City of Nedlands

MINUTES

Ordinary Council Meeting

Wednesday, 05 November 2025

These Minutes are Subject to Confirmation

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

Information

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Public Question Time

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

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

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

Addresses by Members of the Public

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 3 minutes. Members of the public must complete the online registration form available on the City's website: Public Address Registration Form | City of Nedlands

The Presiding Member will determine the order of speakers to address the Council, and the number of speakers is to be limited to 2 in support and 2 against any item on an Ordinary Council Meeting Agenda. The Public address session will be restricted to 15 minutes unless the Council, by resolution decides otherwise.

Disclaimer

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

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1. DECLARATION OF OPENING

I am now pleased to declare this Ordinary Meeting of the Council of the City of Nedlands open at 5.00pm.

Good evening to everyone in the gallery tonight and those online and welcome to the tenth Council Meeting following the appointment of Commissioners ahead of the special election for the City of Nedlands in March 2026.

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Nyoongar Nation, and pay our respects to culture and Elders, past and present. The City of Nedlands also values the contributions made to the community over the years by people of diverse backgrounds and cultures, including those who have served and sacrificed.

This meeting is being live streamed and recorded, and I refer you to the disclaimer on page 2 of the agenda.

2. PRESENT AND APOLOGIES AND LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Commissioners

Mr D Caddy	(Presiding Member)
Ms B Sandri	(Deputy)
Ms C Hart	(Commissioner)

Staff

Ms A Kyron	Acting Chief Executive Officer
Mr S Amasi	Director Technical Services
Mr J Vojkovich	Acting Director Corporate Services
Mr B Thompson	Director Planning and Development
Mr A Van Rooyen	Chief Information Officer
Mr J Allen	Coordinator Governance, Legal and Risk
Ms T Douglas	Executive Officer to CEO (minutes)

Apologies

Ms A Walsh	Principal Consultant (DLGIRS)

Leave of Absence

0

Public

20

Media

0

3. PUBLIC QUESTION TIME

Jennifer Campbell, Alexander Road DALKEITH
Question 1:
How can the safety of residents and pedestrians of Nedlands be assured if 6 Alexander Rd proceeds, as the only parking is on the same side of the road, and cars will be exiting and entering across a busy pavement where there are blind spots?

Director Planning and Development
Response:
The Car Parking configuration and access to and from the site is 'typical' of an apartment development. The side accessway is a 'slow speed' environment with adequate site lines for safe movement.

Paula Meling, Alexander Road DALKEITH
Question 1:
Lack of justification for the fourth storey given that both the Metro Inner DAP and the State Administrative Tribunal have previously found that excessive height and bulk make this development incompatible with the character of Alexander Road, can planning confirm on what planning basis the applicant's amended design is now considered to have earned a fourth storey — particularly when the proposal still fails to meet the R-Codes Volume 2 element objectives for building height, solar access, and streetscape compatibility.

Director Planning and Development
Response:
The City Planning administration has recommended to refuse the application, partly on the basis that the proposed development in its current form is 'out of character' with prevailing development in the area.

Question 2:
Unacceptable impacts of the fourth storey on adjoining properties and context Can planning clarify whether the visual and amenity impacts of the proposed fourth storey have been properly assessed in the context of the site's topography and surrounding residential character — noting that the additional storey has been pushed toward the eastern boundary, where it directly adjoins a single-storey home on lower ground, and that most adjoining properties along Alexander Road are single-storey at the rear or have outdoor entertaining areas and gardens at the rear? Given the natural fall of the land falling down from Philip Road to Waratah Avenue, and falling down from Alexander Road to Philip Road, does planning agree that the perceived bulk, scale, and massing at the rear will be disproportionately dominant and inconsistent with the intended built form transition for this locality?

Director Planning and Development
Response:

The Planning Department in making its recommendation to refuse the application has taken into consideration building height, overshadowing and the general height and scale of the building with its surroundings.

Rex Hubbard, Alexander Road DALKEITH
Question 1:
Considering the above, why didn't the City's RAR endorse the DAP's 7th reason for rejection regarding intended use?

Director Planning and Development
Response:
The Applicant has made a number of changes internal to the design which delineate clearly that the proposed development consists of 5 Multiple Dwellings.

Question 2:
Has the City considered the possibility that the additional balcony and terrace areas were incorporated to manipulate the calculated plot ratio to a much lower value, without actually reducing the overall floor area, nor the perimeter dimensions, nor the excessive bulk and scale, nor the overshadowing impact, of the lower 3 floors?

Director Planning and Development
Response:
The definition of plot ratio is defined in the Residential Design Codes Volume 2. The changes made by the applicant to create spaces that are no longer included as 'plot ratio' is an approach that is permitted. It is important to note that in addition to making changes that excludes floor space from plot ratio calculations, the applicant has also reduced the overall size of the development particularly to the upper floor area and has increased the building setback to the southern boundary.

Kylie Bennett, Alexander Road DALKEITH
Question 1:
My question relates to Agenda Item 15.2 and the carpark for 6 Alexander Rd and the swept path drawings. Given the absence of turning bays, does the City truly believe that average drivers of vehicles for families occupying the 3-bedroom apartment GO1, possess the precision driving skills to exit the carpark when it is fully occupied, without needing to reverse all the way up the driveway and out over the footpath and between the cars parked on Alexander Road?

Director Planning and Development
Response:
Whilst the parking for G01 and G02 is tight and may require one or two movements there is adequate room for the vehicle to reverse on a slight angle and return to the street in forward gear.

Question 2:

My question relates to Agenda item 15.3 which states “Whilst it is not required to be advertised for public comment under the Planning and Development (Local Planning Scheme) Regulations 2015, the City will use its discretion to advertise the revocation of Local Planning Policy 5.9, for public comment for 14 days.”, However in the following paragraph, under Officer Recommendation this is contradicted by the advice to Council to;1.REVOKE Local Planning Policy 5.9”: and, 2. “AUTHORISES the CEO to publish a notice in accordance with Clause 87 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015..” Given recent events at City of Nedlands where the Administration has made recommendations which are now the subject of review due to potential invalidity, it may be prudent of the Council to allow ALL City of Nedlands ratepayers a 14 day opportunity to consider LPP 5.9 against LPP 5.14 and the R-Codes to determine whether it is truly superseded or whether there are aspects that need to be incorporated into existing or new LPP’s. This approach may be a step towards restoring trust in the Council at City of Nedlands with the only cost being a 14-day delay to this action. In essence we are asking for time to have a good look at LPP 5.9 before being told “nothing to see here”. My Question is: Which statement in Agenda Item 15.3 is correct – Will the Council seek public consultation or not?

Director Planning and Development
Response:
Thank you for picking this up. This is a slight error in the report. The City’s recommendation is correct the Planning and Development (local planning scheme) Regulations 2015 does not require the policy to be advertised for public comment. This is made more relevant since the Policy itself carry’s no statutory weight given the existence of Residential Design Codes Volume 2. Advertising the policy would be superfluous since the policy itself has no relevance.

4. ADDRESSES BY MEMBERS OF THE PUBLIC

- **Alan Cleland speaking for item 15.2**
- **Robert William speaking for item 15.2**
- **Paula Meling speaking against item 15.3**

Commissioner Caddy proposed a Procedural Motion

Procedural Motion and Council Decision

That Council EXTEND this session for an additional 5 minutes.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

- **Daniel Hollingworth speaking against 15.2**
- **Felipe Soto speaking against item 15.2**

5. REQUESTS FOR LEAVE OF ABSENCE

Nil

6. PETITIONS

Nil

7. DISCLOSURES OF FINANCIAL INTEREST

Nil

8. DISCLOSURES OF INTERESTS AFFECTING IMPARTIALITY

Commissioner Sandri declared interest affecting impartiality for item 15.2; Section 31 Reconsideration of Responsible Authority Report for Five Multiple Dwellings at 6 Alexander Road, Dalkeith

Reason:
Commissioner Sandri is a member of the Development Assessment Panel as a Local Government Member for the City of Nedlands. Accordingly, an impartiality interest.

Commissioner Sandri declared interest affecting impartiality for item 15.4; Consideration of a Western Australian Planning Commission Referral – Amendment to Development Approval for Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands

Reason:
Commissioner Sandri is a Commissioner (Board Member) of the Western Australian Planning Commission but is not a member of the Statutory Planning Committee which has previously considered this item and will be dealing with this amendment. Accordingly, an impartiality interest.

Commissioner Caddy declared interest affecting impartiality for item 15.2; Section 31 Reconsideration of Responsible Authority Report for Five Multiple Dwellings at 6 Alexander Road, Dalkeith

Reason:

Commissioner Caddy is a member of the Development Assessment Panel as a Local Government Member for the City of Nedlands. Accordingly, an impartiality interest.

9. DECLARATIONS BY MEMBERS THAT THEY HAVE NOT GIVEN DUE CONSIDERATION TO PAPERS

Nil

10. CONFIRMATION OF MINUTES

Officer Recommendation and Council Decision

The Minutes of the Special Council Meeting held Wednesday, 15 October 2025 are to be CONFIRMED.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Officer Recommendation and Council Decision

The Minutes of the Ordinary Council Meeting held Wednesday, 15 October 2025 are to be CONFIRMED.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

11. ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION

Commissioner Caddy proposed a Procedural Motion

Procedural Motion and Council Decision

That sections; 3.9(2), 9.5 and 10.1a of the Standing Orders Local Law 2016 be SUSPENDED for the duration of the meeting.

Reason:

To allow a Notice of Motion to be tabled, Alternative Motions from the floor and to allow Commissioners to speak twice.

Moved: Commissioner Caddy **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Commissioner Caddy proposed a Procedural Motion

Procedural Motion and Council Decision

That Council REQUEST the CEO to arrange a Special Council Meeting on Wednesday 12 November 2025 at 5.00pm.

Reason:
Address the underpayment of staff.

Moved: Commissioner Caddy **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

12. MEMBERS ANNOUNCEMENTS WITHOUT DISCUSSION

Nil

13. MATTERS FOR WHICH THE MEETING MAY BE CLOSED

Nil

14. MINUTES OF COUNCIL COMMITTEES AND ADMINISTRATIVE LIAISON WORKING GROUPS

Nil

15. DIVISIONAL REPORTS - PLANNING & DEVELOPMENT

15.1 Adoption of Local Planning Policy 1.3: Sustainable Design - Residential

Report Number	**PD44.11.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Legislative
Contributing Officer	Luke Smith – Senior Strategic Planning Officer
Responsible Officer	Sergio Famiano – Manager Planning & Development
Director	Bruce Thompson - Director Planning and Development
Attachments	Attachment 1 – Local Planning Policy 1.3 – Sustainable Design – Residential (for adoption) Attachment 2 – Local Planning Policy 1.3 – Sustainable Design – Residential (tracked changed version) Attachment 3 – Schedule of Submissions

Purpose

The purpose of this report is for Council to consider the adoption of the draft Local Planning Policy 1.3 – Sustainable Design – Residential (**Attachment 1**).

The policy has been prepared with the aim of introducing a points-based assessment matrix to apply to all new dwellings to encourage a greater focus on sustainable residential development.

Officer Recommendation

That Council:

1. **ADOPTS the amended draft Local Planning Policy 1.3: Sustainable Design - Residential (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015,***
2. **AUTHORISES the CEO to publish a notice of its decision to adopt the amended Local Planning Policy 1.3: Sustainable Design - Residential, in accordance with Clause 87 of the Regulations and in accordance with Clause 4 (4) of the Deemed Provisions of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council DEFER this item to the next Ordinary Council Meeting 19 November 2025 to allow further consideration of comments received during advertising.

Reason:
To allow further consideration of comments received during advertising.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

Local Planning Policy 1.3: Sustainable Design – Residential (the policy) was gazetted in February 2024 and has remained unmodified since adoption. The policy aimed to provide landowners and applicants the choice of sustainability measures to include on their developments as well as providing comprehensive information on what needs to be provided at each stage of the construction process. Since adoption the policy has proved to be effective in its implementation and has led to many developments integrating sustainable measures.

At the Ordinary Council Meeting held on the 25 March 2025 a Notice of Motion was raised requesting a review of the City's sustainable development policy to align the policy closer to the City of Subiaco's sustainable development policy. Subiaco's *Local Planning Policy 1.3: Sustainable Development* utilises a checklist style layout where applicants are required to meet a certain number of points to achieve compliance with the policy. Specifically, Subiaco's policy requires either new developments to reach a minimum of 100 points or 75 points for alterations and additions.

Following the completion of an interim review the draft policy was presented to Council in August 2025 where it approved the following:

That Council:

1. *ADOPTS the proposed amendments to Local Planning Policy 1.3: Sustainable Design – Residential for the purpose of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*

2. *NOTES that the advertising period for the proposed amendments to Local Planning Policy 1.3: Sustainable Design – Residential will be for a minimum of 42 days.*

Passed *For: 3*
Against: 0

Following the above resolution the policy was formally advertised in accordance with the City's Local Planning Policy 7.3: Public Consultation for a period of 42 days. Advertising commenced on 15/08/2025 and concluded on 26/09/2025.

Discussion

Following a Notice of Motion from in February 2025, Council instructed Administration to review the Local Planning Policy to implement a checklist style assessment matrix as had proven successful in the City of Subiaco's Sustainable Development Policy. That policy set a points requirement for different scales of development as a means to gently enforce sustainable design. Some edits in the City's proposed policy are to better distinguish between small, medium and large scales of development as well as removing some of the mandatory provisions to encourage creative and sustainable design outcomes.

Throughout the review process the City has integrated key components of Subiaco's policy as well as internally assessing the functionality of the existing policy to make productive refinements. The proposed policy now has a total of 25 sustainable initiatives, 17 of which are located within Table 1, preferencing smaller projects. A further 8 initiatives are included within Table 2 preferencing larger residential and mixed-use developments. To ensure a pragmatic application of the policy the framework differentiates in point allocation in correspondence to development typology and scale. The policy aims to differentiate the development typology through the following parameters:

- Single houses and three or less grouped dwellings require 75 points;
- Four or more grouped dwellings and nine or less multiple dwellings require 100 points; and
- Ten or more multiple dwellings and mixed-use development require 150 points.

The provisions and choice of initiatives remain largely unchanged from the advertised version of the policy with the changes discussed within subsequent sections of the report.

Removal of Mandatory Green Star Certification Requirement

The first change following advertising is to remove the mandatory requirement for large developments costing over $15M to achieve a 5-star Green Star Certification. During the consultation period two submissions raised concerns in relation to this provision impacting the commercial viability of large-scale developments. In some circumstances, especially within the current economic climate, it was noted that this may contribute to an additional 10% in construction costs. It is noted that this provision was contained within the original version of the policy.

A further review of the Green Star Certification revealed that despite recommendations to Council and external decision makers, the Green Star Certification had failed to be applied to conditional development application approvals. Given the enforcement difficulties experienced and the perceived increase in financial burden for various

stakeholders, Administration has decided to remove the mandatory provision within Section 7 of the policy.

The Green Star Certification will remain as one of the optional elements under Table 2 within the policy. Its points have also been amended following advertising to be worth a compliant 150 points if a 5-star Certification or above is achieved by a development. (what does this mean) This has been done to better reflect the cost and rigour of obtaining this certification through the development process.

Expansion of NatHERS Standards

There is an initiative within the current policy for a NatHERS rating of 0.5 stars above the minimum standards to be achieved on new single, grouped and multiple dwellings. It is noted the current minimum NatHERS standard legislated within the National Construction Code of Australia 2022 (NCC) is 7-stars for new single dwellings. Following the completion of community consultation, it has been made clear that the City could be further incentivising higher NatHERS ratings, whilst acknowledging the financial implications. In response to this, the incentives surrounding NatHERS ratings have been expanded to better reflect the cost and rigour of attaining even minimal rating increases.

Following community consultation, the incentive around NatHERS has been amended to award 50 points for a 0.5 star increase on the minimum standards and 100 points where a 1-star increase is attained. These amended provisions better reflect the cost and resourcing involved in achieving higher NatHERS ratings. Including this ensures adequate scores are being given to significant achievements within NatHERS standards. The new point totals better reflect the costs and efforts of installation, as well as offering an alternative to the Green-Star pathway for all developments.

Similarly to the remainder of the policy, achieving a minimum 0.5 stars above the minimum standards will no longer be mandatory. The obligation to obtain a minimum 7-stars rating for new single dwellings are still required under the NCC.

Tree Retention Incentives

The subject of tree retention was introduced into the policy to trial the effectiveness it may have on incentivising tree retention within the City. It was added as an 18th element to Table 1 during the initial stages of the policy review and was adopted into its earlier advertised version. The initiative offered 10 points per tree retained that met the definition of ‘regulated tree’ within *Local Planning Policy 3.3 – Tree Retention (LPP3.3)*.

During community consultation, it became apparent that this element could be exploited in certain circumstances, especially on lower density lots. Lots with a high number of regulated trees could avoid the overall intention of the policy through retaining regulated trees, that in many cases, would already require retention pursuant to LPP3.3. The stance of incentivising tree preservation was therefore determined to have the unintended consequence of weakening both this policy and the City’s tree retention policies. As a result, the tree retention incentive (18th element of Table 1) has been removed and is recommended not be included within this policy.

Notwithstanding the above, applications that make a concerted effort to retain canopy may still be awarded points under Section 8 of this policy. This will be done on a case-by-case basis as assessed by Planning Officers. As a result, significant tree retention outcomes can still be incentivised in a way that does not negatively impact the utilisation of other initiatives within the policy. To support this amendment the definition for 'regulated tree' is no longer required within the policy.

Consultation

Community consultation was undertaken for a period of 42 days from 15 August to 26 September 2025. The submissions can be found in full in Attachment 3. In total the City received five (5) submissions on the advertised policy with two each providing positive and neutral comments and one negative towards the policy. A summary of issues raised within these submissions are as follows:

Public Consultation	
Issue Raised	Officer Comment
Glazing standards	Double glazing is included in the policy as an optional sustainable feature rather than a mandatory requirement. This approach maintains flexibility for different building types and climatic conditions while encouraging improved energy efficiency.
NatHERS standards	The City is implementing a minimum 0.5 stars above the national standard as its development benchmark in its current policy. This has been expanded following workshopping to carry a score of 50-points due to the cost and rigour involved in attaining even small rating increases. If 1-star more than the standards are achieved a score of 100 points will be awarded.
Green-Star Certification	The concerns regarding additions to construction costs going through this pathway are acknowledged. Following further research, the City found that this requirement has not been applied to a single development as it is very likely the condition gets removed regardless of the decision-maker. In response, the requirement for a 5-star Green-Star Certification has been made optional only and worth the full 150 points if 5-stars or more is achieved.
Local government overreach	The concerns are acknowledged regarding government overreach but notes that most mandatory sustainability requirements from the existing policy have been removed. The revised policy gives applicants the flexibility to select from a range of sustainable design initiatives. The only remaining mandatory standard relates to roofing finishes. The policy applies only within the development application process and does not affect existing properties outside this process.
Overly prescriptive requirements	While some elements of the policy are detailed, their optional nature is reiterated and have been scaled according to the size and type of development. The introduction of two separate tables allows for a more tailored approach to sustainability for both small and large-scale projects. Following the community consultation period, the mandatory 5-star Green Star Certification for developments over $15 million has been reduced to an optional initiative worth 150 points. The measures

	included have been informed by research and reflect achievable sustainability initiatives and have been scored accordingly.
Issues with 'no new gas' clause	The inclusion of the "no new gas" provision anticipates broader shifts toward electrification. While it is understood that gas is currently a preferred energy source for some households, its long-term environmental impact has led to the policy facilitating change. Small portable gas appliances remain permissible under the clause, and a points incentive is offered for removing gas connections. It is reiterated that this is an optional initiative and is not being forced upon applicants.
Impacts to individual freedoms and choices	The revised policy increases flexibility by removing many of the previously mandatory sustainability requirements. Applicants are now free to choose from a variety of options to meet the required points threshold. Sustainability reports are only required for larger developments and remain consistent with current policy. The policy aims to encourage, not restrict, innovative and cost-effective sustainability outcomes tailored by applicants.
Increased development costs	While it is acknowledged that some measures may increase upfront development costs, the policy is expected to result in long-term operational savings. Similar policies in neighbouring local governments, including City of Subiaco, have been implemented without significant issue. Verification at each project stage ensures accountability and that the selected sustainability measures are delivered. Impacts on property values are not a planning consideration under current regulations are not considered relevant to the policy.
Lack of policy flexibility	The policy includes avenues to vary the policy provisions, allowing applicants to propose alternative or emerging sustainability technologies not currently listed. This provides flexibility while maintaining the overall integrity of the framework. The two-tiered table structure ensures appropriate options for both small and large developments. Except for the roofing standards, all sustainability measures are optional and can be tailored to the specific site context and project constraints.

Strategic Implications

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

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

Pillar **Planet**
Outcome 5. Climate resilience.

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

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

Budget/Financial Implications

Nil

Legislative and Policy Implications

Clause 4 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area. The Policy has been advertised and is presented to Council for final determination.

Council must consider any submissions received and resolve to:

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

Decision Implications

If Council resolves to proceed with the Policy, it will be adopted and take effect once a notice has been placed on the City's website.

If Council resolves to endorse the policy with modifications, the Policy will be amended to include the modifications before being adopted.

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

Conclusion

The policy has been reviewed in accordance with a Council resolution to align the policy with a points-based system, like the City of Subiaco's sustainable design policy. In enacting these changes the policy has been expanded to incentivise a greater level of sustainable measures for residential development in the City. Complemented through the introduction of the points-based assessment matrix, the policy now allows for easier interpretation and greater diversification of sustainable design measures available to select.

At completion of public consultation five submissions were received equally split between positive and negative with one neutral comment noted. A common theme raised was surrounding the continuation of Green-Star Certification on high-value developments. This has since been made optional following consultation, addressing a large section of the received concerns.

Further post-consultation amendments were also considered necessary to limit the ways some sustainable initiatives could have been exploited whilst considering the overall holistic nature of others. Further consideration was given to removing most mandatory standards for developments to allow for greater flexibility. Additionally, the introduction of a pathway for unlisted sustainability initiatives was deemed necessary to control the impact of the policy and allow for continuous adaptability aiding in the policies longevity. This flexibility will allow the policy to keep up to date with emerging technologies outside of general review periods.

It is recommended that Council resolves to adopt the above policy and all the corresponding changes proposed post-advertising.

Further Information

Nil

LOCAL PLANNING POLICY 1.3: SUSTAINABLE DESIGN – RESIDENTIAL

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1 PURPOSE

1.1 Set criteria and improve sustainable design of single houses, grouped dwellings, multiple dwellings, mixed use development, and sets achievable sustainable outcomes for residential alterations;

1.2 Provide local design guidance for applications seeking an assessment against Element 4.15: Energy Efficiency of Volume 2 of the Residential Design Codes (R-Codes);

1.3 Ensure environmentally sensitive development in Nedlands to protect the natural environment for future generations;

1.4 Provide a flexible framework for sustainable development tailored to specific site contexts; and

1.5 Offer additional sustainability guidance beyond standard practices in new dwellings.

2 APPLICATION OF POLICY

2.1 This policy applies to all new development where it includes single houses, grouped dwellings, multiple dwellings and mixed-use developments within the City of Nedlands Local Planning Scheme No. 3 area. Significant alterations and/or additions that increase the existing building footprint by at least 50% (including ancillary dwellings) are subject to Part 5 of this policy.

2.2 Section 5 applies to all new residential development.

2.3 Section 6 applies to all new single houses and grouped dwellings.

2.4 Section 7 applies to all new multiple dwellings and mixed-use development assessed under Volumes 1 or 2 of the R-Codes.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared under Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2 This Policy should be read in conjunction with the following planning instruments, and its requirements apply unless specifically stipulated elsewhere in any of the below:

3.2.1 Planning and Development Act 2005

3.2.2 Planning and Development (Local Planning Schemes) Regulations 2015

3.2.3 City of Nedlands Local Planning Scheme No. 3

3.3 Where this Policy is inconsistent with a lower sustainability standard within a Local Development Plan or Local Planning Policy, this Policy prevails.

4. OBJECTIVES

4.1 To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or eliminating reliance on non-renewable energy without undue detrimental impact on the amenity of the locality.

4.2 To require design features that assist in reducing the urban heat island effect, provide alternate forms of transportation, and positively impact occupant health.

5. ALL RESIDENTIAL DEVELOPMENT

Note: *This section applies to all new development with a residential component (including new ancillary dwellings and significant alterations and/or additions to existing developments).*

5.1 All new residential and mixed use developments (excluding significant alterations and/or additions) must reach a minimum points threshold as per Sections 6 and 7 of this policy, assessed under **Tables 1 or 2**;

5.2 All sustainability initiatives under **Table 1 or 2** will be assessed and conditioned to the satisfaction of the City;

5.3 To reduce the urban heat island effect, roof structures (excluding solar roofs and the like) are to have the following maximum solar absorptance ratings (refer to manufacturer's specifications) unless otherwise required by a specific local planning policy, local development plan, structure plan, or the colours would be inconsistent with the heritage requirements of a heritage-protected place:

5.3.1 Metal flat roofs that are not visible from the street or adjacent properties: 0.4.

5.3.2 Metal pitched roofs or metal roofs that are visible from the street or adjacent properties: 0.5.

5.3.3 Tiled roof structures: 0.58

5.3.4 Concrete roof structures or other unlisted roofing structures rated either 'Light' or 'Medium' under the National Construction Code: 0.7

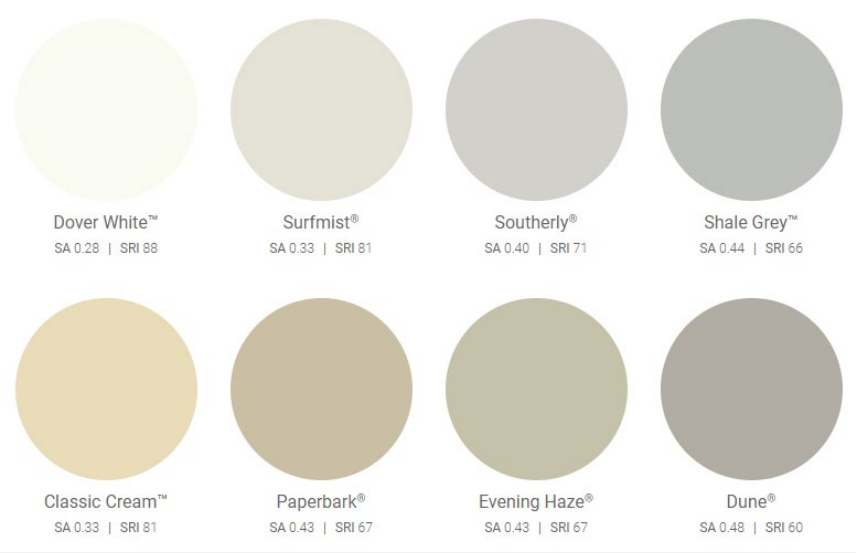

***Figure 1**: Sample metal (Colorbond) colours with a solar absorptance rating maximum of 0.5**



***Figure 2:** Sample tile colours with a solar absorptance rating maximum of 0.58**

Note: *Colours are indicative only and may vary by manufacturer. Manufacturer's specifications are to be provided demonstrating roof colour and material achieves the solar absorptance criteria.*

5.4 Notwithstanding cl. 5.3 above, where a new ancillary dwelling or significant alterations and/or additions are constructed on a lot that contains an existing house, the roof colour may match the existing house.

6. NEW SINGLE HOUSES AND GROUPED DWELLINGS

Note: *This section applies to all new single houses and grouped dwellings but excludes additions and alterations to single houses and grouped dwellings including ancillary dwellings.*

6.1 New single houses and developments of no more than 3 grouped dwellings must achieve a **minimum** of **75 points** through sustainability measures as per **Table 1.**

6.2 New grouped dwelling developments of 4 or more dwellings must achieve a **minimum** of **100 points** through sustainability measures as per **Table 1.**

6.3 Grouped dwellings proposing 4 or more dwellings shall include a sustainability report by a suitably qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0. *NOTE: This is required to be submitted as part of a development application and will not be awarded additional points through assessment.*

7. MIXED USE AND MULTIPLE DWELLINGS

Note: *This section applies to all new mixed use and multiple dwellings assessed under Volume 1 or 2 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings.*

7.1 Developments of 9 or less multiple dwellings under this section must achieve a **minimum of 100 points** as per **Tables 1 or 2**;

7.2 Developments of 10 or more dwellings (including mixed use development) under this section must achieve a minimum of **150 points** as per **Tables 1 or 2;**

7.3 All development under this section must include at least **one** sustainability measure from **Table 2**.

7.4 For development costing less than $15 million, the items in **Tables 1 or 2** of this Policy are preferred Design Guidance options.

7.5 All development shall include a sustainability report by a suitably qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0. *NOTE: This is required to be submitted as part of a development application and will not be awarded additional points through assessment.*

8. VARIATIONS TO THIS POLICY

8.1 Variations to this policy will be assessed against the objectives of this policy.

8.2 Development applications proposing sustainability measures not listed under **Tables 1 or 2** of this policy will be assessed on their merits to the satisfaction of the City and will be awarded a point score consistent with the barrier of installation and perceived sustainability impact.

9. DEFINITIONS

9.1 The following terms are defined for the purpose of this policy.

Term Used	Definition
NABERS	National Australian Built Environment Rating System
NatHERS	Nationwide House Energy Rating Scheme
Passivhaus	Voluntary standards which award a globally recognised certification to ultra energy efficient properties. This is

	achieved through high performing insulation, window glazing and other facets that assists properties in demonstrating a 90% reduction in heating and cooling energy outputs.
Significant Alterations and Additions	Considers residential alterations and/or additions that add a minimum of 50% to the total floor area of a dwelling.
Solar Absorptance	The fraction of the total incident solar radiation that is absorbed by the roofing material, with the remainder being reflected.
Upfront Carbon	Refers to emissions generated within the initial stages of a building's life cycle (including construction)

Council Resolution Number	PD08.02.24
Adoption Date	27 February 2024
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TABLE 1: SUSTAINABILITY CRITERIA (ALL DEVELOPMENT)						
Feature	**Design Implications**	**Verification / Demonstration**	**Development Application Stage Requirement**	**Building Permit Stage Requirement**	**Practical Completion (Prior to Occupancy)**	**Points**
1) Exhaust of Pollutants	Provide ducted exhaust for all kitchens, laundries and toilets to the outside of the building. No recirculating hoods to be used.	Require suitably qualified practitioner to certify compliance in accordance with AS1668.4. *For non-residential*: General exhaust at the rate of 0.5 l/s per m^2 of occupied space of 3,000 l/s for any food tenancy. Discharge is to be fully compliant with AS 1668.2	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer or suitably qualified practitioner.		10
2) Toxicity and Indoor Environment	Select products for internal finishes with low volatile organic compounds (VOC) and formaldehyde ratings.	Schedule of finishes including VOC / formaldehyde levels are to be submitted for all joinery, floor coverings, and paints. Applicants to demonstrate the following: a) 95% of painted surfaces are to be low VOC as defined by the	Commitment from proponent and condition of approval.	Proponent to submit schedule of finishes and certification demonstrating low VOC/formaldehyde levels. Where products have specific adhesive / sealant	As-installed data sheets for paints, carpets, resilient flooring, timber flooring and joinery.	15

		Australian Paint Approval Scheme (APAS), being 49 g/L or less. b) Carpets are to have a maximum VOC limit of 0.5 mg/m^2 per hour with a 4-PC limit of 0.05 mg/m^2 per hour. c) low-formaldehyde joinery a minimum of E1 (less than 1 m/L).		requirements (e.g. Corrian) also demonstrate compliance for these products.		
3) Urban Heat Island	Utilise light finishes, incorporate landscape within the design, and avoid unshaded parking areas.	Proponents are to demonstrate that at least 75% of their site area, when viewed from directly above, is comprised of: a) Vegetation and green roofs b) Light roofs (3 Year solar reflectivity index (SRI)>64 for a flat roof and >34 (pitched roof) c) Shaded or light hardscaping (3 Year SRI > 34) d) Water bodies and/or water courses (excluding pools)	Marked up site plan demonstrating compliance and condition of approval.	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance with supporting photos for each relevant area.	30
4) Energy and Water Use	Ensure any pool is provided with automated pool blanket.	Provide an automated pool blanket to cover all pools when not in use. Pool blanket must comply with NCC Section J performance requirements.	Shown on plans and condition of approval.	Design documentation to include pool blanket.	Commissioning report confirming operation of blanket.	20

5) Energy Source	Avoid any fossil fuel use on site.	No gas is to be used within the development. Small allowance for BBQs and commercial kitchens. Diesel for fire systems is allowable.	Commitment from proponent and condition of approval.	Statement from building certifier and no gas fixtures shown on plans. Certification of extent of gas use on site by hydraulic engineer.		40
6) Water Use	Utilise low flow taps, toilets and showers for all sanitary tapware (kitchen sinks and laundries are excluded).	Design teams are to provide WELS certificates demonstrating fittings are within 1 star of the maximum WELS rating based on fitting.	Commitment from proponent and condition of approval.	Provision of fixtures schedule with WELS certificates.	Confirmation of installation.	25
7) Sustainable Transport – Infrastructure	Comply with NCC 2022 provisions for electric vehicle parking now.	Compliance certification as part of electrical or sustainability CDC demonstrating the development meets NCC 2022 for spatial and performance allowances for EV chargers.	Show nominated EV provisions, including board locations. Condition of approval.	Certification of compliance. Identification of elements on plans and on electrical single line drawings.	Installed prior to occupation	40
8) NatHERS	All dwellings exceed the minimum	All dwellings exceed the minimum NatHERS rating requirement based on the NCC 2022 standard or a	Demonstrate indicative star rating at	Demonstrate achievement through certified		50 (Exceeds minimum by 0.5 stars)

	NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	more recent standard for the type of development proposed. NOTE: Within NCC 2022 the minimum NatHERS rating required for new single dwellings is 7-stars.	application stage. Condition of approval.	star rating with building documentation.		100 (Exceeds minimum by 1 star)
9) Water Management	Water re-use system to be installed. Dwellings to install a 3000L rainwater tank or greywater collection system plumbed to the toilet or laundry.	Rain and storm water collection and re-use for irrigation or grey water.	Re-use system to be shown on plans. Condition of approval.	Tanks shown on plans. Grey water systems may require separate approval from City's EHOs.	Installed prior to occupation	30
10) Solar PV Systems	New dwellings to install a minimum 3kw solar photovoltaic	Details and location of solar panel installation to be shown on plans submitted for development approval.	Commitment from proponent through condition of	Commitment from proponent by listing on Certificate of Design Compliance	Confirmation of installation.	15

	solar panel system		development approval.			
11) Window glazing	Windows to the minimum standard of double glazing to be installed to all habitable rooms.	Plans to note all windows to be installed with double glazing at a minimum.	Commitment from proponent through condition of development approval.	Commitment from proponent, being shown on plans.	Confirmation of installation.	25 – Double glazing 35 – Triple glazing
12) Permeable Surfaces	A minimum 30% of the development constructed with permeable surfaces.	Details of surface finishes and the calculation of permeable area to be submitted with the development application and listed on plans.	Surface finish details to be approved on plans.	Commitment from proponent by listing on Certificate of Design Compliance	Confirmation of installation	20
13) Passivhaus	The dwelling design must be certified by a Passivhaus Institute Building Certifier.	Evidence of certification must be provided at the development application stage.	Commitment from proponent as condition of development approval.	Ensure the elements of Passivhaus design are listed on the Certificate of Design Compliance prior to construction.		100
14) Renewable Building Materials	The dwelling must utilise renewable	Details of the building materials are to be disclosed with the development application and noted	Commitment from proponent as	Ensure elements are listed on the Certificate of	Confirmation of the use of these materials	40 50 (Locally manufactured

	construction and demolition materials	on plans (A minimum 50% of the surface area of the dwelling).	a condition of development approval.	Design Compliance and listed on the plans where relevant.	upon submission of Notice of Completion.	renewable materials)
15) Dual Plumbing	The dwelling must include dual plumbing that is connected and available for the use of all residents.	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing plumbing systems to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20
16) Solar Battery Storage	The dwelling must include solar battery storage of 6kWh per dwelling	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing battery storage to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20
17) Heat Pump Hot Water System	The dwelling must include a heat pump hot water system at a minimum 300L capacity	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing hot water system to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20

TABLE 2: SUSTAINABILITY CRITERIA (MULTIPLE DWELLINGS AND MIXED-USE DEVELOPMENT ONLY)

Feature	Design Implications	Verification / Demonstration	Development Application Stage Requirement	Building Permit Stage Requirement	Practical Completion (Prior to Occupancy)	Points
1) Performance Targets	Minimal	A) Achieve minimum 5.0 NABERS rating. OR B) Proponent to set operational performance targets for gas and electricity usage. Usage to be below the current year WA *Average Energy Intensity By Space Use Type* set out by the Commonwealth Government. It shall also be demonstrated how usage will be managed in operation.	**A) For NABERS**: Copy of executed Commitment Agreement between developer and NABERS OR B) Commitment from proponent and condition of approval.	**A) For NABERS**: Copy of NABERS report provided to the City. OR B) Project targets to be submitted with Building Permit Application. This shall also include the measurement strategy.	Verification that measurement systems are in place.	50

2) Embedded Meter Network	Embedded meter network with energy monitors capable of tracking individual units.	Proponent is to demonstrate an embedded meter network including private meters tracking energy performance for apartments and major building uses.	Commitment from proponent and condition of approval.	Single line drawings for electrical and water services showing meter provisions.	Commissioning report, including verification of meter operation.	50
3) Amenities	Provide a minimum of 10m^2 floor area of amenity space (ie: Per Number of bedrooms).	Provide a space (or spaces) within the building for use by occupants to promote community and wellbeing. Spaces should be: * Freely accessible * Naturally ventilated and air conditioned * Compliant with AS 2107 (Acoustics) for apartments * Designated to promote physical and mental health and wellbeing (i.e. meditation rooms, gyms, external delineated recreation space) * Maintained by strata complex	Calculation of occupants (based on bedrooms), location and description of spaces within the development.	Drawings demonstrating provision of space. Verification from acoustic consultant of compliance with AS 2107.	Installed prior to occupation	50
4) Upfront Carbon Reduction	Employ a Life Cycle Assessment (LCA) professional to demonstrate the building's upfront carbon	Provide a report demonstrating performance meets 20% reduction from baseline performance. Report is to have been peer reviewed and is to include a clear	Initial target-setting report as prepared and peer reviewed by the LCA.	Completed report with feature list. Report is to be certified for compliance by	Certification that the report recommendations been implemented. Where proposed	40

	emissions are at least 20% less than those of a comparative reference building - including any demolition works.	list of design and construction assumptions made to achieve performance.	Condition of approval.	suitably qualified professionals and demonstrate that the physical features and services design have been included in the building.	compliance path has changed, provide a new, peer reviewed support and new features list for certification.	
5) Renewable Energy	Provide sufficient on-site renewable generation to equate to net zero energy use for common facilities such as: - Lights - Lifts - Pools - Car Park lighting and ventilation - Amenities Not applicable to small power, air conditioning and	Suitably qualified professional to provide an estimate of operating energy for development common areas and demonstrate sufficient solar (PV) to balance annual usage. Energy estimate does not require a dynamic 3D model. Consumption to be based on rated power draw and anticipated run times. A suitable diversity factor can be applied. Show solar panels or other renewable generation on site. Allow at least 1m^2 of unshaded panel per apartment.	Show solar panels on drawings. Provide energy rate and consumption estimates. Condition of approval.	Calculation and certification from sustainability consultant demonstrating expected generation potential and likely common area power draw.	Solar panels installed prior to occupation	40

	lighting within apartments and commercial tenancies.					
6) Sustainable Transport – Car Share	Provide a vehicle and bay for ride share scheme.	1 dedicated share bay per 20 dwellings or part thereof over 10 to facilitate a ride share scheme. For non-residential: 1 ride share bay and vehicle per 2000m^2 over 1,000m^2.	Show bays and waiting area. Details of ride share scheme to be included such as how it will be implemented and maintained.	Drawings showing bays, waiting area(s) and proposed signage.	Bays are line-marked and signed. Appropriate number of shared bays are provided. Details of scheme to be adhered to for the life of the development.	60
7) Green Star Certification	All dwellings to achieve a 5 or 6 star Green Star Certification at the design stage. NOTE: Applications applying for a Green-Star Certification will	Details to be submitted with development application.	Commitment from proponent as a condition of development approval.	Ensure elements are listed on the Certificate of Design Compliance and listed on the plans where relevant.		150

	not be eligible for additional points under Tables 1 or 2					
8) On-Structure Gardens	Installation of a rooftop garden on large multiple-dwelling developments with conditions in place for maintenance and installation.	Details to be submitted as part of development application including a landscaping plan with listed species for installation.	Commitment from proponent as a conditions of development approval including stamped approval on landscaping plans	Ensure elements are listed on the Certificate of Design Compliance and listed on the plans where relevant.	Confirmation of installation at practical completion stage.	50

LOCAL PLANNING POLICY 1.3: SUSTAINABLE DESIGN – RESIDENTIAL

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1 PURPOSE

1.1 Set criteria and improve sustainable design of single houses, grouped dwellings, multiple dwellings, mixed use development, and sets achievable sustainable outcomes for residential alterations;

1.2 Provide local design guidance for applications seeking an assessment against Element 4.15: Energy Efficiency of Volume 2 of the Residential Design Codes (R-Codes);

1.3 Ensure environmentally sensitive development in Nedlands to protect the natural environment for future generations;

1.4 Provide a flexible framework for sustainable development tailored to specific site contexts; and

1.5 Offer additional sustainability guidance beyond standard practices in new dwellings.

2 APPLICATION OF POLICY

2.1 This policy applies to all new development where it includes single houses, grouped dwellings, multiple dwellings and mixed-use developments within the City of Nedlands Local Planning Scheme No. 3 area. Significant alterations and/or additions that increase the existing building footprint by at least 50% (including ancillary dwellings) are subject to Part 5 of this policy.

2.2 Section 5 applies to all new residential development.

2.3 Section 6 applies to all new single houses and grouped dwellings.

2.4 Section 7 applies to all new multiple dwellings and mixed-use development assessed under Volumes 1 or 2 of the R-Codes.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared under Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2 This Policy should be read in conjunction with the following planning instruments, and its requirements apply unless specifically stipulated elsewhere in any of the below:

3.2.1 Planning and Development Act 2005

3.2.2 Planning and Development (Local Planning Schemes) Regulations 2015

3.2.3 City of Nedlands Local Planning Scheme No. 3

3.3 Where this Policy is inconsistent with a lower sustainability standard within a Local Development Plan or Local Planning Policy, this Policy prevails.

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4.1 To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or eliminating reliance on non-renewable energy without undue detrimental impact on the amenity of the locality.

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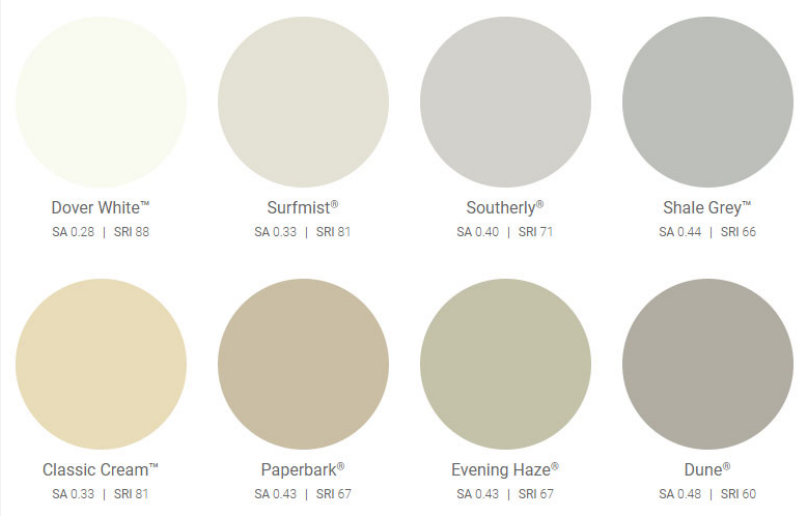
5.3.1 Metal flat roofs that are not visible from the street or adjacent properties: 0.4.

5.3.2 Metal pitched roofs or metal roofs that are visible from the street or adjacent properties: 0.5.

5.3.3 Tiled roof structures: 0.58

5.3.4 Concrete roof structures or other unlisted roofing structures rated either 'Light' or 'Medium' under the National Construction Code: 0.7



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Note: *This section applies to all new mixed use and multiple dwellings assessed under Volume 1 or 2 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings.*

7.1 Developments of ~~between~~ 9 or less multiple dwellings under this section must achieve a **minimum of 100 points** as per **Tables 1 or 2**;

7.2 Developments of 10 or more dwellings (including mixed use development) under this section must achieve a minimum of **150 points** as per **Tables 1 or 2;**

7.3 All development under this section must include at least **one** sustainability measure from **Table 2**.

7.4 For development costing less than $15 million, the items in **Tables 1 or 2** of this Policy are preferred Design Guidance options.

~~7.5 For development with a cost of $15 million and above, the Acceptable Outcome of Element 4.15 is considered to be achieved through a **minimum 5-star Green Star certification**. Equivalent alternative sustainability assessment certification may be considered where they are nationally or internationally recognised, compliant with applicable Australian or international standards and subject to oversight by a certifying body.~~

~~7.6~~7.5 All development shall include a sustainability report by a suitably qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0. *NOTE: This is required to be submitted as part of a development application and will not be awarded additional points through assessment.*

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~~Regulated Tree~~	~~Defined as per Local Planning Policy 3.3 – Tree Retention and Local Planning Policy 3.4 – Tree Retention (R25 to R80)~~
Significant Alterations and Additions	Considers residential alterations and/or additions that add a minimum of 50% to the total floor area of a dwelling.
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8) NatHERS	All dwellings exceed the minimum	All dwellings exceed the minimum NatHERS rating requirement ~~(in reference to the lower benchmark~~	Demonstrate indicative star rating at	Demonstrate achievement through certified		50 (Exceeds minimum by 0.5 stars)

	NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC 2022 standard or a more recent standard.	~~of the NCC) for apartments by 0.5 stars~~ based on the NCC 2022 standard or a more recent standard for the type of development proposed. NOTE: Within NCC 2022 the minimum NatHERS rating required for new single dwellings is 7-stars.	application stage. Condition of approval.	star rating with building documentation.		100 (Exceeds minimum by 1 star)
9) Water Management	Water re-use system to be installed. Dwellings to install a 3000L rainwater tank or greywater collection system plumbed to the toilet or laundry.	Rain and storm water collection and re-use for irrigation or grey water.	Re-use system to be shown on plans. Condition of approval.	Tanks shown on plans. Grey water systems may require separate approval from City's EHOs.	Installed prior to occupation	30
10) Solar PV Systems	New dwellings to install a minimum 3kw solar photovoltaic	Details and location of solar panel installation to be shown on plans submitted for development approval.	Commitment from proponent through condition of	Commitment from proponent by listing on Certificate of Design Compliance	Confirmation of installation.	15

	solar panel system		development approval.			
11) Window glazing	Windows to the minimum standard of double glazing to be installed to all habitable rooms.	Plans to note all windows to be installed with double glazing at a minimum.	Commitment from proponent through condition of development approval.	Commitment from proponent, being shown on plans.	Confirmation of installation.	25 – Double glazing 35 – Triple glazing
12) Permeable Surfaces	A minimum 30% of the development constructed with permeable surfaces.	Details of surface finishes and the calculation of permeable area to be submitted with the development application and listed on plans.	Surface finish details to be approved on plans.	Commitment from proponent by listing on Certificate of Design Compliance	Confirmation of installation	20
13) Passivhaus	The dwelling design must be certified by a Passivhaus Institute Building Certifier.	Evidence of certification must be provided at the development application stage.	Commitment from proponent as condition of development approval.	Ensure the elements of Passivhaus design are listed on the Certificate of Design Compliance prior to construction.		100
14) Renewable Building Materials	The dwelling must utilise renewable	Details of the building materials are to be disclosed with the development application and noted	Commitment from proponent as	Ensure elements are listed on the Certificate of	Confirmation of the use of these materials	40 50 (Locally manufactured

	construction and demolition materials	on plans (A minimum 50% of the surface area of the dwelling).	a condition of development approval.	Design Compliance and listed on the plans where relevant.	upon submission of Notice of Completion.	renewable materials)
15) Dual Plumbing	The dwelling must include dual plumbing that is connected and available for the use of all residents.	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing plumbing systems to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20
16) Solar Battery Storage	The dwelling must include solar battery storage of 6kWh per dwelling	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing battery storage to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20
17) Heat Pump Hot Water System	The dwelling must include a heat pump hot water system at a minimum 300L capacity	Details to be submitted with the development application.	Commitment from proponent as a condition of development approval.	Drawings showing hot water system to be submitted as part of Building Permit application.	Confirmation of installation upon submission of Notice of Completion.	20
~~18) Retention of Significant Trees~~	~~The dwelling must retain~~	~~Details of trees on site to be submitted with the development~~	~~Commitment from proponent as~~	~~Drawings showing trees to be retained as per the~~	~~Confirmation of retention upon submission of~~	~~10 (per Regulated~~

	~~regulated trees on site.~~	~~application with accompanying arborist report~~	~~a condition of development approval.~~	~~development approval must be shown on the drawings submitted as part of a building permit application.~~	~~the Notice of Completion~~	~~Tree retained)~~

TABLE 2: SUSTAINABILITY CRITERIA (MULTIPLE DWELLINGS AND MIXED-USE DEVELOPMENT ONLY)

Feature	Design Implications	Verification / Demonstration	Development Application Stage Requirement	Building Permit Stage Requirement	Practical Completion (Prior to Occupancy)	Points
1) Performance Targets	Minimal	A) Achieve minimum 5.0 NABERS rating. OR B) Proponent to set operational performance targets for gas and electricity usage. Usage to be below the current year WA *Average Energy Intensity By Space Use Type* set out by the Commonwealth Government. It shall also be demonstrated how usage will be managed in operation.	**A) For NABERS**: Copy of executed Commitment Agreement between developer and NABERS OR B) Commitment from proponent and condition of approval.	**A) For NABERS**: Copy of NABERS report provided to the City. OR B) Project targets to be submitted with Building Permit Application. This shall also include the measurement strategy.	Verification that measurement systems are in place.	50

2) Embedded Meter Network	Embedded meter network with energy monitors capable of tracking individual units.	Proponent is to demonstrate an embedded meter network including private meters tracking energy performance for apartments and major building uses.	Commitment from proponent and condition of approval.	Single line drawings for electrical and water services showing meter provisions.	Commissioning report, including verification of meter operation.	50
3) Amenities	Provide a minimum of 10m^2 floor area of amenity space (ie: Per Number of bedrooms).	Provide a space (or spaces) within the building for use by occupants to promote community and wellbeing. Spaces should be: * Freely accessible * Naturally ventilated and air conditioned * Compliant with AS 2107 (Acoustics) for apartments * Designated to promote physical and mental health and wellbeing (i.e. meditation rooms, gyms, external delineated recreation space) * Maintained by strata complex	Calculation of occupants (based on bedrooms), location and description of spaces within the development.	Drawings demonstrating provision of space. Verification from acoustic consultant of compliance with AS 2107.	Installed prior to occupation	50
4) Upfront Carbon Reduction	Employ a Life Cycle Assessment (LCA) professional to demonstrate the building's upfront carbon	Provide a report demonstrating performance meets 20% reduction from baseline performance. Report is to have been peer reviewed and is to include a clear	Initial target-setting report as prepared and peer reviewed by the LCA.	Completed report with feature list. Report is to be certified for compliance by	Certification that the report recommendations been implemented. Where proposed	40

	emissions are at least 20% less than those of a comparative reference building - including any demolition works.	list of design and construction assumptions made to achieve performance.	Condition of approval.	suitably qualified professionals and demonstrate that the physical features and services design have been included in the building.	compliance path has changed, provide a new, peer reviewed support and new features list for certification.	
5) Renewable Energy	Provide sufficient on-site renewable generation to equate to net zero energy use for common facilities such as: - Lights - Lifts - Pools - Car Park lighting and ventilation - Amenities Not applicable to small power, air conditioning and	Suitably qualified professional to provide an estimate of operating energy for development common areas and demonstrate sufficient solar (PV) to balance annual usage. Energy estimate does not require a dynamic 3D model. Consumption to be based on rated power draw and anticipated run times. A suitable diversity factor can be applied. Show solar panels or other renewable generation on site. Allow at least 1m^2 of unshaded panel per apartment.	Show solar panels on drawings. Provide energy rate and consumption estimates. Condition of approval.	Calculation and certification from sustainability consultant demonstrating expected generation potential and likely common area power draw.	Solar panels installed prior to occupation	40

	lighting within apartments and commercial tenancies.					
6) Sustainable Transport – Car Share	Provide a vehicle and bay for ride share scheme.	1 dedicated share bay per 20 dwellings or part thereof over 10 to facilitate a ride share scheme. For non-residential: 1 ride share bay and vehicle per 2000m^2 over 1,000m^2.	Show bays and waiting area. Details of ride share scheme to be included such as how it will be implemented and maintained.	Drawings showing bays, waiting area(s) and proposed signage.	Bays are line-marked and signed. Appropriate number of shared bays are provided. Details of scheme to be adhered to for the life of the development.	60
7) Green Star Certification	All dwellings to achieve a 5 or 6 star Green Star Certification at the design stage ~~(respective points totals listed as part of this item).~~. NOTE: Applications	Details to be submitted with development application.	Commitment from proponent as a condition of development approval.	Ensure elements are listed on the Certificate of Design Compliance and listed on the plans where relevant.		~~100 – 5 Star rating~~ ~~150 – 6 Star rating~~150

	applying for a ~~6-star assessment under the~~ Green-Star Certification ~~pathway~~ will **not be eligible for additional points under Tables 1 or 2**					
8) On-Structure Gardens	Installation of a rooftop garden on large multiple-dwelling developments with conditions in place for maintenance and installation.	Details to be submitted as part of development application including a landscaping plan with listed species for installation.	Commitment from proponent as a conditions of development approval including stamped approval on landscaping plans	Ensure elements are listed on the Certificate of Design Compliance and listed on the plans where relevant.	Confirmation of installation at practical completion stage.	50

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No.	Submission	Officer Response
1	I support the Policy additions - I work for a Window company that provides the best thermally broken windows and doors in WA based in Nedlands - we applaud the councils idea of minimum double glazing as the - savings our products provides in Energy Transfer designed for Western Australia's unique climate. We have the highest acoustic comfort, with the highest UV ratings further enhancing the properties energy consumption, we would even push the council to have it further than just double glazing - thermally broken double - as that standard aluminium creates cold spots, heat loss & Gain issues and condensation issues. UPVC Is plastic, whereas our product is 6065 Grade Aluminium And Powder fluorocarbon coating – which is eco-friendly, highly resistant to UV and corrosion. As when I went to other councils builders they said double glazing isn't for Australia and if you want it to be cooler or hotter - get a bigger AC Machine - which is ludicrous.	It is noted that double glazing is being added to the points matrix as one of the optional sustainable design outcomes and has not been written in as a non-negotiable minimum standard. The boosts to business expressed within the submission are not a planning consideration however the general support with the initiatives in the policy are noted.
2	My comment could be that the minimum NatHERS rating is not high enough. It should sit at 7 stars for a wealthy area such as the City of Nedlands. Not only is it not difficult for high end builders to achieve this rating, its the current national standard which may be paused for years to come. The city should stay ahead of the nation and also crack down on client-builder non-compliance corroboration.	It is noted that the current requisite NatHERS rating of 7-stars for single dwellings is required to be exceeded by at least 0.5 stars under Table 1 of the policy. This means that builders in Nedlands must achieve a standard of 7.5 stars or more as a minimum under the policy. However, following further internal discussions, the minimum required standard is not being routinely achieved by most developments. In response to its removal from mandatory standards a two-tiered approach is being implemented to incentivise the achievement of greater outcomes. Exceeding the minimum standards by 0.5 stars will be awarded 50-points under the policy with developments exceeding the minimum rating by 1-star is eligible for 100 points. It is believed that incentivising these greater outcomes as opposed to enforcing will achieve better sustainability outcomes.

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3	1. Local Government Overreach LPP 1.3 introduces an extensive set of mandatory sustainability criteria that encroach upon the rights of property owners and developers to make independent decisions about their projects. The policy's requirements, such as achieving specific points thresholds (e.g., 75 points for single houses, 150 points for developments of 10 or more dwellings) and adhering to rigid standards like solar absorptance ratings for roofing materials, leave little room for flexibility or innovation. This level of control exceeds the appropriate scope of local government authority, undermining the principles of a free market where individuals and businesses should have the autonomy to balance sustainability with practicality and affordability. 2. Overly Prescriptive Requirements The policy's detailed mandates, such as requiring double glazing for all habitable rooms, low-VOC finishes, and specific WELS-rated fixtures, are excessively prescriptive. For example: Table 1, Feature 11 (Window Glazing) mandates double or triple glazing, which may not be suitable for all climates or building designs in Nedlands, potentially leading to unnecessary expenses without proportional environmental benefits. Table 1, Feature 5 (Energy Source) prohibits any fossil fuel use on site, including for small allowances like BBQs, which disregards practical needs and cultural practices, such as outdoor cooking, that are common in Australian households. Table 2, Feature 7 (Green Star Certification) requires a 5-star Green Star certification for developments costing $15 million or more, which imposes a one-size-fits-all standard that may not be feasible or cost-effective for all projects. These requirements stifle creativity and fail to account for site-specific contexts, alternative sustainable solutions, or advancements in technology that could	1. It is noted that most of the mandatory standards within the existing Sustainable Design Policy have been removed to increase the choice of sustainable features that can be installed on properties. The only mandatory standards within the policy is those relating to roofing finishes that apply to all developments (including significant alterations and additions), the rest of the standards are all optional to developments that can be used in combination with one another in order to gain the requisite points tallies within the policy. It is also noted that the policy will only be applied within the context of a development application to control the reach of the policy. 2. It is reiterated that the detailed measures within the policy are all optional and have staged requirements to help to spread the costings so they do not become a burden on residents and developers. As far as the choices of elements many of these have remained from the existing policy and those that have been added have been on the back of considered research into widely available and achievable sustainability initiatives. It is noted that the Green-Star Certification has been retained in this version of the policy as it holds properties to a higher sustainability standard, however given the expense involved a monetary value had to be set to remove this requirement for everyday developers. The original one table has also been split into two to better tailor sustainability initiatives to the scale of development. 3. It is noted the 'no new glass' clause has already been widely implemented in the eastern states so the change has been made in anticipation of this being implemented in Western Australia. This change is being made a gas installations while easier to install and cheaper operation are also more harmful to the environment than electric cooktops. It is noted that small forms of portable gas cooking apparatus are allowable within dwellings and offers an alternative in the

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	achieve similar outcomes with greater flexibility. 3. Specific Concerns with the "No New Gas" Clause The "no new gas" clause in Table 1, Feature 5, which prohibits any fossil fuel use on site (with limited exceptions for BBQs and commercial kitchens), is particularly problematic. This blanket ban disregards the reliability, affordability, and practicality of gas as an energy source for many households. Gas appliances, such as cooktops and heaters, are often preferred for their precision, responsiveness, and lower operating costs compared to electric alternatives. Forcing all new developments to eliminate gas use: Limits consumer choice by preventing homeowners from selecting their preferred energy sources. Increases upfront costs for installing electric alternatives, such as induction cooktops or heat pump systems, which can be significantly more expensive. Ignores the fact that Western Australia's energy grid still relies heavily on fossil fuels, meaning the environmental benefits of switching to electric systems may be overstated until the grid is predominantly renewable. Fails to consider the needs of households that may rely on gas for backup heating or cooking during power outages, which can occur in Nedlands during storms or other disruptions. This clause exemplifies the policy's tendency to prioritize ideological goals over practical considerations, imposing a one-size-fits-all approach that does not account for diverse household needs or the realities of the local energy landscape. 4. Erosion of Individual Choice and Freedoms LPP 1.3 significantly limits the ability of homeowners and developers to make choices that align with their needs, preferences, and budgets. For instance: The	cases of extreme weather. The removal of gas has also been given a fair points incentive to achieve. While it is acknowledged that the grid is still largely fuel driven, this change is in anticipation for this being scaled down to include more renewable energy sources. 4. This policy actually increases the amount of choice available to applicants and residents on the sustainability initiatives that can be installed as most of the previously mandatory requirements have been removed. Sustainability reports are only required on the larger developments that have the financial resources to obtain these reports, and it is noted that this an existing requirement in the current policy. 5. While it is acknowledged that there will be some increases to upfront costs it is believed that these changes can achieve an overall lesser cost through the life of the developments by installing a combination of these initiatives. Similar comments were made when the City of Subiaco's sustainable development policy was being drafted and since approval has operated basically unchanged since its October 2023 adoption without incident. It is generally thought that if developers have the finances to construct new dwellings a small extra upfront cost will only likely have a minor impact. The verification at each stage is considered necessary to confirm the installation of the selected sustainable initiatives. Again, it is reiterated that the costs borne by dwellings will be lower throughout the life of the development if these initiatives are installed while the comment about property values impacts are disregarded as this is not a planning consideration. 6. The nature of the variations are as such that justification will need to be submitted for applications not meeting the requisite point scores or if a sustainability initiative not on the list is proposed the City can exercise discretion

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	mandatory installation of features like 3kW solar PV systems, 3000L rainwater tanks, and heat pump hot water systems (Table 1, Features 10, 9, and 17) assumes these are universally appropriate, disregarding individual circumstances such as financial constraints or site limitations. The requirement for a sustainability report by a qualified practitioner (Sections 6.3 and 7.5) adds bureaucratic hurdles, forcing applicants to engage costly consultants even for smaller projects, which disproportionately impacts individual homeowners. By mandating specific technologies and design features, including the "no new gas" clause, the policy removes the freedom to choose alternative, potentially more cost-effective or innovative solutions that could achieve similar environmental outcomes. 5. Increased Costs for Residents and Developers The cumulative effect of LPP 1.3's requirements will significantly increase the cost of residential development, which will ultimately be passed on to homeowners and renters. Key cost drivers include: Specialized Materials and Systems: The mandatory use of low-VOC finishes, double glazing, solar PV systems, and heat pump hot water systems involves higher upfront costs compared to standard alternatives. For example, the cost of installing a 6kWh solar battery storage system (Table 1, Feature 16) can range from $5,000 to $10,000 per dwelling, a significant expense for homeowners. The "no new gas" clause further exacerbates costs by requiring expensive electric alternatives, such as induction cooktops, which can cost $1,000–$3,000 more than gas equivalents. Professional Certifications and Reports: Requirements for sustainability reports, Passivhaus certification, and Life Cycle Assessments (Table 2, Feature 4) necessitate hiring specialized	in allowing these. The thought process behind this is to future-proof the policy from requiring amendments for emerging technologies. It is reiterated that aside from the roofing provisions there are no mandatory installations, and all of these are at the applicant's choice. While the table is modelled for smaller and larger scale developments, those larger scale developments can still install initiatives from Table 1 creating freedom of choice. Finally, while the standards do not necessarily consider site context the optional nature of the initiatives allow applicant to tailor the choice of elements to the most site suitable.

	consultants, adding thousands of dollars to project costs. Compliance and Verification: The need for ongoing verification at multiple stages (development application, building permit, and practical completion) increases administrative and compliance costs, further burdening developers and homeowners. These increased costs will exacerbate housing affordability issues in Nedlands, making it harder for young families, first-time buyers, and low-income households to enter the housing market or undertake renovations. 6. Lack of Flexibility and Proportionality While Section 8 allows for variations to the policy, the process is vague and subject to the City's discretion, creating uncertainty for applicants. The policy's rigid points system and mandatory features, including the "no new gas" clause, do not adequately account for the diversity of residential projects, from small single houses to large mixed-use developments. For example, requiring a minimum of 30% permeable surfaces (Table 1, Feature 12) may be impractical for smaller lots with limited space, potentially leading to reduced usable outdoor areas for residents. expense for homeowners. The "no new gas" clause further exacerbates costs by requiring expensive electric alternatives, such as induction cooktops, which can cost $1,000–$3,000 more than gas equivalents. Professional Certifications and Reports: Requirements for sustainability reports, Passivhaus certification, and Life Cycle Assessments (Table 2, Feature 4) necessitate hiring specialized consultants, adding thousands of dollars to project costs. Compliance and Verification: The need for ongoing verification at multiple stages (development application, building permit, and practical completion) increases administrative and compliance costs, further burdening developers and homeowners.	

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4	No comments submitted	N/A – Submission considered neutral.
5	This submission has been prepared by CLE Town Planning + Design ('CLE') and our Client, Human Urban ('H-U'), who are currently developing the Nedlands Reserve precinct in Nedlands. Aspects of this project, and others in H-U's portfolio, fall within the scope of the existing and draft amended versions of LPP 1.3. H-U's primary interest in this policy is with regard to multiple dwellings (apartments), which are a key part of H-U's project portfolio and critical for delivering housing supply in infill locations. Apartment development is currently facing existential challenges in Perth and any policy that increases costs needs to be scrutinised. The Property Council's November 2024 report titled 'Sky High' summarises the cost impediments currently hampering infill development in Perth. These include the cost of construction (materials and labour), property taxes, planning fees, developer contributions for	The City notes the submitter as the developer developing the Nedlands Reserve site and welcomes the continued collaboration between the City and the submitter, while acknowledging the cost of such a large-scale development. As above, the City notes the additional costs involved in the development process and has attempted to take as much of the mandatory provisions out of this amended policy as possible to increase the choice for owners and applicants. The support for general standards of sustainability is noted while also understanding concerns relating to construction costs. Particularly in relation to the Green-Star requirement, it is noted that following further internal workshopping and the fact that it has not once been utilised in either a decision from the City or elsewhere the requirement to obtain this for high-value developments has now been made optional only. It will also be worth the entire 150-points.

	public open space and schools, Percent for Art charges, the Construction Training Fund levy, and headworks charges levied by service providers. Although some of these are worthy in principle, they add cost and are an impediment to infill development. H-U supports the Residential Design Codes' initiatives for environmentally sustainable design and construction. Enforced alongside the equivalent National Construction Code ('NCC') requirements imposed at the construction stage, the standards applied are adequate and, if anything, over-zealous on a cost-benefit basis. This is particularly true for the NCC if the marginal benefits of its periodic changes are considered against their commercial cost. For development with a cost of $15 million or more, which is a low threshold for modern apartment development, Section 7.5 of LPP 1.3 augments the Energy Efficiency requirements of the R-Codes (Volume 2: Apartments) by expressing a preference for "a minimum 5-star Green Star certification" as the Acceptable Outcome pathway. This has the effect of reducing the flexibility provided by the Acceptable Outcome A1.15.1 in the R-Codes, which states: (a) "Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice or (b)All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars." Parts (a) and (b) above both already require energy efficiency initiatives that exceed national standards, which is of doubtful necessity. The 5-	Both the Green-Star and NatHERS certifications will be made optional giving applicants a greater choice in which standard to obtain should they choose to do so, while still meeting the minimum. Given the increased choice the policy will now not be forcing either of these standards onto developers, therefore not expanding beyond requirements in the R-Codes due to their optional nature. In response, Clause 7.5 has been removed and no longer enforces the Green-Star requirements in any way and will only be conditioned if the applicant elects to obtain this certification at the start of the development process (as with any of these initiatives).

	star Green Star requirement imposed by LPP 3.1 takes this even further, adding unwarranted costs. CLE and H-U are aware of four major ($15+ million) residential and mixed-use projects approved in the City of Nedlands via the Metro Inner Development Assessment Panel ('MIDAP') since LPP 1.3 commenced in February 2024. None of these proposed, or was conditional on, the Green Star requirement being met. In some cases, the condition was recommended by the City and struck out by the Panel, and in others, the condition did not appear at all. The above indicates that applicants and decision-makers both consider the standard R-Codes and NCC requirements for sustainability to be fundamentally adequate. The Green Star requirement implemented by LPP 1.3 is proving to be an unnecessarily restrictive pathway that would add unjustified cost to development. High standards for sustainable design and construction are already applicable and additional requirements are not necessary or warranted on a cost-benefit basis. H-U can advise that based on its modelling for upcoming proposals, the Green Star requirement adds significant costs with marginal and variable benefit to both the developer and future owners. For example, an upcoming apartment development at Nedlands Reserve would be made commercially unviable if the 5-star Green Star requirement is imposed. H-U's intended pathway for delivering energy efficiency on this project (a NATHERS rating) is adequate for satisfying the R-Codes requirements but, under LPP 3.1, may not be sufficient for the City of Nedlands, which is nonsensical. There are no local characteristics that	

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	justify the variation in standards and no justification for adding such unnecessary costs to the infill development process. To conclude, we contend that the retention of the 5-star Green Star rating requirement in LPP 3.1 is an unnecessary measure that, if imposed, would add significantly to the cost of constructing apartments in the City of Nedlands – to the extent of resulting in no apartment projects being developed in this market. Consistent with the emerging MIDAP precedent, H-U requests that the provision be removed so that apartment developments can be assessed against the standard R-Codes requirements. This is in the interest of consistency with other municipal areas and of supporting housing supply in infill locations. We look forward to being advised of the City's perspective on this submission in due course. Please do not hesitate to contact the undersigned should you wish to discuss any aspect of this correspondence.	

15.2 Section 31 Reconsideration of Responsible Authority Report for Five Multiple Dwellings at 6 Alexander Road, Dalkeith

Report Number	**PD45.11.25**
Applicant	Lateral Planning
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Quasi-Judicial
Contributing Officer	Kirsty Klimcke – Urban Planner
Responsible Officer	Sergio Famiano – Manager Urban Planning & Development
Director	Bruce Thompson - Director Planning and Development
Attachments	Attachment 1 – Responsible Authority Report & Attachments

Purpose

The purpose of this report is for Council to reconsider the Development Assessment Panel (DAP) application for five multiple dwellings at 6 Alexander Road, Dalkeith.

At its meeting on 7 May 2025, the Metro Inner DAP refused the development application based on 7 reasons for refusal. On 3 June 2025, the owner lodged an appeal with the State Administrative Tribunal (SAT) seeking a review of the DAP's decision. Subsequent to Orders being made by the State Administrative Tribunal (SAT) and amended development plans and reports submitted to the City, the Metro Inner DAP is invited to reconsider its decision pursuant to section 31(1) of the State Administrative Tribunal Act 2004 (WA).

Council is requested to make its recommendation to the Metro Inner Development Assessment Panel as the Responsible Authority. The Council will provide a responsible authority recommendation as the original DAP application was lodged prior to 1 May 2025. Council's recommendation will be incorporated into the Responsible Authority Report and lodged with the DAP Secretariat by 10 November 2025.

It is recommended that Council adopt the Officer Recommendation to refuse the application.

Officer Recommendation and Council Decision

That Council recommends that the Metro Inner Development Assessment Panel REFUSES DAP Application reference DAP/24/02820 and accompanying plans dated 10 September 2025 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Nedlands Local Planning Scheme No. 3, for the following reasons:

1. **The proposed development does not comply with Clause 67(2)(m) of Schedule 2 of the *Planning and Development (Local Planning Schemes)***

Regulations 2015 **as the development is not considered to be compatible with its setting, including the existing and near future streetscape character and relationship of the development with adjoining properties and properties within the locality.**

2. **The proposed development does not meet the element objective of O2.2.1 and O2.2.4 of the Residential Design Codes Volume 2 in that the overall building height of the development does not respond to the future scale and character, including existing buildings on Alexander Road. Further, the building height does not adequately recognise the need for daylight and solar access to the adjoining southern property.**
3. **The proposed development does not meet the element objective of O3.2.2 of the Residential Design Codes Volume 2 in that the development will have significant impact on the amenity of the adjoining southern property by restricting access to northern sunlight to habitable spaces.**

Moved: Commissioner Caddy **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R80
Land area	1012m^2
Land Use	Residential – Multiple Dwellings
Proposed No. Storeys	Four
Proposed No. Dwellings	Five (5)

Application details
The application seeks approval for a four-storey residential development comprising five multiple dwellings at 6 Alexander Road, Dalkeith.



Figure 1: Aerial image

Site Context

The development is located at 6 Alexander Road, Dalkeith. The lot has an area of 1,012m^2 and is located on the street block bound by Philip Road to the north and Waratah Avenue to the south (**Attachment 1**). The lot is regular in shape with a 20m frontage to Alexander Road. The lot has a 0.5m-0.6m slope down from the north to the south. The site currently contains an existing single storey dwelling. The site is zoned Residential with a density code of R80.

State Administrative Tribunal DR 69/2025

At its meeting on 7 May 2025, the Metro Inner DAP resolved to refuse the application for the following reasons:

1. The proposed development does not comply with Clause 67(2)(m) of Schedule 2 of the Planning and Development (Loca Planning Schemes) Regulations 2015 as the development is not considered to be compatible with its setting, including the existing and future streetscape character and relationship of the development with adjoining properties and properties within the locality.
2. The proposed development does not meet the element objective of O2.2.1 and O2.2.4 of the Residential Design Codes Volume 2 in that the overall building height of the development does not respond to the desired future scale and character, including existing buildings on Alexander Road. Further, the building height does recognise the need for daylight and solar access to the adjoining southern property.

3. The proposed development does not meet the element objective of O2.4.4 of the Residential Design Codes Volume 2 in that the side setbacks do not provide for an appropriate transition to the adjoining properties which contain a lower intensity of development.
4. The proposed development does not meet the element objective of O2.5.1 of the Residential Design Codes Volume 2 in that the overall bulk and scale of the development is not consistent with the existing or planned character of the immediate locality and area.
5. The proposed development does not meet the element objective of O3.2.2 of the Residential Design Codes Volume 2 in that the development will have significant impact on the amenity of the adjoining southern property by restricting access to northern sunlight to habitable spaces.
6. The proposed development does not meet the element objective of O3.9.2 of the Residential Design Codes Volume 2 in that insufficient car parking has been provided for the total number of proposed residents within the dwellings.
7. The proposed development in its current form is not considered to meet the land use classification of 5 multiple dwellings due to the lack of information on the design configuration, rooms and spaces which are not sufficiently labelled in relation to land use, plan details including bedrooms and bathroom numbers, open space / outdoor terrace and lack of connection to living areas.

On 3 June 2025, the owner lodged an appeal with the State Administrative Tribunal (SAT) seeking a review of the DAP's decision. Subsequent to Orders being made by the State Administrative Tribunal (SAT) and amended development plans and reports submitted to the City, the Metro Inner DAP is invited to reconsider its decision pursuant to section 31(1) of the State Administrative Tribunal Act 2004 (WA).

As the original application was lodged prior to 1 May 2025, the *Local Government (Development Assessment Panels) Regulations 2025* do not apply in accordance with clause 4 (3). Therefore, the Responsible Authority Report and recommendation is presented to Council for adoption.

Previous applications and WASAT 41
On the 15 October 2019 a development application (DA19-40779) was lodged with the City for a five storey (above basement garage), five multiple dwelling development on the subject site at 6 Alexander Road. Following public consultation, amended plans were submitted by the applicant which reduced the proposal to a four storey (above basement garage), four multiple dwelling development.

The City resolved to refuse the development at the Ordinary Council Meeting on 28 April 2020. The application was refused based on its bulk and scale, overshadowing of the southern property, and inconsistency with Clause 67 (m), (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and inconsistency with the aims of the City of Nedlands Local Planning Scheme No. 3 (a).

Following the above determination, the proponent sought review by the State Administrative Tribunal (SAT). Through much deliberation, SAT dismissed the

application for review on 17 March 2021 because the proposal did not achieve the Element Objectives of 2.2 Building height, 2.5 Plot ratio and 3.2 Orientation.

Further, the Tribunal deemed the proposal was not compatible with its streetscape setting and would have an adverse impact on the amenity of the adjoining southern property in relation to overshadowing and bulk and scale. The proposal was deemed to be 'one storey too high in the western half of the site and the ground floor finished floor level is 0.7 metre above existing ground level'.

On 1 July 2021 a development application was lodged with the City for a three storey, four grouped dwelling development. This development was approved under delegation on 15 October 2021.

Discussion

The proposal has been assessed against all relevant legislative requirements of LPS3, State and Local Planning Policies and Planning Codes. The matters below have been identified as key considerations for the determination of this application.

- Building height
- Plot ratio

These matters have been addressed in detail within the Responsible Authority Report (RAR). The development does not achieve the relevant Element Objectives and/or policy objectives, and thereby the application is recommended for refusal.

Design Review Panel
The development was reviewed by the City's Design Review Panel on two occasions, with a final review by the Chair of the DRP, based on 26 March 2025 plans. A summary of the Panel and Chair's evaluation of the proposal at each stage of the review process is provided in the table below.

Table 2: DRP Design Quality Evaluation				
	Supported			
	Further Information Required			
	Not supported			
SPP 7.0 Principles	DRP 1 7 October 2024	DRP 2 4 November 2024	Chair Review 11 April 2025	Chair Review Reconsideration 7 Octiber 2025
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 final comments from the DRP Chair were as follows:

"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 and for the reasons outlined above and assuming the satisfactory compliance with LPP 5.14, I support within DRP terms of reference the current proposal overall and in each of the SPP 7.0 Design Principles Planning Assessment."

The proposal has been assessed against all relevant legislative requirements of LPS3, State and Local Planning Policies and Planning Codes as outlined above. The matters below have been identified as key considerations for the determination of this application.

Consultation

In accordance with the City's Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3) the amended plans submitted for the SAT mediation ordered reconsideration were advertised for a period of 14 days, from 19 September 2025 to 3 October 2025 and a community information session held on 25 September 2025. The amended plans and additional information were distributed to submitters (33) via email. The email comprised of a list of all amendments, along with a link to the City's Your Voice page to view the amended material. At the close of this advertising period, the City received responses from 23 submitters advising their previous concerns remain and/or further comments provided. All submissions can be found at **Attachment 3**.

A summary of the submissions from this round of advertising is provided below.

Issue Raised	Officer comments
Lack of parking on site and concerns with vehicle manoeuvrability	The City deems that the parking as proposed by the development achieves the Element Objectives of O3.92. Refer to 'Car and Bicycle Parking' section of the RAR below. Swept paths have been provided within the Traffic Impact Statement (**Attachment 9**). This shows that vehicles within all bays, including the tandem bays, can enter and exit the site in forward gear, with sufficient space for vehicle manoeuvrability.

	This has been reviewed by the City's Traffic Engineer with no concerns raised. Should the DAP choose to approve the development, a condition of approval has been recommended to ensure the car parking space adjacent to G02 consists of varied materiality to clearly identify its use as a pedestrian access path also.
Development not compatible with streetscape	Upheld. Streetscape context and character is a reason for the recommendation for refusal.
Side setbacks	The City deems that the side setbacks as proposed by the development achieve the Element Objectives of O2.4.1 to O2.4.4. Refer to 'Side Setbacks' section of the RAR below. LPP 5.14 replaces the Acceptable Outcomes for side setbacks of the R-Codes Volume 2. Boundary walls are permitted on the ground floor subject to Table 9.3 of LPP 5.14. The remainder of the ground and first floor are to be setback 2.0m, whilst all other storeys are to be setback a minimum of 3.0m. This proposal achieves all of the abovementioned setbacks. Furthermore, the proposed setbacks and increased setbacks based on amended plans received are considered to achieve the Element Objectives as can been seen in the RAR below.
Overshadowing and solar access	Upheld. Overshadowing and solar access to the southern property is a reason for the recommendation for refusal.
Increased traffic	An amended Traffic Technical Note was provided on 10 September 2025 and forms part of the attachments. The City Transport and Development team believes that the trip generation rate is slightly low given the amount of parking bays provided, however this is not a significant concern and does not warrant the requirement for an amended TIS should the DAP choose to approve this application.
Plot ratio concerns	The City deems that the plot ratio as proposed by the development achieves the Element Objectives of O2.5.1 to O2.4.4. Refer to 'Plot Ratio' section of the RAR below.
Noise concerns	Should DAP choose to approve this application, a condition of approval will be recommended by the City requiring an Acoustic Report be provided prior to the issue of a building permit.

Waste management concerns	The City's Waste Management Guidelines for multi-dwelling developments are based on the waste generation rates of residential dwellings. This approach ensures sufficient capacity is allocated for all waste streams. Furthermore, the waste generation rates recommended by the Western Australian Local Government Association (WALGA) are lower than those prescribed by the City of Nedlands. Notably, the Applicant's Waste Management Plan (WMP) (as amended) proposes a waste capacity of 240 litres per dwelling—double the City's recommended 120 litres per dwelling. This equates to a total provision of five 240L general waste bins, as opposed to the three 240L bins required under the City's guidelines. The FOGO and Recycling bin allocation is in line with the City's guidelines. The City's Waste Management Department have recommended that an Amended Waste Management Plan be provided prior to the issue of a building permit to resolve minor discrepancies within the report.
Number of bedrooms and concerns with proposed use of building	The proposal is for five multiple dwellings. Should the DAP choose to grant development approval for this proposal, it will be approved as 'Five Multiple Dwellings'. A 'dwelling' is defined in the R-Codes Volume 2 as: "a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by **a single person, a single family, or no more than six persons who do not comprise a single family**." As such, this development would not be obtaining approval for student accommodation nor short term accommodation but instead for 'Five Multiple Dwellings'. Should the future use of the building seek to change, further applications and approvals are required.
Privacy concerns	The City deems that the visual privacy as proposed by the development achieves the Element

	Objectives of O3.5.1. Refer to 'Visual Privacy' section of the RAR below.

All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the *Planning and Development (Local Planning Schemes Regulations) 2015.*

Strategic Implications

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

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

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

Budget/Financial Implications

Nil

Legislative and Policy Implications

Council is requested to make a recommendation to the DAP in accordance with Regulation 12 of the Planning and Development (Development Assessment Panels) Regulations 2011. The council may recommend to approve, refuse or defer the application

Decision Implications

Council's recommendation will be incorporated into the Responsible Authority Report (RAR) and lodged with the DAP Secretariat on or before 10 November 2025. The recommendation noted above is the officer recommendation that is also included in the RAR to be presented to the DAP.

If Council does not adopt the officer recommendation, Council's recommendation will be located at the front of the RAR as the Responsible Authority Recommendation and the officer recommendation will be contained in the rear of the report.

If Council does not make a recommendation, the RAR will be forwarded to DAP on 10 November 2025 with the Officer Recommendation only.

Conclusion

Council is requested to consider the attached Responsible Authority. It is requested that Council makes a recommendation to the DAP to either approve, refuse or defer the application.

The application for five multiple dwellings is not considered to be compatible with its surrounding immediate locality including the existing streetscape and the near future streetscape of Alexander Road. It is considered to unduly impact the streetscape and adjoining properties. Many elements of the proposal are inconsistent with the R-Codes Element Objectives and the City's planning framework, particularly LPP 5.14 Precincts.

For the above reasons, it is recommended Council adopt the Officer Recommendation contained in the RAR to refuse the application.

Further Information

Nil

Lot 381 (No. 6) ALEXANDER ROAD, DALKEITH – FIVE MULTIPLE DWELLING DEVELOPMENT

State Administrative Tribunal Reconsiderations – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner Development Assessment Panel
Local Government Area:	City of Nedlands
Applicant:	Lateral Planning
Owner:	Universal United Investments Pty Ltd
Value of Development:	$6 million
Responsible Authority:	City of Nedlands
Authorising Officer:	Bruce Thompson, Director Planning & Development
LG Reference:	DA24-100314
DAP File No:	DAP/24/02820
SAT File No (DR reference):	DR69/2025
Date of Decision under Review:	7 May 2025
Application for Review Lodgement Date:	3 June 2025
Attachment(s):	1. Location Plan 2. Amended Development Plans received 10 September 2025 3. Schedule of Submissions 4. Design Review Panel Minutes 5. R-Code Volume 2 Assessment 6. Applicants Planning Report received 10 December 2024 7. Amended Landscaping Plan received 10 September 2025 8. Amended Waste Management Plan received 10 September 2025 9. Amended Traffic Note received 10 September 2025 10. Sustainability Strategy received 10 December 2024 11. Applicants' Design Report received 10 September 2025

Responsible Authority Recommendation

It is recommended that the Metro Inner Development Assessment Panel resolves to:

Refuse DAP Application reference DAP/24/02820 and accompanying plans dated 10 September 2025 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of City of Nedlands Local Planning Scheme No. 3, for the following reasons:

Reasons

1. The proposed development does not comply with Clause 67(2)(m) of Schedule 2 of the *Planning and Development (Loca Planning Schemes) Regulations 2015* as the development is not considered to be compatible with its setting, including the existing and near future streetscape character and relationship of the development with adjoining properties and properties within the locality.

2. The proposed development does not meet the element objective of O2.2.1 and O2.2.4 of the Residential Design Codes Volume 2 in that the overall building height of the development does not respond to the future scale and character, including existing buildings on Alexander Road. Further, the building height does not adequately recognise the need for daylight and solar access to the adjoining southern property.

3. The proposed development does not meet the element objective of O3.2.2 of the Residential Design Codes Volume 2 in that the development will have significant impact on the amenity of the adjoining southern property by restricting access to northern sunlight to habitable spaces.

Reasons for Responsible Authority Recommendation

The proposed development is not considered to be compatible with its surrounding immediate locality including the existing streetscape and the 'near future' streetscape of Alexander Road. The immediate locality consists of one or two storey dwellings and given recent construction dates, this is unlikely to change in the foreseeable future. The proposed development being perceived as three to four storeys in height will dominate the streetscape and adjoining and adjacent properties. The building height and impact of overshadowing combine to negatively impact amenity of adjoining properties, particularly the southern adjoining property at No. 8A Alexander Road. For these reasons the application is recommended for refusal.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme - Zone	Residential (R80)
Structure Plan/Precinct Plan	N/A
Use Class and permissibility:	'P' Permitted
Lot Size:	1012m^2
Existing Land Use:	Residential – Single House
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area

Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Proposed Land Use	Residential (Multiple Dwellings)
Proposed Plot Ratio	1045.5m^2 / 1.033
Proposed No. Storeys	Four
Proposed No. Dwellings	Five

The application seeks approval for a four-storey residential development comprising five multiple dwellings at 6 Alexander Road, Dalkeith.

Assessment of the proposal is based on:

- Amended Development Plans received 10 September 2025 (**Attachment 2**)
- Applicants Planning Report received 10 December 2024 (**Attachment 5**)
- Amended Landscaping Plan received 10 September 2025 (**Attachment 6**)
- Amended Waste Management Plan received 10 September 2025 (**Attachment 7**)
- Amended Traffic Note received 10 September 2025 (**Attachment 8**)

Background:

Site Context

The development is located at 6 Alexander Road, Dalkeith. The lot has an area of 1,012m^2 and is located on the street block bound by Philip Road to the north and Waratah Avenue to the south (**Attachment 1**). The lot is regular in shape with a 20m frontage to Alexander Road. The lot has a 0.5m-0.6m slope down from the north to the south. The site currently contains an existing single storey dwelling. The site is zoned Residential with a density code of R80.

State Administrative Tribunal DR 69/2025

At its meeting on 7 May 2025, the Metro Inner DAP resolved to refuse the application for the following reasons:

1. The proposed development does not comply with Clause 67(2)(m) of Schedule 2 of the Planning and Development (Loca Planning Schemes) Regulations 2015 as the development is not considered to be compatible with its setting, including the existing and future streetscape character and relationship of the development with adjoining properties and properties within the locality.

2. The proposed development does not meet the element objective of O2.2.1 and O2.2.4 of the Residential Design Codes Volume 2 in that the overall building height of the development does not respond to the desired future scale and character, including existing buildings on Alexander Road. Further, the building

height does recognise the need for daylight and solar access to the adjoining southern property.

3. The proposed development does not meet the element objective of O2.4.4 of the Residential Design Codes Volume 2 in that the side setbacks do not provide for an appropriate transition to the adjoining properties which contain a lower intensity of development.

4. The proposed development does not meet the element objective of O2.5.1 of the Residential Design Codes Volume 2 in that the overall bulk and scale of the development is not consistent with the existing or planned character of the immediate locality and area.

5. The proposed development does not meet the element objective of O3.2.2 of the Residential Design Codes Volume 2 in that the development will have significant impact on the amenity of the adjoining southern property by restricting access to northern sunlight to habitable spaces.

6. The proposed development does not meet the element objective of O3.9.2 of the Residential Design Codes Volume 2 in that insufficient car parking has been provided for the total number of proposed residents within the dwellings.

7. The proposed development in its current form is not considered to meet the land use classification of 5 multiple dwellings due to the lack of information on the design configuration, rooms and spaces which are not sufficiently labelled in relation to land use, plan details including bedrooms and bathroom numbers, open space / outdoor terrace and lack of connection to living areas.

On 3 June 2025, the owner lodged an appeal with the State Administrative Tribunal (SAT) seeking a review of the DAP's decision. Subsequent to Orders being made by the State Administrative Tribunal (SAT) and amended development plans and reports submitted to the City, the Metro Inner DAP is invited to reconsider its decision pursuant to section 31(1) of the State Administrative Tribunal Act 2004 (WA).

As the original application was lodged prior to 1 May 2025, the *Local Government (Development Assessment Panels) Regulations 2025* do not apply in accordance with clause 4 (3). Therefore the Responsible Authority Report and recommendation is presented to Council for adoption.

Changes to Zoning and Coding of the locality

The locality surrounding the subject site is defined as the stretch of Alexander Road bound by Philip Road to the north and Waratah Avenue to the south. This identification of the locality was made in WASAT 41 (Previous SAT Appeal).

The Residential zoned properties within the immediate locality of the site had been up-coded from R10 to R20 (on the eastern side of the road) and R10 to R25 (on the western side of the road) under an amendment (No. 148) to the former Town Planning Scheme No. 2 (TPS2) on 15 February 2005 in order to enable higher low density residential development in place of the original very low density residential development (see Figure 1 below).

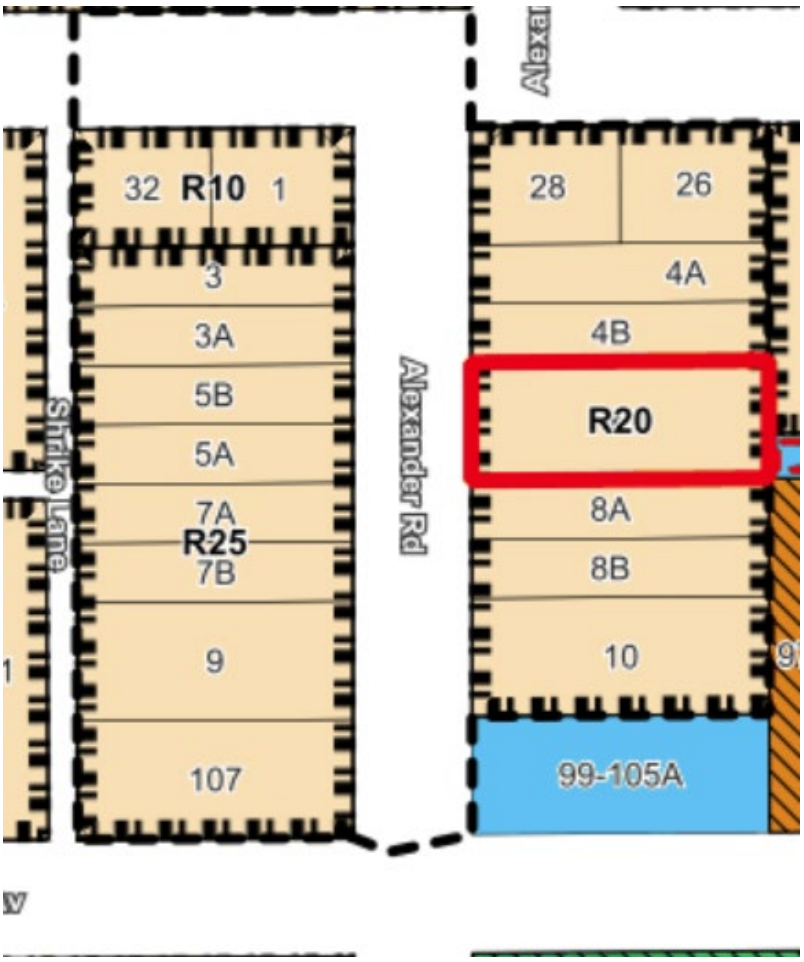


Figure 1: Zoning and coding details following Amendment No. 148 of TPS 2.

The above-mentioned properties were further up-coded upon the gazettal of Local Planning Scheme No. 3 (LPS3) on 16 April 2019. The eastern side of Alexander Road was up-coded from R20 to R80, and the western side of Alexander Road was up-coded from R25 to R60 to enable medium-rise, medium density residential development.

The abovementioned properties underwent further alterations to their coding under a scheme amendment (No. 8) to Local Planning Scheme No. 3. Scheme amendment No. 8 originally sought to down code the western side of Alexander Road from R60 to R35 and the eastern side of Alexander Road from R80 to R35. This Scheme amendment was enacted as a response to the City and community's vision for the locality as a low-to-medium density residential area in proximity to Waratah Avenue.

Upon gazettal of scheme amendment No. 8 on 4 February 2022, the western side of Alexander Road was down coded from R60 to R40. However, the Minister's decision was to retain the existing R80 coding along the eastern side of Alexander Road (subject site).



Figure 2 – Current zoning along Alexander Street, Dalkeith

Streetscape Character

Alexander Road is a short street bound to the north by Philip Road and the south by Waratah Avenue. There are 17 properties that have direct street frontage onto Alexander Road. The eastern side of Alexander Road is coded R80, with the exception of the southern property at 99-105A Waratah Avenue which is coded R-AC3. Whilst the western side of the street is coded R40.

Of the 17 properties within the street, eight properties consist of newly constructed double storey single dwellings constructed between 2008 and 2015. Of these eight properties, five are located on the eastern side of the road (R80) and three are located on the western side of the road (R40).



Figure 3 – New development along Alexander Street

The site at 9 Alexander Road has received subdivision approval for two side by side lots similar to the remainder of the newly constructed single dwellings along the street. The site has received development approval and building permits to construct two double storey single dwellings which are currently under construction.

The site at 5A and 5B Alexander Road has development approval and building permits for a two-storey building comprising four multiple dwellings. This development is currently under construction.

The site at 3 Alexander Road has received development approval for two grouped dwellings. This configuration is a front and back design, with the development consisting of two double storey single dwellings. The existing dwelling has been demolished, and the site is now vacant.

Of the 16 other properties on the street, only three consist of older dwellings that are likely candidates for development potential (two on the eastern side and one on the western side).

The site is surrounded by two storey single houses on three properties to the north (28 Philip, 4A and 4B Alexander Road), the south (8A and 8B Alexander Road) and one to the east (24 Philip Road).

It is assumed that the existing buildings and future two storey developments (approved at 9A and 9B, 5A and 5B and 3 Alexander Road) are unlikely to change soon given the recent nature of construction or intention of construction.

Previous applications and WASAT 41

On the 15 October 2019 a development application (DA19-40779) was lodged with the City for a five storey (above basement garage), five multiple dwelling development on the subject site at 6 Alexander Road. Following public consultation, amended plans were submitted by the applicant which reduced the proposal to a four storey (above basement garage), four multiple dwelling development. The City resolved to refuse the development at the Ordinary Council Meeting on 28 April 2020. The application was refused based on its bulk and scale, overshadowing of the southern property, and inconsistency with Clause 67 (m), (n) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and inconsistency with the aims of the City of Nedlands Local Planning Scheme No. 3 (a).

Following the above determination, the proponent sought review by the State Administrative Tribunal (SAT). Through much deliberation, SAT dismissed the application for review on 17 March 2021 because the proposal did not achieve the Element Objectives of 2.2 Building height, 2.5 Plot ratio and 3.2 Orientation. Further, the Tribunal deemed the proposal was not compatible with its streetscape setting and would have an adverse impact on the amenity of the adjoining southern property in relation to overshadowing and bulk and scale. The proposal was deemed to be *'one storey too high in the western half of the site and the ground floor finished floor level is 0.7 metre above existing ground level'.*

On 1 July 2021 a development application was lodged with the City for a three storey, four grouped dwelling development. This development was approved under delegation on 15 October 2021.

Local Planning Policy 5.8: Alexander and Philip Road Height Limit and Local Planning Policy 5.14: Precincts

In response to the refusal of DA19-40779 and WASAT 41, the City resolved to initiate a Local Planning Policy (LPP 5.8) to establish a 10m height limit on Alexander and Philip Road and initiate a Scheme Amendment (No. 8) (discussed above) to reduce the coding of Alexander Road from R60 and R80 to R35.

At the Ordinary Council Meeting on 25 July 2020, Council adopted LPP 5.8, against officer recommendation. The Policy only replaced the Acceptable Outcomes of AO 2.2.1 Volume 2 to apply a maximum building height of 10m above natural ground level to impacted properties (including subject site).

The height limits in LPP 5.8 were reflective of the intended Scheme Amendment No. 8 (re-coding the immediate locality to R35). However, as discussed, Scheme Amendment No. 8 was not adopted as per the original proposal, with the eastern side of Alexander Road retaining the R80 code (4 storey building height as per A0 2.2.1, Table 2.1). Therefore LPP 5.8 was not reflective of the existing coding and imposed built form controls that were not consistent with the principles of orderly and proper planning.

Local Planning Policy 5.14 Precincts was adopted at the Ordinary Council Meeting on 27 August 2024. The creation of LPP 5.14 was based on extensive built form modelling and precinct planning that was undertaken in the Waratah Precinct. The Policy states that for multiple dwellings within the R80 code along Alexander Road, a building height of 3 storeys replaces the Acceptable Outcomes of AO 2.2.1 of Volume 2 in relation to building height. Further, the Policy allows an additional storey only where it can demonstrate that the proposed development allows two hours per day of solar access on 21 June for existing solar panels and primary garden areas on neighbouring properties (as per footnote 1).

The adoption of LPP 5.14 at the 27th August 2024 Ordinary Council Meeting also included the revocation of LPP 5.8. The reasoning included in the report to Council outlined that building height issues were now to be addressed by LPP 5.14. Particularly, that *"multiple dwellings in R80 coded areas along Alexander Road [are] limited to 3 storeys unless they can demonstrate suitable protection of adjoining solar panels and outdoor living areas at mid-winter"*. Further, *"a second planning policy covering the same area is unnecessary and would be a cause of confusion".*

In response to this development application and significant community concern, a Notice of Motion was adopted by Council at the 25 February 2025 Ordinary Council Meeting to re-instate LPP 5.8 to consider a maximum building height of 10m along Alexander and Philip Road as the Acceptable Outcome. City officers prepared draft amendments to LPP 5.14 as the reinstatement of LPP 5.8 would have been unnecessary and created confusion by imposing two policies with conflicting standards for the same area. The City officers recommended that Council not proceed with amending LPP 5.14.

At the April 2025 Ordinary Council Meeting, Council resolved as follows:

> *"That Council:*
>
> 1. *MODIFIES the draft amended Local Planning Policy 5.14 to include a 10m Deemed-to-Comply height limit for Multiple Dwellings, Single Dwellings and Grouped Dwellings in the R80 coding of the Alexander Road Sub-Precinct.*
> 2. *ADOPTS the draft amended Local Planning Policy 5.14 Precincts (Attachment 1 subject to modifications) for the purpose of advertising in accordance with Clause 5 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.*
> 3. *REFERS the draft amended Local Planning Policy 5.14 Precincts (Attachment 1 subject to modifications) to the Western Australian Planning Commission for their determination."*

The chosen option by the Council to include a 10m deemed-to-comply Building Height limit for Single and Grouped Dwellings resulted in the need to refer the amendment to the Western Australian Planning Commission for Approval. The R-Codes clause 3.2.3a require that modifications to building height in Part C of the R-Codes by a Local Planning Policy are not permitted without commission approval. The City received a response from the WAPC on 11 September 2025 where it resolved under Clause 3.2.3b of the Residential Design Codes Volume 1 to refuse the amendments to the deemed-to-comply provisions of Part C Section 3.2 Building Height (C3.2.1). Therefore, it should be noted that should the changes to augment Volume 2 be

adopted, the deemed-to-comply provisions for building height under Part C Volume 1 still apply for single houses and grouped dwelling (16m building height).

A report on the proposed amendments to LPP 5.14 is scheduled to be presented to the Ordinary Council Meeting on 19 November 2025. The City's Planning Services is currently finalising its recommendation. At the time of writing this report, the amendment, which introduces a 10m building height limit to R80 Volume 2 proposals, has completed public consultation and is pending Council's final consideration. Accordingly, the draft Policy should be given some weight in the assessment of this application. Should the amendments to the policy be adopted, a 10m height limit would replace the existing Acceptable Outcomes for building height, and the proposed development, at 12.3m, would exceed this standard.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations)
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Metropolitan Region Scheme*
- City of Nedlands Local Planning Scheme No.3 (LPS 3)

State Government Policies

- State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

Planning Codes

- Residential Design Codes Volume 2 (R-Codes Vol. 2)

Local Policies

- Local Planning Policy 1.1 Residential Development (LPP 1.1)
- Local Planning Policy 1.3 Sustainable Design (LPP 1.3)
- Local Planning Policy 3.4 Tree Retention (LPP 3.4)
- Local Planning Policy 5.14 Precincts (LPP 5.14)
- Local Planning Policy 7.2 Design Review Panel (LPP 7.2)
- Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3)

Strategies

- City of Nedlands Local Planning Strategy

Consultation:

Public Consultation

In accordance with the City's Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3), the original plans received 10 December 2024 were advertised for a period of 28 days, from 15 January 2025 to 12 February 2025 in the following manner:

- Letters posted to all landowners and occupiers within a 200m radius of the site;
- A sign on site was installed at the site's street frontage for the duration of the advertising period;
- An advertisement was published on the City's website with all documents relevant to the application made available for viewing during the advertising period;
- Notice placed in the "Post" local newspaper;
- Posted on the City's social media platforms;
- Notice on the Noticeboard at the City's Administration Office; and
- Community information session held on 29 January 2025

At the close of the first advertising period, the City received 33 submissions, 31 objecting to the proposal, one supporting and one with comments only. Further, the City also received three late submissions.

A summary of the submissions from the first and second round of advertising is provided below.

Issue Raised	**Officer comments**
Bulk and scale	The inconsistency with the existing and 'near future' streetscape in relation to building height is a reason for the recommendation for refusal. The City deems that the plot ratio as proposed by the development achieves the Element Objectives of O2.5.1. Refer to *Plot Ratio* section of the RAR below.
Streetscape context and character	Upheld. Streetscape context and character is a reason for the recommendation for refusal.
Building height	Upheld. Building height is a reason for the recommendation for refusal.
Lack of parking on site	The City deems that the parking as proposed by the development achieves the Element Objectives of O3.92. Refer to *Car and Bicycle Parking* section of the RAR below.
Increased traffic	An amended Traffic Technical Note was provided on 25 March 2025 and forms part of the attachments. The City's Transport and Development team believes that the trip generation rate is low given the amount of parking bays provided. Should DAP choose to approve this application, a condition of approval will be recommended to require an amended Traffic Note incorporating the above comments.
Overshadowing and solar access	Upheld. Overshadowing and solar access to the southern property is a reason for the recommendation for refusal.
Noise concerns	Should DAP choose to approve this application, a condition of approval will be recommended by the City requiring an Acoustic Report be provided prior to the issue of a building permit.

Waste management concerns	The City's Waste Management Guidelines for multi-dwelling developments are based on the waste generation rates of residential dwellings. This approach ensures sufficient capacity is allocated for all waste streams. Furthermore, the waste generation rates recommended by the Western Australian Local Government Association (WALGA) are lower than those prescribed by the City of Nedlands. Notably, the Applicant's Waste Management Plan (WMP) (as amended) proposes a waste capacity of 240 litres per dwelling—double the City's recommended 120 litres per dwelling. This equates to a total provision of five 240L general waste bins, as opposed to the three 240L bins required under the City's guidelines. The FOGO and Recycling bin allocation is in line with the City's guidelines. The City's Waste Management Department have recommended that an Amended Waste Management Plan be provided prior to the issue of a building permit to resolve minor discrepancies within the report and provide a bulk waste store room.
Number of bedrooms and concerns with proposed use of building	The proposal is for five multiple dwellings. Should the DAP choose to grant development approval for this proposal, it will be approved as 'Five Multiple Dwellings'. A 'dwelling' is defined in the R-Codes Volume 2 as: *"a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by* ***a single person, a single family, or no more than six persons who do not comprise a single family****."* As such, this development would not be obtaining approval for student accommodation nor short term accommodation but instead for 'Five Multiple Dwellings'. Should the future use of the building seek to change, further applications and approvals are required.
Privacy concerns	The City deems that the visual privacy as proposed by the development achieves the Element Objectives of O3.5.1. Refer to *Visual Privacy* section of the RAR below.
Revocation of LPP 5.8	LPP 5.8: Alexander and Philip Road Height Limit was revoked by Council at the Ordinary Council Meeting on 27 August 2024. The revocation of LPP 5.8 was completed in accordance with The *Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 (Deemed Provisions) Part 2 Clause 6 (a)*. LPP 5.8 was expressly revoked by a subsequent local planning policy (LPP 5.14: Precincts) prepared in

	accordance with Clause 4 of the Deemed Provisions. This is detailed by the report and resolution of Council.
Increase to population density	The number of dwellings permitted on any given lot is determined via the coding of the property. Coding of residential land is determined by the local planning framework and informed by state planning objectives.

Previous amended plans for the proposal were submitted to the City on 26 March 2025 which included the following changes:

- Reduction in floor-to-floor height by 0.2m, resulting in an overall reduction in height of 0.8m.
- Repositioning of fourth floor dwelling (Unit 301) from the front (west) to the back (east) of the building and relocating communal amenities from the back (east) to the front (west).
- Increase to street setbacks on 2nd, 3rd and 4th floor.
- Plot ratio reduced from 1:25 to 1:18 (reduced by 81m2)
- Articulation provided to the southern boundary setbacks.
- Removal of pedestrian canopy on ground floor
- Reconfiguration of lift and stair core location and slight amendments to parking configuration (no changes to number of bays)
- Relocation of bin store
- Reconfiguration of parts of the ground floor
- Reduction in total number of bedrooms from 23 to 21 (Unit 101 and 201)
- Increase to outdoor living areas of Unit 101 and 201
- Addition of operable screening to western balconies of Units 101 and 202
- Updates to the overshadowing diagrams
- Updates to the Waste Management Plan
- Updates to the Traffic Technical Note
- Updates to the Landscape Design Report

The amended plans were advertised for a period of 14 days, from 31 March 2025 to 14 April 2025. The amended plans and additional information were distributed to submitters (33) via email. The email comprised of a list of all amendments, along with a link to the City's Your Voice page to view the amended material. At the close of the second advertising period, the City received responses from 20 submitters advising their previous concerns remain and further comments provided. All submissions can be found at **Attachment 3**.

Reconsideration

The amended plans submitted for the SAT mediation ordered reconsideration were advertised for a period of 14 days, from 19 September 2025 to 3 October 2025 and a community information session held on 25 September 2025. The amended plans and additional information were distributed to submitters (33) via email. The email comprised of a list of all amendments, along with a link to the City's Your Voice page to view the amended material. At the close of this advertising period, the City received responses from 23 submitters advising their previous concerns remain and/or further comments provided. All submissions can be found at **Attachment 3**.

A summary of the submissions from the third round of advertising is provided below.

Issue Raised	Officer comments
Lack of parking on site and concerns with vehicle manoeuvrability	The City deems that the parking as proposed by the development achieves the Element Objectives of O3.92. Refer to *Car and Bicycle Parking* section of the RAR below. Swept paths have been provided within the Traffic Impact Statement (**Attachment 9**). This shows that vehicles within all bays, including the tandem bays, can enter and exit the site in forward gear, with sufficient space for vehicle manoeuvrability. This has been reviewed by the City's Traffic Engineer with no concerns raised. Should the DAP choose to approve the development, a condition of approval has been recommended to ensure the car parking space adjacent to G02 consists of varied materiality to clearly identify its use as a pedestrian access path also.
Development not compatible with streetscape	Upheld. Streetscape context and character is a reason for the recommendation for refusal.
Side setbacks	The City deems that the side setbacks as proposed by the development achieve the Element Objectives of O2.4.1 to O2.4.4. Refer to *Side Setbacks* section of the RAR below. LPP 5.14 replaces the Acceptable Outcomes for side setbacks of the R-Codes Volume 2. Boundary walls are permitted on the ground floor subject to Table 9.3 of LPP 5.14. The remainder of the ground and first floor are to be setback 2.0m, whilst all other storeys are to be setback a minimum of 3.0m. This proposal achieves all of the abovementioned setbacks. Furthermore, the proposed setbacks and increased setbacks based on amended plans received are considered to achieve the Element Objectives as can been seen in the RAR below.
Overshadowing and solar access	Upheld. Overshadowing and solar access to the southern property is a reason for the recommendation for refusal.
Increased traffic	An amended Traffic Technical Note was provided on 10 September 2025 and forms part of the attachments. The City Transport and Development team believes that the trip generation rate is slightly low given the amount of parking bays provided, however this is not a significant concern and does not warrant the requirement for an amended TIS should the DAP choose to approve this application.

Plot ratio concerns	The City deems that the plot ratio as proposed by the development achieves the Element Objectives of O2.5.1 to O2.4.4. Refer to *Plot Ratio* section of the RAR below.
Noise concerns	Should DAP choose to approve this application, a condition of approval will be recommended by the City requiring an Acoustic Report be provided prior to the issue of a building permit.
Waste management concerns	The City's Waste Management Guidelines for multi-dwelling developments are based on the waste generation rates of residential dwellings. This approach ensures sufficient capacity is allocated for all waste streams. Furthermore, the waste generation rates recommended by the Western Australian Local Government Association (WALGA) are lower than those prescribed by the City of Nedlands. Notably, the Applicant's Waste Management Plan (WMP) (as amended) proposes a waste capacity of 240 litres per dwelling—double the City's recommended 120 litres per dwelling. This equates to a total provision of five 240L general waste bins, as opposed to the three 240L bins required under the City's guidelines. The FOGO and Recycling bin allocation is in line with the City's guidelines. The City's Waste Management Department have recommended that an Amended Waste Management Plan be provided prior to the issue of a building permit to resolve minor discrepancies within the report.
Number of bedrooms and concerns with proposed use of building	T The proposal is for five multiple dwellings. Should the DAP choose to grant development approval for this proposal, it will be approved as 'Five Multiple Dwellings'. A 'dwelling' is defined in the R-Codes Volume 2 as: *"a building or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by* ***a single person, a single family, or no more than six persons who do not comprise a single family****."* As such, this development would not be obtaining approval for student accommodation

	nor short term accommodation but instead for 'Five Multiple Dwellings'. Should the future use of the building seek to change, further applications and approvals are required.
Privacy concerns	The City deems that the visual privacy as proposed by the development achieves the Element Objectives of O3.5.1. Refer to *Visual Privacy* section of the RAR below.

All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the *Planning and Development (Local Planning Schemes Regulations) 2015.*

Referrals/consultation with Government/Service Agencies

The application did not require referral to any Government or service agencies.

Design Review Panel Advice

The development was reviewed by the City's Design Review Panel on two occasions, with two additional reviews by the Chair of the DRP. Full DRP Minutes are provided at **Attachment 4**. A summary of the Panel and Chair's evaluation of the proposal at each stage of the review process is provided in **Table 2** below.

Table 2: DRP Design Quality Evaluation

	Supported
	Further Information Required
	Not supported

SPP 7.0 Principles	DRP 1 7 October 2024	DRP 2 4 November 2024	Chair Review 11 April 2025	Chair Review Reconsideration 7 October 2025
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 final comments from the DRP Chair were as follows:

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 and for the reasons outlined above and assuming the satisfactory compliance with LPP 5.14, I support within DRP terms of reference the current proposal overall and in each of the SPP 7.0 Design Principles Planning Assessment.

The proposal has been assessed against all relevant legislative requirements of LPS3, State and Local Planning Policies and Planning Codes as outlined above. The matters below have been identified as key considerations for the determination of this application.

Local Planning Policy 3.4 Tree Retention

The City adopted Local Planning Policy 3.4 Tree Retention on 27 May 2025 which provides a planning mechanism for the protection of regulated trees on Residential lots coded R25 to R80 within the City.

The proposal is seeking to remove two trees, one unconfirmed species and one Shinus Terebithifolia (Broad-leaf Pepper Tree) and retain the Arbutus Unedo (Strawberry Tree) in the north-eastern corner of the site. Currently it is unclear if these trees would achieve the definition of 'regulated trees'.

As such, should DAP choose to approve this development, conditions of approval have been recommended requiring an Arborist Report be provided prior to the issue of a building permit to gain further information on the trees in question. Should the trees proposed for removal meet the definition of 'regulated trees', further planning approval may be required.

Local Planning Policy 5.9 Primary Controls for Apartment Developments

Local Planning Policy 5.9 was adopted by the City of Nedlands on 23 August 2022. The policy was prepared to provide guidance to decision makers when considering applications for multiple dwellings assessed against the R-Codes Volume 2.

Policy provision 4.3 states that:

"to respond to the existing and desired future scale, height and character of Nedlands, and to therefore achieve the Element Objectives, a development must meet the default development standards and values provided in Tables 2.1, 2.2 and 2.7 of R-Codes Vol.2 in regards to the Primary Control elements.

Accordingly, the City deems that not meeting, and specifically in the case of height and plot ratio, exceeding these standards and values is not in keeping with the existing and desired future scale, height and character of Nedlands as designated by the relevant LPS3 R-code zoning, and will therefore not achieve the Element Objectives for these critical design elements."

The proposed development is considered to meet the values and standards as specified in the R-Codes (as augmented by LPP 5.14) relating to the Acceptable Outcomes of building height. However, in accordance with policy provision 4.3 and for the reasons discussed above, the development does not achieve the Element Objectives relating to building height. Additionally, the development does not satisfy

the objectives of the policy as the height and overshadowing adversely impacts the locality and is not in keeping with the existing or future scale of the adjacent lots.

Local Planning Policy 5.14 Precincts

Local Planning Policy 5.14 Precincts (LPP 5.14) applies to residential zoned land coded R40 to R80 within the Waratah Precinct. LPP 5.14 has been developed ensure new development enhances streetscapes, respectfully responds to the context and character of the area, promotes sustainable building design and effectively manages transition between high and medium densities.

LPP 5.14 replaces or augments several Acceptable Outcomes of the R-Codes Vol. 2, and these are addressed below where applicable. The policy also includes the objective to 'define the desired future character of the Precincts in context of their zoning and density code' and provides a desired future character statement for the Waratah precinct. The proposed development partially satisfies the desired future character statement due to the following reasons:

- The proposal contributes to diverse housing options within the precinct, providing a range of 2 to 5 bedroom dwellings. This is consistent with the intent to provide a mix of higher-density dwellings.
- The deep soil area provided on site, along with the addition of six trees and on-structure planting will aid the development in contributing to the leafy green character of the area.
- The design includes high-quality materials and finishes consistent with the policy's emphasis on high-quality attractive streetscapes.

The development does not satisfy the character statement for the following reason:

- The development does not adhere specifically to the desired future character statement of Alexander Road "*new development in the Alexander Road sub-precinct shall acknowledge the existing pattern of narrow lot development and provide consistency of development along the streetscape*.". The proposed development being four storeys is out of character when compared to the existing streetscape consisting of single or two storey dwellings.

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

The proposal has been assessed against all relevant Design Elements of the Residential Design Codes Volume 2 – Apartments (R-Codes) which provides a comprehensive basis for the control of residential development. A full R-Code assessment is provided in **Attachment 5.**

The below elements of the proposal are not considered to achieve the Element Objectives. It is for these reasons refusal is recommended.

Element 2.2 Building Height

The Acceptable Outcome for building height is set out in the City's Local Planning Policy 5.14: Precincts (LPP 5.14). As specified in the policy, the primary height control for multiple dwellings is a maximum of 3 storeys with an additional storey being considered where it is demonstrated that the proposal allows for 2 hours per day solar access on 21 June for existing solar panels and primary garden areas on neighbouring properties. This is consistent with the default height as provided in the R-Codes for the

R80 code whilst providing additional requirements with the intent of reducing amenity impacts to neighbouring properties. The indicative heights as set out in Table 2.2 of the R-Codes is 12m for 3 storeys and 15m for 4 storeys. This proposal is four storeys with a maximum height of 12.3m (rear). Based on the City's assessment, the proposal achieves a minimum of 5 hours per day of solar access to the solar panels on No. 8A Alexander Road. The primary garden area for the dwelling is located in the rear and is not overtly impacted by this development. As such, the development does technically satisfy the policy provisions allowing for the consideration of four storeys.

It is acknowledged that the eastern side of Alexander Road, including the subject site, is coded R80 (excluding 105 Waratah Avenue) which permits a higher intensity and height of development as outlined in both the R-Codes Volume 2 and the City's LPP 5.14: Precincts. Furthermore, the design has undergone many revisions since initial lodgement with the aim of reducing the building bulk to the street and creating a more cohesive integration with the existing and future streetscape.

The amended plans received 10 September 2025 (**Attachment 2**) include a reduction in building height by 0.5m and increased setbacks to both the northern and southern boundaries over the four storeys. Previous iterations of the plans included relocating the bulk of the fourth floor towards the east (rear), resulting in the building presenting as three storeys to the street and amending the design of the western elevation to incorporate a 'vertical break' in materially in the middle of the building to permit the building to be perceived as two 'townhouses' to the street. The combination of these alterations is noted and acknowledged as a positive improvement that helps minimise the perceived bulk and visual impact when viewed from the public realm and its interface with surrounding two storey dwellings in the immediate locality.

Notwithstanding these amendments, in relation to Element Objective O2.2.1, the proposed height is not considered compatible with the existing or near future streetscape character of the area. As discussed above in the background section of this report, the existing streetscape comprises 17 residential zoned properties (including the subject site). Of these, eight consist of existing two storey single dwellings (constructed between 2008 and 2015), two lots feature double storey single dwellings that are currently under construction, one lot features a two storey multiple dwelling building and one recently received development approval for the construction of two double storey grouped dwellings.

Further to the above, of the 16 other properties on the street (excluding the subject site), only three consist of older dwellings that are realistic candidates for development potential. These are located at 107 Waratah Avenue (west), 1 Alexander Road (west) and 10 Alexander Road (east).

Given the existing streetscape of the immediate locality features 81% of existing or proposed dwelling types (recent or proposed construction) which are limited to two storeys in height, it is unlikely that these will change or intensify in the near future. Therefore, it is reasonable to conclude that a two-storey height forms the existing and near future scale and character of the street. As such, the three-storey presentation of the proposed development to the street and four storeys to adjoining properties is discordant and incompatible with the two-storey building height of the existing and foreseeable future streetscape.

Based on the above, the proposed four storey height of the development is not considered to respond to the desired future scale and character of the immediate locality including existing buildings that are unlikely to change. This is only the second

multiple dwelling development within the immediate locality (the first being 5 Alexander Road, which is two storeys in height), and the height proposed would set an undesirable precedent for future developments.

In relation to Element Objective O2.2.4, the proposed building height does not adequately recognise or respond to the need for maintaining reasonable daylight and solar access to the adjoining property at No. 8A Alexander Road. The existing dwelling at No. 8A, constructed in 2013, incorporates large north-facing windows and openings to primary indoor living spaces on both floors, as well as outdoor living areas orientated northward to maximise winter sunlight. Protection of solar access to these spaces remains a key consideration in assessing the compatibility of new development.

It is acknowledged that the amended plans received 10 September 2025 (**Attachment 2**) represent a notable improvement in the design response to the southern interface. Significant bulk has been removed to the southern elevation by the relocation of Unit 301 from the fourth to the first floor, thereby increasing the eastern portion of the fourth-floor setback by 5m. This combined with a 0.5m overall height reduction and the use of lighter screening materials and removal of solid roof structures (third floor, eastern portion) have all contributed to lessening the visual bulk and improving access to daylight for the adjoining southern property.

While it is acknowledged the overshadowing diagrams indicate that the development exceeds the acceptable outcome by providing 5 hours of sunlight to the solar panels and no shadow cast on primary garden area, the four storey height and building bulk remain excessive in the context of the shadow cast onto the adjoining two storey single dwelling. Compliance with the acceptable outcome does not confirm that the element objective has been met. The height and scale of the proposed development continue to unduly constrain the potential for adequate daylight access to the internal primary living areas and create an overbearing relationship to the adjoining dwelling.

Accordingly, while the amendments have improved the proposal and reduced the extent of impact, the overall building height and scale are still not considered to achieve Element Objective O2.2.4 or to be compatible with the two-storey built form and amenity expectations of the adjoining southern property.

Element 3.2 Orientation

There is no Acceptable Outcome limit with respect to the shadow cast at 12pm on 21 June for sites that are coded R80 or higher. As the adjoining site to the south is also coded R80, no maximum shadow limit applies. The proposal results in approximately 74% of the adjoining site area being overshadowed on 21 June.

It is acknowledged that the amended plans received 10 September 2025 (**Attachment 2**) reduced the overall building height by 0.5m and significantly decreased bulk along the southern elevation through increased setbacks. These changes represent a clear improvement and reduce the extent of overshadowing to some degree. However, given that the existing streetscape is characterised by one and two storey dwellings on lots that have an east-west orientation, any development exceeding two storeys will inevitably cast an undesirable level of shadow onto the adjoining southern property at No. 8A Alexander Road. It is unlikely that any meaningful modifications to the design will result in positive impacts to overshadowing, with the exception of removing a storey.

While the amendments have reduced the visual mass and improved the interface to the south, the building's overall height continues to result in overshadowing of large north facing primary living spaces that is inconsistent with the established and anticipated built form of the immediate locality and therefore is inconsistent with O3.2.2.

The below elements of the proposal are considered to achieve the Element Objectives:

Element 2.3 Street Setbacks

The Acceptable Outcome for primary street setbacks is set out in the City's Local Planning Policy 5.14: Precincts (LPP 5.14). As specified in the policy, the ground and first floor should be setback a minimum of 5m and all other floors setback a minimum of 6m. Footnote 2 goes onto permit a 2m setback reduction if sufficient compensation area is provided behind the street setback line.

The application proposes a 5m setback on the ground and first floor, a 5m (sufficient compensation provided) setback on the second floor and a 7.5m setback on the third floor thereby achieving the Acceptable Outcomes as replaced by LPP 5.14: Precincts.

In relation to Element Objective O2.3.1, the primary street setbacks are considered to present an appropriate response to the existing streetscape which features varying setbacks between 5.5m and 11m. The setbacks provided are consistent with the desired and future character by achieving the setbacks as outlined above in LPP 5.14: Precincts and compliment the surrounding existing single dwellings which are unlikely to change in the near future,

The primary street setbacks are considered to achieve Element Objectives O2.3.2, O2.3.3 and O2.3.4 as detailed within **Attachment 5**.

Element 2.4 Side and Rear Setbacks

The Acceptable Outcome for side and rear setbacks is set out in the City's Local Planning Policy 5.14: Precincts (LPP 5.14). As specified in the policy, the side setbacks for multiple dwellings within the R80 code are 2m on the ground (excluding boundary walls) and first floor and 3m on all other floors and a 6m average to the rear. The proposal achieves these side and rear setbacks as shown in **Attachment 5**.

The proposal is considered to satisfy the Element Objectives O2.4.1 to O2.4.4. The amended plans received 10 September 2025 (**Attachment 2**) have increased setbacks along the southern elevation across all floors, providing a more appropriate transition to the adjoining two-storey dwelling at No. 8A Alexander Road. Furthermore, the addition of outdoor living areas and break in materiality, along with removal of solid roof structures reduces the impact of building bulk to surrounding properties.

The revised setbacks reduce the building's perceived bulk, improve daylight and ventilation access, and achieve a more equitable separation between developments on either side. The northern adjoining property features setbacks of approximately 1.0–1.5 metres to its southern boundary, and the proposed setbacks of the subject development provide a comparable interface. The fourth storey features a minimum of 4.5m to the northern boundary, 6.3m to the southern boundary and 7.5m to the eastern boundary, resulting in a reduction of visual impact and providing an improved transition to surrounding lower density development.

The combination of increased setbacks, building articulation, and reduced height permits the proposal to achieve a more appropriate scale transition between the higher-density R80 site and the adjoining lower-density residential properties. Accordingly, the development is considered to meet the performance criteria of Clause 2.4 and Element Objectives O2.4.1–O2.4.4.

Element 2.5 Plot Ratio

The Acceptable Outcome under Table 2.1 of the R-Codes for an R80 site is a plot ratio of 1.0. The amended plans propose a plot ratio of 1.033, which equates to an additional 3% or 33.5m^2 of plot ratio area over the Acceptable Outcome.

It is acknowledged that the amended plans received 10 September 2025 (**Attachment 2**) have reduced the overall plot ratio from 1.18 to 1.03 through a redistribution and reduction of floor area and increased setbacks, notably along the southern elevation, resulting in a more balanced building form. The revised plot ratio now aligns more with the intended medium-density character of the R80 coding and provides an improved transition to adjoining lower-scale developments.

While the plot ratio and bulk of the building is considered acceptable and consistent with the planning framework for the site, it is acknowledged that the four-storey building height and scale remains inconsistent with the prevailing two-storey character of the surrounding development. As such, refusal is recommended on the basis of Clause 67(2)(m) of the Planning and Development (Local Planning Schemes) Regulations 2015 and Element 2.2 – Building Height, rather than plot ratio non-compliance.

Element 3.3 Tree Canopy and Deep Soil

The Acceptable Outcome for tree canopy and deep soil areas requires a minimum of 10% of the site area to be provided as deep soil and one large tree to be provided. The development proposes 13% deep soil area and the planting of 2 medium trees and 4 small trees. Additional on-structure landscaping is proposed across all floors.

Although the tree planting provision does not achieve the Acceptable Outcomes in terms of tree size, it achieves the intent of the Element Objectives by delivering a high quality landscape outcome that enhances the streetscape and the amenity of residents. The design integrates meaningful areas for deep soil and vegetation, which will assist in softening the built form, improving microclimatic conditions, and supporting biodiversity.

Importantly, the proposal represents a significant improvement over existing site conditions, which currently contain minimal vegetation and no meaningful canopy coverage. The development therefore contributes positively to the greening of the site and the surrounding urban environment.

Element 3.5 Visual Privacy

The R-Codes Acceptable Outcomes for visual privacy require openings from the development to be set back 3m for bedroom major openings, 4.5m for major openings of other habitable rooms and 6m to unenclosed private outdoor spaces.

Most of the setbacks of the development meet the Acceptable Outcomes except for the western facing balcony on Unit 201 to the northern and southern boundaries which are setback 5.7m. The orientation of the balcony fronting the street restricts the balcony's from direct overlooking the adjacent properties. Further, the line of sight from the balcony falls into the front setback area and driveway/front garden of the adjoining properties. This does not negatively impact the amenity of the adjoining residents and therefore achieved the Element Objective of O3.5.1.

The rest of the openings contribute to the satisfaction of Element Objective O3.5.1 by providing intermittent screening and a sufficient distance to major openings to achieve the expected level of privacy in an apartment development.

Element 3.9 Car and Bicycle Parking

The subject site is classified as Location A, being within a high frequency public transport area. The development proposes 10 resident car bays and two visitor car bays, which meets the Acceptable Outcomes under A3.9.2 and Table 3.9 for visitor parking and exceeds the resident parking requirement by three bays.

The dwelling mix comprises one two-bedroom, one three-bedroom, two four-bedroom and one five-bedroom dwelling, providing a total of 18 bedrooms across four storeys. Although the R-Codes apply a uniform rate of one bay per '2+ bedroom' dwelling, this generalisation does not reflect the likely higher parking demand generated by larger dwellings. It is reasonable to consider higher bedroom yields and alterative dwelling types (such as this proposal) as triggering a need for proportional increases in car parking provisions.

It is acknowledged that the amended plans received 10 September 2025 (**Attachment 2**) provided an additional 2 resident bays in the form of tandem parking, totalling 10 resident bays. The provision of the additional two tandem bays provides a practical solution, with these bays being occupied by members of the same dwelling. This parking yield provided achieves and exceeds the recommended parking ratio of one bay per two bedrooms and is consistent with the intent of a '2+ bedroom' dwelling as outlined in Table 2.9.

Although the development achieves the Acceptable Outcomes as outlined in Table 3.9 for visitor bays, the same proportional approach *can* be applied. Table 3.9 recommends one visitor bay be provided per every four dwellings. Using the above rationale of 1 resident bay per 2+ bedrooms, this would equate to a total of 1 visitor bay per 8 bedrooms. The development proposes 18 bedrooms, which would equate to a total of 2.25 (3 rounded up) visitor bays recommended. The development proposes 2 designated visitor bays. This hypothetical shortfall of 1 visitor bay can be accommodated for via the on-street parking on Alexander Road and surrounding streets given the short say nature of visitors.

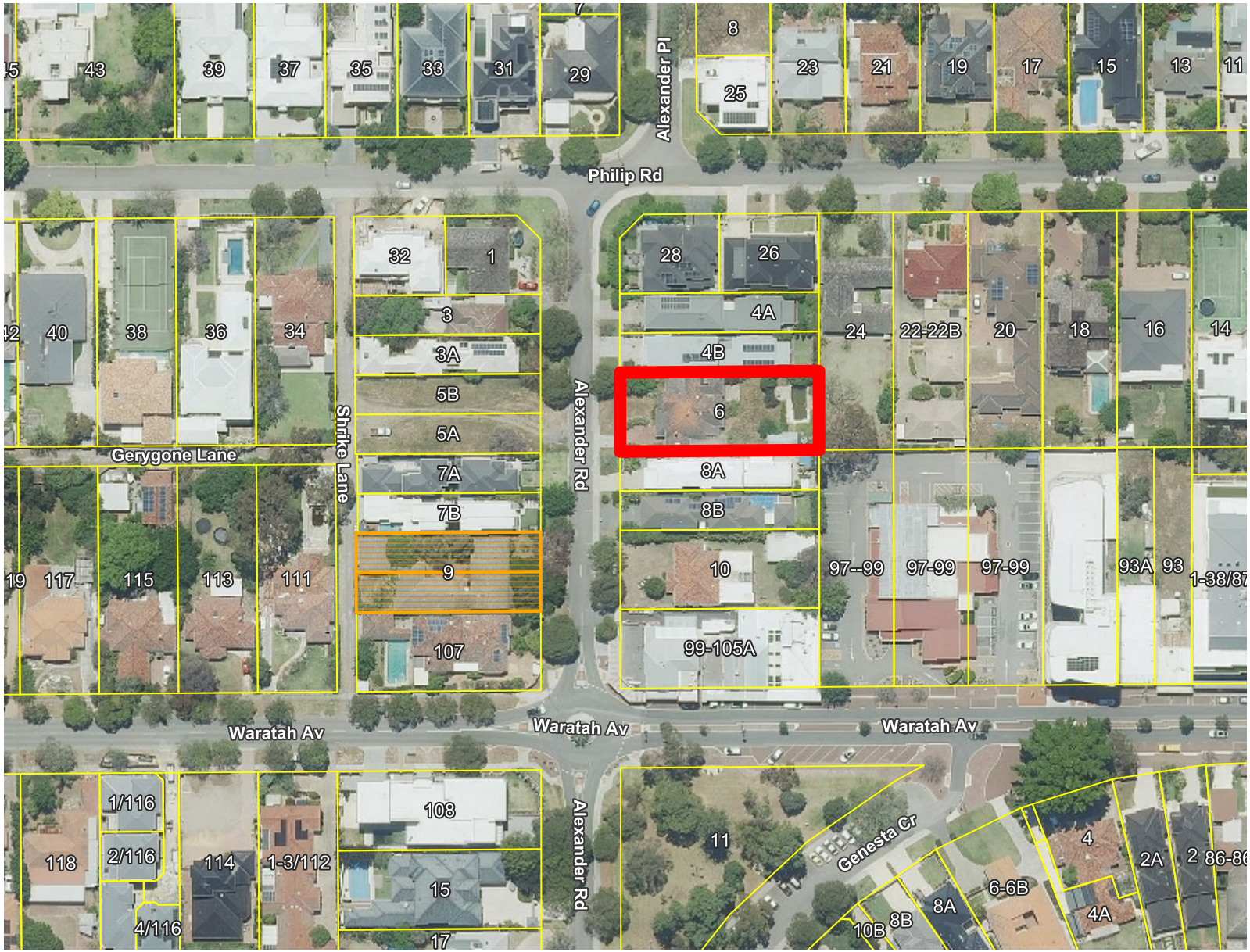
Element 4.15 Energy Efficiency

The City's Local Planning Policy 1.3 Sustainable Design (LPP 1.3) augments the Design Guidance of Element 4.15 by providing local objectives for housing design and development, and the City's preferred methods of achieving the Element Objectives. The LPP 1.3 Preferred outcome for multiple dwellings less than $15 million is for the development to incorporate at least one energy efficiency initiative that exceeds the minimum practice. These can be found in green within Table 1 of LPP 1.3.

Whilst the applicant has not committed to a 5-star green star certification, a Sustainable Design report has been prepared by Full Circle Design Services (**Attachment 10**) which demonstrates that the development achieves the acceptable outcome by the overall development achieving an average of 7.5 stars. In addition, the development proposes a 6kW Solar PV system per dwelling, installation of infrastructure to allow for future installation of EV charging stations, water efficient water fixtures, and products for internal finishes with low volatile organic compounds (VOC) and formaldehyde ratings. Should DAP approve the development, a condition of approval is recommended for the above if the application is supported by the DAP.

Conclusion:

The application for a four-storey development consisting of five multiple dwellings is not considered consistent with the City's current planning framework and is not consistent to achieve the Element Objectives of the R-Codes as outlined above. The development is not consistent or compatible with the existing and near future streetscape or character of the immediate locality. Considering the above, it is recommended that the development be refused.



Labels
- House Numbers
- Road Names

Property Boundaries
- Current Cadastre
- Lodged Cadastre

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 Image

15/04/2025

1:1500



Labels
- House Numbers
- Road Names

Local Roads

LPS3 RCodes

Property Boundaries
- Current Cadastre
- Lodged Cadastre

LPS3 Zones
- Mixed Use
- Residential

LPS3 Reserves
- Public Open Space

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

15/04/2025

1:1500

City of Nedlands
Amended Plans Received
10 September 2025

GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ARCHITECT, CONSULTANT DRAWINGS AND SPECIFICATIONS AND SCHEDULES.
2. USE FIGURED DIMENSIONS ONLY DO NOT SCALE.
3. ALL DIMENSIONS AND LEVELS TO BE CHECKED BY THE BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROCEEDING WITH PREPARATION OF SHOP DRAWINGS OR PLACING OF ORDERS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
4. ALL WORK SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE AND RELEVANT AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF STATE AND LOCAL AUTHORITIES.
5. ALL MATERIALS, FIXTURES, FITTINGS AND BUILDING COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND RECOMMENDATIONS.

NOTES
(1) ALL FEATURES IN GOOD CONDITION
(2) FOR CLARITY, TREE SPREADS ARE NOT SHOWN TO SCALE

ALEXANDER ROAD
(bitumen)
semi-mountable kerb
tbm nail 19.91m (AHD HEIGHT)
semi-mountable kerb
tbm nail 19.30m (AHD HEIGHT)
semi-mountable kerb
concrete crossover
20.22
20.38
20.44
20.15
20.22
20.31
20.08
20.00
20.04
19.50
20.00
20.43
20.23
19.88
19.41
19.39
19.33
19.28
19.35
19.47
19.47
19.47
19.50
20.04
90°22'
90°22'
50.51
50.51
19.50
HC
UP
LP
PG
WM
2.1m high brick wall
0.7m high brick wall
1.5m high brick wall
1.9m high brick wall
limestone garden wall
ground floor
first floor
w(top:22.75)
w(top:22.75)
w(top:22.75)
w(top:25.70)
w(top:22.75)
2 storey brick & metal residence # 4B approx FFL: 20.33
4B Alexander Rd
90
8A Alexander Rd
metal patio
ground floor
alfresco
concrete path
Asphalt road surface
15505
More than 15cm south of title alignment
24 Phillip Road
24 Phillip Road Boundary
Existing tree
Existing tree
Existing tree
Existing tree
Existing tree
residence well clear
378

MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

space collective architects

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
SITE PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD1-02

REV

28.07.2025

City of Nedlands
Amended Plans Received
10 September 2025

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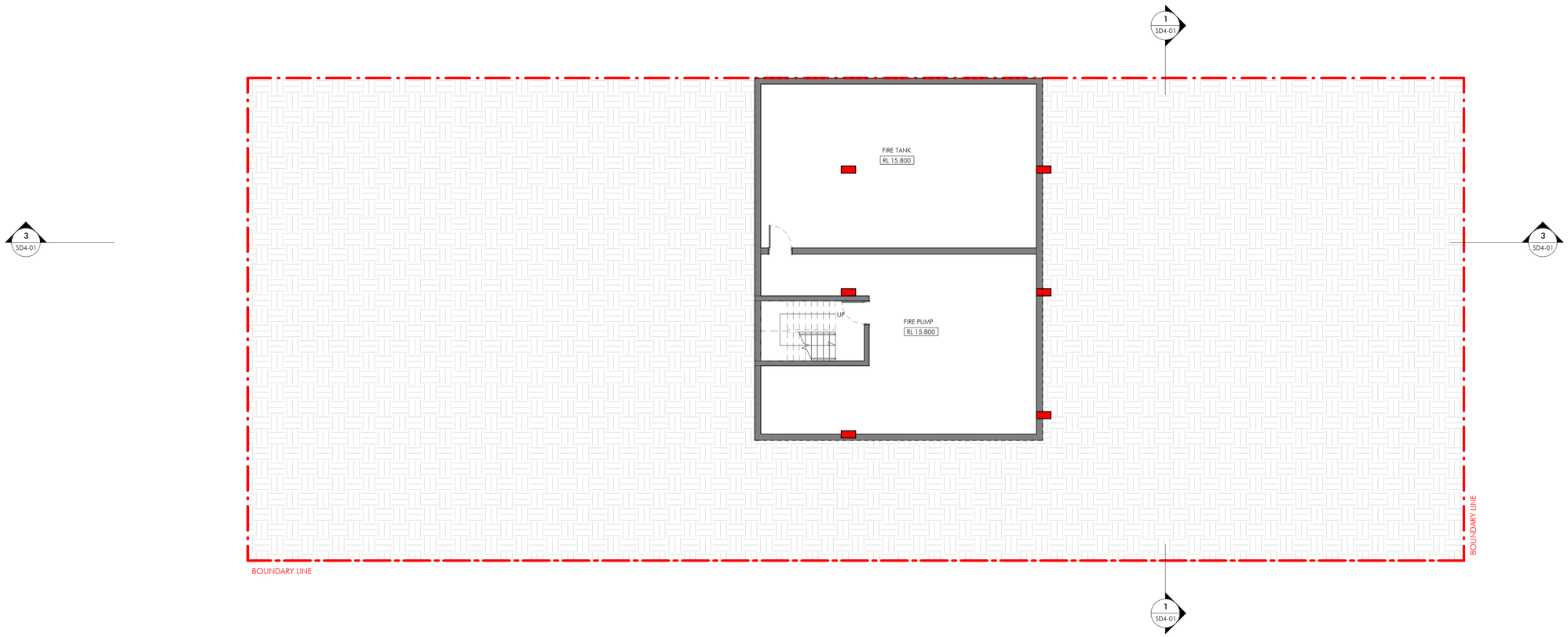

Apartment Area Schedule

Unit Number	Level	Layout	Internal Area
G01	Ground Floor	3 x 3	144.0 m²
G02	Ground Floor	2 x 2	92.9 m²
101	Level 1	4 x 4.5	212.1 m²
102	Level 1	4 x 4.5	200.9 m²
201	Level 2	5 x 5.5	310.4 m²
Total Units: 5			960.4 m²

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
BASEMENT

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-01

REV
C

28.07.2025

City of Nedlands
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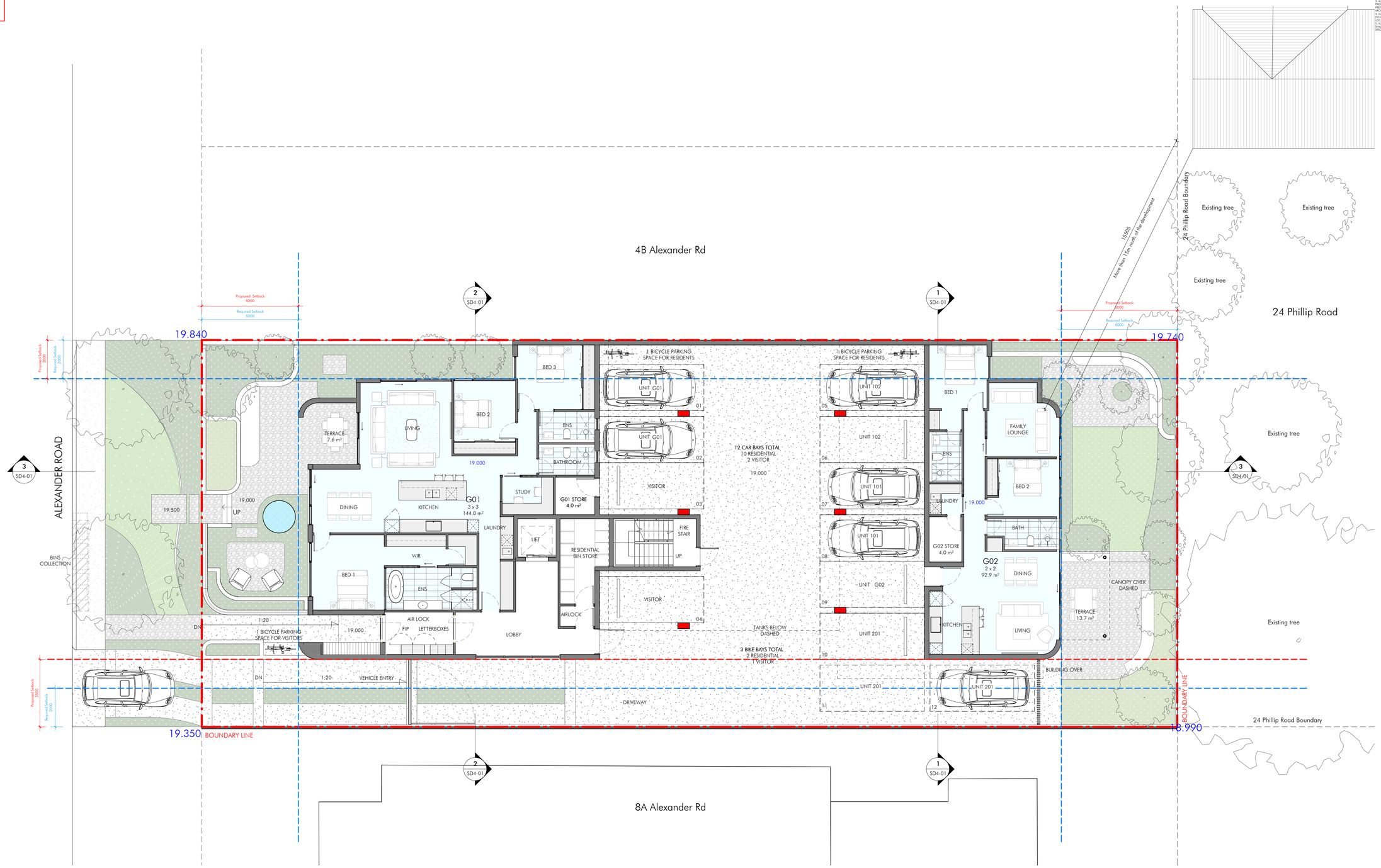

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
GROUND FLOOR PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-02

REV
E

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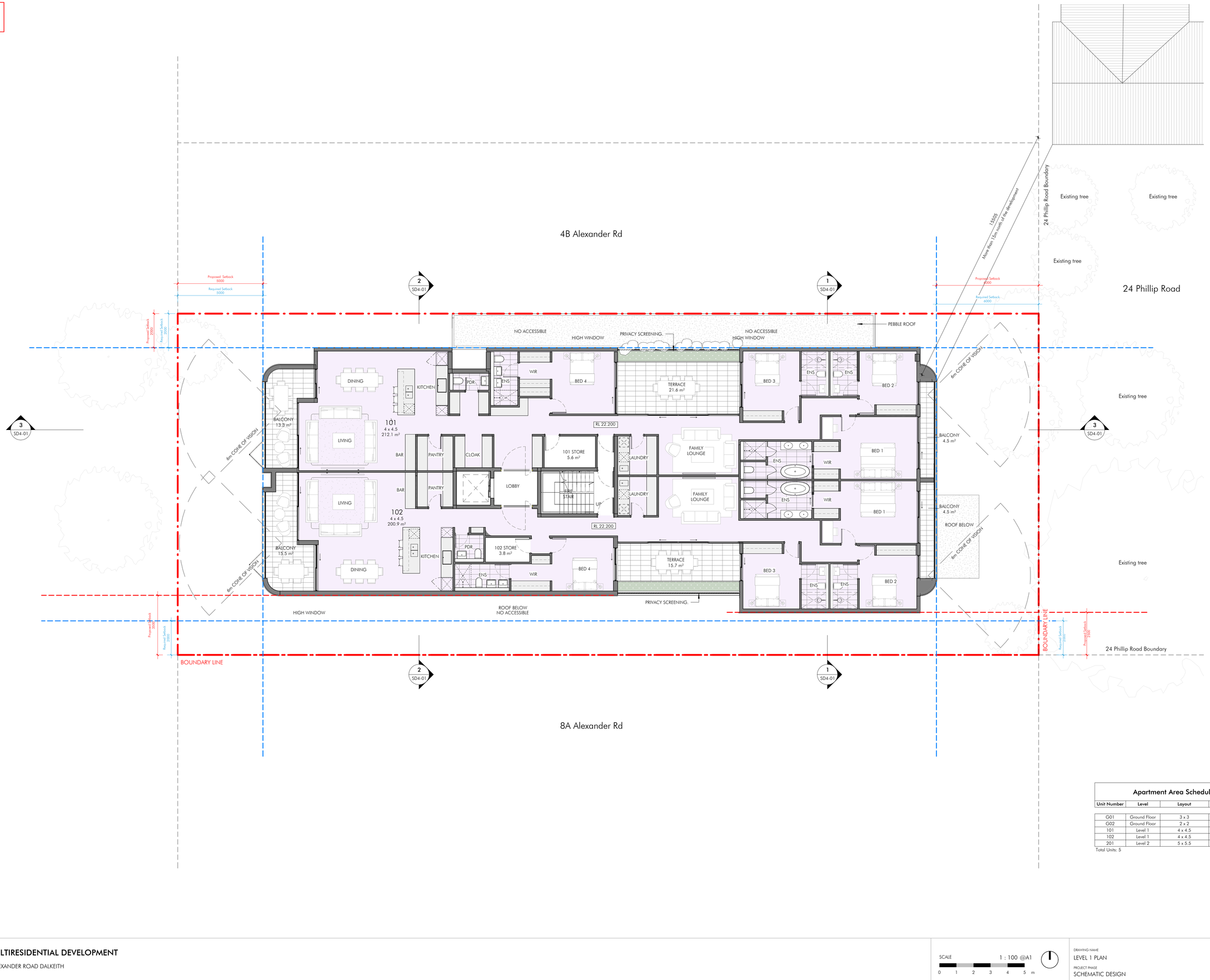

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 1 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-03

REV
F

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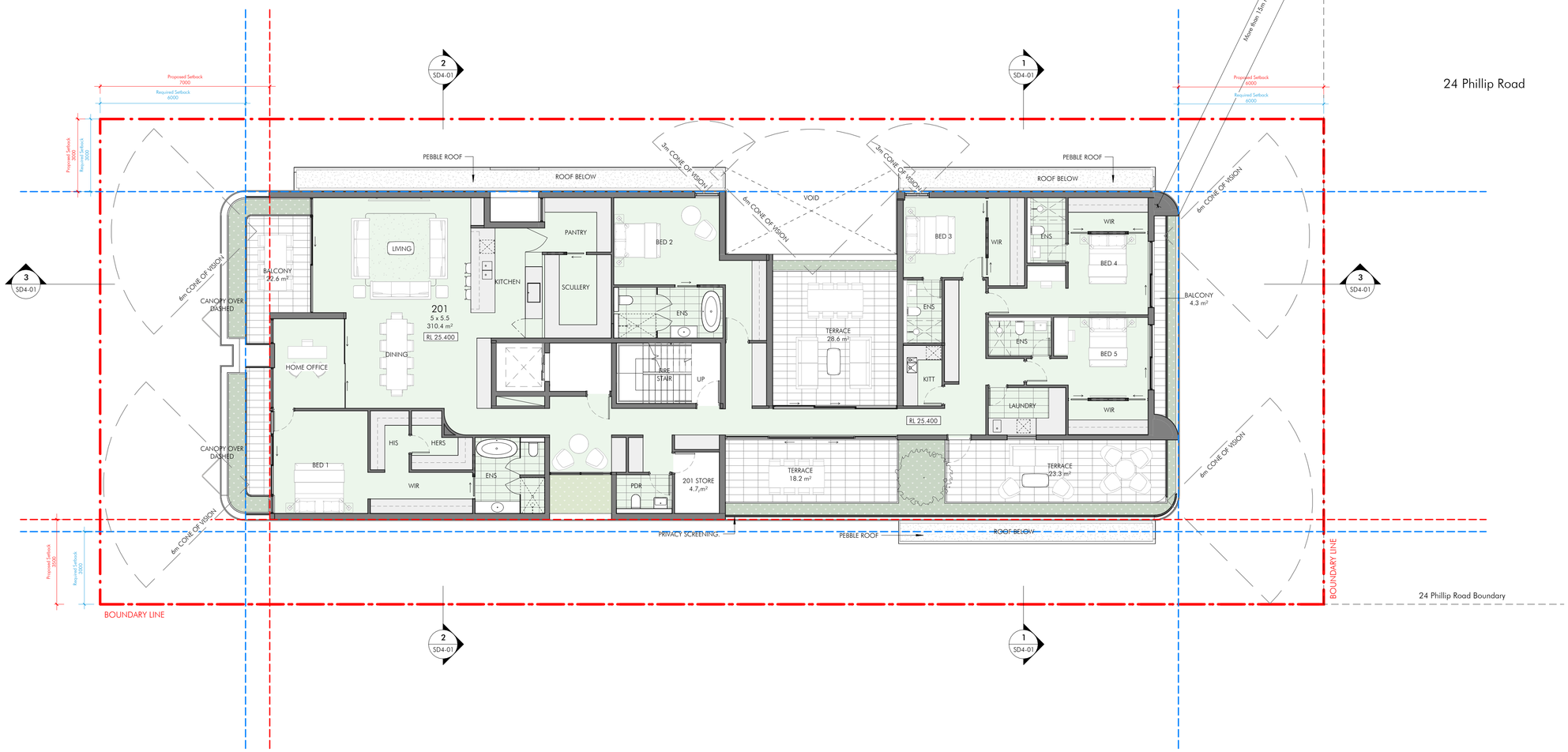

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 2 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-04

REV
F

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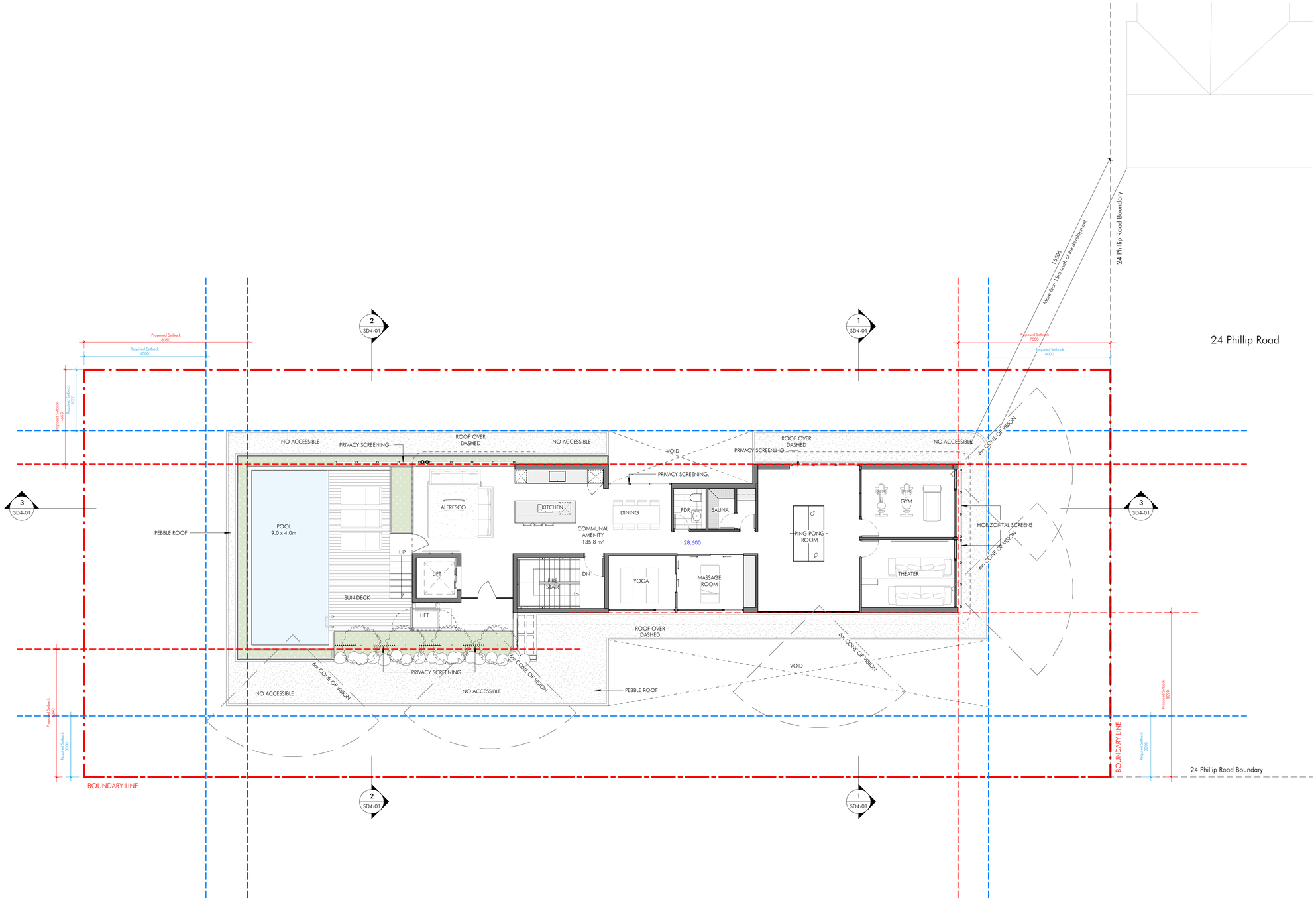

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 3 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-05

REV
F

28.07.2025

City of Nedlands
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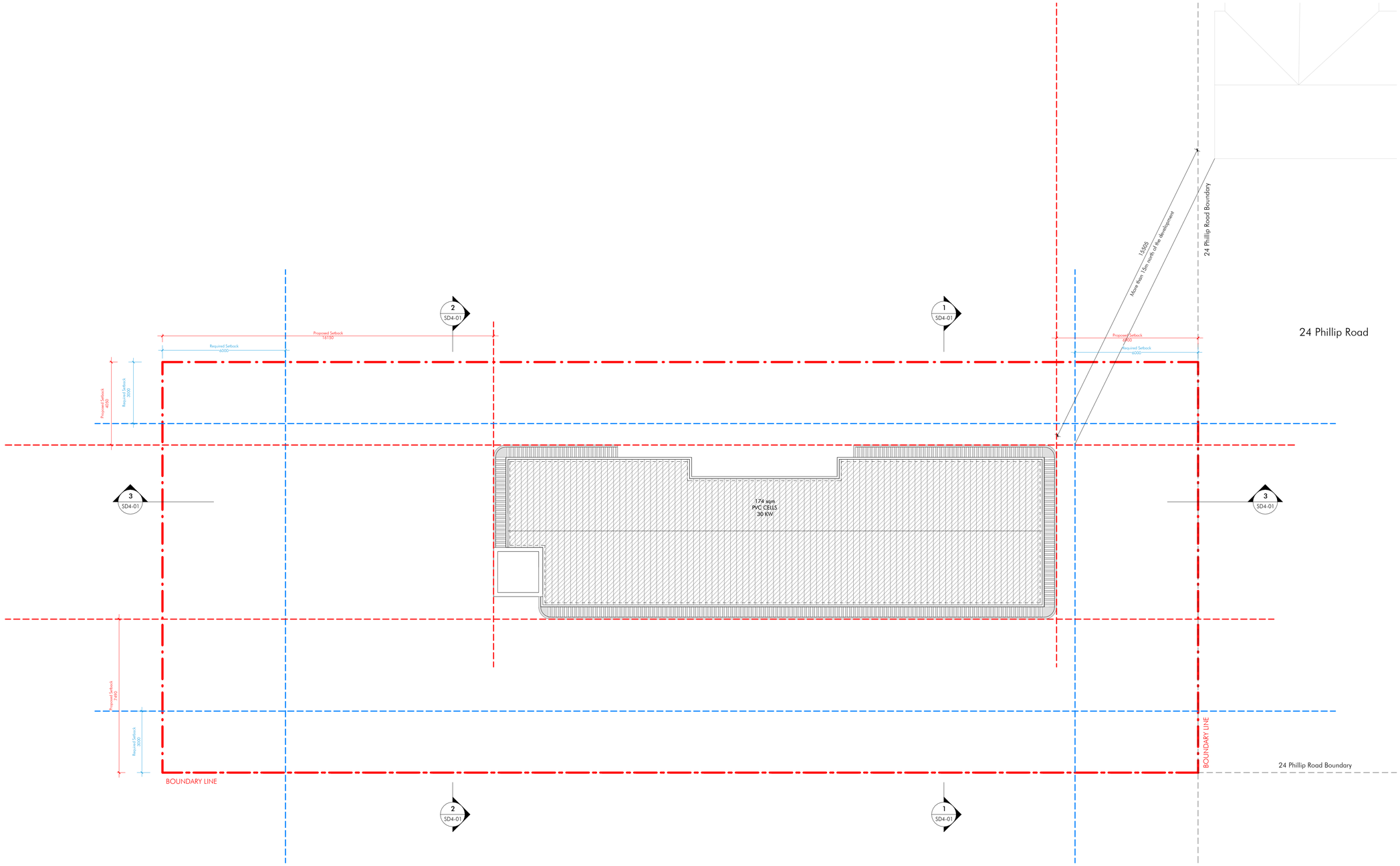

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ROOF PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-06

REV
E

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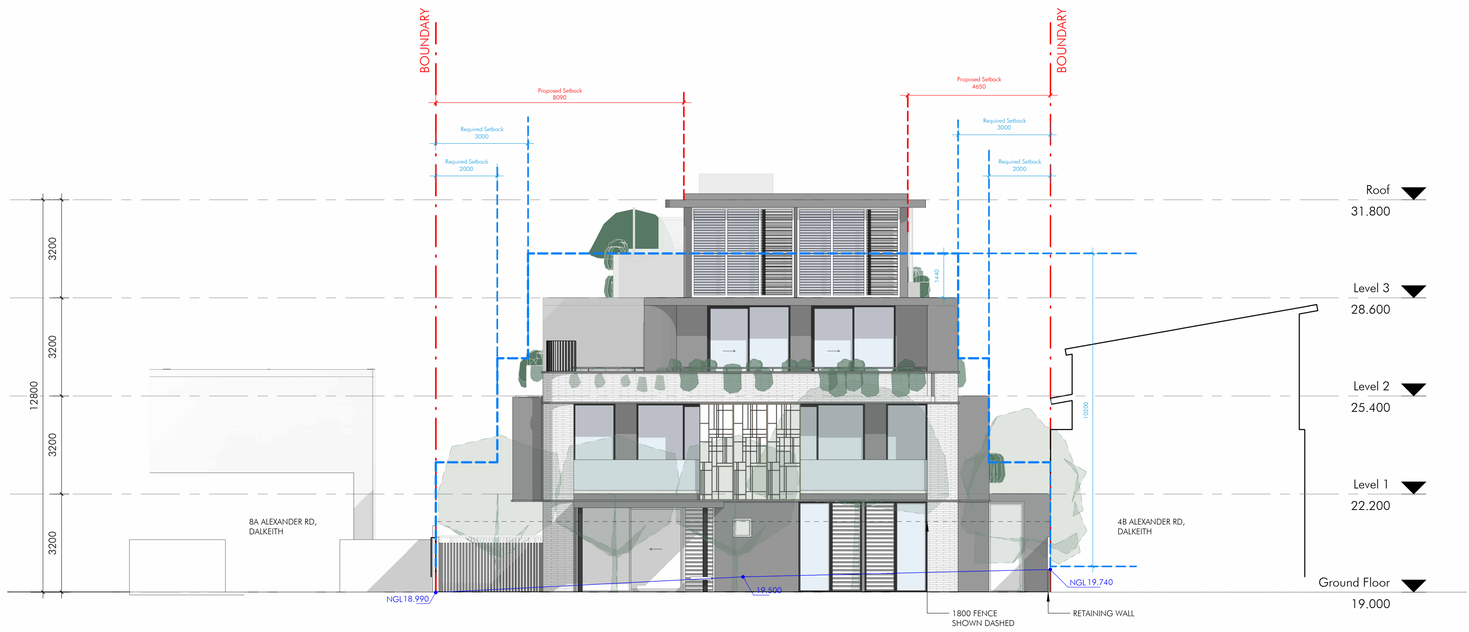



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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ELEVATIONS 01

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD3-01

REV
D
28.07.2025

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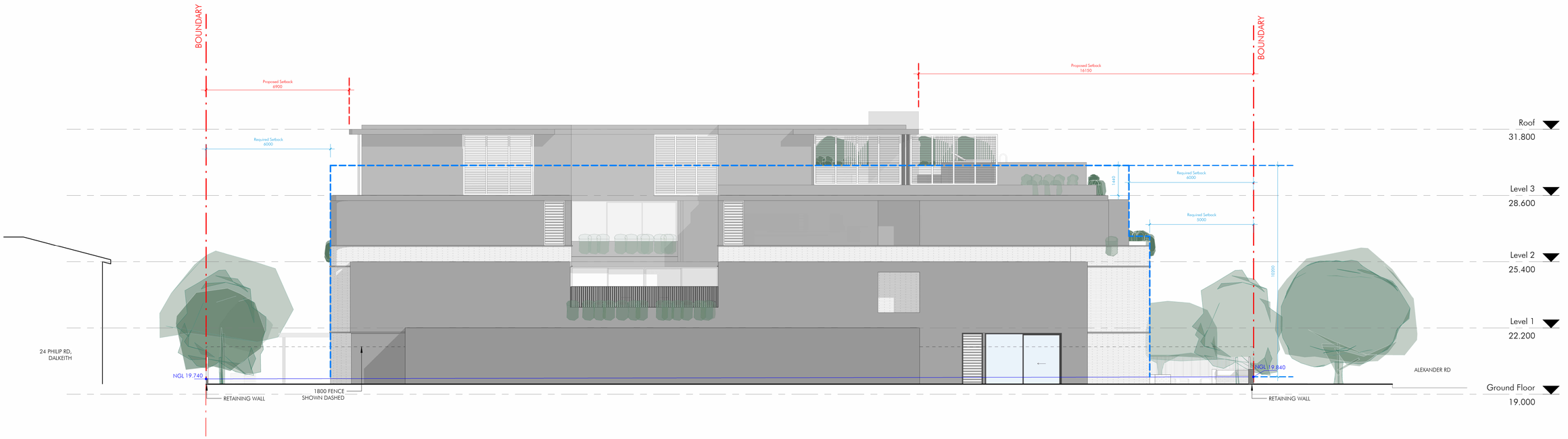

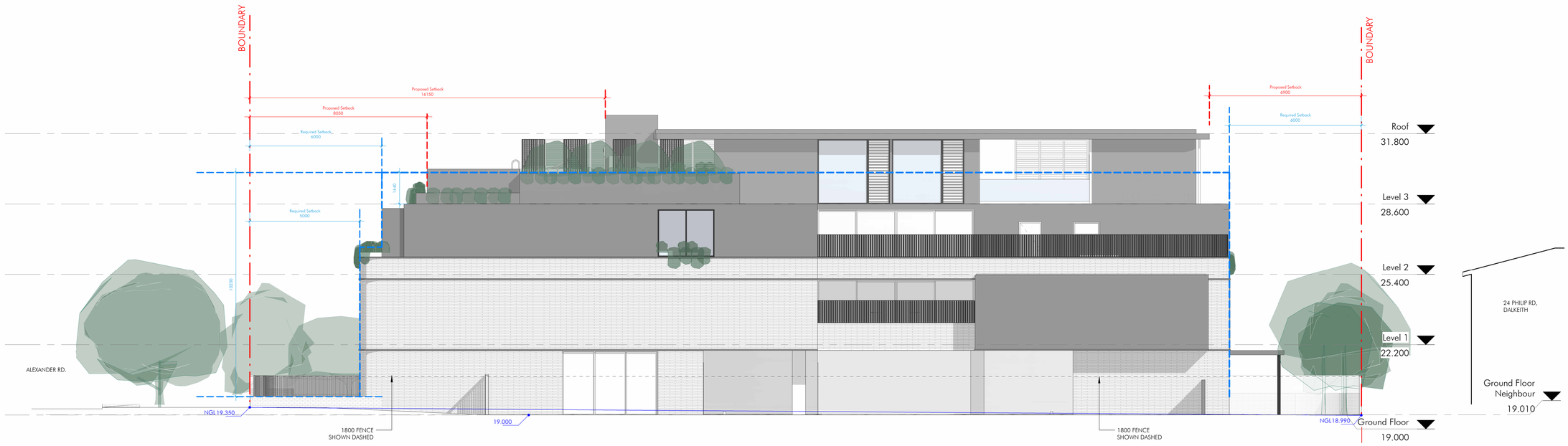

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ELEVATIONS 02

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD3-02

REV
D

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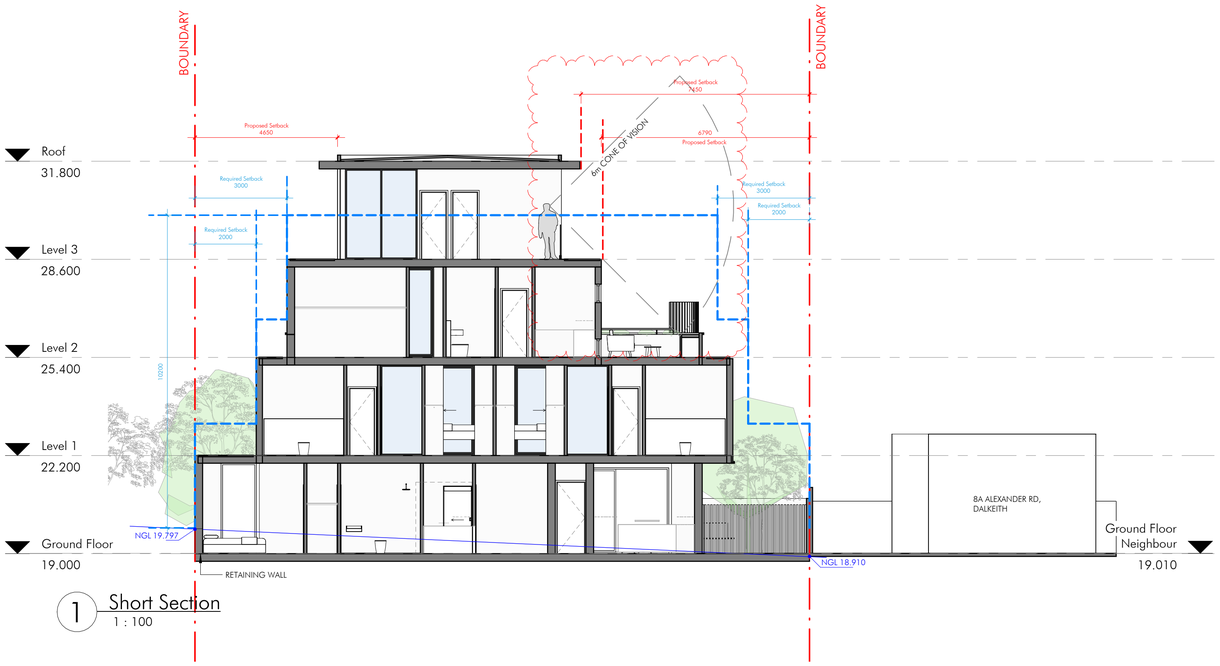
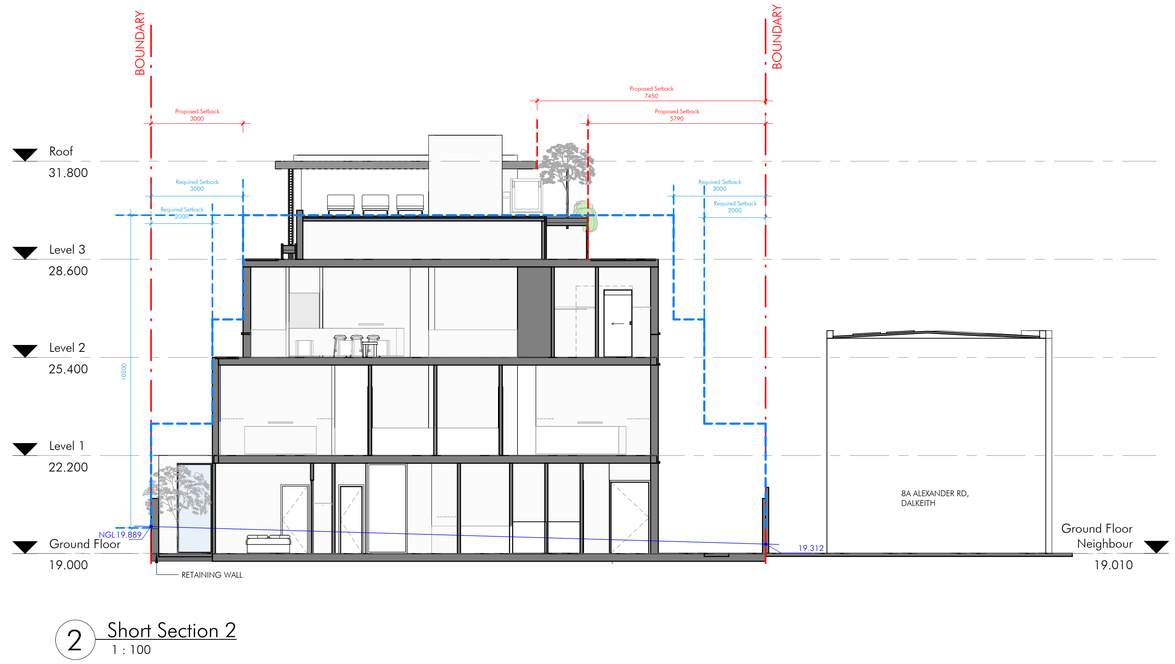
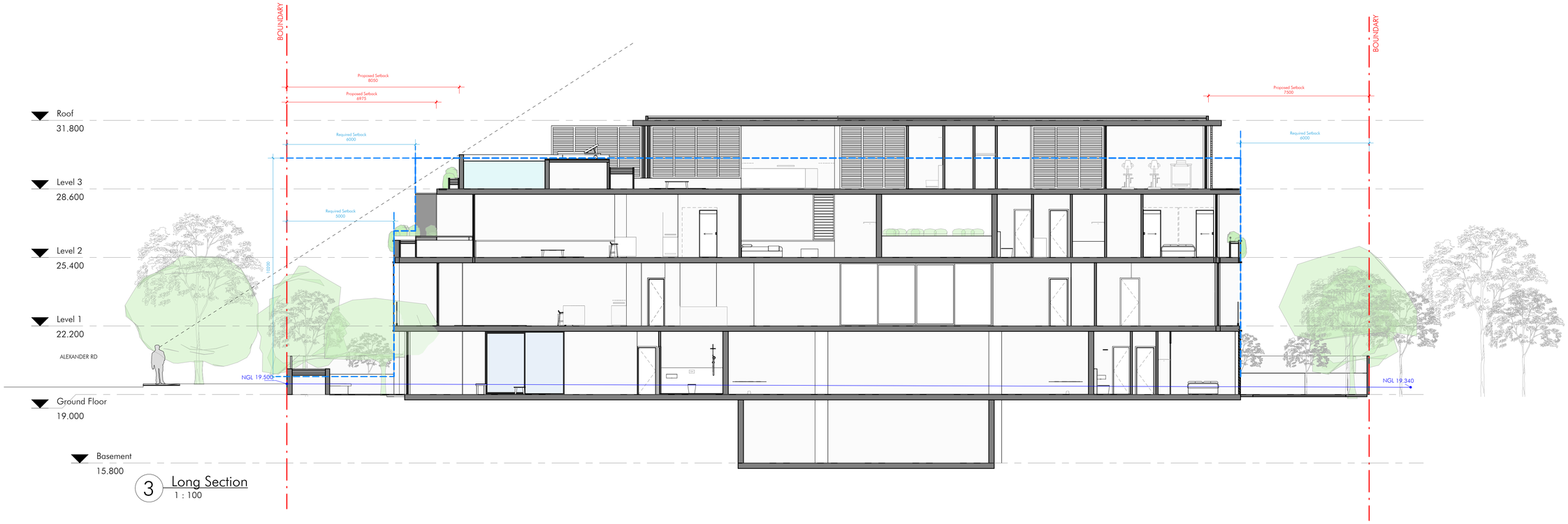


1 Short Section
1 : 100



2 Short Section 2
1 : 100



3 Long Section
1 : 100

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MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
SECTIONS
PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD4-01

REV
G

28.07.2025

Schedule of Submissions

6 Alexander Road, Dalkeith

City of Nedlands

nedlands.wa.gov.au

No.	
Advertising 1	
Object	
1	5 apartments with a total of 22 bedrooms with only 10 parking bays is crazy. The traffic and parking, which are already limited in the area, will be awful!! One of the apartments has 8 bedrooms and another five bedrooms. This isn't suitable for the area .. I welcome more density housing in Dalkeith but apartments with 5 and 8 bedrooms is not appropriate
2	I object to the height and size of this proposed development in Alexander Road. Whilst I understand the need for higher density housing in Perth, with our growing population, care should be taken regarding retaining character and living standards when assessing proposals for new development. For instance, finding suitable locations and grouping medium or higher density housing together makes sense. A relevant example of this in Dalkeith is along Waratah Avenue. Waratah Avenue is a main thoroughfare with a mix of residential and commercial structures and taller and denser apartment and unit development is logical there. On the other hand Alexander Road is a Dalkeith side street with single residential dwellings of no more than two stories in height. It is a small street, unlike Waratah Avenue, and not sufficiently wide to take a lot of traffic. I feel the character of Alexander Street and the quality of its residents lifestyle will be negatively affected if this medium height apartment structure is approved. Thankyou for your consideration.
3	1. Due to it's bulk and scale and, in particular it's overall height, this proposed building will appear as grossly out of place in the proposed location. 2. The development as submitted is well in excess of the recently stipulated 10m building height. 3. By its bulk and scale this building will adversely impact the market value of most of the properties on Alexander Road between Waratah Ave and Phillip Rd. 4. The proposed building submission appears to ignore many of the aspects of the 2021 SAT rulings applicable to this site. 5. Overshadowing of buildings on the south side of the proposed development will be severe. 6. This proposed building and its potential effect on the the surrounding and nearby properties seems to be quite unapparent to the senior staff of the City with a comment such as "upon learning there was significant interest from the local community." I

Schedule of Submissions

6 Alexander Road, Dalkeith

City of Nedlands

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4	The proposed development should not be approved on grounds of: 1. A 4 story flat development is not sympathetic to the current and future nature of the streetscape. The narrow street contains mainly new 2 story townhouses and further similar developments are proposed. SAT decision WASAT41 which disapproved a similar style of develpment in 2021stressed the importance of a develpoment being consistent to the area, 2. The proposed development does not confirm to R codes as regards plot ratio, side setbacks and potentially parking requirements, 3. The bulk and height of the proposed evelopment unduly affects amenity of adjacent buildings regarding overshadowing, potential noise and garbage requirements. A development with 23 bedrooms and potential for many persons arising from this will lead to considerable increase in street parking issues in what is already a small street that is severely impacted by adjacent retail operations.,
5	We have a number of concerns relating to this development proposal 1. The size and magnitude of the building is inappropriate for the site and the street. Previous development proposals have been declined on this site due to the unfair nature of the proposal for surrounding residents, in particular residences on the north and south boundaries. It was our understanding that the R80 zoning for this site (and this section of Alexander Road) had been revoked after the prior rejected proposals. 2. Car parking proposal is grossly inadequate for the development. The streets surrounding this area are heavily congested with traffic and parked vehicles on a daily basis. The council erected parking signs in this area are being ignored by motorists and appear to not be policed by the Nedlands City Council. Street congestion due to vehicles has become a hazard of living in this area. 3. Traffic hazard related to the intersection of Alexander Road, Alexander Place and Philip Road. We have lived at 25 Philip Road for nearly 28 years and there has been an increase in near traffic accidents at this intersection due to poor visibility, speeding vehicles on Philip Road, thoroughfare between Watkins Road and Waratah Avenue, as well as the unusual nature of the intersection connecting Alexander Road and Alexander Place across Philip Road. Further increase in parking congestion and traffic related to this development is dangerous to the safety of current residents. We strongly oppose the development proposal as presented.
6	The proposed development is grossly discordant with the immediate vicinity in term of height, bulk and scale. It is surrounded by a large number of relatively new, high quality two-storey houses. The owners of these properties will obviously be grossly impacted. However, the most disturbing feature of this project is that it is clearly designed as student or short-stay accommodation. Level 1 has 8 bedrooms, each with its own ensuite and Level 2 has 6 bedrooms with ensuites. In total there are 23 bedrooms and the parking on the ground floor is grossly inadequate. Used as student accommodation, there could be up to 17 apartments with non-related residents in each. On this basis, the appropriate traffic review would have required 21.375 parking spaces within the building, as compared with 10 parking bays

Schedule of Submissions

6 Alexander Road, Dalkeith

City of Nedlands

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	proposed on the basis of 5 individual residences. The consequences of overflow parking will be totally unacceptable. Alexander Road is already struggling with parked cars.
7	Whilst we agree in principle with increasing density by subdividing larger blocks any development in the area should be in keeping with the surrounding streetscape and aimed at housing families. We believe all construction in this area should be 2 story or less with some exceptions on Watatah Avenue. The 12 Philip Road construction should never have been approved and should not be repeated. The size and scale of this proposal is completely out of proportion with surrounding properties, the plans show 23 bedrooms on a single block with only 10 parking spaces. A sensible subdivision of townhouses would likely have a maximum of 16 bedrooms. What is the target audience for this type of development? And what services will they require? The precedents set on each side should be adhered to. This is so obviously another cynical profiteering enterprise which will do nothing to enhance the area which has been so carefully relandscaped recently by CON.
8	I object to the proposal for 3 reasons 1. The building height is excessive. Buildings that are 4 stories have no place in narrow streets such as Alexander Road. The proposed building is out of character and in conflict with the other recently constructed dwellings along the road and will be an eyesore. 2. The 5 dwelling building proposed has 22 bedrooms and sleeping places for up to 50 people. This is too many and should the number of residents fall into the 30 – 40 range is only 30-40m2 per person well below the norm. This density of occupation is more consistent with a residential care facility or hotel. In fact, two of the levels look like they were designed with this in mind. 3. The parking provided for the building is woefully inadequate. While the number of bays may meet to guidelines of 1.25 parking spaces per dwelling, when a dwelling has 6 or 8 bedrooms (as per units 201 and 101 respectively) the value of such guidance is stretched past breaking point. The location of the parking in the centre of the building along a narrow laneway is poorly thought through. When the bays are full (likely most of the time) anyone entering to use the parking space will need to backout to park elsewhere. This will bring consider danger to pedestrians and passing traffic. In addition, due to the restricted space for parking and manoeuvring, the most likely result is many of the residents will chose to park in the

Schedule of Submissions

6 Alexander Road, Dalkeith

City of Nedlands

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	nearby streets which are already unable to accommodate existing parking needs during the day. With so many sleeping spots in the proposed building, many likely to be used by adults who drive, the building will be in need in the vicinity of 20 parking places if not more. **UPDATE** In my submission is raised the point that the amount of parking available under the building was too little and would likely be filled most of the time given the number of people reasonably expected to be living there This means that patrons who drive in to park when the parking is full would need to back out as there is not turning facility. This has not changed. In fact the new technical not just underlines the danger of backing into the street with a driver with limited sight of the surrounds. The building either needs a car turning table or a carpark full sign at its entrance. Adding a few more spaces is not likely to solve this problem. The waste disposal report is based on the ridiculous assumption that a dwelling with 8 bedrooms will produce the same amount of waste as one with 3 bedrooms. While a 3 bedroom unit may yield the minimum set out in the report, 5 and 8 bedroom units will surely produce more waste, particularly Fogo. Providing 5 refuse and 5 recycling bins (ie one of each per apartment) is sensible and consistent with the normal waste collection once a fortnight. Only one FOGO bin is not credible even though it has a weekly collection. The larger units should have one each with two allocated to the other smaller 3 units. That means space needs to be found for another 3 bins.
9	I write on behalf of my wife [owner] and I [occupier] in order to express our very strong objections to this proposal. 1. WASAT 41 [March 2021] rejected a similar proposal. 2. LPP5.8 limits the height of developments within the northern end of Alexander Road to 2 stories. 3. The plot ratio of the proposed development greatly exceeds the allowed ratio of 1.00. 4. The scale and bulk of the proposed building are not consistent with the prevailing [and relatively new] streetscape. 5. Overshadowing of buildings to the south of the proposed development is substantial. 6. The purpose of the proposed building is far from clear given the number of bedrooms with implications for both parking and rubbish management. 7. With 8 relatively newly constructed homes and several more now in the building or planning stages [all no more than 2 storey] the proposed development at 6 Alexander Road will have an enormous negative impact upon the streetscape and amenity of the northern end of Alexander Road.
10	All forms of denser accommodation on the standard suburban residential blocks should be forbidden. This Alexander Road proposal and many others already permitted by the Council do not solve any accommodation shortage, as the developments are expensive and restricted to richer people and they create nothing but congestion in every available sense (environmentally,

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	foot traffic, vehicle parking and traffic, destruction of trees , plants and bird life, garbage and sewerage management, aesthetics), hence reducing the value of the adjoining properties and those in the residential area in which they are being placed. If they are introduced to expensive suburbs, they should be confined to the main roads in the residential area, like Waratah and Adelma, where they mingle with some commercial properties and are reasonably spread on these roads; not overwhelming the roads. The only reason for the Alexander Road proposal, Philip Road (already near completion) and all others on the quiet residential roads is for developers to make as much money as possible out of a very small site (lot); absolutely no other reason; the consequence is that the property owners who bought into the suburb for the privacy, trees, space and quietness and were prepared to pay TOP DOLLAR for that and TOP DOLLAR for Council rates, now have the values of their properties reduced without any consideration at all from the Council or government. Clearly, the owners must commence a class action to regain the lost value that they are experiencing and will continue to experience if this random, "anything goes" attitude from the Council and government continues.
11	Having recently purchased our new home, we are deeply concerned and distressed to learn that a development, similar to the one rejected in 2020, is once again being proposed. As immediate neighbours to the South of the proposed development, we have several critical concerns: Impact on Sunlight and Privacy • Our property currently has solar panels that function efficiently under direct sunlight. The proposed development will block winter sunlight, significantly affecting their performance. • The north-facing side of our home features full-length windows, where all living spaces—including the study, bedrooms, kitchen, dining, and lounge areas—rely on natural light. The development will deprive these areas of essential sunlight. • The construction will compromise our privacy, as neighbours will have direct visibility into our rooms. The pool area at the rear will also be shaded, reducing its usability and further affecting privacy. Health and Well-being Concerns A major reason for purchasing this property was the health condition of my wife, Violette, who suffers from dementia (Alzheimer's). Exposure to ample natural light is vital for her well-being, and any reduction in brightness will have negative implications for her quality of life. Neighbourhood Aesthetics and Traffic Concerns • The street, stretching from Waratah to Phillip Road, is a charming and quiet residential area cherished by its residents. The scale of the proposed development is disproportionate to the character of this neighbourhood. • The introduction of a large, multi-dwelling complex will undoubtedly double or quadruple traffic on the street, making parking a nightmare and causing ongoing disruption. Construction Disruption • The noise and extended construction timeline of a project of this magnitude would be intolerable, not only for us but for our neighbours as

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	well. Planning and Classification Concerns The current planning application is for a multi-dwelling residence with 23 bedrooms and 14 bathrooms. We are concerned about the future potential for the building to be repurposed into a different classification, such as rental or commercial use, which would further degrade the neighbourhood environment. We respectfully urge the council to use its wisdom and authority to strongly oppose this development, recognizing the detrimental impact it will have on the community and the well-being of its residents. This letter has been written by concerned laypeople, not lawyers or town planners, but by future and passionate residents of Alexander Road, Dalkeith 6009. We sincerely plead with the council to uphold the integrity of our neighbourhood by rejecting this inappropriate development proposal. Sincerely, PS I have commissioned an Architect with expertise in overshadowing and how it affects my future property. I shall submit when I get that report
12	1. A building of this size out of character with the streetscape. 2. Not only will there be a huge increase in the number of residents and their cars coming and going - but their visitors and tradesmen will all have cars. Where will they park? There is seldom a spare space along this stretch of road even now and driving along here can be hazardous as it is 2-way traffic and the road, as in most of Dalkeith, is narrow. 3. A development of this size occupies most of the block with minimal landscaping, thus contributing to the increase in temperature of our suburb and indeed out city. Concrete and all the other building materials, absorb heat much more than greenery. Of course this is true for most of the new developments that have occurred. The original houses all had backyards and a front yard! There is enough population density here.
13	As residents of Alexander Rd, I strongly abject to the proposed apartment building at 6 Alexander Road. There are key technical aspects that do not comply with the current R80 code in the submission. Technical noncompliance. 1) The plot ratio is stated as 18% greater than is allowed under the code, further the calculation in the proposal does not align to the information provided and suggests the plot ratio is likely to be at least 35% greater than is allowed. 2) Setbacks in the proposal do not comply with the current R80 controls even though council has changed these under LPP 5.14 - has this LPP been approved by WAPC? If not, then the standing R80 setback of 3.5M must apply.

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	3) The elevation of the adjoining property at 8A has been assumed at the same level as the proposed property at 6 Alexander despite there being a clear elevation change (higher) of at least 0.5m which will have a considerable impact to the overshadowing assessment. Does this have a material impact to the overshadowing analysis and therefore not comply with the ability to build a 4 story apartment block as it doesn't meet the overshadowing criteria. Planning guidelines suggest that deeper setbacks should be considered to mitigate the impacts of sloping blocks. 4) There is insufficient parking allowed for in the proposal for a dwelling with 23 bedrooms which are designed to accommodate up to 46 people in the apartments. This suggests that there could be a requirement for as many as 20 bays should the apartments be sold and repurposed for alternate single use accommodation. Excessive Bulk and Scale 1) Alexander Road in its current built form is low rise development with 13 existing or under construction properties not exceeding 2 stories in the immediate vicinity of 6 Alexander Road. The proposed apartment block development at 13m does not fit with the prevailing streetscape and will considerably diminish the amenity of the street's residents. 2) The R Codes state - 'Apartment design should respond appropriately to the defined neighbourhood context and character'. 'New development should reflect prevailing streetscape patterns and include significant onsite landscaping to enhance the streetscape and provide amenity for residents and neighbour's'. 3) The previous ruling by Judge DR Parry (WASAT 41, March 2021) for a prior development application of 4 stories at 6 Alexander Rod stated. 'Because of their relatively recent construction, quality and value, the eight new single houses in the immediate locality of the site are unlikely to be demolished in the foreseeable future. The Tribunal observed that these unusual planning (subdivision and development) characteristics of the immediate locality of the site require greater sensitivity from new development - and greater sensitivity than is displayed in the proposed development - in terms of height, bulk and scale fronting the street than would otherwise be the case in an area up-coded to R80. The Tribunal found that he proposed development is discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context'. 3) The quiet streetscape composing of single dwellings would be significantly compromised with a single apartment building of the scale that is proposed given that the opportunity for any other buildings of this scale to offset its bulk are not readily available. This is not a transitional development in this area. Revoking LPP 5.8 1) There is significant doubt as to whether the correct process has been followed under Planning and Development (Local Planning Schemes) regulations 2015 when revoking the LPP 5.8. No information was supplied directly to the residents that 5.8 applied to and was hard fought for in conjunction with Nedlands Council.

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	2) The adoption of LPP 5.14 by council was not done with due consideration for the LPP 5.8 when it was bundled with 5 other precincts which again was not adequately publicised as per Clause 87 of the Planning and Development (Local Planning Schemes) Regulations 2015. For the above reasons this development application must be rejected by council.
14	"How many 8 bedroom, 8 bathroom single apartment dwellings has CoN approved for construction in the last decade? Is this ultra high density style of accommodation something that the CoN would encourage more of in future? Will this apartment end up a “white elephant” in which no one wishes to live, which no one wishes to buy, and which might then fall into disrepair? Is the 8x8 apartment on level 1 a “dwelling” as defined in the R-Codes (“…for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family…”). It doesn’t pass the pub test. The planning report states that the owner is Universal United Investments Pty Ltd. The report also says ""Dwelling G02 is to be provided as a caretaker dwelling, while all remaining dwellings will be occupied by members of the same family."" Has the specific family who is intending to dwell in the 8 x 8 Level 1 apartment made any binding commitment to reside in the dwelling for the long term? Can the City of Nedlands rule out a future approval of a non-dwelling use in the event that the family vacates the dwelling, and if the dwelling cannot be leased or sold due to market factors? The building’s design, including 23 bedrooms and expansive communal living areas across the three upper floors, would be perfectly suited to purposes other than a “dwelling”. Has Universal United Investments Pty Ltd made any binding commitment to not repurpose any of the 23 bedrooms in this building for a non-dwelling use? i.e. short stay accommodation? If the building was to change ownership, and if part or all of the 23 bedroom building was to be repurposed as a short stay accommodation or student accommodation, then is there sufficient parking to meet WA R-Code requirements for this type of building use? In the 1st traffic review, Table 1 states there are 4 dwellings with 2+ bedrooms, and 1 dwelling with 1 bedroom. Why was this incorrect traffic review submitted and posted on YOURVOICE? Did the traffic review consider that the building has 23 bedrooms in total, accommodating up to 46 people, when estimating parking requirements and traffic movements?

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	The revised traffic review was posted on YOURVOICE website 3 working days before the close of comments on the development application. Is this in accordance with Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015? The revised traffic review Figure 4, does not take into account the large number of cars regularly parked along the eastern side of Alexander Rd due to the shopping precinct just 60m away from the driveway. A large number of traffic movements from the site, with visibility obstructed by parked cars, substantially increases the risk of vehicle collisions. The revised traffic review estimates 25 trips per day. For a 23 bedroom building, which could accommodate up to 46 people, this doesn't pass the pub test. The report claims to be based on traffic movement volume methods in the NSW Roads and Maritime Services' ""Guide to Traffic Generating Developments."" This guide suggests: Daily Vehicle Trips: 10.7 trips per dwelling = 53.5 trips per day. Will City of Nedlands please calculate the percentage increase in traffic along Alexander Road as a result of this, and quantity the impact on the amenity of Alexander Rd? If it is determined that LPP 5.8 has not been revoked in accordance with state planning regulations, and that in fact has always been in effect, then does the proposed building height contravene LPP 5.8? If it is determined that LPP 5.14 has not been approved by the WA Planning Commission in accordance with state planning regulations, then would the proposed building side setbacks of 2m contravene the R-Code requirements for 3.5m setbacks? Would CoN planners consider Alexander Rd as a "low rise" streetscape as defined in A2 of the R-Code (Vol.2)? Section 2.1.1 of the R-Code states: "Apartment design should respond appropriately to the defined neighbourhood context and character". Do CoN Planners think this development responds appropriately to the "low rise" streetscape in Alexander Rd? The planning report says the plot ratio is 1.18 however if I sum the stated floor areas in the plans (154.4 + 92.3 + 458.2 + 378.9 + 177.7 + 117.5) I get a building area of 1379 m², equating to a plot ratio of 1.36. This exceeds the R-Code AO by 36%!! What is the real plot ratio? The elevation drawings show a fall of approx. 0.5m from north to south across the block. BUT the elevation drawings show the same ground floor slab level for three buildings at 4B, 6, & 8A Alexander Rd. Are the overshadowing drawings correct, or do they underrepresent the actual overshadowing due to the slope of the hill? Have the overshadowing drawings / estimates been verified by a competent person acting for City of Nedlands?

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	Table 2-2 of the 1st waste management plan states there are 3 dwellings with 3 bedrooms, and 1 dwelling with 5 bedrooms, and 1 dwelling with 7 bedrooms. Why was this incorrect waste management plan submitted and posted on YOURVOICE? Did the waste management plan in any way consider that the building has 23 bedrooms in total, and up to 46 people residing in it, when estimating rubbish volumes and bin sizes / numbers? The waste management plan mentions duties to be performed by the live-in caretaker on 6 occasions. The planning report mentions the caretaker's duties too. Has Universal United Investments Pty Ltd made any binding commitment to always have a live-in caretaker in the building doing these duties? Will the City of Nedlands make this an ongoing condition on the site? The revised waste management plan was posted on YOURVOICE website 3 working days before the close of comments. Is this in accordance with Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015? The revised waste management plan does not mention a 6 bedroom apartment, but it does refer to a 5 bedroom apartment. The revised waste management plan appears to be incorrect. Why was this incorrect waste management plan submitted and posted on YOURVOICE a second time? The revised waste management plan claims that only 200 litres per week of FOGO is produced. Considering the building has 23 rooms, and each room could easily accommodate 2 persons, so it could easily be housing up to 46 persons, does 200 litres of FOGO volume "…pass the pub test…"? The consequence of this gross underestimate of FOGO would be that a lot of FOGO will then be disposed of in the red bins, which is not sustainable. Does City of Nedlands have a vision for sustainability, supported by a consistently applied policy, or not? Furthermore, the 2 weekly collection of red bins may result in rotting food waste in the red bins, impacting the amenity of the guests living in the apartments. Level 3 has 2 "Pebble Roof" areas. Are these pebble roofs made of roofing materials, or made of reinforced concrete? If the pebble roofs are reinforced concrete then is it conceivable that a future owner of the building could convert the pebble roofs to balconies in future? Have CoN planners considered the WASAT 41 ruling? Have CoN planners considered that 5 more two-storey houses will be built in Alexander Rd in 2025, which will further amplify the logic in the WASAT 41 ruling? i.e. within a year or so there will be 13 "…new single houses in the immediate locality of the site …" with "… relatively recent construction, quality and value…"

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	City of Nedlands has invested time and ratepayers' money in obtaining the WASAT 41 ruling in 2021. Will CoN apply this WASAT 41 precedent in 2025, and refuse this development application?
15	I am writing to OPPOSE/REJECT the 4-storey multiple dwelling development application at #6 Alexander Road, Dalkeith for the following reasons. Nedlands City Council rejected similar plans submitted by BHY back in April 2020. This decision was later upheld by the State Administrative Tribunal (SAT), which found the proposal was "incompatible with the surrounding homes because of its height and would overshadow the neighbouring properties". SAT ruled that even though the street was zoned for mid-rise development (R80), neighbouring residence would be unfairly impacted because their houses were relatively new and unlikely to be redeveloped anytime soon. SAT found BHY's proposed development would cause unacceptable overshadowing of #8A Alexander Road. The development application recently submitted by Suida International is very similar in its height, bulk and scale to the that submitted by BHY. The recent development application's elevation is unsympathetic with existing street architecture. It does not protect, or enhance, existing amenity in a short, narrow street. Nedlands councilors approved a planning policy for the precinct around Alexander and Philip Roads that set a normal 10m height restriction. The council then revoked this decision (very quietly) in late August 2023 without public consultation, and without notifying affected residence in a transparent or open manner. The recently submitted multiple dwelling development application boasts 23 Bedrooms, 14 Bathrooms and an inappropriate/disproportional amount of parking, allowing for only 10 parking bays. It towers over its neighbours at a height of 13.6m. Furthermore, it has been applied for as multiple dwelling (an apartment block in laymen's terms), which is totally out of character and does not align with the current elevations in Alexander Road. The similarities between the newly submitted Suida International development application and the previously rejected BHY development application are undeniably similar!! A dwelling of this magnitude will not only overshadow #8A Alexander Road, but generate noise pollution, traffic and parking congestion, lighting pollution, waste management and collection issues, and is completely out of character with the existing streetscape.

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	The building could easily be repurposed in the future for student accommodation or Air BB / Short Stay accommodation. Level 1 (2nd storey) has 8 bedrooms, each of which has its own ensuite. The layout is not dissimilar to a student accommodation block with studio apartments and communal living areas. Level 2 (3rd storey) has 6 bedrooms, each of which has its own ensuite. Again, the layout is not dissimilar to a student accommodation block. Furthermore, there is an error in the plans – the developer has stated that Level 2 is a "5 x 5.5" layout, but there are 6 bedrooms, each with an ensuite, plus a communal toilet. If the building was repurposed in the future (highly probable), then potentially 14 rooms could be used for the purpose of studio apartments. Considering the 2 ground floor apartments, plus the level 3 (4th storey) apartment, there could potentially be up to 17 apartments in total, occupied by 17 separate residents. The noise, light, waste, traffic, parking and impact to visual privacy would be enormous. 10 car parking bays are manifestly inadequate for the possible number of residents / apartments that this development application could potentially sustain if repurposed in the future. In summary I strongly oppose the proposed development as it is incompatible with the existing and desired streetscape and character of the street and surrounds. The bulk and scale is excessive and detrimental to neighbouring properties. I urge the council and planners to reject the proposed development, particularly as the SAT rejected a not dissimilar development application only recently. Thank you for the opportunity to comment.
16	I am writing to express my deep concerns regarding the proposed amendments to increase the height regulations for residential buildings within our community. While I understand the need for urban development and the benefits it may bring in terms of housing and economic growth, the repercussions of such a drastic change to our suburban landscape could be far-reaching and detrimental to the existing community. First and foremost, the infrastructure in our residential areas, particularly the roads are already under significant strain. On some days, it takes upwards of 25 minutes to cover the short distance to the Stirling Highway, a journey that should take a fraction of this time. This is a clear indication that our local roads are operating at or near their capacity, with minimal provisions for additional traffic.

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	Introducing denser housing units, through the construction of taller buildings, would inevitably lead to an increase in the local population. Our community's infrastructure, again specifically our roads, public utilities, and local schools are currently at capacity, and are not equipped to handle such a rapid increase in demand. The prospect of adding more residents without substantial upgrades to our infrastructure spells a recipe for crime, congestion, longer commute times, safety for the overall community and a strained public service system which would begin to lose its appeal to a vast majority of current community people and those looking to move to the area. Moreover, increasing the population density within small residential suburbs could lead to various issues, including limited public spaces, reduced privacy, and the loss of the local character that makes our community unique and desirable. Additional strain on power and other utilities could also lead to increased costs for residents, both new and existing, further exacerbating the community's concerns. While I recognise the importance of development and growth, I strongly believe that such changes need to be approached with caution and careful planning. High-density housing is undoubtedly important for our city's growth, but it should be strategically placed in areas equipped to handle the additional strain. Locations closer to major highways, with accessible public transport options, are far more suited to taller buildings and higher population densities. I urge the council to reconsider the proposed height increases for residential buildings within our community. Instead, let us focus on sustainable development strategies that prioritise the well-being of existing residents, while still accommodating growth. This may include investing in infrastructure upgrades before any significant population increase or revising the proposal to limit higher-density buildings to areas better suited to the current accommodations, again, sustaining growth. Thank you for considering my concerns. I hope we can work together as a community to find a solution that ensures the future prosperity of our suburbs without sacrificing the quality of life of its current residents. Sincerely,
17	This proposed development is completely without merit and should be rejected out of hand. A similar proposed development was unanimously rejected in 2021 by Council and an appeal to SAT, heard by Judge Parry, was also rejected and his findings are equally applicable to this proposal. Since this SAT decision there have been numerous further planned developments in Alexander Road, all being 2 storey residences of high value and design, rendering this application more discordant and incompatible in height and bulk in terms of the immediate streetscape

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	setting. Further, there must be considerable doubt about the purpose of this 4 storey building with 23 bedrooms and adjoining ensuite bathrooms. The suggestion that it is to house a family is patently absurd. Also, what about the stress all these residents will place on parking and utilities such as water, sewerage, electricity, waste management and the number of bins placed in the street to be collected. This part of Alexander Road is short, narrow and already congested, with street parking at a premium due to customers accessing the shops in Waratah Avenue. All these extra residents will exacerbate an already difficult situation. Then we come to the issues of excessive plot ratio and inadequate side setbacks, overshadowing of adjoining properties, numbers 8A and 8B. These details have been fully explored by my neighbour, Rex Hubbard of 7A Alexander Road in his submission to you. Another issue is the matter of LPP 5.8. It would appear that there is considerable doubt that this issue has been handled in accordance with the requirements and consequently Alexander Road is still subject to a height limit of 10 meters. For all the above reasons, I urge you to reject this application.
18	This proposed development is completely without merit and should be rejected out of hand. A similar proposed development was unanimously rejected by Council in 2021 and an appeal to SAT, heard by Judge Parry, was also rejected and his findings are equally applicable to this proposal. Since this SAT decision there have been numerous further planned developments in Alexander Road, all being 2 storey residences of high value and design, rendering this application more discordant and incompatible in height and bulk, in terms of the immediate streetscape setting. Further, there must be considerable doubt about the purpose of this 4 storey building with 23 bedrooms and adjoining ensuite bathrooms. The suggestion that it is to house a family is patently absurd. Also, what about the stress all these residents will place on parking and utilities such as water, sewerage, electricity, waste management and the number of bins placed on the street to be collected every week. This part of Alexander Road is short, narrow and already congested, with street parking at a premium due to customers accessing the shops in Waratah Avenue. All these extra residents will exacerbate an already unacceptable situation. We then come to the issues of excessive plot ratio and inadequate side setbacks, overshadowing of adjoining properties, Numbers 8A and 8B. These details have been fully explored by my neighbour, in his submission to you. Another issue is the matter of LPP 5.8. It would appear that there is considerable doubt that this issue has been handled in accordance with the requirements and consequently Alexander Road is still subject to a height limit of 10 metres. For all of the above reasons,I urge you to reject this application.

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19	I live a few blocks away from 6 Alexander Road and have lived in Dalkeith for the last 10 years. My objection concerns include 1. the parking, loading and traffic inconvenience. No 12 Philip Road is a multiple dwelling development; It has taken the developers a very long time to finish this project; it has turned Philip Road into a one lane road as one side of the road is used by the workers to park their vehicles. It's very hard to drive along here when two cars in opposite direction are coming at the same time. 2.The building at this address is so very high and black in colour. It spoils the landscape in Dalkeith. 3.Further, I believe the higher the building, there will be more noise and disturbances to the immediate neighbours. 4. the surrounding houses will lose their privacy as the residents on the higher floor of the new development would be able look down in their front yard and back garden. Thank you for your kind attention.
20	This development does not protect nor enhance our AMENITY at Alexander Road Dalkeith and is to the detriment of all residents in the area. Our homes are EAST - WEST which means the overshadowing is huge and this property would mean that there will NOT BE ANY SUNLIGHT in winter. Pls, refer to shadowing modelling done, the new owner of 8A Alexander Road from 10/3/25 when we are settling. This property does not comply with sunlight on solar panels, sunlight through all the windows which ALL face North. It does not comply with traffic laws and There is NO permanent parking in Alexander Road and only a few bays for a few hours as the Street is mainly a thorough fare to the cafes. It does not comply with plot ration which should be 1:1 The bulk is massive and similar to commercial buildings. It does not comply with Residential description at all and 23 bedrooms/14 bathrooms and 10 car bays is not appropriate for a small, narrow residential street. This property needs far more land than is available at #6. Waste management will be an eyesore filling the small pathway to the shops.In conclusion, I object to the proposed development on the basis of the above. The local government needs to refuse the development having regard for Clause 67(y) which was proved and quoted by Judge Parry when he rejected the proposal at SAT on 17/3/2021 . thank you for the opportunity to comment.
21	The proposed building is far too large for the block size and completely inappropriate for the streetscape . The plot ratio is out of all proportion to the R-Code as it appears to exceed it by approximately 36%. This part of Alexander Rd is very narrow and has limited street parking and carries a fair amount of through traffic . As a resident who has lived around the corner from Alexander Rd for 21 years , I can testify that it is always full of cars and caution needs to be applied when dealing with oncoming cars in such a confined area . The addition of multiple cars necessitated by the huge number of people who may be living in the proposed 22 bedrooms in the compound needs to be factored into the application. The overshadowing of the houses on each side of the proposed compound needs to be properly considered and the proximity to the boundary fences , which seems to be much closer than recommended. In particular the overlooking into the adjacent back gardens is of great concern regarding privacy .

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	It seems extraordinary that a few short years after the SAT ruled unfavourably on a similar development application on the same small plot of land ,we are back here fighting the same fight. The SAT ruled that the previous DA would unfairly impact the neighbours through overshadowing and lack of privacy and the same is true of the new DA . The only thing that is different is the name of the developer , otherwise all the issues in contention remain the same .
22	The proposed development is far too bulky and oversized for the site. Alexander Street is a small, very quiet, narrow street with only one and two story buildings in it, many of which are relatively new and in very good condition and which have been purpose designed and built in very recent years with the intention of conforming to planning policies imposed on those new home builders at that time. Alexander Rd has extremely limited street parking available for cars. There is currently very quiet pedestrian traffic comprising residents from surrounding nearby streets cycling and walking to the small cafes, shops and other services available nearby in Waratah Avenue, including the bus service in Waratah Avenue. The proposed development will significantly overshadow and overlook surrounding neighbours in Alexander and Phillip Roads. The proposed landscaping will not be able to protect or prevent this and indeed it is not designed to effectively do so- the largest trees proposed for screening the huge development are 2-3 lemon trees which will provide at best low and very limited greenery and certainly will not contribute to the maintenance of any kind of tree canopy in the street. The rest of the landscaping appears to consist of small, strappy plantings. The development's contribution to the suburb's image as an attractive green, garden suburb is non existent. The plan for accommodation of 22 bedrooms and 21 bathrooms in the building is unreasonable in such a small narrow quiet suburban street and will introduce the very real potential for excess noise and nuisance coming from the building as well as leading to significant congestion of cars of occupiers and their visitors parking in the narrow street. Given the nature of the site, the proposed development is unsuitable. The small recognition of instances of different architecture styles in existing Dalkeith buildings, such as large traditional family homes in wide major access roads like Victoria Avenue does not acknowledge or address the immediate housing context and limited street layout of Alexander Road where it is proposed to site this development. The assertion that the application is for the housing of members of the applicant's family may or may not survive once construction is completed. However, even if this assertion does persist beyond completion of construction and continue for some short time, it does not mean that the intention to house only family members will persist, that those family members can be controlled and will remain living in such a compound nor does it alter the fact that this size and design is equivalent to a strata title erection, a low-cost student accommodation or a boarding house with its attendant increased noise and traffic detractions and with the real potential to severely impact values of immediately surrounding real estate and the quality of the wider area's amenity. It is unsuited to be sited in Alexander Rd Dalkeith.
23	The Proposal is for a 4 storey multiple dwelling. the dwelling proposed much bigger and out of keeping with all other residents in Alexander Road (Road) and surrounding residential streets.

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	The Road is a very short and narrow road in that cars parking on the road create a single lane of traffic. There would be a significant increase in traffic coming into and out of Alexander Road the magnitude of which would exponentially multiply the more of the 21 bedroom (42 sleeping capacity) are occupied. The proposed premises is intended to include 5 premises with a total of 1211.6 square metres of living space on a 1012 square metre block. I consider this to be unacceptable and unreasonable. No explanation is provided as to why so many bedrooms are required for 5 dwellings. An average of over 4 per dwelling. That number of bedrooms suggest to me that the development is for a purpose other than individual dwellings. This number of bedrooms does not reflect the bedrooms provided for in other multiple dwelling developments in Dalkeith or elsewhere. The premises is proposed to have 8 carparks for residents. Yet if there were to be 42 residents then the resident carparking provided would be grossly inadequate and result is a significant amount of street parking which would create significant traffic management issues. I note that the report prepared by Lateral Planning dated 6 December 2024 refers to traffic management but does not provide any detail of their analysis or the assumptions upon which they were based. There is also does not appear to be any proper consideration of the car parking and traffic implications of people visiting one or more of the potential 42 residents at the premises other than by reference to the 2 visitor car bays proposed. Such a large premises would also appear to create over-shadowing issues for the immediate neighbours. My wife and I strongly oppose the proposed development on many grounds including those set out above. This submission is not as complete as it should be do to the limited time available from when we became aware of the proposal and when the submission was required to be filed.
24	We are writing to strongly oppose the proposed Multiple Dwelling Development at 6 Alexander Rd for the following reasons which we will elaborate on below: 1. Concerns about intended use, 2. Significant bulk and scale, 3. Oversized plot ratio, 4. Reduced side setbacks, 5. Significant overshadowing, 6. Issues with overlooking and visual privacy, 7. Insufficient car parking, 8. Impacts to local traffic, 9. Insufficient waste management,

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	10. WASAT 41 Judgement, 11. It goes against the aims of the Nedlands Local Planning Scheme No.3, 12. And it adversely impacts on the amenity of adjoining landowners. Concerns about intended use: Looking at the plans, it is difficult to determine the intended use of this building. It has 23 bedrooms, 22 bathrooms, and other living areas which do not align with a typical family home, even if it was to include extended family. The development looks more like a hotel or student accommodation which would be out of place on Alexander Rd, which is completely inappropriate and unnecessary for this area and would go against the R-80 codes in that it must be entirely residential (commercial use is valid for R-AC1 and R-AC3 developments). We are concerned about the number of people who may live in or use this development and how that may change over time if this is built. Bulk and scale: All new developments should respond appropriately to the defined neighbourhood context and character, and should reflect the prevailing streetscape. As Alexander Rd is comprised of recently built 2-storey houses, the construction of 4-storey apartments would be ridiculously out of context and character for the street. The height of the proposed design is 13.6m, significantly higher than the 10m height cap that is imposed for Alexander Road. Plot ratio: It appears plot ratio has been miscalculated and misrepresented. If you sum the floor areas stated on plans plot ratio is 1.36. Whereas the allowed plot ratio is 1.00. This exceeds the R-codes by 36%. Side setbacks: With a building length of 36m side setbacks should be 3.5m according to the R-codes, however side setbacks are only 2m on the ground and first floor, and 3m on the third floor we which is completely inadequate. Overshadowing: The amount of overshadowing to the southern neighbours appears to be miscalculated because the slope of the road falls to the south, but this is not shown on the elevation. Please refer to shadow modelling commissioned – which shows that there will not be any sunlight to his property in winter, due to the monstrosity proposed at 6 Alexander. This is completely unacceptable. Overlooking and privacy: There is no privacy screens on the level 3 gym which overlooks the backyard of 8a Alexander Rd. Concerns pebble roofs could be converted

	to balconies in the future. Car parking: There is not adequate parking provided for the total number of bedrooms, and number of people that could reside there - it could house up to 46 people! And if the building was repurposed as student accommodation or short stay accommodation then a total of 21.3 car bays would be required. Traffic: Alexander Rd is a short road around the corner from the shops, and is already extremely busy, with cars constantly parked along the side of the road. Existing residents already find it difficult to safely exit their driveways, and have a visual line of sight to oncoming traffic. Visitors of existing residents find it difficult to get a park in the street, and often have to park in Philip Rd adding to congestion there. Alexander Rd gets a lot of through traffic, with people going to or from the shops or to school, there are already significant issues with cars traversing the street. The revised traffic review provided by the proponents grossly underestimates the number of trips per day for the potential number of residents that could reside at the new development. This will result in significantly higher traffic, mixed with heavy street parking will be more dangerous for pedestrians/cyclists/ other residents/ and motorists. Waste Management: The development would be entitled to 5 red, 5 green, and 10 yellow bins. On yellow bin days, 15 bins would be out on the verge. Where would they fit especially considering there will be cars parked on the road blocking access for the rubbish truck? WASAT 41 Judgement: Judge Parry's previous judgement (WASAT41, 17 March 2021) when he assessed a different 4 storey building proposed for 6 Alexander Rd, still holds true and applies to this new proposed development: "Because of their relatively recent construction, quality and value, the eight new single houses in the immediate locality of the site are unlikely to be demolished in the foreseeable future. The tribunal observed that these unusual planning (subdivision and development) characteristics of the immediate locality of the site require greater sensitivity from new development – and greater sensitivity than is displayed in the proposed development – in terms of height, bulk and scale fronting the street than would otherwise be the case in an area up-coded to R80. The Tribunal found that the proposed development is discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context." Not only that, but since his judgement was made, another two storey house has come under construction, two more two-storey houses are

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	about to be built, and another two two-storey houses have been proposed. Thus, thirteen two storey houses will make up the locality, adding increased weight to Judge Parry's previous decision. The Aims of the Nedlands Local Planning Scheme No.3, and the Proposals Negative Impact on Amenity: The proposed development does not meet the aims of the Nedlands Local Planning Scheme No.3: a) "Protect and enhance local character and amenity b) Respect the community vision for the development of the district c) To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks of street" Amenity is defined under Local Planning Schemes and includes the "liveability, comfort, or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, views, privacy, and quiet. It also includes protection from pollution and odours." The proposed development at 6 Alexander is inappropriate and does not meet the aims of the Nedlands Local Planning Scheme. · The bulk and scale of the proposed development is inconsistent with and unsympathetic to its setting and the desired character and amenity of the area. · The proposed development unreasonably impacts the amenity of the neighbouring properties in respect to overlooking and overshadowing due to its excessive bulk and scale, and lack of boundary setback on its southern side. We respectfully request that Nedlands Council and Planning reject the current development application for 6 Alexander Rd. The proposed development is non-compliant and is completely inappropriate to the character and context of this street and locality. We thank you for considering our submission.

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25	I object to the proposal for the following reasons: Plot ratio permitted for R80 density is 1.0:1, proposed plot ratio 1.18:1 is non-compliant; & proposed height over 13m. is excessive. Designated use is for one multi-generational family, comprising one 3 bedroom apartment for live-in caretaker, & four apartments for family, ranging in size from 3 bedrooms to 8 bedrooms (each with ensuite bathrooms) communal areas & powder room, & multiple amenity areas at top level of building including outdoor kitchen & pool area. The proposed use would require regulation & oversight by City of Nedlands to ensure compliance; & its design with more than 20 bedrooms & bathrooms, including an 8 bedroom 8.5 bathroom apartment would potentially accommodate more than 40 people on the single lot. Multi-storey building likely to require upgrade &/or new infrastructure, as sewage & water services date from 1930s. Landscaping plan does not mention sewer line along eastern boundary, which will influence choice of species & any structures proposed. Survey plan is dated 2019, & fence on that boundary has been replaced. Overlooking neighbouring properties will impact neighbours' privacy & activities at top level outdoor area should have be subject to noise & lighting controls, & also hours of operation, & similarly the fire pit in rear garden, which will have to comply with fire regulations. Over shadowing neighbouring properties, especially nos. 8 & 8A negatively impacts solar access & residents' amenity. Waste management will require more than 1 FOGO bin for number of residents & bin collection from Alexander Rd. is likely to pose problems. Parking for residents & visitors is inadequate, & this short stretch of street is often fully parked by 9am. Since early 2000s, consequent to increases in zoning from R10 & R12.5, & in this designated Alexander Rd. sub-precinct, new one & two storey houses have been built, are under construction &/or planned, consistent in height with older well maintained family homes in this area, & enhance the streetscape & the overall amenity of the area. Proposed development is non-compliant with R-Codes & is inappropriate in Alexander Rd. sub-precinct, as it does not fulfil criteria of City of Nedlands LPP5.14, which states 'New development in the Alexander Rd. sub-precinct shall acknowledge the existing pattern of narrow lot development and provide consistency of development along the streetscape.'

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	In March 2021, after SAT assessed a proposal for an apartment building at 6 Alexander Rd., the Tribunal found it was 'discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context.' This finding is applicable to the current proposal & it should be upheld.
26	Proposal is not a typical residential building but rather a 'community' with a large number of bedrooms (22) and bathrooms (21), clearly designed for more occupants than is expected or desirable in this residential area. The four storey complex is in appropriate for Alexander Street with only one and two storey homes. Neighbouring residences would be unfairly impacted for this development given their houses are relatively new and unlikely to be redeveloped anytime soon, as evidenced by the precedent setting SAT decision. The nominal 10 m limit for the precinct approved by Council should be retained. Deep soil planting areas (page 28/32 Landscape Report) are typically narrow and therefore unsuitable for large vegetation. These narrow areas that do not have large vegetation proposed should be removed from the deep soil planting area calculation. Planning Report - Minimum set back 5.5 m does not meet 6.0 m requirement. 1st storey set back 2 m does not meet 3.0 m requirement. Design Report - page 8 R80 built form ignores that many houses in this zone are relatively new and unlikely to be redeveloped anytime soon. 4th storey not justified and overshadowing of adjacent properties is substantial. Traffic Report - Calculation of 1.25 bays per dwelling is unrealistic given the large number of occupants in each dwelling. Therefore the number of bays is undersized and there will be vehicles parking on the street to the detriment of neighbours.
27	I wish to comment on the above application. I believe it is too large for the site and is inappropriate for the area. A two storey building would be in keeping with other developments in the area. I realise that here is larger an higher developments along Waratah ave but this is a urban side street and not a major road. I note there is no provision for visitor parking which will result in a short street in which parking is a premium will only make parking worse. These factors will result in a diminution of the amenity of the street.
28	We own and live near the proposed development. We are one of eight recently built double storied homes in close proximity to the proposed build. The proposed build at 6 Alexander Rd will severely diminish our property value and lifestyle, for the following reasons; The bulk and scale is out of keeping with neighbouring properties, many of which have only been recently built. It will severely overshadow nearby homes. Exceeds the longstanding 10m height limit (only recently changed under questionable circumstances) The large number of bedrooms would indicate high occupancy, causing traffic and parking problems for the street. Present or future owners could seek to change the purpose of the building, to student accommodation etc,

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	Trusting you can prevent this out of character development progressing any further, spoiling our street.
29	See attachment 1
30	See attachment 2
31	See attachment 3
Comments only	
32	The plans submitted for 6 Alexander Rd, Dalkeith seem to have only minor issues to resolve. The Design Review Panel is pretty OK with the design so it comes back to a technical assessment of the planning issues. R Codes Volume 2 provides for an R80 block to have 4 storeys and a 1.0 plot ratio. So height itself is within bounds. The question is whether 1.18 plot ratio is too much. A good guide is to estimate the value of this by calculating 18% of the block value. If the block is worth $2.5 million (my guess), the value would be $450,000. Does the property rate this bonus which comes from the reduction of community amenity? I don't know but it seems a bit much to me. The other issue is that the design is uniquely to accommodate one family group, with the smallest unit being allocated to a caretaker manager. This looks like a great idea for them, snuggled around the corner from Waratah Village. But when they die, what becomes of the usage of the property? Are there any concerns that need to be addressed.
Support	
33	Pleasing to see a traffic impact report.
Late Submissions	
34	I am emailing in regards to 6 Alexander Road, Dalkeith, the application to City of Nedlands and DAP for a development, I live and own Alexander Road I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a submission, the details of which are as follows; • It is a 4 storey apartment block in a street of entirely 1 and 2 storey homes. The WASAT/41 ruling specifically lays out why such a large apartment block is "…*discordant and incompatible in its height in terms of its immediate streetscape setting…*". Since the

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	WASAT/41 ruling, 5 more houses in the street are either under construction, or are approved and about to start construction. This larger number of new homes of "…*relatively recent construction, quality and value*…" amplifies the WASAT/41 ruling. • Its bulk and scale is disparate with the existing built form of the recent builds in the street, contrary to R-Code recommendations to consider the streetscape. The R-Codes state that: "*Apartment design should respond appropriately to the defined neighbourhood context and character*." • Its plot ratio is 1.18, which exceeds the R-80 primary controls for plot ratio by 18%. • It grossly overshadows the living areas in the neighbouring property and destroys their amenity. • It has just 8 resident car parking bays and 2 visitor bays in a street with very limited parking available. • There is a 5:1 ratio of red bins to green bins which is at odds with other dwellings in Nedlands where there are more green bins than red bins. • The property has 21 double bedrooms. A single apartment has 7 bedrooms. The developer claims that the apartments are "dwellings", however the design of the building is more consistent with a "use not listed" category (e.g. short stay accommodation, or student accommodation) .
35	We have reviewed the amended proposal and wish to make a submission detailing our grave concerns and why we are against approval ; It is a 4 storey apartment block that is discordant and incompatible in its height in terms of its immediate landscape setting . It is inconsistent with the raft of new houses in the street that are either approved or under construction that are 2 storey and when complying receive support , add value and quality to the streetscape and community We understand the R-Codes state that apartment design should respond appropriately to the defined neighbourhood context and character and we are at a loss to understand how the bulk and scale of this revised proposal might do so. We are advised that its plot ratio exceeds R-80 primary controls for plot ratio by 18% (thats not even close !) and very obviously it grossly overshadows the living areas in neighbouring property's destroying their amenity. In a street with limited parking it has just 8 resident car bays and 2 visitor bays for a proposed 21 double bedrooms ....staggering , where are all the extra cars going to go ? Which invites us to consider what the real purpose of this design is ...a 7 bedroom single apartment and 21 bedrooms overall is more

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	consistent with a "use not listed " such as short stay accommodation or hotel accommodation or student accommodation even in the style of a doss house . Inserting perhaps 21 cars and we imagine that could fluctuate between something less and up to 42 if all 21 bedrooms are occupied by couples , into such a small street invites exponential increases in stress and danger let alone a loss of amenity . Our lived experience of 28.5 years - which a traffic expert would never observe - is that the Philip Road /Alexander Road/Alexander intersection is already dangerous , being an offset crossing with no give way signs . People with limited vision , coffee in hand or distracted by phones regularly drive through it and near misses are de rigueur to us as residents who drive through that intersection 5 to 10 times a day . With existing 2 story dwellings built to compliance and others underway , it appears that approval of this proposal creates the environment for what might be circa 30 existing resident cars to increase to possibly circa 72 cars in what is about a 120m street with existing parking restrictions in place. In fact, walking up the street we calculate with current parking restrictions only about 8 cars can legally be parked on Alexander Road between Philip Road and the Warratah Ave roundabout . We are sure Council has its own way of doing maths but even at 4.5m of street space per vehicle a possible 42 new cars - 8 resident car bays introduces the risk of thrusting perhaps 34 additional vehicles into this section of the street . This suggests approval is simply dangerous and likely to diminish social cohesion where responsibility for overcrowding the little street with cars escalating those risks resides with those creating the risk . We find it at a minimum odd that there appears to be a ratio of 5 red to 1 green bin in a City that prides itself on being appropriately green and has more green bins than red bins generally as we advised . The overwhelming red bin ratio supports the points above as to the real intentions of the design . Transient occupants are likely to need more red bins than green. Perhaps such a design sitting next to the university might possibly have some utility but to impose it on a well functioning respectful neighbourhood community that is living in a war zone of external opportunists where we are constantly having to point out failings of proposals is diminishing our amenity and the freedom to enjoy our lives as long term residents/rate payers . We trust that the proposal is rejected and that the local community's reasonable positions is appropriately taken on board .
36	As a Philip Road resident I wish to register my objection to the proposed development at 6 Alexander Road. It is totally out of sync with the street and current dwellings .There are so many negatives to the proposal aesthetics, parking ,

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	overshadowing and the list goes on..The fact that 21 bedrooms are planned is so ridiculous …this could never be regarded as private family residence. I can only hope that council and common sense prevail to prevent approval of this development.
Advertising 2	
Objections	
1	Unfortunately, the amended proposal does not address mine and my wife's concerns about the proposed development. We accept option 2 and maintain our initial objections and make the following additional observations in relation to the amended proposal. GENERAL OBSERVATIONS The development, as amended, proposes the construction of a four storey complex comprising 5 separate premises with 21 double bedrooms and 20 bathrooms. The number of bedrooms and bathrooms raises questions as to the intended nature of the occupancy of the 5 premises. We are unaware of any high density living complexes including 5 and 7 double bedroom/bathrooms in individual apartments. There was no specific explanation for including sleeping capacity for 10 and 14 people respectively in those apartments in the development proposal that we could see. The proposed size of the development clearly gives rise to justifiable concerns about general amenity of the area, plot ratio, overshadowing etc. However, the principal focus of our further objection relate to matters addressed in the amended Traffic Technical Note (Note). Off-Street Parking Supply The Note refers to the minimum off-street parking facilities to be provided as 1 parking bay for 1 bedroom apartments and 1.25 bays for 2+ bedroom apartments as per RDC2.

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	The first point to be made is the RDC2 standard referred to is the bare minimum and refers only to 2+ bedroom apartments. It does not address the fact that this proposed development includes 5 and 7 double bedroom apartments. Interestingly the Australia Standard for parking facilities AS2890.1suggestes that best practice is for there to be 1 parking bay provided for each bedroom in residential apartments. We note that the RDC2 requirement is for 1.25 bays for 2 bedroom apartments. That being the case then a 7 bedroom apartment should have 3 x 1.25 bays = 4 bays. A similar uplift should apply to the other apartments in the proposed development. STREET CONGESTION The Note does not, in our view, properly or realistically address the traffic generation which could or is likely to the caused by this development. In the very short consideration of this issue the Note predicts that there would only be 25 vehicle trips per day relating to the development. This assessment appears to based upon a review of traffic movements at minimum density flats. We do not consider that this is a valid calculation for the development which includes 21 double bedrooms and could accommodate 42 car owning and driving adults. If it is assumed that only half the maximum occupancy of the development will drive motor vehicles then the assessment of 25 trips per day would effectively translate to only one trip per driver per day which is clearly improbable. Further the assessment of traffic congestion in the Note does not address the number of visitors who are likely to attend the premises each day and the trips that they make. The proposed development includes the provision of 2 visitor off-street parking bays which is woefully inadequate where it is proposed there will be 5 separate residential apartments which could accommodate 42 adults. Visitors who are unable to park in either of the proposed two off-street parking bays will need to park in the street. Alexander Road is already congested with street parking by those attending the retail establishments on Waratah Avenue.

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	When any car parks on Alexander Road it results the road becoming a single lane but would be totally blocked if cars parked on both sides of the road. It is important to appreciate that the round-about was constructed at the end of Alexander Road coming on to Waratah Avenue to the dangers which have been experienced there in the past when there was much less traffic than will be the case if the development will proceed. VEHICLE SIGHT DISTSANCE The Note addresses vehicle sight distance at paragraph 2.2. The analysis in the Note appears to be based upon the assumption that there will be no cars parked on the road. In our experience, during working hours there is almost always cars parked on Alexander Road. That street parking would only increase if the development was to proceed which would create a significant increase in the potential for motor vehicle accidents in the area which has not been addressed in the Note. Please keep us informed of the developments in relation to this developments so as to ensure that all objections to it are properly considered and able to be reviewed.
2	I have viewed the amended proposal and have concerns regarding the proposed variations. Our previous submission applies unchanged to the amended set of plans but would like to add the following additional comments. • It is a 4 storey apartment block in a street of entirely 1 and 2 storey homes. The WASAT/41 ruling specifically lays out why such a large apartment block is "…discordant and incompatible in its height in terms of its immediate streetscape setting…". Since the WASAT/41 ruling, 5 more houses in the street are either under construction, or are approved and about to start construction. This larger number of new homes of "…relatively recent construction, quality and value…" amplifies the WASAT/41 ruling. • Its bulk and scale is disparate with the existing built form of the recent builds in the street, contrary to R-Code recommendations to consider the streetscape. The R-Codes state that: "Apartment design should respond appropriately to the defined neighbourhood context and character." • Its plot ratio is 1.18, which exceeds the R-80 primary controls for plot ratio by 18%. • It grossly overshadows the living areas in the neighbouring property and destroys their amenity. • It has just 8 resident car parking bays and 2 visitor bays in a street with very limited parking available. • There is a 5:1 ratio of red bins to green bins which is at odds with other dwellings in Nedlands where there are more green bins than red

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	bins. • The property has 21 double bedrooms. A single apartment has 7 bedrooms. The developer claims that the apartments are “dwellings”, however the design of the building is more consistent with a “use not listed” category (e.g. short stay accommodation, or student accommodation) .
3	With regards to the above, I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission is still the same and I object to the proposed variations of the 4 storey apartment block: 1. It does not complement the neighbourhood character and landscape. 2. Its plot ratio is outside the current R-80, making it bigger than allowed. 3. It’s will block out sunlight to existing houses in the neighbourhood. 4. The 21 double bedrooms suggest a lot of movement in and out of the building. Alexander road is a small quiet road and parking is limited .
4	We wish to object in the strongest possible terms to this proposed development. The sheer scale, bulk and height of the building is completely out of place in Alexander Road, which is a relatively narrow street. The number of bedrooms and bathrooms proposed are not consistent with a single residential building or home. The proposal does not protect or enhance in any way the streetscape, character, or amenity of the neighbourhood. The size and bulk of the proposed building would cause massive overshadowing issues to the Southern neighbour. Increased density zones in existing residential areas that consist mainly of 2 storey dwellings should have a maximum height limit of 10 metres or 2 storeys. There are numerous examples of recent developments that increase density that have been well executed and fit into the existing streetscape, all of the East side of Adelma Road between Gallop Road and Waratah Avenue is a case in point. All 2 storey homes with 4, 5 or 6 homes where there was once a single residence, and all with appeal to both families moving in to the area or downsizers who wish to have a smaller easy care block. We have no objection to an increase in housing density when it is done sensitively and with respect to the existing residents, housing stock and neighbourhood, but the proposed development at 6 Alexander Road does not seem to consider this in any way. Once again we would like to register our absolute disapproval of the current plans.

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	We wish to object in the strongest possible terms to this proposed development. The sheer scale, bulk and height of the building is completely out of place in Alexander Road, which is a relatively narrow street. The number of bedrooms and bathrooms proposed are not consistent with a single residential building or home. The proposal does not protect or enhance in any way the streetscape, character, or amenity of the neighbourhood. The size and bulk of the proposed building would cause massive overshadowing issues to the Southern neighbour. Increased density zones in existing residential areas that consist mainly of 2 storey dwellings should have a maximum height limit of 10 metres or 2 storeys. There are numerous examples of recent developments that increase density that have been well executed and fit into the existing streetscape, all of the East side of Adelma Road between Gallop Road and Waratah Avenue is a case in point. All 2 storey homes with 4, 5 or 6 homes where there was once a single residence, and all with appeal to both families moving in to the area or downsizers who wish to have a smaller easy care block. We have no objection to an increase in housing density when it is done sensitively and with respect to the existing residents, housing stock and neighbourhood, but the proposed development at 6 Alexander Road does not seem to consider this in any way. Once again we would like to register our absolute disapproval of the current plans. We wish to object in the strongest possible terms to this proposed development. The sheer scale, bulk and height of the building is completely out of place in Alexander Road, which is a relatively narrow street. The number of bedrooms and bathrooms proposed are not consistent with a single residential building or home. The proposal does not protect or enhance in any way the streetscape, character, or amenity of the neighbourhood. The size and bulk of the proposed building would cause massive overshadowing issues to the Southern neighbour. Increased density zones in existing residential areas that consist mainly of 2 storey dwellings should have a maximum height limit of 10 metres or 2 storeys. There are numerous examples of recent developments that increase density that have been well executed and fit into the existing streetscape, all of the East side of Adelma Road between Gallop Road and Waratah Avenue is a case in point. All 2 storey homes with 4, 5 or 6 homes where there was once a single residence, and all with appeal to both families moving in to the area or downsizers who wish to have a smaller easy care block. We have no objection to an increase in housing density when it is done sensitively and with respect to the existing residents, housing stock

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	and neighbourhood, but the proposed development at 6 Alexander Road does not seem to consider this in any way. Once again we would like to register our absolute disapproval of the current plans.
5	Thank you for your email dated 31/03/2025 regarding the development application for multiple dwellings at 6 Alexander Road, Dalkeith. Following review of the amended plans we continue to have grave concerns about the proposed development and therefore agree with option 3. Option 3 I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. Please see additional considerations below: We are long term residents of 25 Philip Road since 1997 and do not support a development of this scale on Alexander Road, between Philip Road and Waratah Avenue. Our previous submission to City of Nedlands expressed our concerns: • the bulk and scale of the proposed 4 storey apartment block is not in keeping with other existing dwellings on Alexander Road • it grossly overshadows neighbour's properties • the large number of bedrooms (21 double bedrooms) and proposed inhabitants (one apartment proposed to have 7 bedrooms) would indicate use other than residential; for example short stay or student accommodation • number of parking bays is grossly inadequate for the potential number of residents • there is worsening traffic congestion in Alexander Road and surrounding streets. We have already witnessed a number of near accidents on our corner of Philip and Alexander Road due to traffic congestion and the thoroughfare through this intersection. Traffic flow and parking congestion associated with such a development will significantly exacerbate this issue. We do not believe the revised plans adequately address our concerns and we reject the proposal. We appeal to the City of Nedlands to reject this development application for 6 Alexander Road, Dalkeith which is totally inappropriate and out of character for this location.

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6	Option 2 I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a new submission, the details of which are as follows: • It is a 4 storey apartment block in a street of entirely 1 and 2 storey homes. The WASAT/41 ruling specifically lays out why such a large apartment block is "…discordant and incompatible in its height in terms of its immediate streetscape setting…". Since the WASAT/41 ruling, 5 more houses in the street are either under construction, or are approved and about to start construction. This larger number of new homes of "…relatively recent construction, quality and value…" amplifies the WASAT/41 ruling. • Its bulk and scale is disparate with the existing built form of the recent builds in the street, contrary to R-Code recommendations to consider the streetscape. The R-Codes state that: "Apartment design should respond appropriately to the defined neighbourhood context and character." • Its plot ratio is 1.18, which exceeds the R-80 primary controls for plot ratio by 18%. • It grossly overshadows the living areas in the neighbouring property and destroys their amenity. • It has just 8 resident car parking bays and 2 visitor bays in a street with very limited parking available. • There is a 5:1 ratio of red bins to green bins which is at odds with other dwellings in Nedlands where there are more green bins than red bins. • The property has 21 double bedrooms. A single apartment has 7 bedrooms. The developer claims that the apartments are "dwellings", however the design of the building is more consistent with a "use not listed" category (e.g. short stay accommodation, or student accommodation) . • The property requires a caretaker to manage waste. Who will this be and how are they funded?
7	We would like to notify you that we have looked at the amended proposals for the still enormous and completely inappropriate commercial size development at 6 Alexander Rd , Dalkeith and wish to nominate Option 3 .
8	Option 3 I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. I also wish to enhance my previous submission with the following objections:

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	Option 2 I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a new submission, the details of which are as follows: My summary objections to the development are: • It is a 4 storey apartment block in a street of entirely 1 and 2 storey homes. The WASAT/41 ruling specifically lays out why such a large apartment block is "…discordant and incompatible in its height in terms of its immediate streetscape setting…". Since the WASAT/41 ruling, 5 more houses in the street are either under construction, or are approved and about to start construction. This larger number of new homes of "…relatively recent construction, quality and value…" amplifies the WASAT/41 ruling. • Its bulk and scale is disparate with the existing built form of the recent builds in the street, contrary to R-Code recommendations to consider the streetscape. The R-Codes state that: "Apartment design should respond appropriately to the defined neighbourhood context and character." • Its plot ratio is 1.18, which exceeds the R-80 primary controls for plot ratio by 18%. • It grossly overshadows the living areas in the neighbouring property and destroys their amenity. • It has just 8 resident car parking bays and 2 visitor bays in a street with very limited parking available. • There is a 5:1 ratio of red bins to green bins which is at odds with other dwellings in Nedlands where there are more green bins than red bins. • The property has 21 double bedrooms. A single apartment has 7 bedrooms. The developer claims that the apartments are "dwellings", however the design of the building is more consistent with a "use not listed" category (e.g. short stay accommodation, or student accommodation) .
9	We would opt for Option 3. This development has no merit and no place in our street. It is obviously not a residential development, with its ridiculous number of bedrooms and lack of parking facilities. It is excessive in bulk, height and scale, and overshadows number 8A and 8B. It exceeds the plot ratio.

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	A similar development was rejected by Judge Parry at S.A.T. And his findings are damning to this project.
10	My wife and I have carefully considered the amendments set out below. They do not address, adequately, the issues set out in our earlier submission. In particular, the plot ratio continues to exceed the requirement by 18%. We therefore nominate option 3.
11	Thank-you for the updated plans for 6 Alexander Rd. As a near-by neighbour, we remain totally opposed to the amended plans, which only marginaly address our initial concerns; The issues of bulk, scale, parking, potential other uses for the building, have not changed. The impact on property values of recently constructed neighbouring properties have not changed. We therefore nominate OPTION 3 as our response.
12	My option is #3. Please see below for further comments. Option 3 I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. The amendments that the applicant has submitted do NOT sufficiently address the issues in my original objection, therefore my original objection still applies. The applicant has made inconsequential amendments to appear as though she is addressing my objections, but her amendments significantly fall short of producing anything meaningful with respect to the neighbouring properties; most impacted being #8A & #8B Alexander Road. The applicant's amendments are still NOT compliant with the residential R codes and do not address the negative impact to surrounding

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	amenities and neighbouring properties. My original objections still apply.
13	Thank you for the information. I concur that option 3 reflects our position on this development. The parking available and the access to that parking is a woefully inadequate for the number of likely residents. The design provides 12 bedrooms (which look like doubles) in only two of the dwellings and this makes the provision of 2.5 parking spaces laughable. We are still seeking an assurance these floors are not being set up as a care facility or student accommodation
14	I have had a quick look at the revisions and see the minor modifications made. As I am not a close neighbour who is not directly affected by this development I am not able to comment on the effect these very minor changes will make to their lives. I am still very much against this building so I guess Option 3 is my choice. Too much bulk - aesthetically; too many cars moving in to a previously quiet, safe neighbourhood; too much heat absorption and retaining steel, brick, concrete, etc., compared to the former green backyards, contributing to a warming climate; too much power needed to make the building liveable - and so on.
15	These amended plans are NOT compliant for a residential property so option 3 below from me. I personally think the amendments are 1 percenters and an insult to the residents of Alexander Road. None of the serious life changing issues for the Southern neighbour have been addressed. I will discuss the amended plans with the neighbours and I will suggest all respond as per your process individually. Further, the condition of 6 Alexander Road, continues to deteriorate and with winter approaching, there will be rain and water into the pool, no doubt creating another infestation. There has been no effort to tidy this property by the owners and it is an absolute eyesore and hazard. I understand the City have limited powers on this issue but it affects all the residents and visitors to the shops. At the Council in February 2025, it was voted unanimously to reinstate out height cap of 10 m height via LPP5.8 . I have not been able to find

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	any reference to this on Your voice nor have seen any advertising in the Post newspaper. Please advise the timeline for this as time is of the essence. It is now urgent.
16	My objections to this development application remain as per option 3 as previously submitted. The building remains out of contect with regard to the surrounding buildings and with codes as regards, scale, bulk height, amenity and its impact on the living environment of the area.
17	Option 3. Changes are token. Whole scheme does not address reasons for having density increased.
18	We are writing regarding the proposed apartment development at 6 Alexander Road and, specifically, the amended plans submitted by the developer on 26 March. We wish to nominate Option 2 and Option 3 and submit the following concerns for your consideration. While our previous submission still stands, we wish to make the following additional points: • Incompatible Height and Streetscape Impact The proposed four-storey development is entirely out of character with a street consisting solely of single and double-storey homes. The WASAT/41 ruling clearly deemed such a height "…discordant and incompatible in its height in terms of its immediate streetscape setting…". Since that ruling, five additional homes have been approved or constructed, reinforcing the area's low-rise character and the ruling's relevance. • Bulk, Scale, and Plot Ratio The development's bulk is excessive and inconsistent with surrounding homes. Its 1.18 plot ratio exceeds R80 limits by 18%. While the amended design reduces plot ratio slightly, this was achieved by converting bedrooms into large roof terraces—doing little to reduce the building's visual mass. • Overshadowing and Overlooking The proposal causes severe overshadowing, especially to the southern neighbour's living areas, and creates unacceptable overlooking into the homes and private open spaces of neighbouring properties to the north, east, and south. • Inadequate Car Parking The proposed eight resident bays and two visitor bays are insufficient for a development potentially housing over 40 residents. Should the building be used for short-stay or student accommodation, the car parking shortfall would be even more significant, with an estimated 21 bays required. Street parking on Alexander Road is already limited and heavily used. • Underestimated Traffic Impacts The traffic review accompanying the proposal underestimates the vehicle movements generated by a development of this size. Alexander

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	Road is a short, busy street near local shops and schools, already affected by congestion and limited visibility for residents exiting driveways. Increased traffic will exacerbate safety risks for pedestrians, cyclists, and motorists. • Inadequate Waste Management The waste management plan is unbalanced and unworkable. A proposed 5:1 red to green bin ratio is contrary to typical household waste generation in Nedlands, where green bins are often more heavily used. Weekly green waste collection and fortnightly red/yellow bin collection will not support a development of this scale, likely resulting in overflow, odour, and misuse of public or neighbouring bins. • Unclear Intended Use The building contains 21 bedrooms, 21 bathrooms, 8 kitchens, and numerous living areas—an unusual layout for standard family dwellings. The configuration resembles student housing or short-stay accommodation, which is not appropriate for this residential street, nor permissible under R80 zoning. The design suggests a commercial or mixed-use purpose, inconsistent with the area's residential character. In conclusion, we strongly oppose the proposed 21 bedroom development at 6 Alexander Road. The amended plans fail to address fundamental concerns and would have a profoundly negative impact on the amenity, streetscape, and liveability of the area. Thank you for considering our submission.
19	I object to the proposal for the following reasons: • The amended plans result in overall height reduction of only 0.08m., & the four storey building's height, more than 12.5m., is excessive. This is incompatible with the character of the built environment in Alexander Rd. between Waratah Ave., & Philip Rd. that comprises single storey & two-storey homes, including five new dwellings built, under construction &/or approved since March 2001, when SAT (WASAT/41) ruled proposed apartment building at 6 Alexander Rd. 'discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context.' • Plot ratio permitted for R80 density is 1.0:1; the proposed plot ratio of 1.18 exceeds this by 18%. The amended plans only slightly reduced plot ratio of 2024 plans by 'converting' two bedrooms into covered terraces opening to north & south sides of Levels 1 & 2. The plot ratio, bulk & scale of this proposed building are excessive. • Overshadowing by the proposed apartment building negatively affects the southern neighbours' amenity especially living/dining/kitchen areas & impacts solar access.

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- The proposed apartment building overlooks neighbours' homes, outdoor living areas & gardens impacting their privacy & overall amenity. Screening per amended plans is inadequate to ensure the existing privacy & amenity is maintained in future.

- Parking for residents (8 bays) & visitors (2 bays) is inadequate for a 21 bedroom apartment building to accommodate 40 or more adults & children, & the short stretch of Alexander Rd. between Philip Rd. & Waratah Ave. is often fully parked. Traffic congestion is common & there would be considerably more increased traffic in these three streets associated with the proposed 21 bedroom apartments than for two houses on the lot, similar to those under construction at 9 Alexander Rd.

- Waste management will require more than 1 FOGO bin for 40+ residents & green waste associated with garden/landscape maintenance; & the weekly bin collection from Alexander Rd. is likely to pose problems.

- Neighbours have been informed designated use of this multi-residential building is for one multi-generational family, with the apartments comprising one 3 bedroom apartment for live-in caretaker, & four apartments for family, ranging in size from 3 bedrooms to 7 bedrooms (each with ensuite bathrooms) communal areas & powder room, & multiple amenity areas at top level of building including outdoor kitchen & pool area. This use would require regulation & oversight by City of Nedlands to ensure compliance in relation to WA's short stay regulations, as with its 21 bedrooms & bathrooms (including the 7 bedroom 7.5 bathroom apartment) the building potentially accommodates more than 40 people. Activities at the top level outdoor area should have be subject to safety regulations, noise & lighting controls, & also hours of operation. The fire pit in the rear garden, will have to comply with fire regulations.

- The proposed multi-storey apartment building will likely require upgrade &/or new infrastructure, as sewage & water services date from 1930s, & upgrades to the electricity supply will need to be addressed. Note: Landscaping plan does not mention the sewer line along eastern boundary (as shown on Survey Plan, 2019), which will influence choice of species & any structures proposed.

Conclusion: The proposed development at 6 Alexander Rd. does not meet all the Acceptable Outcomes or Element Objectives set out in Vol. 2 of the R-Codes.

Since early 2000s, consequent to increases in zoning from R10 & R12.5, in this area of Alexander Rd., Alexander Place, Philip Rd., numerous new one & two storey houses have been built, are under construction &/or approved, consistent in height with older well maintained family homes in this area, & they enhance the streetscape & overall amenity of the area. The proposed very large four storey multi-residential building

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	is inappropriate in Alexander Rd. between Philip Rd. & Waratah Ave., as it does not enhance achieve this; & it does not 'acknowledge the existing pattern of narrow lot development and provide consistency of development along the streetscape', which was an important criterion in City of Nedlands LPP5.14. In March 2021, after SAT assessed a proposal for an apartment building at 6 Alexander Rd., the Tribunal found it was 'discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context.' Consequently, that proposal did not proceed. The Design Report for 6 Alexander Rd., DAP/24/0280, refers to a 'previously approved scheme' for an apartment building at 6 Alexander Rd., & images purportedly show the 2024-25 scheme 'exceeds the outcome of the deemed to comply scheme'. The Design Report did not mention the Tribunal's finding, which is equally applicable to the current (2024-25) proposal & the finding should be upheld.
20	Like many in the neighbourhood, we were not made aware of this policy change at the time. As the immediate southern neighbours of No. 6 Alexander Road, we are the most directly and severely impacted by the proposed development. We would like to raise the following concerns regarding the proposed amendments: 1. Height A reduction of 0.8 metres from the original proposed height is a minor adjustment in the context of an overall four-storey structure. This does little to address the scale of the development. The comparative imagery provided for the original and revised designs is misleading if the only modification is a reduction of 0.8m. 2. Height and Plot Ratio The combination of excessive height and an inflated plot ratio results in a building that is completely out of character with the established streetscape, which predominantly consists of single- and double-storey homes. According to the Residential Design Codes (R-Codes), Volume 2, maintaining compatibility with the surrounding streetscape is a key consideration. Yet, the developers are continuing to "push the envelope":

	• The initial plot ratio sought was 1:1.25 • Upon request to revise the plans, they submitted a revised ratio of 1:1.18 Both figures remain well above the standard 1:1 and are not in keeping with the local character. 3. Sunlight Impact While relocating the fourth-floor dwelling from the front to the rear may address solar access to my rooftop panels, it entirely ignores the impact on my living spaces—particularly the large north-facing windows, which are essential for passive solar gain during winter. My studies show on the winter solstice most of my home is in shadow This significantly compromises the amenity of our home. 4. Parking Reducing the number of bedrooms from 23 to 21 and providing only 8 resident and 2 visitor parking bays is highly inadequate. It is difficult to understand how this meets planning expectations for a development of this scale. Overflow parking will inevitably spill onto Alexander Road—a narrow residential street already limited in capacity 5. Privacy and Noise Concerns There are terraces located on both the north and south sides of the building, particularly on the 1st and 2nd floors, which directly overlook my living areas. This raises significant concerns regarding both privacy and noise. The close proximity of these terraces compromises the sense of seclusion within my home, especially in key living spaces. Additionally, there is a high likelihood that these areas will be used as entertainment spaces, which could result in considerable noise levels, particularly during evenings and weekends. These factors combined pose a serious impact on the comfort and quality of life within my residence.

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	5. With so many different people living in such close proximity, the possibility of conflict is high, which could disrupt the peace and quiet of our neighborhood. 7. Ownership and Compliance We would also like to raise the question of whether the shareholders of United Universal Pty Ltd meet the requirements of Australian residential ownership regulations. We believe this is a matter that warrants clarification. In Conclusion The proposed development is disproportionate, disruptive to the existing character of the area, and significantly affects the amenity of neighbouring properties—ours in particular. We respectfully urge the council and planning authorities to take these concerns seriously and ensure that development remains consistent with community expectations.
21	I nominate Option 3: <u>Option 3</u> I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans.
Reconsideration	
Objections	
1	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. It still looks and feels like a hotel or a boarding house. Also #6 presents as a disgrace currently from the front, as totally neglected overgrown, dirty and an eyesore . please report to the health and safety department.

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	The submitted plans change very little. I seems like a token gesture only. The Impact on Local amenity is against clause 67 as the plans do not protect nor enhance the Amenity.l. The impact is super negative as height , bulky and scale . This property does not comply with IN many areas including lack of enough parking, and it totally detrimental to the existing Amenity. **Relates to submission 20 of Advertising 1**
2	Thank you for relaying the revised plans. I note that the development is now multi dwelling rather than a single family home. This being the case my concerns about parking are only amplified. The new structure has 18 double bedrooms and in theory sleeping for 36 people. As set out in my previous submission there is certain to be parking overflow and this cannot be accommodated along Alexander Road. The single lane access is bound to result in vehicles backing out of the facility when all the parking spots are taken – an unsafe procedure. While I am loath to offer a solution the best option would appear to be to eradicate unit G02 and garden and use the space to provide adequate parking with a turnaround space.. I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 8 of Advertising 1**
3	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. In May 2025 a 21 bedroom proposed development at 6 Alexander Road was assessed under the R-Codes and refused unanimously by the 5-member DAP, for 7 main reasons summarized below. The September 2025 revision is now an 18 bedroom development, which should be rejected for the same 7 reasons. 1. Development not compatible with streetscape. A four storey apartment block is utterly incompatible with all of the 1 and 2 storey homes on the street. The developer's mention of compatibility with future streetscape can only be referring to 50 years in the future when the current recently constructed houses on Alexander Rd are

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	ultimately demolished. For the next half-century, this 4 storey apartment block will be an eyesore amongst a street otherwise filled with 2 storey homes. 2. Overall Building Height Incompatible / Overshadowing. See above response regarding building height. See below response regarding overshadowing. 3. Side Setbacks. R-Codes' required R80 side setbacks are 3.5m, but this development is 0m to 2.0m on the north side and 2.5m on the south side. The side setbacks remain inadequate. 4. Overall bulk and scale inconsistent with locality. The re-design has resulted in previously fully enclosed internal rooms being converted into balconies / terraces with overhead roofs and privacy screens. While technically classified as external space which is excluded from plot ratio calculations, these areas function much like poorly sealed internal rooms rather than true open-air areas. Such conversions effectively manipulate the calculation of the building's plot ratio, making the development appear to occupy less bulk and scale than it genuinely does. For example, apartment #201 has six "outdoor" areas, four of which are dining areas, two of which are on the south side – how can a 5-bed apartment credibly require six outdoor areas? This approach of multiple semi-enclosed "outdoor" areas gives the impression of reduced building mass while in reality the overall perimeter / footprint dimensions of the lower 3 floors remain unchanged from the rejected design. 5. Significant impact on sunlight to habitable spaces.

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	The re-design has reduced the size of the 4th storey, however this doesn't change the most important aspect of overshadowing. The fact remains that at midday on 21 June, the southern neighbour's living areas were completely overshadowed by the previous design (March 2025), and in this latest September 2025 design the southern neighbour's living areas will still be completely overshadowed. The only difference with this latest design is that the shadow doesn't project so far above the roof. 6. Insufficient car parking. The March 2025 design's 8 residents' parking bays were massively inadequate for a 21 bedrooms apartment. For the revised design, with 18 bedrooms, we would expect mostly adults in these rooms, and many with partners, therefore the apartment block might house between 18 – 36 adults. It has 10 residents' parking bays, which is grossly inadequate. The rear ground floor apartment entrance doorway is through a specific car's parking space. The traffic report's Appendix A shows 5.4m long cars parked in the bays, and the gap between each car and the eastern wall is minimal. How does a person, carrying a couple of bags of shopping, get in or out of the rear apartment's only entry door? If a vehicle longer than 5.4m is parked in this bay then it may not be possible to get in and out of the apartment. The parking area, and its interaction with the rear ground floor apartment, breaches an R-Code design guidance, and an acceptable outcome, as follows: • DG 3.7.4 "Pedestrian and vehicle paths should be separated wherever possible, with pedestrians given priority over vehicles. Where pedestrian entry is via a shared vehicle space, consider using measures such as a pedestrian gate, differentiated surface, lighting and/ or signage to provide a distinct pedestrian entry" • A 3.7.4 Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed. 7. Intended Use Not Clear. The increase in room numbers in what was previously Apartment 301 from 3 rooms to 4 rooms, coupled with Apartment 101's significant reduction from seven bedrooms to four, clearly demonstrates that the number of bedrooms within these apartments is not a genuine consideration for the owner. Taken together, the five units effectively form a single-family dwelling. It appears that the apartments have been

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	arbitrarily resized, and the bedrooms redistributed, in order to circumvent planning controls that would normally apply to a single-family house, raising serious concerns about compliance and intent. If the intent is to use this building in a way not stated in the application, then it must be advertised and assessed as such. In conclusion, the revised design remains inappropriate in form, it still breaches R-Code requirements, it is still unclear in its intent, and should be rejected. **Relates to submission 17/18 of Advertising 1**
4	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 13 of Advertising 1**
5	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 4 of Advertising 1**
6	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 1 of Advertising 1**
7	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 28 of Advertising 1** We note the amended plans for 6 Alexander Rd, dated 10 September 2025, but have continued concern about the proposed build for the following reasons.;

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	1. The bulk and scale are out of character for the street and will overwhelm the surrounding properties. 2. It still doesn't meet the criteria of a 'family home'. Present or future owners could use the building for other purposes, such as student accommodation, short term rentals etc. 3.The scale of the build will impact the privacy of surrounding neighbours. 4. PARKING We see this as a very serious concern and have included photos of our streetscape. The extra car bays in the amended plan indicates 'tandem parking', which will only add to the congestion problem. The single entrance will cause problems with cars entering, while a car is exiting the building. In this scenario, a car would need to reverse back onto Alexander Rd, and this would create danger to pedestrians and traffic negotiating the road. This is already a very congested street and thoroughfare. Please find the attached documents that were used to voice our concerns to the original proposal. Nothing has changed! **See attachment 4**
8	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 26 of Advertising 1**
9	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission 7 of Advertising 1**
10	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. We wish to add the following comments to our previous presentations to both Dap and SAT.

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	Alexander Road has been largely re-developed with modern residences of no more than two stories and are occupied by families ranging from retirees to younger couples with three children. Importantly there are no properties that are not Family homes and which, because of their design, are likely to remain Family homes. The design and layout of the current development proposal certainly bears little resemblance to a Family home and could be put to a variety of other uses which would be in conflict with the majority of the Street and totally un-acceptable. The decision to raise the classification of properties on the East side of Alexander Road to R80 after the majority of properties had been re-developed to a maximum of two stories , especially as Alexander Road runs North / South and consequently blocks run East/ West, creating an almost intractable Over shadowing problem for the lower height property on the South side is a significant and justified cause of the universal opposition to this Development. In the interest of good Planning, and Public acceptance of the need for increased density to address Urban Sprawl, amending the R code on the East side of Alexander Road to ensure future developments are in harmony with existing properties would be a desirable and sensible out-come. Clearly this amended proposal is totally un-acceptable and should be rejected. **Relates to submission 6 of Advertising 1**
11	I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a new submission, the details of which are as follows: Whilst I am satisfied that the developers have carried out a traffic impact study. The amended plans do not address the size and impact this building will have on the existing surrounds.

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	The building is located on a busy but small residential road. It is 4 stories high, much larger than existing residential buildings that it is co-located with. Therefore it does not reflect the existing architecture of this area. It would still overshadow existing residences. Additionally, the size of the building and potential occupancy would also increase the traffic in this street dramatically. Causing potential traffic bottlenecks.
12	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. **Relates to submission attachment 2 of Advertising 1** We spent a great deal of money, time and resource reviewing multiple schemes that have been proposed for this block with excellent support from our esteemed town planning and legal advisors lead by Craig Wallace at Lavan Legal. Our journey through this over the years has been very frustrating as the one key issue that has been consistent will all proposals, they have been materially out of character with Local Amenity and Character. We are not opposed to development at any cost and one could argue Alexander road owners have embraced sensible residential infill with all bar two blocks being small block developments with excellent off street parking, the street is a far cry from the traditional Dalkeith quarter acre blocks with single residencies. Parking is an important point as for the most part the proactive residential infill that has occurred on this street has also sensibly accommodated both parking for owners but also visitors. In the majority of cases properties on the street provide off street visitor parking with double width driveways that seek to minimise on street parking congestion. Of course this is being done for selfish reasons as the popularity of the local street shops, especially the café and restaurants, means the narrow street is often overflowing with patrons or commercial vehicles so street parking is a premium. With the above in mind lets now consider the proposed development, we feel these is no need to amend our strong opposition to the development because of the following; 1. The revised development is still 4 stories which is still double the height of any other property on the street. 2. Number of beds have been reduced from 21 to 18 so technically there could be 38 people living in this building. 3. Parking continues to be grossly under provided (10 for residence and 2 for visitors) the addition of tandem bays jammed down a side boundary is hardly a sensible solution to the problem 4. Overshadowing remains a problem and exacerbated by the addition of more balconies overlooking neighbours, and

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	5. The development remains an unusual design and out of character to a normal multi-level apartment development The suggestion that the above should be acceptable because the built form is actually a single residence only raises more questions about how this development should be considered if at all under the current town planning scheme. We would love to know how many developments of a similar design and scale have been undertaken in Perth under the guise of being a large family home as our esteemed advisors struggled to find a single example? We hope the above provides greater understanding of our opposition and hope the Council remains steadfast in its opposition as well.
13	See attachment 5
14	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. The development on this site should be no higher than two stories. Three stories is too high, it is out of local context, and would add too much extra traffic making a small road too busy. **Relates to submission 2 of Advertising 1**
15	I wish to lodge my objection to the proposed development at 6 Alexander Road, Dalkeith. The application has not been substantially changed since its unanimous rejection (5–0) by the Metro Inner Development Assessment Panel on 7 May 2025. The same concerns remain, and the proposal continues to fall short of the planning framework. Key issues include: • **Streetscape and local character** The bulk, scale and overall appearance of the building remain inconsistent with the prevailing low-scale residential character of Alexander Road. The proposal does not present as a single dwelling compatible with its surroundings but instead reads as a multi-unit development. • **Solar access** Despite minor changes, the development continues to overshadow the adjoining southern property to an unreasonable extent, adversely affecting solar access to habitable rooms and outdoor living areas.

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	• **Parking and land use clarity** The design lacks clarity about whether this is intended as a single dwelling or multiple dwellings. If it is the latter, the proposal appears to provide insufficient on-site parking for future needs, and no clear strategy for visitor parking. • **Amenity** The proposal continues to adversely impact the amenity of adjoining owners and the local community. The minor numerical adjustments (such as plot ratio and room numbers) do not address the fundamental incompatibility of the design with its context. For these reasons, the proposal remains inconsistent with the intent and requirements of the planning framework. I therefore do not support its approval.
16	See attachment 6
17	I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans. The amended plans and updated reports do not address, adequately, the issues raised in our previous submission. In particular, points 5, 6 and 7. **Relates to submission 9 of Advertising 1**
18	We continue to review the various amended proposals for the 4 story accommodation centre at 6 Alexander Road and wish to make a submission detailing our ongoing grave concerns and why we remain against its approval ; It is a 4 storey accommodation centre that is discordant and incompatible in its height in terms of its immediate landscape setting . It is inconsistent with the raft of new houses in the street that are either approved or under construction that are 2 storey and when complying receive support , add value and quality to the streetscape and community. There is nothing compatible with future street scape unless we are having a visionary moment 50-100 years in the future.

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	We understand the R-Codes state that apartment design should respond appropriately to the defined neighbourhood context and character and we are at a loss to understand how the bulk and scale of this revised proposal might do so. We are advised that its plot ratio exceeds R-80 primary controls and very obviously it grossly overshadows the living areas in neighbouring property's destroying their amenity. R-Codes' requires R80 side setbacks are 3.5m nut this development is 0m to 2.0m om the north side (FAIL) and 2.5m (FAIL) on the south side. In a street with limited parking it now has just 10 resident car bays and 2 visitor bays for a proposed 21 double bedrooms ....staggering , where are all the extra cars going to go ? Which invites us to consider what the real purpose of this design is ...a 7 bedroom single apartment and 21 bedrooms overall is more consistent with a "use not listed " such as short stay accommodation or hotel accommodation or student accommodation even in the style of a doss house . Inserting perhaps 21 cars and we imagine that could fluctuate between something less and up to 42 if all 21 bedrooms are occupied by couples , into such a small street invites exponential increases in stress and danger let alone a loss of amenity . Our lived experience of 29 years - which a traffic expert would never observe - is that the Philip Road /Alexander Road/Alexander intersection is already dangerous , being an offset crossing with no give way signs . People with limited vision , coffee in hand or distracted by phones regularly drive through it and near misses are de rigueur to us as residents who drive through that intersection 5 to 10 times a day . A traffic report that claims 3 vehicle movement per AM peak period is simply preposterous in its attempt at authenticity. With existing 2 story dwellings built to compliance and others underway , it appears that approval of this proposal creates the environment for what might be circa 30 existing resident cars to increase to possibly circa 72 cars in what is about a 120m street with existing parking restrictions in place. In fact, walking up the street we calculate with current parking restrictions only about 8 cars can legally be parked on Alexander Road between Philip Road and the Warratah Ave roundabout . We are sure Council has its own way of doing maths but even at 4.5m of street space per vehicle a possible 42 new cars - 8 resident car bays introduces the risk of thrusting perhaps 36 additional vehicles into this section of the street . This suggests approval is simply dangerous and likely to diminish social cohesion where responsibility for overcrowding the little street with cars escalating those risks resides with those creating the risk .

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	We are at a loss to understand how the waste disposal of such an accommodation centre can be reconciled with the available road frontage in lining up all the bins that they will have. We might see 5 -10 green bins and 5 - 10 yellow bins put out at one time, where we note that the frontage of the property is simply not wide enough to accommodate all the bins. The neighbours will be thrilled at the destruction of their quite enjoyment and amenity of their properties in the interests of overturning appropriate council planning. Perhaps such a design sitting next to the university might possibly have some utility but to impose something of this immense bulk and scale into a well functioning respectful neighbourhood community, that is living in a war zone of external opportunists where we are constantly having to point out failings of proposals is diminishing our amenity and the freedom to enjoy our lives as long term residents/rate payers . We trust that this proposal is rejected and that the local community's reasonable positions is appropriately taken on board . **Relates to submission 35 in late submissions**

19	Please accept my formal refusal of the most recent development application to City of Nedlands for 6 Alexander Road, due to the following reasons;
	
	1. Bulk, Scale, and Streetscape
	  ○ The proposed building is four storeys, which is much taller than surrounding homes.
	  ○ Even with terraces and balconies enclosed, the building's overall size dominates the site and is inconsistent with the low-density character of Alexander Road.
	  ○ Concentration of the building mass at the rear (eastern side) causes overbearing impacts on neighbouring homes, particularly where land slopes downward.
	2. Plot Ratio and Overdevelopment
	  ○ The amendments do not materially reduce plot ratio or overall building mass.
	  ○ The development is an overdevelopment relative to the lot size and the surrounding area.
	3. Setbacks, Privacy, and Amenity
	  ○ R-Codes' required R80 side setbacks are 3.5m, but the proposed developments setbacks are 0m to 2.0m on the north side, and 2.5m on the south side, which are completely inadequate and do not comply with the R-Codes.
	  ○ Terraces and habitable spaces are very close to neighbouring boundaries.
	  ○ This results in overlooking, loss of privacy, and reduced amenity for adjoining residents.
	  ○ Even for residents farther away, the height and bulk reduces overall neighbourhood character and amenity.
	4. Impact on Eastern, Southern and Northern Neighbours

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	○ The rear four-storey mass directly affects the eastern property at 24 Philip Road due to slope and height, causing overshadowing and visual dominance. ○ The southern neighbour at 8a Alexander Road will lose northern sunlight to habitable rooms and gardens. ○ Neighbouring properties on all sides will experience ongoing privacy and amenity impacts. 5. Access, Parking, and Safety ○ Entry to Apartment G02 via the carpark raises safety and accessibility concerns. ○ Tandem parking arrangements are impractical and may create operational issues and reliance on street parking. ○ Parking is still inadequate for 18 bedroom accommodation, that could accommodate 36 adults. ○ The area already experiences parking pressure due to nearby developments. 6. Intended Use ○ The building's size, layout, and common areas may suggest use beyond standard multiple dwellings (e.g., serviced accommodation or lodging house). ○ Clarification of intended use is important to ensure it remains compatible with residential zoning. 7. Ongoing Planning Concerns ○ Many issues identified by the DAP in their previous refusal still apply, including: ▪ Compatibility with streetscape and neighbouring properties ▪ Building height and solar access impacts ▪ Inadequate setbacks and transition ▪ Bulk, scale, and overdevelopment ▪ Insufficient parking ▪ Unclear building use and layout **Relates to submission 34 in late submissions**
20	In reference to your email of 22/9 , I would like to nominate Option 3 and further reiterate that the fundamental obstacle to the development is the enormous size of the proposed building which is totally at odds with the surrounding streetscape. The height , bulk and overall scale of the building with its inadequate setback will completely dominate the small, narrow street and loom over the adjacent homes, blocking their light and robbing them of privacy. The very opaque aspect of the building use, characterised by its extraordinary number of bedrooms and bathrooms

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	can only lead to the question of whether this development is really proposed student lodging or serviced accomodation or possible short term accomodation for overseas students attending UWA .Clarity and transparency of the proposed use is essential. As someone who has lived nearby in Philip Rd , I can state that Alexander Rd is a very busy thoroughfare ,as it's used as a shortcut to Waratah Ave and as there is very little street parking due to the narrowness of the road , it is essential that any development have as much off street parking as possible. This development would need to ensure off street parking for at least 20-30 cars due to the number of people proposed to be housed in this opaque development. **Relates to submission 21 of Advertising 1**
21	We strongly oppose the amended development plans lodged for 6 Alexander Road, Dalkeith. Despite numerous objections previously raised by the City of Nedlands, the DAP, and most residents of Alexander Road, the changes made to the development proposal are minor and inadequate. From the beginning, our greatest concern has been the loss of winter sunlight to our home. At considerable stress and expense, we have attempted to highlight this issue, but it has not been properly addressed. At the information session held on 25 September 2025, the Planner (Mr. David Hollingworth) and the Architect (Mr. Felipe Soto) stated unequivocally that our living areas would receive sufficient sunlight (4-6 hours on 21 June). This is incorrect. They are either: 1. Misrepresenting the facts, or 2. Making critical errors in their overshadowing studies. We have evidence, including independent overshadowing studies conducted on 1 October 2025 using the submitted plans. Please see enclosed studies as it will prove conclusively it does not comply with the R-codes. Plot Ratio: Although reduced, is still non-compliant. Building Footprint: The three-storey bulk with setbacks remains virtually unchanged. Height: A reduction of only 500mm is negligible and does little to reduce the overall impact. Streetscape: The proposal does not conform to the existing streetscape. Every surrounding property is a single-storey home. This proposed apartment block would dominate the street and appear completely out of character. The proponent's statement that "the current design balances the need to respond to existing properties while not compromising its future relationship to new adjoining developments" is misleading. This is the last vacant block on the street, surrounded entirely by single-storey homes. The development's bulk and scale will be visually intrusive and inconsistent with the character of Alexander Road.

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	We urge the City of Nedlands and the DAP to reject the amended plans, as they remain substantially non-compliant and disregard the valid concerns of residents and the local community. **See attachment 7** **Relates to submission 11 of Advertising 1**
22	Option 3 I have viewed the amended proposal and have concerns regarding the proposed variations. My previous submission applies unchanged to the amended set of plans We are disappointed that the revised plans continue to demonstrate a gigantic 4 storey building that is not amenable to the character of Alexander Road and significantly impacts the neighbouring properties. The following issues continue to be of great concern: 1. The bulk and scale of the building at 4 storeys is not consistent with low density of Alexander Road. 2. Recent amendment to plans show little change to overall building zone and plot ratio and plans continue to appear to be overdevelopment of the block relative to the lot size and surrounding dwellings 3. Privacy of surrounding neighbours is severely impacted with proposed setbacks inconsistent with planning guidelines. This results in overlooking and loss of amenity for immediate neighbours and negatively impacts the amenity of the street and nearby neighbours with excessive bulk and height inconsistent with surrounding homes. 4. Overshadowing to adjacent neighbours will result in loss of sunlight to habitable areas of existing homes. 5. Parking availability is grossly in adequate for the proposed dwelling. As highlighted in our previous submissions, there are already significant issues related to parking congestion on Alexander Road and surrounding streets. The truncated intersection at Alexander and Philip Road has previously been highlighted as a dangerous intersection which has become more congested over recent years. As long term residents of 25 Philip Road on this intersection, we have witnessed many near accidents at this intersection which would only be made worse with the size and accommodation of the proposed development. 6. The intended use of the proposed dwelling is questionable given the scale and proposed number of bedrooms. Alexander Road is residential zoning. We continue to reject this proposal as a suitable or amenable development at 6 Alexander Road, Dalkeith. **Relates to submission 5 of Advertising 1**

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	Before I begin my submission, I wish to express my concern about the unreasonably short timeframe provided for community feedback on the revised plans. The consultation session was held on the Thursday evening before a long weekend and the start of the school holidays, with only one week permitted for submissions. This timing has made it extremely difficult for affected residents — many of whom, like us, are away during the school holiday period — to properly review the plans and prepare a considered response. It is both unfair and unreasonable that the developers have been afforded months to prepare their proposal, while the community — who will live with the long-term impacts — is given such a brief and poorly timed window to comment. I wish to nominate Option 2 I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a new submission, the details of which are as follows: I am writing as a nearby resident of Alexander Road to formally object to the amended development proposal at 6 Alexander Road, Dalkeith. While I acknowledge that certain changes have been made to the original application, the revised plans fail to address many of the fundamental planning concerns previously raised by the community. In my view, the proposal remains inconsistent with key planning principles and will have significant adverse impacts on the surrounding residential area. _____ 1. Bulk, Scale, Plot Ratio and Streetscape Compatibility Despite minor modifications, the proposal remains significantly out of scale and character with the surrounding residential context. While the developer appears to have reduced the stated plot ratio on paper, this has largely been achieved by reclassifying previously enclosed internal rooms as “outdoor” terraces and balconies. Many of these new spaces include overhead roofs and substantial privacy screens, meaning they function much more like semi-enclosed internal rooms than genuine open-air areas. As a result, the proposal artificially under-represents its true bulk and massing, while in reality the building’s perimeter, footprint, and overall scale remain virtually unchanged from the previously rejected design. For example, apartment #201 now contains six “outdoor” areas — four of which are dining spaces — including two on the southern façade, raising serious questions about the intent behind these design choices. This approach does nothing to reduce the actual visual impact of the development, which still presents as a dominant four-storey structure — excessive for this site and incompatible with the established low-density streetscape and residential character. The amended plans also do not materially reduce the site’s plot ratio or overall site coverage, which remain significantly higher than the limits envisaged under the R-Coding. Concentrating building mass towards the eastern boundary, where the land slopes down towards 24 Philip Road, amplifies visual bulk and overshadowing on that single-storey dwelling and results in an unacceptable transition in scale and built form. Even with enclosed terraces, the four-storey presentation remains inconsistent with the intent of Clause 67(2)(m) of the Planning and Development (Local Planning Schemes) Regulations 2015.

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	2. Setbacks, Privacy and Loss of Amenity The proposal fails to comply with Design Element 5.1.3 – Lot Boundary Setbacks of the R-Codes, which requires a minimum side setback of 3.5 metres for an R80 site. The current design proposes setbacks of 0–2.0 metres on the northern boundary and 2.5 metres on the southern boundary, both of which are non-compliant. This results in increased building bulk, reduced access to natural light, and heightened overshadowing and privacy impacts for adjoining properties. It further demonstrates that the development overdevelops the site and fails to respond to its context, contrary to the intent of the R-Codes. Terraces and habitable spaces located in close proximity to boundaries on both sides create overlooking, privacy intrusion, and amenity impacts, contrary to R-Codes Volume 2 Objective O2.4.4. The side setbacks fail to provide a graduated transition to neighbouring lower-density dwellings. The cumulative impacts of height, massing, and overlooking also contribute to a broader loss of residential amenity and erosion of neighbourhood character. 3. Adverse Impact on Neighbouring Properties Of particular concern is the abrupt interface with the eastern neighbour, where a four-storey mass sits directly adjacent to a single-storey home. The excessive scale, compounded by the land's natural fall, will result in overbearing visual intrusion, overshadowing, and loss of amenity in the garden. I am also deeply concerned about the significant overshadowing of the southern neighbour at 8A Alexander Road. While the amended plans include a minor 500 mm ground level reduction and slight building envelope changes, these have not meaningfully improved solar access. Independent architectural analysis confirms that key living areas — including the kitchen, dining, alfresco, lounge, and central circulation spaces — will continue to experience substantial overshadowing from morning through late afternoon on 21 June, the most critical solar access date. Outdoor living and pool areas will also suffer from reduced winter sunlight, diminishing their functionality. The proposal fails to protect northern sunlight to habitable rooms and outdoor spaces, in breach of R-Codes Volume 2 Objective O3.2.2, and materially reduces amenity in an unacceptable manner. 4. Access, Circulation and Safety Concerns Several aspects of the internal layout and vehicle access raise functional and safety concerns: • Entry to Apartment G02 is via the carpark — a poor planning outcome with implications for accessibility and amenity. • Tandem parking arrangements are impractical and may lead to operational issues, increased reversing movements, and reliance on street parking.

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	Given existing traffic pressures in the area — particularly along Alexander Road and Philip Road — this will likely exacerbate congestion and compromise safety. _____ 5. Parking Pressures and Cumulative Impacts The surrounding streets already experience significant parking pressure due to existing and proposed developments. Construction activity and increased vehicle numbers from this development will further reduce on-street parking and compromise safety for residents and visitors. _____ 6. Intended Use and Lack of Clarity The scale and design of the proposal raise concerns that its intended use extends beyond standard residential purposes. The size and configuration of common areas, circulation spaces, and parking facilities could facilitate higher-intensity or commercial uses, inconsistent with the residential zoning of the site. The fourth storey, in particular, appears disproportionate and more consistent with serviced accommodation or boarding-style facilities than a typical multiple dwelling development. _____ 7. Process and Planning Principles The proposal conflicts with key planning objectives under the City of Nedlands Local Planning Scheme and State Planning Policy 7.3 – Residential Design Codes, particularly in relation to: • Bulk, scale, and streetscape compatibility • Privacy and amenity protection • Built form transition • Access, circulation, and parking • Neighbourhood character preservation _____ 8. Ongoing Non-Compliance with Previous DAP Refusal Reasons It is also important to note that the Metro Inner DAP previously refused this application on seven grounds, all of which remain relevant and, in many cases, unchanged. The amendments do not materially resolve these fundamental issues, including incompatibility with streetscape (Clause 67(2)(m)), excessive height (R-Codes O2.2.1 & O2.2.4), inadequate setbacks (O2.4.4), unacceptable bulk (O2.5.1), amenity impacts (O3.2.2), insufficient parking (O3.9.2), and unclear intended use. _____ Conclusion

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	For the reasons outlined above — including excessive bulk and scale, unacceptable privacy and amenity impacts, unresolved overshadowing, inadequate setbacks, safety concerns, and ongoing non-compliance with previous DAP refusal reasons — I respectfully request that the City of Nedlands refuse the amended development application for 6 Alexander Road. The proposal remains fundamentally inconsistent with the planning framework and represents a significant overdevelopment of the site. I urge the City and the DAP to uphold the planning principles that protect the amenity, character, and livability of our neighbourhood. Thank you for the opportunity to provide this submission. **Relates to submission 24 of Advertising 1**
23	I have viewed the amended proposal and have concerns regarding the proposed variations. I wish to make a new submission, the details of which are as follows: See attachment 8 **Relates to submission 25 of Advertising 1**

6 Alexander Road, Dalkeith

Comments to City of Nedlands by:



Questions:

1. How many 8 bedroom, 8 bathroom single apartment dwellings has CoN approved for construction in the last decade? Is this ultra high density style of accommodation something that the CoN would encourage more of in future? Will this apartment end up a "white elephant" in which no one wishes to live, which no one wishes to buy, and which might then fall into disrepair?

2. Is the 8x8 apartment on level 1 a "dwelling" as defined in the R-Codes ("…***for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family…***"). It doesn't pass the pub test.

3. The planning report states that the owner is ***Universal United Investments Pty Ltd***. The report also says "Dwelling G02 is to be provided as a caretaker dwelling, while all remaining dwellings will be occupied by members of the same family."
   - Has the specific family who is intending to dwell in the 8 x 8 Level 1 apartment made any binding commitment to reside in the dwelling for the long term?
   - Can the City of Nedlands rule out a future approval of a non-dwelling use in the event that the family vacates the dwelling, and if the dwelling cannot be leased or sold due to market factors?

4. The building's design, including 23 bedrooms and expansive communal living areas across the three upper floors, would be perfectly suited to purposes other than a "dwelling". Has ***Universal United Investments Pty Ltd*** made any binding commitment to not repurpose any of the 23 bedrooms in this building for a non-dwelling use? i.e. short stay accommodation?

5. If the building was to change ownership, and if part or all of the 23 bedroom building was to be repurposed as a short stay accommodation or student accommodation, then is there sufficient parking to meet WA R-Code requirements for this type of building use?

6. In the 1st traffic review, Table 1 states there are 4 dwellings with 2+ bedrooms, and 1 dwelling with 1 bedroom. Why was this incorrect traffic review submitted and posted on YOURVOICE?

7. Did the traffic review consider that the building has 23 bedrooms in total, accommodating up to 46 people, when estimating parking requirements and traffic movements?

8. The revised traffic review was posted on YOURVOICE website 3 working days before the close of comments on the development application. Is this in accordance with Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015?

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Dual key apartment - an apartment with a common internal corridor and lockable doors to sections within the apartment so that it is able to be separated into two independent units. For the purposes of assessment they are considered as two units.

Dwelling - a **building** or portion of a building being used, adapted, or designed or intended to be used for the purpose of human habitation on a permanent basis by a single person, a single family, or no more than six persons who do not comprise a single family.

Enclosed - an area bound on three or more sides by a permanent wall and covered in an **impervious material**.

Façade - the external face of a **building**, generally the principal face, facing a public **street** or space.

Freehold scheme - has the meaning given by section 8(2) of the *Strata Titles Act 1985*.

Frontage - the width of a **lot** at the **primary street setback** line, provided that in the case of battleaxe or other irregularly shaped **lots**, it shall be as determined by the **decision-maker**.

Functional utilities - Functional utilities associated with the **dwelling** including, but not limited to air-conditioning, plant, clothes drying, hot water systems, antennas and satellite dishes, **solar collectors**, invertors and batteries, electric vehicle charging and rainwater tanks.

Green façade / green wall - a wall with fixtures to facilitate climbing plants. It can also be a cladding structure with growing medium to facilitate plant growth.

Green roof - a roof surface that supports the growth of vegetation comprising of a waterproofing membrane, drainage layer, organic growing medium (soil) and vegetation. Green roofs can be classified as either extensive or intensive, depending on the depth of substrate used and the level of maintenance required. Intensive green roofs are generally greater than 300mm deep and are designed as accessible **landscape** spaces with pathways and other features. Extensive green roofs are generally less than 300mm deep and are generally not trafficable.

Green title lot – A **lot** owned in fee simple issued with a certificate of title under the *Transfer of Land Act 1893*, other than a **strata lot** or a **survey-strata lot**.

Greywater - wastewater from clothes washing machines, showers, bathtubs, hand washing, lavatories and sinks that are not used for disposal of chemical or chemical-biological ingredients. Excludes water from the toilet (which is regarded as 'blackwater'). Refer to *Department of Health Guidelines for the Non-potable Uses of Recycled Water in Western Australia*.

Grouped dwelling - a **dwelling** that is one of a group of two or more dwellings on the same **lot** such that no dwelling is placed wholly or partly vertically above or below another, except where special conditions of **landscape** or topography dictate otherwise, and includes a dwelling in a **strata titles scheme** with common property.

Questions:

9. The revised traffic review Figure 4, does not take into account the large number of cars regularly parked along the eastern side of Alexander Rd due to the shopping precinct just 60m away from the driveway. A large number of traffic movements from the site, with visibility obstructed by parked cars, substantially increases the risk of vehicle collisions.

10. The revised traffic review estimates **25 trips per day**. For a 23 bedroom building, which could accommodate up to 46 people, this doesn't pass the pub test. The report claims to be based on traffic movement volume methods in the NSW Roads and Maritime Services' "Guide to Traffic Generating Developments." This guide suggests: Daily Vehicle Trips: 10.7 trips per dwelling = **53.5 trips per day.** Will City of Nedlands please calculate the percentage increase in traffic along Alexander Road as a result of this, and quantity the impact on the amenity of Alexander Rd?

11. If it is determined that LPP 5.8 has not been revoked in accordance with state planning regulations, and that in fact has always been in effect, then does the proposed building height contravene LPP 5.8?

12. If it is determined that LPP 5.14 has not been approved by the WA Planning Commission in accordance with state planning regulations, then would the proposed building side setbacks of 2m contravene the R-Code requirements for 3.5m setbacks?

13. Would CoN planners consider Alexander Rd as a "low rise" streetscape as defined in A2 of the R-Code (Vol.2)?

14. Section 2.1.1 of the R-Code states: "***Apartment design should respond appropriately to the defined neighbourhood context and character*".** Do CoN Planners think this development responds appropriately to the "low rise" streetscape in Alexander Rd?

15. The planning report says the plot ratio is 1.18 however if I sum the stated floor areas in the plans (154.4 + 92.3 + 458.2 + 378.9 + 177.7 + 117.5) I get a building area of 1379 m², equating to a plot ratio of 1.36. This exceeds the R-Code AO by 36%!! What is the real plot ratio?

Questions:

16. The elevation drawings show a fall of approx. 0.5m from north to south across the block. BUT the elevation drawings show the same ground floor slab level for three buildings at 4B, 6, & 8A Alexander Rd. Are the overshadowing drawings correct, or do they underrepresent the actual overshadowing due to the slope of the hill? Have the overshadowing drawings / estimates been verified by a competent person acting for City of Nedlands?

17. Table 2-2 of the 1st waste management plan states there are 3 dwellings with 3 bedrooms, and 1 dwelling with 5 bedrooms, and 1 dwelling with 7 bedrooms. Why was this incorrect waste management plan submitted and posted on YOURVOICE?

18. Did the waste management plan in any way consider that the building has 23 bedrooms in total, and up to 46 people residing in it, when estimating rubbish volumes and bin sizes / numbers?

19. The waste management plan mentions duties to be performed by the live-in caretaker on 6 occasions. The planning report mentions the caretaker's duties too. Has ***Universal United Investments Pty Ltd*** made any binding commitment to always have a live-in caretaker in the building doing these duties? Will the City of Nedlands make this an ongoing condition on the site?

20. The revised waste management plan was posted on YOURVOICE website 3 working days before the close of comments. Is this in accordance with Planning and Development Act 2005, Planning and Development (Local Planning Schemes) Regulations 2015?

21. The revised waste management plan does ***not*** mention a 6 bedroom apartment, but it does refer to a 5 bedroom apartment. The revised waste management plan appears to be incorrect. Why was this incorrect waste management plan submitted and posted on YOURVOICE a second time?

22. The revised waste management plan claims that only 200 litres per week of FOGO is produced. Considering the building has 23 rooms, and each room could easily accommodate 2 persons, so it could easily be housing up to 46 persons, does 200 litres of FOGO volume "…pass the pub test…"? The consequence of this gross underestimate of FOGO would be that a lot of FOGO will then be disposed of in the red bins, which is not sustainable. Does City of Nedlands have a vision for sustainability, supported by a consistently applied policy, or not?

23. Furthermore, the 2 weekly collection of red bins may result in rotting food waste in the red bins, impacting the amenity of the guests living in the apartments.

24. Level 3 has 2 "Pebble Roof" areas. Are these pebble roofs made of roofing materials, or made of reinforced concrete? If the pebble roofs are reinforced concrete then is it conceivable that a future owner of the building could convert the pebble roofs to balconies in future?

25. Have CoN planners considered the WASAT 41 ruling? Have CoN planners considered that 5 more two-storey houses will be built in Alexander Rd in 2025, which will further amplify the logic in the WASAT 41 ruling? i.e. within a year or so there will be 13 *"…new single houses in the immediate locality of the site …"* with *"… relatively recent construction, quality and value…"*

26. City of Nedlands has invested time and ratepayers' money in obtaining the WASAT 41 ruling in 2021. Will CoN apply this WASAT 41 precedent in 2025, and refuse this development application?

Supporting Information and Notes:

WASAT 41 :



Since the WASAT 41 ruling, the Alexander Rd / Phillip Rd streetscape changes will further reinforce the WASAT's reasoning:

- *1 Alexander Rd: A two storey house is in construction.*
- *3 Alexander Rd: Two 2-story houses are proposed in a 2024 development application.*
- *9 Alexander Rd: Two 2-storey houses are about to commence construction (block has been demolished, but construction hasn't started).*

*By the time the 6 Alexander Rd block of flats is built, it will be adversely affecting the streetscape with thirteen (13) "... **new single houses in the immediate locality of the site** ..." with "... **relatively recent construction, quality and value**..."*

*The block of flats would be even more "...**discordant and incompatible in its height in terms of its immediate streetscape setting**..." compared to the WASAT 41 judgement in 2021.*

Excessive Bulk and Scale:



The length, bulk & scale of the proposed 1st, 2nd and 3rd floors is much longer than other relatively new houses in the street, casting a much larger shadow.

All lengths and vectors illustrated are indicative and not accurately dimensioned.

Bulk and Scale:

The suburban context surrounding 6 Alexander Rd is "Low Rise".

.

The R-Codes state that:

- ***"Apartment design should respond appropriately to the defined neighbourhood context and character."***
- ***"New development should reflect the prevailing streetscape patterns and include significant onsite landscaping to enhance the streetscape and provide amenity for residents and neighbours."***

.

Self-evidently, plonking a 4 story block of flats in a street surrounded by 2 story buildings would fail to meet this fundamental requirement in the R-Codes.

To quote Judge DR Parry (WASAT41, 17-Mar-2021) when he assessed a different 4 story building proposed for 6 Alexander Rd:

"Because of their relatively recent construction, quality and value, the eight new single houses in the immediate locality of the site are unlikely to be demolished in the foreseeable future. The Tribunal observed that these unusual planning (subdivision and development) characteristics of the immediate locality of the site require greater sensitivity from new development - and greater sensitivity than is displayed in the proposed development - in terms of height, bulk and scale fronting the street than would otherwise be the case in an area up-coded to R80. The Tribunal found that the proposed development is discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context."

ATTACHMENT 1

2.1.1 Setting the local planning framework

Good design responds and contributes to the context and character of the area as defined by social, economic and environmental characteristics as well as natural and built features.

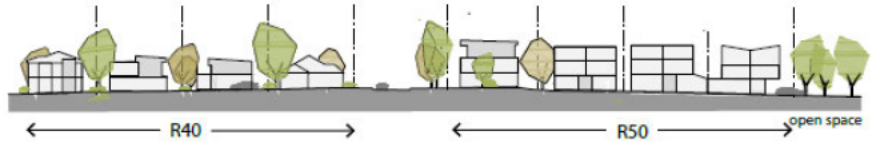
The Primary Controls in this policy are informed by neighbourhood character types that describe the context and character of different neighbourhoods, centres and precincts. The six neighbourhood character types are illustrated at Appendix A2. Local governments should identify the context and character of neighbourhoods and precincts via strategic planning processes and in consultation with the community, industry and other key stakeholders. **Apartment** design should respond appropriately to the defined neighbourhood context and character.

SUBURBAN CONTEXTS

Low-rise

Context: Neighbourhoods that provide a mix of detached housing, group housing and **apartments**. They are predominately 1– 2 **storeys** but may include 3-storey **development** on neighbourhood connector **streets**, adjacent to **open space** and/or on key **sites**. Apartment development should be located within walking distance of public transport, local shopping and local open space and may create a transition zone between a lower density residential area and higher density land uses.

Character: **Streetscapes** have a **landscaped character** and prevailing built form patterns of 1-2 storey detached **dwellings** with defined front and side **setbacks**. New development should reflect the prevailing streetscape patterns and include significant on-site landscaping to enhance the streetscape and provide **amenity** for residents and neighbours.



Note: Refer to R-Codes Volume 1 for R40 and R50 development.

Medium-rise

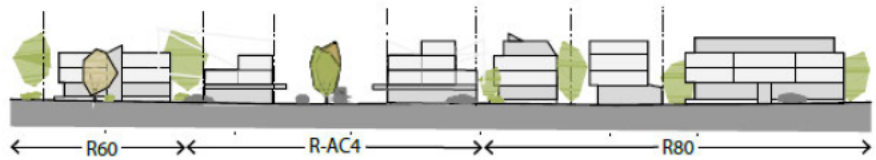
Context: Neighbourhoods with a **landscaped** residential setting that include a diversity of detached housing, group housing and **apartment developments** up to 3-4 **storeys**. The neighbourhood has good walkability to public transport, local services and quality **open space**, and may be located adjacent to higher density land uses or an urban corridor.

Character: **Streetscapes** have a **landscaped character** and built form patterns are defined by overall scale of the streetscape rather than individual **building** height or style. New development should reflect the prevailing patterns of side **setbacks** and respond to the existing or planned scale and materiality of the area. Development should include on-**site** landscaping to enhance streetscape and provide **amenity** for residents and neighbours.

Neighbourhood centre

Context: A local or neighbourhood centre within a low – medium rise residential area. Neighbourhood centres should be located within a short walk of transport and other amenities and include built form and uses that activate the **street**. Land uses within a neighbourhood centre may include residential, community facilities, local shopping and commercial activities.

Character: Neighbourhood centres have a compact and cohesive urban from that complements the surrounding residential character in scale and style. New **development** should contribute to the public realm by enhancing and activating the **streetscape** and contributing to creating a distinct and appealing character for the centre.



Note: Refer to R-Codes Volume 1 for R60 development.

Plot Ratio:

Block size = 1012 m²

Floor area from summing the floor areas stated on their plans = 1379 m² (i.e. 154.4+92.3+458.2+378.9+177.7+117.5). This summary data is on pages 2 – 7 inclusive here:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/823469f5a842f5dde6999b9e67c7f76b121d20a6f6/original/1736826434/a8a8cbf09fc90c7c9bbeae437fcf53f9_6_Alexander_Road_-_Development_Plans_-_For_Advertising.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIFWPOUYFI%2F20250127%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20250127T025830Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=9b259b2223767d713aa0eb642f8c34919ae806a8c27ebf9d756b64e76c4e5a8f

Inferred plot ratio: = 1.36

i.e. exceeds R-Code by 36%

Plot ratio area - the gross total area of all floors of **buildings** on a **development site**, including the area of any internal and external walls but not including:

- the areas of any lift shafts
- stairs or stair landings common to two or more **dwellings**
- machinery, air conditioning and equipment rooms
- space that is wholly below **natural ground level**
- areas used exclusively for the parking of wheeled vehicles at or below natural ground level;
- storerooms
- lobbies, bin storage areas, passageways to bin storage areas or amenities areas common to more than one dwelling; and
- **balconies**, eaves, verandahs, **courtyards** and roof **terraces**.

Table 2.1 Primary controls table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments		
Streetscape contexts and character *refer A2*	**Medium-rise**	**Higher density residential**	
Site R-Coding	**R80**	**R100**	**R160**
Building height (storeys) *refer 2.2*	4	4	5
Boundary wall height (storeys)[1,2] *refer 2.4*	2[3]	2[3]	
Minimum primary and secondary street setbacks *refer 2.3*	2m	2m	
Minimum side setbacks[5] *refer 2.4*	3m	3m	
Minimum rear setback *refer 2.4*	3m	6m	
Average side setback where building length exceeds 16m *refer 2.4*	3.5m	3.5m	4.0m
Plot ratio[7] *refer 2.5*	1.0	1.3	2.0

Council's LPP 5.14 has Shredded the R-Code's Side Setback Requirements:

Building is approx. 36m long, therefore 3.5m side setbacks are required – but there are only 2m setbacks on each side.
See page 4 here:

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City of Nedlands

9.3 Primary Controls – Waratah Precinct

	Alexander Rd	
	R40	R80
Building height[3]	as per R-Codes	single/grouped dwelling as per R-Codes multiple dwellings 3 storeys[1]
Minimum Primary street setback[2,4,5]	ground & 1st storey 5m all other storeys 6m	
Minimum Secondary street setback[5]	2m	
Minimum Side setback[4,10]	as per R-Codes	single/grouped dwelling as per R-Codes multiple dwelling ground & 1st storey 2m all other storeys 3m
Rear setback[6,10]	as per R-Codes	single/grouped dwelling as per R-Codes multiple dwellings av 6m min 3m
Boundary walls[7,8,10]	1 storey 2/3 the length of the lot boundary behind the front setback line 3m behind primary setback line 1 side boundary only OR 2 side boundaries[9]	

Council's LPP 5.14 shreds a key R-Code setback requirement for multiple dwellings.

Why did council planners draft this change to side setbacks?

Why did all but one councilor vote for LPP 5.14 with this reduced side setback?

Has LPP 5.14 been approved by WAPC?

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Table 2.1 Primary controls table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments		
Streetscape contexts and character *refer A2*	Medium-rise	Higher density residential	
Site R-Coding	R80	R100	R160
Building height (storeys) *refer 2.2*	4	4	5
Boundary wall height (storeys)[1,2] *refer 2.4*	2[3]	2[3]	
Minimum primary and secondary street setbacks *refer 2.3*	2m	2m	
Minimum side setbacks[5] *refer 2.4*	3m	3m	
Minimum rear setback *refer 2.4*	3m	6m	
Average side setback where building length exceeds 16m *refer 2.4*	3.5m	3.5m	4.0m
Plot ratio[7] *refer 2.5*	1.0	1.3	2.0

Inadequate Parking:

If this block of flats is assumed to be 5 dwellings, they need 6.25 bays for residents + 2 for visitors = 8.25. They have designed 10, so on the face of it, it complies with R-Code.

HOWEVER, this block of flats could be very easily repurposed as Student Accommodation or an analogous purpose.

In which case there could be up to 17 apartments in total, 14 of which may be single bedroom+ensuite apartments.

If the building was to repurposed as Student accommodation then the following parking spaces would be required by the R-Code:

- *14 spaces for the 14-off 1-bed studio apartments*
- *3.75 spaces for the 3 multi-room apartments.*
- *3 visitor bays for the first 12 dwellings*
- *5/8 of a bay for dwellings #13-#17*
- *TOTAL = 21.375 parking spaces required if Level 1 and Level 2 were to be repurposed in future as student accommodation.*

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking[1]	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking[1]	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking[2]	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		

[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: includes all land located within:
- 800m of a train station on a high-frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot;
- 250m of a high-frequency transit route, or multiple transit routes that if combined have timed stops every 15 minutes during weekday peak periods (7–9am and 5–7pm), measured in a straight line from along any part of the transit route to any part of the lot; and/or
- within the defined boundaries of an activity centre.

Location B: not within Location A.

The revised traffic review estimates 25 trips per day. For a 23 bedroom building, which could accommodate up to 46 people, this doesn't pass the pub test. The report claims to be based on traffic movement volume methods in the NSW Roads and Maritime Services' "Guide to Traffic Generating Developments." This guide suggests: Daily Vehicle Trips: 10.7 trips per apartment = 53.5 trips per day.

Overshadowing:

The "Design Report" has rather incomprehensible overshadowing drawings. I can't comment on them as I can't understand them. See them on page 21 here:

https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/5a682107313571352b294c162395a1343d7ccb27/original/1736828055/e6b7700ab36a3222b231758c98cd44cd_6_Alexander_Road_-_Design_Report_-_For_Advertising.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIFWFOUYFI%2F20250118%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20250118T125320Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=d19f589adf6edcb01278ed6bab20129e600d5d0351db4d875127d385eb6f77a1

3.2

ELEMENT OBJECTIVES

Development is to achieve the following Element Objectives:

O 3.2.1 **Building** layouts respond to the **streetscape**, topography and **site** attributes while optimising **solar** and **daylight access** within the **development**.

O 3.2.2 **Building** form and orientation minimises overshadowing of the **habitable rooms**, **open space** and **solar collectors** of neighbouring properties during **mid-winter**.

ACCEPTABLE OUTCOMES

Acceptable Outcomes are likely to assist in satisfying the objectives but are not a comprehensive 'deemed-to-comply' list. In order to achieve the Element Objectives, proposals may require additional and/or alternative design solutions in response to the site conditions, streetscape and design approach.

A 3.2.1 **Buildings** on **street** or public realm **frontages** are oriented to face the public realm and incorporate direct access from the street.

A 3.2.2 **Buildings** that do not have **frontages** to **streets** or public realm are oriented to maximise northern **solar access** to living areas.

A 3.2.3 **Development** in **climate zones** 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed:

- adjoining properties coded R25 and lower – 25% of the **site area** [1]
- adjoining properties coded R30 – R40 - 35% of the site area [1]
- adjoining properties coded R50 – R60 – 50% of the site area [1]
- adjoining properties coded R80 or higher – Nil requirements.

A 3.2.4 Where adjoining **sites** are coded R40 or less, **buildings** are oriented to maintain 4 hours per day **solar access** on 21 June for existing **solar collectors** on neighbouring sites.

[1] Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A 3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)

The R-Code has no protection for houses in R-80 zone.

Overshadowing: Drawings Do Not Appear to Consider Different Block Heights

The elevation drawings show an fall of approx. 0.5m from north to south across the block. See page 8 here:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://ehq-production-australia.s3.ap-southeast-2.amazonaws.com/82346f3a842f3dda699b9a67c7f76b121d20a6f6/original/1736826434/a8a8cbf09fc90c7c9bbeae437fcf35f9_6_Alexander_Road_-_Development_Plans_-_For_Advertising.pdf?X-Amz-Algorithm=AWS4-HMAC-SHA256&X-Amz-Credential=AKIA4KKNQAKIFWFOUYFI%2F20250127%2Fap-southeast-2%2Fs3%2Faws4_request&X-Amz-Date=20250127T025830Z&X-Amz-Expires=300&X-Amz-SignedHeaders=host&X-Amz-Signature=9b259b2223767d713aa0eb642f8c34919ee806a8c27abf9d756b64e76c4e3a8f

BUT the elevation drawings show the same ground floor slab level of 19.5m for all the following buildings:

- 8A Alexander Rd (downhill)
- 6 Alexander Rd (proposed)
- 4B Alexander Rd (uphill)

However Alexander Rd is on a slight incline, going downhill from the proposed block of flats towards 8A Alexander Rd.

Critically, 8A Alexander Rd very likely has a lower ground floor level than illustrated in the elevation drawing.

If there is a difference in ground floor slab elevations then this would render the overshadowing drawings incorrect.

CONSIDERATIONS FOR LOCAL GOVERNMENTS

PLANNING GUIDANCE

PG 2.4.1 Test side and rear **setbacks** with height controls to understand the potential for overshadowing of the **site**, adjoining properties and **open space**.

PG 2.4.2 In existing areas test side and rear **setbacks** with the requirements for visual privacy, tree retention and other known characteristics of the locality.

PG 2.4.3 Consider nil side **setbacks** where the desired **streetscape** character is for continuous **development**, such as in dense urban areas, main **streets** or for **podiums** within centres.

PG 2.4.4 Table 2.1 makes provision for some section of build-to-boundary **development** in **streetscapes** that largely comprise detached development. Consider whether the extent of this development is appropriate, or whether additional build-to-boundary may be permitted without detrimental effect on neighbours or the streetscape to improve efficiency and flexibility of ground floor layouts. Consider the appropriate settings for particular streetscapes or neighbourhoods.

PG 2.4.5 In **streetscapes** that largely contain build-to-boundary (attached) **development** consider whether constraints for nil-**setback** boundary walls are appropriate.

PG 2.4.6 On **sloping sites**, consider increasing side and rear **setbacks** where new **development** is uphill to minimise overshadowing and assist with visual privacy.

Overlooking / Privacy:

No privacy screening on the Level 3 Gymnasium, so people in the Gym can look into the backyard of 8A Alexander Rd.

Level 3 has 2 "Pebble Roof" areas.

- Are these pebble roofs made of roofing materials, or made of reinforced concrete?
- If the pebble roofs are reinforced concrete then is it conceivable that they could be converted to balconies in future years?
- If the building was to be repurposed for student accommodation in future then is it conceivable that these modifications might be easily made by a future owner of the flats?
- If the roofs were to be converted to balconies in future, would this result in unenclosed private outdoor spaces only 3m from the boundary, when a 6m setback is required by the R-Code?

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened (refer Figure series A7.3):	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

12 February 2024

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

Attention: **Planning Department – planning@nedlands.wa.gov.au**

OBJECTION SUBMISSION – PROPOSED MULTIPLE DWELLING DEVELOPMENT
LOT 381 (#6) ALEXANDER ROAD, DALKEITH

This submission is made in respect of the proposed Multiple Dwelling Development at 6 Alexander Road, Dalkeith.

We thank the City of Nedlands for giving us the opportunity to make a submission on the proposed development. This submission is an objection to the proposed development.

We have sought expert Town Planning and Architect advice in reviewing the proposed development and preparing this submission.

This submission is made on the following basis:

1. Aims of the Scheme
2. Objectives of LPP5.14 Waratah Precinct
3. Concerns of Land Use / Occupancy Type
4. Car Parking
5. Traffic
6. Plot Ratio
7. Amenity Considerations

These are set out in detail below.

Aims of the Scheme

The Aims of the City's LPS3 include the following relevant Aims:

- Protect and enhance local character and amenity; and
- Respect the community vision for the development of the district

These aims are the first two aims set out in the Scheme, and they are important. Accordingly, the City should consider the protection of amenity and the community vision for the district when assessing the application.

Our view is that the proposed development does not protect amenity; in fact it will impinge upon the amenity of adjoining residential dwellings.

Waratah Precinct LPP5.14

The City's LPP5.14 applies to the proposed development, and the site is within the Waratah Precinct.

The Desired Future Character Statement of the Waratah Precinct of LPP5.14 sets out that *"New development in the Alexander Road sub-precinct shall acknowledge the existing pattern of narrow lot development and provide consistency of development along the streetscape."*

Accordingly, new development (including the one proposed at 6 Alexander Road), is to acknowledge the existing narrow lot pattern, particularly those to the south of the development site at #8A and #8B, where there are significant amenity impacts through overshadowing and bulk/scale. In our view, the proposed development does nothing to acknowledge the narrow lot pattern that exists along Alexander Road.

Land Use / Occupancy Type

The proposed development (at least Units 101 and 201) appears to be for the purpose of student or shared accommodation, with nearly all bedrooms having its own bathroom, nearly all bedrooms in Units 101 and 201 having been shown with a TV on the wall, along with large shared communal spaces both internally and separately on Level 3.

The proposed development comprises (5) dwellings, 23 bedrooms (with two bedrooms containing two single beds, which results in 25 sleeping locations), 22 bathrooms(!!) and large communal/shared spaces, and 10 car parking spaces.

For the proponent to suggest that this is a normal residential dwelling type, or for the purposes of a wealthy family/ies, is considered absurd.

The issue is highlighted more particularly with Unit 101 which is 458m^2 in area and comprises 8 bedrooms (however, with one room showing two beds, i.e. 9 sleeping locations) with 8.5 bathrooms and has communal areas such as 8-ball table. This is not a normal residential apartment dwelling, clearly being designed for shared living such as student accommodation or similar.

Further, Unit 201 is described in the Apartment Area Schedule and Planning Report as comprising 5 bedrooms, however it is clear from the plans that there is 6 bedrooms on this level, with one room actually having two beds (possibly being able to sleep 7 people).

Level 3 comprises a large, separate communal space for the shared occupants and includes gym, massage, sauna, entertaining and pool. These types of amenities are not what you would typically see for a small 5 dwelling apartment development.

The Planning Report explains only briefly the intent for multi-generational living to accommodate the members of the same facility, however there is no discussion about how this can/will be enforced. If a typical family vacates, there is nothing stopping the owner from renting out each room. A more likely scenario is that each bedroom will be rented out (i.e. student accommodation), producing a high income for the landowner.

We are aware of another proposal (SDAU Application) recently advertised in Nedlands for the purpose of Student Accommodation (#37-43 Stirling Highway), and this is being assessed as a Use Not Listed (University Accommodation Facility) which is defined (generally) as:

"University Accommodation Facility – means a facility –

a. *Whose predominant purpose is to accommodate:*

   (i) students while studying at a tertiary education institution; and

   (ii) staff of a tertiary institution or visiting staff to a tertiary education institution.

b. *That is designed and managed to facilitate the predominant purpose;*

c. *That typically provides students with a principal place of residence for 3 months or more; and*

d. *That may have shared facilities, such as a communal living room, kitchen and amenities."*

This definition more closely aligns what is proposed. It should be noted that the proposal for 6 Alexander Road is applied for as simply "Residential", which is not defined in LPS3.

The City should consider assessing the proposal as a Use Not Listed, or at least, voice concerns about the intended occupancy of the development. It has not been made clear that this proposal is for normal "Residential" use. It appears to have been driven to provide bedrooms with their own bathrooms and large communal areas which would be defined as Student Accommodation in other local planning schemes.

Alternatively, there is also the definition of Residential Building in the R-Codes which is defined as:

> **RESIDENTIAL BUILDING** - a **building** or portion of a building, together with rooms and **outbuildings** separate from such building but incidental thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:
>
> - temporarily by two or more persons; or
> - permanently by seven or more persons, who do not comprise a single family, but does not include a hospital or sanatorium, a prison, a hotel, a motel or a residential school.

Unit 101 being for 8 / 9 people could be treated as a Residential Building as per the definition under the R-Codes, and same for Unit 201 which could accommodate 7 people. The design of the dwellings with separate bathrooms and a TV in each bedroom indicates that this will be a development that will be rented out room by room. This is not what the Residential zone is for, or for what the normal Residential land use term envisages. It is clear on this basis, that these dwellings should be considered as Residential Building land uses, given the intent for seven or more people to occupy them (at least Units 101 and 201).

A "Residential Building" use would also be classified as a Use Not Listed in the City's LPS3.

In considering a Use Not Listed (either for Student Accommodation or Residential Building), the local government is to determine whether such a use/activity is consistent with the objectives of the Residential zone and the impact on amenity. We are aware of many in the locality who have voiced their amenity concerns with respect to over-development and overshadowing, and we are aware of an Overshadowing Study prepared by an Architect representing adjacent owners that demonstrates the impact of overshadowing.

Normally, with Student accommodation or Residential Building uses, there would need to be an operational management plan prepared to ensure its operations are suitable and do not negatively impact on the amenity of surrounding residential dwellings or other occupants. This has not been provided.

For a Use Not Listed, the City would also be required to advertise the application more widely, in accordance with Clause 64 of the Deemed Provisions, for a "Complex Application" which is defined as *"an application for approval of development that is a use of land if the use is not specifically referred to in the zoning table for this Scheme in respect of the zone in which the development is located."*

For these reasons, we have concerns with the land use / occupancy type proposed for this development, due to the unusual design of the dwellings, with many bedrooms and bathrooms, seemingly designed for shared/student accommodation with shared facilities. Subsequently, there may also be an issue in the way in which the application is to be considered and advertised, as a Use Not Listed proposal is required to be advertised as a Complex Application.

Car Parking

The previous proposal at 6 Alexander Road, Dalkeith involved 4 x 3 bedroom dwellings, with 8 car parking bays and 4 visitor bays, i.e. 12 parking bays aligning with 12 bedrooms. This proposal was refused in 2020.

The new development comprises (5) dwellings, 23 bedrooms (with two bedrooms containing two single beds, which results in 25 sleeping locations), 22 bathrooms(!!) and large communal/shared spaces, and 10 car parking spaces (i.e. less than the previously proposed development of 4 dwellings (4 x 3 bedroom dwellings).

The applicant's traffic report describes that providing 1.25 car parking bays per 2+ bedroom dwelling is adequate because it simply meets the RDC2 requirements, and that proposed 5x dwellings would necessitate 7 car parking bays + 2 visitor bays. But with a proposal for two very large dwellings, one with 8 bedrooms, another with 5 bedrooms, there is the very real scenario that these dwellings will generate a significantly higher traffic/parking requirement. As set out above, there are 25 sleeping locations across the site, together with a concern that these dwellings appear to be designed not for a family, but for student or similar accommodation, which may result in a greater number of cars on site than compared with normal dwellings. This may mean that there could be a higher traffic/parking generation for the development, which has not been considered by the traffic consultant.

It is appreciated that the car parking provided is consistent with the relevant development standard in the planning framework. However, it is our view that the number of parking bays proposed (10), considering the highly unusual dwelling design, is grossly inadequate for the development, and will likely result in parking issues inside the development, but also on surrounding streets and street verges. This is not an appropriate outcome and the City should be concerned about this aspect of the proposal. The relevant R-Code does not related to dwellings comprising the number of bedrooms proposed and as such common sense must prevail in applying rigour to the significant shortfall that clearly results.

Alexander Road has 'no parking' signs along the eastern side of the roadway (same side as the subject land), so if there is a parking problem, illegal parking may occur.

Using clause 67(s) of the Deemed Provisions, the City is to consider the adequacy (or lack thereof) of "… parking of vehicles". The City is able to recommend refusal on the basis of Clause 67(s), stating that there is an inadequate number of parking provided for the unusual dwelling design proposed.

Further, with regard to clause 67(zb), the City is able to consider any other planning consideration the local government considers appropriate. In this respect, the City, if it believes it to be appropriate, could recommend refusal on the basis of Clause 67(zb), stating that the inadequate parking provided could result in parking issues in the street and locality in general.

Traffic

In respect of traffic report provided, the vehicle trip generation suggested as being 3 vehicle movements in the AM peak and PM peak is considered low, with potentially 25 people living in the development. This does not compute and should be revisited.

Plot Ratio

A Plot Ratio of 1:1 applies at the R80 residential density code, being 1012m^2 of plot ratio area. The R-Code requirement is varied, as the development proposes 1201.3m^2, being 1.18:1, and an 18% increase of the primary controls for R80. This is not insignificant. The applicant's Planning Report provided indicates that the additional 189m^2 does not have a "meaningful impact" on overall bulk. We disagree, as this 189m^2 area is more than the area of the upper-level dwelling (Unit 301) which comprises 117.5m^2. If the plot ratio area was brought back to 1:1 and, for instance, if Unit 301 was removed, this would have a drastic effect on the overall bulk as viewed from the street and adjacent properties, as well as overshadowing impacts. Accordingly, the additional 189m^2 of plot ratio area (i.e. more than a complete proposed upper-level dwelling) <u>does</u> impact on bulk and impacts on amenity (overshadowing).

The previously refused proposal at 6 Alexander Road, Dalkeith involved a plot ratio variation 1.15. exceeding the default provision of 1:1 and exceeding the plot ratio area by approx 152m^2.

The new proposal has a plot ratio of 1:18, or 189m^2, representing a larger variation than the previously refused scheme.

The Element Objective is that the overall bulk and scale of the development is appropriate for the existing or planned character of the area.

The proposed plot ratio exceeds the anticipated volume of development for the R80 coding. In order to achieve the default plot ratio control, a further reduction in building height and/or additional boundary setbacks would be required. Considered on its own, the plot ratio suggests the development as proposed is too large for its context. Considered together with the other concerns raised in this submission, the development ought not to be supported.

Using clause 67(m) of the Deemed Provisions, the City is to consider *"the compatibility of the development with its setting including the relationship of the development to development on adjoining land in the locality, including, but not limited to, the likely effect of the height, bulk scale, orientation and appearance of the development"*. The local government is able to recommend refusal on the basis of Clause 67(x), due to the effect of bulk, scale and resulting overshadowing.

Amenity Considerations

Amenity considerations are informed by a combination of elements that assess the impact of a development on future residents and on surrounding properties, including streetscape.

The proposed development will have a detrimental impact on the present streetscape/amenity of the residents on Alexander Road, including the likely future streetscape, which despite the rezoning remains intact and developed for primarily single houses.

External amenity considerations are informed by the development's orientation (overshadowing), landscaping contribution (tree canopy and deep soil areas), visual privacy (overlooking), interface to the public realm (public domain interface), pedestrian and vehicle access and car and bicycle parking (and considering whether there is adequate parking).

Our view is that there are unacceptable amenity impacts arising through overshadowing (refer shadow diagrams prepared by Architect engaged by residents) and anticipated impacts associated with inadequate car parking facilities for the oversized development. Further, there may be other amenity impacts arising from the occupancy type, with the possibility of many people living together. ATTACHMENT 2

Conclusion

In conclusion, we object to the proposed development on the basis of the above.

The local government is able to refuse the development having regard for Clause 67(y) which enables the local government to consider "any submissions received on the application". The local government is to have regard for the submissions received, take them seriously and is able to take a strong position against the development.

Overall, we have concerns with the proposed occupancy of the development, seemingly being designed for shared or student accommodation, with two of the dwellings providing in excess of 7 sleeping locations, which would ordinarily be classified as "Residential Building" uses. Such uses are to be considered as Use Not Listed, advertised for a wider/longer period under the Regulations, and greater discretion required to consider the use against the objective of the Residential zone.

Further, the plot ratio variation, resulting additional bulk and overshadowing impacts are not supported and are considered to impact on the amenity of adjoining residents.

Finally, the lack of car parking facilities, particularly for the larger dwellings, should not be supported.

We seek for the City to recommend refusal of the application to the DAP based on these issues.

Yours sincerely

[redacted]

Our ref: CHW:SRJ:1185492

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12 February 2025

Chief Executive Officer
City of Nedlands
71 Stirling Highway
NEDLANDS WA 6009

By Email: planning@nedlands.wa.gov.au

cc: mayor.argyle@nedlands.wa.gov.au; cr.smyth@nedlands.wa.gov.au; cr.amiry@nedlands.wa.gov.au; cr.hodsdon@nedlands.wa.gov.au; cr.brackenridge@nedlands.wa.gov.au; cr.coghlan@nedlands.wa.gov.au; cr.bennett@nedlands.wa.gov.au; cr.youngman@nedlands.wa.gov.au

Dear Mrs Shannon

City of Nedlands – Development Application – 6 Alexander Road, Dalkeith

Overview

1 Lavan makes this submission on behalf of the owners listed in Appendix 1 to this letter (see **enclosed**) (together, the **Owners**).

2 The Owners object to the proposed Development Application for a Multiple Dwelling Residential Development (**Proposed Development**) at 6 Alexander Road, Dalkeith (**Subject Site**).

3 The Subject Site:

3.1 is located within the City of Nedlands (**City**) local government district;

3.2 is zoned "urban" pursuant to the *Metropolitan Region Scheme* (**MRS**);

3.3 is zoned "residential" pursuant to the City's *Local Planning Scheme No. 3* (**Scheme**);

A full service Western Australian law firm:

Aged Care, Seniors Living & Disability	Corporate, Commercial & Tax	First Nations	Planning & Environment	Excellence
Agribusiness	Cyber & Data Protection	Intellectual Property & Technology	Private Clients	Courage
Asian Investment	Education, Employment & Safety	Liquor Licensing	Property & Leasing	Collaboration
Banking & Finance	Energy, Oil & Gas	Litigation & Dispute Resolution	Reconstruction & Insolvency	Fulfilment
Construction & Infrastructure	Family Law	Mining & Resources	Wills & Estates	Integrity

Our Values:

Lavan respectfully acknowledges the traditional owners of the land on which we live and work.

3.4 is zoned "R80" pursuant to the Scheme and the *Residential Design Codes* (**R-Codes**), with certain elements of the R-Codes purported to be varied by local planning policy; and

3.5 is located on the Eastern side of a short section of Alexander Road, between Philip Road to the North and Waratah Avenue to the South, with a predominant housing type on that portion of Alexander Road being single houses developed to R10 and R20 densities.

LPP 5.14 and LPP 5.8

4 In or around August 2020, *Local Planning Policy 5.8 – Alexander and Philip Road Height Limit* (**LPP 5.8**) was adopted by the City to vary the R-Codes and to provide height limits for R40 and R80 lots to protect and enhance local character.

5 In or around June 2024, the City advertised its Draft Local Planning Policy – Precincts (available at Draft Local Planning Policy - Precincts | Your Voice Nedlands) (**Draft Notice**), which would later become its *Local Planning Policy 5.14 – Precincts* (**LPP 5.14**). Relevantly, LPP 5.14 purports to amend elements of Volume 2 of the R-Codes, including building height, for precincts including the Waratah Precinct (which includes Alexander Road).

6 On 20 September 2024, the City published a notice entitled Local Planning Policy 5.14: Precincts – Adopted August 2024 (available at Public Notice - Local Planning Policy 5.14: Precincts - Adopted August 2024 » City of Nedlands) (**Revocation Notice**). This Revocation Notice stated that LPP 5.14 had been adopted by the City and that the following local planning policies had been revoked:

6.1 *Local Planning Policy 4.3 – Waratah Village Laneway Requirements* (**LPP 4.3**);

6.2 LPP 5.8;

6.3 *Local Planning Policy 5.10 – Broadway Precinct* (**LPP 5.10**);

6.4 *Local Planning Policy 5.11 – Hampden Hollywood Precinct* (**LPP 5.11**); and

6.5 *Local Planning Policy 5.12 – Nedlands Stirling Highway Activity Corridor – Residential* (**LPP 5.12**).

7 Clause 4(1) of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (WA) (**Deemed Provisions**) reads as follows:

(1) If the local government resolves to prepare a local planning policy the local government must, unless the Commission otherwise agrees, advertise the proposed policy as follows –

(a) publish in accordance with clause 87 the proposed policy and a notice giving details of –

(i) the subject and nature of the proposed policy; and

(ii) *the objectives of the proposed policy; and*

(iii) *how the proposed policy is made available to the public in accordance with clause 87; and*

(iv) *the manner and form in which submissions may be made; and*

(v) *the period for making submissions and the last day of that period;*

(b) *if, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission;*

(c) *give notice of the proposed policy in any other way and carry out any other consultation the local government considers appropriate.*

8 It is our submission, with respect, that LPP 5.14 is invalid (entirely or in part – insofar as it purports to revoke LPP 5.8) as it does not comply with clause 4(1)(a)(i) of the Deemed Provisions.

9 We submit that the Draft Notice, being the notice that the City was required to publish in accordance with clause 4(1)(a) of the Deemed Provisions, is insufficient for the purposes of clause 4(1)(a)(i) as it does not give the required details of the subject and nature of LPP 5.14 (including the purported revocation of LPP 5.8).

10 This is because, in failing to mention the revocation of LPP 5.8 in its Draft Notice, the City did not appropriately outline the impact of LPP 5.14 on one of its existing local planning policies. Importantly, the remit of LPP 5.8, in seeking to balance planning discretion relating to building height in sensitive residential locations, was a significant factor for the community and would have been well understood by elected members. The City, in failing to appropriately advertise the revocation of LPP 5.8, has therefore not afforded procedural fairness to the community.

11 We submit that this failure is emphasised by the explicit reference in the Draft Notice to other local planning policies which were inevitably revoked by LPP 5.14, being LPP 5.10, LPP 5.11, LPP 5.12 and reference to the draft version of LPP 4.3.

12 In light of the above, it is our submission that, in the context of the lack of clarity or certainty as to the legal validity of LPP 5.14 (or indeed the revocation of LPP 5.8), the City is unable to satisfactorily consider any matters within the ambit of LPP 5.14, including the Proposed Development. Put simply, the Owners have significant concerns on the apparent gap in the planning framework as it currently applies to the Subject Site with the apparent revocation of LPP 5.8 and the potential invalidity of LPP 5.14.

13 In our view, careful consideration should be given by the City to the next steps to ensure certainty in the planning framework moving forward, including deferring the assessment of this application and clarifying the planning framework as it pertains to this locality.

Objection to Proposed Development

14 Although we are of the opinion that the City cannot consider the Proposed Development until questions surrounding the legal validity of LPP 5.14 and the revocation of LPP 5.8 are resolved, if the City does not agree with this conclusion and moves forward with the assessment of the Proposed Development, the Owners object to the Proposed Development for the following reasons.

15 Volume 2 of the R-Codes apply to this proposal (irrespective of any variation). Importantly, Volume 2 of the R-Codes are a performance-based policy, meaning that:

> *…Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in the context of the entire design solution to ensure the Objectives are achieved.*

The *BHY* decision

16 In *BHY Alexander Unit Trust and City of Nedlands* [2021] WASAT 41 (***BHY***), the State Administrative Tribunal (**Tribunal**) considered an earlier but very similar development application which sought the construction of a four storey (above basement garage) building comprising four multiple dwellings at the Subject Site.

17 Somewhat coincidentally, the Tribunal had to contend with a planning framework in flex (including questions about the relevance of a local planning framework), but ultimately came to a conclusion based on the objectives of the relevant R-Codes provisions.

18 The decision of *BHY* should be carefully considered by the City, noting that the R-Codes considerations remain the same, and that the Proposed Application is significantly larger than the development application refused by the City and upheld by the Tribunal in *BHY*. In this respect, we emphasise that the Proposed Development seeks approval of an additional 11 bedrooms and 10 bathrooms, but 2 less car parking spaces, than the development application considered in *BHY*.

19 In *BHY*, the Tribunal noted that the development proposed achieved the element objectives of many of the design elements of Volume 2 of the R-Codes. Ultimately however, the Tribunal upheld the City's decision to refuse the development application considered in that case, finding that the proposed development did not achieve the following objectives from Volume 2 of the R-Codes:

19.1 Element Objectives O 2.2.1 (the height of development and desired future scale and character of the street) and O 2.2.4 (the height of development and the need for daylight and solar access) (see paragraphs 46 to 67 of *BHY*);

19.2 Element Objectives for design element 2.5 (plot ratio) (see paragraphs 68 to 76 of *BHY*); and

19.3 Element Objectives 2.2 (building height) and 3.2 (orientation), in particular O 3.2.2 (building form and orientation minimising overshadowing) (see paragraphs 72 to 85 of *BHY*).

20 In addition to these findings, the Tribunal also decided that the proposal was not consistent with elements of relevant considerations set out in clause 67 of the Deemed Provisions, namely, the likely impact on amenity (of the neighbouring property) and streetscape (both existing and likely future) (see paragraphs 86 to 107 of *BHY*).

21 In particular, the Tribunal recognised that the proposed application was "discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context" (see paragraph 90 of *BHY*). We would remind the City that the Proposed Development, at four-storeys, is the same height as the development considered in *BHY*, and fails to heed the Tribunal's recommendations for height and setback as described at paragraph 116 of *BHY*.

22 In this respect, it is our submission that the Proposed Development fails to address or overcome any of the concerns highlighted in the *BHY* decision.

23 If anything, we submit that the streetscape has now become even more formalised than it was at the time of *BHY*, with the additional recent construction of single houses in the street (see discussion in paragraphs 52 and 90 to 91 of *BHY*).

24 The Tribunal noted in this respect that "the four storey presentation of the proposed development is not only discordant and incompatible with the current predominant building height in the immediate locality of the site (one to two storeys) and the two storey building height of the eight new single houses, including the adjoining and adjacent buildings to the site, but also with the likely future predominant building height in the immediate locality of the site (two to three storeys)" (see paragraph 56 of *BHY*).

25 In particular, the Proposed Development has not addressed the significant amenity impacts caused by the overshadowing and the visual impact of the bulk and scale of the development application considered in *BHY* (see paragraphs 101 to 107 of *BHY*).

26 In the *BHY* decision, the Tribunal actually confirmed that, to appropriately respond to the desired future scale and character of Alexander Road, the proposed development would need to present with an apparent height of three storeys (see discussion in paragraph 59 of *BHY*), particularly as it addressed its southern neighbour (8A Alexander Road, Dalkeith).

27 In addition, it is unclear from the plans submitted with the Proposed Development how it has addressed the previous concerns regarding overshadowing to the property at 8A Alexander Road, Dalkeith. The *BHY* decision considered in detail how Element Objective O 2.2.4 could be met, but the Proposed Development has failed to adequately demonstrate how it addresses the Tribunal's concerns (see discussion at paragraphs 61 to 67 of *BHY*).

28 If anything, the Owners are concerned by the implications contained within the Design Report document prepared by Space Collective Architects and submitted with the Proposed Development (**Design Report**). The Owners remind the proponents that, as demonstrated by the *BHY* decision, it is incorrect to refer to the proposed development considered in *BHY* as "previously approved" (see pages 24 and 26 to 28 of the Design Report).

29 It is our submission, with respect, that the City cannot reasonably approve the Proposed Development when the *BHY* decision has made it clear that the correct and preferable decision in respect of these kinds of developments on the Subject Site is to refuse their approval. This submission applies irrespective of the weight given to LPP 5.14 or LPP 5.8 and is based on the fundamentals of the available discretion under the R-Codes.

Land use

30 In addition to the significant amenity and streetscape concerns which have already been considered by the Tribunal in *BHY*, we highlight to the City the substantial questions which exist surrounding the land use attached to the Proposed Development.

31 Although the Proposed Development is listed as a "Multiple Dwelling Residential development", the sheer size of the individual units, coupled with the internal design, suggests that these units are not intended for residential use but are more consistent with designs that would be put forward for student or shared accommodation.

32 In particular, the communal open space and internal amenities further suggest that the Proposed Development will not be occupied by members of the same family and are therefore not designed with multi-generational living in mind. Consequently, development standards relating to parking requirements that usually apply to dwellings of a considerably smaller size result in anomalous outcomes, including a significant shortfall in onsite carparking.

33 We are instructed that the rationale provided by the proponent for the layout is to accommodate a large family in a multigenerational setting and the multiple dwelling format was simply used to allow for future ability to sell parts of the building when no longer required.

34 Importantly, if the Subject Site was proposed to be developed as a single dwelling (which is in essence what is being asked for by the proponent – multigenerational house), the building would be required to be significantly smaller in size and lower in height (and could not be decided by a Development Assessment Panel).

Summary

35 For the reasons outlined above, the Owners object to the Proposed Development.

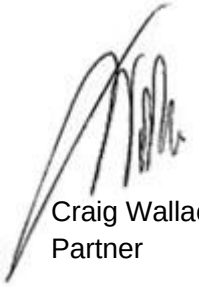
36 In summary, it is our submission that:

36.1 in the context of the lack of clarity or certainty as to the legal validity of LPP 5.14, the City is unable to satisfactorily consider the Proposed Development; and

36.2 even if LPP 5.14 is found to be legally valid, the City should refuse the Proposed Development based on its failure to appropriately address the concerns highlighted in the *BHY* decision in relation to the key objectives in Volume 2 of the R-Codes and the lack of clarity surrounding the proposed land use.

37 Please do not hesitate to contact me or Sarah Jones should you have any queries.

Yours sincerely



Craig Wallace
Partner

Encl

Please notify us if this communication has been sent to you by mistake. If it has been, any privilege between solicitor and client is not waived or lost and you are not entitled to use it in any way.

From: [redacted]
Subject: 6 Alexander Rd., DALKEITH
Date: 3 February 2025 at 12:53:41 pm AWST
To: planning@nedlands.wa.gov.au

[redacted]

[redacted] Alexander Rd, Dalkeith

3 Feb 2025

City of
Nedlands,

Planning Dept.

Re proposed development, 6 Alexander Rd, Dalkeith.

We own and live at [redacted], near the proposed development.
We are one of eight recently built double storied homes in close proximity to the proposed build.
The proposed build at 6 Alexander Rd will severely diminish our property value and lifestyle, for the following reasons;

The bulk and scale is out of keeping with neighbouring properties, many of which have only been recently built.
It will severely overshadow nearby homes.
Exceeds the longstanding 10m height limit (only recently changed under questionable circumstances)
The large number of bedrooms would indicate high occupancy, causing traffic and parking problems for the street.
Present or future owners could seek to change the purpose of the building, to student accomodation etc,

Trusting you can prevent this out of character development progressing any further, spoiling our street.

Yours faithfully,

Written Submission to SAT re: 6 Alexander Rd DALKEITH

PARKING AND TRAFFIC IMPACT

To President and Presiding Members of SAT.

As long-term Residents of Alexander Rd, we are particularly concerned about potential **parking and traffic problems** as a result of the proposed development at 6 Alexander Rd. (While also supporting other residents' concerns of bulk, scale, over-shadowing, incompatibility etc)

This section of Alexander Rd is a busy thoroughfare, linking Phillip Rd and northern residents of Dalkeith to the Waratah Avenue shopping precinct. With only 8 parking bays available on a single side of the street, it is already constantly 'parked-out' by visitors to the street, together with those utilising the Commercial Businesses on Warratah Avenue. Commercial vehicles, ie., lawnmower contractors, delivery vehicles etc, often have nowhere to park in the street as it is, which will only worsen after the proposed development.

The proposed development with 21 bedrooms/ensuite bathrooms will have many occupiers with their own vehicles, as well as the need to provide for visitors to those occupants. (Assessment should be based on **potential use**, rather than on the Applicants stated 'family use'.) With only 10 on-site parking bays provided, the street will not be able to cater for the extra parking requirements, causing traffic congestion, inconvenience to neighbours and danger to pedestrians.

As a nearby resident, we are **already experiencing parking difficulty** in the street, when having more than one short-term visitor (utilising our single off-street parking bay), or family staying with us. The proposed development will only further exacerbate parking problems to all the residents in the street. Added to this, with four other proposed developments, parking will be almost impossible in this section of Alexander Rd.

The earlier DAP decision supported the local residents concern about the proposed development at 6 Alexander Rd, so we now seek the SAT Panels support in also refusing the application.

[redacted]

Photographs of Alexander Rd and Philip Rd Highlighting Significant Issues with Parking, Congestion, and Rubbish Collection

Congestion at the Alexander Rd / Philip Rd intersection



Limited space and visibility for vehicles entering Alexander Rd due to street parking



Issues with accessibility for rubbish trucks due to parked cars and traffic



Lack of availability of parking and rubbish truck access to bins



Congestion resulting in Alexander Rd becoming a 1-way street



Limited access to bins due to heavy parking

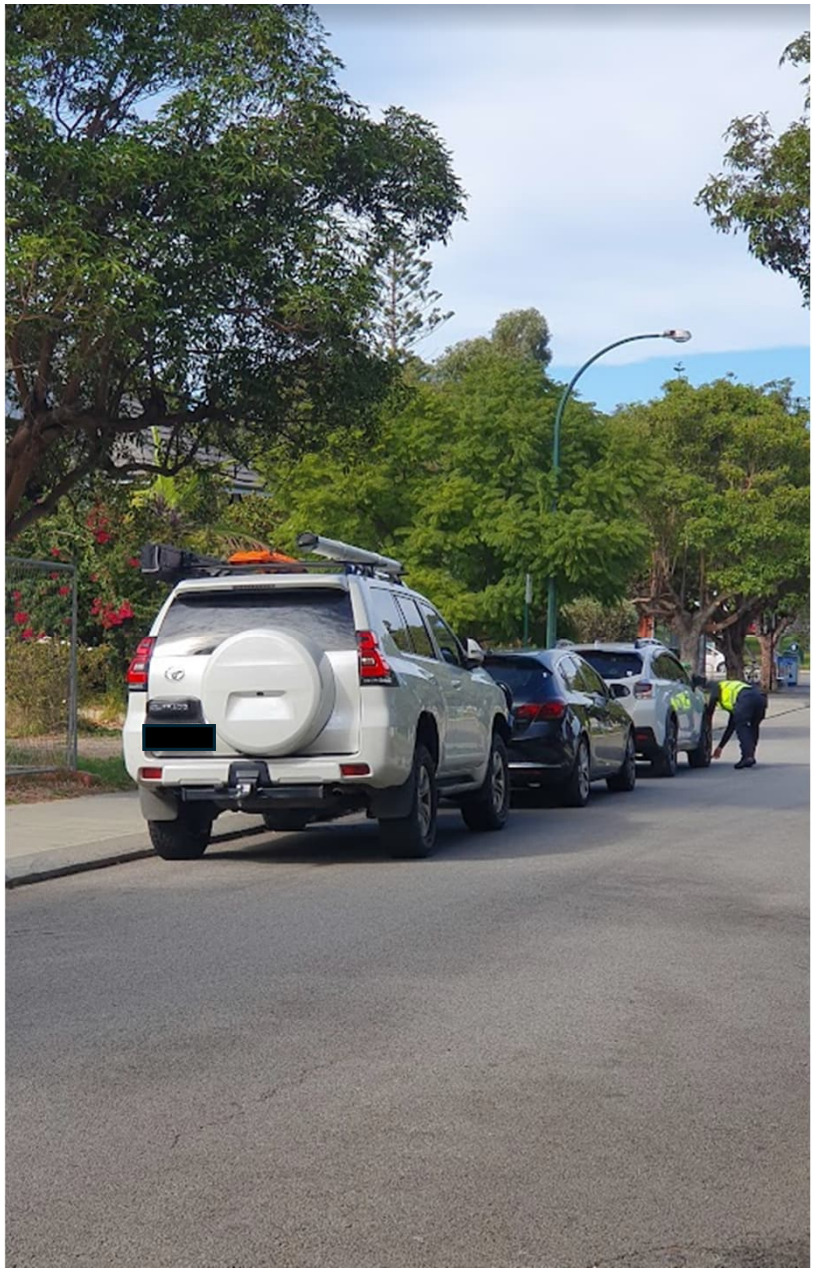


Regular Ranger visits to ensure 2hr parking limits are adhered to





Ranger checking parking time limits





Street parking is often at capacity with bins blocking footpath

Illegal parking due to lack of parking





Philip Rd is fully parked out, becoming 1-way, with no availability for additional overflow of traffic

Comments on September 2025 Revision of Development Application for Multiple Dwellings at 6 Alexander Road, Dalkeith (DAP/24/02820/DA24-100314).

[redacted]

1 October 2025



Summary Comments on the September 2025 Revised Design (1 of 2):

In May 2025 the 21 bedroom family mega-mansion was assessed under the R-Codes and refused unanimously by the 5-member DAP, for 7 main reasons summarized below. The September 2025 revision is now an 18 bedroom family mega-mansion, which should be rejected for the same 7 reasons.

1. Development not compatible with streetscape

A four storey apartment block is a four storey apartment block. It is utterly incompatible with all of the 1 and 2 storey homes on the street. In a year from now, there will only be two blocks with old houses on them – 10 Alexander Rd and 107 Waratah Ave. The developer's mention of compatibility with future streetscape can only be referring to ~50 years in the future when the current recently constructed houses on Alexander Rd are ultimately demolished. For the next half-century, this 4 storey apartment block will be an eyesore amongst a street otherwise filled with 2 storey homes.

2. Overall Building Height Incompatible / Overshadowing

See above response regarding building height. See below response regarding overshadowing.

3. Side Setbacks

R-Codes' required R80 side setbacks are 3.5m, but this development is 0m to 2.0m on the north side (FAIL), and 2.5m (FAIL) on the south side.
The side setbacks remain inadequate.

4. Overall bulk and scale inconsistent with locality

The re-design has resulted in previously fully enclosed internal rooms being converted into balconies / terraces with overhead roofs and privacy screens. While technically classified as external space which is excluded from plot ratio calculations, these areas function much like poorly sealed internal rooms rather than true open-air areas. Such conversions effectively manipulate the calculation of the building's plot ratio, making the development appear, in numerical terms, to occupy less bulk and scale than it genuinely does. For example, apartment #201 has not one, not two, but six "outdoor" areas, four of which are dining areas, two of which are on the south side – how can a 5-bed apartment credibly require six outdoor areas? This approach of multiple semi-enclosed "outdoor" areas gives the impression of reduced building mass while ***in reality the overall perimeter / footprint dimensions of the lower 3 floors remain unchanged from the rejected design***, and the overall impact on the streetscape and neighbouring properties remains unacceptably high.

Summary Comments on The September 2025 Revised Design (2 of 2):

5. Significant impact on sunlight to habitable spaces

The re-design has reduced the size of the 4th storey, however this doesn't change the most important aspect of overshadowing. The fact remains that at midday on 21 June, the southern neighbour's living areas were completely overshadowed by the previous design (March 2025), and in this latest September 2025 design the southern neighbour's living areas will *still* be completely overshadowed, halfway up the lower storey's roof's pitch. The only difference with this latest design is that the shadow doesn't project so far above the roof. By the developer's logic, if a murderer drowns a victim in only 3m of water depth then that is much less bad than had he drowned the victim in 6m of water depth.

6. Insufficient car parking

The March 2025 design's 8 residents' parking bays were massively inadequate for a 21 bedrooms apartment. For the revised design, with 18 bedrooms, almost all with ensuites, we would expect mostly adults in these rooms, and many with partners, therefore the apartment block might house between 18 – 36 adults. It has 10 residents' parking bays, which is grossly inadequate.

The rear ground floor apartment entrance doorway is through a specific car's parking space. The traffic report's Appendix A shows 5.4m long cars parked in the bays, and the gap between each car and the eastern wall is minimal. How does a fat person, or a normal person carrying a couple of bags of shopping, get in or out of the rear apartment's only entry door? If a vehicle longer than 5.4m is parked in this bay then it may not be possible for a skinny person to get in and out of the apartment.

The parking area, and its interaction with the rear groundfloor apartment, breaches an R-Code design guidance, and an acceptable outcome, as follows:

- DG 3.7.4 *"Pedestrian and vehicle paths should be separated wherever possible, with pedestrians given priority over vehicles. Where pedestrian entry is via a shared vehicle space, consider using measures such as a pedestrian gate, differentiated surface, lighting and/ or signage to provide a distinct pedestrian entry"*
- A 3.7.4 *Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed*.

7. Intended Use Not Clear

The increase in room numbers in what was previously Apartment 301 (March 2023 design) from 3 rooms to 4 rooms, coupled with Apartment 101's significant reduction from seven bedrooms to four, clearly demonstrates that the number of bedrooms within these apartments is not a genuine consideration for the owner. Taken together, the five units effectively form a single-family dwelling. It appears that the apartments have been arbitrarily resized, and the bedrooms redistributed, in order to circumvent planning controls that would normally apply to a single-family house, raising serious concerns about compliance and intent.

Whether it's chalk, cheese, or chook feed, it's not what we expected. If the intent is to use this building in a way not stated in the application, then it must be advertised and assessed as such before it reaches the DAP, let alone the SAT. To do otherwise undermines the integrity of our planning system. The revised design remains inappropriate in form, it still breaches R-Code requirements, it is still unclear in its intent, and is still out of touch with the housing needs of Western Australians.

1. Development not compatible with streetscape

DAP Reason for Rejection:

"1. The proposed development does not comply with Clause 67(2)(m) of Schedule 2 of the Planning and Development (Loca Planning Schemes) Regulations 2015 as the development is not considered to be compatible with its setting, including the existing and future streetscape character and relationship of the development with adjoining properties and properties within the locality. "

Developer's RAR Claims:

"However, our high quality streetscape remains unchanged..."

Comments Against the September 2025 Revised Design:

DAP's reason for rejection should remain Unchanged: A four storey apartment block is a four storey apartment block. It is utterly incompatible with all of the 1 and 2 storey homes on the street. In a year from now, there will only be two blocks with old houses on them – 10 Alexander Rd and 107 Waratah Ave. The developer's mention of compatibility with future streetscape can only be referring to ~50 years in the future when the current recently constructed houses on Alexander Rd are ultimately demolished. For the next half-century, this 4 storey apartment block will be an eyesore amongst a street otherwise filled with 2 storey homes.

1. Development not compatible with streetscape (cont'd)

Developer's RAR Claims:

"...We have also gone back to the DRP panel for further feedback...

"In this case the DRP through two meetings and one Chair review supported the last iteration of the project"

"I remain convinced that the design as now described is supportable under DRP terms of reference"

"The DRP determined that a well-articulated and landscaped 3-4 storey multiple dwelling project is compatible with both the existing properties and future character of the street"

Comments Against the September 2025 Revised Design:

DAP's reason for rejection should remain Unchanged: The DRP enthusiastically endorsed the previous March 2025 design, for which the DAP found 7 major reasons to reject. The DRP's comments on this revised design should be given no consideration as the DRP has proved to have little credibility.

1. Development not compatible with streetscape (cont'd)

Developer's RAR Claims:

"The current design balances the need to respond to existing properties while not compromising its future relationship to new adjoining developments"

Comments Against the September 2025 Revised Design:

DAP's reason for rejection should remain Unchanged: The DRP's mention of a *"...future relationship to new adjoining developments..."* can only be referring to developments ~50 years in the future when the current recently constructed houses on Alexander Rd are ultimately demolished. For the next half-century, this 4 storey apartment block will be an eyesore amongst a street otherwise filled with modestly sized 2 storey homes (illustrated on the next page).

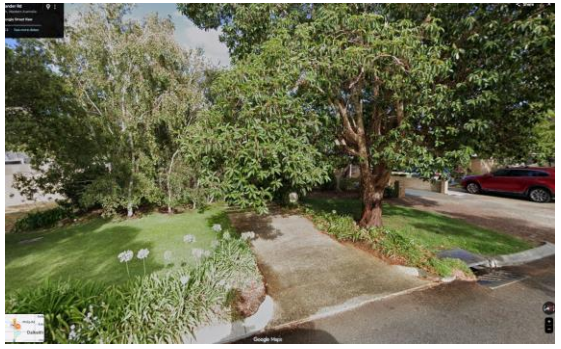
1. Development not compatible with streetscape (cont'd)

Developer's RAR Claims:

DRP quote: "I also believe it to be consistent with existing character of the adjoining single houses which are relatively bulky due to their high site coverages"

Comments Against the September 2025 Revised Design:

DAP's reason for rejection should remain Unchanged: The DRP's credibility is further diminished by its claims that the existing houses on Alexander Rd are "*...relatively bulky...*". Self-evidently they are modestly sized two storey homes of, to quote WASAT-41, *"...relatively recent construction, quality and value...."*











1. Development not compatible with streetscape (cont'd)

Developer's RAR Claims:

"Our proposal is a cohesive response to the streetscape."

Comments Against the September 2025 Revised Design:

DAP's reason for rejection should remain Unchanged: The architect's statement is ridiculous. This 4 storey monstrosity in a street of modestly sized two storey homes would be a long term eyesore.

2. Overall Building Height Incompatible / Overshadowing

DAP Reason for Rejection:

"2. The proposed development does not meet the element objective of O2.2.1 and O2.2.4 of the Residential Design Codes Volume 2 in that the overall building height of the development does not respond to the desired future scale and character, including existing buildings on Alexander Road. Further, the building height does recognise the need for daylight and solar access to the adjoining southern property. "

Developer's RAR Claims:

-

Comments Against the September 2025 Revised Design:

See above response regarding building height. See below response regarding overshadowing.

3. Side Setbacks

DAP Reason for Rejection:

"3. The proposed development does not meet the element objective of O2.4.4 of the Residential Design Codes Volume 2 in that the side setbacks do not provide for an appropriate transition to the adjoining properties which contain a lower intensity of development. "

Developer's RAR Claims:

-

No developers' comments / resolution were written on this issue.

Comments Against the September 2025 Revised Design:

R-Codes' required R80 side setbacks are 3.5m, but this development is 0m to 2.0m on the north side (FAIL), and 2.5m (FAIL) on the south side.

The side setbacks remain inadequate.

4. Overall bulk and scale inconsistent with locality

DAP Reason for Rejection:

"4. The proposed development does not meet the element objective of O2.5.1 of the Residential Design Codes Volume 2 in that the overall bulk and scale of the development is not consistent with the existing or planned character of the immediate locality and area."

Developer's RAR Claims:

-

Comments Against the September 2025 Revised Design:

Level 1 – the privacy screens around the new balconies on the south side increase the perception of bulk and scale of Level 1.

The re-design has resulted in previously fully enclosed internal rooms being converted into balconies / terraces with overhead roofs and privacy screens. While technically classified as external space which is excluded from plot ratio calculations, these areas function much like poorly sealed internal rooms rather than true open-air areas. Such conversions effectively manipulate the calculation of the building's plot ratio, making the development appear, in numerical terms, to occupy less bulk and scale than it genuinely does. For example, apartment #201 has not one, not two, but six "outdoor" areas, four of which are dining areas, two of which are on the south side – how can a 5-bed apartment credibly require six outdoor areas? This approach of multiple semi-enclosed "outdoor" areas gives the impression of reduced building mass while in reality the overall perimeter / footprint dimensions of the lower 3 floors remain unchanged from the rejected design, and the overall impact on the streetscape and neighbouring properties remains unacceptably high.

5. Significant impact on sunlight to habitable spaces

DAP Reason for Rejection:

"5. The proposed development does not meet the element objective of O3.2.2 of the Residential Design Codes Volume 2 in that the development will have significant impact on the amenity of the adjoining southern property by restricting access to northern sunlight to habitable spaces."

Developer's RAR Claims:

"...Our massing delivers a similar solar access outcome as a 3 storey massing"

Comments Against the September 2025 Revised Design:

The architect's claim is ridiculous, because it assumes a *"...3 storey massing..."* so poorly designed that it would breach almost every conceivable R-Code constraint, except for the basic setback and height envelope limits.

The re-design has reduced the size of the 4th storey, however this doesn't change the most important aspect of overshadowing. The fact remains that at midday on 21 June, the southern neighbour's living areas were completely overshadowed by the previous design (March 2025), and in this latest September 2025 design the southern neighbour's living areas will still be completely overshadowed, above the residents' standing head height. The only difference with this latest design is that the shadow doesn't project so far above the southern neighbours' heads.

By the developer's logic, if a murderer drowns a victim in only 3m of water depth then that is much less bad than had he drowned the victim in 6m of water depth.

5. Significant impact on sunlight to habitable spaces (cont'd)

Developer's RAR Claims:

"...Our massing allows a better solar access outcome when compared to the DTC and the refused scheme"

Comments Against the September 2025 Revised Design:

The architect's claim is ridiculous: The solar access isometric views on page 15 of the design report show a living area window surface divided into 99 portions (approx. 0.4m x 0.4m per portion):

- Previously 7 of 99 portions of the living area's vertical windows received ~4 hours of sunshine a day, and the other 92 portions received 0 – 2 hours at best.
- The revised design results in 2 portions receiving ~4.5 hours per day, 17 portions receiving ~3-4 hours per day, and the remaining 80 portions of window receiving 0 – 2 hours at best.

Whatever spin the architect puts on it, the main living area remains almost entirely in shadow for all of the day – an egregious breach of R-Codes O 3.2.2 "*Building form and orientation minimizes overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.*"

6. Insufficient car parking

'DAP Reason for Rejection:

6. The proposed development does not meet the element objective of 03.9.2 of the Residential Design Codes Volume 2 in that insufficient car parking has been provided for the total number of proposed residents within the dwellings. "

Developer's RAR Claims:

"... ...and reconsidering our parking provision..."

Comments Against the September 2025 Revised Design:

- The March 2025 design's 8 residents' parking bays were massively inadequate for a 21 bedrooms apartment. For the revised design, with 18 bedrooms, almost all with ensuites, we would expect mostly adults in these rooms, and many with partners, therefore the apartment block might house between 18 – 36 adults. It has 10 residents' parking bays, which is grossly inadequate.
- The rear ground floor apartment entrance doorway is through a specific car's parking space. The traffic report's Appendix A shows 5.4m long cars parked in the bays, and the gap between each car and the eastern wall is minimal. How does a fat person, or a normal person carrying a couple of bags of shopping, get in or out of the rear apartment's only entry door? What if a vehicle longer than 5.4m is parked in this spot - it may not be possible for a skinny person to get in and out of the apartment.
- The parking area, and its interaction with the rear groundfloor apartment, breaches a R-Code design guidance and an acceptable outcome as follows:
  - DG 3.7.4 *"Pedestrian and vehicle paths should be separated wherever possible, with pedestrians given priority over vehicles. Where pedestrian entry is via a shared vehicle space, consider using measures such as a pedestrian gate, differentiated surface, lighting and/ or signage to provide a distinct pedestrian entry"*
  - A 3.7.4 *Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed*.
- Emergency exit is obstructed by a normally parked car. There is no 2nd exit way in case of fire.
- Ground floor Traffic – irrespective of AS2890.1 blind aisle extension requirement of 1m, the 2 northernmost parking bays (01 & 05) cannot be practically used. Real world drivers would not be able to achieve the precision required by the traffic report's Appendix A swept path diagrams. In reality the driver would end up having to reverse their cars all the way into the property, or alternatively reverse all the way out to Alexander Rd.
- Ground floor Traffic – Visitor bay "04" cannot be *practically* used. Real world drivers would not be able to achieve the precision required by the traffic report's Appendix A swept path diagrams. In reality the driver would end up having to reverse their cars all the way into the property, or alternatively reverse all the way out to Alexander Rd.
- Ground floor Traffic – if a car is leaving the main area, and another car is entering down the driveway, where can the inside car go? Or does the outside car have to reverse out onto Alexander Rd (increased risk of collision / pedestrian strike).
- Ground floor Staircase exit to carpark – the door swings outwards and can be obstructed by a car, trapping people in the emergency exit stairwell. Door should open inwards to the stairwell area.
- Traffic report claims 3 vehicle movements per am peak period. This 18 bedroom complex could accommodate between 18 – 36 people (at 1-2 people per room). Given this large number of residents, only 3 movements per morning peak hour is not credible.

7. Intended Use Not Clear

DAP Reason for Rejection:

"7. The proposed development in its current form is not considered to meet the land use classification of 5 multiple dwellings due to the lack of information on the design configuration, rooms and spaces which are not sufficiently labelled in relation to land use, plan details including bedrooms and bathroom numbers, open space / outdoor terrace and lack of connection to living areas."

Developer's RAR Claims:

-

(the applicant hasn't explained in the design report how the intended use is not either a single family house, or a lodging house or student accommodation, etc.)

Comments Against the September 2025 Revised Design:

At the DAP hearing, the architect Mr Soto said about the level 1 apartment: *"...when you go to the living and dining area which is facing the street, what you have behind the kitchen is a pantry and a scullery. So one of the parts of the brief was... is... that she cooks at home and the kitchen facing the living and dining space is more at this place of kitchen and the heavy kitchen will be happening behind which is quite traditional as part of the brief and the cultural background of our client. So there was a big requirement for those spaces behind the kitchen."* But in this September 2025 design revision, the scullery is deleted from Level 1. This calls into question Mr Soto's description of the design brief, and the intended use of the building.

The substantial increase in room numbers in what was previously Apartment 301 (March 2023 design), coupled with the significant reduction from seven bedrooms to four in what was Apartment 101, clearly demonstrates that the number of bedrooms within these apartments is not a genuine consideration for the owner. Taken together, the five units effectively form a single-family dwelling. It appears that the apartments have been arbitrarily resized and the bedrooms redistributed as required in order to circumvent planning controls that would normally apply to a single-family house, raising serious concerns about compliance and intent.

Whether it's chalk, cheese, or chook feed, it's not what we expected. If the intent is to use this building in a way not stated in the application, then it must be advertised and assessed as such before it reaches the DAP, let alone the SAT. To do otherwise undermines the integrity of our planning system. The revised design remains inappropriate in form, it still breaches R-Code requirements, it is still unclear in its intent, and is still out of touch with the housing needs of Western Australians.

7. Intended Use Not Clear (cont'd)

Developer's Claims:

The full video of the 7 May 2025 DAP hearing is here: https://www.youtube.com/watch?v=sNgohDnGoII

The developer and architect made many verbal statements which call into question the intended use:

Youtube Timestamp	Quote	Our Observations
2:06:55	Felipe Soto: "…this is for a single place ? of family. All family are coming in here. Its not obviously Mum and Dad as Daniel explained living at the top, the two kids taking level one and level two, a family member taking the apartment on the ground floor facing the street, and a caretaker that will be travelling with them when they are moving or coming to Perth will be living on that sort of back apartment on the courtyard on the eastern side and its also the standard family. Its all about the daughter having a husband and the family being able to come to Australia for a holiday and spending time in here."	The Development Application mentions caretaker duties multiple times – e.g. "Dwelling CS02 is to be provided as a caretaker dwelling, while all remaining dwellings will be occupied by members of the same family. The building caretaker will be responsible for maintaining common landscaped spaces, implementation of the Waste Management Plan and day-to-day maintenance. " Who would perform the caretaker duties when the chauffeur is overseas? E.g. Who takes out the garbage and does the gardening and cleans the pool, spa and massage room? Furthermore, if the family (and the caretaker) are constantly travelling into Australia from overseas, then they are not permanently residing in the building. **Therefore the building doesn't satisfy the R-Code definition of "dwelling".**
2:12:06	Felipe Soto: "…when you go to the living and dining area which is facing the street, what you have behind the kitchen is a pantry and a scullery. So one of the parts of the brief was is that she cooks at home and the kitchen facing the living and dining space is more at this place of kitchen and the heavy kitchen will be happening behind which is quite traditional as part of the brief and the cultural background of our client. So there was a big requirement for those spaces behind the kitchen."	It's heartwarming to hear about such a deep respect for the client's cultural background and their heartfelt desire for a scullery and pantry. However, these essential features were entirely absent from the original plans posted on City of Nedlands "Yourvoice" website (see page 4 here). Instead, we find a twin share bedroom with ensuite, tucked exactly where the 'heavy kitchen' was apparently supposed to be. The architect's statements about the importance of a scullery to the family are contradicted by: • his previous design revision *before* the March 2025 revision, which has no scullery. • His latest Sept 2025 design revision, which has no scullery. **This calls into question the intended use for the building.**

7. Intended Use Not Clear (cont'd)

Youtube Timestamp	Quote	Our Observations
2:13:35	Felipe Soto: "…we have a relative coming from overseas, we got family sometimes in Canada, family in the US they would like to have their own bathroom and sometimes some of the events need to work from home so they want a little sort of study nooks …"	Is this a family home, **or is it short term accommodation for international workers or international students** (who need study nooks), from either China, and/or Canada and/or the USA? **This calls into question the intended use for the building.**
2:14:27	Felipe Soto: (regarding level 2): "…so similar principle to the areas behind the kitchen, the brief for all the family was about having a 2nd large kitchen sitting behind the (??inaudible word??) kitchen and that's why we find those areas at the back."	As mentioned above, a pantry and a scullery were allegedly in the client's brief, and they were entirely absent from the original plans posted on City of Nedlands "Yourvoice" website (see page 4 here). Instead, we find a twin share bedroom with ensuite, tucked exactly where the 'heavy kitchen' was apparently supposed to go. **This calls into question the intended use for the building.**
2:33:01	Felipe Soto: "The caretaker is a chauffeur that might be travelling or could be travelling with them when they are visiting Perth or one of the kids. So we'll be helping them with all the sort of um, yeah, driving and he might be coming with I believe with his um family. So that's why the reason of the caretaker apartment at back with the three um, three bedrooms."	Who would perform the caretaker duties when the chauffeur is overseas? E.g. Who takes out the garbage and does the gardening and cleans the pool, spa and massage room? **This calls into question the veracity of the waste management report, and the intended use for the building.**

Other DAP Reasons for Rejection

"Members gave consideration to the planning framework and were of the opinion the proposal does not meet the planning provisions. Increases in building height are inconsistent in the context of surrounding dwelling form, with the uppermost floor considered to adversely impact the adjoining amenity. Concerns were raised in relation to the height, bulk and scale of the proposal in the context of the existing local character, context and neighbouring property. The plot ratio proposed was considered an over development of the site in its locational context. Onsite parking was considered insufficient based on the design and scale of the accommodation.

Insufficient information was provided on trip generation, noise impacts, and waste management. When considered as a whole, members raised concerns that the proposal, in terms of form and submitted plans, floor layout, and documentation is lacking detail and does not satisfy the definition as a genuine multiple dwelling residential, and is more akin to a residential building such as lodging house or student accommodation, noting that planning approval runs with the land not the occupier/owner. On balance, members were of the opinion the proposal in its current form is inconsistent with the planning framework and accordingly refused the proposal."

Comments Against the September 2025 Revised Design:

See above responses on intended use, and parking/traffic.

Other Objections Against the Sept 2025 Design

Developer's RAR Claims:

"...A strata manager/caretaker will be engaged to complete the following tasks:

- *Monitoring and maintenance of bins and the Bin Storage Area;*
- *Cleaning of bins and Bin Storage Area, when required;*
- *Ferrying of bins to and from the Bin Storage Area and Bin Presentation Area on collection days;*
- *Ensure residents at the Proposal are made aware of this WMP and their responsibilities thereunder;*
- *Monitor resident behaviour and identify requirements for further education and/or signage;*
- *Monitor bulk waste accumulation and assist with its removal, as required;*
- *Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and*
- *Regularly engage with the City to ensure efficient and effective waste service is maintained."*

Comments Against the September 2025 Revised Design:

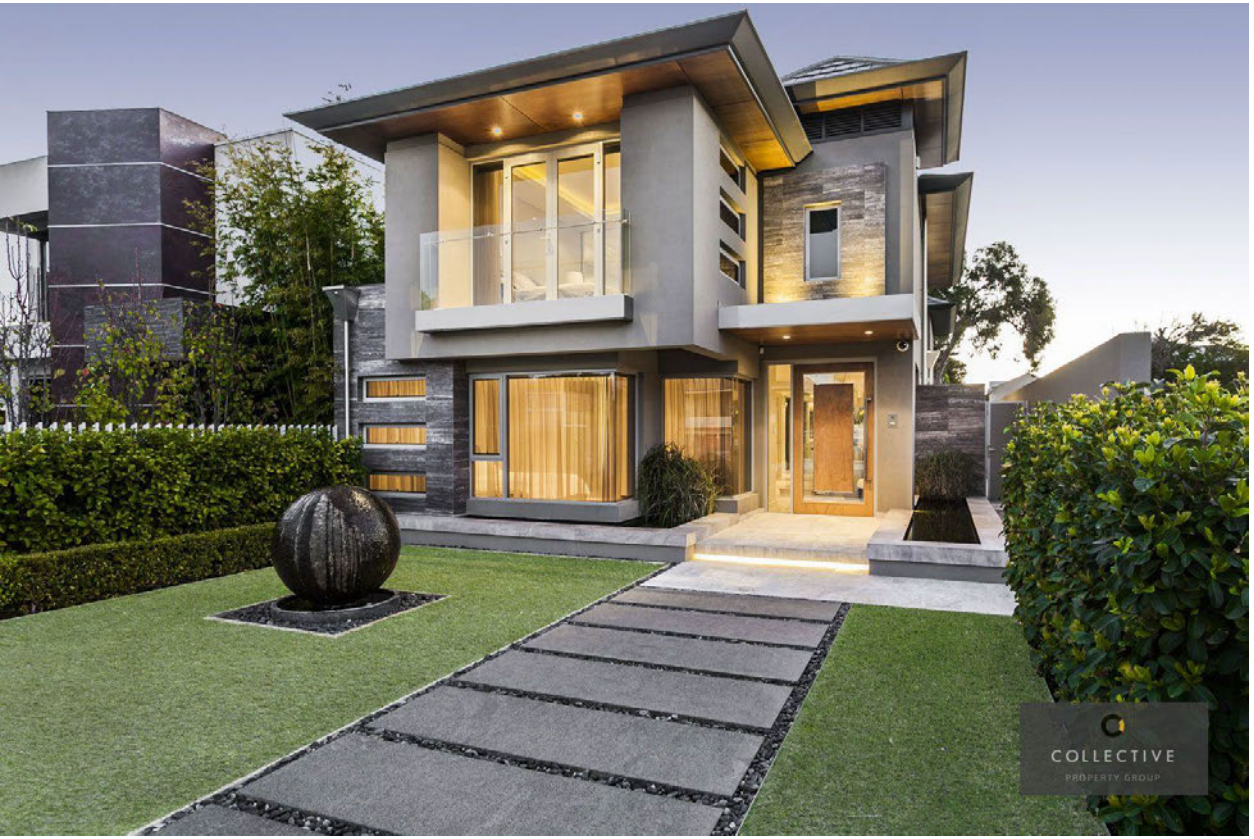
The full video of the 7 May 2025 DAP hearing is here: **https://www.youtube.com/watch?v=sNgohDnGoII**

At timestamp 2:33:01, Felipe Soto said: " *The caretaker is a chauffeur that might be travelling or could be travelling with them when they are visiting Perth or one of the kids. So we'll be helping them with all the sort of um, yeah, driving and he might be coming with I believe with his um family. So that's why the reason of the caretaker apartment at back with the three um, three bedrooms.*"

Who would perform the caretaker duties when the chauffeur is overseas? E.g. Who takes out the garbage and does the gardening and cleans the pool, spa and massage room?

Other Objections Against the Sept 2025 Design (cont'd)

- Level 1 – apt 101 has 2 fire escape doors into the stairwell – there should only be 1 door.
- Ground floor exit from emergency stairwell is into the carpark, which is the most likely source of a major fire, considering flammability petrol-fueled cars, and also considering ignition risks of a lithium battery powered car.
- Ventilation from the west side to the east side of the ground floor apartments, and the level 1 pigeon pair of apartments, seems not to have considered ventilation as required by element objective O 4.2.3 "Single aspect apartments are designed to maximise and benefit from natural ventilation."
- Dwellings in Dalkeith can have 2 yellow bins each. Each fortnight (on yellow bin collection day) we might see 5 green bins and 10 yellow bins (15 bins total) put out at one time. Where are they all going to go? Will they block the footpath?
- The only access to get a lawnmower to the back garden area is past the carpark space, around the car within that space, through the only front entrance to apt G02, through G02, and out the back sliding door of G02. The illustrated gardens at the back yard are not maintainable, and therefore the applicant's landscaping claims for the rear garden are not credible.



Suppporting Information

WASAT 41 :



Since the WASAT 41 ruling, the Alexander Rd / Phillip Rd streetscape changes will further reinforce the WASAT's reasoning:

- *1 Alexander Rd: A two storey house is in construction.*
- *3 Alexander Rd: Two 2-story houses are proposed in a 2024 development application.*
- *9 Alexander Rd: Two 2-storey houses are about to commence construction (block has been demolished, but construction hasn't started).*

*By the time the 6 Alexander Rd block of flats is built, it will be adversely affecting the streetscape with thirteen (13) "... **new single houses in the immediate locality of the site** ..." with "... **relatively recent construction, quality and value**..."*

*The block of flats would be even more "...**discordant and incompatible in its height in terms of its immediate streetscape setting**..." compared to the WASAT 41 judgement in 2021.*

Excessive Bulk and Scale:



The length, bulk & scale of the proposed 1st, 2nd and 3rd floors is much longer than other relatively new houses in the street, casting a much larger shadow.

All lengths and vectors illustrated are indicative and not accurately dimensioned.

Bulk and Scale:

The suburban context surrounding 6 Alexander Rd is "Low Rise".

.

The R-Codes state that:

- ***"Apartment design should respond appropriately to the defined neighbourhood context and character."***
- ***"New development should reflect the prevailing streetscape patterns and include significant onsite landscaping to enhance the streetscape and provide amenity for residents and neighbours."***

.

Self-evidently, plonking a 4 story block of flats in a street surrounded by 2 story buildings would fail to meet this fundamental requirement in the R-Codes.

To quote Judge DR Parry (WASAT41, 17-Mar-2021) when he assessed a different 4 story building proposed for 6 Alexander Rd:

"Because of their relatively recent construction, quality and value, the eight new single houses in the immediate locality of the site are unlikely to be demolished in the foreseeable future. The Tribunal observed that these unusual planning (subdivision and development) characteristics of the immediate locality of the site require greater sensitivity from new development - and greater sensitivity than is displayed in the proposed development - in terms of height, bulk and scale fronting the street than would otherwise be the case in an area up-coded to R80. The Tribunal found that the proposed development is discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context."

2.1.1 Setting the local planning framework

Good design responds and contributes to the context and character of the area as defined by social, economic and environmental characteristics as well as natural and built features.

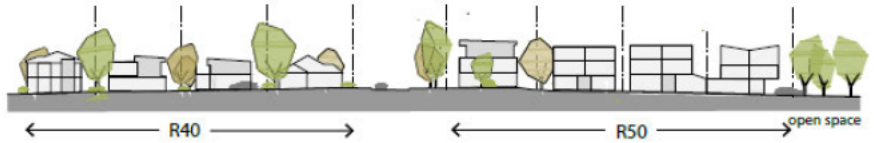
The Primary Controls in this policy are informed by neighbourhood character types that describe the context and character of different neighbourhoods, centres and precincts. The six neighbourhood character types are illustrated at Appendix A2. Local governments should identify the context and character of neighbourhoods and precincts via strategic planning processes and in consultation with the community, industry and other key stakeholders. **Apartment** design should respond appropriately to the defined neighbourhood context and character.

SUBURBAN CONTEXTS

Low-rise

Context: Neighbourhoods that provide a mix of detached housing, group housing and **apartments**. They are predominately 1– 2 **storeys** but may include 3-storey **development** on neighbourhood connector **streets**, adjacent to **open space** and/or on key **sites**. Apartment development should be located within walking distance of public transport, local shopping and local open space and may create a transition zone between a lower density residential area and higher density land uses.

Character: **Streetscapes** have a **landscaped character** and prevailing built form patterns of 1-2 storey detached **dwellings** with defined front and side **setbacks**. New development should reflect the prevailing streetscape patterns and include significant on-site landscaping to enhance the streetscape and provide **amenity** for residents and neighbours.



Note: Refer to R-Codes Volume 1 for R40 and R50 development.

Medium-rise

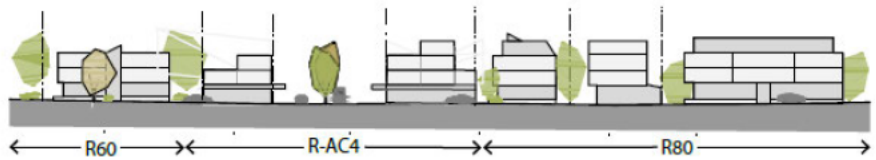
Context: Neighbourhoods with a **landscaped** residential setting that include a diversity of detached housing, group housing and **apartment developments** up to 3-4 **storeys**. The neighbourhood has good walkability to public transport, local services and quality **open space**, and may be located adjacent to higher density land uses or an urban corridor.

Character: **Streetscapes** have a **landscaped character** and built form patterns are defined by overall scale of the streetscape rather than individual **building** height or style. New development should reflect the prevailing patterns of side **setbacks** and respond to the existing or planned scale and materiality of the area. Development should include on-**site** landscaping to enhance streetscape and provide **amenity** for residents and neighbours.

Neighbourhood centre

Context: A local or neighbourhood centre within a low – medium rise residential area. Neighbourhood centres should be located within a short walk of transport and other amenities and include built form and uses that activate the **street**. Land uses within a neighbourhood centre may include residential, community facilities, local shopping and commercial activities.

Character: Neighbourhood centres have a compact and cohesive urban from that complements the surrounding residential character in scale and style. New **development** should contribute to the public realm by enhancing and activating the **streetscape** and contributing to creating a distinct and appealing character for the centre.



Note: Refer to R-Codes Volume 1 for R60 development.

Thank You





[redacted] [redacted]

[redacted]

SUBMISSION TO NEDLANDS PLANNING [redacted]

6 ALEXANDER ROAD DALKEITH 6009 [redacted]

RE-SUBMISSION AFTER SAT MEDIATION **30TH SEPTEMBER 2025**

REJECT AGAIN PLEASE

After the resounding 5/0 rejection by MIDAP in May 2025, the applicant for 6 Alexander Road Dalkeith applied to SAT for a review. After a process of mediation, an adjusted design was submitted for reconsideration.

There are two questions to be answered. Firstly, why was the design previously rejected 5/0 by MIDAP? Secondly, what has changed and is it enough?

REASONS FOR 5/0 MIDAP REFUSAL IN MAY 2025

The four main reasons for refusal expressed in the MIDAP minutes from May 2025 are

1. Impact on local amenity
2. Height bulk and scale in the context of the local character and context
3. Insufficient on-site parking
4. Submitted plans, floor layout, and documentation is lacking detail and does not satisfy the definition as a genuine multiple dwelling residential.

COMPARISON OF MAY 2025 AND SEPTEMBER 2025 DESIGNS

The following table shows a high-level comparison of the 5/0 refused proposal and present proposal.

DESIGN ELEMENT	MAY 2025	SEPTEMBER 2025	DIFFERENCES
HEIGHT – FLOOR LEVEL STOREYS METRES	19.510 4 12.8	19.000 4 12.3	0.510 0 - 0.5
PLOT RATIO	1.18 (+18%)	1.03 (+3%)	
UNITS AND AREA (SQ M)	G01 154.4	G01 153.42	
	G02 92.3	G02 100.97	
	101 458.2	101 232.03	
	201 378.9	102 218.61	
	301 117.5	201 340.49	
	3 Com 177.7		
	TOTAL 1379.0	TOTAL 1045.52	(-25%)
BEDROOMS	21	18	-3
BATHROOMS	21	18	-3
KITCHENS	8	6	-2

There has been no change in local amenity. In fact the depth of rejection from the local community has greatly increased.

So overall, there has been no change in height and a small change in plot ratio (scale). The argument must still be had about the extent to which the 10 metres height limit should be applied. It seems to me that it should because at the time the developers bought the property, that was the clearest understanding.

There are a couple less bedrooms and a couple less kitchens. There are the same number of five so-called “units”.

The set backs to the south have reduced the solar impact on the southern neighbour but has the aspect and intrusion on their lives really changed?

I don’t understand what the parking requirements are, nor what parking has been provided. If the development is viewed as five apartments, then I expect that 10 car bays plus visitor parking might be needed. If it is a family home, then it is anybody’s guess. And if it starts off as a family home and then turns into a five apartments complex, additional parking will have to be a condition?

In my view, the new proposal is till a duck. It still waddles and it still quacks and still doesn’t fit into the streetscape and environment of Alexander Road.

I expect the RAR to reach the same conclusion.



Overshadowing Analysis Report - Updated Findings

Prepared for: [redacted]

Property Address: [redacted]

Date: October 01, 2025

Prepared by: Joe Matthiessen

Contact Information:

Phone: [redacted]

Email: [redacted]

Updated Findings Based on Revised Proposal

Following a reassessment of the updated proposed development at 6 Alexander Road, Dalkeith, the overshadowing impacts have been revised to reflect the changes in building massing and configuration. The updated 3d model incorporates the adjusted building envelope as well as the development being lowered so that the ground floor is now at RL 19.00 (previously 19.50).

1. Solar Access to Solar Panels

The revised proposal allows sunlight access to the solar panels located on the angled roof of 8A Alexander Road. According to the updated modelling (refer to Drawing A001), the panels still receive a minimum of six hours of direct sunlight on June 21st, commencing from approximately 10:00 AM.

Summary of Findings from Overshadowing Analysis against Design Principles and Nedlands LLP Context

Literature referred to: R-Codes (State Planning Policy 7.3, Volume 1), Design Principles (P2.1 & P2.2), City of Nedlands Local Planning Policy (LPP)

1. Solar Panel Access – Compliant The solar panels at 8A Alexander Road receive a minimum of six hours of direct sunlight on June 21st, from around 10:00 AM onwards.
   Meets Design Principle P2.2: Reasonable access is retained for solar collectors.

2. Ongoing Overshadowing to North-Facing Living Spaces

Despite the adjustments to the development's building envelope and moving the development down 500mm, the living spaces on the northern façade of 8A Alexander Road continue to experience significant overshadowing. The most affected areas include:

- Kitchen (Refer to A302)
- Outdoor Alfresco Area (Refer to A302)
- Dining area (Refer to A302)
- TV/Lounge area (Refer to A303)

These areas are in shadow from approximately 9:00 AM onwards (Alfresco, Dining, Kitchen) and 11:30 onwards (TV/Lounge Area) on June 21st, as illustrated in the updated hourly shadow analysis (Refer to page A001). These are key internal spaces that depend heavily on daylight for comfort and livability, and the loss of solar access during the middle of the day significantly impacts the amenity of the home. The overshadowing to these areas is also demonstrated in the sectional drawings on pages A301, A302, A303. The overshadowing reduces solar access during winter months, negatively impacting residential amenity.

3. Overshadowing of Void and Circulation Spaces

The development continues to cast overshadowing over three large north-facing windows that open into the central void space of 8A Alexander Road. This void space, which includes the staircase and internal circulation areas, is a key architectural feature designed to bring light into the heart of the home. Overshadowing of this volume compromises both daylight amenity and the visual openness intended by the architectural design. On June 21st, these areas remain in shadow for most of the day, with some light beginning to enter a single window closest to the street at approximately 3:00 PM. The overshadowing of these areas is demonstrated in drawing A001 and the sectional drawing on page A301. Overshadowing in this area reduces internal daylight quality and spatial experience.

4. Overshadowing of Outdoor Living Area

In addition, the outdoor living area and rear pool area at 8A Alexander Road begin to fall into shadow from approximately 9:00 AM and 1:30 PM respectively, onwards on June 21st. While this may not constitute a full loss of daylight, it substantially reduces the usable sunlit time in this space, particularly during the winter months when sunlight is

most limited. The overshadowing of these areas is demonstrated in drawing A001 and the sectional drawing on pages A003.

This clearly exceeds the R-Codes 50% overshadowing limit for outdoor living areas under R80 zoning.

Assessment Against Design Principles (P2.1 & P2.2)

The proposed development does not satisfy the relevant Design Principles for the following reasons:

● Loss of winter solar access to north-facing major openings of habitable rooms during the critical daylight period of 9:00 AM – 3:00 PM.

● Complete overshadowing of the outdoor living area, compromising its use, comfort, and compliance with the R-Codes.

● Significant loss of daylight to internal void areas, diminishing internal residential amenity.

Summary and Conclusion

The revised proposal at 6 Alexander Road incorporates changes to the building envelope and a reduction in ground level by 500mm. While these adjustments have resulted in marginal improvements to solar access for the roof-mounted solar panels at 8A Alexander Road, the overall overshadowing impacts remain substantial.

Key internal living spaces including the kitchen, dining, alfresco, and lounge areas, as well as the central void and circulation zones, continue to experience significant overshadowing from the morning through to late afternoon on June 21st. These areas are critical to the daily use and enjoyment of the home and rely heavily on natural daylight to maintain amenity, comfort, and livability. In addition, the outdoor living and pool areas suffer reduced access to winter sunlight, diminishing the functional quality of these spaces.

Despite the minor design revisions, the overshadowing impacts remain severe and materially reduce the amenity of 8A Alexander Road. The proposal does not sufficiently address the loss of daylight to key internal and external spaces.

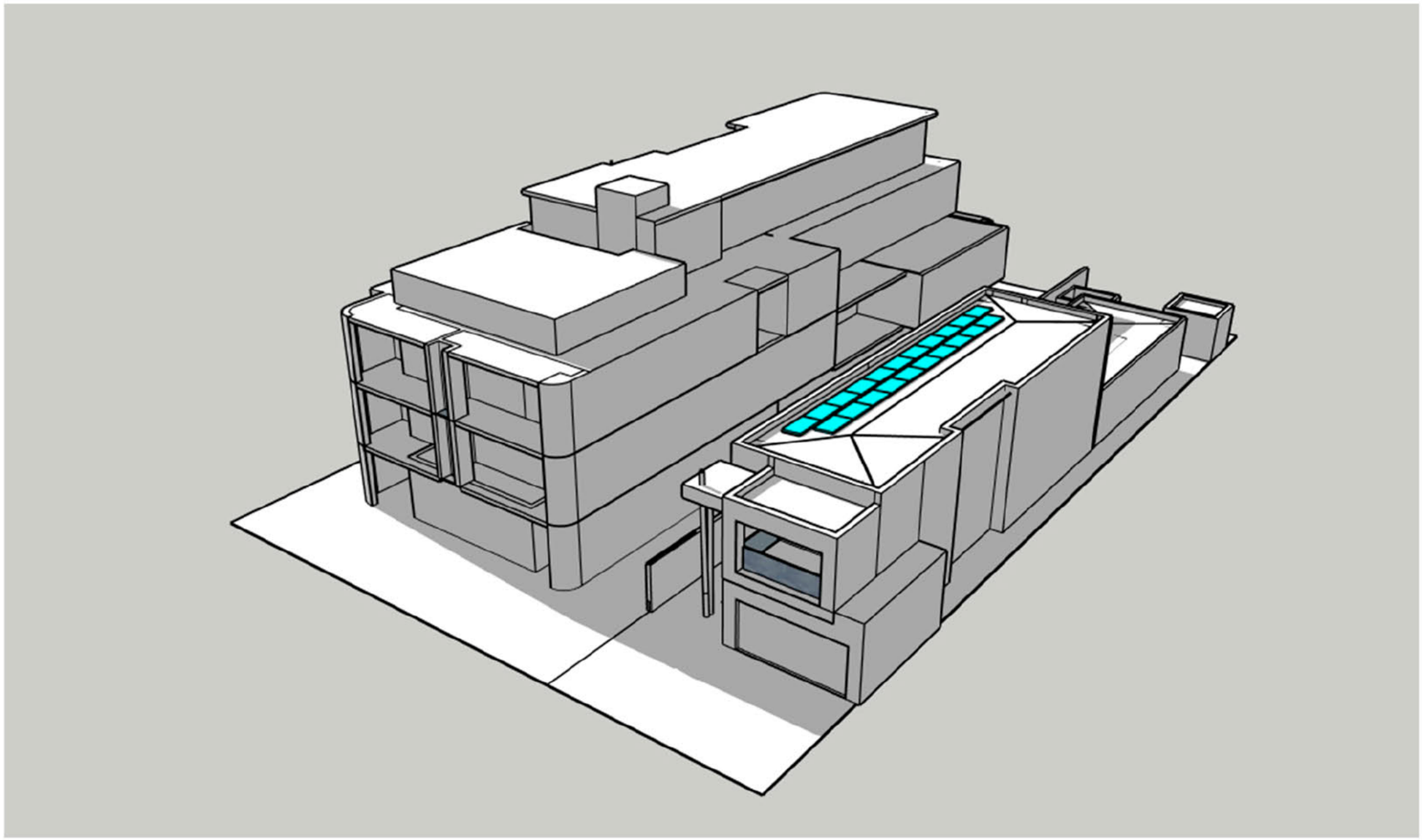
Recommendation

Given the extent of ongoing overshadowing, the revised proposal continues to adversely affect the amenity of 8A Alexander Road. It is therefore recommended that the proposal, in its current form, be **rejected**.

Supporting Modelling and Drawings

Overshadowing Analysis Report - Updated Findings

Prepared for [redacted]
Property [redacted]
Date: October 1, 2025
Prepared by: Joe Matthiessen



REV	DATE	DESCRIPTION
2	01/10/25	ISSUED FOR INFO

This Drawing must not be used for Construction unless signed as Approved

MA

Matthiessen Architects [redacted]

CLIENT [redacted]

PROJECT
OVERSHADOWING STUDY OF PROPOSED DEVELOPMENT TO NORTH BOUNDARY

DRAWN JM DATE

CHECKED – DATE

SCALE N.T.S

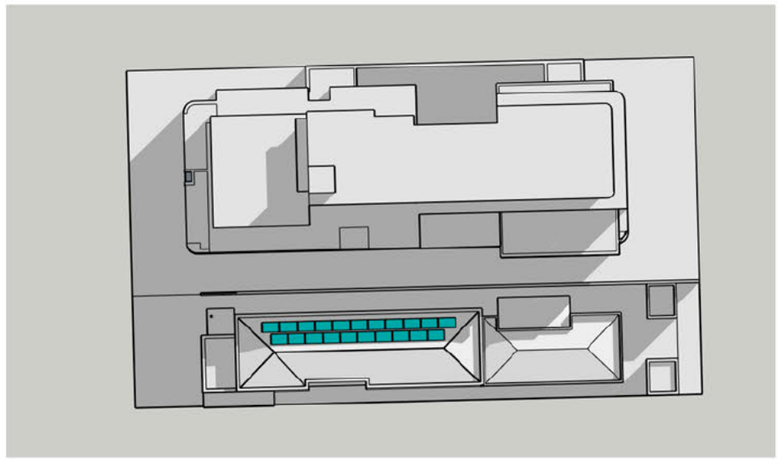
ISSUE INFO

JOB No. 25043

DRAWING No. COVER

Overshadowing Studies of Revised Proposal

9:00



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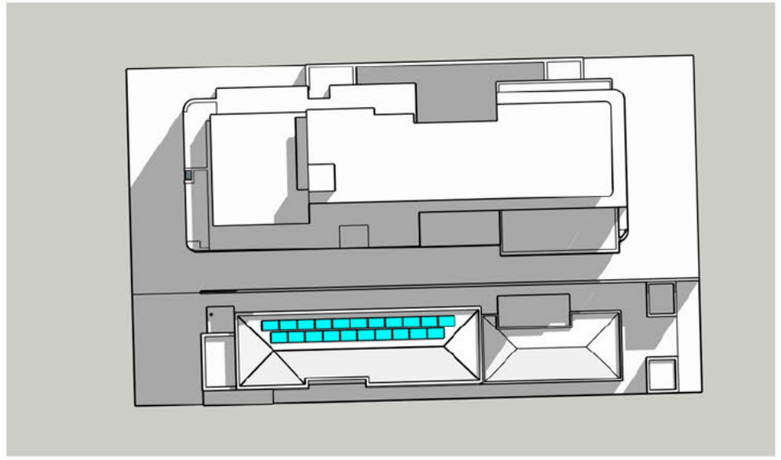

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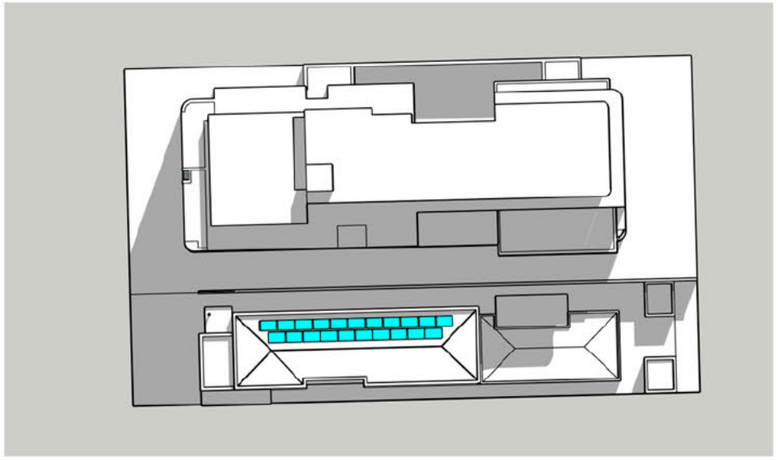

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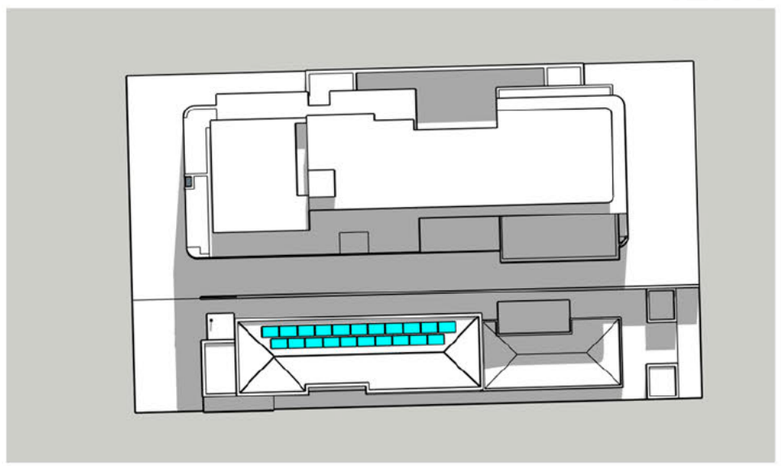

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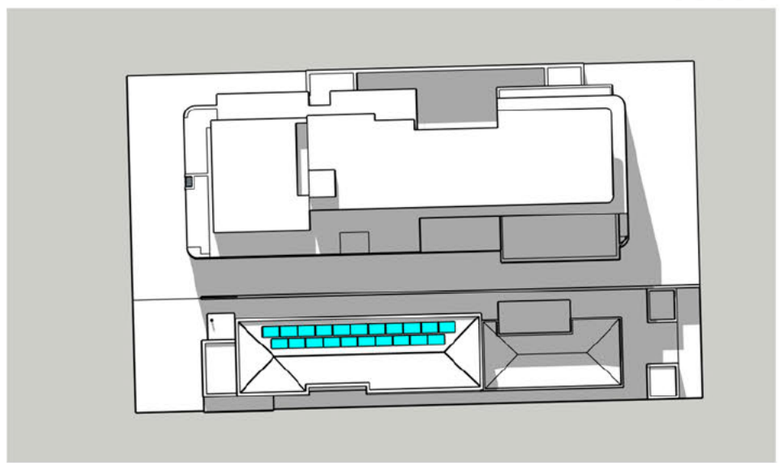

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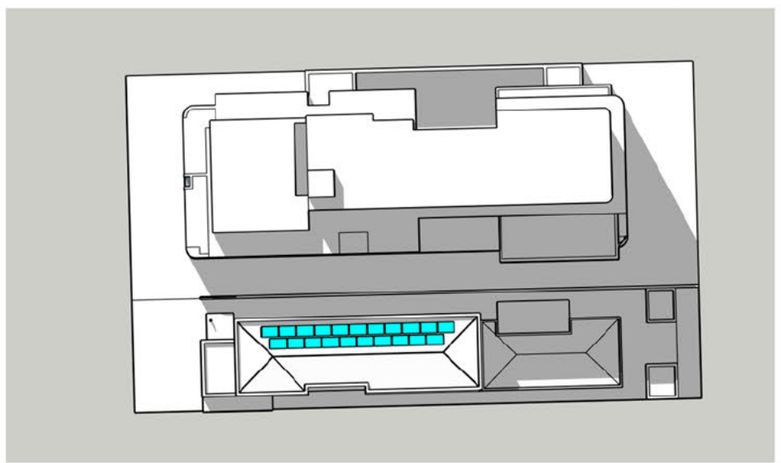

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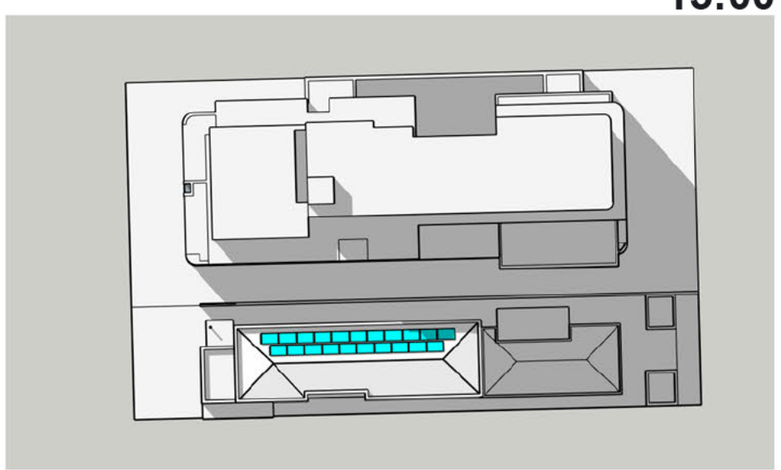

Overshadowing
Winter Solstice - June 21st

= Solar Panels on roof of 8A Alexander Rd.

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REV	DATE	DESCRIPTION
2	01/10/25	ISSUED FOR INFO

MA

Matthiessen Architects

[redacted]

CLIENT [redacted]

N

PROJECT
OVERSHADOWING STUDY OF PROPOSED DEVELOPMENT TO NORTH BOUNDARY

TITLE
OVERSHADOWING STUDIES - PROPOSED SHADOWS ON JUNE 21ST - HOURLY

DRAWN JM DATE

CHECKED – DATE

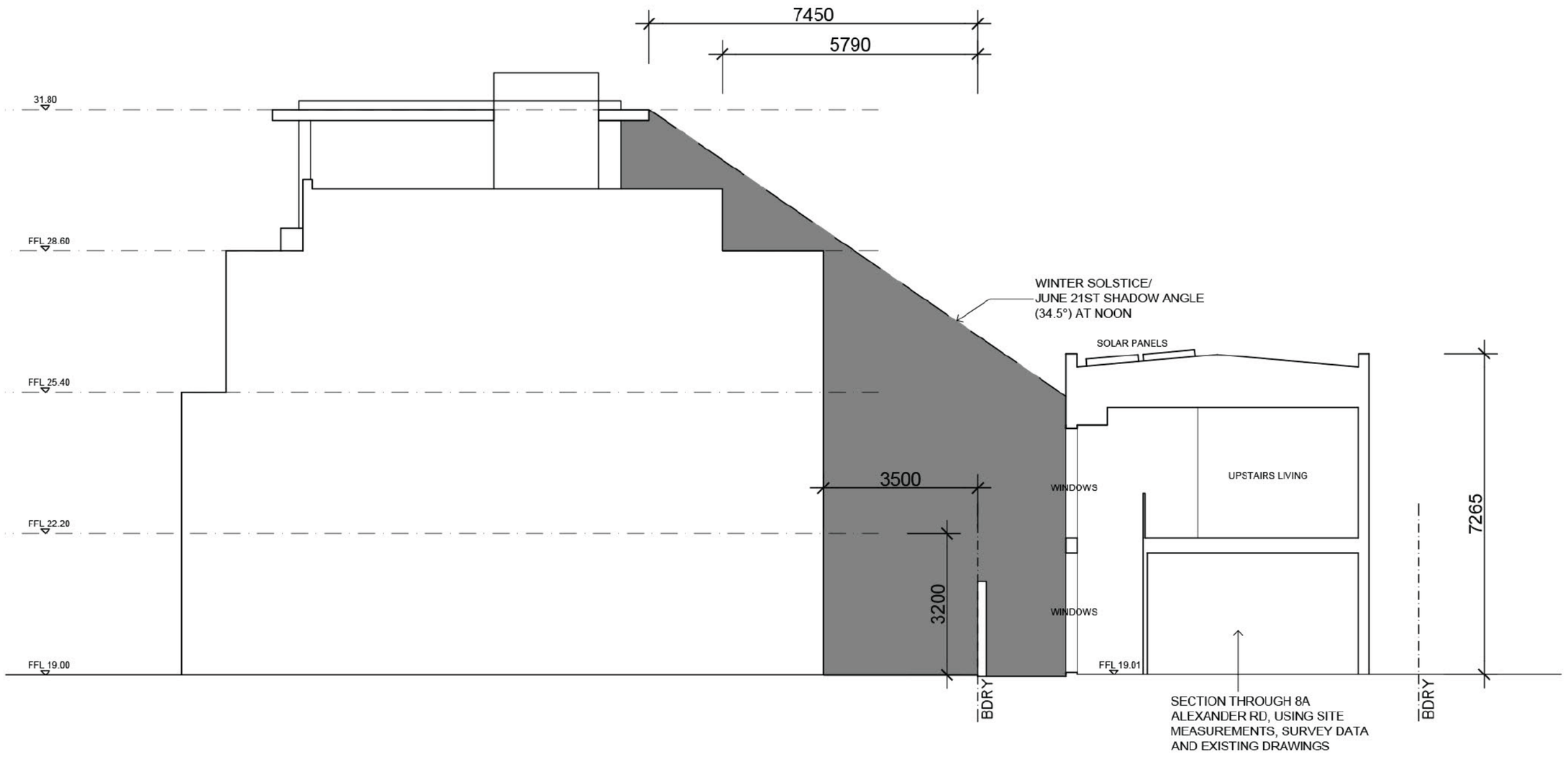
SCALE N.T.S

ISSUE INFO

JOB No. 25043

DRAWING No. A001

REV. 2



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REV	DATE	DESCRIPTION
2	1/10/25	ISSUED FOR INFO

MA

Matthiessen Architects

[redacted]

CLIENT

[redacted]

PROJECT
OVERSHADOWING STUDY OF PROPOSED DEVELOPMENT TO NORTH BOUNDARY

TITLE
OVERSHADOWING STUDIES - SECTION 01 AND SHADOWS CAST ON JUNE 21ST

DRAWN JM DATE

CHECKED – DATE

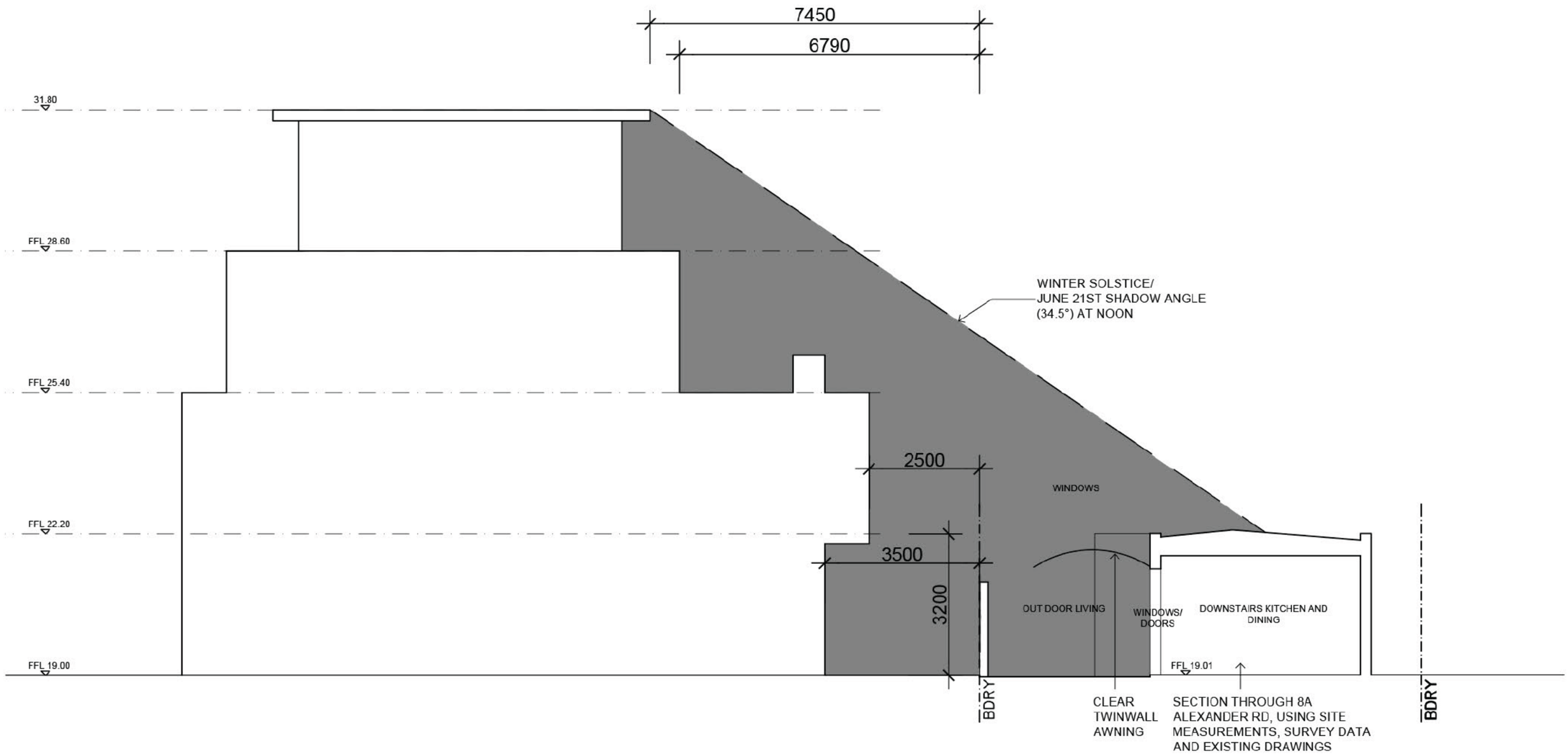
SCALE 1:100 @ A3

ISSUE INFO

JOB No. 25043

DRAWING No. A301

REV. 2



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REV	DATE	DESCRIPTION
2	1/10/25	ISSUED FOR INFO

MA

Matthiessen Architects

[redacted]

CLIENT

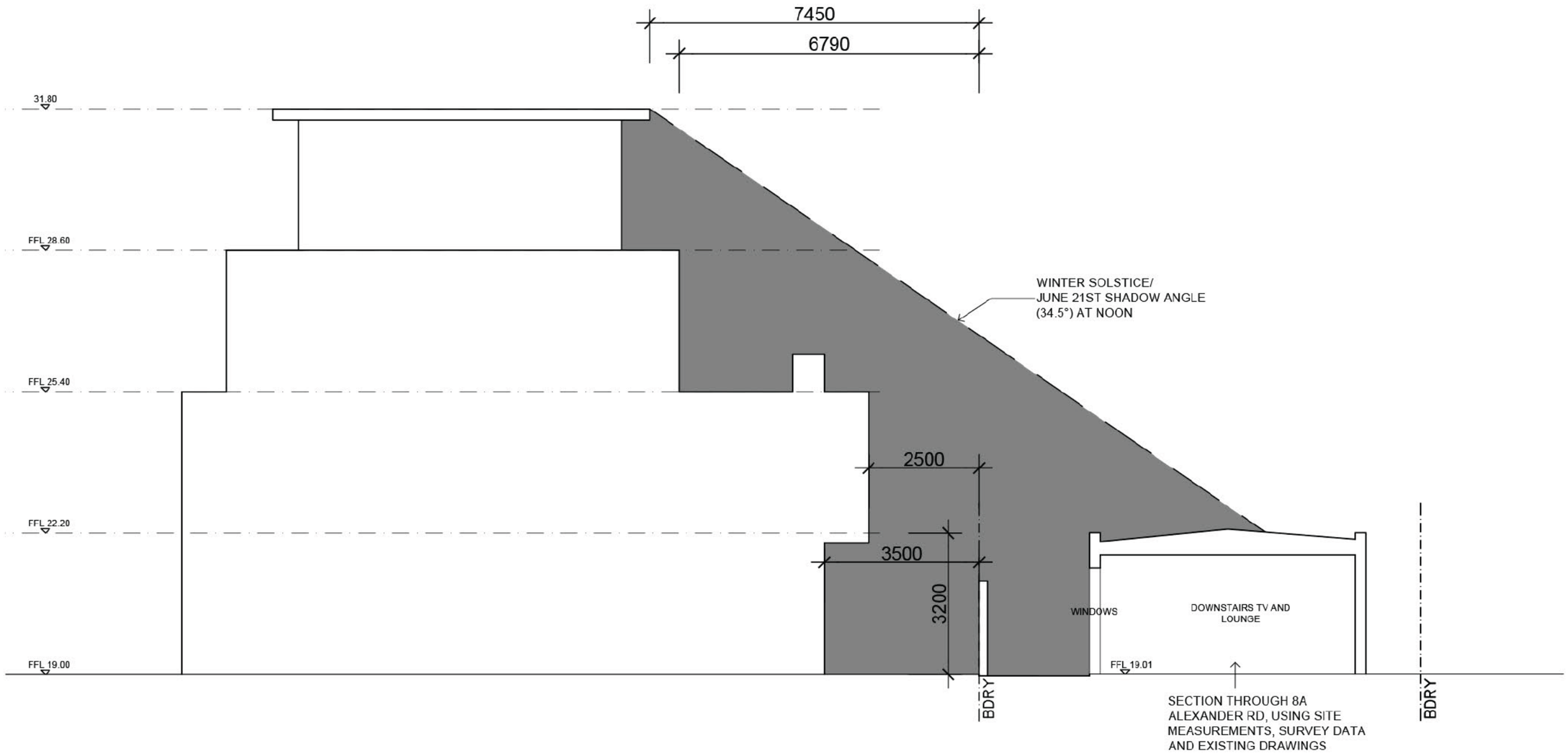
[redacted]

PROJECT
OVERSHADOWING STUDY OF PROPOSED DEVELOPMENT TO NORTH BOUNDARY

TITLE
OVERSHADOWING STUDIES - SECTION 02 AND SHADOWS CAST ON JUNE 21ST

DRAWN	DATE	SCALE
JM		1:100 @ A3
CHECKED	DATE	ISSUE
–		INFO

JOB No.	DRAWING No.	REV.
25043	A302	2



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REV	DATE	DESCRIPTION
2	1/10/25	ISSUED FOR INFO

MA

Matthiessen Architects

[redacted]

CLIENT

[redacted]

PROJECT
OVERSHADOWING STUDY OF PROPOSED DEVELOPMENT TO NORTH BOUNDARY

TITLE
OVERSHADOWING STUDIES - SECTION 03 AND SHADOWS CAST ON JUNE 21ST

DRAWN	DATE	SCALE
JM		1:100 @ A3
CHECKED	DATE	ISSUE
–		INFO

JOB No.	DRAWING No.	REV.
25043	A303	2

Submission to City of Nedlands, re development application for multiple dwellings at 6 Alexander Rd. Dalkeith (DAP/24/0280/DA24-100314), amended package for reconsideration

From: [redacted]

My email address: [redacted]

My telephone number: [redacted]

As owner & occupier of [redacted]
(occupied by family member) I object to the proposal for the following reasons:

- The amended plans reduce finished floor level of the ground floor from 19.510 to 19.00, which is only a minor change, & the resultant building at 12.3m. in height is still a four (4) storey building, which is excessive in the nearby locality. It is incompatible with the character of the built environment in Alexander Rd. between Waratah Ave., & Philip Rd. that comprises single storey & two-storey homes, including five new dwellings built, under construction &/or approved since March 2001, when SAT (WASAT/41) ruled a proposed apartment building at 6 Alexander Rd. 'discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context.'

- Plot ratio permitted for R80 density is 1.0:1; the plot ratio per the amended plans has been reduced from 1.18 to 1.033, which still exceeds the permissible plot ratio. Furthermore, the amended plans reduce the plot ratio by 'converting' other rooms into covered terraces opening to the north & south sides of Levels 1 & 2, which with privacy screening 1.6m. in height, are in effect 'de-facto' enclosed spaces. The perimeter of the building, its footprint and overall scale are virtually the same as the previous design application, which was refused, & these amendments do not reduce its visual impact. The plot ratio, bulk & scale of the proposed building are excessive.

- Significant overshadowing by the proposed building negatively affects the amenity of the southern neighbour 8A Alexander Rd. especially their living/dining/kitchen areas & impacts solar access. The amended plans marginally improve solar access. However, an independent analysis noted that those key living areas would continue to be substantially over-shadowed from morning through late afternoon on 21 June, detrimental to the amenity & well being of the residents at 8A Alexander Rd.

- The amended plans make some minor reductions to the side setbacks, but do not significantly reduce adverse impact of the building. The proposed multi-residential building does not comply with R-Codes *Design Element 5.1.3* – Lot Boundary

Setbacks, which require a 3.5m. setback for an R80 site. The proposed four storey building overlooks neighbours' homes, outdoor living areas & gardens impacting their privacy & overall amenity. Screening per the amended plans is inadequate to ensure the existing privacy & amenity is maintained in future.

- Parking for residents is inadequate for the proposed multi-residential apartment building intended to accommodate more than 35 adults & children, & the short stretch of Alexander Rd. between Philip Rd. & Waratah Ave. is often fully parked. Traffic congestion is common & there would be considerably more increased traffic in these streets associated with the proposed building than for two houses on the lot, similar to those under construction at 9 Alexander Rd. The amended plans include tandem parking for 201 at the southern side of the building, which may pose problems in regard to parking issues, & also in regard to access to the ground floor apartment that will only have access via the carpark.

- Waste management & bin collection from the proposed multi-residential building at 6 Alexander Rd. is likely to pose problems.

- The amended design of this multi-residential building with multiple amenity areas at the top level of the building including outdoor kitchen & pool area, gym, yoga room, massage room, & ping pong area are more typical of some modern high rise apartment buildings, & raise some concerns that the building may be utilized for short stay &/or other serviced accommodation rather than permanent residents. Activities at the top level outdoor area may need to be subject to safety regulations, noise & lighting controls, & also hours of operation. The fire pit in the rear garden, will have to comply with fire regulations.

- The proposed multi-storey apartment building will likely require upgrade &/or new infrastructure, as sewage & water services date from 1930s, & upgrades to the electricity supply will need to be addressed.

Conclusion: The amended plans for the multi-residential development at 6 Alexander Rd. do not meet all the Acceptable Outcomes or Element Objectives set out in Vol. 2 of the R-Codes.

Since early 2000s, consequent to increases in zoning from R10 & R12.5, in this area of Alexander Rd., Alexander Place, Philip Rd., numerous new one & two storey houses have been built, are under construction &/or approved, consistent in height with older well maintained family homes in this area, & enhance the streetscape & overall amenity of the area. The proposed four storey multi-residential building is inappropriate in Alexander Rd. between Philip Rd. & Waratah Ave., as it does not enhance achieve this; & it does not 'acknowledge the existing pattern of narrow lot development and provide consistency of development along the streetscape', which was an important criterion in City of Nedlands LPP5.14.

In March 2021, after SAT assessed a proposal for an apartment building at 6 Alexander Rd., the Tribunal found it was 'discordant and incompatible in its height in terms of its immediate streetscape setting and presents to the street with excessive bulk and scale when viewed in its immediate streetscape context.' Consequently, that proposal did not proceed. The Design Report for 6 Alexander Rd., DAP/24/0280, refers to a 'previously approved scheme' for an apartment building at 6 Alexander Rd., & images purportedly show the 2024-25 scheme 'exceeds the outcome of the deemed to comply scheme'.

In 2025, Metro Inner DAP, refused the development application for 6 Alexander Rd. on seven grounds, & these remain relevant to the applicant's amended plans, because they have not significantly changed the bulk, scale & plot ration of the building or resolved the major issues including incompatibility with the streetscape. Contrary to the statement the applicant quotes from the DRP panel, the amended design is not compatible with the existing or future character of the street in the foreseeable future.

Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality evaluation		**Date: 07/10/2024**
Application: 6 Alexander Road		
Review No.: 1		**Time:** 4:30pm – 5.30pm
Panel: • **Simon Anderson – Chair** • Simon Venturi – Deputy Chair • Dominic Snellgrove • Tony Blackwell **City of Nedlands Representatives:** • Chantel Weerasekera – A/Coordinator Planning Approvals • Katerina Kovaceski - Urban Planning Administration Officer		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary		Site Context The subject site is zoned 'Urban' by the Metropolitan Region Scheme and 'Residential' by the City of Nedlands Local Planning Scheme No.3 and has a density coding of R80. The site is 1012m2 in area. Application History The application proposes a four storey residential building with five multiple dwellings and rooftop communal facilities. The application is in pre-lodgment stage. This is the first time the application has been presented to the design Review Panel.
Strengths of the proposal		• Instructive presentation including contextual analysis. • Interesting inter-generational living typology. • Landscape professional appointed and generous deep soil provision. • 100% cross ventilation and high levels of north facing solar access. • High levels of streetscape engagement and passive surveillance. • ESD professional appointed and an ESD narrative is being developed. • Natural light to lift lobby. • Parking concealed from view from public realm in centre of site. • Generous communal facilities for residents.
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. Comments • Passive surveillance is generally good. • Streetscape interaction could be improved. 1b. Suggested amendments/improvements • Further justification is required for the height in the context of the new local planning policy. • Provide direct street pedestrian access for the ground floor front unit.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*

		2a. Comments • Landscape professional appointed early and initial landscape design looks positive. • Generos deep soil provided. • Concern with species selection - rainforest species lack adaptability. • Third floor landscaping appears difficult to maintain. • A hybrid front fence / wall is shown on the perspectives, but no further detail provided. 2b. Suggested amendments/improvements • Species selection needs attention. • Provide further information in relation to maintenance access provisions. • Provide details of front fence / wall.
Principle 3 - **Built form and scale**		*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.*
		3a. Comments • Height being sought with a measurably detrimental impact on the adjoining property by way of overshadowing, especially over their PV solar panels. • Lack of mitigation of building bulk especially on the south west corner and 4 level high south wall with little setback or articulation. 3b. Suggested amendments/improvements • Introduce recess to south side of building footprint near lift core to break up building bulk. • Consider a 3 storey proposal as this would not have fewer challenges associated with overshadowing and approvals process. • Alternatively consider setting the 4th floor back to demonstrate no adverse effect on over-shadowing or streetscape in comparison to a 3 storey proposal. • Consider a setback to the 4th floor facing the streetscape to reduce the prominence and visibility of this level from the streetscape. • Further justification is required for plot ratio variation.
Principle 4 - **Functionality and build quality**		*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.*
		4a. Comments • No sections or roof plan provided. • No indication of tanks and pumps – four storeys triggers sprinkler requirements. 4b. Suggested amendments/improvements • Provide sections and roof plans and indicate location of services. Ensure services are appropriately screened. • Consider the adaptability of the units if they were to be sold separately in the future.
Principle 5 -		*Good design optimises the sustainability of the built environment, delivering*

Sustainability		*positive environmental, social, and economic outcomes.*
		5a. Comments • Early appointment of an ESD professional is good however further information is required in relation to ESD. 5b. Suggested amendments/improvements • Continue developing ESD narrative and consider integrating further ESD initiatives. • Provide a comprehensive ESD Report for the project.
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.*
		6a. Comments • Some apartments are awkwardly planned – might be a result of the width of the building. • Some rooms are currently shown without windows. • Lack of information on windows / visual privacy – Some visual privacy issue arise due to 2m northern setback. • Some balconies are small in relation to apartment sizes. 6b. Suggested amendments/improvements • Ensure all habitable rooms have openings. • Increase size of some balconies. • Provide further clarity on windows and visual privacy. • Consider introducing a recess on the south side of the building similar to the north side which will assist in providing all rooms with windows, visual privacy and overshadowing as well as reducing the visual bulk and scale of the south façade.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		7a. Comments • Entrance to rear ground level unit from carpark is abrupt. 7b. Suggested amendments/improvements • Improve the entrance experience to ground floor rear unit.
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. Comments • Blind corner exists around stairwell. 8b. Suggested amendments/improvements • Resolve blind corner.
Principle 9 - **Community**		*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.*
		9a. Comments • Ground floor streetscape interaction could be improved. 9b. Suggested amendments/improvements • Provide direct street access for the ground floor front unit

		• Provide further detail on street fencing.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a. Comments • No elevations provided – insufficient information to adequately address aesthetics. • Southern elevation appears bulky. 10b. Suggested amendments/improvements • Further information needed on materials and finishes. • Consider introducing a curve to the sharp SW corner which doesn't currently work with the Art Deco references and adding a recesses to break up the bulk and scale of the southern facades.
SUMMARY		Applicants are commended for coming in early in the design process. The proposed topology is interesting and the apartments will receive a high level of amenity. The deep soil is generous and appreciated. Further justification is required for the height and plot ratio sought, particularly in relation to the southern adjoining property which is unlikely to be developed. Further design development and detail is needed in relation to the overall bulk and scale as well as aesthetics.
OVERALL RECOMMENDATION		Not supported at this stage. Requires Further Attention

Design Review progress	
	Supported
	Further information required
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Architectural Design Review Assessment *City of Nedlands Design Review Panel*	
Design quality evaluation	**Date: 04/11/2024**
Application: 6 Alexander Road	
Review No.: 2	**Time:** 4:10pm – 5.20pm
Panel: • **Simon Anderson – Chair** • Simon Venturi – Deputy Chair • Dominic Snellgrove • Tony Blackwell **City of Nedlands Representatives:** • Dillon Reid – Senior Urban Planner • Katerina Kovaceski - Urban Planning Administration Officer	
Apply the applicable rating to each Design Principle	*Supported* *Further information required* *Not supported* *Yet to be addressed*
Summary	Site Context The subject site is zoned 'Urban' by the Metropolitan Region Scheme and 'Residential' by the City of Nedlands Local Planning Scheme No.3 and has a density coding of R80. The site is 1012m^2 in area. Application History The application proposes a four storey residential building with five multiple dwellings and rooftop communal facilities. The application is in pre-lodgment stage. This is the second time the application has been presented to the design Review Panel.
Strengths of the proposal	• Comprehensive presentation. • Interesting inter-generational living typology. • Inclusion of services and utilities location, including fire tanks and pumps. • The increased setback of the 4th floor from the southern boundary contributes to reduced bulk and decreased overshadowing. • A curve has been added on the south west corner which softens the front elevation and a recess has been added on the south façade both of which provide a more cohesive aesthetic. • The entrance experience to the rear ground floor apartment has improved. • The increased size and extent of the front facing balconies is positive. • Landscape professional appointed with generous deep soil provision, generous planting in front setback and generally thoughtful landscape design. • 100% cross ventilation and high levels of north facing solar access. • Streetscape engagement and passive surveillance have improved through direct streetscape access for the ground level unit, the ground floor alfresco design and increased balcony widths. • Internal floor plans are generous and functional. • External materiality is improved and makes some reference to local character.

		• ESD professional appointed, a comprehensive ESD report including a Life Cycle Assessment and initiatives which exceed minimum requirements (no gas / all electric, EV charging, 30kW solar panels). • Natural light to lift lobby. • Parking concealed from view from public realm in centre of site. • Generous communal facilities for residents.
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. Comments • Nil 1b. Suggested amendments/improvements • Further justification related to the height and its relationship with the emerging character of the area may be required. Refer to comments in the Built Form & Scale Principle.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		2a. Comments • Concern with some species selection regarding Shot Hole Borer and the water sensitive nature of some tree / plant species. • Third floor landscaping which previously appeared difficult to access for maintenance purposes, now resolved. • A hybrid front fence / wall is shown on the perspectives, but no further detail provided. 2b. Suggested amendments/improvements • Species selection needs attention. • Provide details of front fence / wall.
Principle 3 - **Built form and scale**		*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.*
		3a. Comments • Some ambiguity of the overshadowing over the southern neighbour remains. Overshadowing is potentially detrimental to the outdoor living space and solar panels of the adjoining lot. • The west end of the southern elevation is a blank façade and could be improved. • The minimal front setback of the upper levels may be imposing on the street. • Plot ratio exceeds the acceptable outcome and results in a bulky building. 3b. Suggested amendments/improvements • Further overshadowing information (ie plan view shadow diagrams) should be provided to determine clarity of solar access quality and quantity for the southern neighbour. • Consider the addition of highlight windows or further articulation to the western end of the southern elevation.

		• Consider an increase in the setback or further articulation of the western façade at the upper levels to reduce the dominance of the building and visual prominence of the upper level on the street. • Consider a reduction in the size of the building or further articulation of the built form to reduce massing. This may include larger or additional recesses on the southern elevation.
Principle 4 - **Functionality and build quality**		*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.*
		4a. Comments • A/C condensers are located on the southern roof / balcony and may not be easily accessible for all apartments given access through the upper level apartment is required. 4b. Suggested amendments/improvements • Consider relocation or redesign to enable independent access to A/C condensers.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.*
		5a. Comments • Error on roof plan specifying 50KW solar panel system. 5b. Suggested amendments/improvements • Fix error in ESD reporting / plan notation.
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.*
		6a. Comments • The floor plan on level 3 could be improved for functionality. • The courtyard balcony space provided on level 1 may be low quality as it will be screened for the entire length. • The ratio of outdoor and balcony space to internal apartment space is low. • The south terrace on level 2 is screened to one side and may be a poor quality space. • There may still be some visual privacy issues to resolve. • The adaptability of the building for future multi-owner use is possible and could be improved. 6b. Suggested amendments/improvements • Reconfigure the space on level 3 so that the Gym and Theatre are one side of the entrance to the floor and the apartment door is on the other side to allow more flexible use by non-family members in the future. • Increase the size and setback of some balconies. • Consider minor modifications to the design which increase the adaptability of the building in the long term.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*

		7a. Comments • Unclear which parking bays are for visitors which will also be located behind the secure line which often get used by residents rather than visitors. 7b. Suggested amendments/improvements • Denote which car bays are for visitors.
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. Comments • Nil 8b. Suggested amendments/improvements • Nil
Principle 9 - **Community**		*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.*
		9a. Comments • Nil 9b. Suggested amendments/improvements • Nil
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a. Comments • Nil. 10b. Suggested amendments/improvements • Nil.
SUMMARY		The proposed topology is interesting and the apartment sizes are generous, however meaningful outdoor space on the upper levels may be lacking. Overall, the design has improved markedly from the initial concept. Further justification and information is required for the height and plot ratio sought, particularly in relation to the overshadowing of the southern adjoining property which is unlikely to be developed.
OVERALL RECOMMENDATION		Not supported at this stage. Requires Further Attention

Design Review progress	
	Supported
	Further information required
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			

Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

From: Simon Anderson
To: Kirsty Klimcke
Subject: Re: 6 Alexander Road - Five Multiple Dwellings - Request for Chair Review
Date: Friday, 11 April 2025 12:23:48 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe. If suspicious REPORT to IT.

Kirsty

Thank you for the opportunity to keep helping with this project.

I have now had a chance to study the amended plans and supporting documents and the response to the comments of the last DRP review.

The amended plans and documents, in my opinion, satisfactorily respond to the last DRP comments and I can support the amended design proposed. **Please note that this support assumes that LPP 5.14 is applicable.**

In particular and not exclusively, and in approximate order of the comments of the last DRP report, the proponents have:

- Greatly improved the front fence treatment
- Selected and located appropriate planting species
- Articulated the north and south elevations to reduce their bulk and scale
- Set back the top floor to the east and the north and reduced floor to floor heights to reduce bulk on the street and overshadowing to the south
- Reduced the plot ratio significantly
- Created a duplex massing on the street to relate to the narrow grain of neighbouring properties
- Resolved visual privacy issues
- Greatly improved room and outdoor living functionality and efficiency
- Presented modelling to indicate that southern boundary overshadowing meets the requirements of LPP 5.14 in respect of achieving a fourth storey

Overall the applicant has responded extensively and positively to the DRP advice. 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 and for the reasons outlined above and recognising my assumption of the applicability of LPP 5.14, I **support** the current proposal. Following is the updated DRP Design Quality Evaluation.

Simon

Emeritus Professor Simon Anderson LFRAIA
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35 Stirling Hwy, Crawley, Western Australia 6009
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Email simon.anderson@uwa.edu.au

From: Kirsty Klimcke
Sent: Tuesday, April 8, 2025 9:57 AM
To: Simon Anderson
Subject: 6 Alexander Road - Five Multiple Dwellings - Request for Chair Review

Good morning Simon,
Revised plans for the above application, received 26 March 2025, have been submitted to the City for consideration, see link here.
Additionally, the applicant has prepared a presentation for you independently responding to previous minutes, this is located within the drop box link.
Please see below list of changes from the applicant:

- Reduction in floor-to-floor height by 0.2m, resulting in an overall reduction in height of 0.8m.
- Repositioning of fourth floor dwelling (Unit 301) from the front (west) to the back (east) of the building and relocating communal amenities from the back (east) to the front (west).

- Increase to street setbacks on 2nd, 3rd and 4th floor.
- Plot ratio reduced from 1:25 to 1:18 (reduced by 81m2)
- Articulation provided to the southern boundary setbacks.
- Removal of pedestrian canopy on ground floor
- Reconfiguration of lift and stair core location and slight amendments to parking configuration (no changes to number of bays)
- Relocation of bin store
- Reconfiguration of parts of the ground floor
- Reduction in total number of bedrooms from 23 to 21 (Unit 101 and 201)
- Increase to outdoor living areas of Unit 101 and 201
- Addition of operable screening to western balconies of Units 101 and 202
- Updates to the overshadowing diagrams
- Updates to the Waste Management Plan
- Updates to the Traffic Technical Note
- Updates to the Landscape Design Report

The table below is a summary of the DRP scoring from the previous meetings. Can you please provide an update to the table to indicate your review, and any additional comments and/or recommendations.

The City's reports are required to be completed by next Tuesday 15th April given DAP deadlines. Can you please provide your comments via return email by no later than Monday 14th April 2025 12pm.

	DRP Design Quality Evaluation		
	Supported		
	Further Information Required		
	Not supported		
SPP 7.0 Principles	7 October 2024 DRP 1	4 November 2024 DRP 2	Revision 3 (pending Chair Review)
Context and Character			
Landscape Quality			
Built Form and Scale			
Functionality and Built Quality			
Sustainability			
Amenity			
Legibility			
Safety			
Community			
Aesthetics			

Kind regards,

Kirsty Klimcke
Acting Senior Urban Planner

City of Nedlands

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Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality evaluation		**Date: 07/10/2025**
Application: 6 Alexander Road		
Chair Review No.: 2		
Panel: • **Simon Anderson – Chair**		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary	Site Context The subject site is zoned 'Urban' by the Metropolitan Region Scheme and 'Residential' by the City of Nedlands Local Planning Scheme No.3 and has a density coding of R80. The site is 1012m^2 in area. Application History This is the second time the application has been presented for Chair Review following two prior Design Panel Reviews.	
Summary of changes following Chair Review 1	Ground • FFL reduced by 0.510 (from 19.510 to 19.00) • Ground – south – setback increased from 2.0-3.0m to a minimum of 3.5m • Addition of two residents bays (tandem) • Internal lobby width reduced to accommodate increased setback to south • Entrance to G02 relocated to west (carpark), storeroom reduced in size (4m2 achieved) • Bulk storage removed • 2 residents bicycle spaces removed (2 proposed) • Car bays numbered. First • Reduction in size of apartment 101 from 7 bedrooms, 7 bathrooms to 4 bedrooms, 4 bathrooms • Relocation of apartment 301 (4th floor) to 1st floor (102). 4 bedrooms, 4 bathrooms • Southern setback increased from 2.0m to 2.5m and 3.0m to 3.5m Second • Southern setback increased from 3.0m to 3.5m • Storeroom size reduced slightly • Terrace sizes increased Third • Removal of apartment 301 • Southern setback increased from 3.0m to 6.2m min • Removal of bulk to the south towards the eastern portion • Addition of yoga room, ping pong room, gym and theatre • Privacy screen added to eastern elevation of gym and theatre on 3rd floor. • Plot ratio has reduced by 146.18m2 from 1.18 (1191.7m2) to 1.033 (1045.52m2) • Overall height reduced from 12.8m to 12.3m	

		• South setbacks increased
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. Comments • Improved 1b. Suggested amendments/improvements • Refer to comments in the Built Form & Scale Principle.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		2a. Comments • No change 2b. Suggested amendments/improvements • Nil
Principle 3 - **Built form and scale**		*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.*
		3a. Comments • The existing streetscape is comprised of 1-2 storey single houses. The future streetscape is planned to additionally accommodate 3 storey grouped dwellings and multiple dwellings of up to 4 storeys. As both neighbours of the proposed development are 2 storey single houses of large site coverage I believe a well-articulated and landscaped 3-4 storey multiple dwelling project is compatible with both the existing properties and future character of the street. • In my opinion building heights are set by the relevant LPP to achieve the desired future scale and character of the street in question. Here the proposal is within the LPP and seemingly can have a fourth floor considered as it apparently meets the LPP clause outlining conditions for such discretion. In particular LPP 5.14: Precincts section 9.3 Primary Controls – Waratah Precinct contains the relevant text: 'Additional storey can be considered where it is demonstrated that the proposal allows for 2 hours per day solar access on 21 June for existing solar panels and primary garden areas on neighbouring properties.' **Our DRP has at all times assumed this 2 hour per day provision was met; hence we considered a fourth floor.** Noteworthy here in the latest plans is the attempt to move the fourth floor mass to the north to lessen overshadowing to the south. • Certainly the building has improved its transitions to existing lower intensity uses over its 4 iterations. In my opinion the current design balances the need to respond to existing properties while not compromising its future relationship to new adjoining developments. • Here I note the plot ratio of the amended plans is very close to that set in the primary controls for the site. In this sense I believe it to be consistent with the planned character of the street. I also believe it to be consistent with existing character of the adjoining single houses which are relatively bulky due to their high site coverages. Yet despite

		the plot ratio being very near the figure specified in the primary controls, the very expansive common facilities on the top floor means the overall bulk is significant. 3b. Suggested amendments/improvements • Investigate possible alternative transitions that better accommodate existing properties but within the development envelope described by the current planning settings. • Reducing the bulk of the common facilities at the eastern end on the top floor would have a number of benefits in terms of overall bulk, transition to neighbours and solar access to the outdoor living areas of the southern neighbour.
Principle 4 - **Functionality and build quality**		*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.*
		4a. Comments • No changes 4b. Suggested amendments/improvements • Nil
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.*
		5a. Comments • No changes 5b. Suggested amendments/improvements • Nil
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.*
		6a. Comments • Here the DRP was guided by the planning scheme, the R Codes Volume 2 and principally LPP 5.14. On northern sunlight to habitable spaces we analysed the plans of the existing southern neighbour and were provided with technical solar studies by the proponent. Given the location of the habitable rooms in the southern property and the technical studies we were able to support the proposal. • The DRP considered parking in terms of the satisfactory provisions of the relevant section of the R Codes Volume 2. We did not consider parking provision in terms of the large number of provided bedrooms in the development. • While curious about the large number of bedrooms in the proposed units, the DRP was informed on more than one occasion that the units were to be occupied by very large families. We did not consider land use classification as a criterion for our feedback. The size of the outdoor living spaces relative to the number of bedrooms was discussed frequently and those outdoor areas have gradually increased in both size and quality over the 4 iterations of the project. 6b. Suggested amendments/improvements

		• Further movement or reduction of the fourth floor building mass would improve solar access to the adjoining southern neighbour. This could be considered. • Given the large number of bedrooms more parking rather than minimums could be provided. From a design point of view more parking could easily be provided. • Outdoor living spaces could be increased in size to reflect the large number of bedrooms.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		7a. Comments • No changes 7b. Suggested amendments/improvements • Nil
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. Comments • No changes 8b. Suggested amendments/improvements • Nil
Principle 9 - **Community**		*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.*
		9a. Comments • No changes 9b. Suggested amendments/improvements • Nil
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a. Comments • Improved 10b. Suggested amendments/improvements • Nil.
SUMMARY		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 and for the reasons outlined above and **assuming the satisfactory compliance with LPP 5.14**, I **support** within DRP terms of reference the current proposal overall and in each of the SPP 7.0 Design Principles.
OVERALL RECOMMENDATION		Supported

Design Review progress

	Supported
	Further information required
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*Chair Review 2*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

SPP 7.3 R-CODES VOL ELEMENT 2.2	**BUILDING HEIGHT**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	**The height of the development is consistent with the future intended character of the locality, primarily comprising the R80 street block which contains development to a similar scale.**	**Objective not achieved** The locality surrounding the subject site is defined as the stretch of Alexander Road bound by Philip Road to the north and Waratah Avenue to the south. This distinction of the locality was supported under WASAT 41. Alexander Road is a short street bound to the north by Philip Road and the south by Waratah Avenue. There are 17 properties that have direct street frontage onto Alexander Road. The eastern side of Alexander Road is coded R80, with the exception of the southern property at 99-105A Waratah Avenue which is coded R-AC3. Whilst the western side of the street is coded R40. Of the 17 properties, 8 properties consist of newly constructed double storey dwellings constructed between 2008 and 2015. Of these 8 properties, 5 are located on the eastern side of the road (R80) and 3 are located on the western side of the road (R40).

		 The site at 9 Alexander Road has rececieved subdivision approval for two side by side lots similar to the remainder of the newly constructed single dwellings along the street. The site has received development approval and building permits to construct two double storey single dwellings which are currently under construction. The site at 5A and 5B Alexander Road has development approval for four multiple dwellings that are two storey in height. This development is currently under construction. The site at 3 Alexander Road has received development approval for two grouped dwellings. This configuration is a front and back design, with the development consisting of two double storey single dwellings. The existing dwelling has been demolished and the site is now vacant. Of the 16 other properties on the street, only three consist of older dwellings that are likely candidates for development potential (two on eastern side and 1 on the western side).

		The site is surrounded by two storey single houses on three properties to the north (28 Philip, 4A and 4B Alexander Road) and two to the south (8A and 8B Alexander Road). The proposed four storey development is not considered appropriate within the existing locality. The proposed development is out of character with the existing streetscape, which is single and two storeys in nature. It is assumed that the existing buildings and future developments (approved at 9A and 9B and 5A and 5B Alexander Road and 3 Alexander Road) are unlikely to change in the near future given the recent nature of construction or intention of construction.
O2.2.2 – The height of buildings within a development responds to changes in topography.	**The topography of the development site remains relatively flat.**	**Objective achieved** There is a slope of approximately 0.5m-0.6m from the north to the south of the site. The proposed finished floor level of 19.0 is less than the average of the natural ground level of the site. The floor level was reduced by 0.5m based on amended plans received 10 September 2025 in the aim to reduce the overall bulk and height of the development. The finished floor level of the proposed building is consistent with the finished floor level of the adjacent southern property at 8A Alexander Road and 1.2m lower than the finished floor level of the adjacent northern property at 4B Alexander Road. This demonstrates that the finished floor level of the proposal is responding to the natural ground level as view from the street with a stepped down approach from north to south with the aim of reducing overshadowing and building bulk.

O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	**The development incorporates a high-quality roof top terrace with internal and external communal amenities. Roof design features articulation through varied setbacks and materiality to reduce visibility.**	**Objective achieved** The development proposes a flat roof design as not to be dominant from the streetscape. Further, communal open space has been located on the western portion of the fourth floor adjacent to the street.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	**Throughout the Design Review Process, the design of the development has adapted to respond to comments from the Panel members to improve daylight and solar access to adjoining sites. The development responds to the context and provides considerable daylight and solar access to neighbouring properties. Space Collective has provided a comprehensive sunlight study which demonstrates the quantity and quality of sunlight provided for the southern adjoining property.**	**Objective not achieved** The height of the proposed development does not appropriately recognise the need for solar access to the adjoining property at 8A Alexander Road. While it is acknowledged the overshadowing diagrams indicate that the development exceeds the acceptable outcome by providing 5 hours of sunlight to the solar panels and no shadow cast on primary garden area, the four storey height and building bulk remain excessive in the context of the adjoining two storey single dwelling. Compliance with the acceptable outcome does not, in itself, confirm that the element objective has been met. The height and scale of the proposed development continue to unduly constrain the potential for adequate daylight access to the internal primary living areas and create an overbearing relationship to the adjoining dwelling. As detailed below in *Orientation*, the development results does not consider the need for daylight and solar access to the adjoining southern property with all northern light to internal living spaces being completely overshadowed based on the plans the City has on file.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.		See below.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Medium-rise	Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	**R80**	**R100**	**R160**	**R-AC4**	**R-AC3**	**R-AC2**	**R-AC1**	**R-AC0**
Building height (storeys) *refer 2.2*	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Precincts LPP 5.14** **Alexander Road sub precinct – R80** **Multiple dwellings: 3 storeys[1]** **[1] Additional storey can be considered where it is demonstrated that the proposal allows for 2 hours per day solar access on 21 June for existing solar panels and primary garden areas on neighbouring properties.** **Proposed:** 4 storeys (12.3m) 5 hours of sunlight is achieved to solar panels of adjoining southern property (City's assessment)

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	**The proposed development is set back from the Alexander Road to compliment adjoining development, supporting the City's desire for ground level residential uses within an active mixed-use locality. The 5.5m ground level setback exceeds the requirements of the R-Codes, and responds to the Local Policy framework**	**Objective achieved** The street setbacks to all floors achieve the LPP 5.14 street setbacks which replace the Acceptable Outcomes. The setbacks presents an appropriate response to the existing streetscape which features varying setbacks between 5.5m and 11m. The proposed setbacks are considered to complement the surrounding existing single houses which are unlikely to change in the near future. The front setback area is landscaped to reinforce the traditional development pattern of the street. The fourth floor achieves a greater setback than as required in LPP 5.14 and consists of low wall to the pool so as to be less visually dominant on the streetscape.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	**The street setback are at the ground floor has been designed to enhance public interaction through a visually permeable front fence, complimented with dedicated pedestrian entry to the ground level dwelling.**	**Objective achieved** The street setback generally provides for an appropriate transition between the public and private realm via clear and legible entries and appropriate landscaping treatments.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	**A larger ground level set back is proposed (as compared to the R-Codes) in a view to maintain the open streetscape appearance. Visual privacy is achieved through low scale fencing, landscaping and the positioning of active habitable spaces.**	**Objective achieved** The location of the units' internal living spaces, particularly bedrooms and living areas, are setback sufficiently from the street to provide expected levels of

		visual privacy. The outdoor living areas of most units are either screened from the street or setback adequately. A mixture of solid and visually permeable fencing along the primary street assists in providing privacy to the outdoor living area and internal habitable spaces of the ground floor front facing unit.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	**Balconies are provided at each of the upper levels which directly overlook the street. The positioning of the ground level outdoor active area further enhances passive surveillance.**	**Objective achieved** The street elevation proposes balconies which are setback approximately 6.0m from the primary street, providing for an uninterrupted visual outlook and adequate opportunities for passive surveillance
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument *(Excerpt from table 2.1)*		See below.

Streetscape contexts and character *refer A2*	Medium-rise	Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	**R80**	**R100**	**R160**	**R-AC4**	**R-AC3**	**R-AC2**	**R-AC1**	**R-AC0**
Building height (storeys) *refer 2.2*	4	4	5	3	6	7	9	
Boundary wall height (storeys)[1,2] *refer 2.4*	2 [3]	2 [3]		2	3	4		
Minimum primary and secondary street setbacks *refer 2.3*	2m	2m		2m or Nil [5]	2m or Nil[5]	2m or Nil [5]		**Refer to local planning scheme.**

4) Minimum secondary street setback 1.5m
(5) Nil setback applicable if commercial use at ground floor

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Precincts LPP 5.14** **Alexander Road sub precinct – R80** **Ground and 1st: 5m** **All other storeys: 6m** **[2] Minimum primary street setback may be reduced by up to 2m, provided the area of any building (including garage or unenclosed balcony) encroaching into the setback areas is compensated for by at least equal area of open space (of which 50 per cent is provided as deep soil) that is located between the setback area and a line drawn parallel to it at twice the setback distance.** **Proposed:** **Ground: 5.0m**

	First: 5.0m **Second: 6.0m to planter** **Third: 7.5m to pool wall**

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	**The development is compliant with side boundary setbacks.**	**Objective achieved** The development proposes side setbacks ranging between 2.0m and 3.5m to the north and south on ground to second floor and 4.6m to 8.0m on the third floor. Additionally, the building features articulation along the northern and southern boundaries to provide separation between the development and adjoining properties. The development proposes rear setbacks ranging from 3.5m on the ground floor and 6m on first and second and 7.5m on third floor. Building up to the boundary is proposed only along the northern boundary on the ground floor and boundary walls satisfy the Acceptable Outcomes as the boundary walls do not exceed two thirds of the boundary length.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.	**The proposed development is consistent with the existing and future desired streetscape character by providing responsive, high-quality residential development in a landscaped setting.** **The development maintains a high degree of activation of the streetscape through the positioning of balconies and habitable spaces.**	**Objective partially achieved** The proposed setbacks are consistent with the R80 density coding, ranging from 2m to 3.5m on lower levels and increasing to 7.9 m on the third floor. The amended plans have improved building separation and transition to adjoining properties, providing an appropriate interface with the surrounding lower-scale development. Overall, the setbacks are considered to satisfy the element objectives and are supported.

O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	**Side and rear setbacks are compliant with the policy framework. The development achieves 16% deep soil area, with a comprehensive landscaping strategy to ensure a high-quality design response.**	**Objective achieved** The Strawberry Tree along the north-eastern boundary is to be retained. This retained tree will be incorporated into the design of the rear garden. Sufficient deep soil area has been provided for the existing and proposed new trees.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	**Site planning for the development has been informed by comprehensive assessment of existing development at adjoining properties. Priority has been given to maintaining a suitable scale, ensuring sunlight penetration and daylight to habitable areas of existing development.**	**Objective not achieved** The adjoining northern, southern and eastern properties are single or two storey single dwellings. The setbacks have been increased on all floors, particularly to the southern elevation, improving the building's relationship with adjoining properties. The resulting separation provides an appropriate transition between the medium-density R80 coding and adjoining lower-scale dwellings.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*. *(Excerpt from table 2.1)*		See below

Minimum side setbacks[6] *refer 2.4*	3m	3m	Nil			**local dev plan and/or precinct controls as applicable**
Minimum rear setback *refer 2.4*	3m	6m	6m	Nil	Nil	

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length. Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.	
A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.	See Objectives 2.7 Building separation, 3.3 Tree canopy and deep soil areas, 3.5 Visual privacy

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Precincts LPP 5.14** **Alexander Road sub precinct – R80** **Side setbacks** **Ground and 1st: 2m** **All other storeys: 3m** **Boundary walls** **1 storey** **2/3 the length of the lot boundary behind the front setback line** **3m behind primary setback line** **1 side** **Proposed:** <u>North</u> G: Nil (24.8m) (24.8m / (50.5m - 5.0m) 45.5m = 54%, 1 storey, 11.1m behind front setback. Remainder setback 2.0m 1st floor: 2.0m minimum 2rd floor: 3.0m minimum 3rd floor: 4.6m minimum <u>South</u> G: 3.5m minimum 1st floor: 2.5m minimum 2rd floor: 3.5m minimum 3rd story: 6.3m minimum

Rear av 6m, min 3m

Proposed:

G: min 3.5m to patio, av 7.55m

Setback	Length of setback portion	Proportionate weighting ((portion length / total length) x setback
3.5m	5.5m	1.17m
6.0m	13.4m	4.90m
7.0m	1.0m	0.42m
8.7m	2.0m	1.06m
	TOTAL	7.55m

1st floor: 6.0m

2nd floor: 6.0m

3rd floor: 7.5m

ELEMENT 2.5	PLOT RATIO	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**A plot ratio of 1.18:1 is proposed, being 1,201.3m^2 of plot ratio floor area. Ultimately, the plot ratio proposed is not an accurate representation of the overall development scale, as a traditional multiple dwelling would incorporate additional exclusions (e.g., storerooms, corridors and lobbies etc.) which are not proposed. The 18% variation represents 189m^2 of PRFA.** **Overall building mass is managed through articulation and a careful consideration of siting on the Site. The upper level has been recessed and presented in a recessive colour pallet to reduce overall visual prominence.** **The proposed scale of the development is consistent with the future scale of development in the locality, promoted through the Precincts Policy – the Precincts Policy contemplates development to 4 storeys where 2-hours of sunlight is provided to adjoining sites. This has been achieved.**	**Objective not achieved** The amended plans (10 September 2025) reduce the plot ratio from 1.18 to 1.03 through increased southern setbacks and redistribution and reduction of floor are, resulting in a more balanced building form. While the four-storey scale exceeds the existing two-storey streetscape, the reduced plot ratio aligns with the intended medium-density character of the R80 coding and provides a more appropriate transition to adjoining lower-scale dwellings.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

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

Refer to Definitions for calculation of plot ratio

AO: 1.0

Original plans

Proposed: **1.25** – 1273.5m2 / 1012m2

G: 272.5m2
1st: 475.7m2
2nd: 400m2
3rd: 125.3m2

Amended plans received 26 March 2025

Proposed: **1.18** – 1191.7m2 / 1012m2

G: 262m2
1st: 423.2m2
2nd: 383.5m2
3rd: 123m2

Reconsideration– Plans received 10 September 2025

Proposed: **1.033** (33.5m2 exceed) – 1045.5m2 / 1012m2

G: 254.4m2
1st: 450.64m2
2nd: 340.49m2

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	**The building and apartment layout is designed to optimise daylight access and natural ventilation to all apartments. All dwellings achieve 100% natural ventilation and solar access.**	**Objective achieved** All apartments have a minimum of two aspects and have north-eastern facing openings to optimise opportunities for daylight and solar access and natural ventilation. Refer to 4.1 Solar and daylight access and 4.2 Natural ventilation.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	**All apartments are dual aspect and provided with natural gross ventilation.**	**Objective achieved** The development does not propose any single aspect apartments which are located on each side of a central circulation corridor.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	**Generous floor to ceiling heights are proposed throughout the development, increasing sunlight penetration into habitable spaces. Where deep rooms are proposed, dual aspect openings are provided to maximise cross ventilation and daylight penetration.**	**Objective achieved** Room depths and ceiling heights provide adequate solar access and air flow to indoor habitable spaces.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		Development does not propose single aspect apartments. Each apartment addresses at least 2 lot boundaries with openings. Refer to 4.1 Solar and daylight access and 4.2 Natural ventilation.

ELEMENT 2.7	BUILDING SEPARATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	**Development siting is respectful of the neighbouring properties, while reflecting the desired future scale noting the recently adopted Precincts LPP.**	**Objective achieved** The proposal achieves an appropriate setback from adjoining buildings as viewed from the street. The setbacks proposed reflect both the existing and desired future streetscape.
O2.7.2 – Building separation is in proportion to building height.	**Separation between the proposed and existing development is reflective of the R80 density allocation and principally guided by providing good amenity outcomes directed by visual privacy setbacks.**	**Objective achieved** Setbacks generally increase as the height increases in accordance with the R80 zone.
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	**Development siting provides for residential amenity, natural ventilation, sunlight and daylight access and mitigates overlooking.**	**Objective achieved** The building achieves acceptable levels of internal amenity as discussed in the other sections throughout this assessment.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	**Private open space is provided for each dwelling, combined with generous communal open space.**	**Objective achieved** The development provides suitable areas for communal open space on the fourth floor and provides sufficient private open space per dwelling.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		16.8m between ground floor units. All other dwellings are on own independent floor

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	**5-8 storeys** (up to 28m)	**≥ 9 storeys** (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

Adjoining properties refer to 2.4 and 3.5

ELEMENT 3.2	ORIENTATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	**The building has been designed to respond to the context and site orientation, achieving solar and daylight access compliance.**	**Objective achieved** All dwellings have multiple aspects and optimise opportunities for daylight, solar access and natural ventilation.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	**Throughout the Design Review Panel process, the proposed development has undergone thorough analysis and has been adapted to minimise overshadowing on neighbouring properties.** **Lot boundary setbacks have also been increased to improve solar access into adjoining lots, and ensure the development sits comfortably within the setting.**	**Objective not achieved** Given the R80 coding, there are no applicable Acceptable Outcomes for design element 3.2 Orientation. However, the proposal must still satisfy the Element Objectives as the R-Codes Volume 2 is a performance-based policy. Amended plans (10 September 2025) reduce bulk and height, improving solar access to the southern property; however, the four-storey scale continues to cast shadow inconsistent with the existing two-storey streetscape. A four storey development adjacent to a two storey development is unlikely to make meaningful modifications to the built form which will have significant impacts on the overshadowing in habitable rooms of the neighbouring property. The building will entirely overshadow all north facing openings of the dwelling at 8A

		Alexander Road. Based on the plans the City has on file, the dwelling features multiple large north facing openings, in both the ground and upper floors.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.		The development addresses Alexander Road and offers direct pedestrian and vehicle access from the street.
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.		N/A
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] – adjoining properties coded R30 – R40 - 35% of the site area[1] adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)		Adjoining sites are coded R-80; nil requirement applicable.
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.		N/A. Adjoining sites are coded R80.

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	**The site is largely cleared of remnant vegetation. A mature tree is proposed to be retained in the north-east of the site.**	**Objective partially achieved** The existing site features three trees. One tree, a Strawberry Tree, is proposed to be retained at rear of site. Whilst the retention of one tree is appreciated, no Arborists Report has been provided to support the removal of the remaining two trees, nor to demonstrate that the development will protect the viability of the retained tree.
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	**Six trees are proposed at ground level; 2 trees are proposed for the upper-level communal area. Each ground level tree is provided with adequate deep soil area.**	**Objective partially achieved** The proposed landscaping plan includes the provision of two new medium trees and four new small trees, in addition to the Strawberry Tree being retained. Whilst this involves a net increase of four trees from the pre-development condition, it is not considered an ideal design response given that there is the opportunity to provide larger trees within the front and rear.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	**As outlined in the Landscaping Plan, 135m^2 of deep soil is proposed, being 13% of the site area. Deep soil areas are principally provided to the front and rear of the site, managing the interaction of the development with adjoining properties and the streetscape.**	**Objective achieved** The development incorporates 135m^2 / 13% of deep soil areas, which exceeds the area recommended by A3.3.4. A majority of this area is consolidated to the front and rear of the site where the width and depth of the soil is sufficient to support healthy plant and tree growth.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

<table>
<tr><td>A3.3.1 – Retention of existing trees on the site that meet the following criteria:
– healthy specimens with ongoing viability AND
– species is not included on a State or local area weed register AND
– height of at least 4m AND/OR
– trunk diameter of at least 160mm, measured 1m from the ground AND/OR
– average canopy diameter of at least 4m.</td><td>The north-eastern tree is proposed to be retained (Strawberry Tree). Health and viability of the retention of the tree will be monitored throughout development.
Arborist report is required to determine the specifications of the tree.</td></tr>
<tr><td>A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.</td><td>Not supplied.</td></tr>
<tr><td>A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.</td><td>The development does not impact on any street trees or trees on adjoining sites.</td></tr>
<tr><td>A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.
Table 3.3a Minimum deep soil area and tree provision requirements
<table><tr><th>Site Area</th><th>Minimum deep soil area</th><th>Minimum requirement for trees [1]</th></tr><tr><td>Less than 700m²</td><td rowspan="3">10%
OR
7% if existing tree(s) retained on site
(% site area)</td><td>1 medium tree and small trees to suit area</td></tr><tr><td>700 – 1,000m²</td><td>2 medium trees
OR
1 large tree and small trees to suit area</td></tr><tr><td>› 1,000m²</td><td>1 large tree and 1 medium tree for each additional 400m² in excess of 1000m²
OR
1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area</td></tr><tr><td colspan="3">[1] Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes</td></tr></table></td><td>Site Area: 1012m²
DSA required: 101.2m² 10% of site area
DSA provided: 135m² (13%).</td></tr>
</table>

<table>
<tr><td>A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes
<table><tr><th>Tree size</th><th>Indicative canopy diameter at maturity</th><th>Nominal height at maturity</th><th>Required DSA per tree</th><th>Recommended minimum DSA width</th><th>Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)</th><th>Indicative pot size at planting</th></tr><tr><td>Small</td><td>4-6m</td><td>4-8m</td><td>9m²</td><td>2m</td><td>1m (DSA) + 1m (RSZ)</td><td>100L</td></tr><tr><td>Medium</td><td>6-9m</td><td>8-12m</td><td>36m²</td><td>3m</td><td>2m (DSA) + 1m (RSZ)</td><td>200L</td></tr><tr><td>Large</td><td>›9m</td><td>›12m</td><td>64m²</td><td>6m</td><td>4.5m (DSA) + 1.5m (RSZ)</td><td>500L</td></tr><tr><td colspan="7">[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.</td></tr></table></td><td>Landscaping includes 4 new small trees and 2 new medium tress which achieve the acceptable outcome.</td></tr>
<tr><td>A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.</td><td>Compliant</td></tr>
<tr><td>A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.</td><td>In addition to achieving 13% deep soil, the application proposes approximately 16.8m² on structure planting</td></tr>
</table>

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	**The proposed development incorporates extensive areas of communal open space on the roof terrace. The area of communal open space is also extensively landscaped to encourage communal use for amenity.**	**Objective achieved** The communal open space will enhance the resident amenity by providing features such as a pool, entertaining space and a massage room.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	**The communal open space areas have been designed by See Design and Space Collective. All areas of communal open space are universally accessible and serve to provide high quality amenity for residents, providing internal and external amenity spaces.**	**Objective achieved** The communal open space is safe with access via the stairs only by residents of the building. Amenity is ensured through the facilities provided.
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	**Communal open space has been set back from lot boundaries to minimise the potential for actual overlooking, and manage perceived overlooking.**	**Objective achieved subject to condition** Communal open space is located separately to the proposed dwellings. It is unlikely that noise will impact the habitable rooms of the dwellings. Should DAP choose to approve the application, a condition of approval is recommended to provide an Acoustic Report to identify noise sources.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.4.1 – Developments include communal open space in accordance with Table 3.4		Less than 10 dwellings Required: 0m^2 Proposed: 222.9m^2

Table 3.4 Provision of communal open space **Development size** / **Overall communal open space requirement** / **Minimum accessible / hard landscape area (included in overall area requirement)** / **Minimum open space dimension** Up to 10 dwellings / Informal seating associated with deep soil or other landscaped areas / NA / NA More than 10 dwellings / Total: 6m² per dwelling up to maximum 300m² / At least 2m² per dwelling up to 100m² / 4m	
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.	Communal open space is accessible from the primary street via lobby and lift
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.	Direct northern sunlight to pool area open space and fourth floor internal communal space
A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.	Landscaping to communal areas provided.
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.	Bins and vehicular circulation areas provided on ground floor.
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.	Well lit and no places for concealment
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.	Communal open space is orientated towards the street

ELEMENT 3.5 VISUAL PRIVACY

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.	**No direct overlooking is caused by the development. Site planning has been carefully managed to ensure the cone of vision does not extent into neighbouring properties. Equally, consideration has been given to the design of adjoining development to ensure amenity and privacy is maintained for future residents of the development.**	**Objective achieved** The openings to bedrooms, living rooms and terraces are either provided with screening or set back adequate distances as referred to in Table 3.5. 201 front balconies are setback 5.7m from the northern and southern boundaries. This cone of vision falls onto driveways or front setback areas. This will not impact habitable rooms or private living spaces of the adjoining dwellings.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.		**All adjoining properties coded R80** **101/102** Front balcony – 6.0m to north and south Terraces – north and south entirely screened Rear balcony/bedrooms – 6.0m east, north and south **201** Front balcony - north and south 5.7m in lieu of 6.0m Bedroom – north 3.0m Terraces – north 6.3m and south entirely screened Rear balcony/bedrooms – 6.0m east, north and south Communal space – north screened, south setback 6m+ East – 7.5m

Table 3.5 Required privacy setback to adjoining sites

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

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).	Achieved
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.	Living spaces have outlook independently or not impact by screening
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.	The development seeks to provide major openings where applicable on site whilst using screening when required to provide sufficient privacy to neighbours.

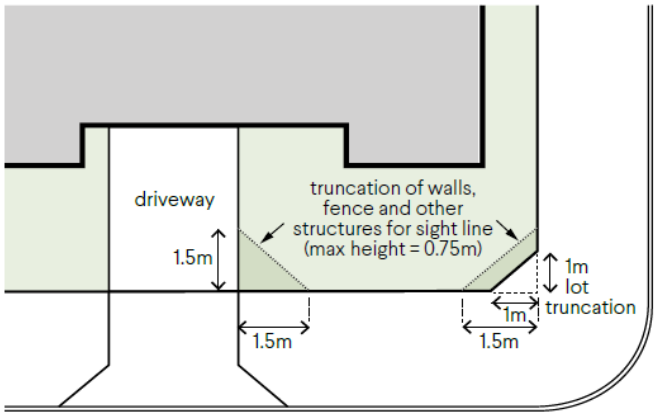
ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	**The transition between the public and private domain is delineated by way of a low-scale, permeable fence. The street setback area is occupied by a substantial outdoor living area which enhances use, privacy and interaction.**	**Objective achieved** There is a clear separation between the public and private domain. The proposal is considered to provide a sufficient level of privacy and safety for residents. Four units address the public domain and provide for adequate passive surveillance.
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	**Substantial contextual analysis was undertaken as part of design development to ensure the development and landscape concept is reflective of the locality.**	**Objective achieved** Street facing development provides an active frontage via direct pedestrian access to the ground floor front facing unit and the main residential entry to the side. The front setback area is well landscaped to enhance the amenity and visual appeal of the development. The two existing street trees will be complementary to the development and streetscape.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.		One ground floor unit proposed with direct access to the street via terrace.
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).		Car parking is not provided in the street setback and is located in garage which is screened from view of street via gate.
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		The balconies for 101/102 and 201 overlook the street.

A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	Balustrading uses a mix of solid and visually permeable materials.
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	Maximum level difference between the street and the GF FFL is approximately 0.66m
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	Solid to 1.2m, visually permeable above.
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	Entrance off the street is direct and offers no opportunities for concealment.
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	Bins are not located within the primary street setback and are screened form the street.
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.	Services will be standard-type connections given the small number of dwellings. These will be located as required to meet utility provider requirements. The standard water and power connections necessary will use equipment that is commonly seen in the locality.

ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	**All pathways and entrances are universally accessible. The main entrance is weather protected for residents and visitors.**	**Objective achieved** The entry pathway is directly accessible from the street, easy to identify, and is safe for residents and visitors. The vehicle entry point is distinctly separate from the pedestrian entry so there is no opportunity for pedestrian and vehicles to conflict. The pedestrian entry is at-grade and step-free and the entry experience will be safe and easily navigable. The entrance to G02 is via the car parking area. Should DAP choose to approve the development, a condition is recommended to provide a change in ground materiality to delineate the pedestrian path from vehicles to the satisfaction of the City.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	**A dedicated pedestrian entrance is provided to the development (which is separate from the vehicle access), which connects directly to the public realm.**	**Objective achieved** Entries to building connect directly to the public realm with an attractive street presence and an active frontage. The pedestrian entry provides a straight path to the building without opportunities for concealment and is provides for weather protection.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		The pedestrian entry pathway leads directly to lobby door and lift.

A3.7.2 – Pedestrian entries are protected from the weather.	Pedestrian entry Is covered and protected from the weather.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.	Pedestrian entry provides a straight path to the building without opportunities for concealment.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.	G02. Should DAP choose to approve the development, a condition of approval is recommended to provide a pedestrian path, delineated from the vehicle paths.
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.	No services or utilities that are located at the pedestrian entry.
A3.7.6 – Bins are not located at the primary pedestrian entry.	Bin store is internal to the site and outside the pedestrian entry.

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	**The vehicle access point has been designed to minimise conflict through the separation of vehicle and pedestrian entries. Landscaping elements have also been provided between the pedestrian entry and vehicle access point to reinforce separation.**	**Objective achieved** The development proposes one 3m wide vehicle access points via Alexander Road. This is distinctly separated from the pedestrian access to avoid potential conflict. All vehicle access points are legible and safe. Although sightlines do not achieve A3.8.7, the pedestrian path is located directly adjacent to the road. Therefore, vehicles have an additional 5.0m upon exiting the site until the pedestrian path.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	**The vehicle access point is positioned adjacent the southern boundary, allowing a submissive design outcome through the complete expression of development across the Site.** **The recessive design allows the façade of the development to be the dominant design outcome.**	**Objective achieved** The vehicle access point has been limited to one for the development and has been kept to a functional minimum (3.0m). The proposed vehicle access point will not negatively impact the streetscape and is comparable to the existing crossover/vehicle access point at the site.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.		One vehicle access point via Alexander Road.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.		The vehicle entry is clear from Alexander Road.
A3.8.3 – Vehicle entries have adequate separation from street intersections.		The vehicle entry is not nearby street intersections.

A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.	Vehicle circulation areas are within parking garage. No habitable rooms will be impacted by headlights.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.	Driveway is 3.0m in width.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more **OR** – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.	Driveway serves less than 10 dwellings. 29.5m distance from the street to under-croft parking. The driveway does not provide for two-way access but does allow for forward gear entry and exit. Swept path analysis provided
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).  **Figure 3.8a** Truncation at street corner to provide sightlines (refer A3.8.7).	Northern VCA 0.44m solid fencing proposed

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Two dedicated bicycle spaces are provided at ground level of the development for residents. Visitor bike parking is provided separately, toward the front of the development. However, given the size of each dwelling and generous storage areas, bikes are expected to be stored within dwellings.**	**Objective achieved** The provision of 2 bicycle bays for residents are considered adequate. Each dwelling features a generous sized store room should additional bikes need to be stored there.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	**Parking provision is compliant with overall dwelling yield and is appropriate having regard to the locality, availability of public transport and multigenerational nature of the development.**	**Objective achieved** The development has been provided with a total of 10 car parking bays comprising of 8 residents bays and 2 visitor bays. This achieves A3.9.2. The dwelling mix comprises one two-bedroom, one three-bedroom, two four-bedroom and one five-bedroom dwelling, providing a total of 18 bedrooms across four storeys. Although the R-Codes apply a uniform rate of one bay per '2+ bedroom' dwelling, this generalisation does not reflect the likely higher parking demand generated by larger dwellings. It is reasonable to consider higher bedroom yields and alterative dwelling types (such as this proposal) as triggering a need for proportional increases in car parking provisions. It is acknowledged that the amended plans received 10 September 2025 provided an additional 2 resident bays in the form of tandem parking, totalling 10 resident bays. The provision of the additional two tandem bays provides a practical solution, with these bays being occupied by

<table>
<tr><td></td><td></td><td>members of the same dwelling. This parking yield provided achieves and exceeds the recommended parking ratio of one bay per two bedrooms and is consistent with the intent of a ‘2+ bedroom’ dwelling as outlined in Table 2.9.</td></tr>
<tr><td>O3.9.3 – Car parking is designed to be safe and accessible.</td><td>Swept paths are provided within the Traffic report which demonstrates vehicles can safely manoeuvre within the site to leave in forward gear. .</td><td>Objective achieved
Car parking circulation area meets AS2890.1 standards and provides direct access to the building without having to return to the street.</td></tr>
<tr><td>O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.</td><td>Car parking is sleeved behind the ground level dwelling, minimising any negative visual impact.</td><td>Objective achieved
The location of car parking is hidden from view of the street and located in the centre of the ground floor of the development.</td></tr>
<tr><td colspan="3">ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided</td></tr>
<tr><td colspan="2">A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.
Table 3.9 Parking ratio
<table>
<tr><th colspan="2">Parking types</th><th>Location A</th><th>Location B</th></tr>
<tr><td rowspan="3">Car parking[1]</td><td>1 bedroom dwellings</td><td>0.75 bay per dwelling</td><td>1 bay per dwelling</td></tr>
<tr><td>2+ bedroom dwellings</td><td>1 bay per dwelling</td><td>1.25 bays per dwelling</td></tr>
<tr><td>Visitor</td><td colspan="2">1 bay per four dwellings up to 12 dwellings
1 bay per eight dwellings for the 13th dwelling and above</td></tr>
<tr><td rowspan="2">Bicycle parking[1]</td><td>Resident</td><td colspan="2">0.5 space per dwelling</td></tr>
<tr><td>Visitor</td><td colspan="2">1 space per 10 dwellings</td></tr>
<tr><td>Motorcycle/ Scooter parking[2]</td><td colspan="3">Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays</td></tr>
<tr><td colspan="4">[1] Calculations of parking ratios shall be rounded up to the next whole number.
[2] For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.</td></tr>
</table></td><td>Location A -
Resident: 2.5 bays required / 2 bays provided
Visitor: 1 bays required / 1 bay provided</td></tr>
<tr><td colspan="2">A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.</td><td>Location A -
Resident: 5 bays required / 8 bays provided</td></tr>
</table>

	Visitor: 2 bays required / 2 bays provided
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9	Parking does not exceed double the minimum number of bays.
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	The vehicle parking bays satisfy the AS2890.1
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	No car parking is proposed in the street setback area or is visible from the street.
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	Car parking spaces are not visible from dwellings or private outdoor spaces.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	Visitor parking provided within the central parking area. Visitor parking will be marked and signed. Condition
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	N/A.
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	N/A – not uncovered
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	N/A

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	**All dwellings within the development receive a minimum of 2 hours of daylight into habitable rooms on 21 June. Outdoor living areas are also positioned to maximise amenity through daylight access, located on the eastern northern and western facades.**	**Objective achieved** The proposal is designed to optimise winter sunlight access for all dwellings. All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	**Windows are located to maximise daylight to habitable rooms, with each habitable room including at least one opening / window.**	**Objective achieved** Windows to habitable rooms are designed and positioned in the development to optimise daylight access. All habitable rooms in each dwelling have windows that provide daylight access, and no rooms rely on light wells as a form of daylight access.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	**Various active and passive design measures have been included to minimise heat gain and glare to improve the overall energy demand and emissions of the building – Refer to ESD Strategy.**	**Objective achieved** Shading devices have been proposed over a majority of openings, particularly those north facing, so as to minimise heat gain and glare.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.1.1 – In climate zones 4, 5 and 6 only: **a)** Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**		All dwellings have a living room and private open space which obtains at least 2 hours direct sunlight between 9am and 3pm on 21 June.

b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.	
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	Achieved
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	No dwellings rely on lgihtwells for solar access.
A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms: ▪ between late September and early March in climate zones 4, 5 and 6 only **AND** ▪ in all seasons in climate zones 1 and 3 permit winter sun to habitable rooms in accordance with A 4.1.1 (a).	Minimal north facing major openings. Shaded by upper floors.

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.2.1 – Development maximises the number of apartments with natural ventilation.	**100% of dwellings in the development are naturally cross ventilated.**	**Objective achieved** The development maximises natural ventilation. The proposal exceeds acceptable outcome A2.2.2 in that 100% of apartments are at least dual aspect.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	**As above, all dwellings in the development are designed to be naturally ventilated. High and low openings have also been provided to improve the transition of air through the development.**	**Objective achieved** All habitable rooms have openings which are of an adequate size to facilitate natural ventilation. No habitable rooms rely on light wells as a source for air.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	**No single aspect apartments are proposed.**	n/a – no single aspect apartments proposed.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight-line distance between the centre of the openings of at least 2.1m.		Not all habitable rooms have openings on at least two walls, however where this does occur the distance achieve this outcome.
A4.2.2 – **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building **(b)** Single aspect apartments included within the 60 per cent minimum at (a) above must have: a. ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND** b. room depth no greater than 3 × ceiling height **(c)** For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.		No single aspect units proposed. All dwellings are capable of natural cross-ventilation.

A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	No crossover or cross through apartments.
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	No dwellings rely on lightwells for ventilation.

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	**All of the proposed dwellings have functional internal floor layouts and exceed the minimum floor areas and dimensions.**	**Objective achieved** All units are of an appropriate size and layout that allows functionality and flexibility appropriate to the expected number of occupants. The dwellings have been designed with open plan living spaces which are conveniently co-located with private open spaces.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	**All ceiling heights and room dimensions satisfy the minimum requirements in Table 4.3a and 4.3b.**	**Objective achieved** The proposed ceiling heights and room dimensions achieve acceptable outcomes A 4.3.1, A 4.3.2, and A 4.3.3. All units are well-proportioned to allow for access to sunlight and ventilation in every habitable room.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.		G01 3 x 3 = 143m2 (100m2 req) G02 2 x 2 = 90m2 (72m2 req) 101 4 x 4 (+1 toilet) = 215m2 (108m2 req) 102 4 x 4 (+1 toilet) = 202m2 (108m2 req) 201 5 x 5 (+ 1 toilet) = 311m2 (113m2 req)

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Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²
[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.	

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A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m²	[1]3m
Other bedrooms	9m²	[1]3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
[1]Excluding robes		

</td>
<td>All bedrooms achieve relevent minimum floor area and internal dimension. All living rooms achieve the minimum internal dimension</td>
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A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

</td>
<td>Min 3.2m floor to floor height</td>
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A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

</td>
<td>No single aspect open plan living areas proposed.</td>
</tr>
</table>

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	**All dwellings have access to a private open space which satisfies Table 4.4.**	**Objective achieved** All apartments are provided with balconies or a terrace space which exceed the minimum area and dimensions recommended in acceptable outcome A4.4.1. The private open spaces are appropriately sized to enhance residential amenity.
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	**Private open space areas are orientated to maximise solar access.**	**Objective achieved** Private open space for each dwelling is accessible from the primary living space and habitable rooms of each apartment. The private open space for each dwelling exceeds the minimum area and dimensions recommended in acceptable outcome A4.4.1.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	**Private open spaces are designed as part of the building and contribute to the overall form and aesthetic of the development.**	**Objective achieved** The private open space for the units comprises balconies or a ground floor terrace areas which are well-sized and appropriately located. All balconies feature screening and detailing which is adequately integrated into the architectural form and detail of the building.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.		U1 – achieves min 3m dimension and 15m2 U2 – achieves min 3m dimension and 15m2

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Table 4.4 Private open space requirements

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

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

</td>
<td>U3 – achieves min 2.4m dimension and 12m2
U4 – achieves min 2.4m dimension and 12m2
U5 – achieves min 2.4m dimension and 12m2</td>
</tr>
<tr>
<td>A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.</td>
<td>101/201 feature private open space that is entirely screened. However, the adjacent living rooms have their own openings. The screening does not restrict this outlook.</td>
</tr>
<tr>
<td>A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.</td>
<td>Landscaping is integrated into balconies and courtyards to provide privacy and soften the external appearance.</td>
</tr>
<tr>
<td>A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.</td>
<td>No services are located within private open spaces or visible from the street. All services are integrated into the design of the building.</td>
</tr>
</table>

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	**Extent of corridors throughout the development is limited, given development typology. Corridors / lobby areas have a minimum dimension of 1.2m (entry to unit 301), however, generally 1.65 – 3.0m in width.**	**Objective achieved** Communal corridors are of an adequate size and capacity to provide safe and convenient access for all residents and visitors.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	**The lobby areas incorporate ample manoeuvring area, and provide attractive entrances to dwellings.**	**Objective achieved** Circulation and common spaces have some access to natural sunlight and will be artificially lit for safe and legible access. The circulation space can provide opportunities for social interaction between residents where possible.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		Circulation corridors have a minimum width of 1.5m (amended plans received 31 March 2025)
A4.5.2 – Circulation and common spaces are designed for universal access.		All common spaces can be accessed via lifts.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		Circulation and common spaces have limited opportunities for concealment.
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		Internal hallways can be lit at night without impacting units.
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		No bedroom windows or major openings open onto circulation or common spaces

ELEMENT 4.6	STORAGE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	**Each dwelling is provided with access to an internal storage area. All storage areas are compliant with Table 4.6.**	**Objective achieved** Each dwelling has exclusive use of a separate, weatherproof, bulky goods storage area, which achieves the dimensions in accordance with Table 4.6. The storerooms are located adjacent to the individual units. They are adequately integrated into the design of the building and not readily visible from the public domain. Additionally, all dwellings feature sufficient internal storage areas via walk in robes or linen closets.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.		Each unit has a separate, secure storage space. **G01** = 4m2 in lieu of 5m2 **G02 =** 4m2 101 = 5.6m2 102 = 3.8m2 in lieu of 5m2 201 = 4.7m2 in lieu of 5m2 Min 1.5m dimension Minimum 2.1m in height

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Table 4.6 Storage requirements

<table>
<tr><th>Dwelling type</th><th>Storage area[1]</th><th>Minimum dimension[1]</th><th>Minimum height[1]</th></tr>
<tr><td>Studio dwelling</td><td>3m²</td><td rowspan="4">1.5m</td><td rowspan="4">2.1m</td></tr>
<tr><td>1 bedroom dwelling</td><td>3m²</td></tr>
<tr><td>2 bedroom dwellings</td><td>4m²</td></tr>
<tr><td>3 bedroom dwellings</td><td>5m²</td></tr>
<tr><td colspan="4">[1] Dimensions exclusive of services and plant.</td></tr>
</table>

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<tr>
<td>A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.</td>
<td>Storerooms are conveniently located, safe, well-lit, secure and subject to passive surveillance by residents.</td>
</tr>
<tr>
<td>A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain.
(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.</td>
<td>All storerooms are directly from dwellings (exception of G01). The storerooms are located adjacent to the unit entrance and are not readily visible from the public domain</td>
</tr>
</table>

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	**The development has been designed to mitigate impacts of external noise sources having designed communal areas on the roof and commercial uses on the ground floor for vertical separation. Service areas and plant equipment have also been located away from habitable spaces.**	**Objective achieved subject to condition** Given the size of the development and the layout of the apartments, it is considered likely that it can be operated in a manner that meets acoustic regulations. A condition is recommended to require an Acoustic Report which will identify which sources of noise may need to be attenuated.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	**Acoustic treatments will be implemented, as appropriate, to reduce sound transfer from external sources.**	**Objective achieved subject to condition** The development has been designed so that noise generating areas are generally separated from residential areas. An acoustic report will be required via condition that demonstrates that the development can achieve compliance with the National Construction Code BCA and the Environmental Protection (Noise) Regulations 1997. Should the development be approved, the recommendations of the provided acoustic report should be incorporated into the development at building permit stage. It is noted that specific mechanical equipment has not been detailed.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).		**AO can be achieved via Condition**

	No acoustic report or compliance with NCC demonstrated. This has been placed as a condition of approval should the DAP choose to approve.
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.	Driveways located adjacent to walls of habitable rooms of units 1 and 2 on ground floor.
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.	Major openings do not face onto external noise sources such as communal open space or utilities.

ELEMENT 4.8	**DWELLING MIX**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	**The development provides a multigenerational development, to be occupied by a single family. The dwelling typologies are reflective of the nature of the development, an objective for ageing in place.**	**Objective achieved** The development proposes one 2 bedroom, one 3 bedroom, two 4 bedrooms and one 5 bedroom. Each dwelling is intended to provide a similar level of amenity as a stand-alone single house. The units are designed to allow for various types and 'ageing in place'.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.		There is no adopted housing strategy in place. The development is less than 10 dwellings

A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.	n/a one dwelling per floor except ground floor

ELEMENT 4.9	**UNIVERSAL DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	**The development is designed with dwellings that exceed the minimum LHA design requirements to facilitate ageing in place.**	**Objective achieved subject to Condition** The proposal has the ability to achieve at least 20% of apartments meeting Silver Level requirements. This has not been clearly detailed on the plans and thereby a condition of approval is recommended to ensure this is adequately detailed prior to building permit.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).		Limited information has been provided to demonstrate universal access. Notwithstanding it is acknowledged that the design is capable of providing at least 20% of apartments meeting Silver Level requirements. This has been placed as a condition of approval should DAP choose to approve the development.

ELEMENT 4.10	FAÇADE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	**Throughout the design review, the building has been adapted to respect and respond to the character of the locality. Building façade treatments take inspiration from development within the broader Nedlands area, which has been comprehensively documented in Design Review presentations. The design of the upper level is recessive to minimise perceived bulk.**	**Objective achieved** The building facades include articulation, varying materiality. The design has been supported by the City's DRP.
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	**Building façade incorporates design elements that provide rhythm and visual interest. Balconies to all levels provide an active frontage to the public realm.**	**Objective achieved** The street elevation building façade provides visual interest to the street. The amended plans as received on 26 March 2025 aim at providing a break in the front facing façade to present more as two independent dwellings to be more consistent with the streetscape.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		The façade design includes appropriate articulation and materiality. The façade design has been supported by the City's Design Review Panel. The design is contemporary, references existing building materials
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		N/A not greater than 4 storeys

A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper-level setbacks, parapets, cornices, awnings or colonnade heights.	Supported by DRP
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	Building services are integrated into the overall design of the building.
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.	Development is setback more than 1m from primary street
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	N/A Signage not provided

ELEMENT 4.11	**ROOF DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	**Roof forms is seamlessly integrated into the design of the development and complements the overall architectural finish and scaling of the development.**	**Objective achieved** The development proposes a flat roof is largely concealed from view behind the façade. The proposed roof form is considered to positively contribute to the building and streetscape.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	**Roof space provides communal open space uses providing extensive high-quality amenity for future residents and opportunities for landscaping.**	**Objective achieved** The roof space features the communal open space for use by residents.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.	The flat roof design is consistent with the overall design of the development.
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	All services are to be conditioned to be screened from view.
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.	Should DAP choose to approve the development, a condition of approval has been recommended ensuring that an Acoustic Report is provided. The visual privacy is considered to achieve the Element Objectives, see above *Visual Privacy.*

ELEMENT 4.12	**LANDSCAPE DESIGN**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	**Refer to the Landscaping Report attached to the Development Application Report. The development incorporates extensive landscaping, providing 13% of the site as deep soil. The landscape strategy presents a cohesive design throughout the development which enhances amenity and integration of the development within the locality.**	**Objective achieved** There is sufficient landscaping provided within the front setback area to enhance the streetscape of Alexander Road and pedestrian amenity.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	**The planting selection has been based on the specific climactic conditions. Waterwise species are proposed to ensure low water usage, whilst creating an inviting landscape for future residents. Varied tree species have also been selected to create tree canopies increasing shade across the site.**	**Objective achieved** The amended landscaping plan provided includes appropriate plant selection to the site's orientation and site conditions.

O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	**The irrigation strategy of the proposed landscape is likely to be:** - **Watering only at times of the day to minimise water evaporation loss as per Water Corporation guidelines;** - **Intensive care and watering during establishment period to ensure healthy plant growth.** - **Programmed irrigation systems and allowance for adjustment / shut down during prolonged periods of rain.**	**Objective achieved via condition** The amended landscaping plan will be required to demonstrate waterwise principles.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	**Landscaping has been focussed throughout the development to enhance high activity areas and areas of communal open space.**	**Objective achieved** Landscape design is integrated with the design of the built form and is complimentary to the design.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		**AO achieved subject to condition placement** A Landscape Plan has been submitted by See Design Studio (amended 10 September 2025). Species selection has been included. No information on irrigation plans have been provided. A condition of approval has been placed requiring an updated landscape plan should DAP choose to approve the development.
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		Landscaping plan incorporates a relatively high number of trees reflective of the relatively large rear and front deep soil areas complemented by on structure planting. Apartments and terraces are oriented to look towards the front and rear landscaping.

A4.12.3 – Planting on building structures meets the requirements of Table 4.12. **Table 4.12** Planting on structure: minimum soil standards for plant types and sizes	The application proposes minimal planting on structure (16m2) and landscaping is mostly proposed within deep soil zones.
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.	Outcome achieved.

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

ELEMENT 4.15 ENERGY EFFICIENCY

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	**Refer to Sustainability Report attached to the Development Application Report.** **The development has high sustainable design targets, seeking to achieving an 5 Star Green Star rating (to be certified by an accredited assessor).**	**Objective achieved** The Sustainability Report provided includes multiple initiatives that exceed the basic requirements as outlined in LPP 1.3. The overall development achieves an average of 7.5 stars. In addition, the development proposes a 6kW Solar PV system per dwelling, installation of infrastructure to allow

		for future installation of EV charging stations, water efficient water fixtures, and products for internal finishes with low volatile organic compounds (VOC) and formaldehyde ratings. A condition of approval is recommended for the above.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.15.1 – **a)** Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR** **b)** All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1] (1) Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.		As above, the development incorporate numerous energy efficiency initiatives within the development that exceeds minimum practice.
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**LPP 1.3 Sustainable Design**	

ELEMENT 4.16	**WATER MANAGEMENT AND CONSERVATION**	
ELEMENT OBJECTIVES	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
Development is to achieve the following Element Objectives	*Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	

O4.16.1 – Minimise potable water consumption throughout the development.	**The development minimises the requirement for water consumption by incorporating high WELS rated fixtures and fittings.**	**Objective achieved subject to condition** A condition of approval is recommended to ensure that the recommendations contained within the EMERGEN report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	**The design includes maintains all stormwater runoff from small rainfall events on-site.**	**Objective achieved** Stormwater runoff will be maintained on site.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		**Objective achieved subject to condition** Standard condition will be imposed to contain water in case of 1 in 100 year storm event.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.16.1 – Dwellings are individually metered for water usage.		Not indicated – can be conditioned
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		Adequate stormwater containment to be demonstrated at building permit stage but no issues have been raised with current design
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		Adequate stormwater containment to be demonstrated at building permit stage but no issues have been raised with current design

ELEMENT 4.17	**WASTE MANAGEMENT**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	

O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	**Waste storage is located internally and is not visible from the street.**	**Objective achieved** Waste storage is located internally to the development and screened from view from the streetscape and adjoining properties.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	**Refer to Waste Management Plan attached to the Development Application Report. The WMP concludes the proposed development provides sufficiently sized Bin Storage Areas for storage of refuse and recyclable.**	**Objective achieved** An amended WMP is required to ensure bin store room achieves sufficient size as per the City's LPP – Waste Management and a bulk store room is provided.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		The design of the waste storage area is generally in accordance with the City's Local Planning Policy – Waste Management. Should DAP choose to approve the development, an conditional of approval will be recommended ensuring that an amended WMP be provided to respond to the Citys comments regarding bin store size, verge placement and provision of a bulk storage room.
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		Waste Management Plan has been provided. As per above
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		As per above
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		Communal waste storage is screened from view from the primary street and located away from the dwellings in the under croft.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Local Planning Policy – Waste Management** See objectives assessment above.

ELEMENT 4.18	UTILITIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	**The site is adequately services with all utilities given its location.**	**Objective achieved** All required services are available.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	**Utilities located externally are separated from pedestrian areas to reduce conflict with vehicles and pedestrians.**	**Objective achieved** Location of utilities do not impede safe movement of vehicles or pedestrians.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	**Services are incorporated into the building design so that they are not visually intrusive.**	**Objective achieved subject to Condition** Not sufficiently noted on plans. It is recommended that this be conditioned to be demonstrated prior to building permit.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	**All apartments are provided with utilities (i.e. laundry) which are appropriately located to provide amenity to residents.**	**Objective achieved** Utilities are functional to the size of units. The air conditioning units have been positioned on the roof and screened to minimise adverse air quality and noise impacts on dwellings.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.	No utilities indicated within the front setback or adjacent to the building entry. PV system on roof is flush with the roof and not visually obtrusive.
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.	Outcome achieved.
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.	AC condensers are located on roof of floor 3. These are required to be screened. Should DAP choose to approve the development, a condition of approval will be recommended ensuring these be screened from the street and adjoining properties.
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.	Laundries are located within individual units and are of an overall size and dimension that is appropriate to the size of the dwelling.

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Application for Development Approval

Five Multiple Dwellings

Lot 381 (No. 6) Alexander Road
Dalkeith

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1.0 Introduction

Lateral Planning acts for Universal United Investments Pty Ltd (**Client**), the owner of Lot 381 (No. 6) Alexander Road, Dalkeith (**Site**).

This Town Planning Report (**Report**) has been prepared in support of the enclosed Application for Development Approval (**Application**), which seeks approval from the Metro Inner District Development Assessment Panel (**DAP**) for the development of a 4-storey multiple dwelling development (**Proposed Development**). The Proposed Development incorporates:

- A total of 5 multiple dwellings:
  - 2 dwellings at ground level; and
  - 1 dwelling at each of the three upper storeys.
- 117m^2 of communal amenities;
- 10 ground level car parking bays (8 resident and 2 visitor); and
- 13% deep soil areas.

The development team which has assisted in preparing the Application is listed below.

DISCIPLINE	COMPANY
Client	Universal United Investments Pty Ltd
Architect	Space Collective
Town Planner	Lateral Planning
Landscape Architect	See Design Studio
Sustainability	Full Circle Design Services
Traffic Engineer	Shawmac
Waste Management	Talis



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2.0 Site Description

2.1 Location

The Site is located within the City of Nedlands, generally within the Nedlands / Dalkeith peninsular area. The Site is approximately 1km south-west of the Nedlands Golf Club, 750m north of the David Cruickshank Reserve, and 700m south-east of the John Leckie Pavilion. The general locality comprises large quarter-acre blocks set among wide, tree-lined streets. Allotments comprise large single houses, subdivided townhouses and multiple dwelling development, presenting a diverse residential product reflective of an area in transition.



Figure 1: Contextual Location

The Site is bound by existing residential properties to the north, east and south, and Alexander Road to the west. Nedlands Community Centre is located immediately south-east of the Site, forming a part of the mixed-use development positioned along Waratah Avenue. The street block contains several different built form examples, including single storey dwellings, multiple storey mixed use, 4 storey apartment development, grocery store and retail tenancies, double-storey townhouses and the Nedlands Community Centre.

Pedestrian movement is facilitated by a network of footpaths that extends throughout the locality. Public transport to and from the Site is provided via nearby bus stops 17640 and 17644, located approximately 100m south-east of the Site, providing connectivity to the Claremont bus port and railway station.

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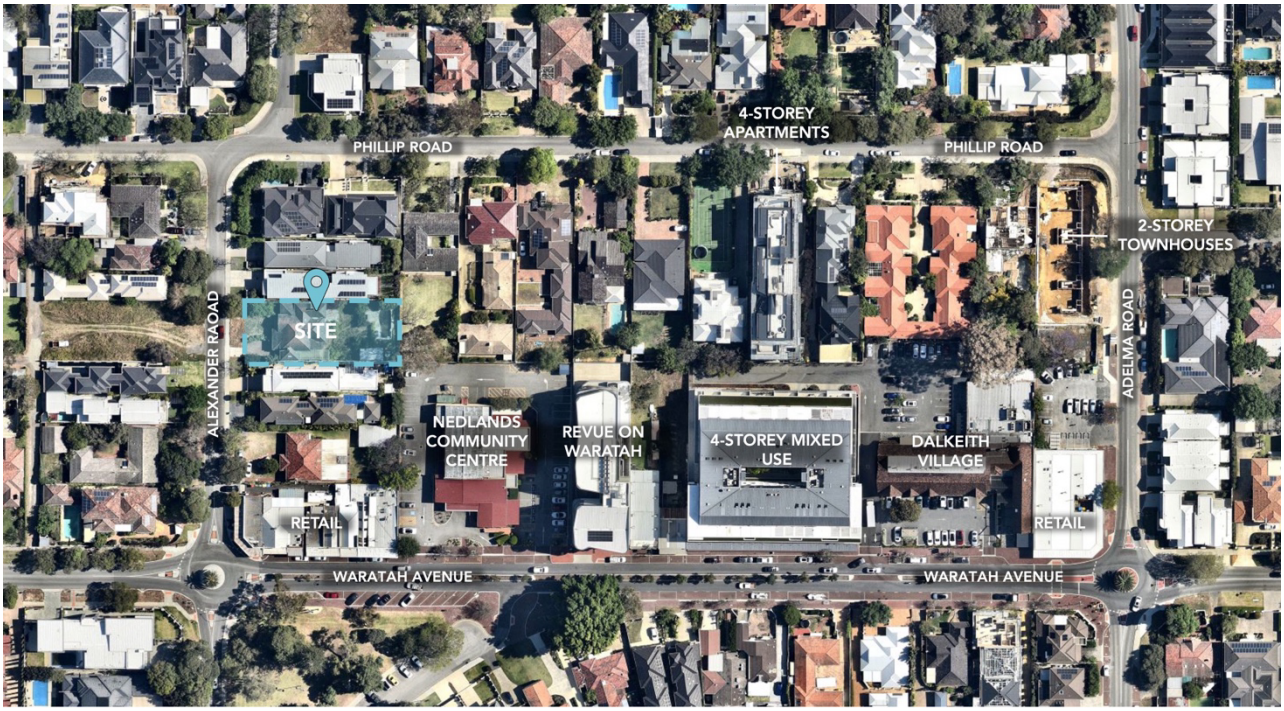

Figure 2: Site Location

2.2 Cadastral Information

The Site comprises a single land parcel, being:

- Lot 381 on Plan 3395, Certificate of Title Volume 1056 and Folio 279.

The Site has a total area of 1,012m^2, with a frontage of 20.04m to Alexander Road. Northern and southern lot boundaries have a dimension of 50.51m.



Figure 3: Site Plan

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3.0 Description of Proposed Development

The Proposed Development comprises a multi-generational, 4-storey Residential development at the Site. The Proposed Development comprises 5 dwellings, as below.

UNIT	LEVEL	AREA (M^2)	BEDROOMS	BATHROOMS	CAR BAYS
G01	Ground floor	154.6	3	3	2
G02	Ground floor	92.2	3	2	1
101	Level 1	464.3	8	8.5	2
201	Level 2	383.0	5	5.5	2
301	Level 3	117.5	3	3	1

The general locality is an area in transition, noting the increase in density of throughout the locality to R40 and R80. Existing development throughout Dalkeith shows little in terms of consistent design outcomes, presenting typical suburban streets with minimal cohesion or shared aesthetic (shown below).



Figure 4: Existing Residential Streetscape Examples

Through an exploration of the wider Nedlands and Dalkeith locality, Space Collective has identified consistent representation of 'art deco' themes, manifesting as soft edges, curved focal points, vertical features and strong horizontal lines. Each of these subtle design elements have been incorporated into the Proposed Development to ensure the development sits comfortably within the setting and is representative of the wider locality.

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Figure 5: Western Elevation of Proposed Development

Below is an overview of the key components of the Proposed Development.

3.1 Residential Dwelling Overview

The Proposed Development provides 5 generous dwellings, each of which promotes a high level of internal user amenity. Units G01, G02 and 301 are more 'traditional' dwellings, in that they are of a more common typology.

While the development has been purposefully designed for multi-generational living, each dwelling has been designed to operate independently in a view to maximise future adaptability. This is particularly important for dwellings 101 and 201 which occupy a full floorplate and can operate as independent penthouses.

Dwelling G02 is to be provided as a caretaker dwelling, while all remaining dwellings will be occupied by members of the same family. The building caretaker will be responsible for maintaining common landscaped spaces, implementation of the Waste Management Plan and day-to-day maintenance.

Each dwelling is provided with private open space which is accessible directly from primary and secondary living areas. The below table summarises the accessible and landscaped private open space allocated to each dwelling.

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	G01	G02	101	201	301
Area (m^2)	114	145	46	76	25

The outdoor living areas do not generate any privacy issues for adjoining properties, however, substantially improve streetscape engagement and surveillance.

3.2 Common Amenities

Communal open space and internal amenities are provided at the rooftop level, occupying approximately two-thirds of the upper level. In total, 117.7m^2 of communal amenities are provided, being a rate of 23.54m^2 per dwelling. The communal amenities area includes:

- Yoga room / gymnasium;
- Massage room;
- Sauna and changing facilities;
- Kitchen, dining and living space;
- Outdoor sun deck; and
- Pool.

Figure 6 below is an artist impression of the rear pool area, showing the secluded ambiance of the common space delivered through thoughtful architectural and landscape design. It is worth noting at this stage that common amenities are not required for this development.



Figure 6: Communal Open Space

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4.0 Design Review

As part of early design development, the project team has presented to the City's Design Review Panel on two occasions. Feedback on the proposal has generally be supportive, with guidance given on managing scale through additional built form articulation.

Copied below are the 'strengths' of the proposal, as provided by the Design Review Panel.

- *Comprehensive presentation.*
- *Interesting inter-generational living typology.*
- *Inclusion of services and utilities location, including fire tanks and pumps.*
- *The increased setback of the 4th floor from the southern boundary contributes to reduced bulk and decreased overshadowing.*
- *A curve has been added on the south west corner which softens the front elevation and a recess has been added on the south façade both of which provide a more cohesive aesthetic.*
- *The entrance experience to the rear ground floor apartment has improved.*
- *The increased size and extent of the front facing balconies is positive.*
- *Landscape professional appointed with generous deep soil provision, generous planting in front setback and generally thoughtful landscape design.*
- *100% cross ventilation and high levels of north facing solar access.*
- *Streetscape engagement and passive surveillance have improved through direct streetscape access for the ground level unit, the ground floor alfresco design and increased balcony widths.*
- *Internal floor plans are generous and functional.*
- *External materiality is improved and makes some reference to local character.*
- *ESD professional appointed, a comprehensive ESD report including a Life Cycle Assessment and initiatives which exceed minimum requirements (no gas / all electric, EV charging, 30kW solar panels).*
- *Natural light to lift lobby.*
- *Parking concealed from view from public realm in centre of site.*
- *Generous communal facilities for residents.*

The Panel has provided the following assessment of the proposal:

SPP 7.0 PRINCIPLES	DRP1	DRP2
Principle 1 – Context and Character		
Principle 2 – Landscape Quality		
Principle 3 – Built Form and Scale		
Principle 4 – Functionality and Build Quality		
Principle 5 – Sustainability		
Principle 6 – Amenity		
Principle 7 – Legibility		
Principle 8 – Safety		
Principle 9 – Community		
Principle 10 – Aesthetics		

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5.0 Town Planning Considerations

5.1 Metropolitan Region Scheme

5.1.1 Zones

The Site is included within the 'Urban' zone pursuant to the Metropolitan Region Scheme (**MRS**). Land to all side of the Site is similarly included within the Urban zone.

5.1.2 Reserves

No MRS reservations are within or abut the Site.

5.2 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment (**SPP7.0**) sets out the objectives, measures, principles and processes which apply to the design and assessment of built form proposal throughout the State.

To assist with design development, the project team met with officers of the City and its Design Review Panel on several occasions prior to lodgement. Our engagement with the City has explored basic built form massing, interaction with surrounding development, streetscape engagement, internal design and amenity, communal areas and street scape design.

We have included below a high-level assessment of the proposal against the 10 design principles of 'good design', demonstrating the high level of architectural and urban design quality.

CONTEXT AND CHARACTER	
	The proposed development has been designed with keen sensitivity to the local context, particularly emphasising a scale that respects nearby properties. The design integrates into the established fabric, contributing positively to the distinctive character of the locality. The selection of materials and construction details further enhances local distinctiveness. This approach aligns with the future character of the area, delivering appropriate built form density, compatible with promoted population growth and sustainable infrastructure considerations. The focus on site-specific responses ensures a respectful adaptation to the existing landscape, reinforcing the commitment to a development that becomes an integral part of its evolving context.
LANDSCAPE QUALITY	
	Landscape design response has focused on responding to its verdant surrounds with thoughtful and abundant plantings. The unique character of Dalkeith has informed the visual language of the garden space, with a focus on layered texture and foliage along with welcoming curved forms to create a place appropriate modern take on the Art Deco architecture of Dalkeith. Aligned with good design principles, all spaces are designed to be attractive, comfortable, and vibrant, contributing vitality to the development. The landscaping strategy carefully considers water and soil management, solar access, and habitat creation. The integration of hard and soft landscape elements aims for well-designed, engaging spaces that enhance local identity. The design ensures optimal amenity, functionality, and weather protection.

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BUILT FORM AND SCALE



The proposed development is 4-storeys in height and has been carefully designed to integrate harmoniously with the surrounding built environment. The height and massing are appropriate in this location and achieve a seamless transition between existing development and the future urban character of the Alexander Road sub-precinct. The design of the southern elevation has been extensively considered to mitigate negative offsite impacts and maintain a high level of amenity to the adjoining areas of private open space and primary living areas. Horizontal articulation, materiality changes and stepped setbacks reduce visual bulk, enhance the building's relationship with the streetscape, and reinforce a human scale at ground level. These design measures ensure the development respects the local context while contributing positively to the future vision for sustainable residential density.

FUNCTIONALITY AND BUILD QUALITY



Functional spaces are tailored to their intended purpose, fostering positive relationships between different areas and facilitating ease of use. The design prioritises flexibility and adaptability, accommodating all potential future requirements without major modifications. Emphasis on high build quality involves the use of durable materials and finishes, ensuring resilience to wear and tear while minimising maintenance needs. The proposal considers the full life cycle and addresses potential climate change impacts, reflecting a commitment to long-term sustainability. The integration of services is seamlessly executed, ensuring they enhance rather than detract from the appearance, functionality, and serviceability of the final development.

SUSTAINABILITY



As set out within the Sustainability Report, the development is targeting a 7.5 Star NatHERS rating. Passive environmental design measures respond to local climate and site conditions, emphasising optimal orientation, shading, thermal performance, and natural ventilation. The project minimises energy use, resource consumption, and operating costs over its life-cycle.

AMENITY



Each apartment is thoughtfully designed with generous internal living spaces that provide comfort, functionality and adaptability for modern living. Complementing the internal proportions, are outdoor areas which have been designed to encourage outdoor pursuits. The overall layout of the development, including the internal and outdoor spaces have been strategically designed to maximise sunlight penetration, privacy as well as the integration of shading elements to ensure usability and comfort throughout the year.

LEGIBILITY



The architectural layout achieves intuitive wayfinding, with a clear delineation of the public and private realms. Visual cues, interconnected routes and particular design elements foster a sense of orientation, seamlessly integrating with the built form.

Pedestrian and vehicle access has been separated to ensure safety of residents and guests, and to provide a simplified entry sequence for visitors. Access to both ground level dwellings has been provided by way of separate, secure entries. Importantly, entry of G02 is taken via the delineated pedestrian way, offering a private and meaningful entry into the courtyard area.

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SAFETY
The development maximises opportunities for passive surveillance in public and communal areas, ensuring well-lit and secure access points that are easily maintained and appropriate to the development's purpose. The design establishes a positive and clearly defined relationship between public and private spaces, addressing the need for optimal safety and security within the development and its connection to the adjacent public realm. Vehicular transport routes are carefully designed to integrate safety requirements in a way that mitigates negative impacts on pedestrian amenity.
COMMUNITY
At ground level, the development establishes a welcoming and landscaped interface that enhances the pedestrian experience along Alexander Road, creating a sense of openness and connection to the surrounding streetscape. At upper levels, private and communal open spaces provide opportunities for interaction and relaxation while ensuring passive surveillance and engagement with the street below.
AESTHETICS
Drawing from the existing art deco heritage and design language of Dalkeith, the proposed development seeks to contribute to the design excellence of the community. The dynamic façade provides articulated an articulated and engaging presentation of the built form that is sympathetic to the existing and intended future context.

5.3 City of Nedlands Local Planning Scheme No. 3

5.3.1 Zoning

The Site is included within the 'Residential' zone of the City of Nedlands Local Planning Scheme No. 3 (**LPS3**). Land to the north, east, south and west is included within the Residential zone; land to the south-east is included within the Mixed-Use zone.

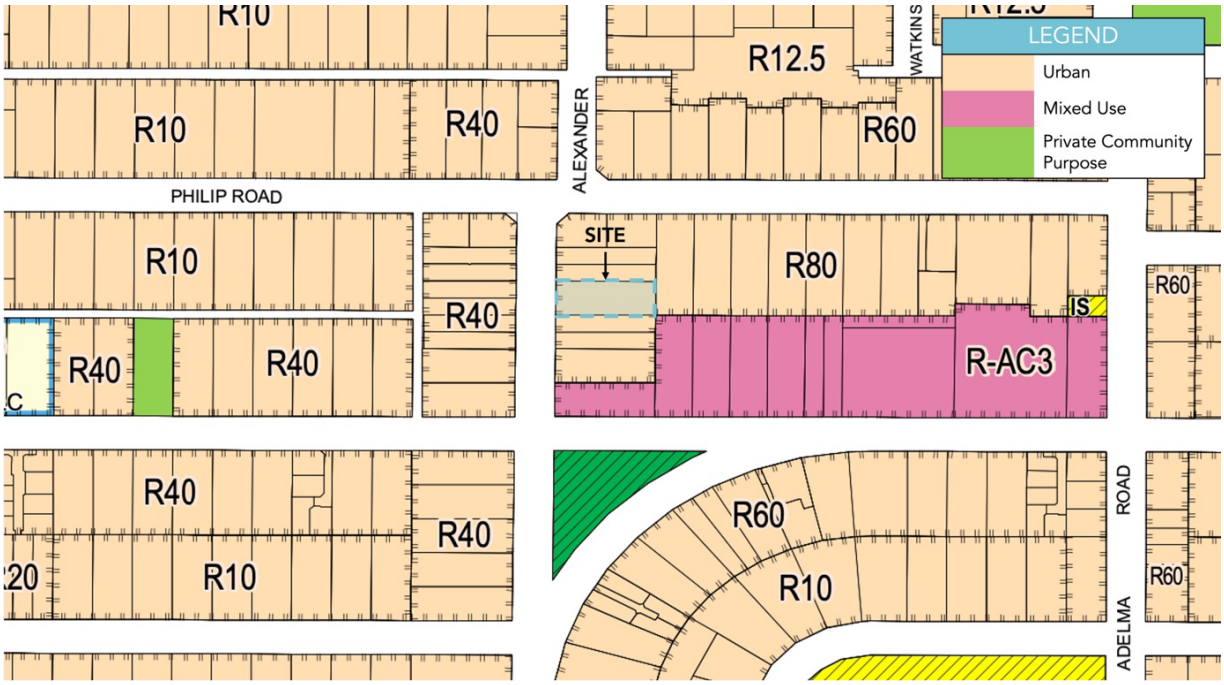

Figure 7: Local Planning Scheme No. 3 Zoning

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The Site is allocated a residential density code of R80. Land to the north, east and south is similarly allocated the R80 density; land west is allocated R40; land to the south-east is R-AC0.

Table 2 of LPS3 sets out the Objectives of the Residential zone, as follows:

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

The proposed development supports the zone objectives by offering a unique multigenerational living model that promotes aging in place and family cohesion while ensuring flexibility for future occupancy. The high-quality design incorporates generous landscaping, setback articulation, and carefully selected materials to manage bulk and scale, enhancing the streetscape and integrating with the surrounding area. Communal facilities provide shared amenity, reinforcing the development high standard and community focus of the development. Although solely residential, the design aligns with the intent of the Residential zone by maintaining compatibility with the character of the locality and providing adaptable housing options.

5.3.2 Land Use Permissibility

The Application seeks approval for the 'Residential' land use. Within the Residential zone, the Residential land use is Permitted (P).

The Residential land use is not defined within LPS3, however, is included within the zoning table.

5.4 Residential Design Codes Volume 2

Volume 2 of the Residential Design Codes (**R-Codes**) is applicable to Application. A complete assessment is included as an attachment to this Report. Where an element of the R-Codes is varied by the City's planning framework, those elements are considered separately at section 5.5 of this report.

The need for Element Objectives assessment for aspects of the Proposed Development are extremely limited; the Proposed Development is generally compliant with Acceptable Outcomes. However, comment has been provided for each Element Objective and Acceptable Outcome in the attached R-Codes assessment.

We have considered plot ratio below, noting plot ratio is not amended through the City's local planning framework.

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5.4.1 Plot Ratio

Permitted plot ratio for the R80 density is 1.0:1, being 1,012m^2 of plot ratio floor area. A plot ratio of 1.18:1 is proposed, being 1,201.3m^2 of plot ratio floor area or a 18% variation to the primary controls.

Given the atypical nature of this multi-generational development, plot ratio is not an accurate representation of the overall or actual bulk of the Proposed Development. This is particularly evidence when considering that a traditional multiple dwelling development would incorporate additional areas which would be excluded from calculation (e.g., storerooms, corridors and lobbies etc.). Simply put, the internal layout of the Proposed Development is more efficient than a comparable development incorporating, for example, 4 dwellings per floor which would require additional storerooms, corridors and lobbies.

The 18% variation represents 189m^2 of plot ratio floor area, which, in our view, does not have a meaningful impact on overall bulk. Overall building mass is managed through articulation and a careful consideration of siting on the Site. The upper level has been recessed and presented in a recessive colour pallet to reduce overall visual prominence.

The proposed scale of the development is consistent with the future scale of development in the locality, promoted through the Precincts Policy which specifically contemplates development to 4 storeys where 2-hours of sunlight is provided to adjoining sites. This has been achieved.

In our view, as the Proposed Development successfully manages potential off-site impacts within the Site (e.g., overlooking, overshadowing), does not seek to vary setbacks and satisfies all qualitative criteria (e.g., natural ventilation, solar access, room sizes etc), the development presents as an acceptable development response for the Site

5.5 City of Nedlands Local Planning Policies

5.5.1 City of Nedlands Local Planning Policy 5.14 – Precincts

The City of Nedlands Local Planning Policy 5.14 – Precincts (**LPP 5.14**), adopted in August 2024, provides built form requirements to response to the unique context of various precincts and promote design quality of new development in the City of Nedlands.

LPP 5.14 replaces or augments the following Acceptable Outcomes of R-Codes Volume 2:

- Building Height;
- Minimum Primary Street Setback;
- Minimum Secondary Street Setback;
- Rear Setback; and
- Boundary Walls.

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Under the provisions of LPP 5.14, the Site is located in the 'Waratah' precinct and the 'Alexander Road' sub-precinct. The following table provides an assessment of the development against the 'Primary Controls' applicable to the Alexander Road sub-precinct, noting the footnotes have also reproduced below:

	Required	Proposed
Building Height[3]	*3 storeys*[1]	4 storeys
Min. Primary Street Setback [2, 4, 5]	*Ground & 1st Storey: 5m* *All other storeys: 6m*	Ground & 1st Storey: 5.5m All other storeys: 5.5m
Min. Secondary Street Setback[5]	*2m*	N/A
Min. Side Setback	*Ground & 1st Storey: 2m* *All other storeys: 3m*	Ground: nil (north); 2m (south) 1st storey: 2m (north); 2m (south) 2nd storey: 3m (north); 3m (south) 3rd storey: 3.7m (north); 5m (south)
Rear setback [6, 10]	*Avg: 6m* *Min: 3m*	6m
Boundary walls [7, 8, 10]	*1 storey* *2/3 the length of the lot boundary behind the front setback line* *3m behind the primary setback line* *1 side boundary only OR 2 side boundaries*[9]	1 storey <2/3 of the lot boundary behind the front setback line >10m behind primary setback line. Up to 1 side boundary only.

1. *Additional storey can be considered where it is demonstrated that the proposal allows for 2 hours per day solar access on 21 June for existing solar panels and primary garden areas on neighbouring properties.*
2. *Minimum primary street setback may be reduced by up to 2m, provided the area of any building (including a garage or unenclosed balcony) encroaching into the setback areas is compensated for by at least an equal area of open space (of which 50 per cent is provided as deep soil) that is located between the setback area and a line drawn parallel to it at twice the setback distance.*
3. *On a development site where basement parking is proposed, additional building height of up to 1.5m may be considered by the City, where there is minimal adverse impact on the streetscape and amenity of adjoining properties.*
4. *Provisions of the R-Codes relating to the primary street setback of carports apply. Primary street setbacks referred to in Table B and Table 3.3a of the R-Codes Volume 1 are replaced by the setbacks within this Policy.*
5. *Reduced setbacks may be considered where a significant existing tree is retained on site. An Arboriculturist report is to be provided to demonstrate the building location will not harm the long term viability of the tree.*
6. *For the purpose of assessing average setbacks, lot boundary walls and patios are to be included. Refer to Appendix 1 – Rear Averaging Methodology.*
7. *Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code.*
8. *Walls may be built up to a lot boundary where it abuts an existing or simultaneously constructed wall of equal or greater proportions. For R40, R60 and R80 lots the wall is to be located a minimum 3m behind the primary street setback line.*
9. *Boundary walls may be built up to two side boundaries where a minimum 20 per cent deep soil area is provided OR 15 per cent deep soil area where a significant existing tree is retained on site.*
10. *Boundary setbacks will also be determined by provisions for building separation, deep soil and visual privacy with R-Codes Vol. 1 and Vol. 2, and building separation provisions of the National Construction Codes. (see 5.3 of this Policy for further building separation guidance).*

As demonstrated in the table above, the proposed development is largely compliant with the primary controls, apart from a 0.5m setback primary street setback variation at the 2nd and 3rd storeys. We have considered the merits of proposed variations below.

<u>Building Height</u>

The nominal building height for the Alexander Road sub-precinct is 3 storeys; Note (1) permits consideration of an additional storey where more than 2 hours of solar access is provided to solar panels and primary garden areas on adjoining properties on 21 June.

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As the Proposed Development has an overall height of 4 storeys, regard is to be given to the solar access of the southern neighbour. It is worth noting that the R-Codes do not include provisions relating to the extent of shadow cast over an adjoining property for the R80 density. In this regard, the extent to which the planning framework requires consideration of solar access is limited to Note (1) in LPP 5.14 – being 2 hours of solar access on 21 June.

Figure 8 below shows the massing of the Proposed Development which has been designed to provide the following solar access outcomes of the southern adjoining dwelling:

- Existing solar panels: 6 hours of direct sunlight on 21 June.
- Northern outdoor living area: 4 – 6 hours of direct sunlight on 21 June.
- Eastern outdoor living area: minimum of 2 - 6 hours of direct sunlight on 21 June.



Figure 8: Solar Access Diagram

Having regard to the analysis undertaken by Space Collective, overall massing of the Proposed Development provides more than 2 hours of daylight access. As the fourth storey may be considered, Space Collective has undertaken further detailed analysis of the actual impact of the additional storey. Additional modelling has been provided in the architectural report and reproduced below, demonstrating the beneficial amenity impact to the southern property delivered through site planning.

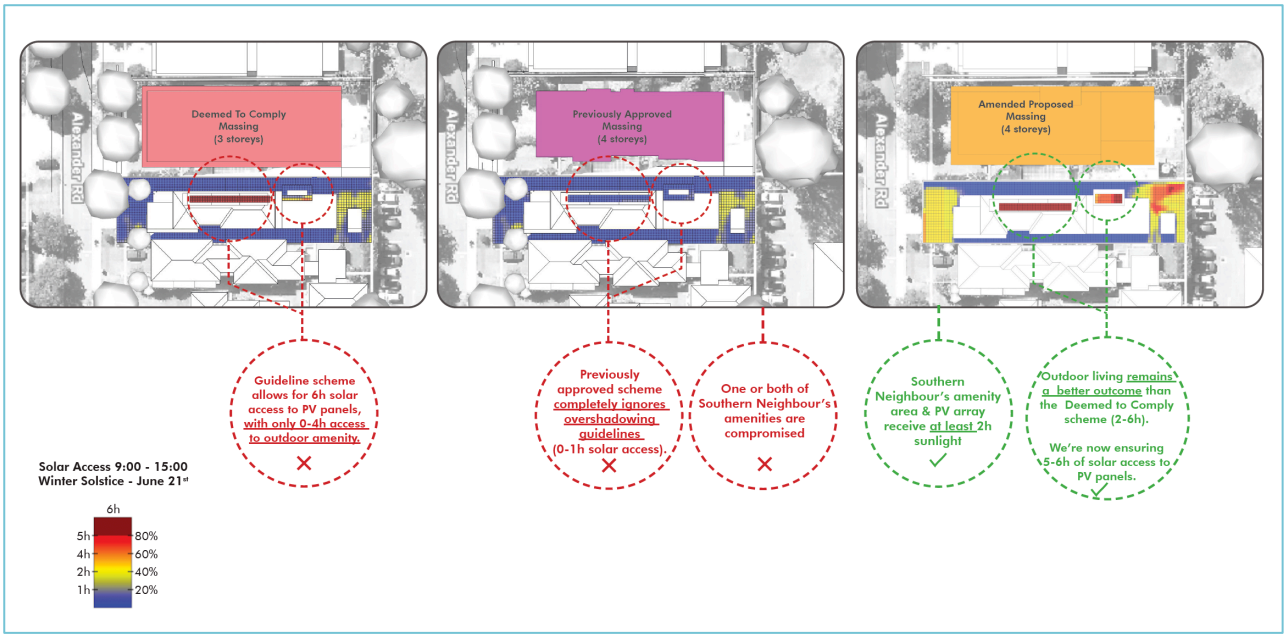

Figure 9: Solar Access Development Scenario Comparison

1. **Scenario 1 (left):** Models a three-storey development with boundary setbacks that comply with the Primary Controls, resulting in very limited sunlight access to the outdoor living area of the southern neighbour.
2. **Scenario 2 (centre):** Models the previously approved four-storey development at the Site. The previous approval provided very limited solar access to the neighbour's solar panels and northern outdoor living area.
3. **Scenario 3 (right):** The current Proposed Development as provided for in the attached Development Plans. As shown, the massing provides 5 – 6 hours of solar access to the solar panels and up to 6 hours of solar access to the northern outdoor living area.

Modelling demonstrates that the site planning and massing of the Proposed Development provides solar access into the southern neighbouring property which exceeds a deemed-to-comply outcome. This is particularly important when recognising that development at the R80 density is generally not required to consider overshadowing or daylight access.

Our consideration of daylight access has not been limited to solar panels; we have also considered the positioning on living areas and outdoor living areas of the southern dwelling. A floorplan for the southern dwelling is included within the architectural package and identifies:

- No bedrooms are provided adjoining the common boundary. All bedrooms within the southern dwelling are oriented south;
- The rear dining / living area is oriented north, however, is set back from the common boundary approximately 4m. The rear dining and living area adjoin a covered outdoor living area which restricts daylight access;

- The Proposed Development incorporates an additional set back from the common boundary to maximise daylight access.

While daylight access to the southern owner can be considered as the first hoop for the consideration of a 4 storey development, it is also necessary to explore bulk, scale and overall suitability of the development response to the locality.

The proposed development demonstrates a carefully considered approach to bulk and scale, ensuring compatibility with the local context while delivering a high-quality design outcome. The southern elevation has been carefully articulated, featuring increased setbacks and strategic cutouts to minimise overshadowing and preserve the amenity of the adjoining southern property. These design measures effectively balance the need for additional density with the preservation of neighbouring amenity.

Compared to a compliant three-storey development or the previously approved design, the current proposal significantly reduces overshadowing impacts. This is achieved through thoughtful massing and an enhanced design approach that integrates an additional storey while maintaining a cohesive and balanced architectural form. The upper level is purposefully recessive, using a subdued colour palette and increased setbacks to visually reduce its prominence and soften its impact on the streetscape.

Further enhancing the design, the materiality of the development has been carefully selected to provide a high-quality streetscape appearance. A mix of durable and visually appealing materials contributes to a contemporary aesthetic while integrating seamlessly with the surrounding neighbourhood art-deco character. The public-facing elevation is animated by balconies that span the full width of the façade, introducing depth and reducing visual bulk while offering active and engaging interfaces with the street.

Overall, the proposed design reflects a highly responsive and refined approach to the opportunities and constraints of the Site. The Proposed Development achieves a sensitive integration of increased density while respecting the established neighbourhood character, ensuring that the bulk and scale of the development are suitable for the locality.

In this regard, we are of the view the height of the Proposed Development maintains amenity of the southern neighbour and presents an overall bulk and scale which is consistent with the streetscape. On this basis, we are of the view the 4-storey building height is capable of support.

<u>Primary Street Setbacks</u>

The Proposed Development seeks a variation to the upper-level (second and third storeys) primary street setback, proposing 5.5m in lieu of 6.0m.

The proposed setbacks for the development represent a well-balanced design response, ensuring a high-quality streetscape while addressing the scale and visual presence of the building

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along Alexander Road. The ground and first storeys are set back 5.5m, exceeding the minimum requirement of 5.0m. This additional setback enhances the pedestrian experience by creating a more generous interface with the street, which, combined with increased ground-level landscaping, contributes to a lush, green streetscape. The inclusion of additional tree canopy not only softens the appearance of the development but also mitigates the perception of bulk, adding to the visual and environmental quality of the public realm.

The second and third storeys also adopt a 5.5m setback to their balcony balustrades, with the habitable spaces set back a minimum of 6.9m, exceeding the required upper-level setback. Furthermore, the roofline of the upper level is recessed to a 6.9m setback, strategically reducing its visibility and the overall bulk of the development when viewed from the street. The design incorporates a darker material palette for the upper level, purposefully selected to create a recessive effect and reduce its visual prominence. This, paired with thoughtful articulation, establishes a balanced and layered façade that is sympathetic to the existing streetscape.

The minor reduction in the balcony setbacks for the upper levels does not result in adverse impacts, such as overshadowing or overlooking, due to the generous setbacks of the habitable spaces and the intentional design measures to minimise these effects. By ensuring a consistent 5.5m balcony setback for all levels, the development maintains a cohesive architectural language, avoiding abrupt transitions in form and scale.

Overall, the proposed setbacks and landscaping enhancements deliver a design that respects the site's constraints, improves the streetscape experience, and aligns with the broader objectives of creating a high-quality and visually appealing residential environment.

As such, the variation to the primary street setback for the upper levels is an appropriate response and capable of support.



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6.0 Technical Consultant Inputs

6.1 Landscape Architect

See Design Studio has been engaged to develop the landscaping strategy for the Proposed Development which has received consistent support from the Design Review Panel. The landscape design has taken ques from the landscaped Dalkeith locality and art deco architectural language of existing development.

The landscaping plan provides 13% deep soil throughout the ground level. Deep soil areas are provided within the front and rear setback area, allowing implementation and maturation of vegetation. Through the generous spaces allocated to deep soil, the landscaping strategy allows for significant tree canopy which will complement the surrounding streetscape.



Figure 10: Landscape Concept

6.2 Environmentally Sustainable Design

Full Circle Design Services has prepared a comprehensive Sustainability Strategy in support of the Application. The Sustainability Strategy is attached to this Report. The sustainability strategy has been developed having regard to four key themes: *healthy living, minimised carbon footprint, sustainable transport, and future resilience*.

Key sustainable features include on-site photovoltaics and batteries, a high-performance building envelope, electric vehicle infrastructure, native planting, and a fossil-fuel-free operation. The project exceeds the City of Nedlands LPP 1.3 *Sustainable Design* standards by mitigating the

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urban heat island effect, incorporating water-efficient appliances and waterwise planting, facilitating EV use, and establishing a renewable energy embedded network.

These measures collectively provide significant environmental benefits, future-proof the development, and enhance the quality of life for residents. The table below provides a summary of the proposed sustainability features of the development.

Design Feature	Benchmark Performance	Verification Method	Healthy Living	Building Footprint	Climate Resilience	Sustainable Transport
EV Facilitation	Dedicated EV DB, Capacity to service 5 bays.	Design documents		X		X
Brown Field Development	100% Site previously developed, improved ecology score	Design documents	X	X	X	X
Efficient Envelope	Improvement over BCA 2022	Building License Report	X	X	X	
Acoustic Performance	Design report and performance verification at completion.	Report	X			
Native Planting	Demonstrate 30% reduction in water use against Green Star Standards	Report at Building License		X	X	
Fossil Fuel Free Site	No fossil fuels for domestic hot water, cooking or heating	Design documents		X	X	
Envelope Pressure Test	Test 10% of building apartment envelope	Report at practical completion.	X	X	X	
Renewable Energy	Potential for Solar PV Panels and onsite storage	Performance Specification		X	X	
Urban Heat Island	Achieve 75% of site with a 3-year SRI of 64 or greater	Design documents	X	X	X	
Waste Plan	Waste store to allow for three streams	Design documents		X		
Embodied Energy	Target 20% reduction in life cycle footprint, as demonstrated with comparison to similar buildings	Memo at Building Licence		X	X	
Water Efficiency	WELS rated fittings – Within 1 Star of best available	Design documents		X	X	
Low Toxicity Materials	Utilise low VOC and formaldehyde internal finishes, adhesives and sealants.	Material review at Building License	X			
Low Carbon Materials	Utilise R32 Refrigerant and improved materials to improve upfront carbon by 20%	LCA Report at Building License		X	X	
Natural Ventilation	Comply with AS 1668.4 for natural ventilation to all apartments	Report at Building License	X	X	X	
Operational Footprint	20% reduction in operational energy through envelope and services. Facilitate NABERS certification in future.	Report at Building License		X	X	

Figure 11: Summary of Sustainability Strategy

6.3 Traffic Engineer

A Traffic Engineering Technical Note has been prepared by Shawmac, which focuses primarily on the capacity of the road network, vehicle trip generation and functionality of the parking layout. A Technical Note is the appropriate level of advice noting the development will generate a low traffic volume. In this context, the Technical Note concludes as follows:

- *The existing road network will have sufficient capacity to accommodate the traffic generated by the development and no modifications are required.*
- *The proposed crossover achieves the required sight distance to vehicles in all directions.*

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- *The required truncations at the driveway are mostly achieved but are slightly reduced by the boundary fence to the south. The minor encroachment is not considered a major issue for various reasons, including:*
    - *The pedestrian path on the development side of Alexander Road is adjacent to the kerb and not along the property boundary. Vehicles exiting the site will sit mostly within the verge and will have sufficient visibility to pedestrians before crossing the footpath.*
    - *Based on the building entry point and obstructions within the verge area (trees, signs, light poles), it is highly unlikely that pedestrian will walk in the area of the visual truncation.*
- *The provision of 8 residential parking bays and 2 visitor parking bays satisfies the minimum parking requirements of the Residential Design Codes Volume 2.*
- *The development proposes 4 resident and 1 visitor parking space for bicycles on the ground floor. The bicycle parking provision meets the minimum requirements.*
- *A review of the parking concludes that the layout complies with Australian Standards.*
- *The crash history does not indicate any issues with the road network. The traffic generated by the site will be low and is unlikely to increase the risk of crashes to unacceptable levels.*
- *The existing external path network is considered to be adequate.*
- *The existing public transport services are considered to be adequate.*

While the potential impact of the development is low, the Technical Note has summarised the comprehensive assessment which has been undertaken to demonstrate the suitability of the Proposed Development

6.4 Waste Management Plan

A Waste Management Report has been prepared for the development, addressing the generation, storage and collection of waste from the Proposed Development. The Waste Management Report deals with general refuse, recyclables and FOGO, demonstrating that the design:

- adequately caters for the anticipated volume of waste to be generated;
- provides an adequately sized Bin Storage Area, including appropriate bins; and
- allows for efficient collection of bins by appropriate waste collection vehicles.

Anticipated weekly waste generation rates at included at section 2.3 of the Waste Management Plan, summarised below.

APARTMENT	REFUSE GENERATED (L)	RECYCLABLES GENERATED (L)	FOGO GENERATED (L)
Three Bedroom (x3)	360	360	120
Five Bedroom (x1)	120	120	40
Seven Bedroom (x1)	120	120	40
TOTAL	**600**	**600**	**200**

The anticipated weekly waste generation can be accommodated within the bin store provided at ground level. The Waste Management Plan concludes as follows:

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As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

- *Five 240L refuse bins, collected once each fortnight;*
- *Five 240L recycling bins, collected once each fortnight; and*
- *One 240L FOGO bin, collected once each week.*

The City will collect refuse, recyclables and FOGO from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the Bin Presentation Area on Alexander Road.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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ALEXANDER ROAD

DALKEITH



Landscape Architecture

Development Application Report

09.09.2025

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Acknowledgment of Country



See Design Studio operates in Walyalup (Fremantle) on Whadjuk country of the Noongar nation.

We pay our respects to their Elders past and present and recognise their ongoing care for and connection to the land that we are working on.

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Site Context



Legend

- The Site
- Bus route
- Shared use path
- Eateries and small businesses
- Playground
- Indian Ocean
- Sports Facilities
- Public parks and reserves

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Site Analysis



Legend

- The Site
- Bus route
- Bus stop
- Food and beverage
- Public open space
- Eateries and small businesses
- Existing street tree

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CONCEPT DIAGRAMS

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Landscape Character



Green Suburb

Dalkeith is a leafy suburb with many mature trees and established gardens. The planting design for Alexander Road will respond to it's verdant surrounds with thoughtful and abundant plantings. Species will be a mix of native water wise species and iconic sculptural plants to create a unique and distinctive planting palette



Unique Character of Dalkeith

The Art Deco architecture of Dalkeith will inform the visual language of the garden space at Alexander Road. A focus on layered texture, materials and foliage along with welcoming curved forms will create a place appropriate modern take on this heritage style.

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Ground floor design imagery

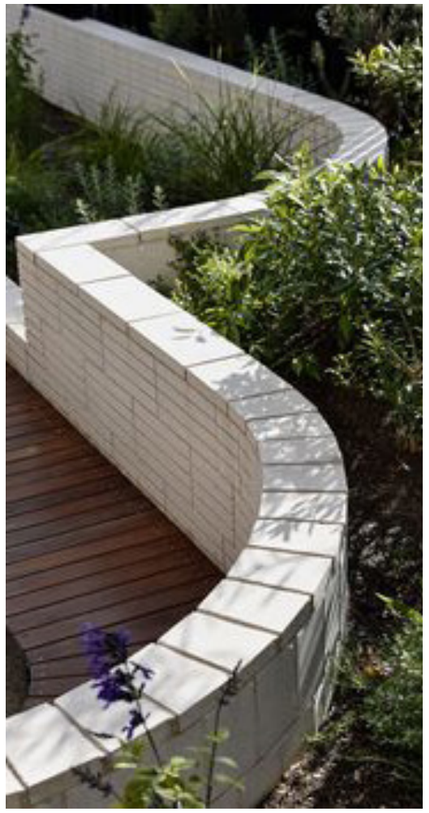




layering



sculptural planting









curved forms

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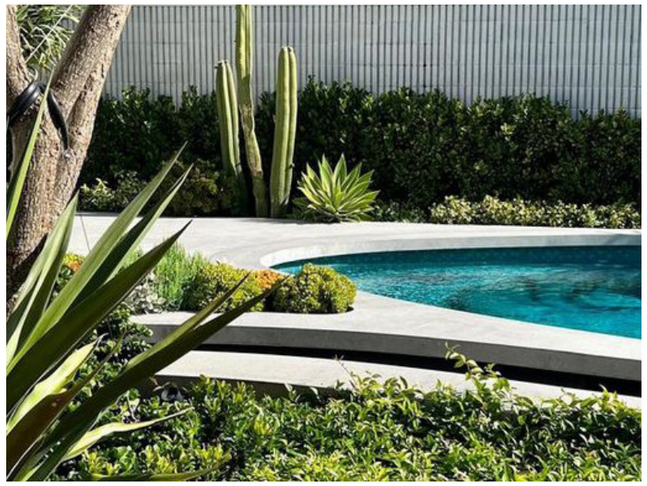
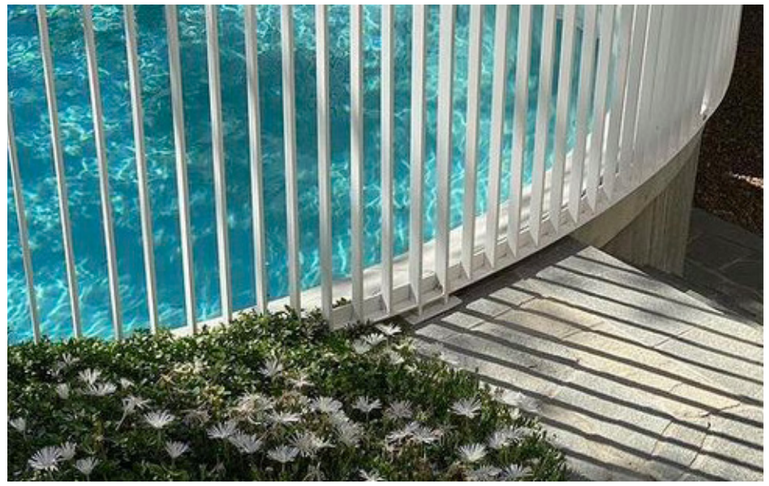
Podium design imagery



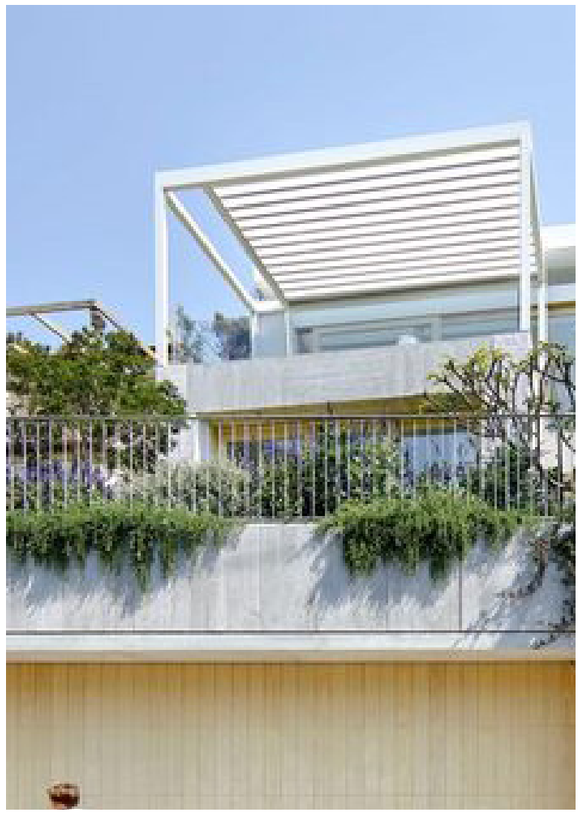


contemporary fencing



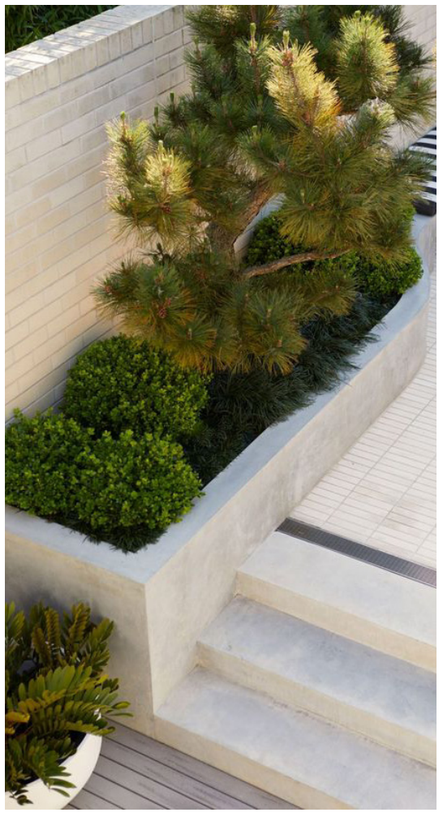


built in planters





trailing plants



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Ground Floor Landscape Plan



Legend

01 Main Pedestrian Access
02 Driveway
03 Verge Garden
04 Private Courtyard
05 Parking Bay
06 Privacy Wall / Fence
07 Relaxation Zone
08 Outdoor Dining
09 Outdoor Shower
10 Water Feature
11 Eureka Lemon Tree

1:200 @ A3

N

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1st Floor Landscape Plan



Legend

01 Pots to divide juliette balcony
02 Courtyard/Terrace
03 Living Area Balcony
04 Perimeter Planting
05 Screening (to match front fence)

1:200 @ A3

N

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2nd Floor Landscape Plan



Legend

01 Living Area Balcony
02 Terrace
03 Perimeter Planting

1:200 @ A3

N

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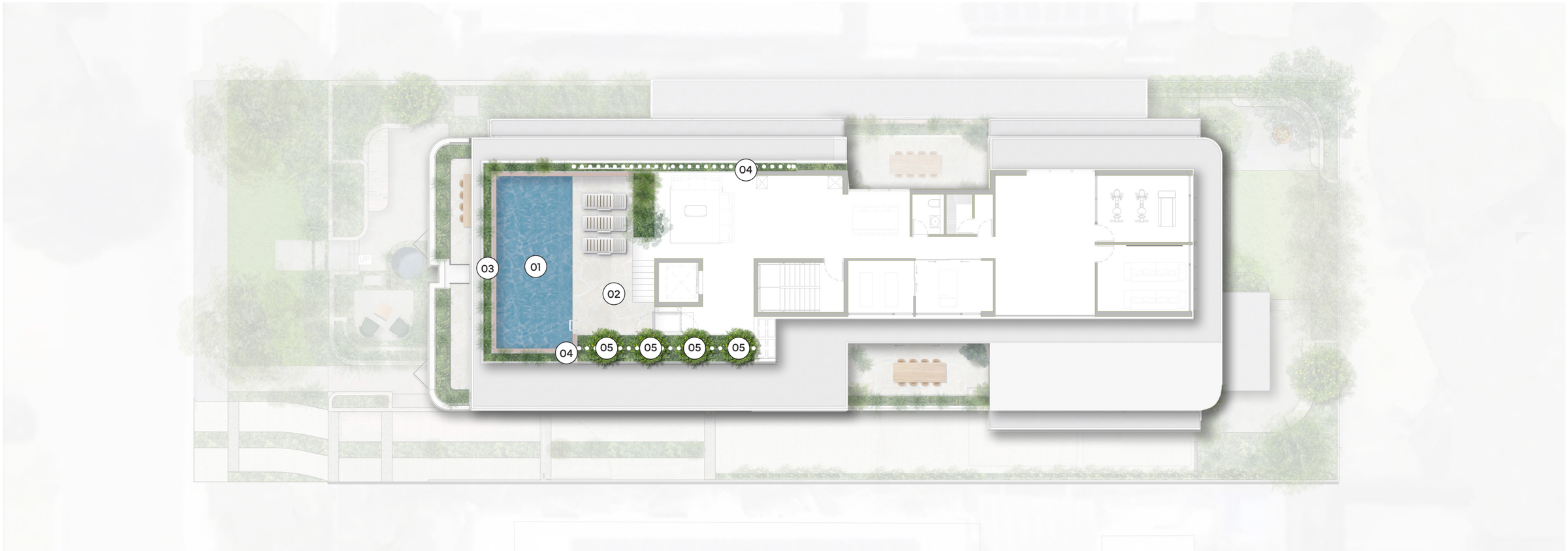
3rd Floor Landscape Plan



Legend

01 Pool Zone
02 Sun Deck
03 Perimeter Planting
04 Private Screening
05 Meyer Lemon Tree

1:200 @ A3

N

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Landscape Visualisations



View 1 - Street View



View 2 - Main Pedestrian Access



Species Selection Indicative species utilised in visualisations. Refer to selections for proposed materials and planting species

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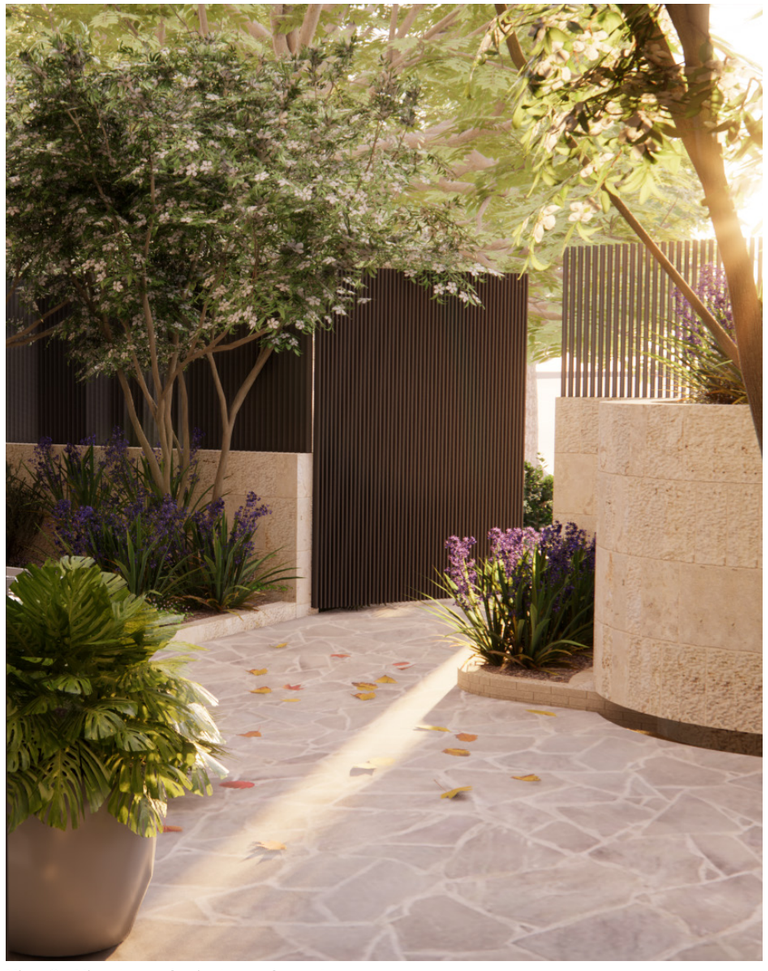
Landscape Visualisations



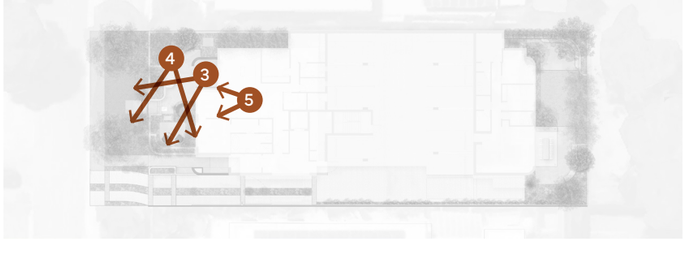
View 3 - View toward private garden gate



View 4 - View toward relaxation zone



View 4 - View from kitchen / dining, looking outside



Species Selection Indicative species utilised in visualisations. Refer to selections for proposed materials and planting species

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SELECTIONS

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Material Palette

Surface Treatments



Material: Accoya timber deck

Colour: Natural

Finish: Natural



Material: Scala - Eco outdoor crazy pave

Colour: Natural

Finish: Natural

Unit size: Varies



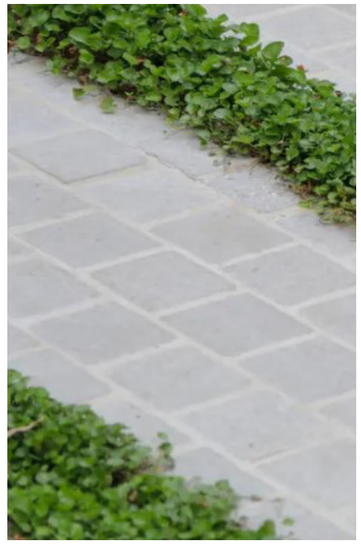
Material: Summerstone fines stabilised gravel

Colour: Natural



Material: Exposed aggregate concrete

Colour: Corsica



Stone Cobble
Supplier: Eco Outdoor
Colour: Garonne

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Material Palette

Wall Treatments



Material: Natural Limestone
Colour: Natural
Unit size: TBC



Material: Concrete
Colour: Grey
Finish: Smooth



Material: Steel blade fencing
Colour: TBD



Material: Rendered wall
Colour: TBD

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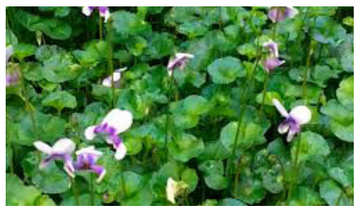
Ground Floor Planting Palette

Low plants


Viola hederacea


Ajuga ‘Chocolate Chip’


Hibbertia glossularifolia


Thyme ‘Creeping’


Dymondia ‘Silver Carpet’


Dichondra repens


Banksia petioraliis


Eremophila ‘Kalbarri Carpet’


Grevillea ‘Mello Yellow’


Myoporum insulare prostrate


Senecio ‘Chalky Sticks’


Rosemary prostrate

Strappy Plants


Lomandra ‘Evergreen Baby’


Lomandra ‘Seascape’


Lomandra ‘Tanika’


Liriope ‘Emerald Casade’


Poa ‘Ellendale’


Orthrosanthus multiflorus


Dietes robinsoniana


Phormium tenax

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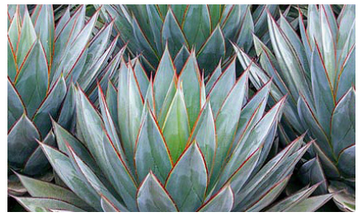
Northern aspect succulents and shrubs


Aloe ‘Fairy Pink’

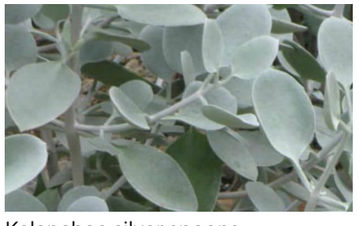

Euphorbia tirucalli


Senecio vitalis


Agave ‘Blue Glow’


Aloe plicatilus


Crassula ‘Bluebird’


Kalanchoe silver spoons


Acacia cognata


Rhaphiolepis ‘Oriental Pearl’


Westringia ‘Aussie Box’


Leucophyta browniii


Alyxia buxifolia

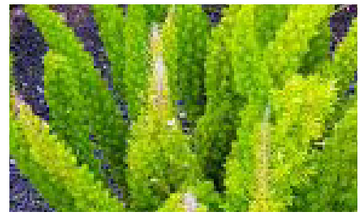
Southern aspect climbers and shrubs


Ficus pumila


Cissus ‘Ellen Danica’


Plectranthus argentus


Philodendron ‘Xanadu’


Asparagus ‘meyersii’


Arthropodium cirratum

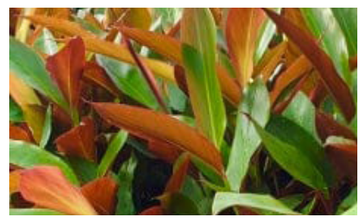

Microsorum ‘Kangaroo Fern’


Dianella ‘Tasred’


Pittosporum ‘Miss Muffet’


Acanthus mollis


Philodendron ‘Lickety Split’


Alpinia caerulea

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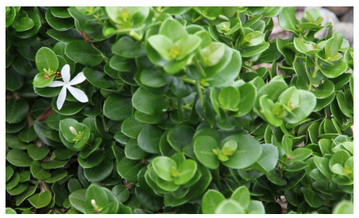
Podium Planting Palette

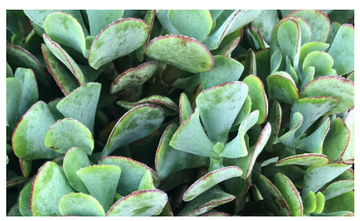

Correa nummulariifolia


Cotyledon macrantha

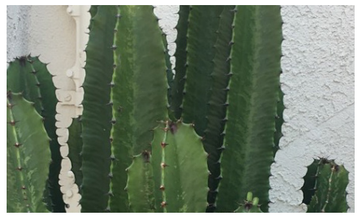

Carissa ‘Desert Star’


Kalanchoe baharensis


Euphorbia tirucalli


Crassula ‘Bluebird’


Acacia ‘Winter Flame’


Euphorbia ingens


Leucophyta ‘Silver Nugget’


Crassula ‘Hobbit’


Cotyledon silver waves


Aloe ‘Outback Orange’

Potted plants


Asplenium sp.


Ligularia reniformis


Ficus elastica ‘Burgundy’


Ficus ‘Sabre’


Peperomia obtusifolia

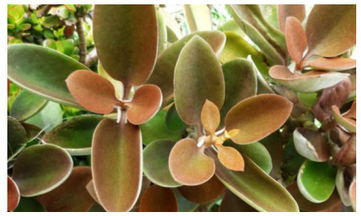

Citrus ‘Lemon’


Citrus ‘Lime’


Laurus ‘Miles Choice’


Agave attenuata


Rhipsalis baccifera


Kalanchoe ‘Copper Spoons’


Aloe barbarae

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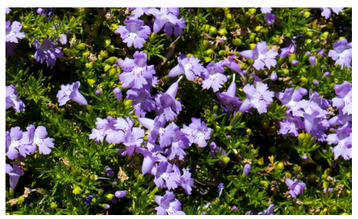
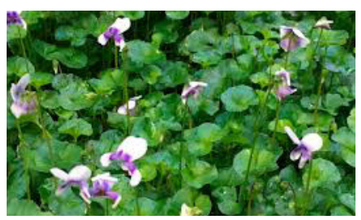
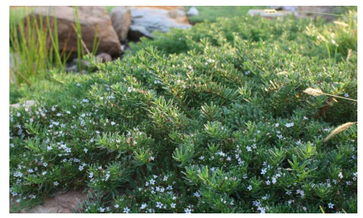
Verge Planting Palette

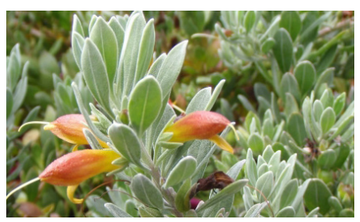

Chrysocephalum apiculatum


Grevillea ‘Gingin Gem’


Hemiandra pungens


Viola hederacea

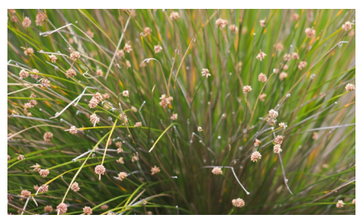

Myoporum ‘Yareena’


Eremophila ‘Amber Carpet’


Poa poiformis


Leucophyta brownii


Westringia ‘Mundi’


Ficinia nodosa


Correa nummilariifolia

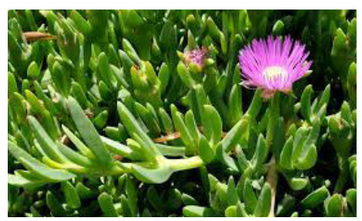
Cascading and climbing plants


Trachelospermum jasminoides


Ficus pumila


Parthenocissus quinquefolia


Acacia saligna prostrate


Carpobrotus virescens


Dichondra Silver Falls


Rosemary prostrate


Austrostipa stipiodes


Poa ‘Eskdale’


Lomandra ‘Shara’


Liriope 'Emerald Cascade'


‘Lomandra Tanika’

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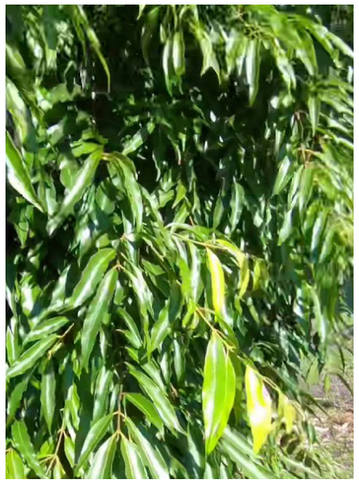
Tree Species



Lagerstroemia ‘Natchez’
6h x 4w



Agonis ‘Lemon Lime’
4h x 4w



Waterhousia ‘Sweeper’
8h x 4w



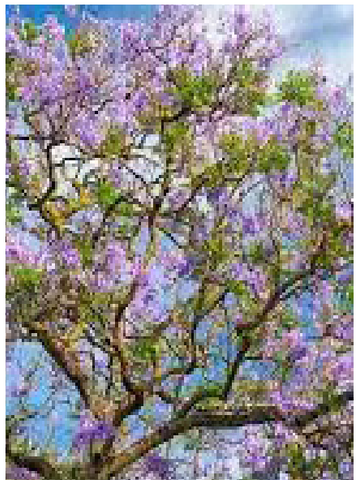
Citrus ‘Meyer Lemon’
3h x 3w



Phoenix roebelenii
3h x 2w



Tristaniopsis ‘Luscious’
8h x 6w



Jacaranda
8h x 8w



Arbutus unedo (existing)
4h x 4w

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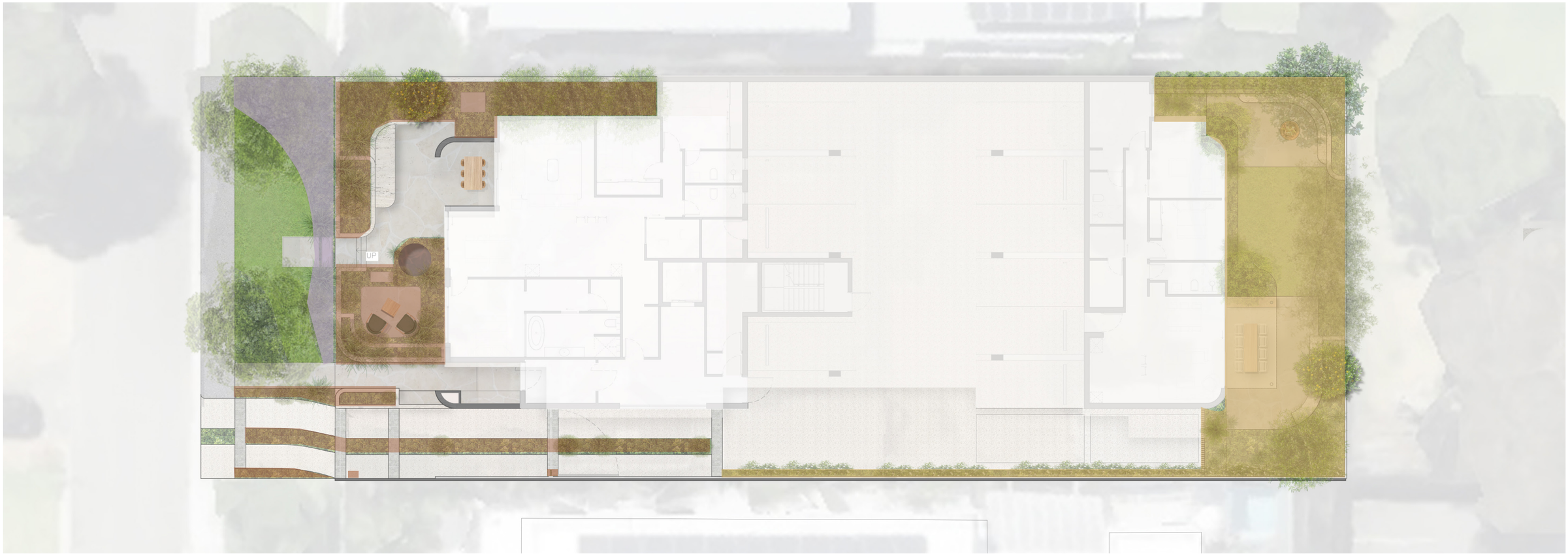
Planting Narrative Plan



Legend

- Native and Endemic species
- Native and meditteranean species
- Shade tolerant species

1:200 @ A3

N

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DEEP SOIL + TREES

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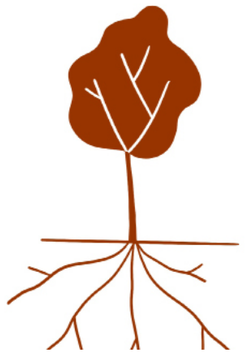
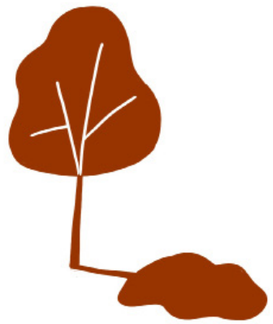
Deep Soil Zone Benefits



Healthy roots = healthy tree



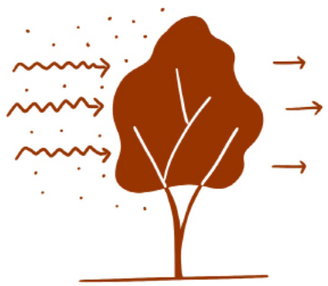
Enhance water filtration



Comfortable Micro-Climate + Reduction of Urban Heat Island Effect



Create Habitat



Improve Air Quality



Community Health through increased canopy coverage



Trees and gardens make a significant contribution to the ecology, character and amenity of neighborhoods. They provide habitat for fauna, shade, storm water management and micro-climate benefits, as well as improve apartment outlook and privacy.

The provision of deep soil areas to support and sustain the development of tree canopy can also make a major contribution to the retention of existing trees. A deep soil area is an area of soil that is free of built structure and has sufficient area and depth to support tree growth and infiltrate rainwater. Site planning should seek to co-locate deep soil areas with existing trees on and adjacent to the site, and in locations best suited to the development of a viable tree canopy and landscaping.

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UPDATE

Deep Soil Calculation

Summary

Deep Soil Area (DSA) Total Summary	
Total Site Area	1,012 sqm
Deep Soil Planting Required	101 sqm (10% of site area)
Achieved Deep Soil Area (DSA)	
Ground Floor DSA	135.4 sqm (13.4% of site area)
Ground Floor DSA Shortfall	0 sqm
Podium planting requirement (min 1m wide x 1m deep)	0 sqm
Additional Planting	
Planting on Structure (min 1m wide x 1m deep)	16.8 sqm (1.7% of site area)
TOTAL DSA AND PLANTING ON STRUCTURE	
Total Achieved DSA	152.2 sqm
Total DSA percentage	15%

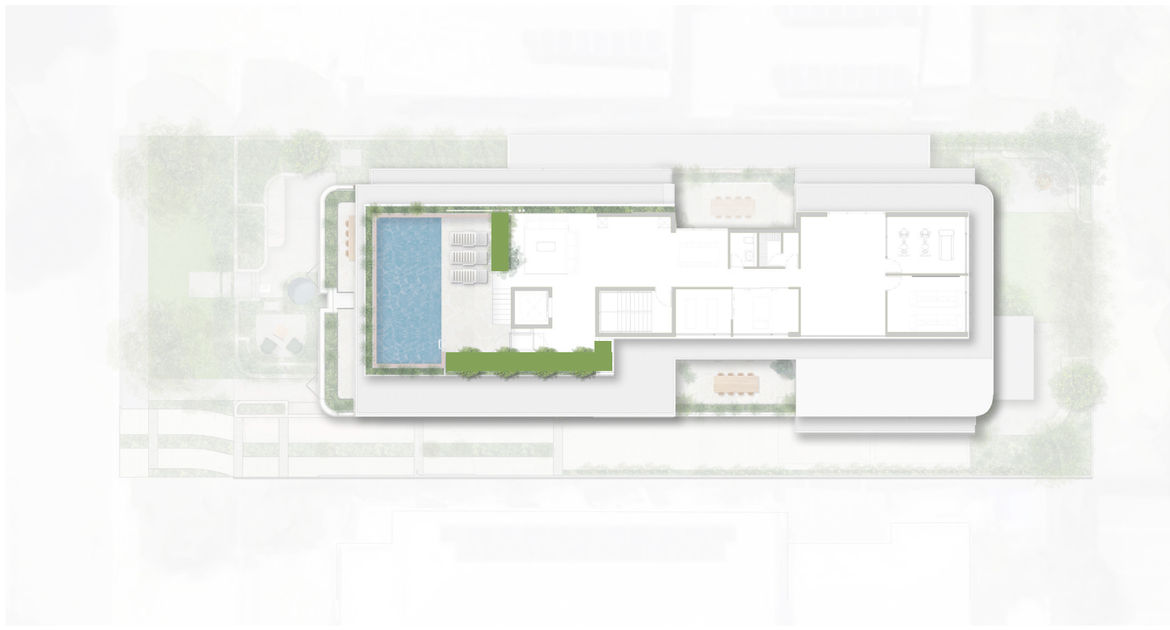
Deep Soil Planting

Planting on Structure

Ground Floor



3rd Floor



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Tree Requirements

Tree Requirements	Area
Site Area	1,012 sqm
Site wide tree requirements (>1,000m2)	2 medium & small trees to suit area
TOTAL TREE NUMBERS	Large trees = 0 total
	Medium trees = 2 total
	Small trees = 4 total

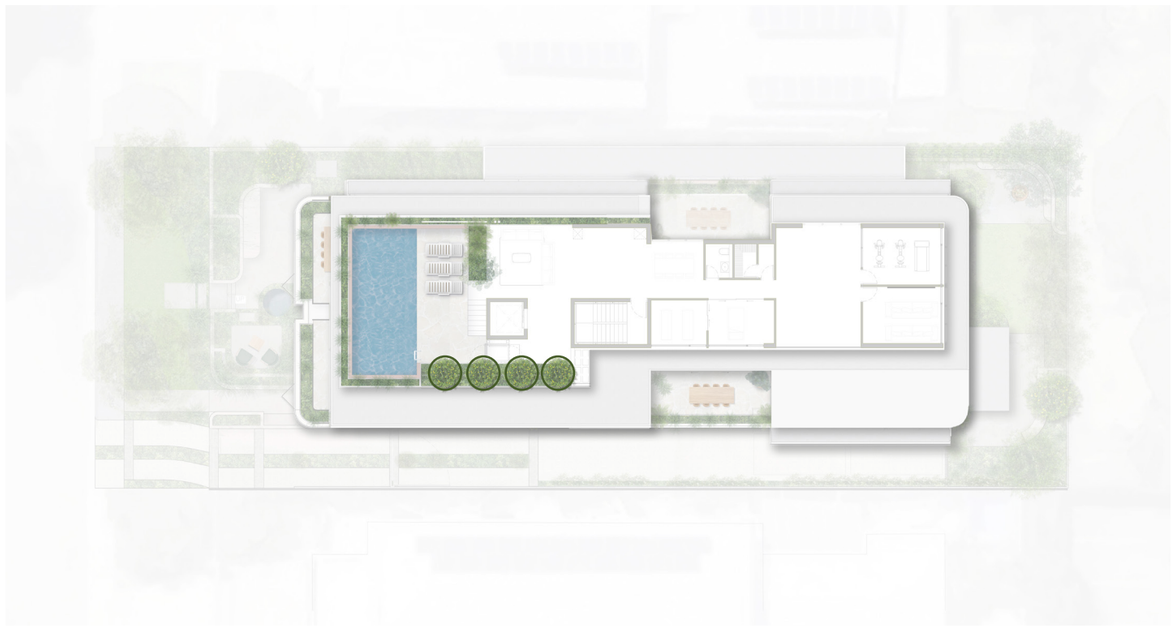
Legend

- Retained tree
- Small tree (9m2 DSA per tree)
- Medium tree (36m2 DSA per tree)
- Small tree/large shrub (not counted for DSA)

Ground Floor



3rd Floor



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Tree Demolition Plan

Legend

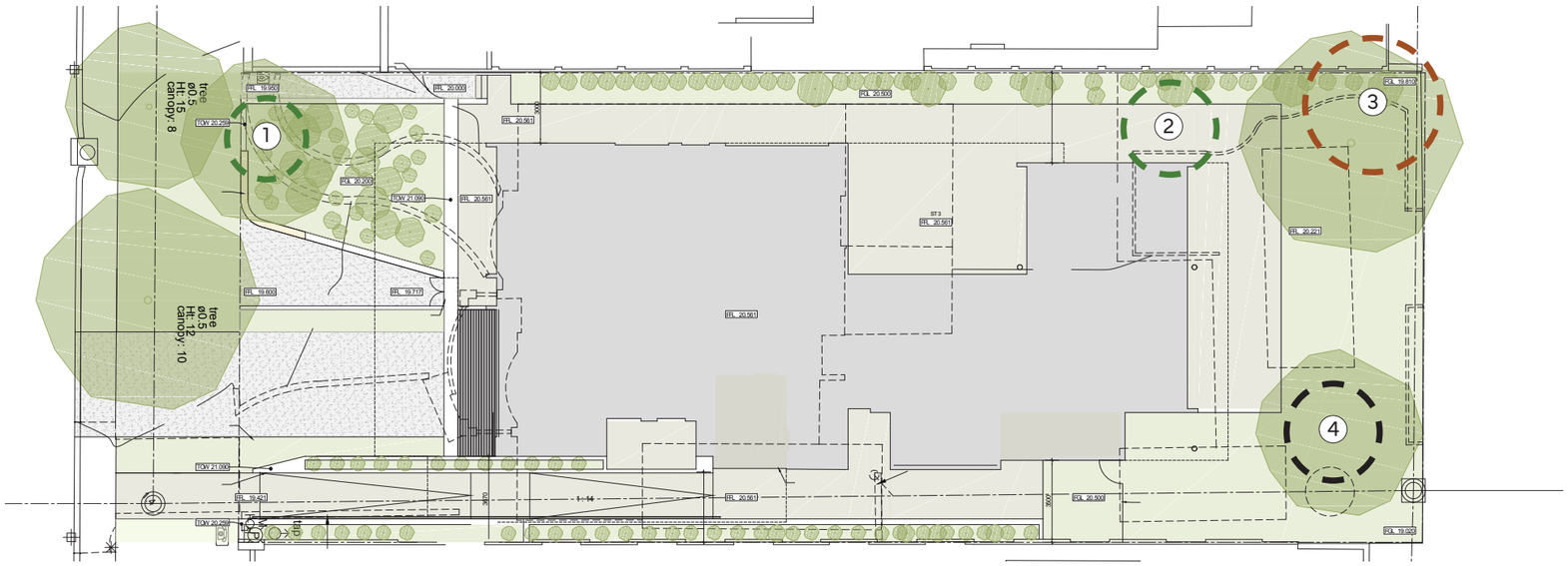
Existing Tree to be removed

Tree to be retained

Tree - does not exist

Existing Tree Schedule

1. Shinus terebithifolia - markedly smaller than shown on survey
2. Unconfirmed Tree Species
3. Arbutus unedo
4. Tree - does not exist



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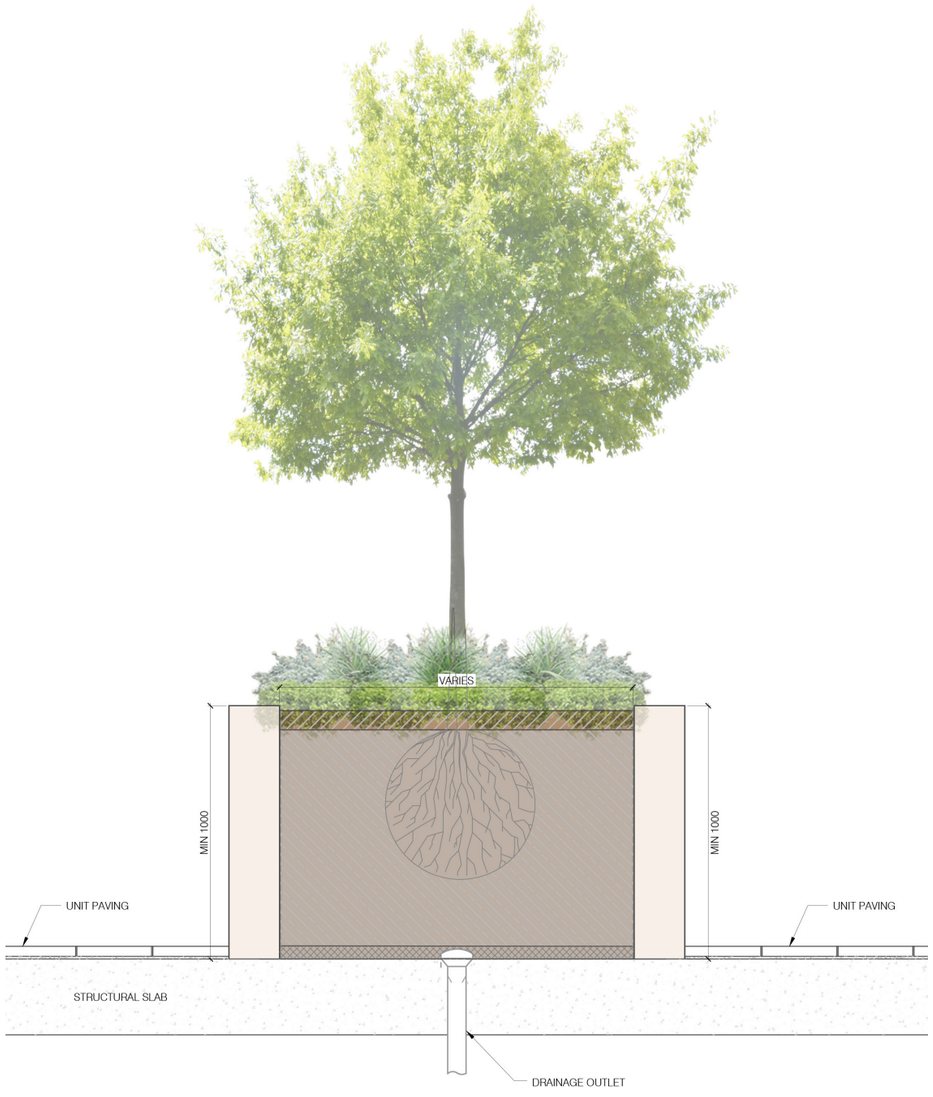
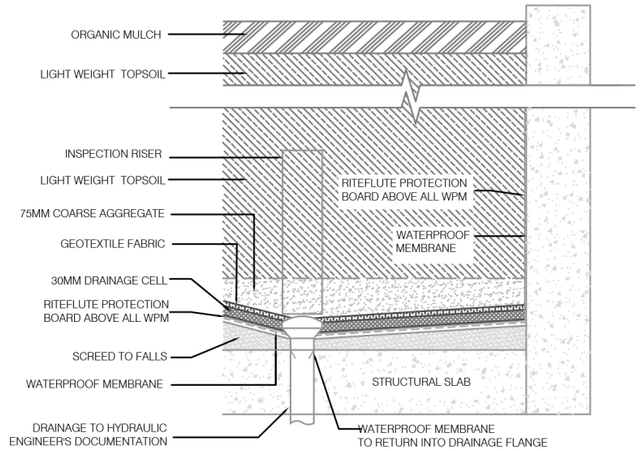
Planting on Podium Detailing

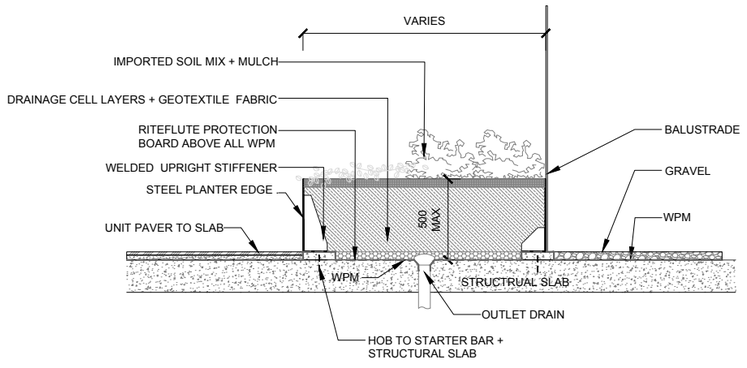
Typical 1m Deep Planter on Podium Detail



Typical Planter Lining Detail



Typical Shallow Planter on Podium Detail



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See Design Studio
Landscape Architects

Please feel free to contact us with any inquires.

Jono Marshall
0418 377 703
jono@seedesignstudio.com.au

Joel Barker
0466 266 305
Joel@seedesignstudio.com.au

City of Nedlands Amended Plans Received 10 September 2025

Waste Management Plan

6 Alexander Road, Dalkeith

Prepared for Universal United Investments Pty Ltd

4 September 2025

Project Number: WMP24099

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	4/12/2024	SC/AB	DP	AB
2.0	Second Approved Release	31/01/2025	MA	DP	DP
3.0	Third Approved Release	24/03/2025	MA	AB	AB
4.0	Fourth Approved Release	04/09/2025	JL	AB	AB

Approval for Release

Name	Position	File Reference
Ann Brouwer	Project Manager – Waste Management Plan Lead (WMP)	WMP24099-02_Waste Management Plan_4.0
Signature		

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Executive Summary

Universal United Investments Pty Ltd is seeking development approval for the proposed residential development located at 6 Alexander Road, Dalkeith (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	600	240	Five	Once each fortnight	City of Nedlands
Recycling	600	240	Five	Once each fortnight	City of Nedlands
FOGO	200	240	One	Once each week	City of Nedlands

The City will collect refuse, recyclables and FOGO from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the Bin Presentation Area on Alexander Road.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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2 Waste Generation 2

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Diagrams

Diagram 1: Bin Storage Area

Diagram 2: Bin Presentation Area

Figures

Figure 1: Locality Plan

1 Introduction

Universal United Investments Pty Ltd is seeking development approval for the proposed residential development located at 6 Alexander Road, Dalkeith (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by residential properties to the north, east and south and Alexander Road to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and FOGO is based on the number of apartments at the Proposal. The Proposal consists of the following:

- Two Bedroom Apartments – 1;
- Three Bedroom Apartments – 1;
- Four Bedroom Apartments – 2; and
- Five Bedroom Apartments – 1.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City's *Draft Local Planning Policy and Guidelines* (28 July 2020).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	City's Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
Two Bedroom Apartments	Two Bedroom	120L/week	120L/week	40L/week
Three Bedroom Apartments	Three Plus Bedrooms	120L/week	120L/week	40L/week
Four Bedroom Apartments	Three Plus Bedrooms	120L/week	120L/week	40L/week
Five Bedroom Apartments	Three Plus Bedrooms	120L/week	120L/week	40L/week

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the apartments at the Proposal will generate 600L of refuse, 600L of recyclables and 200L of FOGO each week.

Table 2-2: Estimated Waste Generation

Residential Apartments	Number of Apartments	Waste Generation Rate (L/week)	Waste Generation (L/week)
Refuse			
Two Bedroom Apartments	1	120	120
Three Bedroom Apartments	1	120	120
Four Bedroom Apartments	2	120	240
Five Bedroom Apartments	1	120	120
		Total	**600**
Recyclables			
Two Bedroom Apartments	1	120	120
Three Bedroom Apartments	1	120	120
Four Bedroom Apartments	2	120	240
Five Bedroom Apartments	1	120	120
		Total	**600**
FOGO			
Two Bedroom Apartments	1	40	40
Three Bedroom Apartments	1	40	40
Four Bedroom Apartments	2	40	80
Five Bedroom Apartments	1	40	40
		Total	**200**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, there will be sufficient room within each apartment for a minimum of three kitchen type bins for the source separation of refuse, recyclables and FOGO.

Purchase and maintenance of the internal bins will be the responsibility of the residents. Residents will be encouraged to utilise kitchen caddies with compostable liners to collect FOGO waste for disposal.

Waste from these internal bins will be transferred by the residents to the Bin Storage Area and deposited into the appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist residents to dispose of their separate waste materials in the correct bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions (m)	Bin Sizes			
	120L	240L	660L	1,100L
Width	0.5	0.6	1.3	1.4
Depth	0.6	0.8	0.8	1.3
Height	1.0	1.1	1.2	1.5

Reference: City of Nedlands LPP – 4.0 Bin Size and Colour – Table 3

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse and recyclables once each fortnight and FOGO once each week.

Based on the results shown in Table 3-2, the Bin Storage Area has been sized to accommodate:

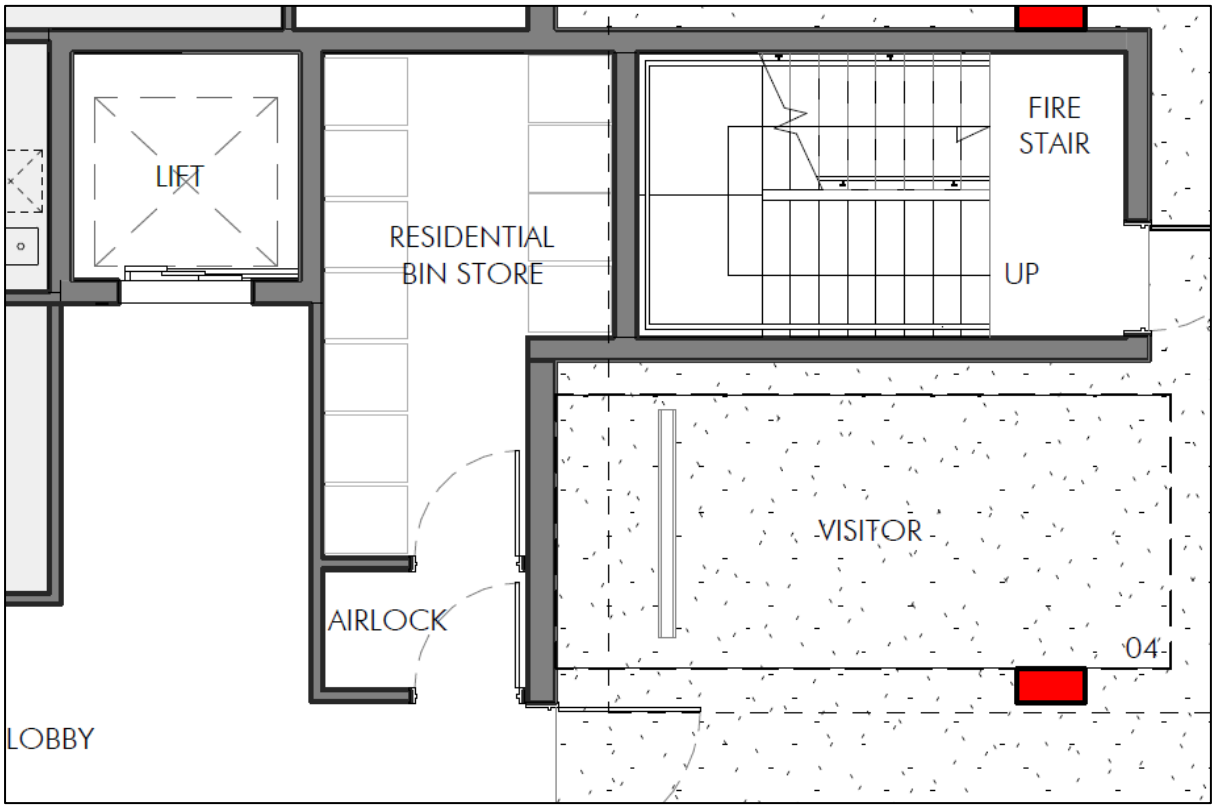
- Five 240L refuse bins;
- Five 240L recycling bins; and
- One 240L FOGO bin.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required			
		120L	240L	660L	1,100L
Refuse	600	10	5	2	2
Recycling	600	-	5	2	2
FOGO	200	-	1	-	-

The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming fortnightly collections of refuse and recyclables and one collection each week of FOGO.

Diagram 1: Bin Storage Area



3.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Taps for washing of bins and Bin Storage Area;
- Adequate aisle width for easy manoeuvring of bins;
- No double stacking of bins;
- Doors to the Bin Storage Area self-closing and vermin proof;
- Doors to the Bin Storage Area wide enough to fit bins through;
- Ventilated to a suitable standard;
- Appropriate signage;

- Undercover where possible and be designed to not permit stormwater to enter the drain;
- Located behind the building setback line;
- Bins not to be visible from the property boundary or areas trafficable by the public; and
- Bins are reasonably secured from theft and vandalism.

Bin numbers and storage space within the Bin Storage Area will be monitored by the strata manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

4 Waste Collection

The City will service the Proposal and provide five 240L bins for refuse, five 240L bins for recyclables and one 240L bin for FOGO.

The City will collect refuse and recyclables once each fortnight and FOGO once each week from the Proposal utilising the City's side arm waste collection vehicle.

The City will service bins from the Bin Presentation Area on the verge on Alexander Road at the front of the Proposal, as shown in Diagram 2. Note, Diagram 2 shows the maximum number of bins that would be required on the verge on collection day.

Bins will be presented for collection 1m from the verge with the wheels and handles facing away from the street. The bins will remain clear of obstructions such as power poles, signs and street trees, and will be placed so as not to obstruct pedestrians, footpaths or bike lanes. Bins will be lined up neatly and in a single row along the verge, with sufficient space between each bin to facilitate collection by the City's side arm waste collection vehicle.

The strata manager/caretaker will ferry the bins to and from the Bin Presentation Area on collection days. The travel path between the Bin Storage Area and the Bin Presentation Area will be of flat surface and kept free of obstacles. The strata manager/caretaker will return the bins to the Bin Storage Area as soon as possible on the same day following collection.

Diagram 2: Bin Presentation Area



4.1 Bulk Waste

The City provides two bulk waste collections each financial year, details of the services provided by the City can be found on the City's website.

Each apartment has a minimum allocated storage room and an additional bulk waste storage area of at least 3.6m^2 which can be utilised for the temporary storage of bulk waste.

Sufficient verge space, clear of planting has been allocated for temporary placement of bulk collection materials on the verge, or for placement of a 10m^3 bulk bin by the City's contractor, depending on which service option the City provides to the Proposal.

5 Waste Management

A strata manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ferrying of bins to and from the Bin Storage Area and Bin Presentation Area on collection days;
- Ensure residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education and/or signage;
- Monitor bulk waste accumulation and assist with its removal, as required;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

- Five 240L refuse bins, collected once each fortnight;
- Five 240L recycling bins, collected once each fortnight; and
- One 240L FOGO bin, collected once each week.

The City will collect refuse, recyclables and FOGO from the Proposal utilising its kerbside collection service. The City's waste collection vehicle will service the bins from the Bin Presentation Area on Alexander Road.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan

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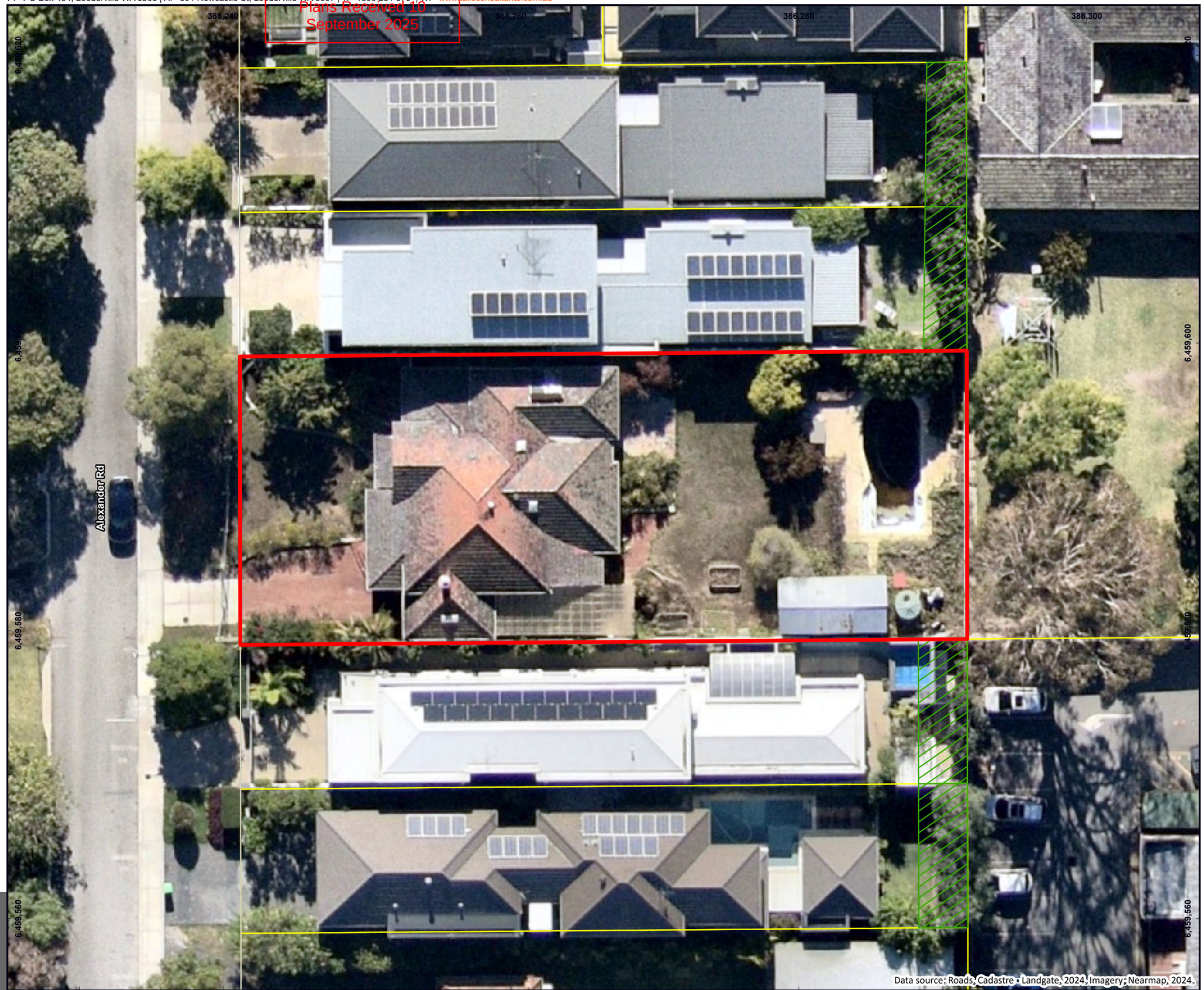

LEGEND

- Site Boundary

Cadastre

- Freehold
- Road
- Easement

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LOCALITY



0 2 4 6 8 10 km

LOCALITY

6 Alexander Road
Dalkeith WA 6009

Universal United Investments Pty Ltd

N 0 2.5 5 7.5 10 m

Coordinate System: GDA2020 MGA Zone 50
Scale @ A3: 1:250

Prepared:	B Roelofse	Date:	17/09/2024
Reviewed:	A Brouwer	Revision:	A
Project:	WMP24099		

talis consultants

Figure 01

Data source: Roads, Cadastre • Landgate, 2024. Imagery: Nearmap, 2024.

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Assets | Engineering | Environment | Noise | Spatial | Waste

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Technical Note

Subject:	Proposed Residential Development 6 Alexander Road, Dalkeith		
Date:	4th September 2025		
Author:	P. Nguyen	Reviewed:	L. De Leon
Client:	Space Collective Architects		

1. Introduction

Shawmac have been engaged by Space Collective Architects to undertake a traffic review of a proposed residential development in Dalkeith.

The site address is 6 Alexander Road in Dalkeith. The local authority is the City of Nedlands. An aerial view of the existing site is shown in **Figure 1**.



Figure 1: Aerial View (May 2025)

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1.1. Proposed Development

The site has an existing residential dwelling which will be demolished. The proposed development is a multi-storey building with 5 apartments.

The site and ground floor layout is shown in **Figure 2**.

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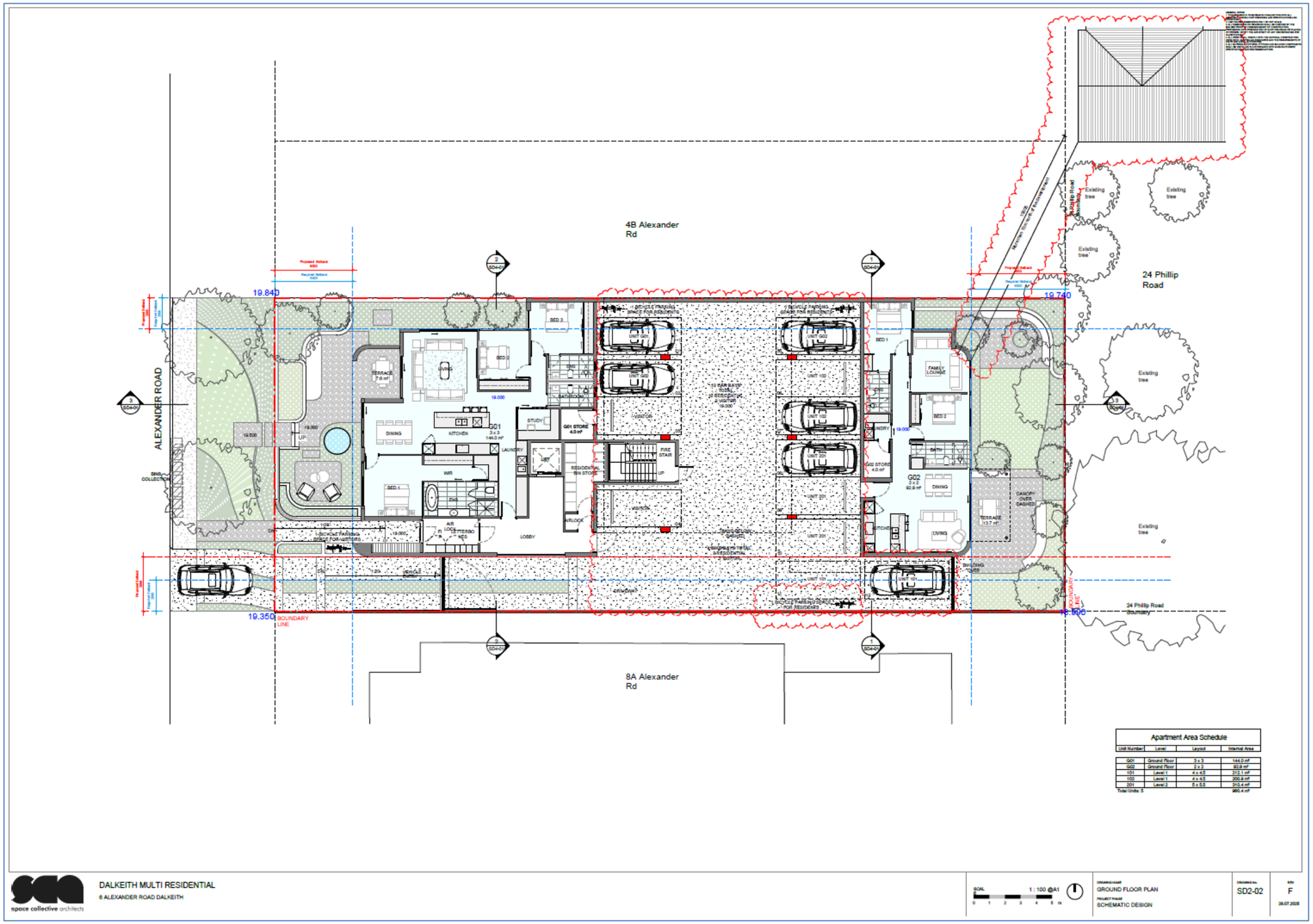


Figure 2: Site and Ground Floor Layout

2. Vehicle Access

2.1. Vehicle Access

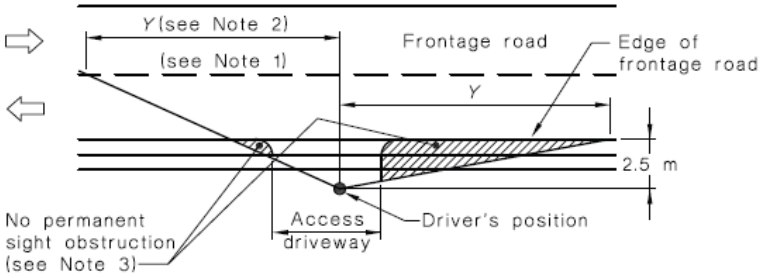
According to the City of Nedlands *Specification for the Construction of Crossovers*, the minimum width of any crossover is 3.0m and the maximum width of any crossover and/or adjoining crossover is to be 6.0m.

As the site is zoned R80, the Residential Design Codes Volume 2 (RDC2) is applicable. RDC2 does not specify minimum driveway widths but Acceptable Outcome A 3.8.5 recommends that the driveway width is kept to a functional minimum relative to the traffic volumes and entry / egress requirements.

On this basis, the 3.5m wide driveway and crossover is adequate.

2.2. Vehicle Sight Distance

Sight distance requirements from vehicle exit points are defined in Figure 3.2 of Australian Standard AS2890.1-2004 *Parking facilities Part 1: Off street car parking* (AS2890.1) which are based on the Austroads Stopping Sight Distance (SSD) shown in **Figure 3**.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Figure 3 : AS2890.1 Sight Distance Requirements

Based on the 50km/h speed limit along Alexander Road, the minimum required SSD is 45m.

As shown in **Figure 4,** the minimum required sight distance is achieved in both directions. Vertically, the road is relatively flat with no major crests or sags that reduce the sight distance below the minimum requirement.

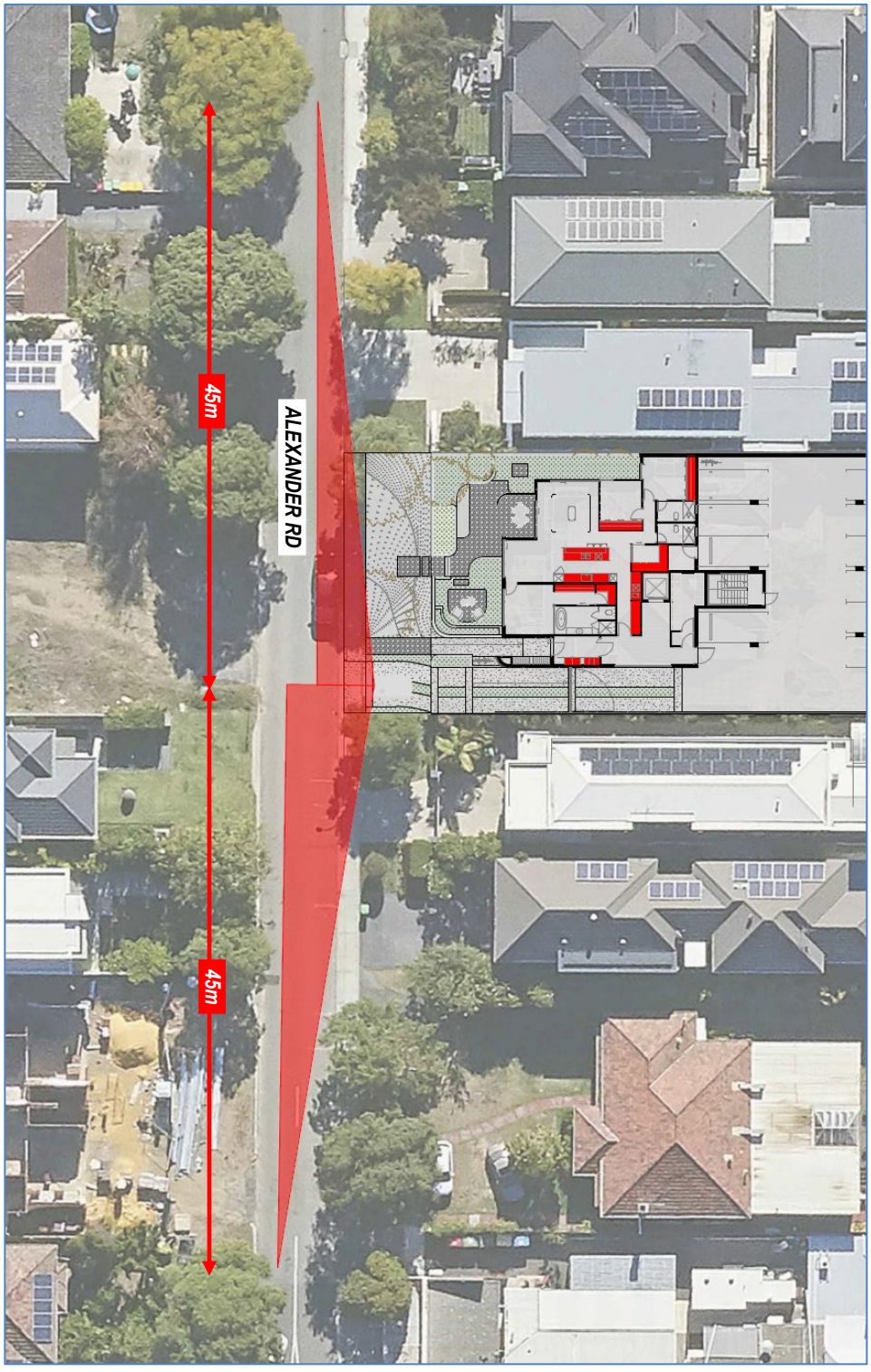


Figure 4: Sight Distance Check

2.3. Pedestrian Sight Distance

To allow for visibility between vehicles and pedestrians on the driveway, RDC2 requires visual truncations to be kept clear of obstruction as shown in **Figure 5**.

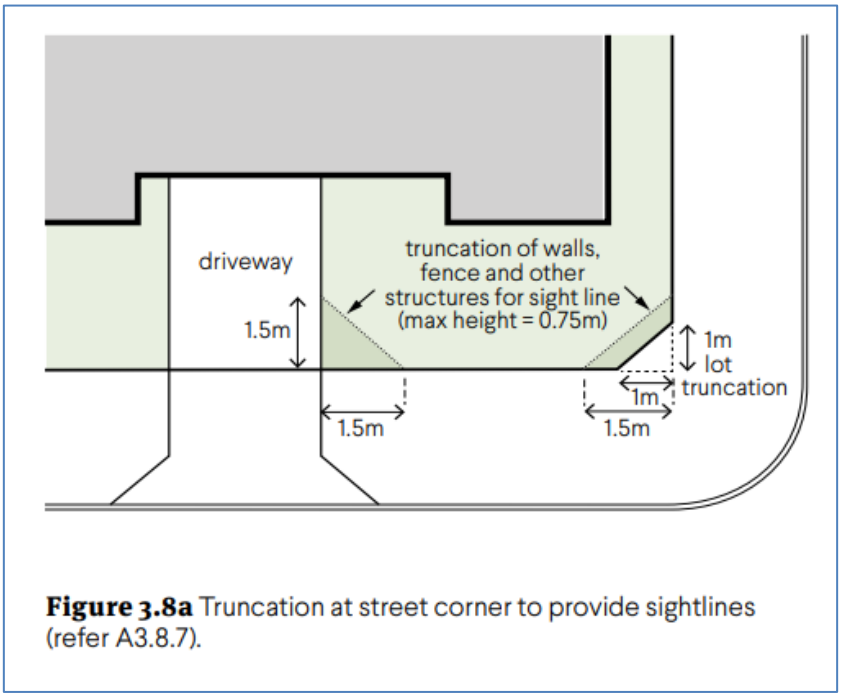


Figure 5: RDC2 Pedestrian Sight Distance Requirements

As shown in **Figure 6**, the required truncations are mostly achieved but are slightly reduced by the boundary fence to the south. The encroachment is not considered a major issue for various reasons, including:

- The pedestrian path on the development side of Alexander Road is adjacent to the kerb and not along the property boundary. Vehicles exiting the site will sit mostly within the verge and will have sufficient visibility to pedestrians before crossing the footpath.
- Based on the building entry point and obstructions within the verge area (trees, signs, light poles), it is highly unlikely that pedestrian will walk in the area of the visual truncation.

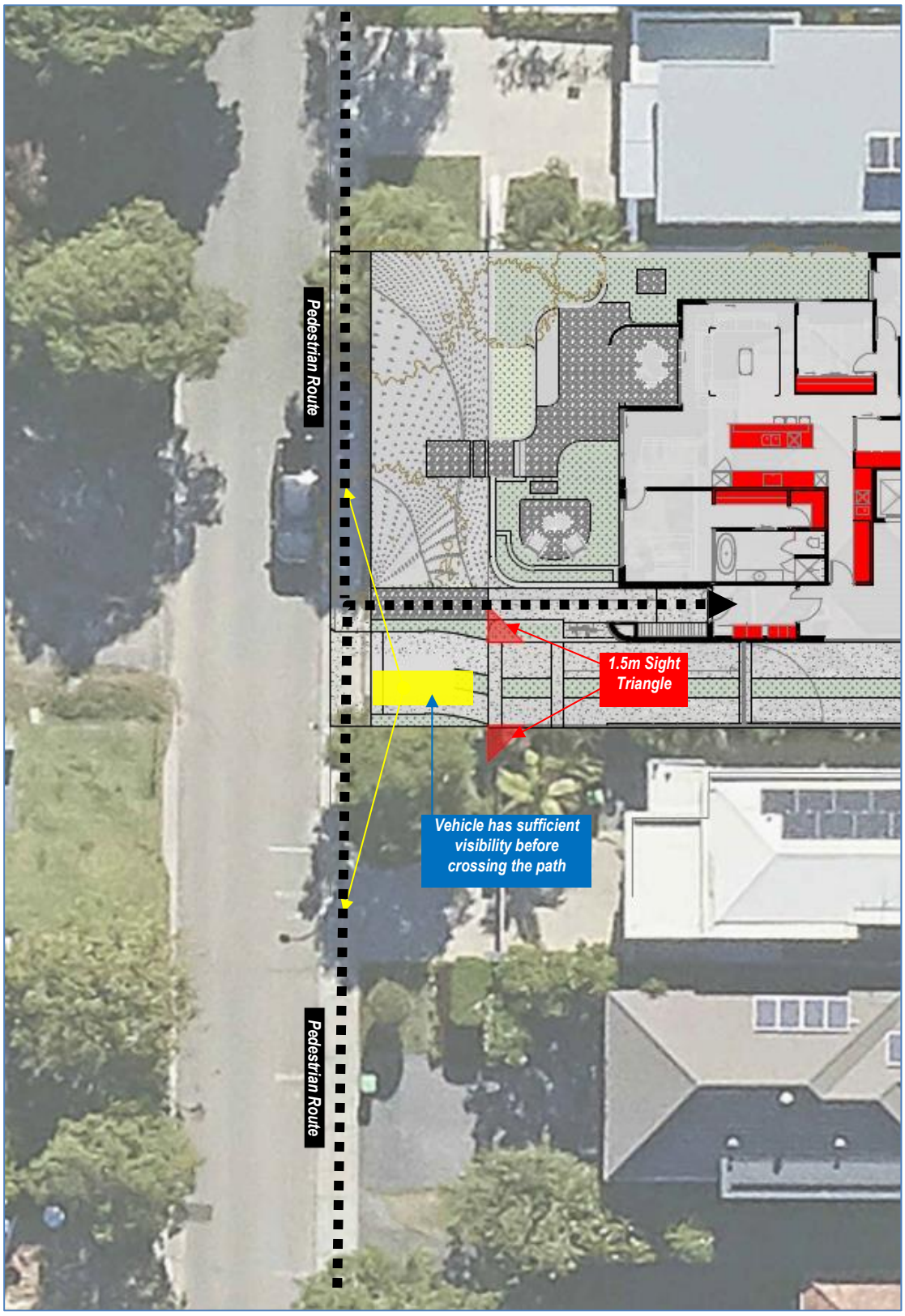


Figure 6: RDC2 Pedestrian Sight Distance Check

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3. Parking and Layout Assessment

3.1. Parking Supply

The car parking requirements according to RDC2 are calculated in **Table 1**. As the site is not located within a defined activity centre or within the prescribed distances to high frequency public transport, the Location B requirements have been applied. As noted in RDC2, parking requirements are rounded up to the next whole number.

Table 1: RDC2 Car Parking Requirements – Location B

Land Use	Unit	Requirement	Quantum	Required Bays
Apartment	1 bedroom dwellings	1 bay per dwelling	0	0
	2+ bedroom dwellings	1.25 bay per dwelling	5	7
	Visitor	1 bay per 4 dwellings (up to 12 dwellings)	5	2
Total Required				7 resident bays 2 visitor bays

As above, the development requires a minimum of 7 resident bays and 2 visitor bays. The proposed parking provision is 10 resident bays and 2 visitor bays which satisfies the minimum requirements.

Two of the bays are in a tandem arrangement and both are allocated to the same dwelling.

3.2. Motorcycle Bays

As the development proposes less than 20 dwellings, no motorcycle / scooter parking is required.

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3.3. Parking Layout

The layout and dimensions of the car parking areas have been assessed for compliance with Australian Standards AS2890.1-2004 *Parking facilities Part 1: Off street car parking* (AS2890.1) as detailed in **Table 2**. There is limited guidance on the minimum lengths of tandem bays. It is ideal to provide the length of two standard spaces (10.8m) but a minimum length of 10m is often accepted on the basis that it is unlikely that a single household will have two large vehicles.

Table 2: AS2890.1 Car Parking Compliance

Dimension	Requirement	Provided
90 degree parking – Class 1A – Residential, domestic parking		
Car Bay Width	2.4m	2.4m
Car Bay Length (Standard Bay)	5.4m	5.4m
Car Bay Length (Tandem Bay)	10.0m	11.1m
Parking Aisle Width	5.8m	6.0m
Blind Aisle Extension	1.0m	1.0m

As shown, the parking layout is compliant with AS2890.1. A vehicle swept path analysis has been undertaken to check manoeuvring for the bays at the end of the parking aisle. The analysis has been completed in AutoTURN vehicle tracking software using the Australian Standard B85 vehicle as required for parking manoeuvres. The results of the analysis are attached as **Appendix A** and these demonstrate that the end bays will accommodate the B85 vehicle. The splay of the crossover will also need to be widened slightly to accommodate turning.

3.4. Provision for Service Vehicles

Waste from the development will be stored in the bin store area on the ground level. Waste will be collected via kerbside collection along the verge and so there is no requirement to accommodate waste vehicles on the site.

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4. Traffic Generation Characteristics

The volume of traffic generated by the proposed building has been estimated using trip generation rates from the NSW Roads and Maritime Services (RMS) *Guide to Traffic Generating Developments* as detailed in **Table 3**.

The peak hour trip rates are based on the peak hour of the adjacent road network typically occurring between 7 to 9am and between 4 to 6pm.

Table 3: Proposed Development Vehicle Trip Generation

Land Use	Units	Quantity	Generation Rate			Number of Trips		
			Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak
Medium Density Residential Flat Buildings	Dwellings	5	5	0.5	0.5	25	3	3

As shown, the proposed development is predicted to generate approximately 25 vehicle trips per day including 3 trips during the morning peak hour and 3 during the afternoon peak hour.

According to the WAPC TIA guidelines, an increase of between 10 to 100 peak hour vehicles is considered to have a low to moderate impact and is generally deemed acceptable without requiring detailed capacity analysis.

The estimated 3 vehicles per hour is below this range and so the development traffic is considered to have a very low impact and can be accommodated within the existing capacity of the road network.

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5. Pedestrian and Cyclist Access

5.1. Accessibility

Most of the roads in the surrounding area have at least one footpath. The external path network is well established and considered to be adequate for pedestrians and cyclists to safely travel between the site and surrounding areas.

5.2. Bicycle Parking

According to RDC2, the bicycle parking requirements are 0.5 resident spaces per dwelling and 1 visitor space per 10 dwellings. For 5 apartments, the minimum requirement is 3 resident bicycle spaces and 1 visitor bicycle space.

The development proposes 3 resident bicycle spaces and 1 visitor bicycle space which satisfies the minimum requirements.

6. Public Transport Access

The only public transport service operating within reasonable distance of the site is Transperth Bus Route 24 which operates between East Perth and Claremont Station. The closest stop is on Waratah Avenue, approximately 100m walking distance from the site.

The demand for public transport is expected to be low and the existing available services are adequate.

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7. Site Specific Issues and Safety Issues

7.1. Crash History

The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. The search included Alexander Road between Philip Road and Waratah Avenue over the five-year period from January 2020 to December 2024. Only two crashes have been recorded on the above section of road and both occurred at the intersection between Alexander Road and Waratah Avenue (1 right angle crash and 1 hit object).

This intersection was upgraded from a stop-controlled intersection to a roundabout in early 2020 which will have improved the safety of the intersection significantly. The detailed crash history indicates that the right angle crash occurred before the intersection was upgraded.

The proposed development will generate a low volume of traffic and there is no indication that the development would increase the risk of crashes to unacceptable levels.

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8. Conclusion

This Transport Impact Statement for the proposed residential development at 6 Alexander Road in Dalkeith concluded the following:

- The existing road network will have sufficient capacity to accommodate the traffic generated by the development and no modifications are required.
- The proposed crossover achieves the required sight distance to vehicles in all directions.
- The required truncations at the driveway are mostly achieved but are slightly reduced by the boundary fence to the south. The minor encroachment is not considered a major issue for various reasons, including:
    - The pedestrian path on the development side of Alexander Road is adjacent to the kerb and not along the property boundary. Vehicles exiting the site will sit mostly within the verge and will have sufficient visibility to pedestrians before crossing the footpath.
    - Based on the building entry point and obstructions within the verge area (trees, signs, light poles), it is highly unlikely that pedestrian will walk in the area of the visual truncation.
- The provision of 10 residential parking bays and 2 visitor parking bays satisfies the minimum parking requirements of the Residential Design Codes Volume 2.
- The development proposes 3 resident and 1 visitor parking space for bicycles on the ground floor. The bicycle parking provision meets the minimum requirements.
- A review of the parking concludes that the layout complies with Australian Standards.
- A vehicle swept path analysis indicates that the parking layout will accommodate the B85 vehicle in a satisfactory manner. The splay of the crossover will need to be widened slightly to accommodate turning.
- The crash history does not indicate any issues with the road network. The traffic generated by the site will be low and is unlikely to increase the risk of crashes to unacceptable levels.
- The existing external path network is considered to be adequate.
- The existing public transport services are considered to be adequate.

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9. Appendix A – Vehicle Swept Paths

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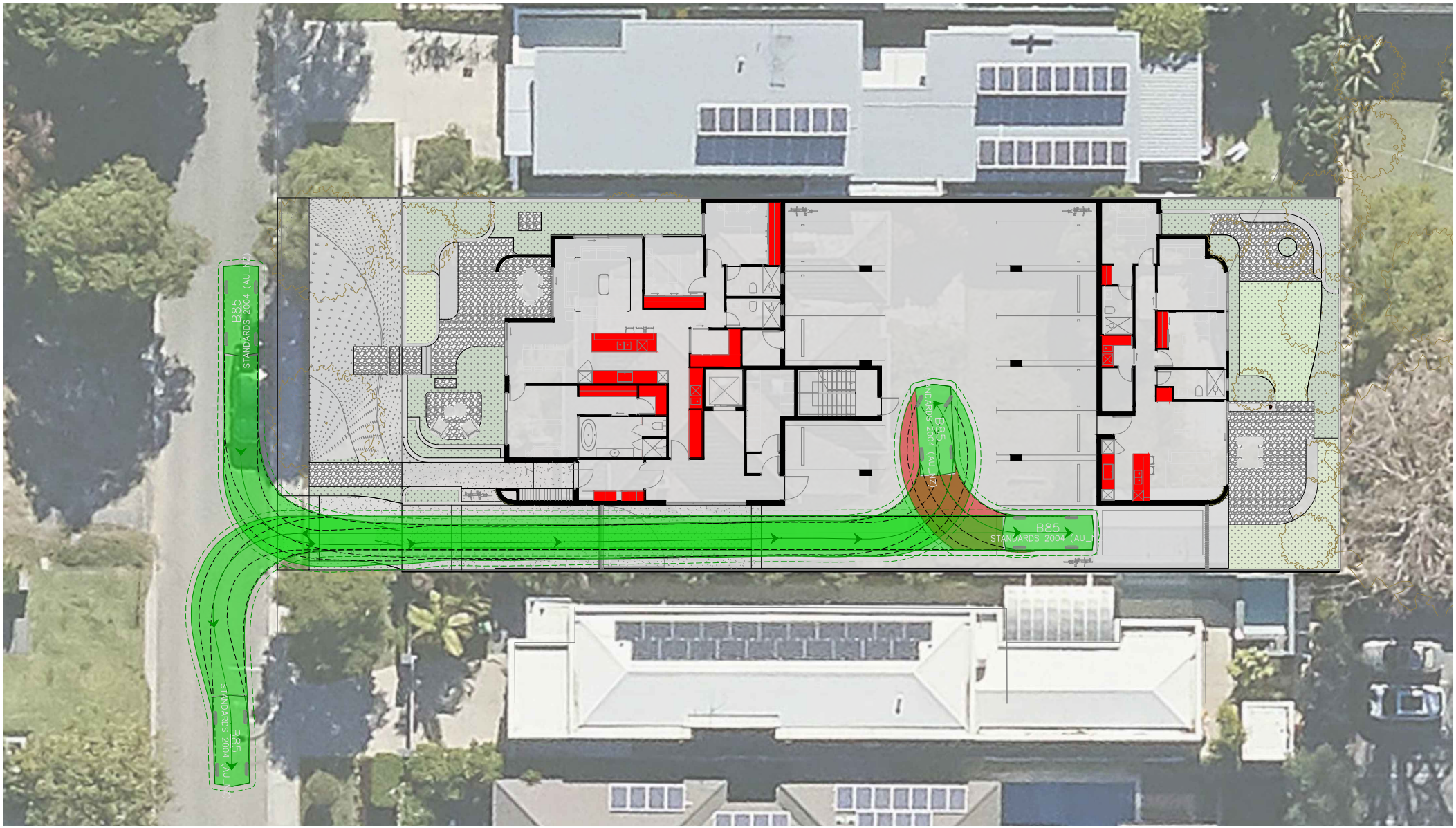

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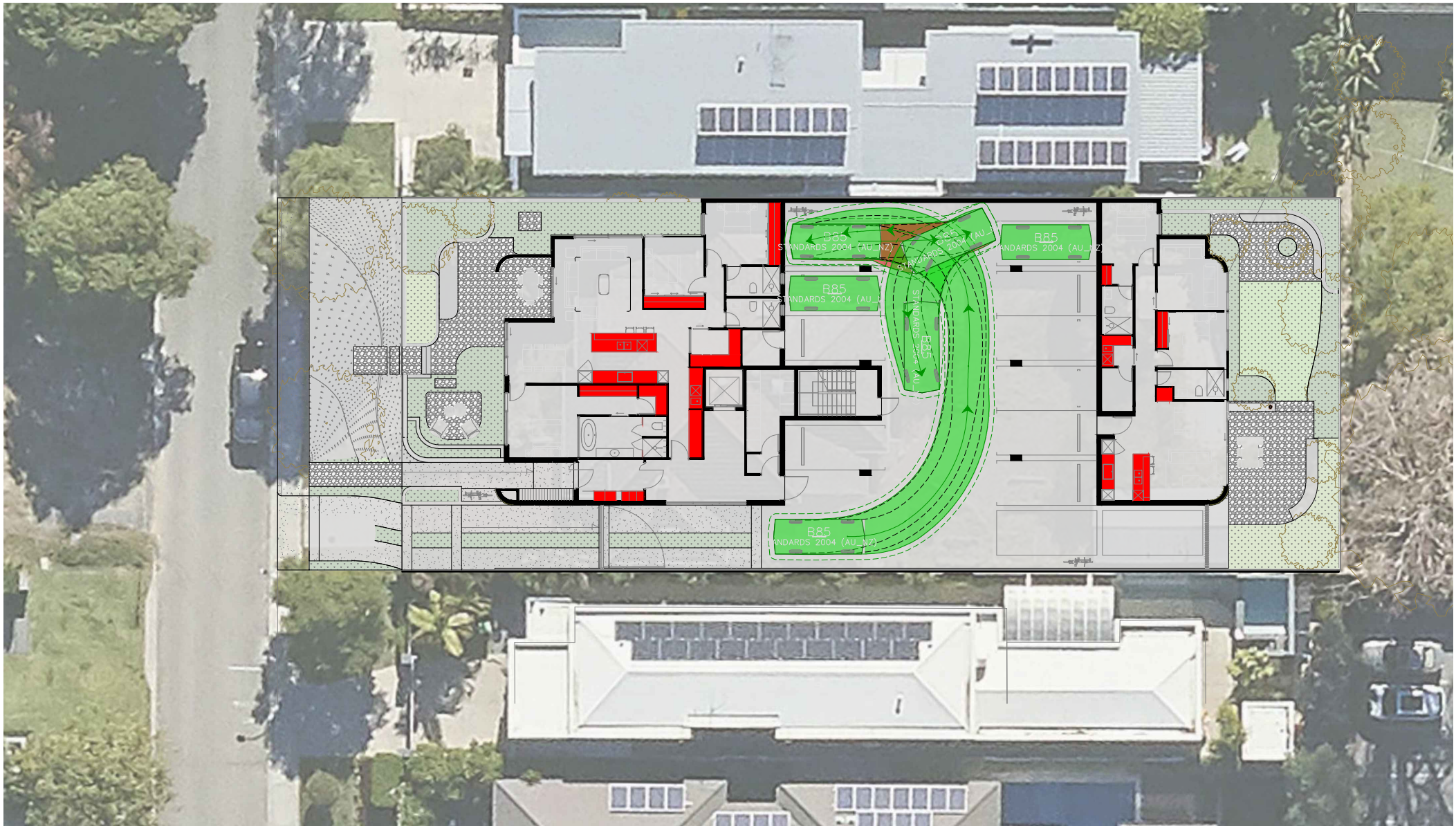

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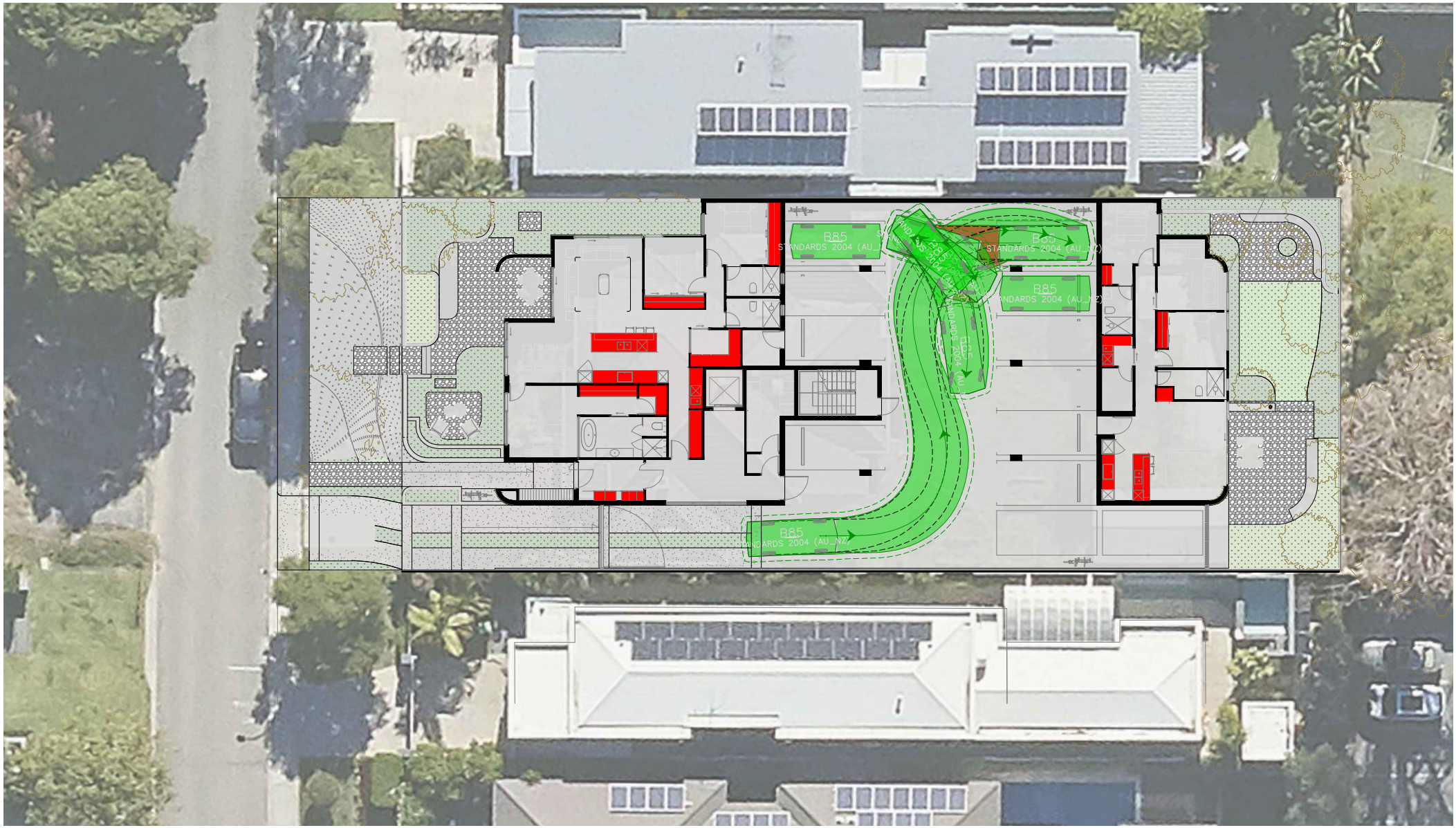

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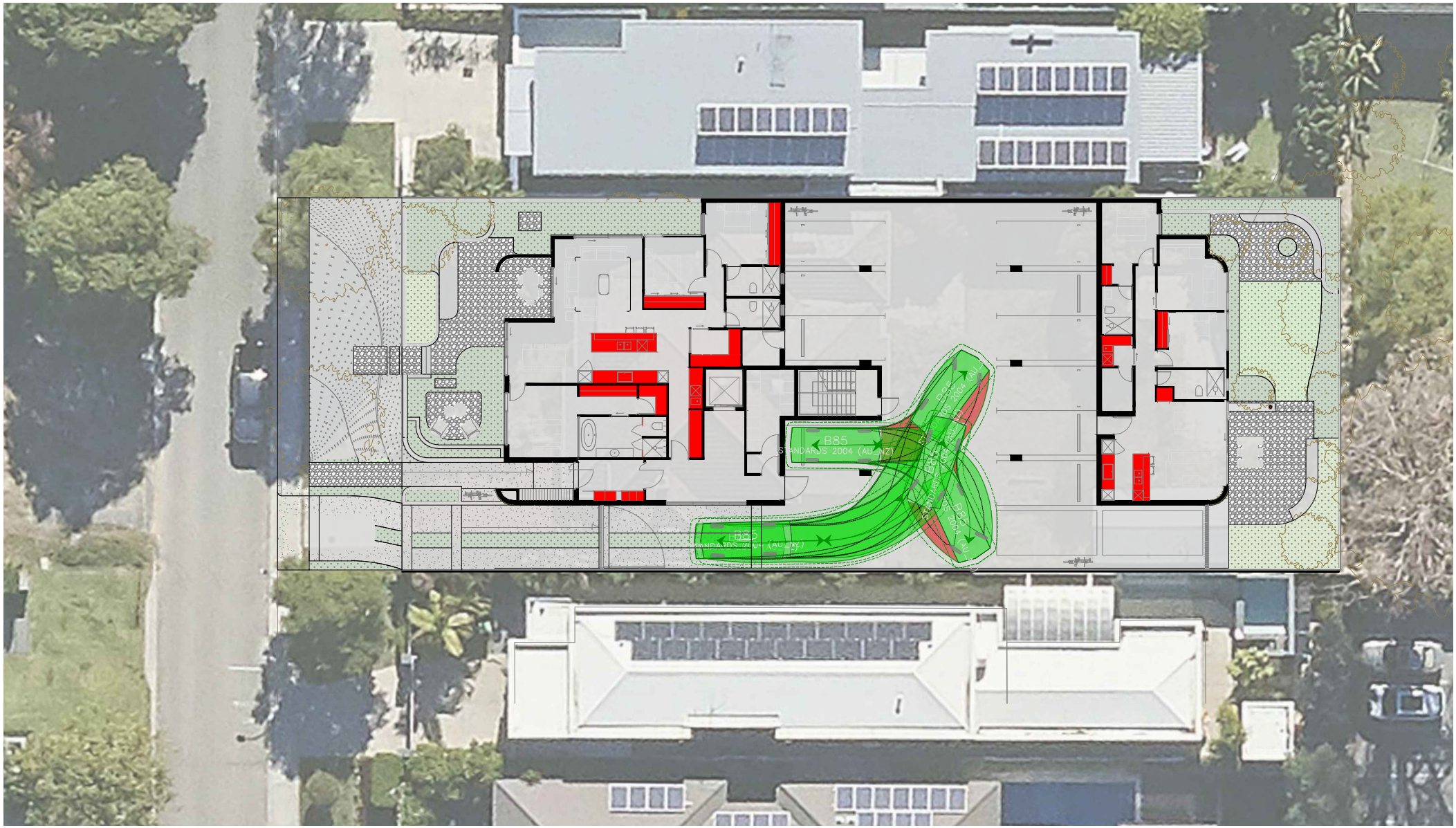

Full Circle
Design Services

December 2024

6 Alexander Road

Sustainability Strategy

Graham Agar
FULL CIRCLE DESIGN SERVICES

Full Circle Design Services

Telephone: 0412 475 819	**Report №:** 2024_064_ESD_REP_01
Email: graham.agar@fcds.com.au	**Original Date of Issue:** 15th September 2024
ACN: 163 742 890	
ABN: 84 163 742 890	

Title:	6 Alexander Road - Sustainability Strategy
Author:	Graham Agar
Client:	SCA
Contact:	Felipe Soto
Description:	This report provides the ESD strategy for the proposed multi-residence development at 6 Alexander Road in Dalkeith The project includes a single building with five dwellings over four floors. The design is targeting best practice sustainable design features across a range of assessment categories including renewable generation, thermal performance, embodied energy and sustainable transport.

Revision	Date	Checked by		Transmitted by	
A	15th September 2024				GEA
B	16th September 2024				GEA
C	23rd October 2024				GEA
D	15th November 2024				GEA
E	3rd December 2024				GEA

Distribution	Revision								
Receiver	A	B	C	D	E				
SCA	X	X	X	X	X				

Full Circle
Design Services

Executive Summary

The proposed development at 6 Alexander Road in Dalkeith includes five, very high quality residences, across four levels, including a ground floor secure car park.

Each apartment has access to their own external space and will include a high performance envelope to maximise views, natural light and thermal comfort.

Considering the nature of the project and its location, the project team have developed four key sustainable design themes which support the project's value proposition and add to the experience for owners and occupiers:

- Healthy living
- Minimised carbon footprint
- Sustainable transport
- Future resilience

Supporting these themes are a range of sustainable design features and inclusions which will provide verifiable performance improvement over current business as usual design and construction practices. These features include:

- Photovoltaic array and batteries on site
- Development on a previously developed site
- Life cycle assessment
- Electric vehicle infrastructure
- Envelope performance improvement
- Native planting
- Fossil fuel free site
- Low GWP refrigerant

The project will exceed the requirements published within the City of Nedlands LPP 1.3 Sustainable Design – Residential by:

- Mitigating urban heat island
- Providing water efficient appliances and tapware
- Using waterwise planting and irrigation
- Facilitating future EV use
- Avoiding fossil fuels on site
- Providing renewable energy and an embedded network.

This report provides additional information on the proposed themes and the verification pathway for the project.

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1. Introduction

FCDS have been commissioned to assist the 6 Alexander Road design team in developing and implementing a holistic sustainable design strategy which meets best practice design outcomes and provides verifiable performance metrics for external review and comment.

This report presents the proposed ESD themes the project has elected to pursue and outlines key design features to deliver measurable performance against these themes.

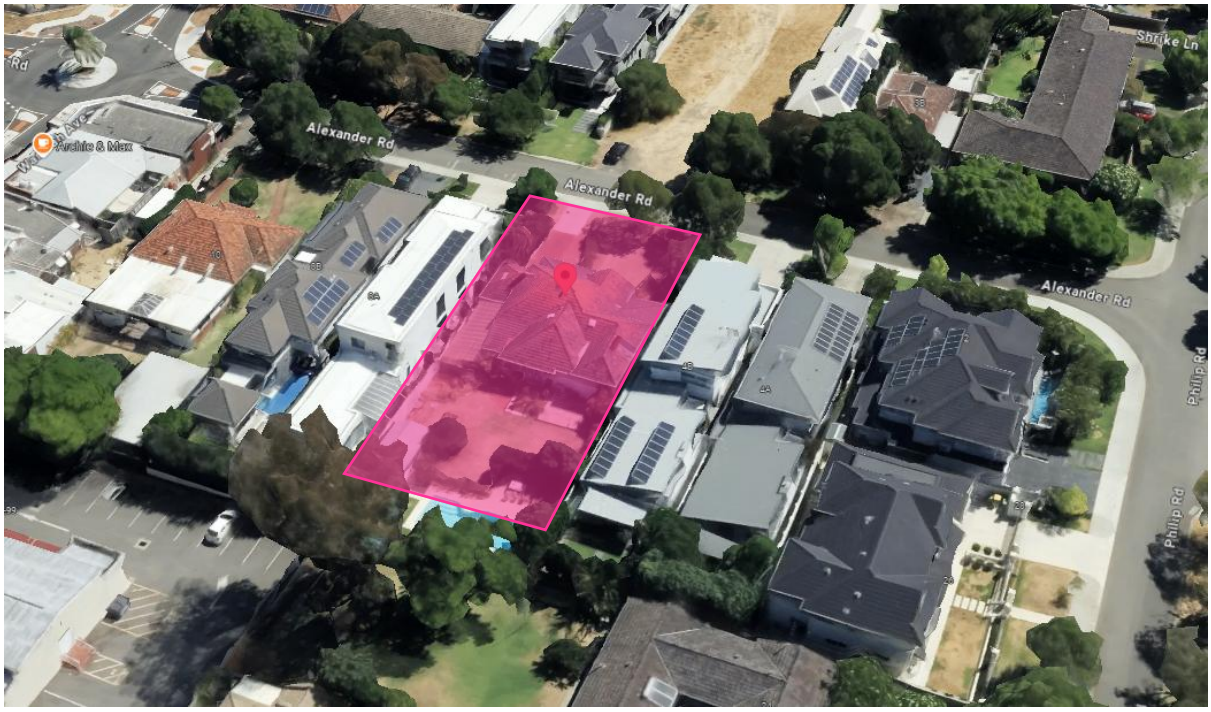
1.1 Project Description

The development includes 5 new high end dwellings, located over four floors in the Perth suburb of Dalkeith.

The design team will be targeting high performance materials to optimise occupant thermal comfort, provide cross flow natural ventilation, exceptional levels of natural light and low operating carbon emissions.

1.2 Existing Site

The site is part of a well developed residential community, on a currently bare lot. The new development can improve biodiversity outcomes for the area with additional native planting and pedestrian connections across the lot.



Above: Lot Location (Google Maps)

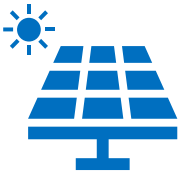
1.3 Strategic Project Aims

In progressing this development, the project team are keen to deliver best practice sustainable design outcomes. As part of this commitment, the project team has selected the following key sustainable design themes for the project. Design features, aligning with national best practice, have also been proposed as a means to demonstrate the project has met its intended outcomes:

- Healthy living
    - The design should promote occupant health and wellbeing, both through internal design decisions and access to external spaces.



- Minimised footprint and operational costs
    - The design must ensure that operational utility use – such as energy and water – are minimised, with long life cycle products and low carbon technology where possible.
    - The development should minimise impacts to nature and local ecology.



- Climate resilience and future focus
    - The development has a design life of in excess of 50 years. The final product must provide high performance in current climatic conditions, with flexibility and resilience to suit weather patterns in 2080 and beyond.

- Sustainable transport
    - The location of the project can assist occupants in reducing their dependence on cars. Integration and facilitation of sustainable transport options is key for project success.



1.4 City of Nedlands Brief

The project is less than 10 dwellings and less than $15M project budget, the project therefore needs to comply with the four requirements in green below and any two others. The design team intend to comply with five of these bonus features and addresses an additional feature not considered required for smaller developments:

Feature	Performance Targets	Comment
Performance Target	NABERS Rating	The development can undertake a NABERS rating. Performance targets are noted above.
Envelope Pressure Testing	Undertake pressure testing on 10% of apartments	Not applicable – less than 10 dwellings.
Embedded meter network	Provide a network for internal billing.	Not required, less than 0 dwellings. Minimal common area to track.
Natural Ventilation	Compliant with AS 1668.4	Compliant, elevations and window areas to meet target requirements.
Exhaust of Pollutants	Provide exhaust systems for kitchens laundries and toilets.	Compliant, to be documented in later stages.
Toxicity and Indoor Environment	Utilise low VOC & formaldehyde products	Compliant, low VOC intent for paints, floor coverings, adhesives and sealants. Compliant, E0 joinery and composite wood products.
Amenities	Provide common spaces	Not applicable, less than 30 bedrooms.
Urban Heat Island	75% of site area does not contribute to urban heat island effects.	Compliant, most of the development is planting or roof. Compliant finishes to be selected for sun deck.
Upfront Carbon Reduction	20% Performance improvement	Not applicable, less than 10 dwellings. Design team to target reduced footprint without project specific LCA.
Energy and Water Use	Provide a pool blanket	Pool blanket design to be incorporated within planning.
Energy Source	Avoid fossil fuels on site,	Compliant, design intent is for fossil fuel free site.
Renewable Energy	Operate common areas as net energy neutral	Not required, less than 30 bedrooms. Substantial solar array provided in any event.
Water Use	Provide water efficient appliances	Compliant, refer target performance within this report.
Irrigation Efficiency	Waterwise landscaping	Compliant, refer landscape report. Irrigation to be water efficient, drip style. Mostly native, drought resilient planting.
Active Living Support	End of trip facilities.	Not applicable, no commercial use on site.
Bike Storage	Provide 1 bike store per dwelling	Bike parking areas to be allocated with development, likely the ground floor car park.
EV Parking	Provide BCA 2022 compliance EV provisions	Compliant, refer section 5.1 following.
Car Share	Provide a car share vehicle and bay	Not applicable, less than 10 dwellings
NatHERS	Exceed BCA by 0.5 Stars	Compliant, target rating of 7.5 Star NatHERS average
Water Management	Provide water reuse system	No water reuse system is proposed for this development.

2. Healthy Living

The project is intended to support occupants keen to be a part of a healthy and active community and is well located for walkable access to coffee and restaurants, groceries, newsagents and health services.

The design includes connection to the existing pedestrian infrastructure, with pedestrian routes maintained from the street the building entry and through the car park.



Above: Current street view (Google Maps)

Other design features to improve occupant health outcomes through the design features detailed in the following sections.

2.1 Low Toxicity Materials

Internal finishes and joinery will prioritize low toxicity through minimisation of VOCs and formaldehyde:

- Walls and ceiling paints will target Ultra Low VOC compliance (<5g/l)
- Adhesives, sealants, trim paints, primers and sealers will comply with Green Star best practice benchmarks.
- All internal joinery will be certified as low (E0 or E1) formaldehyde

At building license stage the design team will provide a performance specification for all relevant products and, where selected, will ensure materials meet the performance requirements above.

2.2 High Performance Envelope

The building design will prioritize the protection of glazing through the use of deep balconies to protect from low angle summer afternoon sun.

Initial modelling of apartments has been undertaken, targeting an 8 Star outcome:

Construction Element	Insulation / Performance
External Walls	R2.7 Insulation 90mm
Floors	R1.9 Insulation – 40mm Board + Reflective Layer to car park
Ceiling	R3.0 Bulk, where exposed above
Concrete Roof	Light finish or planting, 80mm R3.8 board below
Metal Roof	R1.5, Reflective insulation under roof sheets
Sliding Doors Awning Windows	High performance double glazing and frames.

Overall, the project intends to target a 7.5 Star NatHERS average rating for the apartments. This is half a star better than BCA minimum requirements and improves thermal comfort and energy efficiency. At building license, the Section J compliance report will demonstrate the performance improvement.

2.3 Natural Ventilation

The design will ensure that all apartments meet or exceed the ventilation requirements of AS 1668.4 for natural ventilation.

The building orientation will assist with access to prevailing breezes, with most units having access to dual aspect natural ventilation.

At building license stage the mechanical designer will certify appropriate ventilation provisions for all habitable spaces.

In addition to the above, the project also intends to facilitate active transport through the integration with local footpaths and pedestrian infrastructure.

2.4 Acoustic Performance

The design is targeting best practice sustainability outcomes for the site through management of noise levels and exceeding BCA requirements for noise separation in walls and floors.

Compliance will be demonstrated through acoustic reporting at Building License, with verification of some performance elements on site at practical completion.

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3. Minimised Footprint

The Greenhouse Effect and global warming has been identified as the most significant environmental challenge of our times. Increasingly corporations and governments are embracing the need to act through setting performance goals and penalising carbon inefficiency with increasing utility costs.

The Alexander Road project team are aware of the need for projects to act responsibly with their ecological footprint both initially and in operation through life cycle assessment and building design. Best practise design can successfully reduce energy and water consumption, divert waste from landfill and minimise refrigerant carbon footprint. Site selection can minimise impact on existing fauna and offer the potential for developments to act as a restorative force.

Many of the features in other categories contribute to improved building carbon efficiency, including natural ventilation, an efficient envelope and water efficiency measures. Sustainable transport options also reduce the carbon footprint of building occupants and visitors.

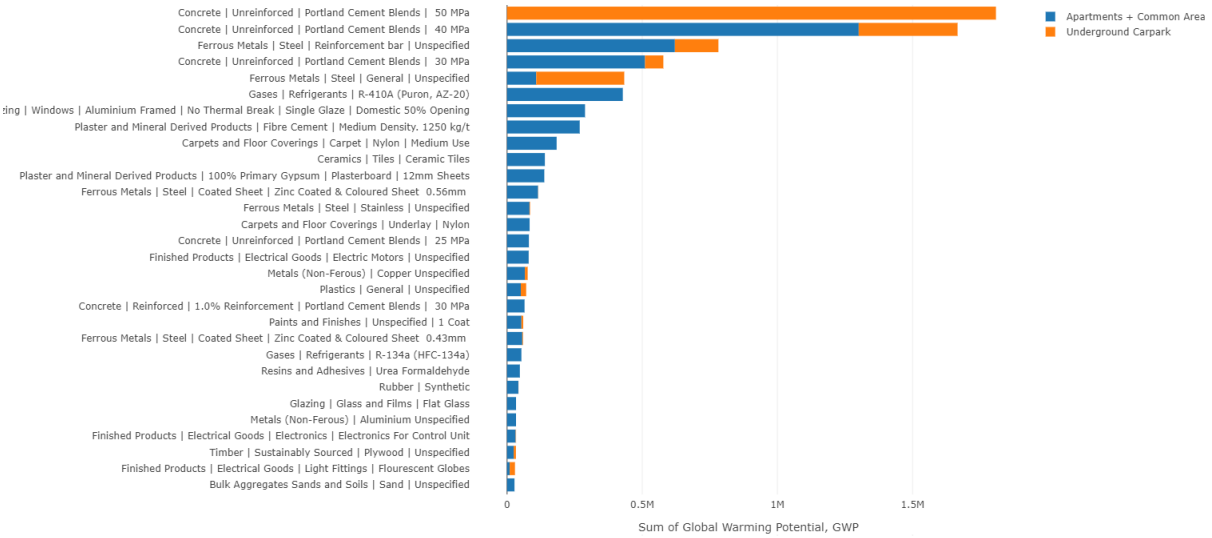
The following additional design features are intended to delivery embodied and operational carbon footprint improvements:

3.1 Considered Development

The building will be within a well established community, on a brown field site, limiting impacts to local ecology and providing the potential to improve biodiversity with native planting.

3.2 Embodied Energy

The proposed design will be targeting a reduction in upfront carbon through material selections, and design rationalisation. The image below shows the typical breakdown and embodied of different construction materials for apartment buildings over a project lifetime.



Assessment of similar style developments shows that concrete and steel make up the majority of the building's upfront carbon emissions. The design team will be reviewing the potential for the use of a post-tensioned slab, replacement of Portland cement and selection of sustainably sourced steel to assist in minimising this footprint. In addition, window frames will consider the use

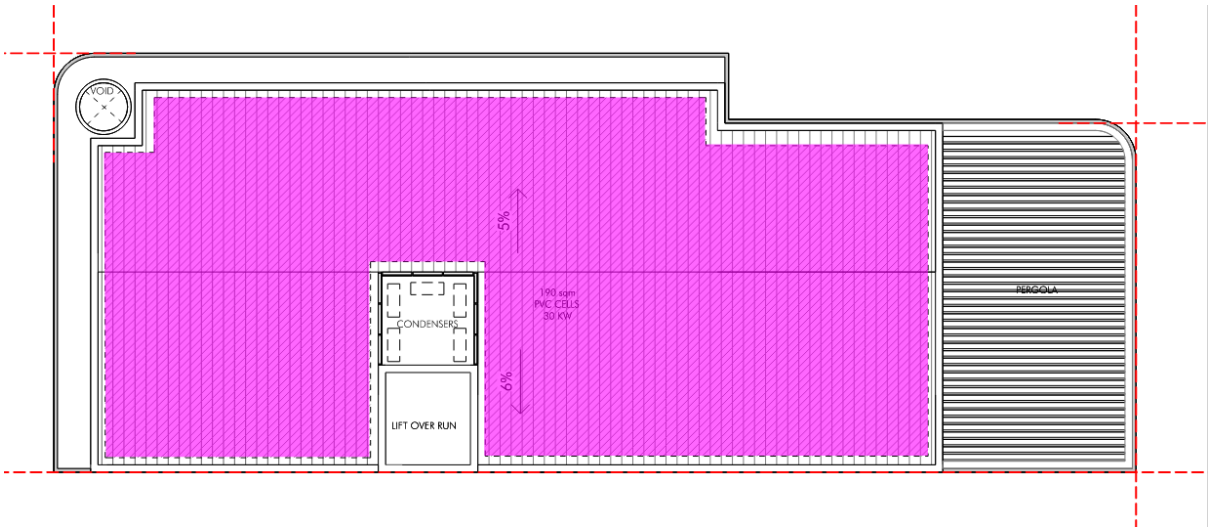
of LocAl Capral frames – achieving a reduction of around 50% in embodied carbon emissions in window frames.

In addition to aluminium, concrete and steel, refrigerants can also play a major role in building embodied and upfront carbon. The mechanical design will seek to utilise R32 refrigerant in lieu of the more common blends, with systems aiming to be kept small and local to limit capacity and refrigerant in pipework – a reduction of around 60% in refrigerant carbon footprint.

The project team will review finalised design against similar building types and provide comment at completion.

3.3 Renewable Energy

The design intent is to include potential for roof mounted solar panels for each building, targeting around 6kW per dwelling. The system is expected to produce more than 50MWh of electricity annually and should offset more than 75% of the annual electrical demand of the building.



Note the image shows sufficient area for ~40kW peak output array.

In addition, the design will include battery systems to improve utilisation of solar on site and provide a measure of grid resilience in the event of instability.

3.4 Overall Performance

Overall, the project team are seeking to demonstrate at least a 30% performance improvement in operational energy and 10% water reduction against typical performance. Design features above will contribute to this target:

- Improved building envelope:
- Efficient Services
- Low water use
- Controls

Half star margin on Section J Compliance
10% Margin on Section J Compliance
WELS rated fittings and appliances
Automated lighting and car park
ventilation

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4. Future Resilience

FCDS has undertaken a base review of the project and the potential likely impacts of climate change on the site, based on the following likely impacts of climate change in South West WA:

Variable	Current	Predicted	Expected Change	Possible Range
Annual Average Temperature (°C)	25.8 °C	29.3 °C	+3.5°C	28.4 – 30°C
Number of days over 35°C	28	63	+35	50-72
Annual Average Rainfall (mm)	851.7mm	698mm	-18%	536 – 809mm
Summer	40.5mm	38.5mm	-5%	27.9 – 55.1mm
Autumn	144.1mm	135.4mm	-6%	98 – 162.8mm
Winter	398.2mm	282.7mm	-29%	223 – 338.5mm
Spring	147.5mm	94.4mm	-36%	60.5 – 126.8mm
Annual Average Potential Evaporation	1800mm	1836mm	+2%	1818-1872mm
Annual Relative Humidity	55%	54.4%	-0.6%	53.7 – 55%

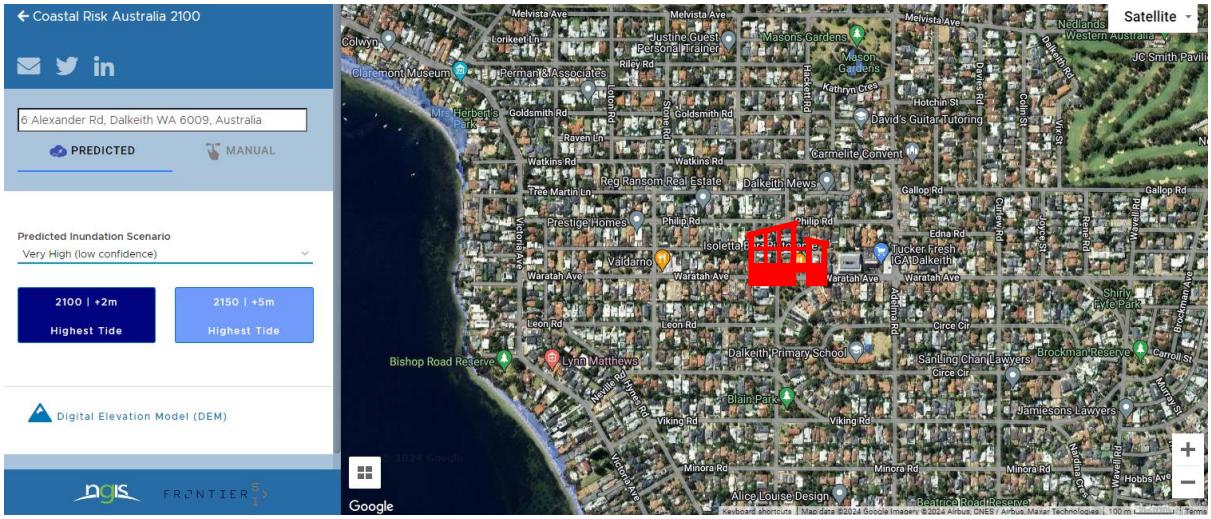
4.1 Risk Review

The development site is not considered to be at significant risk of climate impacts, as confirmed through the GBCA climate change risk assessment checklist:

Checklist	Criteria Response	Future Climate Exposure Reviewed?	Risk to the project identified?	Risk treatment identified?	Design / Operational Measure
Has the project area been previously impacted by extreme climate events?	No	Yes	No	No	NA
Is the project located in a cyclone zone?	No	Yes	No	No	NA
Is the project located in or adjacent to a bushfire prone area?	No	Yes	No	No	NA
Is the project located in or adjacent to a flood prone area?	No	Yes	No	No	Local high topological point. Access at various points and levels.
Is the project located at or adjacent to the coastline or tidally influenced waterway?	No	Yes	No	No	NA
Will the project accommodate occupants vulnerable to the impacts of climate extremes?	No	Yes	No	No	Improved envelope. Efficient Air Conditioning Onsite generation.

4.1.1 Flood Risk – Very High Inundation Scenario

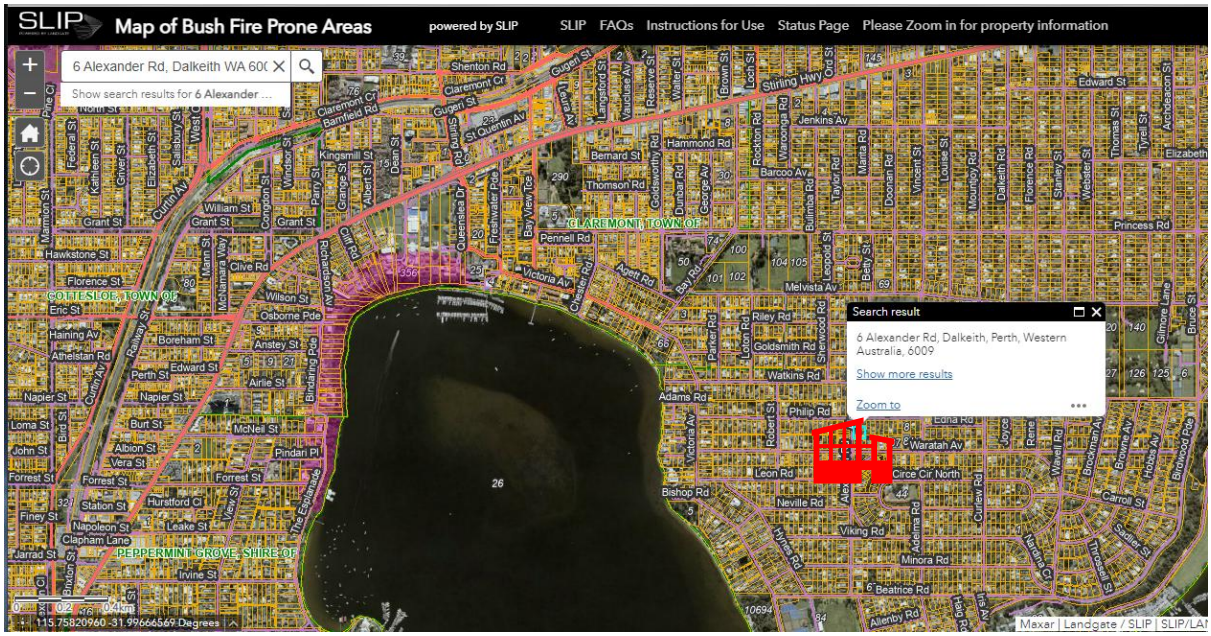
Coastal risk maps indicate that the site is well above inundation even under a 5m high sea level rise.



Above: Coastal Risk Australia

4.1.2 Bushfire Prone Areas

Bushfire zone maps show that the site well away from areas considered bushfire prone.



Above: Bushfire Prone Areas - DFES

4.2 Design Response

Notwithstanding the low risk rating, the design team have included the following features to mitigate risks and provide an improved outcome for occupants and the local community:

Climate Change Impact	Risk	Proposed Response
Increased temperatures lead to increased bushfire risk and intensity.	Moderate due to current classification of site.	Multiple orientations for natural ventilation. Provide filters on air conditioning units to mitigate bushfire smoke infiltrating into apartments.
Rising sea levels and increased flood risk.	Very low	Ensure structure can adapt to changing water levels.
Reduced rainfall	Increasing requirement for irrigation, increased cost of scheme water.	Utilise smart irrigation, including moisture detection and prioritise drought tolerant planting. Utilise native planting where possible.
Increased temperatures lead to increased reliance on air conditioning.	Building is unable to provide comfortable environment for extended periods.	Provide high efficiency air conditioning systems with automatic controls. Upgrade building envelope in excess of BCA minimum requirements. Reduce urban heat island effect.
Increased temperatures lead to increased power demand.	Operating cost increases as electrical prices increase. Power security becomes questionable.	Good control systems and energy efficient design. Potential for solar photovoltaics for renewable generation.

Further specific design features are discussed in the following sections.

4.2.1 Water Efficient Fittings

Where provided, fittings and appliances will target high water efficiency, generally within 1 Star of the best available WELS rating for each fitting type:

Fixture Type	Minimum WELS rating	Maximum Flow Allowable
Taps	5 stars	4.5-6 L/min
Urinals	5 stars	1.0 L / Flush + Smart demand flush device
Toilets	4 stars	<3.5 L average flush <4.7L full flush, <3.2 half flush
Showers	3 stars	6.0 – 7.5 L/min
Clothes Washing Machines	4 stars	Size Dependent
Dishwashers	5 stars	Size Dependent

Low flow fittings save water, operational costs, carbon emissions and energy use when they utilise hot water.

4.2.2 Native or Drought Tolerant Planting

The design team will be including water efficient planting and irrigations to target a 30% reduction in water use against Green Star benchmarks and to minimise operational costs and carbon emissions.

Building license documentation will include these elements.

4.2.3 Urban Heat Island Mitigation

The project team intend to meet Green Star best practice guidelines for urban heat island by maintaining 75% of the site as either vegetation, shaded areas or elements with a 3-year SRI of 64 or greater.

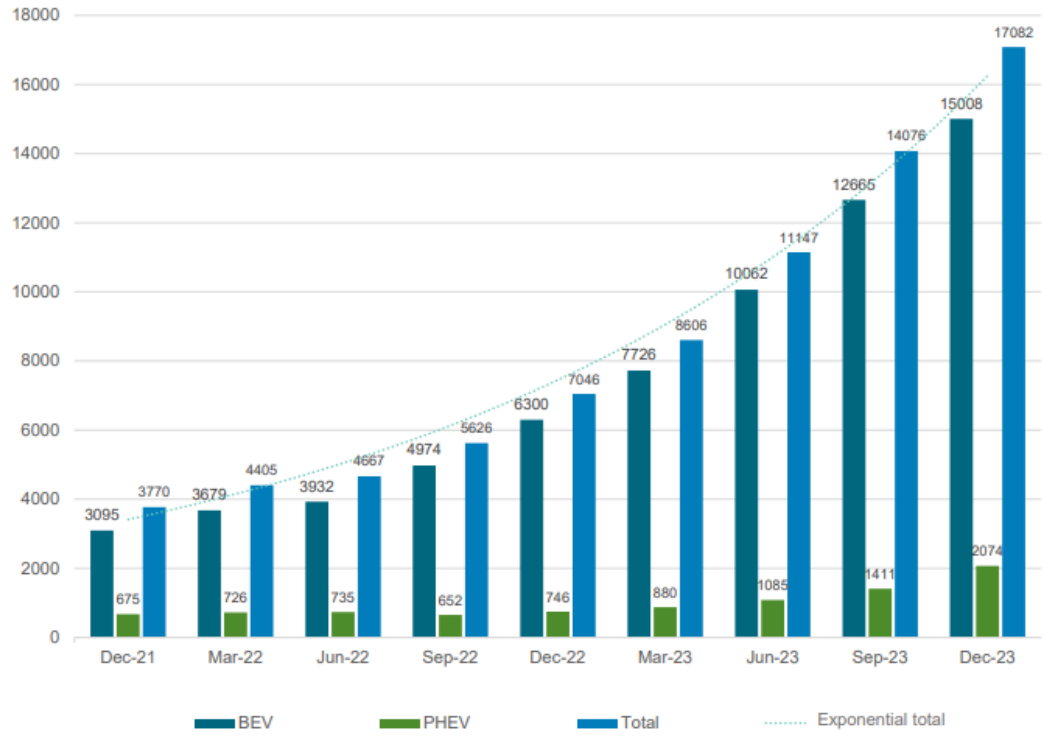
Building license plans and finish selections will demonstrate this performance outcome.

5. Sustainable Transport

Increasingly, Perth drivers are transitioning away from tradition Internal Combustion Engine vehicles – with the current rate of 6.6% of new vehicles (2023) set to be ~10% by 2025 and more than 50% in 2030 (https://www.watoday.com.au/politics/western-australia/future-planning-is-this-the-year-petrol-will-disappear-from-wa-20231218-p5esbe.html).

The graph below shows the uptake in electric vehicles since the end of 2021 (Western Australian Electric Vehicle Analysis Summary 2023 Q4 – Department of Transport):

Figure 1: Cumulative electric vehicle data December 2021 – December 2023



Recognising this shift, the Alexander Road design will be seeking to facilitate alternate transport options, as described in the following sections.

5.1 Electric Vehicle Facilitation

The design will include a dedicated EV distribution board for the carpark, sized to cater for ~5 EV chargers. The design will include key infrastructure provisions, including:

- Load management systems to deliver at least 12kWh per bay between 11PM and 7AM daily
- Space to allow for electricity metering, as part of the embedded network provision
- Cable containment consideration to provide chargers to all bays
- Potential for use of 7kW / 32A type two chargers
- Chargers for 10% of bays at opening

Electrical design documentation will show these provisions at building license stage.

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6. Feature Summary

Many of the features proposed above offer performance improvements across a range of themes. The following table outlines the proposed features and the demonstration pathway – aligning with national best practice benchmarks – selected for the project team.

Design Feature	Benchmark Performance	Verification Method	Healthy Living	Building Footprint	Climate Resilience	Sustainable Transport
EV Facilitation	Dedicated EV DB, Capacity to service 5 bays.	Design documents		X		X
Brown Field Development	100% Site previously developed, improved ecology score	Design documents	X	X	X	X
Efficient Envelope	Improvement over BCA 2022	Building License Report	X	X	X	
Acoustic Performance	Design report and performance verification at completion.	Report	X			
Native Planting	Demonstrate 30% reduction in water use against Green Star Standards	Report at Building License		X	X	
Fossil Fuel Free Site	No fossil fuels for domestic hot water, cooking or heating	Design documents		X	X	
Envelope Pressure Test	Test 10% of building apartment envelope	Report at practical completion.	X	X	X	
Renewable Energy	Potential for Solar PV Panels and onsite storage	Performance Specification		X	X	
Urban Heat Island	Achieve 75% of site with a 3-year SRI of 64 or greater	Design documents	X	X	X	
Waste Plan	Waste store to allow for three streams	Design documents		X		
Embodied Energy	Target 20% reduction in life cycle footprint, as demonstrated with comparison to similar buildings	Memo at Building Licence		X	X	
Water Efficiency	WELS rated fittings – Within 1 Star of best available	Design documents		X	X	
Low Toxicity Materials	Utilise low VOC and formaldehyde internal finishes, adhesives and sealants.	Material review at Building License	X			
Low Carbon Materials	Utilise R32 Refrigerant and improved materials to improve upfront carbon by 20%	LCA Report at Building License		X	X	
Natural Ventilation	Comply with AS 1668.4 for natural ventilation to all apartments	Report at Building License	X	X	X	
Operational Footprint	20% reduction in operational energy through envelope and services. Facilitate NABERS certification in future.	Report at Building License		X	X	

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0412 475 819

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City of Nedlands
Amended Plans Received
10 September 2025

RESIDENTIAL DEVELOPMENT

6 Alexander Road, Dalkeith

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City of Nedlands
Amended Plans Received
10 September 2025

Following the refusal, we have made some **significant changes**, addressing the **reasons** for refusal...

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City of Nedlands
Amended Plans Received
10 September 2025

Our revised scheme is proposing...

...**removing** the **apartment** located on the third level 3 ✓

...**removing massing** from the south eastern corner ✓

...modifying our NGL from 19.5m to 19.0m, **lowering it by 500 mm.** ✓

...reducing our **plot ratio** from 1.17 to 1.03 ✓

...and **reconsidering** our **parking** provision ✓

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City of Nedlands
Amended Plans Received
10 September 2025

However, our high quality streetscape remains unchanged, reflective of the pattern of narrow lot subdivision...



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View from Alexander Rd

City of Nedlands
Amended Plans Received
10 September 2025

We have also gone back to the DRP panel for further feedback...

"In this case the DRP through two meetings and one **Chair** review **supported** the last iteration of **the project**"

"I remain convinced that **the design** as now described is **supportable** under **DRP** terms of reference"

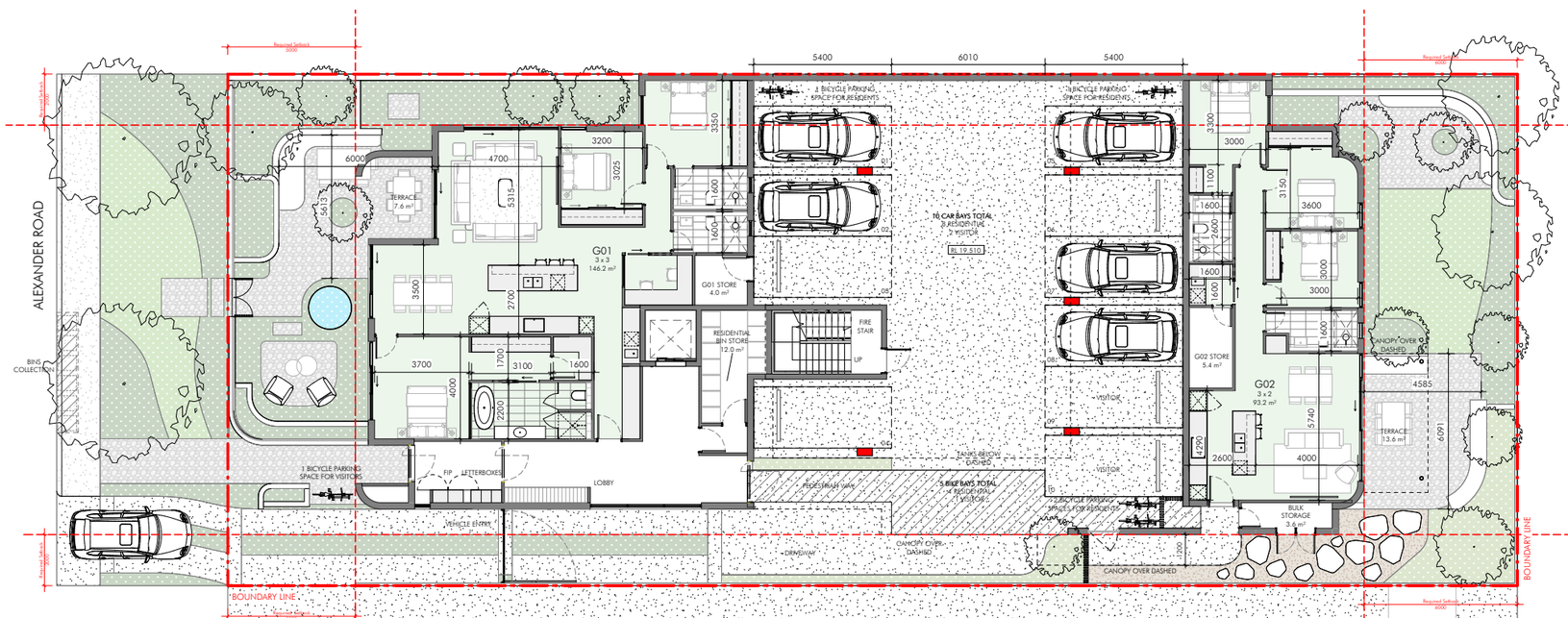
"The **DRP** determined that a **well-articulated** and landscaped **3-4 storey** multiple dwelling project **is compatible** with both the **existing properties** and **future character of the street**"

"The **current design** balances the need to **respond** to **existing properties** while **not compromising** its **future** relationship to new **adjoining** developments"

"I also believe it to be **consistent** with **existing character** of the adjoining single houses which are relatively bulky due to their high site coverages"

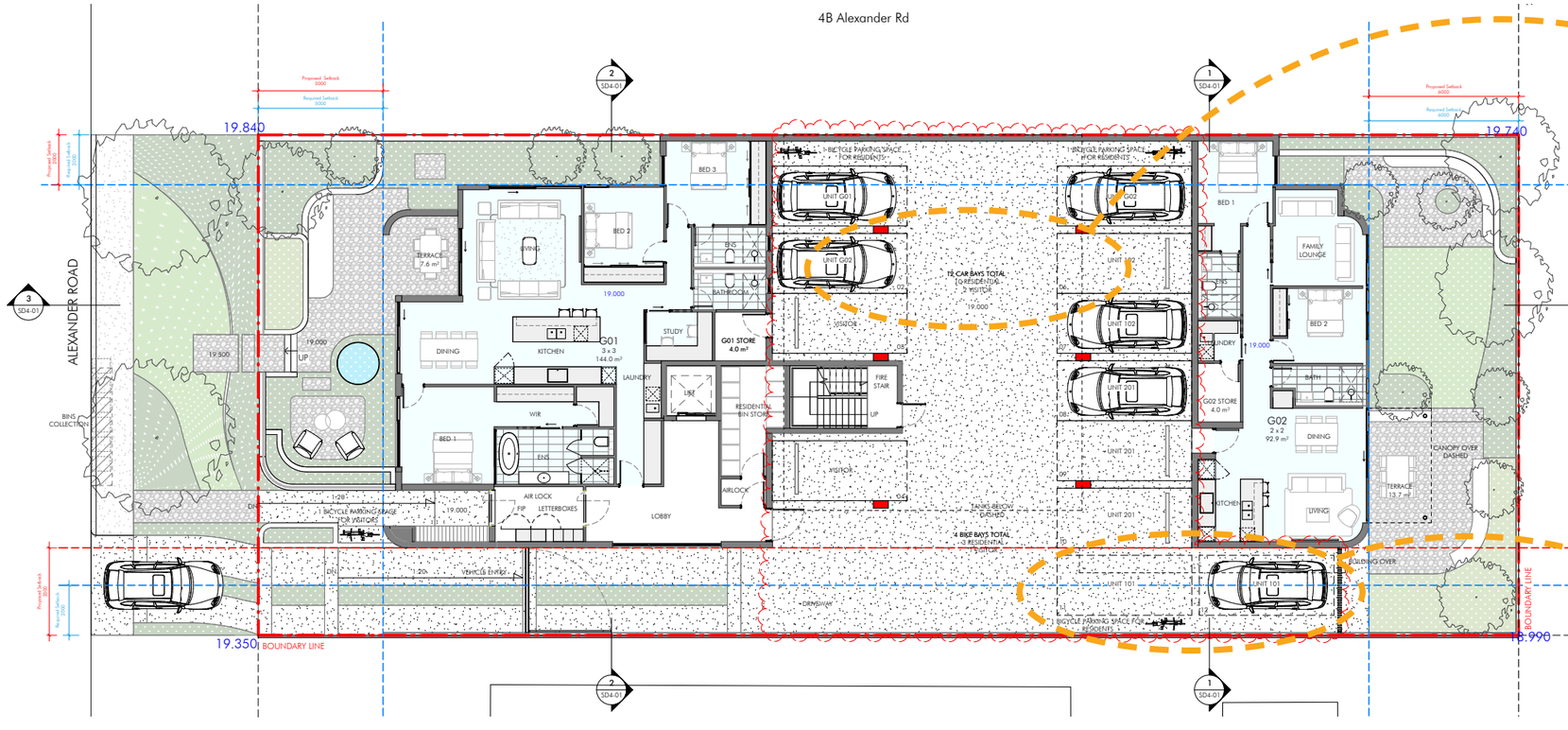
City of Nedlands
Amended Plans Received
10 September 2025

Ground Floor Plan



Refused

4B Alexander Rd



Revised

Revised NGL 19.00

24 Phillip Road

**Additional 2 bays,
12 bays total**

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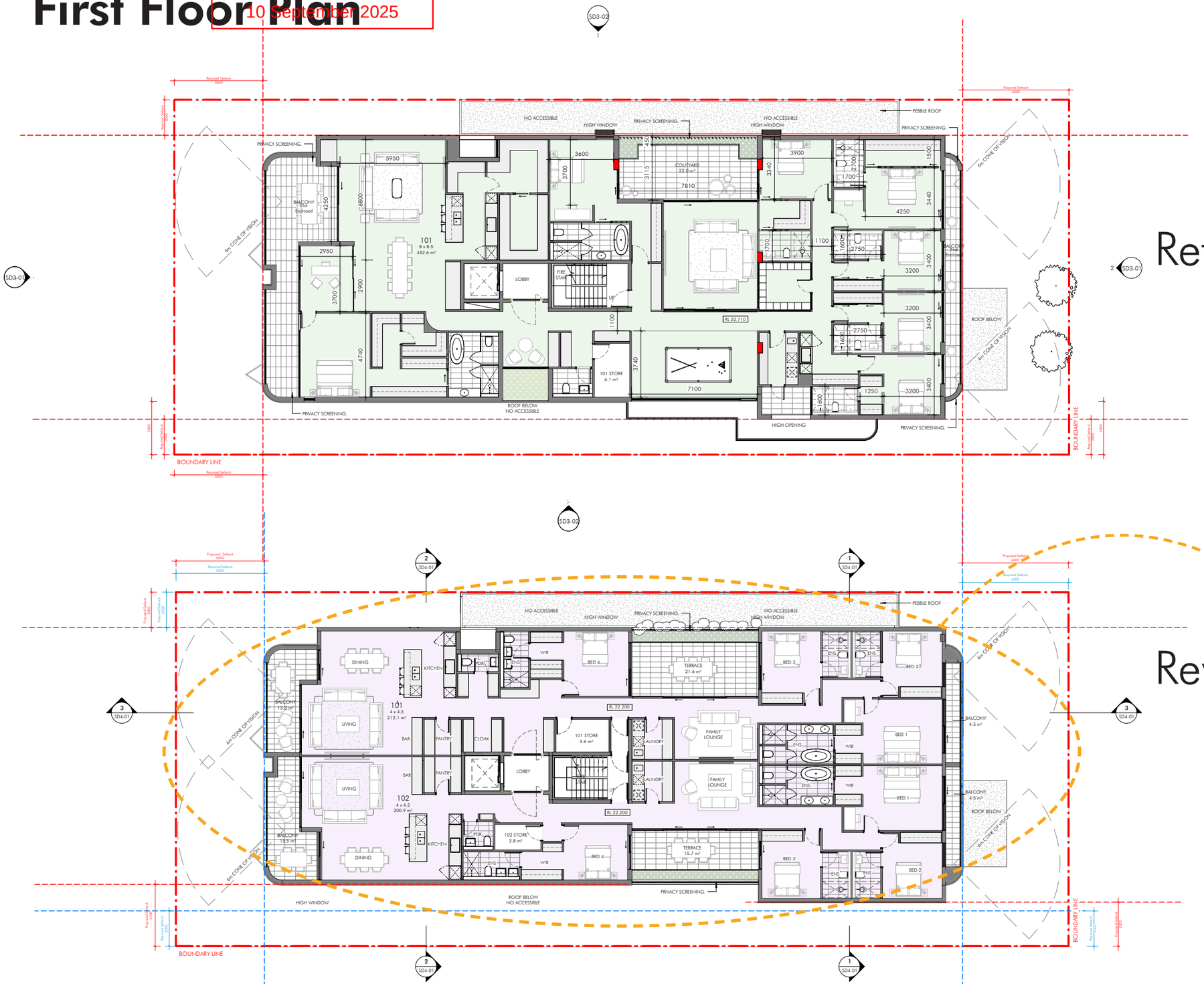
City of Nedlands
Amended Plans Received
10 September 2025

First Floor Plan



Refused

2 Apartments instead of 1

Revised

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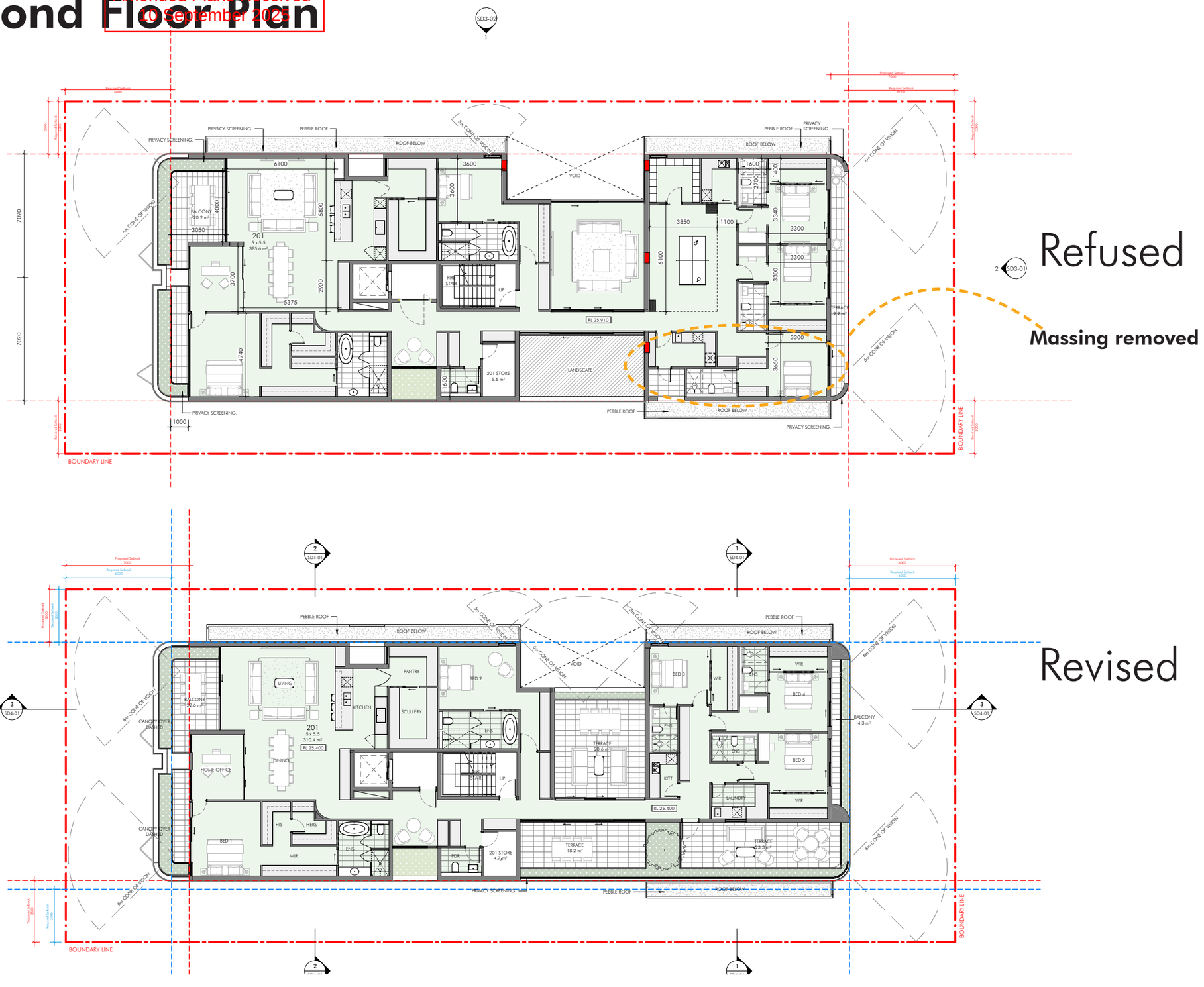
City of Nedlands
Amended Plans Received
10 September 2025

Second Floor Plan



Refused

Massing removed

Revised

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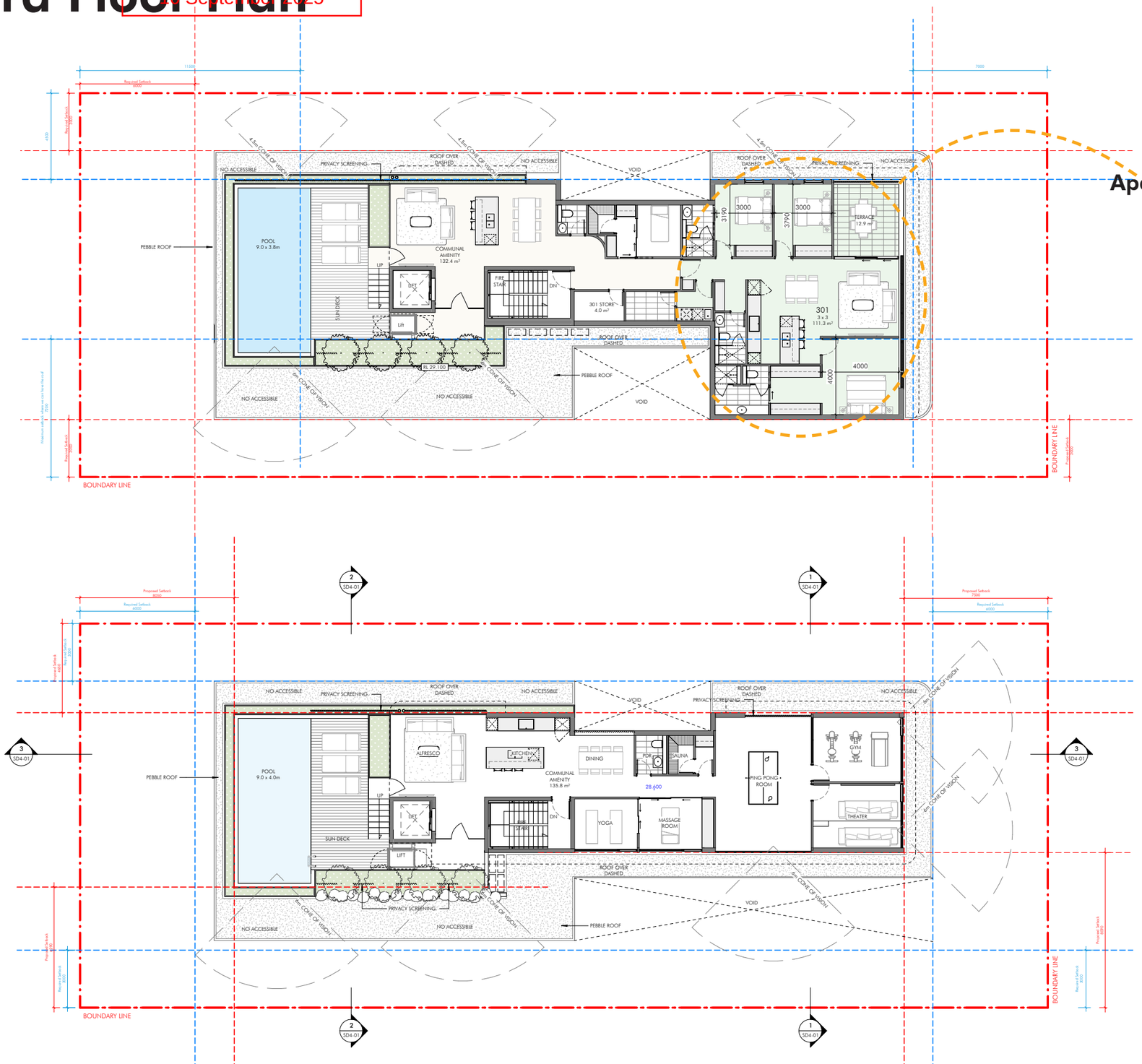
Third Floor Plan

City of Nedlands
Amended Plans Received
10 September 2025



Apartment removed

Refused

Revised

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City of Nedlands
Amended Plans Received
10 September 2025

Our **interface** with **our neighbour** to the south has been **significantly modified**...

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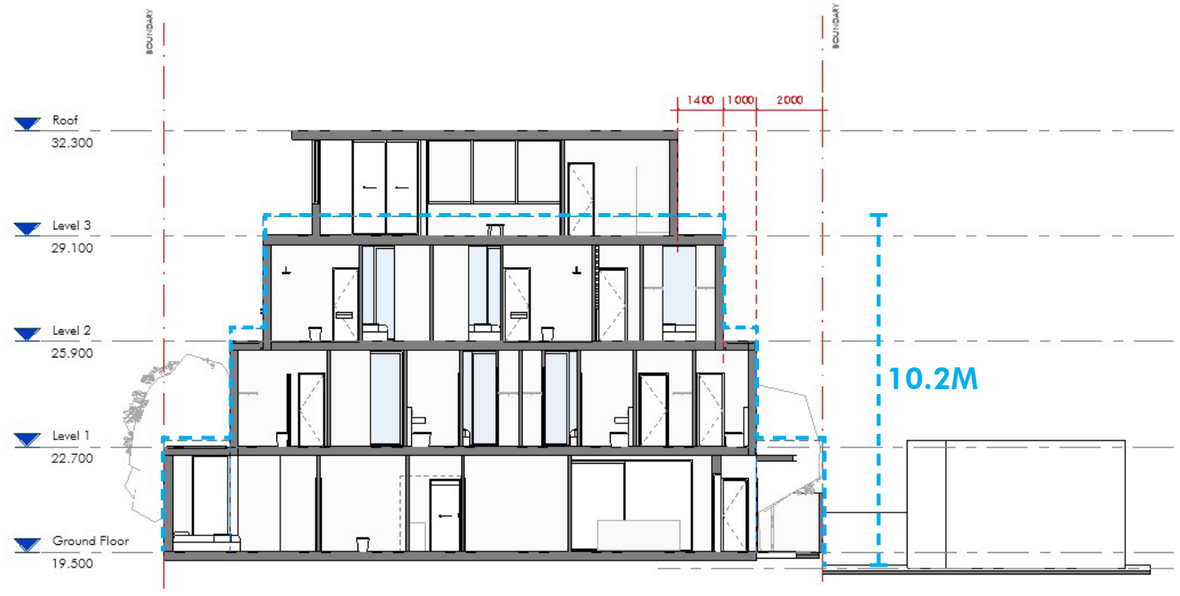
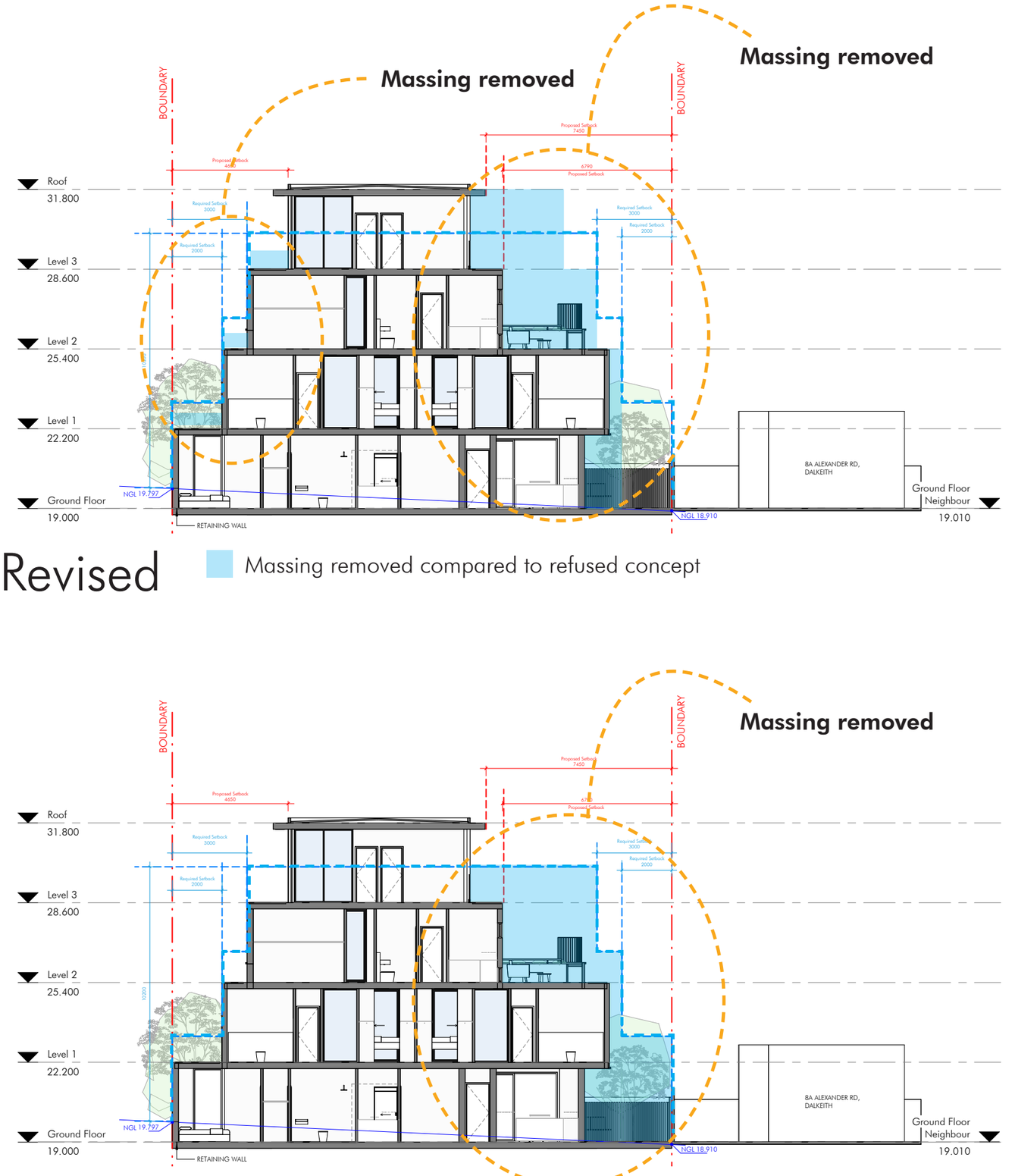
City of Nedlands
Amended Plans Received
10 September 2025

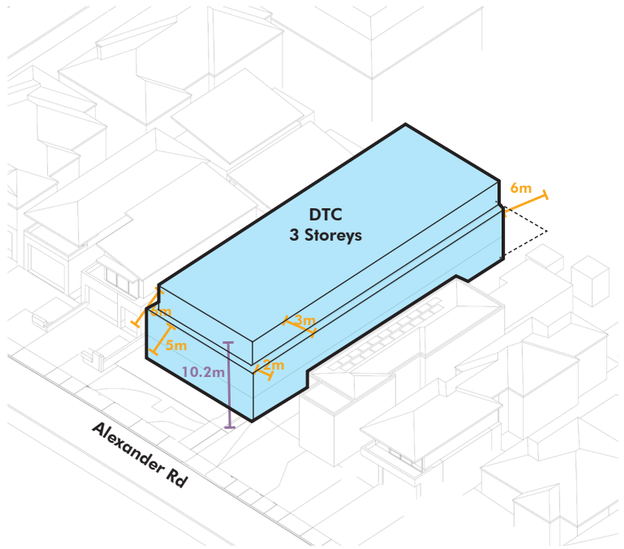
Reviewing the section to our neighbours...





Refused

DTC (3 Storeys) per LPP5.14



3 storeys

space collective architects

Revised

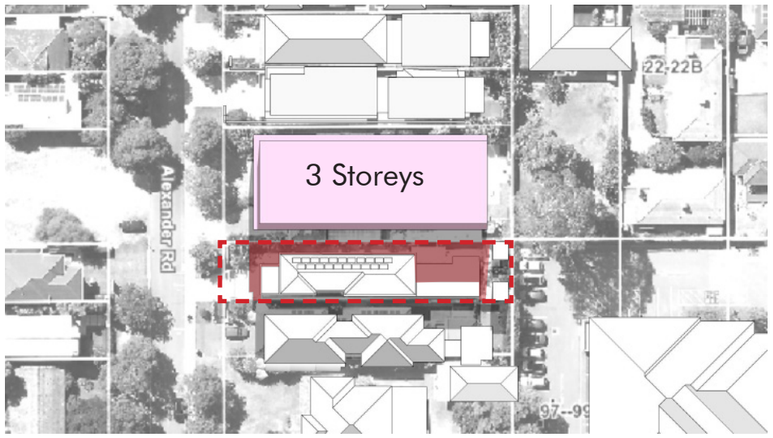
Massing removed compared to refused concept

Revised

Massing removed from LPP5.14 DTC Massing

City of Nedlands
Amended Plans Received
10 September 2025

Looking at the overshadowing...



Shadow projected by 6 Alexander Rd - 33%

DTC - 3 Storeys



Shadow projected by 6 Alexander Rd - 40%

Refused



Shadow projected by 6 Alexander Rd - 26%

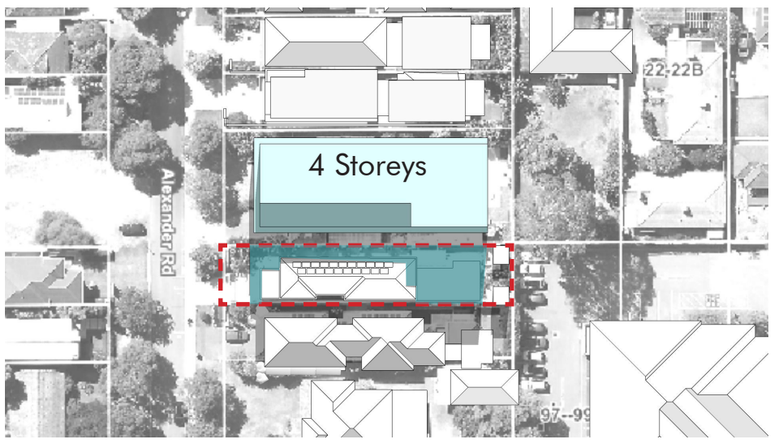
Revised

-7%

Less than 3 Storeys Massing

-14%

Less than the refused proposal



Shadow projected by 6 Alexander Rd - 45%

DTC - 4 Storeys

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City of Nedlands
Amended Plans Received
10 September 2025

Looking at the solar access...



DTC - 3 Storeys

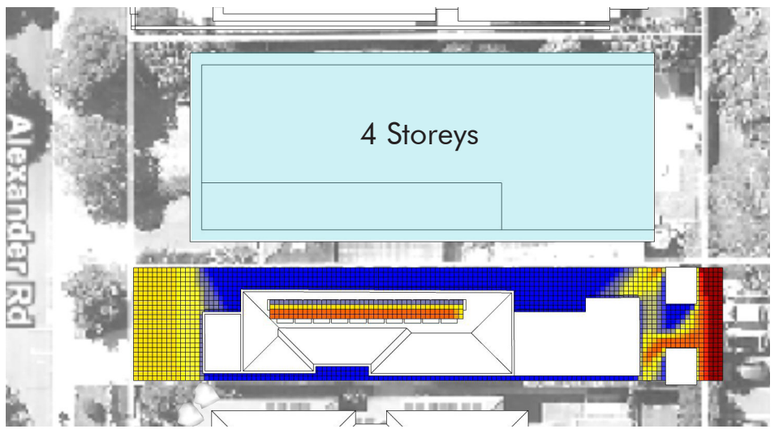


Refused



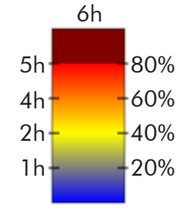
Revised

Our massing delivers a similar solar access outcome as a 3 storey massing



DTC - 4 Storeys

Solar Access 9:00 - 15:00
Winter Solstice - June 21st



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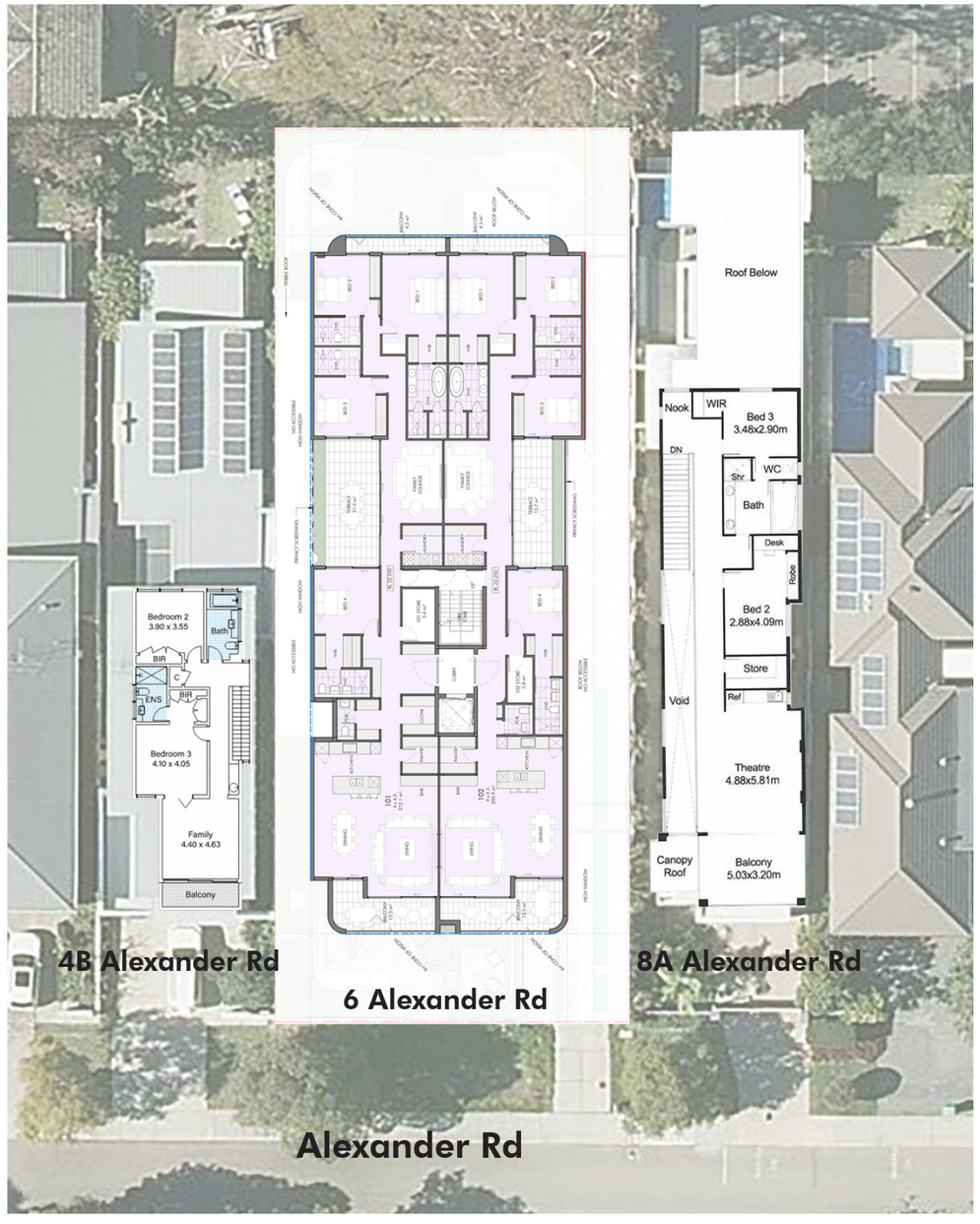
Looking at our southern neighbour in more detail...



Ground Floor

We are providing more detail on this



First Floor

No habitable spaces facing South

No habitable spaces facing North

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Amended Plans Received
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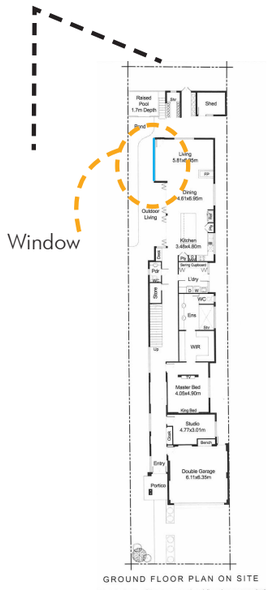
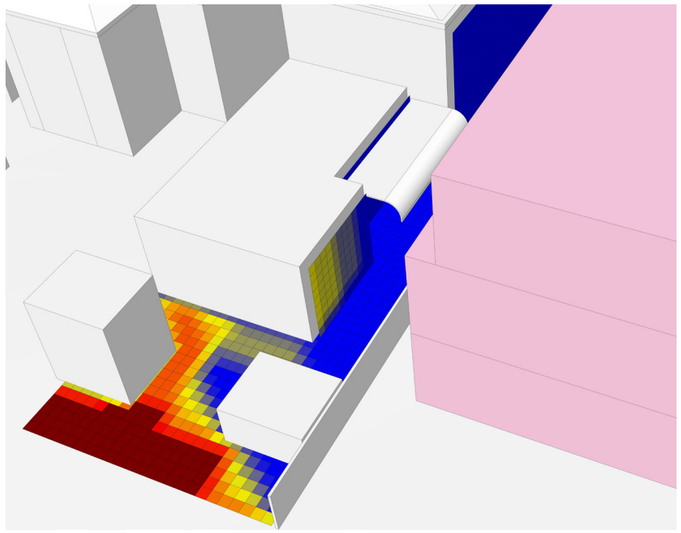
Reviewing Solar Access – Southern Neighbour

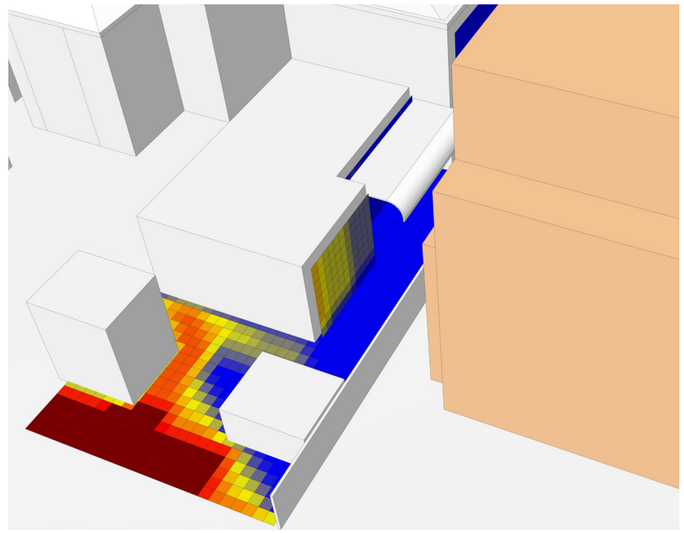
Viewing angle



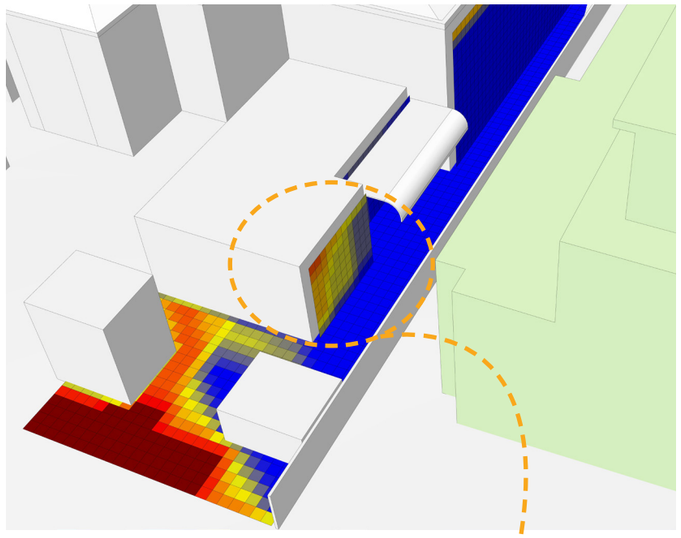
8A Alexander Rd



DTC - 3 Storeys



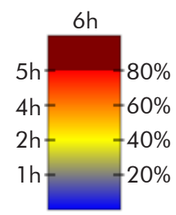
Refused



Revised

Our massing allows a better solar access outcome when compared to the DTC and the refused scheme

Solar Access 9:00 - 15:00
Winter Solstice - June 21st



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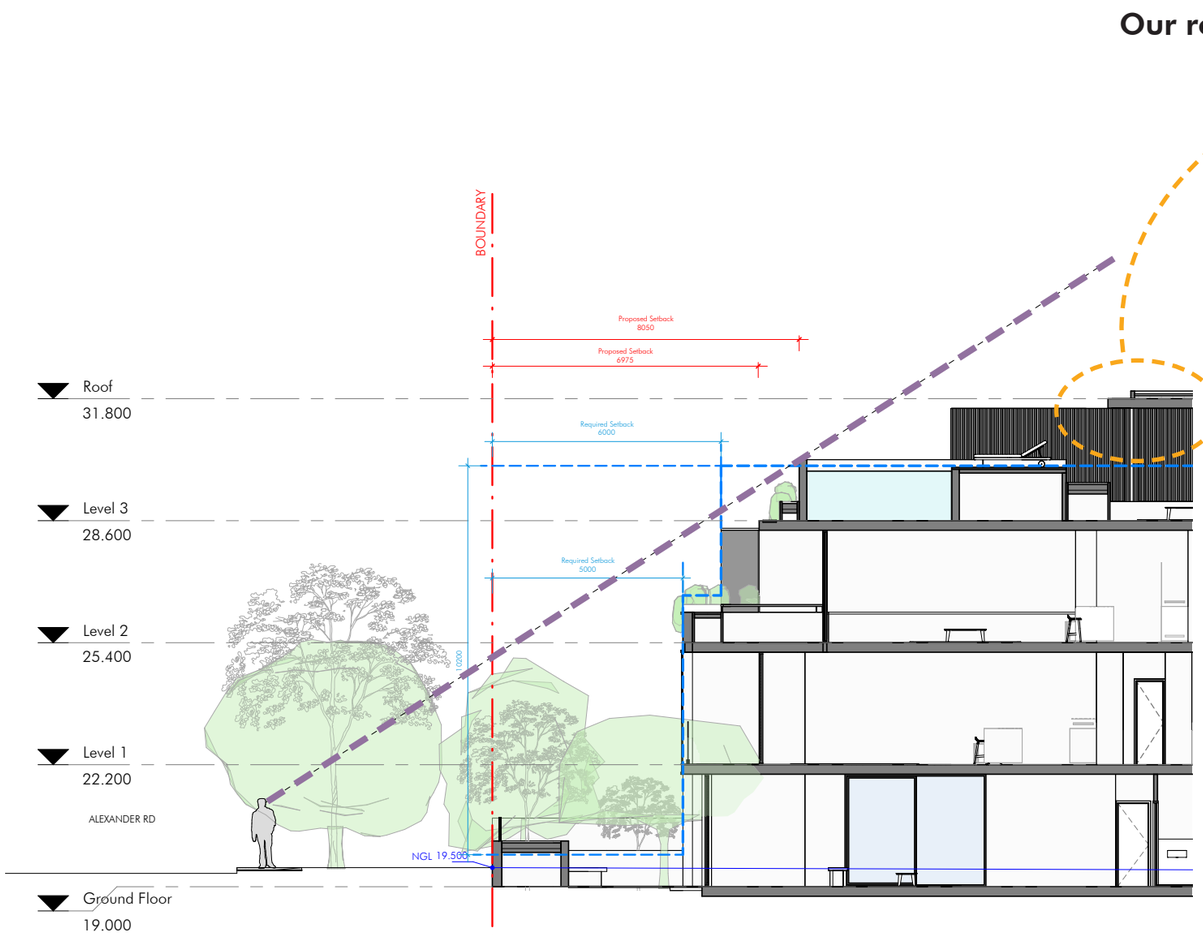
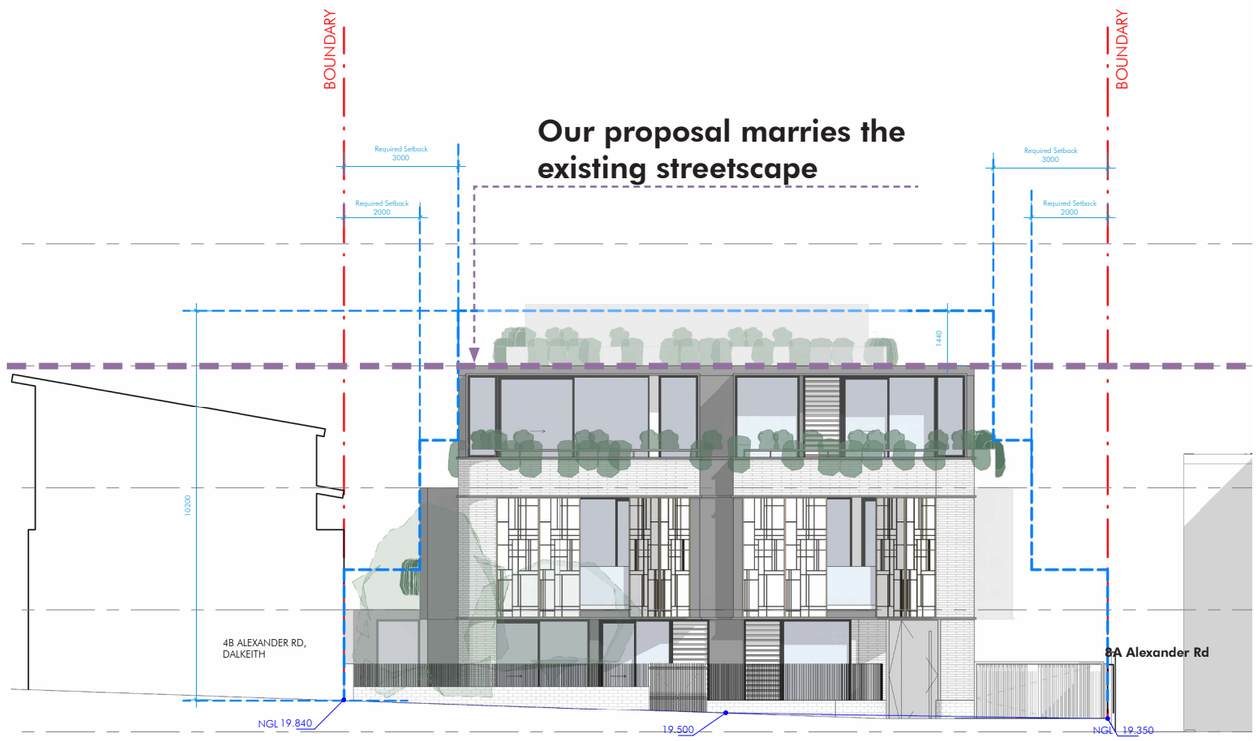
Our proposal is a cohesive response to the streetscape...



Pedestrian Perspective Section



West Elevation

...our rooftop amenities are not visible from the street.

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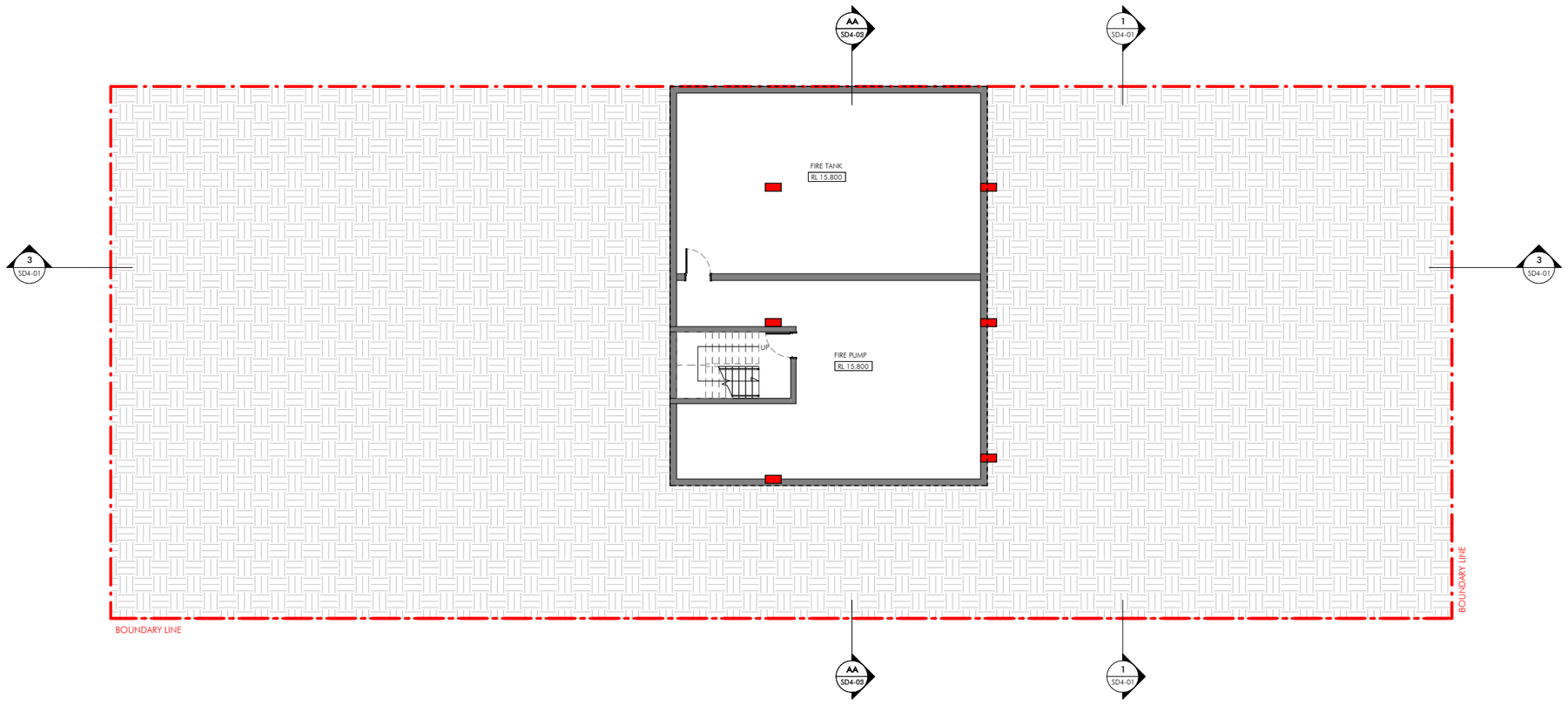

Apartment Area Schedule

Unit Number	Level	Layout	Internal Area
G01	Ground Floor	3 x 3	144.0 m²
G02	Ground Floor	2 x 2	92.9 m²
101	Level 1	4 x 4.5	212.1 m²
102	Level 1	4 x 4.5	200.9 m²
201	Level 2	5 x 5.5	310.4 m²
Total Units: 5			960.4 m²

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1

0 1 2 3 4 5 m

DRAWING NAME
BASEMENT

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-01

REV
C

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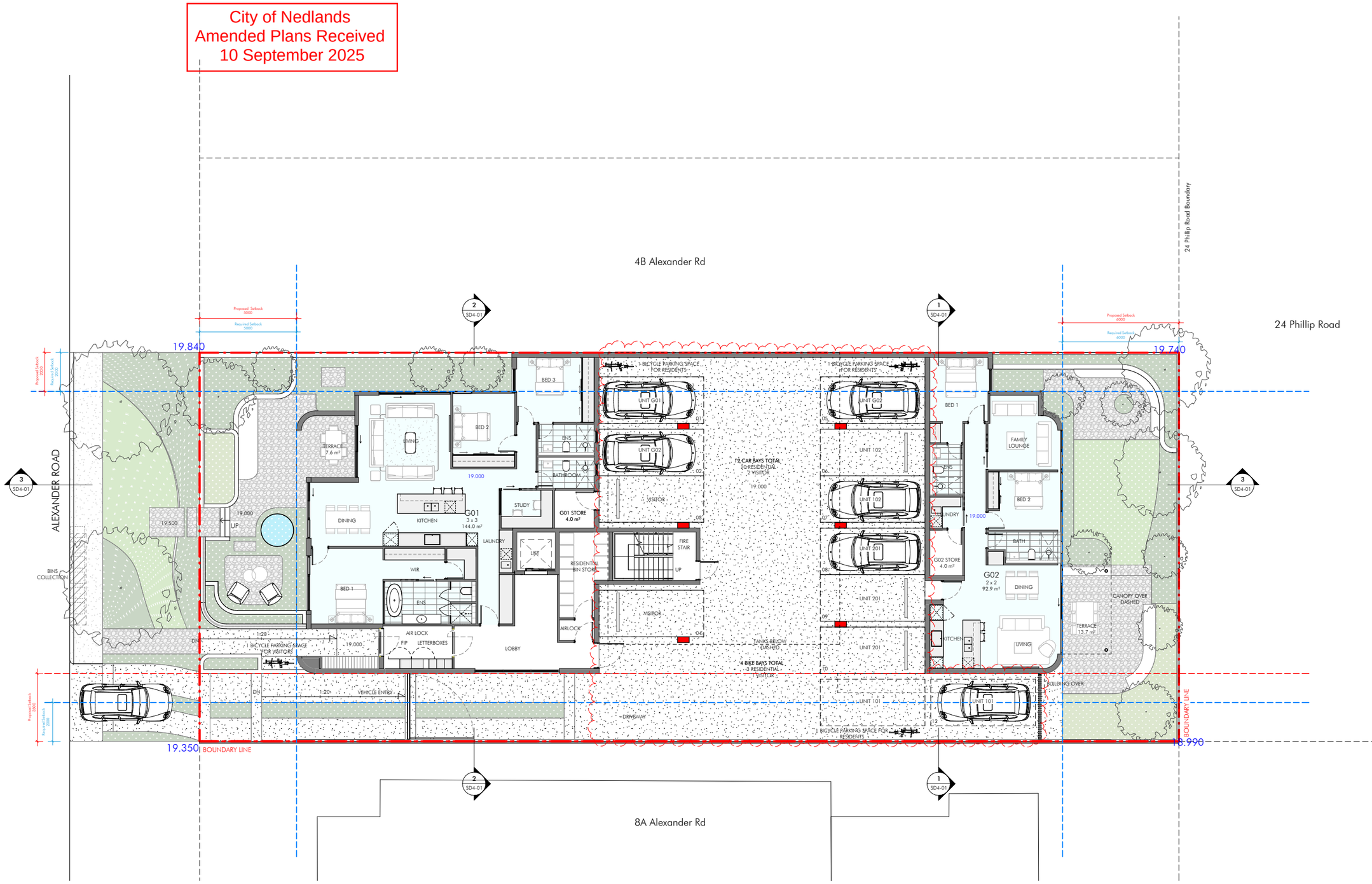

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Total Units: 5			960.4 m²

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DALKEITH MULTI RESIDENTIAL
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME: GROUND FLOOR PLAN
PROJECT PHASE: SCHEMATIC DESIGN
DRAWING No.: SD2-02
REV: E
28.07.2025

City of Nedlands
Amended Plans Received
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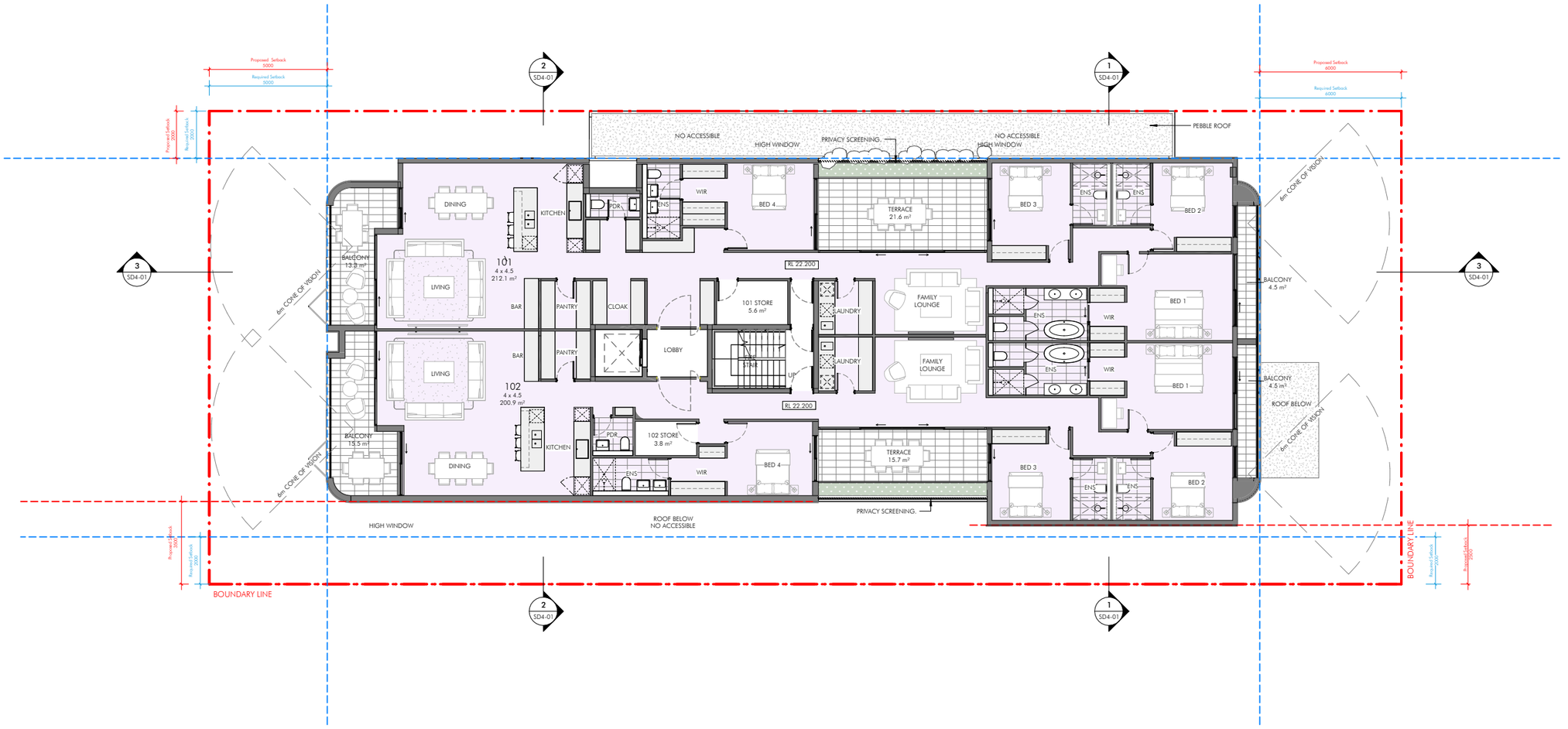

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 1 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-03

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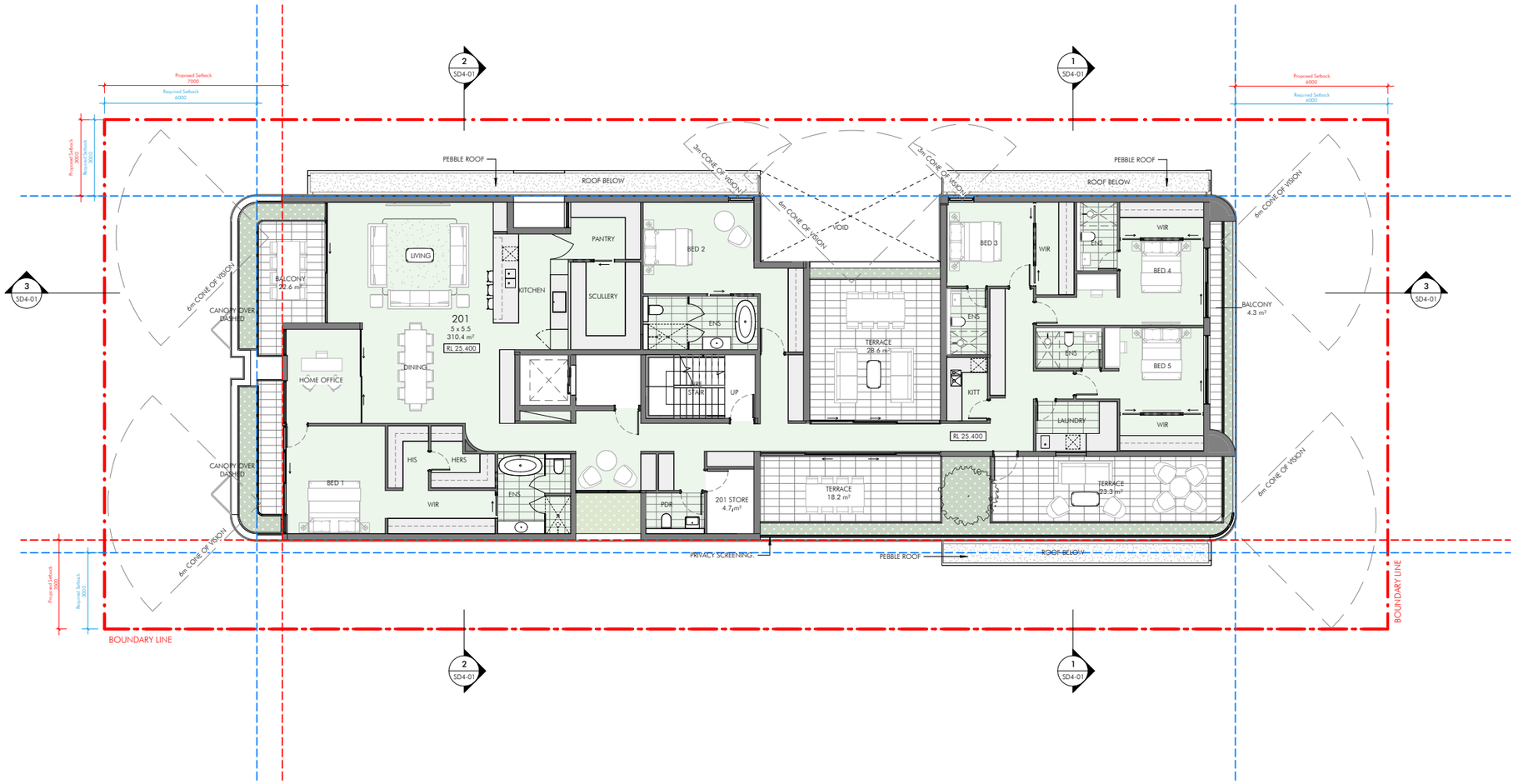

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MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 2 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-04

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MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
LEVEL 3 PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-05

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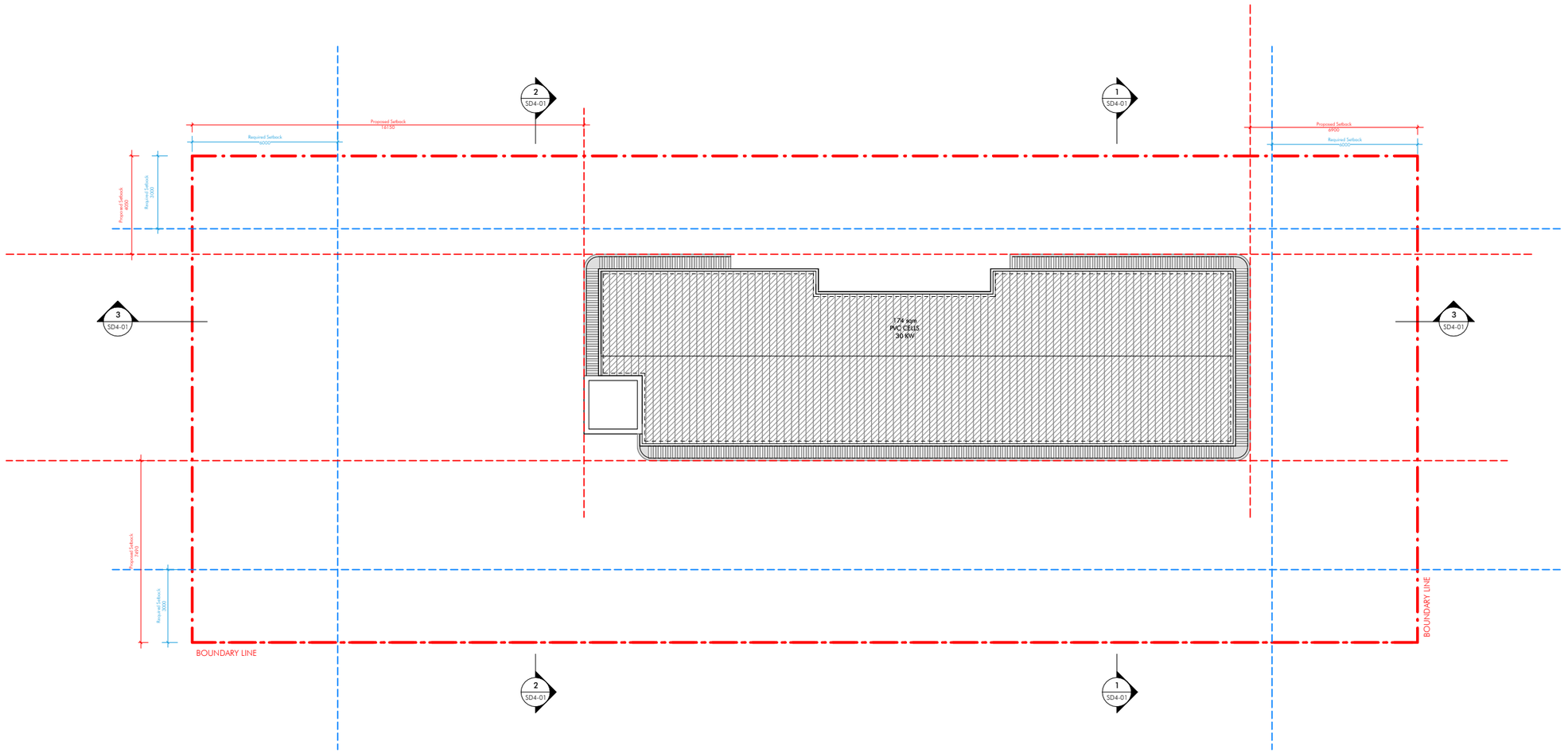

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ROOF PLAN

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD2-06

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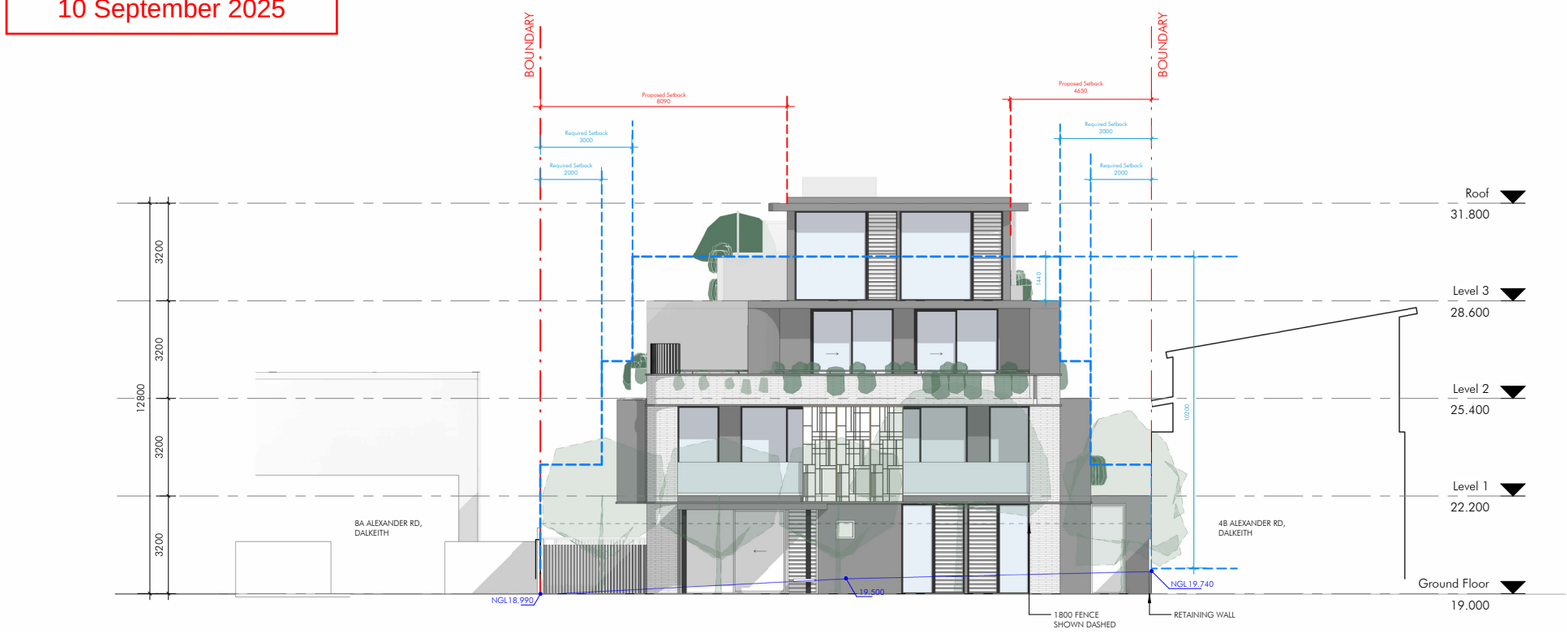



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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ELEVATIONS 01

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD3-01

REV
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City of Nedlands
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10 September 2025

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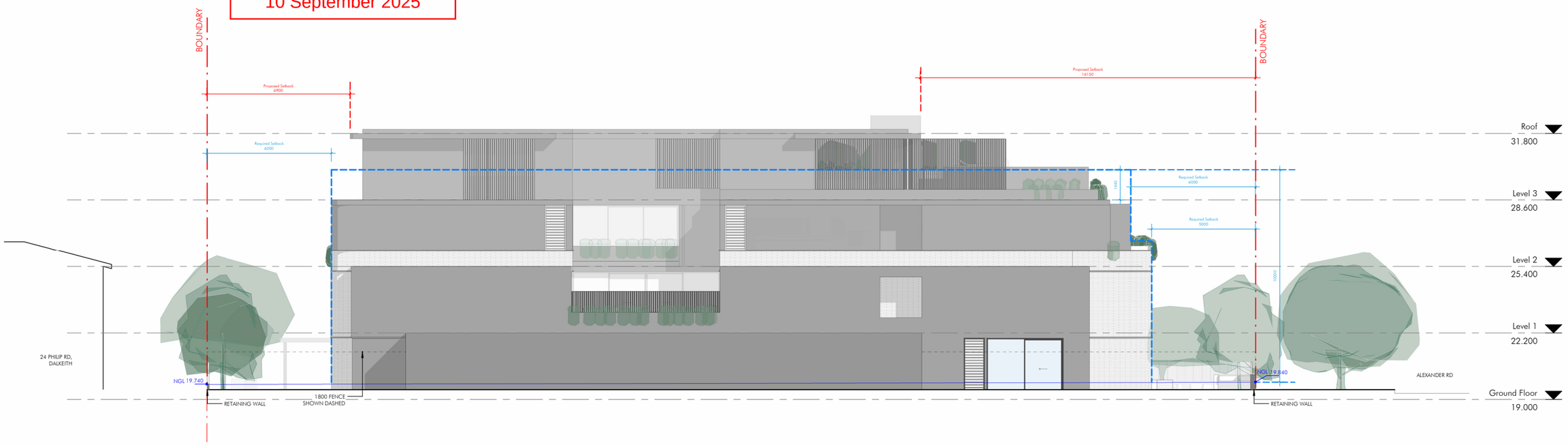

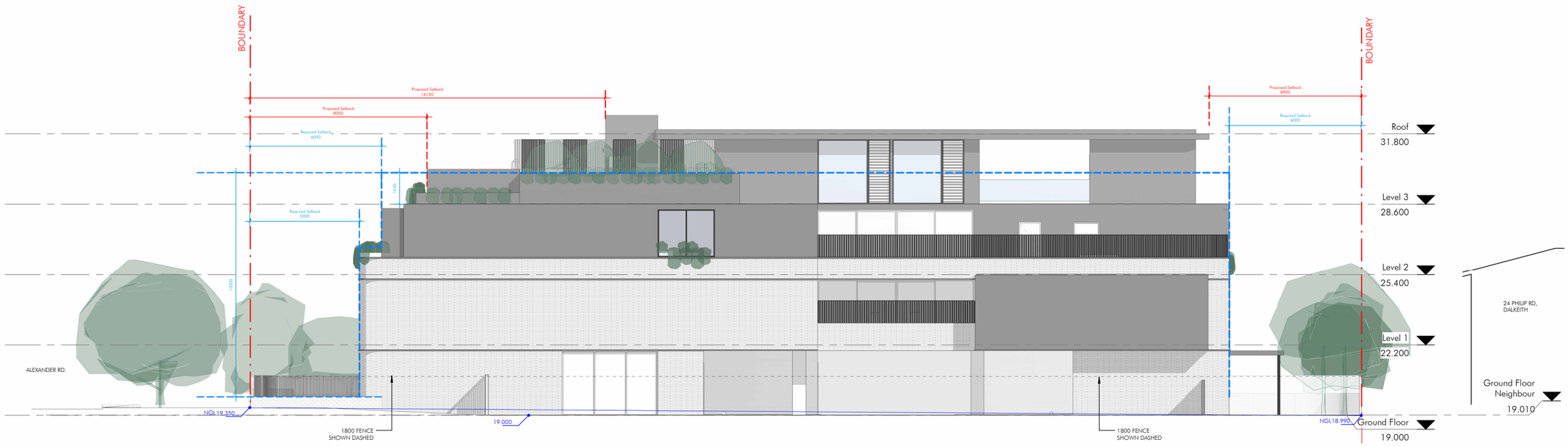

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MULTIRESIDENTIAL DEVELOPMENT

6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
ELEVATIONS 02

PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD3-02

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D
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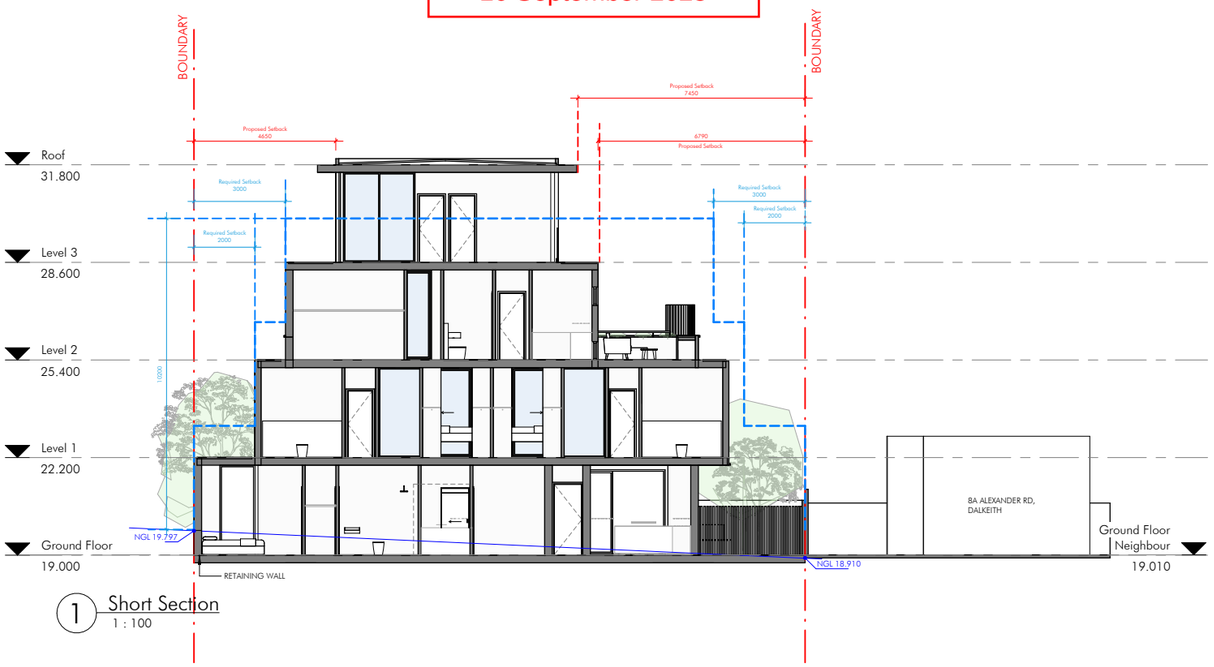
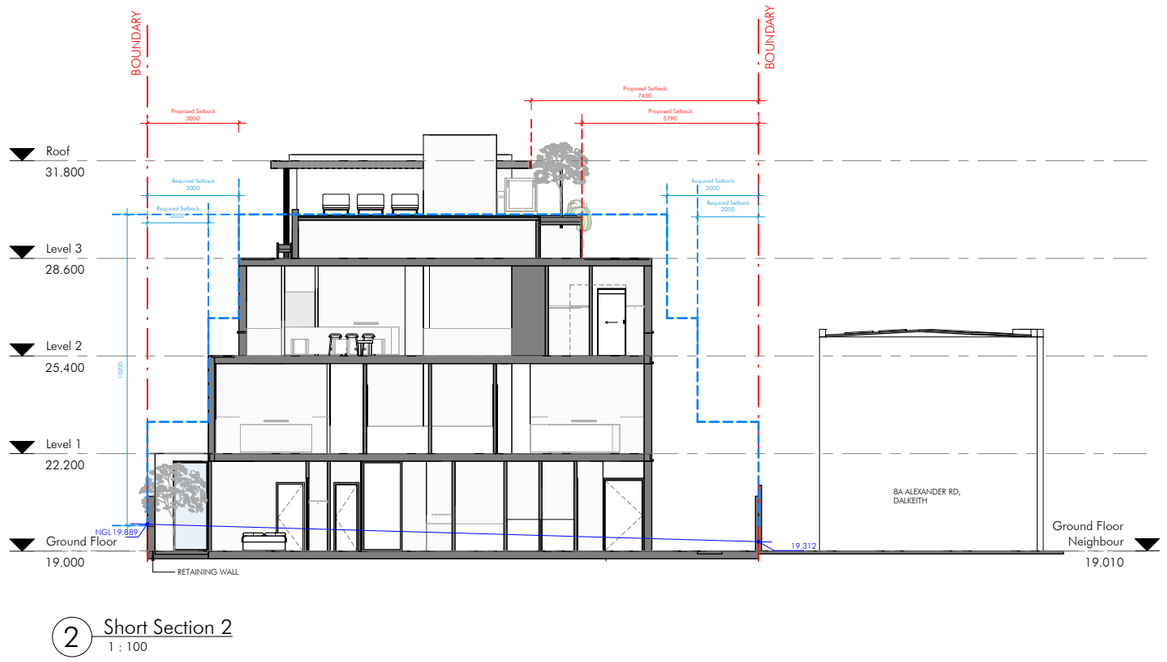
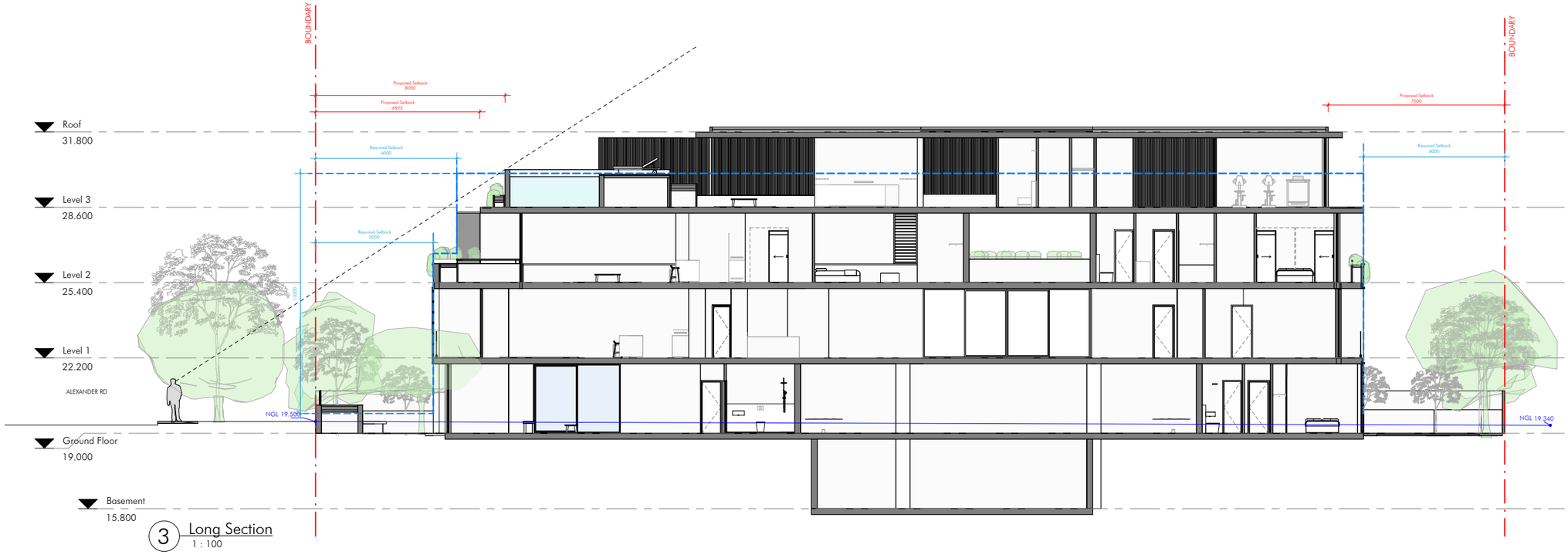


1 Short Section
1 : 100



2 Short Section 2
1 : 100



3 Long Section
1 : 100

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MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 100 @A1
0 1 2 3 4 5 m

DRAWING NAME
SECTIONS
PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD4-01

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E
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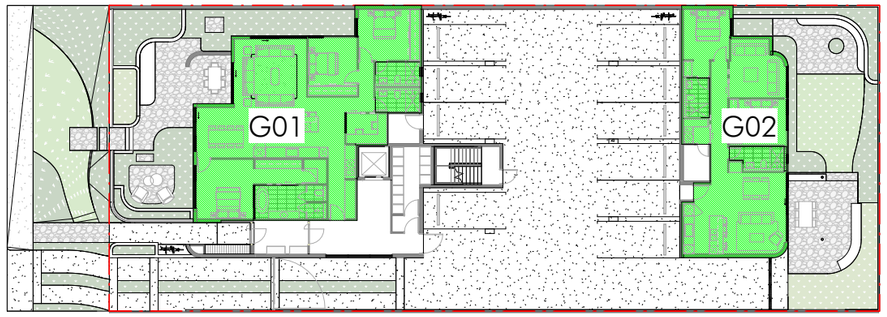

1 Ground Floor
1 : 200



2 Level 1
1 : 200



3 Level 2
1 : 200

UNIT NUMBER	AREA
G01	153.42
G02	100.97
101	232.03
102	218.61
201	340.49
TOTAL	**1045.52**
PLOT RATIO	**1.03**

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MULTIRESIDENTIAL DEVELOPMENT
6 ALEXANDER ROAD DALKEITH

SCALE 1 : 200 @A1
0 1 2 3 4 5 m

DRAWING NAME
PLOT RATIO PLANS
PROJECT PHASE
SCHEMATIC DESIGN

DRAWING No.
SD5-01

REV
C
28.07.2025

15.3 Revocation of Local Planning Policy 5.9 – Primary Controls for Apartment Developments

Report Number	**PD46.11.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Review
Contributing Officer	Luke Smith – Senior Strategic Planning Officer
Responsible Officer	Sergio Famiano – Manager Planning and Development
Director	Bruce Thompson - Director Planning and Development
Attachments	Attachment 1 – Existing Local Planning Policy 5.9 – Primary Controls for Apartment Development

Purpose

The purpose of this report is for Council to consider the revocation of Local Planning Policy 5.9 – Primary Controls for Apartment Developments, due to its provisions having minimal impact when read alongside the performance-based criteria within Volume 2 of State Planning Policy – 7.3: Residential Design Codes (R-Codes Volume 2). Whilst it is not required to be advertised for public comment under the Planning and Development (Local Planning Scheme) Regulations 2015, the City will use its discretion to advertise the revocation of Local Planning Policy 5.9, for public comment for 14 days.

Officer Recommendation

That Council:

1. **REVOKES Local Planning Policy 5.9 – Primary Controls for Apartment Developments (Attachment 1) in accordance with Clause 6(b) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;**
2. **AUTHORISES the CEO to publish a notice in accordance with Clause 87 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council:

1. **REVOKES Local Planning Policy 5.9 – Primary Controls for Apartment Developments (Attachment 1) in accordance with Clause 6(b) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;**

2. **AUTHORISES the CEO to publish a notice of revocation in accordance with Clause 87 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Reason:
Additional wording for clarity.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

Local Planning Policy 5.9 – Primary Controls for Apartment Developments (the policy) was first drafted in 2021 following Notices of Motion from Council in August and September 2021. Despite receiving community support during its advertising period, the policy is considered superfluous following further subsequent changes to the local and state planning framework. The policy was adopted by Council in August 2022 and has been in effect as approved since adoption.

Discussion

The policy was adopted three years after the gazettal of R-Codes Volume 2. At this stage, less existed in the local planning framework akin to deemed-to-comply criteria for higher-density development, such as defined values that are considered acceptable. R-Codes Volume 2 operates in a performance-based manner that looks more at intent and acceptability as opposed to an assessment bound by quantitative deemed-to-comply outcomes.

Each design outcome in R-Codes Volume 2 is known as ‘Element Objectives’ each with its own set of ‘Acceptable Outcomes’ that are implemented differently to deemed-to-comply criteria. Satisfying each ‘Acceptable Outcome’ may not equate to consistency with the ‘Element Objectives.’ Ultimately, the document encourages a greater commitment to good design outcomes less reliant on rigid criteria.

The policy, as introduced, established a guideline on developments having to meet the ‘Acceptable Outcomes’ of each objective in a way more alike to deemed-to-comply criteria. This seeks to make the application of R-Codes Volume 2 more rigid in a manner closer to Volume 1. This creates an awkward middle ground for developers that limits the inventiveness of design outcomes. Broad statements in the policy were applied to state that anything not included in the ‘Acceptable Outcomes’ was determined not to meet the ‘Element Objectives’ by default.

Submissions received during community consultation flagged a potential community benefit. However, the only cursory mention of this was a possible future policy, so this policy should not be deemed as containing these inherent community benefits.

Advice sought during the policy adoption process confirmed its inconsistencies with the intent of the R-Codes Volume 2 performance-based criteria. Following the adoption of the policy it is noted that its influence has already been superseded elsewhere in the local planning framework, namely by *Local Planning Policy 5.14 – Precincts* (LPP5.14) that contains localised development standards.

It is noted that the 'Acceptable Outcomes' were appropriately used by officers prior to the policy coming into effect and the revocation of this policy would bring this approach back to the forefront of planning assessments; removing a secondary level of framework that has little impact. The policy stipulates that measurements cannot go beyond the primary controls which following legal advice is unable to be achieved through the policy, rendering its use legally ambiguous. This also means that if tested at the State Administrative Tribunal (SAT) the policy provisions would very likely be overturned in favour of the approach within R-Codes Volume 2.

Consultation

If Council resolves to revoke this policy, there is no requirement for the decision to be advertised for public comment under the *Planning and Development Act WA 2005.* Should the Administration recommendation to revoke the policy be adopted, a notice will be published in the local newspaper and on the City's website notifying stakeholders of the decision.

In accordance with Schedule 2 – Part 2 – Clause 4(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and *Local Planning Policy 7.3 – Consultation of Planning Proposals* the policy was publicly advertised prior to its adoption on the YourVoice Nedlands web page and the POST Newspaper for a period of 24 days from 11 February – 7 March 2022.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Continued reliance on the policy may result in increases in the number of appeals lodged with SAT for developments that are locally determined, as well as corresponding legal fees incurred by the City in defending a legally dubious policy.

Legislative and Policy Implications

If the revocation is supported, this will remove a superfluous layer of the local planning framework as under R-Codes Volume 2. It is noted that officers are legally obligated to assess developments against the 'Element Objectives' of this State Planning Policy. This legal weight elsewhere in the framework goes above and beyond any additional provisions in this policy and all state planning agencies have given the policy minimal regard during decision making.

Decision Implications

Should Council resolve to revoke this policy, there will be no impacts on the legal obligation to assess apartment development under the 'Element Objectives' of R-Codes Volume 2. The revocation of the policy will remove an area of the local planning framework that has minimal legal standing as it directly contradicts state planning legislation.

Conclusion

In consideration of the revocation of this policy, it is noted that it attempts to restrict regulatory power through requiring all development subject to the R-Codes Volume 2 to be assessed against the Acceptable Outcomes. To date, the policy has been given little weight by external decision makers, where predominantly these large-scale apartment developments are determined. Given the presence of LPP5.14, this is deemed as a more defensible policy for implementing localised development standards rendering this policy superfluous as it does not achieve its primary goals within its execution.

It is recommended that the Council supports the officer recommendation to proceed with revoking this local planning policy.

Further Information

Nil

LOCAL PLANNING POLICY – PRIMARY CONTROLS FOR APARTMENT DEVELOPMENTS

1.0 PURPOSE

1.1 To provide guidance to the decision-maker when considering whether an apartment development on land coded R40 or above meets the Element Objectives of Part 2, inclusive of sections 2.1-2.7 of State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments (R Codes Vol.2).

1.2 To establish a clear position for residents, developers and decision-makers with respect to the application of R Codes Vol.2 Primary Controls in achieving the Element Objectives in the assessment of Apartments within the City of Nedlands.

1.3 To confirm the City's preference for apartment development to be consistent with the R Codes Vol.2 default development standards and values for the Primary Controls in the context of a performance-based State Planning Policy.

2.0 APPLICATION OF POLICY

2.1 This policy applies to all development which is subject to assessment in accordance with R Codes Vol.2.

2.2 This Policy is to be read in conjunction with the Nedlands Local Planning Strategy 2017 and the City of Nedlands Local Planning Scheme No.3 (the Scheme). Where this Policy is inconsistent with the Scheme, the Scheme shall prevail, to the extent of the inconsistency.

2.3 This policy defines the primary control values that apply unless augmented by a local planning instrument of the City of Nedlands.

2.4 The City acknowledges that the R Codes Vol.2 is a performance-based State Planning Policy. Applications for Development Approval need to demonstrate that the design achieves the outcomes of each Element Objective. While addressing the Acceptable Outcomes is likely to achieve the Element Objectives, they are not a 'deemed-to-comply' pathway and the proposal will be assessed in context of the entire design solution to ensure the Element Objectives are achieved.

2.5 This policy will apply unless augmented by another endorsed local planning instrument of the City of Nedlands, in which case to achieve the Element Objectives, proposals may require additional and/or alternative design solutions in response to site conditions, streetscape and design approach where specified in the local planning framework.

3.0 OBJECTIVES

3.1 To ensure that the built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and wider locality.

3.2 To ensure that where possible, development ameliorates adverse amenity impacts such as visual bulk and scale, visual and acoustic privacy, odours, overshadowing, ventilation and loss of tree canopy.

3.3 To promote good design in terms of future desired context and character.

4.0 POLICY MEASURES

Primary Controls

4.1 The default Primary Controls extracted from Part 2, of State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments (R Codes Vol.2) are set out below.

4.2 In regard to defining the context and character in Nedlands, in relation to the Element Objectives of the Primary Controls in sections 2.2 – 2.7 in Part 2 of R Codes Vol.2 (for the relevant R-code zoning), and whether these Element Objectives are achieved by an apartment development, the City of Nedlands provides the following policy advice.

4.3 In the absence of another endorsed local planning instrument, the City refers to the R-code zoning as designated by LPS3 and deems that to respond to the existing and desired future scale, height and character of Nedlands, and to therefore achieve the Primary Control Element Objectives as they are defined and apply in Nedlands under LPS3, a development must meet the default development standards and values provided in Tables 2.1, 2.2 and 2.7 of R Codes Vol.2 in regards to the Primary Control elements.

Accordingly, the City deems that not meeting, and specifically in the case of height and plot ratio, exceeding these standards and values is not in keeping with the existing and desired future scale, height and character of Nedlands as designated by the relevant LPS3 R-code zoning, and will therefore not achieve the Element Objectives for these critical design elements.

The relevant Element Objectives and development standards and values for each Primary Control are defined in SPP 7.3 Vol 2 Part 2 sections 2.2 – 2.7, and that document should be read in conjunction with the following clauses 4.4 to 4.9.

4.4 Building height (Refer to section 2.2 and Tables 2.1 and 2.2)

In particular Clause O2.2.1 – The height of development responds to the desired future scale and character of the street and local area (as defined in Clause 4.3 above), including existing buildings that are unlikely to change.

City of Nedlands

Local Planning Policy - Primary Controls for Apartment Developments

Table 2.1 Primary controls table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments						Applicable where designated by local government in local planning scheme, activity centre plan, structure plan, local development plan, local planning policy				
Streetscape contexts and character *refer A2*	**Low-rise**		**Medium-rise**		**Higher density residential**		**Neighbourhood centre**	**Mid-rise urban centres**	**High density urban centres**		**Planned areas**
Site R-Coding	**R40**	**R50**	**R60**	**R80**	**R100**	**R160**	**R-AC4**	**R-AC3**	**R-AC2**	**R-AC1**	**R-AC0**
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	**Refer to local planning scheme, local dev plan and/ or precinct controls as applicable**
Boundary wall height (storeys)[1,2] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum primary and secondary street setbacks *refer 2.3*	4m[4]	2m	2m		2m		2m or Nil[5]	2m or Nil[5]	2m or Nil[5]		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		
Plot ratio[7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

Notes

1. Wall may be built up to a **lot boundary**, where it abuts an existing or simultaneously constructed wall of equal or greater proportions
2. Where the subject **site** and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code
3. Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.
4. Minimum **secondary street setback** 1.5m
5. Nil **setback** applicable if commercial use at ground floor
6. Boundary **setbacks** will also be determined by provisions for **building** separation and visual privacy within this SPP and building separation provisions of the **NCC**.
7. Refer to Definitions for calculation of **plot ratio**

Source: State Planning Policy SPP7.2 R Codes Volume 2 (WAPC)

Table 2.2 Indicative building height

Storeys	Indicative overall building height in metres
2	9
3	12
4	15
5	18
6	21
7	24
8	27
9	30
10	33

- Overall building heights are set by adding together the floor to ceiling heights for the desired number of storeys, with a nominal allowance of 4m for the ground floor and 3m for subsequent floors. Add at least 2m to the total to allow for rooftop articulation.

- Building height limits for higher density typologies: These default heights are provided as a conservative baseline and higher building height limits may be appropriate subject to detailed local planning.

Source: State Planning Policy SPP7.2 R Codes Volume 2 (WAPC)

4.5 Street setbacks (Refer to section 2.3)

In particular Clause O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street (as defined in Clause 4.3 above).

4.6 Side and rear setbacks (Refer to section 2.4)

In particular Clause O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape pattern (as defined in Clause 4.3 above).

4.7 Plot ratio (Refer to section 2.5)

In particular Clause O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area (as defined in Clause 4.3 above).

4.8 Building depth (Refer to section 2.6)

In particular Clause O2.6.1 – Building depth supports apartment layouts that optimize daylight and solar access and natural ventilation (as defined in Clause 4.3 above).

4.9 Building separation (Refer to section 2.7 and Table 2.7)

In particular Clause O2.7.1 – New development supports the desired future streetscape character with spaces between buildings (as defined in Clause 4.3 above).

Table 2.7 Building separation

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

Source: State Planning Policy SPP 7.3 R Codes Volume 2 (WAPC)

4.10 SPP 7.3 Vol 2, Part 2 section 2.8 refers to development incentives for community benefit, which are not Primary Controls and are not dealt with under this LPP. Development incentives are entirely discretionary and will only be considered where the City of Nedlands has developed a specific local planning policy for a location or area, with the aim to achieve an identified community benefit that may otherwise not be made available. If implemented, these area specific local planning policies can provide a framework to guide assessment of community value, and whether the development entitlement is commensurate with any specific and tangible benefit to the Nedlands community in terms of new streets/laneways, through-site access, open space, public amenity, culture or recreational facilities, which can be transparently achieved and measured. There should not be the expectation that incentives are a 'default' development standard, nor a reward merely for good design.

5.0 RELATED LEGISLATION

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

5.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.0 Design Review
- State Planning Policy 7.2 Precinct Design
- State Planning Policy 7.3 - Residential Design Codes - Volume 2 – Apartments

6.0 DEFINITIONS

6.1 For this policy, the following definitions apply:

Definition	Meaning
Community Benefit	A development that has value has components which provide benefit to the community in a way that is clear and meaningful. A benefit to the community should contribute and improve upon the local context and amenity.
Context and Character	As defined in Clause 2.1.1 of R Codes Vol.2. Context is defined by the broader environment within which the development occurs with a focus on transport, land uses, economic activity, local services, and open spaces as well as demographic and socio-economic factors. Character is an important aspect of local identity created through the combined effect of: • The height, scale, setback, style, and conditions of buildings. • Land uses and street-based activity. • The physical form of the street including widths and function, verges, and footpaths. • Landscaping of the public and private realm.
Desired Future Character	Cues can be taken from the context and character of surrounding areas to determine a street grid and hierarchy of lot sizes, building typologies and building envelopes, as designated by the R-code zoning, that together will create the desired suburban or urban character.

6.2 A word or expression that is not defined in the Policy has the same meaning as it has in the Residential Design Codes.

Council Resolution Number	PD52.08.22
Adoption Date	23 August 2022
Date Reviewed/Modified	

15.4 Consideration of a Western Australian Planning Commission Referral – Amendment to Development Approval for Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands

Report Number	**PD47.11.25**
Applicant	The APP Group
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Quasi -Judicial
Responsible Author	Sergio Famiano – Manager Urban Planning & Development
Contributing Author	Chantel Weerasekera – Senior Urban Planner
Director	Bruce Thompson – Director Planning and Development
Attachments	Attachment 1 – Location Plan Attachment 2 – Development Application

Purpose

The purpose of this report is for Council to make a recommendation on a development application to amend an existing development approval for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands. The proposal is located within the City of Perth, and the Western Australian Planning Commission is seeking comments from the City of Nedlands on the proposal. The decision maker for the application is the Western Australian Planning Commission. The City is a referral body only.

Officer Recommendation

That Council:

1. **AUTHORISES the CEO to advise the Western Australian Planning Commission that the City does not support the approved development for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands for the reasons resolved at the Special Council meeting on 29 of January 2025.**
2. **ACKNOWLEDGES that the subject application is not an application for review or reconsideration of the original decision.**
3. **AUTHORISES the CEO to advise the Western Australian Planning Commission that the City supports the development application to amend the existing approval for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands.**

Commissioner Hart proposed an Alternative Motion

Alternative Motion and Council Decision

That Council AUTHORISES the CEO to advise the Western Australian Planning Commission that the City supports the development application to amend the

existing approval for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands.

Reason:
The Statutory Planning Committee of the WAPC has already determined the application and the application before us for comment is an amendment only. Accordingly, resolution 1 and 2 does not relate to the subject referral.

Moved: Commissioner Hart **Seconded: Commissioner Caddy**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

Land Details

Metropolitan Region Scheme Zone	Public Purposes – University Primary Regional Roads
Local Planning Scheme Zone	No zone
R-Code	No R-Code
Land area	35.4ha
Land Use	Student Accommodation
Use Class	N/A

The site is located at 22 Gordon Street, Nedlands, which is within the City of Perth local government area (**Figure 1** and **Attachment 1**). The site is bound by Hampden Road to the east, Clifton Street to the west, Stirling Highway to the south and Gordon Street to the north.

The site is occupied by the University of Western Australia (UWA), containing the Architecture, Landscape and Visual Arts (ALVA) building, Early Learning Centre, Hew Roberts Lecture Theatre, cafeteria and associated administrative buildings.

The surrounding area is characterised by predominantly low scale single residential development to the north and west, reflective of the previous R25 zoning. These lots were rezoned between R40 – R160 by City of Nedlands Local Planning Scheme No. 3 in 2019, however little redevelopment has occurred. The lots abutting Stirling Highway to the west and south are zoned R-AC1 and lots abutting Hampden Road to the north are zoned R-AC3. The predominant existing development of these areas is that of low to medium scale commercial development.



Figure 1: Aerial image

Application History

The original development application was considered by the Western Australian Planning Commission, Statutory Planning Committee on 26 February 2025, with the final approval date being 17 March 2025. The application approved a Student Accommodation Building located toward the north-east of the greater site. The approved building consists of:

- 14 storeys.
- 847 beds within:
  - 583 single bedroom studio apartments
  - 44 two-bedroom apartments
  - 44 four-bedroom apartments
- 707m2 net lettable area of ground floor commercial and café space
- 20 car parking bays located within the new building.
- Alteration to existing onsite at grade parking for a provision of 89 bays.
- 133 bicycle parking bays

Council considered the original application at its meeting of 29 January 2025 (PD05.01.25) where it resolved:

That Council ADVISES the Western Australian Planning Commission that it does not support the development application for a Student Accommodation Building at 22 (Lot 8235) Gordon Street, Nedlands in its current form, and that the proposal should be amended prior to determination, for the following reasons:

1. The proposed height of the development is not compatible with the existing or envisioned future scale of development within the surrounding area. It is recommended that the height be reduced to no greater than 12 storeys.

2. The development proposes an overreliance of micro-studio apartments which results in a lack housing diversity and compromised residential amenity. It is recommended that the dwelling mix be diversified, to improve access to natural light and ventilation, and ensure that micro-studios are not the predominant product.
3. The provided Transport Impact Statement does not adequately justify the proposed car parking provision nor use an appropriate methodology to predict the impact on the existing road network. It is recommended that a revised TIS and SIDRA analysis be provided.
4. The bicycle parking provision is insufficient for the number of beds and the specialised nature of the land use. It is recommended that this be increased to a minimum of 223 bicycle bays.
5. The proposal to be assessed by the State Design Review Panel (SDRP) and the comments are available to the City of Nedlands.

Application Details
The development application to amend the existing approval was referred to the City on 22 August 2025 (**Attachment 2**). The City has until 16 October 2025 to provide any recommendations or comments to the WAPC. The subject development seeks to amend the approval development as follows:

- Modifications to ground floor arrangement, resulting in a reduction of commercial space from 707m2 approved to 639m2 net lettable area.
- Reduction in student amenity space of from 2,902m2 approved to 2,419m2.
- Reduction in car bays from 20 to 19 within the new building.
- Increase in at grade parking from 89 to 96 car bays.
- Revisions to bicycle and scooter parking to increase bicycle/scooter parking to a total of 193 bays
  - New external ‘micro-mobility’ storeroom
  - Additional external bike racks integrated within landscaping.
- Modifications to approved landscaping plan.
- Modifications to approved façade design and materials.
- Modifications to Waste Management Strategy.

Discussion

Assessment of Statutory Provisions
A development application to amend an existing approval is not an application for review or reconsideration of the original decision. The assessment is based on the extent of the amendments sought only.

The development site is reserved by the Metropolitan Region Scheme (MRS) for ‘Public Purpose – University’. There are no local scheme zonings which apply to the site. On 28 June 2024 the Improvement Plan 63 UWA QEII Specialised Activity Centre was gazetted which includes the subject site. It is anticipated that future development controls will be incorporated as part of an Improvement Scheme over the area. The timing of the Improvement Scheme is unknown, and at present there are limited statutory provisions which must be considered in the assessment of the proposal.

Planning and Development (Local Planning Schemes) Regulations 2015
In lieu of any other statutory provisions, this report has considered the Planning and Development (Local Planning Schemes) Regulations 2015 Clause 67 Matters for Consideration as a guide.

Land Use
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;

The land is reserved by the MRS for 'Public Purpose – University'. The proposed building is for Student Accommodation and ancillary land uses which is consistent with the purpose of the reserve. There is no proposed change to land use as part of this application.

Build Height and Scale
(m) the compatibility of the development with its setting, including —
(i) the compatibility of the development with the desired future character of its setting; and
(ii) the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

The development is approved at 14 storeys. As per the 29 January 2025 Council resolution, the height and scale of the development is not considered compatible with the existing or future scale of development within the surrounding area. Notwithstanding, it is acknowledged that there is no change to building height proposed by the subject application to amend the existing approval.

Resident Amenity
(n) the amenity of the locality including the following —
(i) environmental impacts of the development;
(ii) the character of the locality;
(iii) social impacts of the development;

During assessment of the original application concerns were raised regarding the overreliance on micro-studios within the development which results in a lack of housing diversity and compromised residential amenity. There is no change to the apartment design or dwelling mix as part of the application to amend the existing approval.

Landscaping
(p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;

A revised landscaping plan has been provided as part of the amended application. The revised plan is predominantly concerned with providing greater detail and materiality.

There is no proposed change to the overall concept of the approved landscaping, or retention of existing trees.

Car Parking
(s) the adequacy of —
(i) the proposed means of access to and egress from the site; and
(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

The proposed building is located in a portion of the site currently occupied by a 214 bay carpark. The WAPC approval included a total of 109 car bays contained both within the building and within the upgrades to existing at grade parking surrounding the building on site. Given that the campus includes other buildings and uses within the site, it was highlighted that this net reduction is parking is likely to cause significant disruption unless there is a clear plan of how this parking reduction will be accommodated, as there needs to be sufficient parking to accommodate the requirements of both the proposed development and the existing buildings. No additional information has been provided to justify the net reduction in parking.

The proposed amendment to the approved plans results in an increase to 115 car bays. Further it is noted the amended application proposes a decrease in the commercial net lettable area by 68m2 which would consequently reduce the parking calculation requirement. In this regard the increase from the approved development from 109 to 115 bays is supported. However, this still does not alleviate City concerns with the overall parking provision as per the 29 January 2025 Council resolution.

Traffic Management
(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.

The City previously raised concerns with the traffic impact statement (TIS) provided regarding the provision of parking, overall traffic generation, and the adequacy of the TIS report. Despite the subject application seeking to alter the parking provision no amended TIS has been provided.

Alternative Transport Methods
(u) the availability and adequacy for the development of the following —
(i) public transport services;
(ii) public utility services;
(iii) storage, management and collection of waste;
(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
(v) access by older people and people with disability;

During assessment of the original application the City raised concerns with the provision of bicycle parking. As a guide only, the TIS referenced the City of Perth's Planning Scheme No. 2 Planning Policy Manual – Part 1, Section 5.3 (Bike Parking and End of Journey Facilities) to assess the provision of bicycle parking. This policy

suggested a bicycle parking rate of one space per three units, which would result in a requirement for 223 bicycle bays. The original application proposed 133 on site bicycle bays. The City of Nedlands recommended that the bicycle parking strategy be reconsidered and that at a minimum the City of Perth requirement of 223 bicycle bays be met.

The final WAPC approval included Condition 19, which required the plans be amended to provide a minimum 192 bicycle parking bays servicing the development, which may include up to 25 bays for micromobility devices (scooters) and 25 bays for e-bikes. The amended development application has addressed Condition 19 via increasing the overall bicycle and scooter parking to a total of 193 bays within a new external 'micro-mobility' storeroom and additional bike racks integrated within landscaping around the site.

Whilst the efforts to increase bicycle parking is supported in principle, the City maintains its original position that parking should be increased to a minimum of 223 bays as per the 29 January 2025 Council resolution.

Consultation

Public consultation and consideration of submissions received will be undertaken by the WAPC as part of its deliberations.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil

Legislative and Policy Implications

Council is invited to make a recommendation or comments on the proposed application as an adjoining municipality in accordance with Clause 30 of the Metropolitan Region Scheme Text. There is no statutory requirement for the City to make comment.

Decision Implications

Council is invited to make comment to the Western Australian Planning Commission. As the WAPC is the decision-maker for this application, there are no statutory implications in Council making a recommendation to either support or not support the application. The City has until 16 October 2025 provide any recommendations to the WAPC. The WAPC may elect to determine the application after this date irrespective of if the City's comments have been provided.

Conclusion

The application for an amendment to the existing approval for a Student Accommodation Building at 22 Gordon Street, Nedlands has been presented to Council to make a recommendation to the WAPC. The City maintains that the development does not appropriately respond to the existing character and scale of the local area and may have an adverse impact on local amenity, in terms of traffic, parking and tree canopy. However, it is acknowledged that a development application to amend an existing approval is not an application for review or reconsideration of the original decision. Based only on the extent of the amendments sought, the proposal is generally an improvement on the existing development approval and thereby it is recommended that the City supports the application.

Further Information

Council is advised that the Western Australian Planning Commission resolved under clause 55(1)(c) of the Metropolitan Region Scheme to Approve this development application on 20 October 2025.



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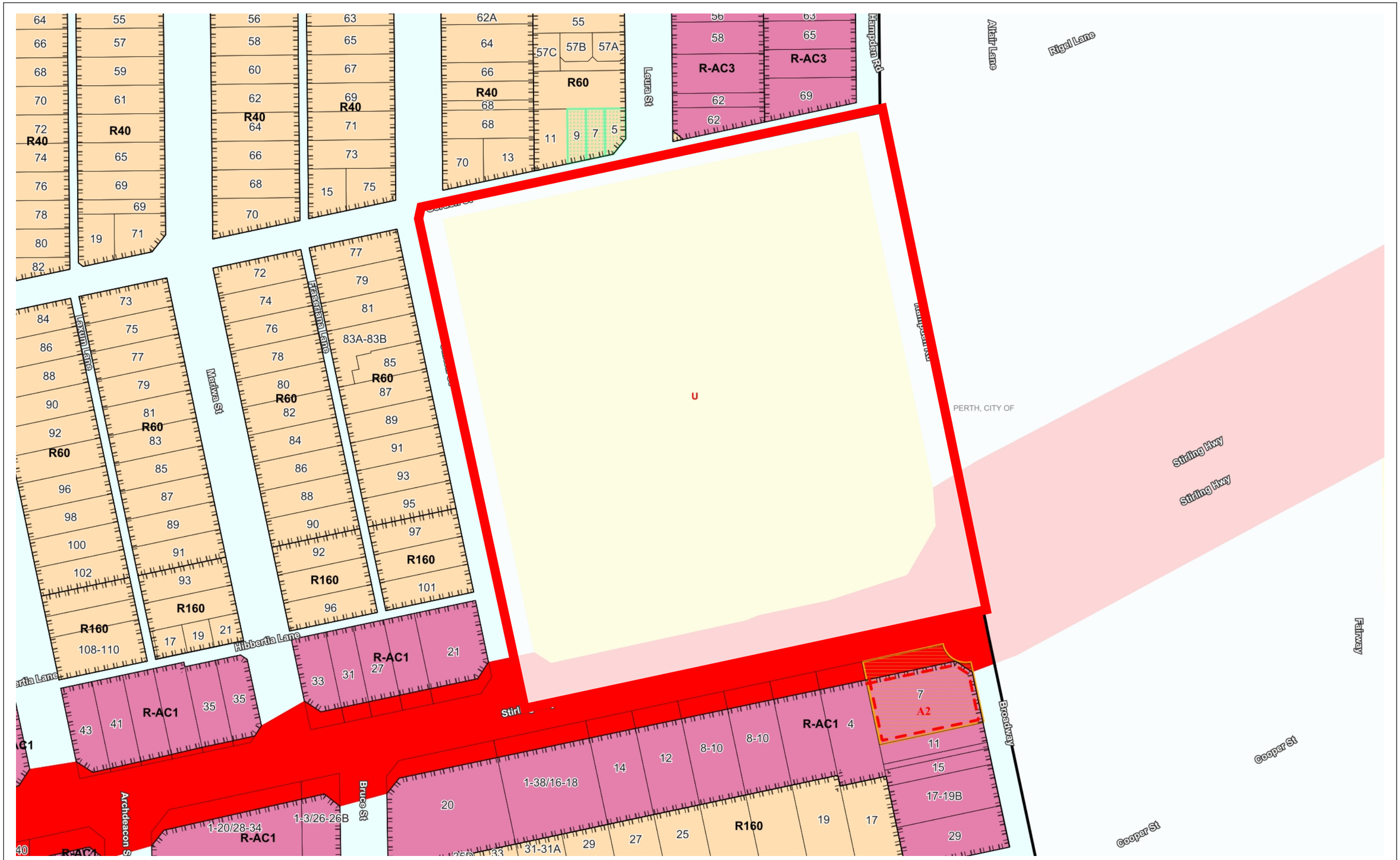

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UWA Nedlands Student Accommodation Project

DA Amendment – Planning Report

Prepared for the Department of Planning, Lands and Heritage

August 2025

The APP Group
A Bureau Veritas Company

THE UNIVERSITY OF WESTERN AUSTRALIA

plus

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1. Introduction

1.1 Background

1. INTRODUCTION

- This report has been produced by The APP Group (APP) on behalf of the University of Western Australia (UWA/the University) to explain and support a proposed amendment to the development approval of the UWA Nedlands Student Accommodation Project (previously referred to as the UWA Student Accommodation Project) granted on 26 February 2025 by the Statutory Planning Committee of the Western Australian Planning Commission (WAPC Reference 08-50065-3).
- This application proposes the following:
  - Improvements and adjustments to landscape outcomes – incorporating swales to accommodate increased drainage requirements in a manner that reflects the intended cultural narrative of the project.
  - A range of modifications to the ground floor to reflect changing needs of the project and the University with impact to the distribution of commercial uses, the development footprint, and various internal spaces.
  - Various minor changes to the building's façade to reflect final design decisions relating to materiality and treatments.
  - Modifications to the level 13 student amenity space, and associated revisions to the adjacent roof design.
- This report outlines, and provides context for, proposed amendments, in addition to background information regarding pre-lodgement activities. This report, together with the following forms the UWA Nedlands Student Accommodation Project development application amendment package:
  - Completed MRS Form 2 – Application to Amend or Cancel Development Approval.
  - Revised Drawing Pack and Architectural Plans, prepared by Plus Architecture.
  - Revised Landscape Concept Plan, prepared by Plan E.
  - Revised Waste Management Plan, prepared by Encycle.
- Pursuant to the Planning and Development Act 2005 and the Metropolitan Region Town Planning Scheme Act 1959, an amended planning approval is sought from the Western Australian Planning Commission (WAPC) for the aforementioned amendments to UWA Nedlands Student Accommodation Project.
- As this is an amendment to an approval on land reserved under the Metropolitan Region Scheme, with no local scheme zoning or reserve – assessment and determination by only the Western Australian Planning Commission is required. Consistent with regular practice for applications of this nature, it is understood that there is no applicable application fee.
- The proposed amendments are minor in nature and align with the design intent of the approved development. Fundamental aspects of siting, scale, land use, character and intensity are unaffected. The change are primarily the result of design refinement, detailed design and advanced planning for construction. As such, the proposal is capable and worthy of planning approval.
- As expressed through the pre-lodgement process, it is requested that this amendment be determined via delegated authority, informed by design advice by the City of Perth.

1.2 Project Status and Delivery

1. INTRODUCTION

- The UWA Nedlands Student Accommodation Project is proceeding at pace, with significant progress made since the granting of development approval. The University is progressing with design and contractor procurement, with ongoing project development informing the amendments being proposed.
- The University is targeting availability of beds for the commencement of Semester 1 2028. This requires works to start later this year, as outlined proposed building permit schedule in **Table 1.** Note that the components listed are indicative inclusions only.
- The project team will work closely with the Department, and other relevant authorities to ensure that conditions are cleared in a thorough and timely manner. It is intended that BP01 contains elements that sufficiently align with the existing approval, to avoid any potential conflict with this proposed amendment. It is critical that works allow for alignment with the intended semester opening date, and the project team looks forward to a collaborative delivery process.

Table 1: Proposed Building Permit Schedule

Permit/Phase	Proposed Timing of Permit Clearance	Components
Site Establishment/Mobilisation	September 2025	▪ Establishment of site compound and fencing. ▪ Enabling works will involve stripping the car park of existing gravel/asphalt surface, hard and soft landscape removal in line with demolition plans and general clearance within proposed building footprint, in addition to scanning in-grounds and enabling in-ground services.
BP01: Enabling Works, Substructure and Cores	October 2025	▪ Civil works (excavation) & inground infrastructure/services i.e. pit, pipe, tanks, conduits, footings, etc. ▪ Substructure: Raft slabs footings incl. crane and hoist. ▪ Superstructure: Cores (jump form). ▪ Subgrade prep to external areas.
BP02: Ground Slab and Superstructure	February 2026	▪ Structural post-tensioned slabs and structural columns. ▪ Structural walls including blockwork and precast blades. ▪ Slab on ground.
BP03: Façade	March 2026	▪ Façade panels & steel supports. ▪ Roof cladding & steel supports. ▪ Façade blockwork. ▪ Steel structure.
BP04: Services, Fitout and Landscape	Mid 2026	▪ Internal finishes fit out including walls and ceilings. ▪ Services plant and equipment. ▪ Finalisation of landscape design including soft and hard landscaping, planter boxes, external lighting, and final species selection.
Occupancy Permit	Late 2027	▪ N/A

1.3 Pre-Lodgement Activities

1. INTRODUCTION

- Given the importance of the external design commentary during the project's initial approval process, feedback from the City and the Department was sought as part of the pre-lodgement process – allowing for briefing, collaborative issue resolution, and ultimately guided various final design decisions. The project team engaged twice with the City, including the City Architect, with DPLH officers present at each meeting. The key takeaways from these meetings are detailed in **Table 2.**

Table 2: Pre-Lodgement Engagement Summary

Meeting	Key Takeaways	Impact
City of Perth, City Architect - Design Progression Discussion #1 Tuesday 6th May 2025	▪ A range of design revisions were presented, including modifications to level 13 (resulting in the removal of the 'halo' design feature), changes to the building's façade and articulation, a redesign of the north-west ground floor area, and updated landscape plans. ▪ The project team communicated that with the redesign of level 13, and changes to level 1, there has been a minor reduction in amenity space. The project team communicated that the revised level of amenity space was more appropriate to the scale of development proposed, with the City stating that it did not have concerns with this reduction. ▪ The City Architect stated that with the removal of the original proposed roof treatment, the revised level 13 design, as then presented, did not read correctly, and suggested alternate roof treatments be explored – ideally with greater distinction of the roof element from other parts of the façade. ▪ City officers and the City Architect were comfortable with other proposed façade and articulation revisions, which were deemed to be minor. ▪ The City raised concerns with the proposed treatment of parts of the northern ground floor interface, which were proposed to, in part, shift from active commercial uses to plant rooms to align with engineering and Western Power requirements. Attendees welcomed the proposed public art treatment but encouraged exploration of alternatives and further detail. ▪ The City Architect expressed a desire to see a more detailed landscape plan to better understand how the proposed swales interface with other features.	▪ Pre-lodgement engagement facilitated a collaborative design process that informed many key aspects of the building. ▪ Through both engagement meetings, the façade design evolved, culminating in the decision to align the colouring of the vertical and horizontal expression, resulting in a more consistent and visually appealing façade element. ▪ Engagement facilitated the refinement of the roof treatment in a manner that both appropriately responded to the evolution of level 13 whilst maintaining the roof treatment's status as important design feature. ▪ Feedback from the City and City Architect was key in the evolution of the northern ground floor interface, with a City officer initially suggesting the integration of a colonnade as a potential treatment to this frontage. ▪ The engagement also informed the inclusion of street furniture to the northern ground floor interface as a means of placemaking and encouraging greater activation.
City of Perth, City Architect - Design Progression Discussion #2 Thursday 5th June 2025	▪ Taking into consideration the feedback received, a range of updated designs were presented to the City and Department. City officers and the City Architect stated that the designs were iterative and positively built upon the material presented prior. ▪ A range of roof treatment options were presented, with the City not expressing a preference for any option. City officers offered further design options to potentially explore, and the project team expressed a desire to re-assess options for the roof treatment. ▪ The City reaffirmed that it did not have concerns with minor changes to the extent of amenity space, however the Department expressed a desire to see relevant benchmarking figures to help determine the appropriateness of the proposed provision. ▪ The City Architect expressed strong opposition to the proposed location of the high-voltage (HV) plant, stating that it would compromise the long-term usefulness of that part of the building. ▪ A City officer suggested in lieu of the relocation of the HV plant, that the design should aim to achieve activation and activity to the building edge. This was discussed and a range of potential solutions, including an expressed colonnade via inset of the walls and/or integration of street furniture to encourage activation was raised. ▪ The City acknowledged that as the building is in landscape with no side boundaries that 100% activation could not be achieved and acknowledged that the frontage is not a typical city/urban street. ▪ The Department stated that it shared some of the concerns of the City, particularly regarding the potential activation impacts of the HV plant. The Department advised that it would take design advice from the City in terms of how to consider the matter. ▪ The City and the project team discussed updated landscape plans. Whilst some details were still be to resolved, the City stated that the landscape plan resulted in a good and unique response to place, despite some aspects of the landscaping being driven as a response to stormwater runoff – subject to further details being provided.	

2. Design Drivers

2. Design Drivers

2. DESIGN DRIVERS

- Since development approval was granted in February 2025, a range of factors have influenced, and in some cases, resulted in evolution to the design of the building.
- **Table 3** provides a summary of these factors that have been the primary drivers of the key amendments being sought.

Table 3: Design Drivers Summary

Design Driver	Contractor Advice and Review	Internal and External Technical Advice and Review	Internal Need and Operational Requirements
Parties Involved	▪ Proposed main contractor.	▪ UWA. ▪ Project engineers. ▪ Western Power. ▪ Leasing agent.	▪ UWA.
Elements Influenced	▪ Façade and articulation.	▪ Drainage requirements/landscape. ▪ Plant location and accessibility. ▪ Commercial depths and floorspace quantum.	▪ Administration office floorspace quantum. ▪ Student amenity space.
Impacts	▪ Façade articulation as originally proposed was not an efficient design and presented a range of potential challenges including water ingress and maintenance efficiency. ▪ As an alternate design progressed, it became evident that the original design intent could be achieved in a more efficient and less obstructive manner. ▪ This has resulted in the proposed use of extruded aluminium cladding, in lieu of expressed slab edges. Slab edges are now proposed to sit flush with the building line.	▪ A re-assessment of the site's drainage requirements, utilising a wider catchment area, found that the site needed to account for a greater volume of stormwater runoff in a one-in-one-hundred-year flood event than previously planned for. As such, a range of new stormwater mitigation measures, including swales and additional in-ground tanks have been considered/included in revised landscape plans. ▪ Through engagement, Western Power communicated that the initial location of the HV would not be supported, due to its distance from the street edge. As such, the HV plant would have to be relocated. Further details of the engagement between the consultant team and Western Power is detailed in **Table 6.** ▪ A leasing agent was engaged to assess the proposed location and volume of the commercial space. The feedback received was that the initially proposed northern portion of commercial space would be problematic due to the shallowness of the space, and the lack of activation on Gordon Street. ▪ This has informed the proposed removal of the initially planned shallow northern portion of commercial space, and the general proposed reconfiguration of the ground floor commercial space.	▪ The University has continued to review internal need and operational requirements, particularly in relation to the quantum of office and student amenity space. ▪ Some University office space not directly related to the function of the building was originally planned for the south-eastern portion of the ground floor fronting Hampden Road. This space is no longer required and is proposed to be removed. Space originally proposed for these offices is now proposed to be commercial space – enabling concentration of commercial space along Hampden Road, aligning with advice from the leasing agent. ▪ The University has re-assessed the degree of student amenity space proposed throughout the building, with a view to right size the amount of space and avoid underutilisation of spaces (an issue present in some other student accommodation projects). ▪ This has informed the redesign of level 13, which, as it resulted in a retreat of amenity space from the building edge which rendered the 'halo' design feature as originally proposed obsolete. This has led to a redesign of roof expression at level 13. Proposed changes are detailed further in **Table 8**.

3. Proposed Amendments

3.1 Amendment Overview

3. PROPOSED AMENDMENTS

- **Table 4** provides an overview of modifications proposed by this amendment. There are no major changes proposed to the form, capacity or scale of the proposed development. A range of minor amendments are proposed, which in totality, affect various elements of the proposed building and landscape.

Table 4: Amendment Development Overview

Item	Description	Note
Demolition	▪ Demolition of the totality of the existing surface car park now proposed – current approved plans showed some proposed surfaces being retained and restored.	▪ This does not impact tree retention and allows for construction efficiency.
Capacity and Typology Mix	▪ No change, with the development containing 847 student beds comprising: ▪ 583 studios (including 42 accessible/premium studios), comprising 583 beds. ▪ 44 two-bed shared studios, comprising 88 beds. ▪ 44 four-bed clusters, comprising 176 beds.	▪ The accessible/premium studios may accommodate up to two residents, as such the theoretical capacity of the building remains at 891 persons as approved.
Amenities	▪ There is an overall reduction in student amenity space of 483sq.m from a total of 2,902sq.m approved to a total of 2,419sq.m proposed, resulting from: ▪ A slight increase to the ground floor amenity space by 29sq.m, enabled by the wider evolution of the ground floor. ▪ Reduction of the level 1 amenity spaces by 389sq.m, as a result of a portion of the level 1 façade being further inset into the building (detailed further within this table) leading to a reduction to the quiet study area space, in addition to minor revisions to the level 1 outdoor amenity space resulting in the loss of 93sq.m. ▪ Loss of 123sq.m as part of the wider re-design of level 13. ▪ These changes result in an of average of 2.8sq.m of amenity space (inclusive of internal and external space) per bed.	▪ The overall level of amenity provision remains sufficient and fit for purpose, refer to **Table 8.** ▪ The reconfiguration of level 13 has also influenced a decision to consolidate all internal amenity spaces to the ground floor and level 1. As such, no internal amenity space is proposed for level 13.
Management	▪ No change, with the University still planning to own, manage and operate the development.	▪ N/A.
Operational Model	▪ No change, with the development still to function in a manner similar to an off-campus student accommodation with units largely self-contained and some sharing of services and general amenity areas.	▪ N/A.
Users and Occupants	▪ No change, with the development to primarily accommodate students, staff and visitors of the University, with beds potentially accessible to students, staff and visitors from similar or associated organisations and groups.	▪ N/A.
Commercial Floorspace and Location	▪ The design of the ground floor commercial space has evolved, extending 15m further to the south, and receding 11m to the east on the northern interface. ▪ In totality these changes have resulted in a minor net reduction to the commercial component of 68sq.m NLA from 707sq.m NLA total to 639sq.m NLA total.	▪ The evolution of commercial space has been informed by advice from a commercial leasing advisor, engagement with Western Power and the University re-assessing its spatial requirements. These factors are detailed in **Table 3**. ▪ The revised design allows for commercial activity to be concentrated on Hampden Road, which is appropriate given the commercial character of this road. This, and additional benefits associated with the revised space are detailed in **Table 6**.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Commercial Land Uses	▪ Condition 5 of the approval specifies that the commercial tenancies are only to be utilised for the following land uses: ▪ *Generally shop with a maximum net lettable area (NLA) of 300sq.m, or office only, in addition to Café/restaurant, where identified as such on the approved development plans.*	▪ The tenant/s of the commercial space are still to be determined. Should uses not consistent with those established be proposed, it is highly likely that the project team will seek an additional limited DA amendment to address this. ▪ The tenancy at the northern edge of the building is intended to be a café/restaurant or similar, however as the division/allocation of spaces within the overall commercial uses is not yet clear, the intention is for this to be resolved at a later date.
Height	▪ No change, the proposed development remains 14 levels with an overall height of 47.4m.	▪ N/A.
Pedestrian access	▪ No change.	▪ N/A.
Vehicle Access and Waste Collection	▪ No change to the proposed vehicle access location, with the sole crossover remaining on Gordon Street. ▪ To accommodate a greater degree of access and egress into the external and internal carparking, widening of the existing crossover by 4.75m is proposed, which would result in a 11.75m wide crossover with a 19.2m wide splay. ▪ The entry to the internal carpark has evolved in-line with general changes to the massing of the podium. The vehicle entry point to the building is now proposed to align east-west to follow the revised building line, rather than the former north-south alignment. Waste collection is now proposed to occur separate to the internal car park, via an enclosed collection area near the internal vehicle entry point.	▪ As with the approved plans, the modified waste collection solution will result in brief obstruction to other vehicles as waste vehicles manoeuvre into place and are being loaded. ▪ Waste vehicle maneuvering is expected to take approximately a minute for the truck to enter the site, stop in the circulatory roadway in the external car park and then reverse into the waste collection bay. ▪ During this time access to/from the internal car park and the entry to the external car park will be temporarily obstructed. ▪ There is sufficient queuing space on-site for the small number of cars entering/exiting the internal car park and entering the external car park to wait clear of the reversing truck. ▪ Once the truck has fully reversed into the loading bay area, access to the external car park will be fully restored whist access to the internal car park will be reduced to one direction at a time – similar in practice to the outcome in the approved plans, where the waste truck was planned to impede part of the vehicle entry point. ▪ To manage the one direction at a time for the internal car park, a give way line and sign is to be placed at the exit of the internal car park to give priority to cars entering the internal car park.
Vehicle Parking	▪ 19 internal car parking bays are now proposed, one less than the 20 approved. ▪ An increase of 6 external bays is proposed, increasing the total to 96 bays. 6 bays are also now designated as EV charging bays. ▪ The overall total car parking bays in the proposed development is now 115, an increase of five from the approved.	▪ In totality this change represents an overall increase in proposed parking bays of 5%. ▪ Whilst there is no statutory parking requirement applying to the development, the WA Planning Manual has been utilised as a reference point by the WAPC, which provides a general baseline for non-residential parking requirements within a strategic centre, being: ▪ A minimum car parking rate of one parking space per 100sq.m of commercial floor area (CFA). ▪ A maximum car parking rate of one parking space per 25sq.m of CFA. ▪ Based off these requirements, accounting for 639sq.m CFA the development should provide between 6 and 26 parking bays for the commercial component – so the 19 proposed internal bays is consistent with this reference standard. ▪ Design of external car park has been refined, with a revised pedestrian crossing point proposed in the middle point of the car park (refer to **Figure 2**)

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note

Bicycle Parking	▪ Changes are proposed to both the internal bicycle storage and the external bicycle and micromobility store, with revised quantums proposed:
	  ▪ Internal storage: 127 bays, a decrease of decrease of 6 bays from the approved 133 bays.
	  ▪ External store: 51 bays (25 for e-bikes and 26 for micromobility devices), an increase of 1 bay (designated as an additional micromobility device bay) from the proposed 50 bays as previously communicated with the Department.
	  ▪ An additional 15 bike racks around the building at locations to be integrated with the landscape design.
	▪ A total of 142 bicycle bays are proposed, and 51 e-bike/micromobility bays, for a total of 193 bicycle/micromobility bays.
		▪ The proposed provision is 1 bay greater than the 192 bays required in Condition 19.
		▪ The location of external bicycle and micromobility storage facility has been finalised, with it being proposed in the southwest corner of the site, adjacent to the proposed surface carparking.
		▪ This location allows for appropriate separation of the external storage from buildings (both existing and proposed) given the potential fire risk posed by micromobility devices.

Signage	▪ The signage strategy for the development is still undergoing finalisation, however, the intent is still to provide a variety of on-building signage on upper levels, in addition to local and way finding signage at the ground floor and surrounds – including for commercial tenants.	▪ Submission of a signage strategy and provision of final details will be addressed via the clearance of Condition 11 with the Department.
Hours of Operation	▪ No change to the proposed hours of operation for the residential component of the development. ▪ The hours of operation for the non-residential component is still subject to final space allocation/leasing of the relevant areas.	▪ N/A.
Public Access	▪ No change.	▪ N/A.
Landscaping and External Works	▪ A range of minor changes are proposed to verge enhancements and paving. These changes have been progressed as part of a wider refinement to the landscape plan. ▪ Rationalisation of landscape plans has occurred, including reduction in the extent of decking/hardscaping, rationalisation of geometry, realignment of some pedestrian paths, and the inclusion of swales. ▪ As part of wider revisions to the landscape plan, the landscaped terrace is proposed to be removed and replaced with a grassed area/swale. ▪ The intent of external works, particularly those works to enable access to Hampden Road and Gordon Street have not changed.	▪ The inclusion of swales was informed by the site natural heritage as a wetland and as a practical stormwater run-off intervention. See **Table 5** for more details. ▪ Final details of the landscape plan will be communicated to the Department as part of the condition clearance process.
Land Management	▪ In line with the original approval, no changes are proposed to current land arrangements.	▪ N/A.
Renewable Energy	▪ No changes are proposed to general location or layout of the proposed PV system, with exact location and array details still subject to detailed design.	▪ N/A.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Ground Floor Activation	▪ Changes are proposed to the layout of the ground floor commercial tenancy (detailed prior). ▪ Additionally, there has been a reduction to the northern east-west extent of the commercial space by 11m due to relocation of HV infrastructure. ▪ These changes have informed a proposed revised colonnade design for the northern ground floor interface, which has been designed to improve activation around that interface.	▪ Further context surrounding the relocation of HV infrastructure, and details of the revised colonnade design for the northern ground floor interface is provided in **Table 6.** ▪ Refer to **Figure 3** and **Figure 4** for an overview of the proposed revised colonnade.
Building Footprint – Podium	▪ The east-west extent of the northern portion of the podium (comprising the ground floor and Level 1) is proposed to be reduced by 11m (for a total reduction of 244sq.m, which comprised a range of areas within the original approval including portions of the internal car park and the commercial space.). ▪ This change has led to a likewise reduction of 244sq.m of non-usable rooftop space above, on level 1. ▪ The middle portion of the southern level 1 façade is proposed to be inset further into the building (by 7.5m, resulting in the loss of 127sq.m) when compared to submitted plans.	▪ These changes should be considered in the wider context of changes to the ground floor northern interface, which is outlined in detail in **Table 6, Figure 3** and **Figure 4.** ▪ The further insetting of the middle portion of the southern level 1 façade would not result in any change to the buildings aesthetics, or the perceived height, bulk or scale of the building.
Building Footprint – Tower	▪ Minor change to the footprint of the northern tower portion. This has resulted in some minor reduction to room and corridor widths (in the order of 500mm) – but results in no changes to number of rooms, number of beds or proposed mix of rooms.	▪ This has resulted in an extremely minor slimming of the northern tower portion. ▪ This change will not impact the perceived size, scale or bulk of this portion of the building.
Façade and Articulation	▪ A range of minor changes to the building's façade are proposed, with proposed changes not representing any significant deviation from the building's aesthetic, or perceived size, bulk or scale as originally proposed.	▪ Updates to the buildings façade and manner of articulation are detailed further in **Table 7, Figure 5** and **Figure 6.**
Roof Treatment	▪ Level 13 parapet wall proposed to be raised as alternate roof feature, in lieu of the original ‘halo’.	▪ The evolution of level 13, including to the roof treatment, has arisen from the rightsizing of amenity space. ▪ Further context surrounding the background of this change, and the evolution of the roof treatment is provided in **Table 8.**
Rooftop Plant Screening	▪ Whilst the final design of plant screening is still subject to detailed design, the intent remains to align the design with the requirements of the condition clearance process, ensuring that plant will generally be screened from view when viewed from locations external to the development.	▪ N/A.

3.1 Amendment Overview, Cont.

3. PROPOSED AMENDMENTS

Table 4: Amendment Development Overview, Cont.

Item	Description	Note
Various Internal Changes	▪ As part of design revisions, a range of various internal elements have been updated, including: ▪ Proposed revision of the eastern fire escape to align with the new boundary between the commercial space and lobby. ▪ Reallocation of student accommodation office to Level 1.	▪ Internal changes progressed have responded to updated internal need and operational requirements (as detailed in **Table 3**) and have enabled a more sensible utilisation of internal spaces.
Materiality	▪ Aluminium cladding is proposed instead of rendered finish on both expressed and flush slab edges.	▪ Aluminium cladding will present nearly identically to rendered finish, and as such the impacts of proposed materiality changes is minimal.
Waste Management	▪ Various changes are proposed to the waste management strategy, including revised waste vehicle swept paths to account for changes to proposed access changes to the internal waste collection bay.	▪ For further details, refer to the **Revised Waste Management Plan** prepared by Encycle.

3.2 Landscape

3. PROPOSED AMENDMENTS

- **Table 5** details key amendments and changes to the landscape plan. A comparison between the proposed and approved landscape concept plans is provided in **Figure 1** and **Figure 2.**
- For further details, refer to the Revised Landscape Plan prepared by Plan E.

Table 5: Landscape Amendments Overview

Amendment	Planning Comment	Figure Ref.
Adjusted Stormwater Strategy and Swales	▪ The development was approved with underground storage tanks being the primary means of flood control, with the project team noting at the time that final stormwater design was ongoing. ▪ Following approval, a Flood Risk Assessment (FRA) was undertaken early 2025. The FRA was supported by flood modelling that was based off site drainage and topographical surveys completed in January 2025. ▪ This modelling showed that in a one-in-one-hundred-year flood event the site would flood, with significant amounts flood water infiltrating on site and impacting surrounding properties. ▪ The large degree of water inflow is a result of the site status as a localised low-point, which results in the site being the nexus of two water inflows routes (one from the south-west and one from the north-west) and therefore having a large flood catchment area. ▪ The modelling revealed that underground storage tanks alone would not be adequate to account for stormwater runoff. As such, alternate and additional solutions were explored, with the inclusion of swales found to be an effective solution in tandem with expanded underground tank capacity and reduced impermeable surfacing. ▪ Through further engagement with the City of Nedlands in May 2025, it was found that Nedlands had a bespoke flood risk model. Use of this model enabled the settings of the existing flood modelling to be calibrated, which has informed the final stormwater design. ▪ Swales assist in facilitating stormwater to navigate and exit the site, in addition to adding stormwater capture capacity. ▪ Swales were also considered as a culturally and aesthetically appropriate response to the issue, as engagement with the University's cultural advisor Richard Walley revealed that prior to development the site was a riparian wetland environment. ▪ Finally, the inclusion of swales allowed for points of visual interest to be created via level changes and planting interventions.	**1**
Landscaped Terrace Redundancy and Ongoing Public Art Provision	▪ The inclusion of the raised landscaped terrace in the initial plans was driven by a lack of level changes and activation to the building's western façade. ▪ Since then, the inclusion of swales and the evolution of the landscape plan more generally has resulted in a more varied and visually interesting landscape, minimising the need for this terrace ▪ The inclusion of artwork (which may be tactile, kinetic or otherwise interactive) is still planned at the ground level at the western façade, which will ensure that the exposed building interface remains activated, noting that internal and external amenity areas on level 1 directly overlook with this area. ▪ During prior engagement with the City and the City Architect (in late 2024), the design of the landscaped terrace was questioned, and some doubts existed as to the effectiveness of the terrace to promote activity and activation. The new, proposed approached the building's western façade is considered to be a more appropriate, responsive intervention.	**2**
Improved Northern Interface	▪ Alongside the built-form improvements to the northern interface (see **Table 6**), the landscape invention to this interface has also evolved. Plans now include integrated benches and raised planters to soften building façade. ▪ Further, tenants of this commercial space will be able to further activate this space via movable furniture (such as tables and chairs) for alfresco opportunities.	**3**

3.2 Landscape, Cont.

3. PROPOSED AMENDMENTS

Figure 1: Landscape – As Approved



Figure 2: Landscape – As Proposed



3.3 Ground Floor Interface

3. PROPOSED AMENDMENTS

- **Table 6** details key amendments and changes to the ground floor interface. A comparison between the approved and proposed ground floor layout is provided in **Figure 3** and **Figure 4.**

Table 6: Ground Floor Interface Amendments Overview

Amendment	Planning Comment	Figure Ref.
Necessary HV Plant Adjustments	▪ The development was approved with HV infrastructure located in the west of the building, with the proposed connection point being via existing infrastructure on Clifton Street. This enabled HV infrastructure to be located in the western portion of the building – being the closest point to that road. ▪ Post-lodgement, Western Power advised that connection via the existing infrastructure on Clifton Street was not feasible as this infrastructure was not planned to be supported in the future. ▪ The project team and Western Power engaged several times over the course of early 2025. Western Power advised that HV connection must be sourced from Gordon Street, and that a minimum connection distance must be applied. ▪ This informed a redesign process that ultimately resulted in the HV infrastructure being relocated to the north of building, with the proposed connection point being via Gordon Street, as required by Western Power. ▪ The relocation of HV infrastructure, alongside the evolution of the northern extent of the commercial space resulted in a substantial redesign being required to the northern interface. The redesign of this interface was informed by two design review sessions (detailed in **Table 2**). ▪ Whilst somewhat opposed to the location of the HV plant, the City and City Architect acknowledged Western Power as an external driver, and the challenges of avoiding any inactive ground floor frontages for a building exposed on all sides in landscape.	**1**
Commercial Space Concentration on Hampden Road	▪ Commercial space is now proposed to be concentrated exclusively on Hampden Road (in addition to the proposed café/restaurant internal to the site). ▪ This has been enabled by a reduction in space previously allocated to administration/office at the southern Hampden Road frontage, and the removal of space on Gordon Street – in part to accommodate re-located plant. ▪ The expanded focus on Hampden Road aligns with existing commercial space further north on Hampden Road and reinforces the road as a key urban corridor between UWA and QEII.	**N/A**
Northern Interface and Proposed Colonnade	▪ The project team considered a range of interventions to the northern ground floor interface to soften the impact of the relocated HV plant. ▪ Some City representatives suggested that the design should aim to achieve activation and activity to the building edge. ▪ Whilst activation could be achieved via a various interventions, the project team found that the addition of an expressed colonnade resulted in the best aesthetic and amenity outcomes. ▪ The expressed colonnade was accommodated by shifting the HV room and adjacent commercial space approximately 1.5m south, with the building line and existing proposed columns not modified. Concepts previously presented to the City showed the HV plant flush with the northern building edge. ▪ The inclusion of a colonnade was informed by the north facing aspect of this space, which renders it ideal for alfresco/semi-outdoor utilisation. ▪ The provision of fixed furniture was avoided, as it would likely limit the ability of future tenants to customise as appropriate. Instead, the project team wish to enable appropriate activation and utilisation of the colonnade, giving the space a dynamic and responsive character. ▪ In totality, this proposed solution is appropriate as it will result in increased visual interest to the northern interface, the facilitation of increased activation and commercial flexibility, without compromised critical technical elements of the development.	**2**

3.3 Ground Floor Interface, Cont.

3. PROPOSED AMENDMENTS

Figure 3: Ground Floor Interface – As Approved



Figure 4: Ground Floor Interface – As Proposed



3.4 Façade and Articulation

3. PROPOSED AMENDMENTS

- **Table 7** outlines the design evolution of the building's façade, and changes to the building's articulation.
- A comparison between the approved and proposed façade details is provided in **Figure 5** and **Figure 6.**

Table 7: Façade and Articulation Amendments Overview

Amendment	Planning Comment	Figure Ref.
Façade Details	▪ Approximately 50% of vertical pilasters (in most cases every second pilaster) are proposed to be flush with the window line, with the remainder expressed. In the approved scheme all pilasters are expressed. ▪ From most viewpoints (particularly from the streetscape) the inclusion of some flush pilasters will not be noticeable. ▪ Where and when visible, the use of alternating expressed and flush vertical elements also increase the visual interest of the building by creating a pattern of alternating elements. ▪ During design review, the City confirmed that it was comfortable with this change, nothing that the aesthetic and character impacts were minor.	**1**
Façade Materials	▪ Aluminium cladding is proposed on all horizontal façade spans (both expressed and flush slab edges), instead of rendered finish proposed in the approved scheme. ▪ The use of aluminium cladding addressees' issues relating to water ingress associated with rendered slab edges and will facilitate more efficient cleaning and maintenance. ▪ As with the pilasters, the City communicated during design review their comfort with this change, given the minor nature of this change.	**2**

3.4 Façade and Articulation, Cont.

3. PROPOSED AMENDMENTS

Figure 5: Façade and Articulation – As Approved

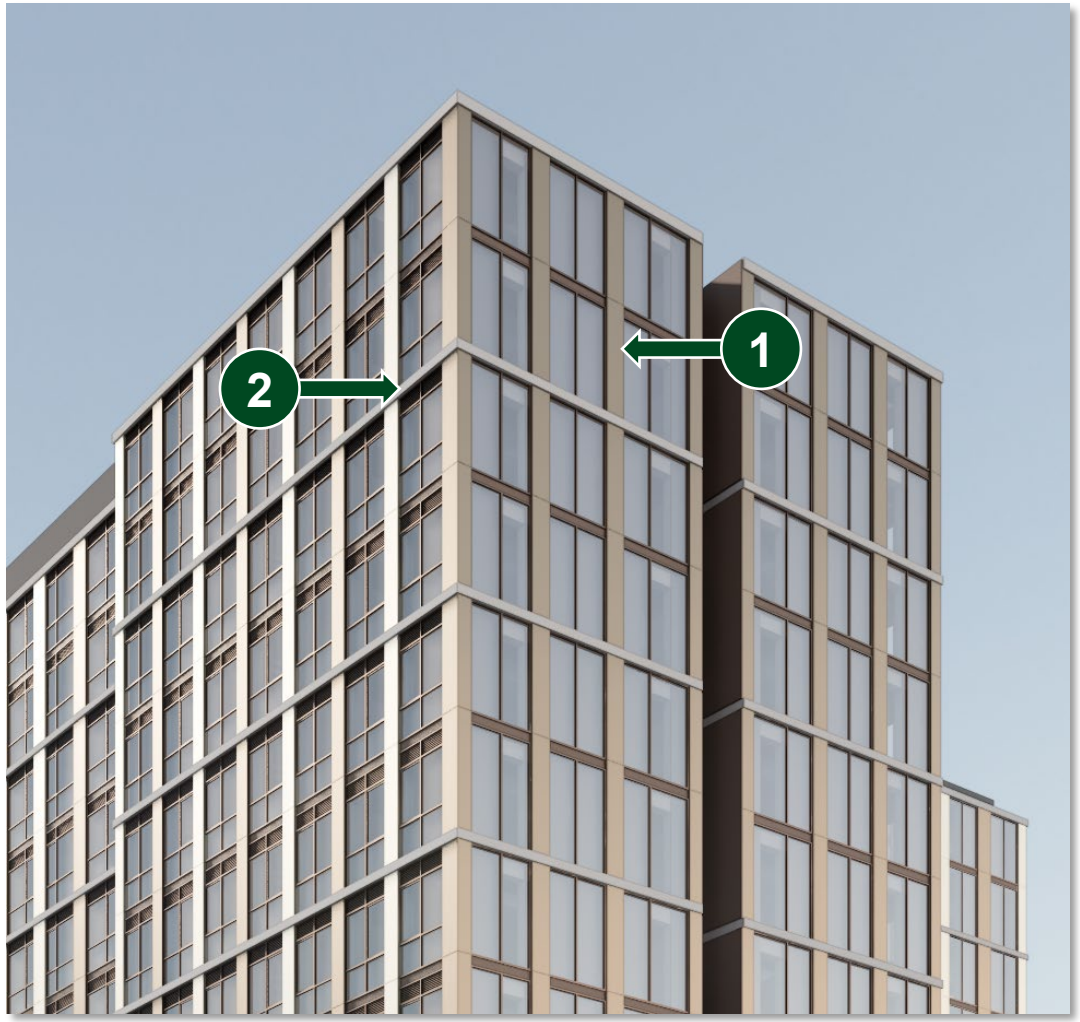

Figure 6: Façade and Articulation – As Proposed



3.5 Roof Treatment and Level 13 Modifications

3. PROPOSED AMENDMENTS

- **Table 8** outlines the design evolution of the level 13 student amenity space, and associated revisions to the roof treatment. A comparison between the approved and proposed roof treatment is provided in **Figure 7** and **Figure 8.**

Table 8: Roof Treatment and Level 13 Amendments Overview

Description	Planning Comment	Figure Ref.
Roof Treatment	▪ The revised roof treatment was developed in response to a broader evolution of level 13. With the amenity space on level 13 becoming smaller and further from the building edge, the roof treatment as originally designed became redundant because the amenity space was no longer visible from the streetscape and therefore no longer required any shielding. ▪ The final proposed design is a slightly raised parapet wall utilising consistent colouring with other vertical and horizontal façade elements. This design was developed to visually unify the vertical and horizontal articulation of the façade, presenting these elements as columns, capitals and a crowning architrave. ▪ The City and the Department confirmed expressed comfort with general evolution of the roof treatment when early design iterations were presented. ▪ The proposed roof treatment also results in the building reading as a lower structure, as the height of the parapet wall effectively blocks views to the level 13 amenity space from most viewpoints.	**1**
Amenity Space	▪ Whilst there are no controls governing the provision of amenity spaces in student accommodation developments, the provision of amenity spaces has been carefully considered in its scale, spread, allocation and nature. ▪ The standard industry benchmark for student amenity space is 1.5-2sq.m of total amenity space per bed. Proposed reductions to amenity space have resulted in an average amount of 2.8sq.m of amenity space per bed for this project, still well beyond the benchmarked range, and above some notable recently approved student accommodation developments, including 609 Wellington Street (approved in February 2024) which provides a total of 2.67sq.m of overall amenity space per bed. ▪ When considering just the internal amenity space, the amendments result in 1.8sq.m per bed. This provision is notably higher than the 1.2sq.m of internal space per bed at a comparable development at The University of Newcastle in New South Wales, and circa ~1.1sq.m* of internal space per bed at the recently approved Carillion City student accommodation tower. ▪ The proposed consolidation of amenity spaces also provides greater operational efficiencies, including flexibility of uses/future refits and greater ease of maintenance. ▪ Given the immediate proximity of the development to the UWA Crawley campus, it is important to also consider that residents will be able to access a range of nearby campus amenities – including study spaces, open space, and various community facilities. ▪ Therefore, the overall level of amenity provision is still appropriate for the scale of the development.	**2**
**In available public plans for the Carillion City student accommodation tower it appears that not all amenity areas have been measured. As such, this figure is a best estimate and is included as an appropriate reference given the projects status as a recently approved major student accommodation development.*		

3.5 Roof Treatment and Level 13 Modifications, Cont.

3. PROPOSED AMENDMENTS

Figure 7: Roof Treatment and Level 13 Modifications – As Approved



Figure 8: Roof Treatment and Level 13 Modifications – As Proposed



4. Conclusion

4. Conclusion

- The amendments detailed within this report are worthy of approval because:
  - They are minor in nature and are consistent with existing planning controls, and other agreed points of reference.
  - Changes have been driven by refined design, technical constraints, and external stakeholders, and will enable progression to construction and delivery of a substantial new housing.
  - Modifications do not alter the substance and many of the particulars of the original approval.
  - All key changes have been presented to the City and WAPC, and adjustments and enhancements made in response to feedback received.
- The proposed amendments do not conflict to the purpose of the Public Purposes – University MRS reservation in that the development will still provide accommodation for University students, staff, and visitors as its primary use, and that the ground floor commercial components remain ancillary.
- The proposed amendments also do not conflict with the intent or objectives of Improvement Plan No. 63 – UWA QEII (Specialised) Activity Centre. A range of proposed amendments result in further alignment with key objectives such as *a distinct and recognisable precinct identity* (via the refinement of the buildings design, and inclusion of swales) and *high quality, and sustainably designed built form* (via the continued and collaborative pre-lodgement processes undertaken).
- Alignment with other relevant policies and instruments, including State Planning Policy 7.0 – Design of the Built Environment, Perth and Peel @ 3.5 Million and Central Sub-Regional Planning Framework (2018), is maintained as the size, scale, height, location, internal layout, and proposed land uses of the development remain largely and materially consistent with the development as originally proposed.
- The project team is looking forward to working collaboratively with the Department, to progress this project with a view to timely approval, enabling full completion of the UWA Nedlands Student Accommodation Project in 2028.



The APP Group
A Bureau Veritas Company

THE UNIVERSITY OF WESTERN AUSTRALIA

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This report, prepared by The APP Group for The University of Western Australia (UWA) (Client), is issued in connection with the relevant agreement with the Client. It aims to provide public information to support the planning assessment of the UWA Nedlands Student Accommodation Project (the Project).

The information in this report is based on data believed to be reliable and accurate at the time of preparation. However, APP does not warrant its accuracy, completeness, or timelines and accepts no liability for its use by third parties. The report is intended to inform government authorities, stakeholders, and the public in relation to the statutory application for the Project and should not be used or relied upon for any other purpose. APP has relied on its own assessments and information provided by the Client, architects, technical consultants, and initial discussions with various agencies and service providers. This report is not a substitute for professional advice, and APP recommends consulting a qualified professional for specific guidance. APP, its officers, employers, and agents expressly disclaim any liability and responsibility to any person for any actions taken based on this report. APP shall not be held liable for any loss or damage arising from reliance on the information contained in this report.

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Sheet List - DA

DRAWING NO.	DRAWING NAME	REVISION	REVISION DATE
DA000	COVER SHEET	C	15/08/25
DA010	LOCATION PLAN	B	15/08/25
DA020	SURVEY PLAN - SHEET 1	B	15/08/25
DA021	SURVEY PLAN - SHEET 2	B	15/08/25
DA025	TREE RETENTION PLAN	B	15/08/25
DA030	DEMOLITION PLAN	B	15/08/25
DA060	SITE PLAN - PROPOSED	C	15/08/25
DA080	SHADOW STUDY - 21 JUNE	B	15/08/25
DA081	SHADOW STUDY - 22 AUGUST	B	15/08/25
DA082	SHADOW STUDY - 22 SEPTEMBER	B	15/08/25
DA083	SHADOW STUDY - 22 OCTOBER	B	15/08/25
DA100	GROUND FLOOR PLAN	D	15/08/25
DA101	LEVEL 01 PLAN	C	15/08/25
DA102	LEVEL 02 PLAN	B	15/08/25
DA103	LEVEL 03-12 - TYPICAL PLAN	C	15/08/25
DA113	LEVEL 13 PLAN	B	15/08/25
DA114	ROOF PLAN	B	15/08/25
DA150	EXTERNAL MICRO-MOBILITY STORE - FLOOR PLAN	A	15/08/25
DA151	EXTERNAL MICRO-MOBILITY STORE - ELEVATIONS	A	15/08/25
DA152	EXTERNAL MICRO-MOBILITY STORE - SECTIONS	A	15/08/25
DA200	BUILDING ELEVATION - SOUTH	C	15/08/25
DA201	BUILDING ELEVATION - EAST	C	15/08/25
DA202	BUILDING ELEVATION - NORTH	C	15/08/25
DA203	BUILDING ELEVATION - WEST	C	15/08/25
DA220	SECTION AA	B	15/08/25
DA221	SECTION BB	B	15/08/25
DA222	SECTION CC	B	15/08/25
DA223	SECTION DD	B	15/08/25
DA224	SECTION EE	B	15/08/25
DA350	MATERIAL PALLETE	C	15/08/25
DA351	MATERIAL PALLETE	C	15/08/25
DA352	MATERIAL PALLETE	C	15/08/25
DA700	UNIT TYPES	C	15/08/25
DA900	DEVELOPMENT SCHEDULE	C	15/08/25

UWA NEDLANDS STUDENT ACCOMMODATION PROJECT

22 GORDON STREET, NEDLANDS

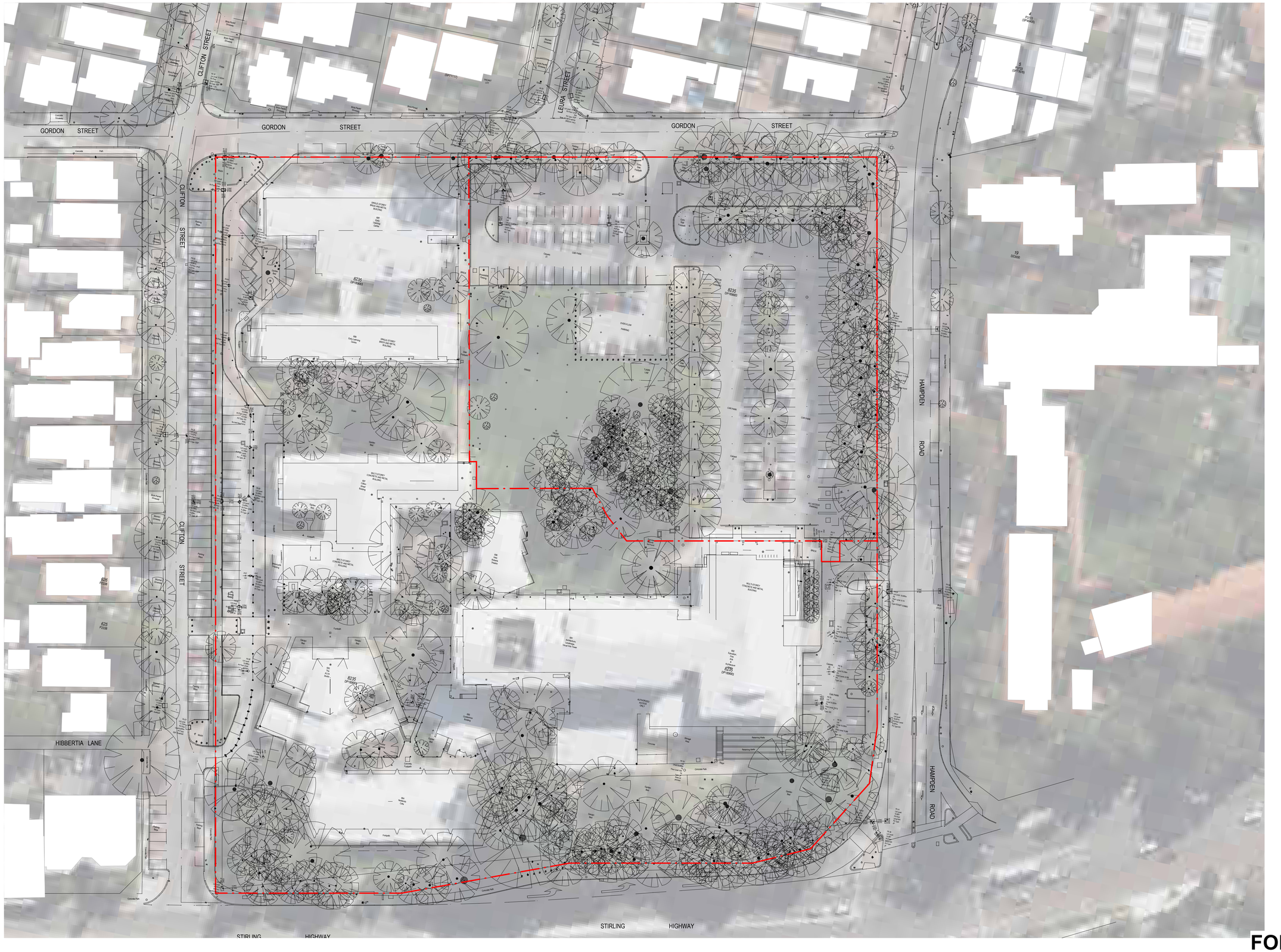
ARCHITECTURAL DRAWINGS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE

DATE 21-Aug-2025

FILE 08-50065-3

FOR DA AMENDMENT - AUGUST 2025



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA010	B	15/08/25	**LOCATION PLAN**

NORTH

SCALE: **1 : 500 @ A1**

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LOCATION PLAN
NOT TO SCALE
APPROXIMATE EXTENTS OF SUBJECT SURVEY
AERIAL PHOTOGRAPHY FEBRUARY 2023
COURTESY OF LANDGATE

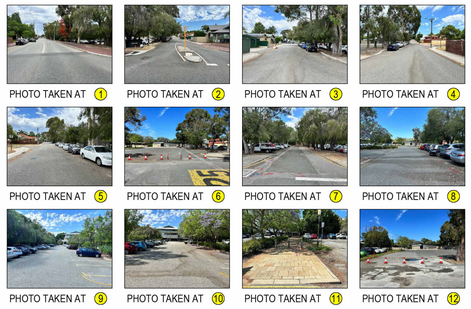
Regulation 25A Resurvey Certificate

Licensed Surveyors Act 1909
SURVEYORS CERTIFICATE

I, John Demiris, Licensed Surveyor, certify that on the 24th day of November 2023, I re-established portion of the boundaries of Lot 8325 on DP189683 as shown on this sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961

30/11/2023 — Date

John Demiris — Licensed Surveyor



SYMBOL LEGEND

- NATURAL SURFACE LEVEL
- BITUMEN LEVEL
- TOP OF WALL
- EARTH PIT
- STORM WATER GRATE
- RETIC CONTROL VALVE
- FIRE WATER PIT
- STOP VALVE
- GAS VALVE
- POST/ POLE
- SIGN
- SEWER INSPECTION OPENING
- BOLLARD
- TREE AT SCALE

LINETYPE LEGEND

- BOUNDARY
- CONTOUR (INTERVALS OF 0.25m)
- BUILDING/ STRUCTURE
- ROOF/ EAVE LINE
- TRACK
- WALL
- FENCE
- FOOTPATH
- KERB
- ROAD CENTRELINE
- PARKING BAY
- ROAD LINE MARKING
- SEWER PIPE (WATER CORPORATION)
- WATER PIPE (WATER CORPORATION)

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N



SHEET 1 OF 2

JOINS SHEET 2

No.	DETAILS	DATE	DRAWN	CHECKED
0	APPROVED & ISSUED TO CLIENT	30/11/2023	J.HUMPHREYS	T.PIZZI

REVISIONS

FEATURE & BOUNDARY RE-ESTABLISHMENT SURVEY OF PORTION OF № 22 GORDON STREET, NEDLANDS
PORTION OF LOT 8235 ON DEPOSITED PLAN 189683

Client: C/- PLUS ARCHITECTURE

DATUM
HORIZONTAL - PCG 94
VERTICAL - AHD

SCALE 1 : 300
0 3 6 9 12 15
All distances in metres unless stated otherwise

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FIELD INSPECTION IS RECOMMENDED FOR LOCATION OF SERVICES PRIOR TO ANY EXCAVATION

Brown McAllister Surveyors
Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors
Email : admin@brownmcallister.com.au Tel: (08) 9386 9688
Address: 44 Hardey Road, Belmont, Western Australia, 6104

SHEET	A2
SURVEYED	W.LARSEN - 27/11/2023
FIELD NOTES	
DRAWN	J.HUMPHREYS - 30/11/2023
CHECKED	
REFERENCE	21611-2F

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA020	B	15/08/25	SURVEY PLAN - SHEET 1

NORTH

SCALE @ A1

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LOCATION PLAN
NOT TO SCALE
APPROXIMATE EXTENTS OF SUBJECT SURVEY
AERIAL PHOTOGRAPHY FEBRUARY 2023
COURTESY OF LANDGATE

Regulation 25A Resurvey Certificate

Licensed Surveyors Act 1909
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I, John Demiris, Licensed Surveyor, certify that on the 24th day of November 2023, I re-established portion of the boundaries of Lot 8325 on DP189683 as shown on this sketch and that the survey was performed in accordance with the provisions of the Licensed Surveyors (Guidance of Surveyors) Regulations 1961 and the Licensed Surveyors (Transfer of Land Act 1893) Regulations 1961

30/11/2023 — Date

Licensed Surveyor

SYMBOL LEGEND

- NATURAL SURFACE LEVEL
- FLOOR LEVEL
- SURVEY CONTROL MARK
- ELECTRIC CABLE BOX
- STORM WATER GRATE
- WATER METER
- STORM WATER GRATE
- FIRE WATER PIT
- SIGN
- ROAD REFLECTIVE MARKER
- BOLLARD
- TREE AT SCALE

LINETYPE LEGEND

- BOUNDARY
- CONTOUR (INTERVALS OF 0.25m)
- BUILDING/ STRUCTURE
- ROOF/ EAVE LINE
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- FOOTPATH
- KERB
- ROAD CENTRELINE
- PARKING BAY
- ROAD LINE MARKING
- EDGE OF GARDEN
- SEWER PIPE (WATER CORPORATION)
- WATER PIPE (WATER CORPORATION)

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PHOTO TAKEN AT 13

PHOTO TAKEN AT 14

PHOTO TAKEN AT 15

PHOTO TAKEN AT 16

PHOTO TAKEN AT 17

PHOTO TAKEN AT 18

REVISIONS

No.	DETAILS	DATE	DRAWN	CHECKED
0	APPROVED & ISSUED TO CLIENT	30/11/2023	J.HUMPHREYS	T.PIZZI

SHEET 2 OF 2

FEATURE & BOUNDARY RE-ESTABLISHMENT SURVEY OF PORTION OF
№ 22 GORDON STREET, NEDLANDS
PORTION OF LOT 8235 ON DEPOSITED PLAN 189683

Client: C/- PLUS ARCHITECTURE

DATUM
HORIZONTAL - PCG 94
VERTICAL - AHD

SCALE 1 : 300
0 3 6 9 12 15
All distances in metres unless stated otherwise

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Licensed Surveyors | Land Development & Strata Consultants | Engineering Surveyors
Email : admin@brownmcallister.com.au Tel: (08) 9386 9688
Address: 44 Hardey Road, Belmont, Western Australia, 6104

SHEET	A2
SURVEYED	W.LARSEN - 27/11/2023
FIELD NOTES	
DRAWN	J.HUMPHREYS - 30/11/2023
CHECKED	
REFERENCE	21611-2F

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA021	B	15/08/25	**SURVEY PLAN - SHEET 2**		@ A1

plus architecture

LEGEND - TREE RETENTION

EXISTING TREES TO BE RETAINED AND PROTECTED DURING CONSTRUCTION

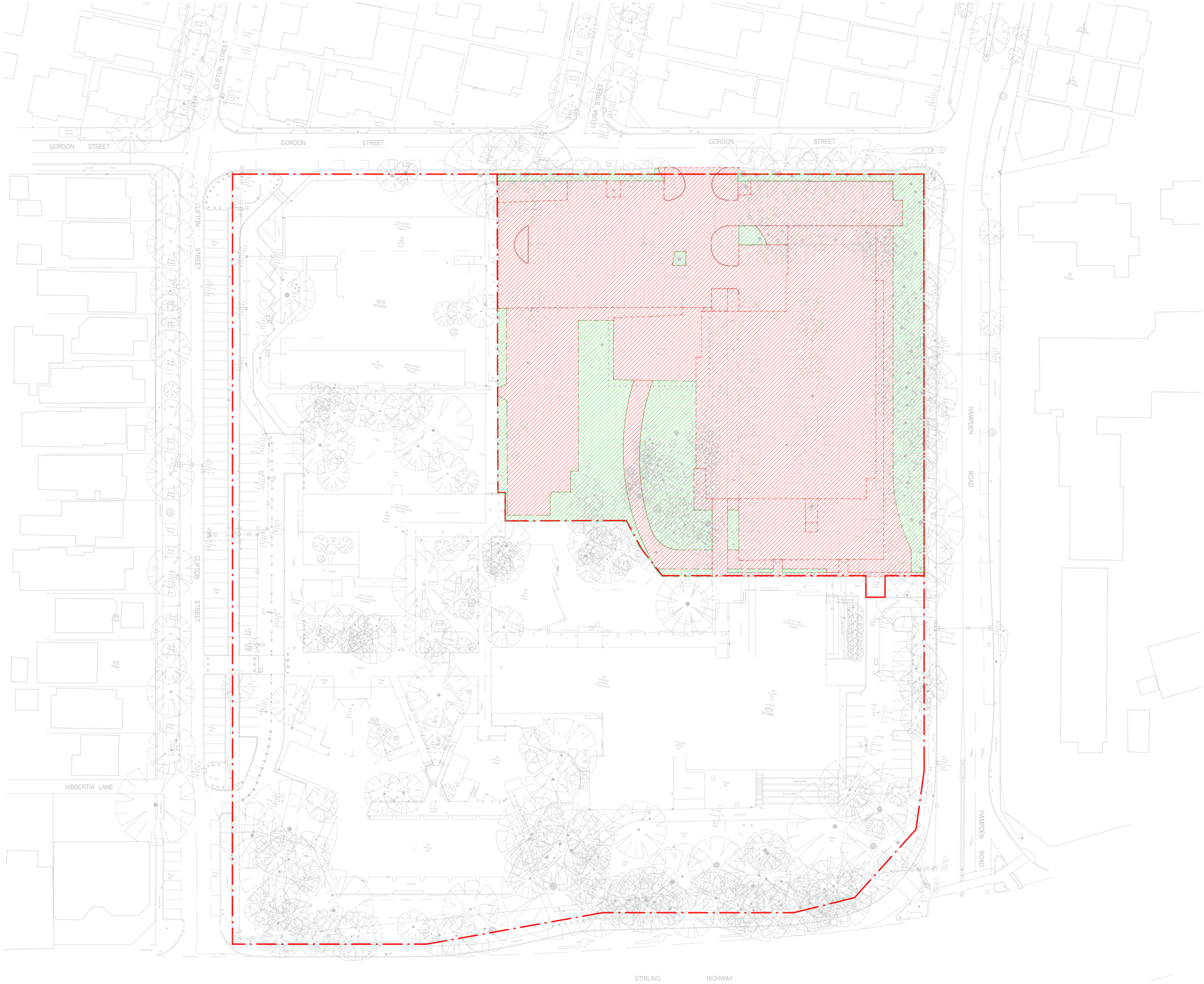
EXISTING TREES TO BE REMOVED

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA025	B	15/08/25	**TREE RETENTION PLAN**

NORTH	SCALE
	As indicated @ A1

plus architecture



DEMOLITION NOTES

- LICENSED SURVEY UNDERLAID ON DRAWING.
- REFER TO DA025 AND LANDSCAPE PLANS FOR TREE RETENTION STRATEGY.
- AREAS HIGHLIGHTED IN RED HATCH INDICATE SURFACES FOR DEMOLITION. SOME ITEMS WITHIN THIS AREA MAY BE FOR RELOCATION AND ARE TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
- AREAS HIGHLIGHTED IN GREEN HATCH INDICATE WHERE SURFACES WHERE TREE(S) WILL BE RETAINED.
- GREEN HATCH HIGHLIGHTS AN INDICATIVE LOCATION OF TREE PROTECTION ZONE (TPZ). EXACT EXTENT OF TPZ ON SITE TO BE DETERMINED WITH A QUALIFIED ARBORIST PRIOR TO COMMENCEMENT OF ANY WORKS.
- SURVEY AND PROTECT ALL NEIGHBOURING BUILDINGS.

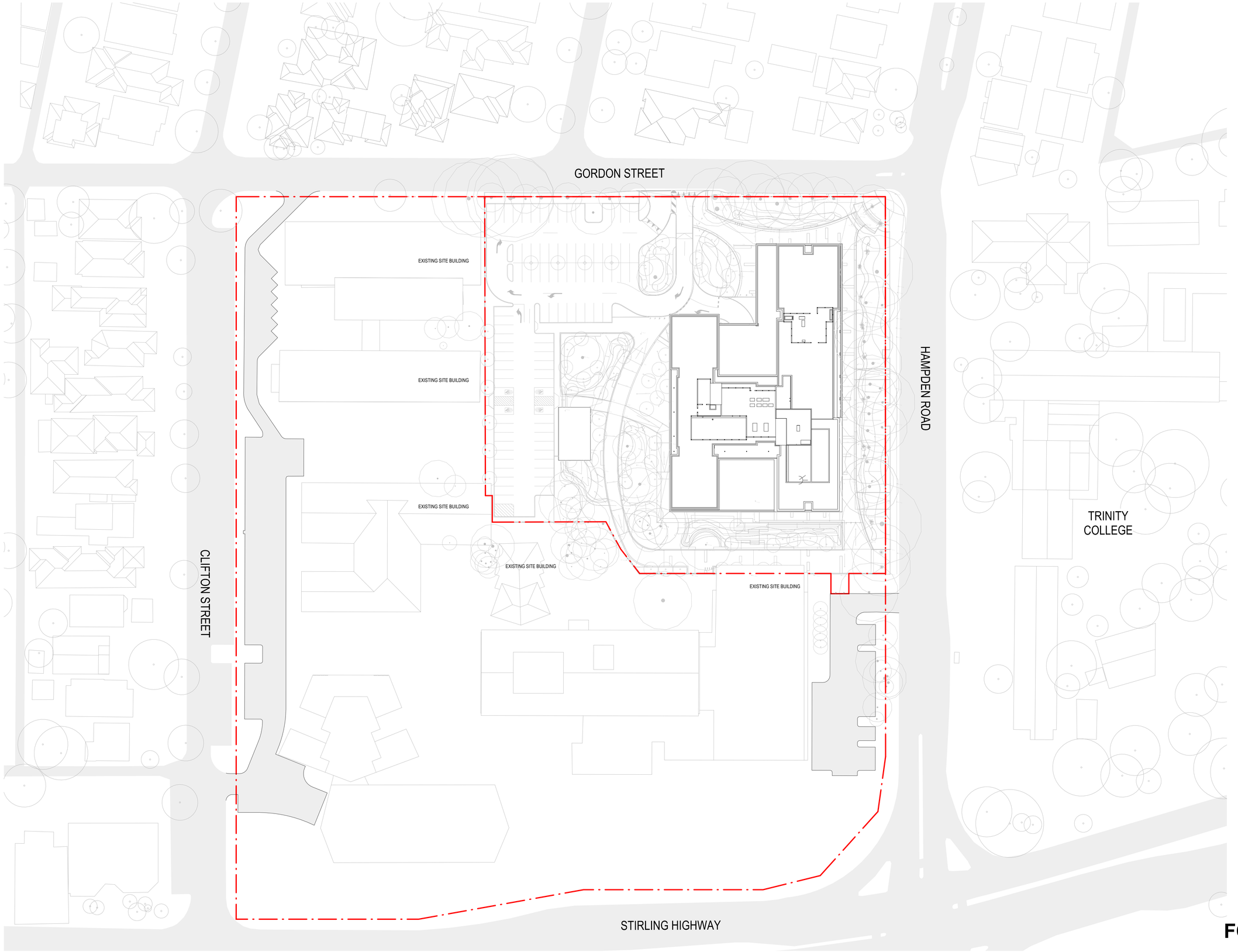
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA030	B	15/08/25	**DEMOLITION PLAN**

NORTH

SCALE: As indicated @ A1

plus architecture



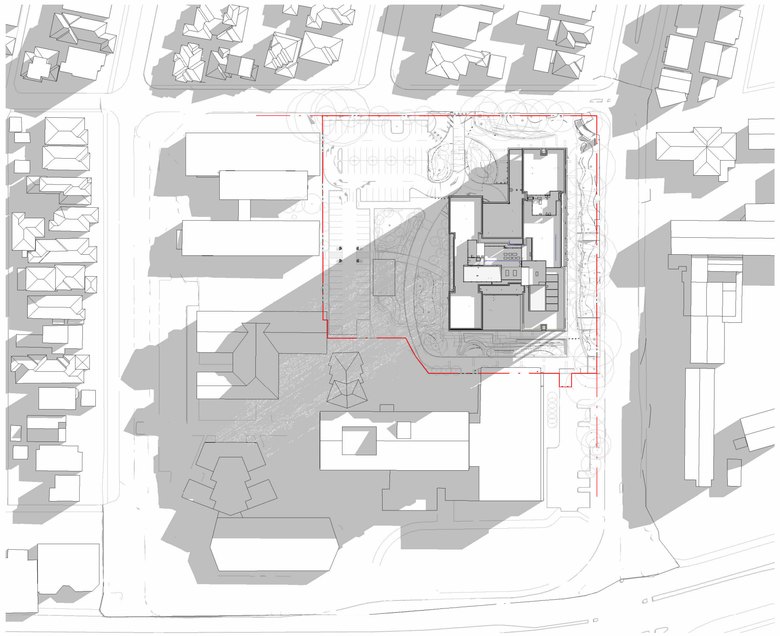
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA060	C	15/08/25	**SITE PLAN - PROPOSED**

NORTH

SCALE: **1 : 500 @ A1**

plus architecture



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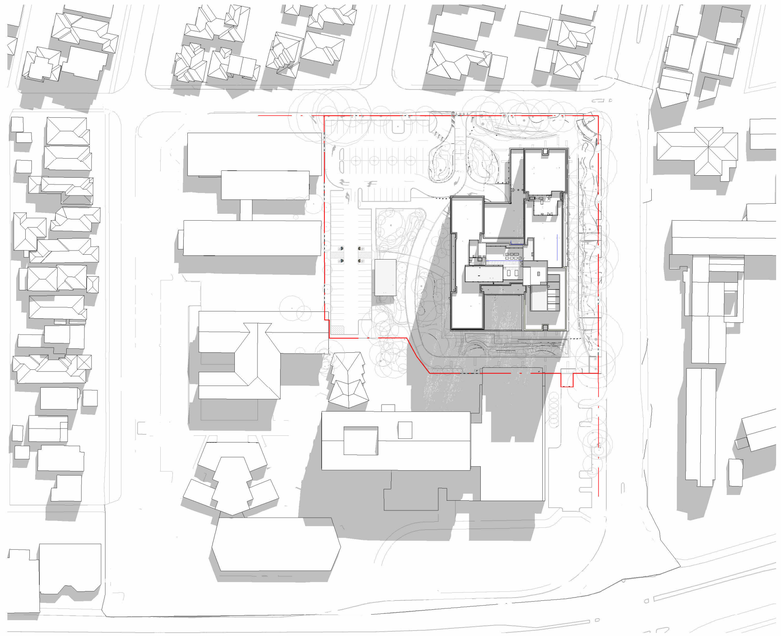
Scale: 1 : 1250



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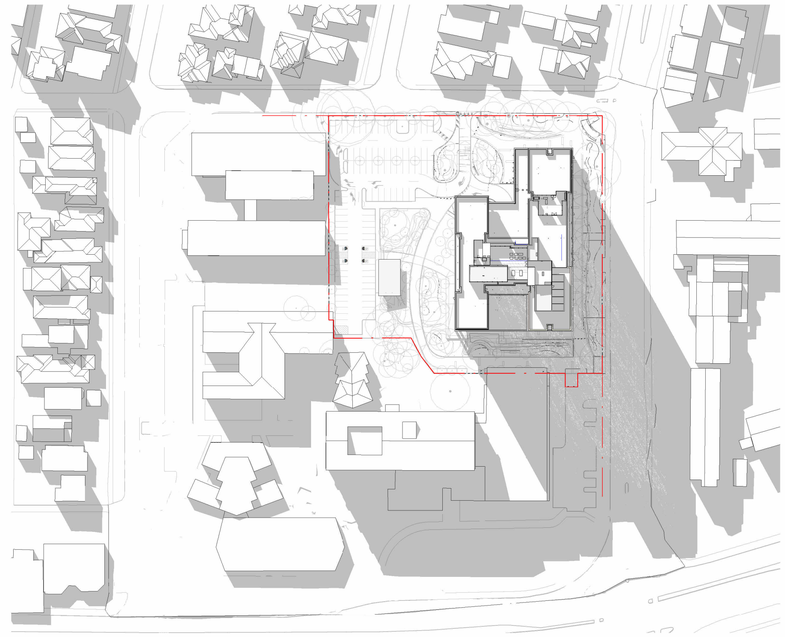

3 A0200 SHADOW DIAGRAM - 21 JUNE - 3PM
Scale: 1 : 1250

FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA080	B	15/08/25	**SHADOW STUDY - 21 JUNE**

NORTH

SCALE
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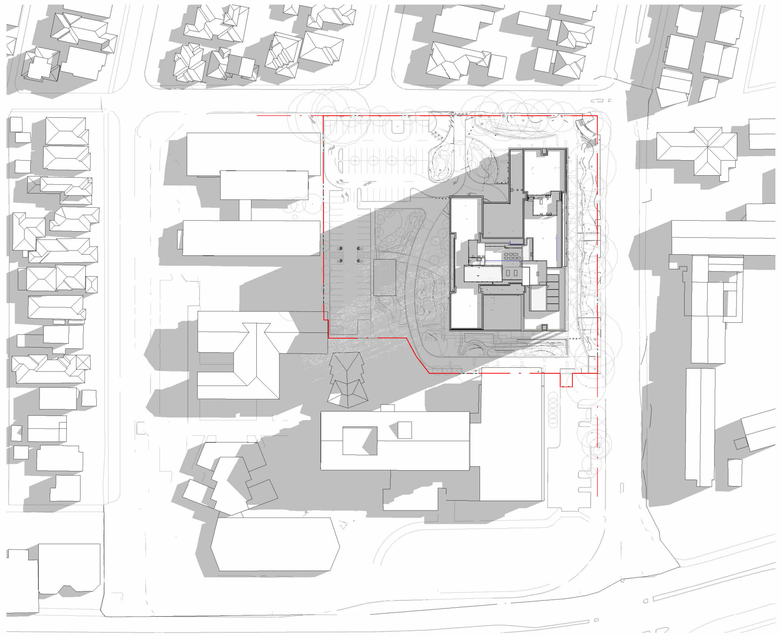
plus architecture



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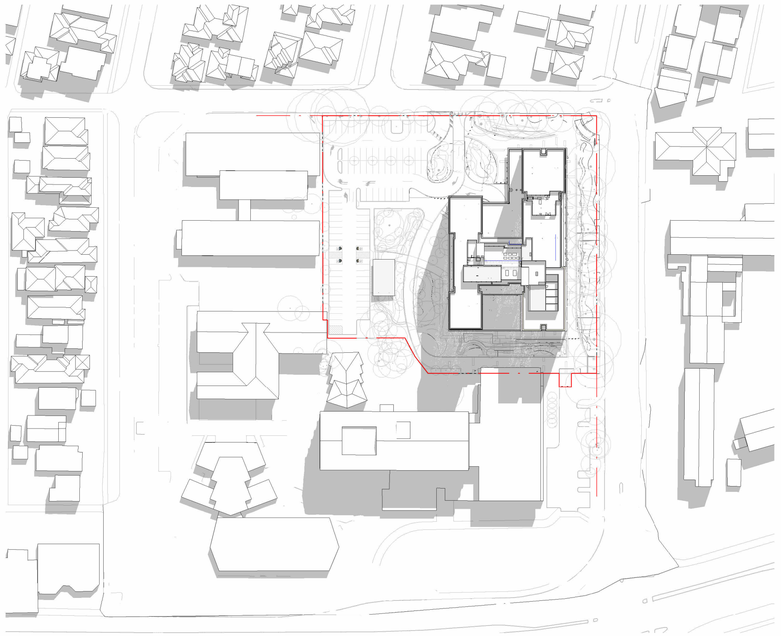

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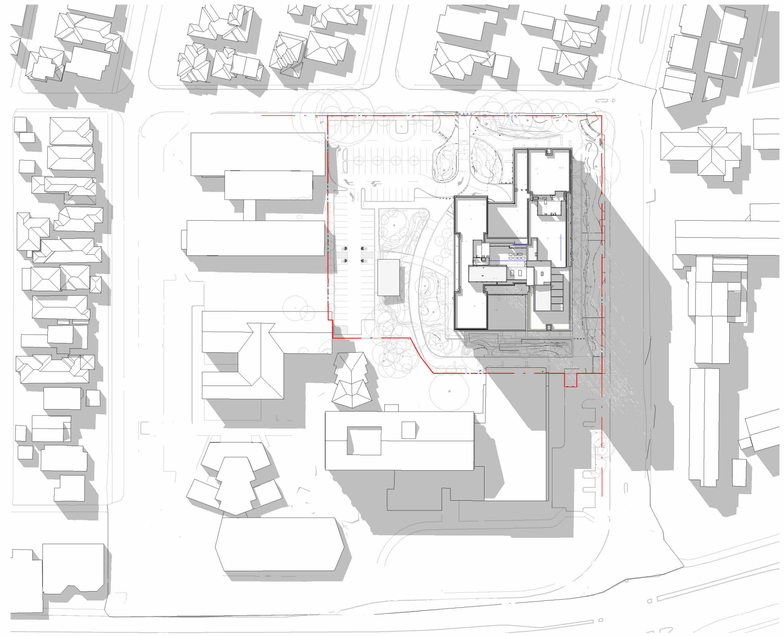

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Scale: 1 : 1250

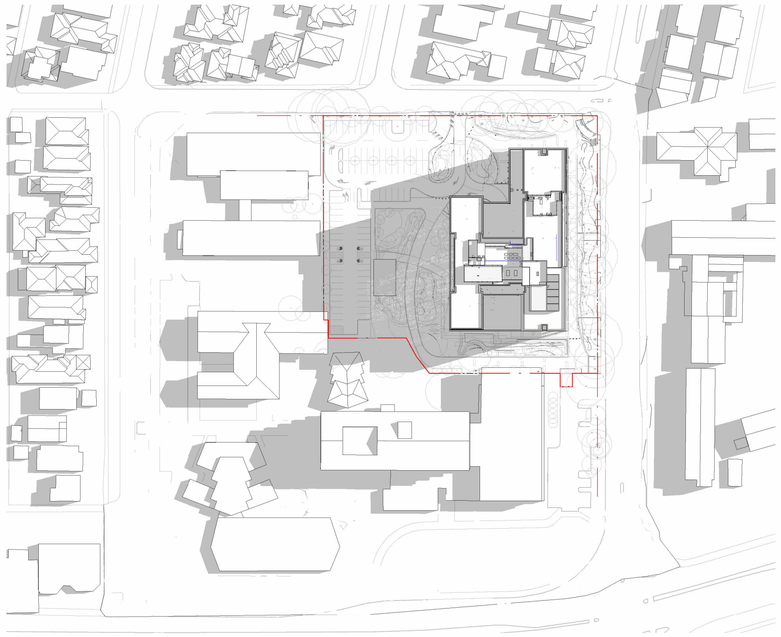
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA081	B	15/08/25	**SHADOW STUDY - 22 AUGUST**

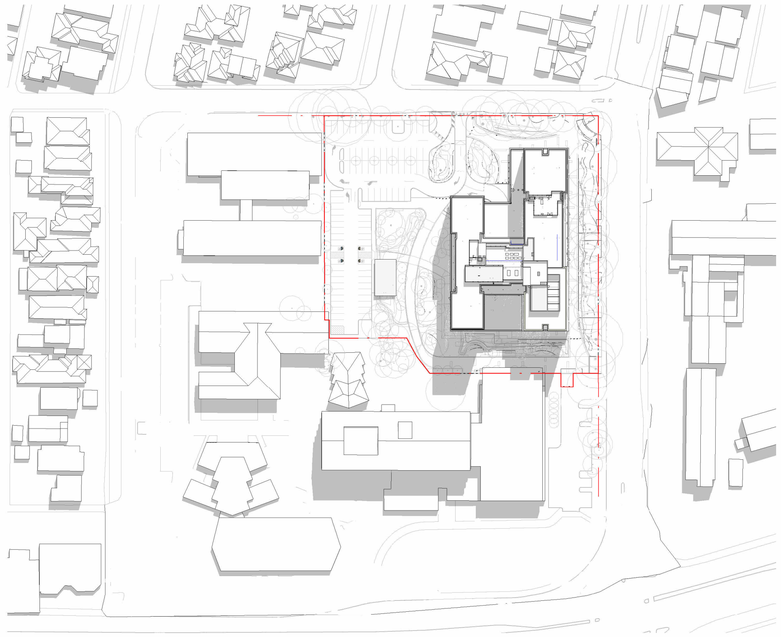
NORTH

SCALE
1 : 1250 @ A1

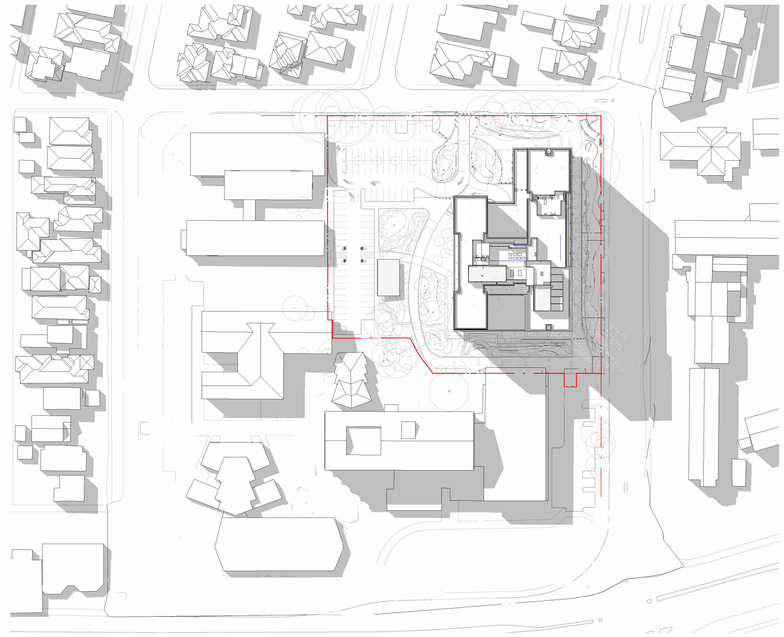
plus architecture



1 A0200 SHADOW DIAGRAM - 22 SEPTEMBER - 9 AM
Scale: 1 : 1250



2 A0200 SHADOW DIAGRAM - 22 SEPTEMBER - 12 PM
Scale: 1 : 1250



3 A0200 SHADOW DIAGRAM - 22 SEPTEMBER - 3 PM
Scale: 1 : 1250

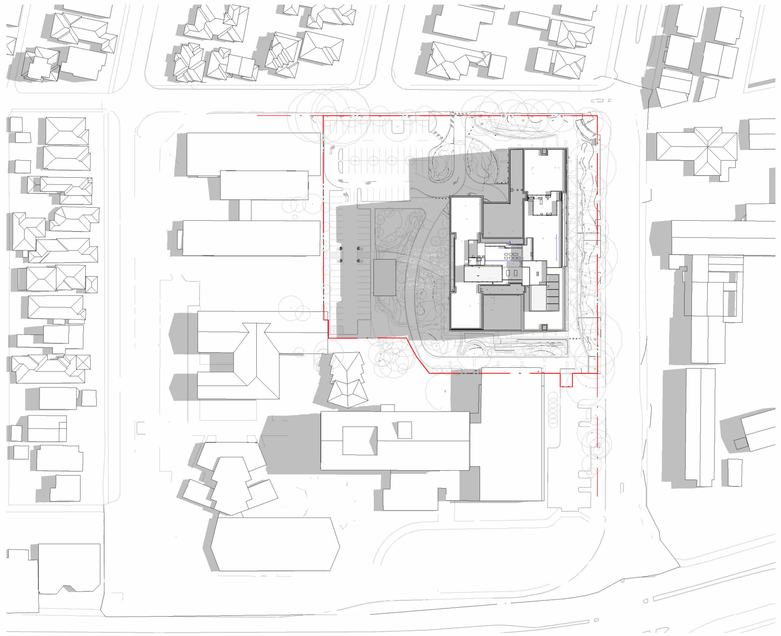
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA082	B	15/08/25	**SHADOW STUDY - 22 SEPTEMBER**

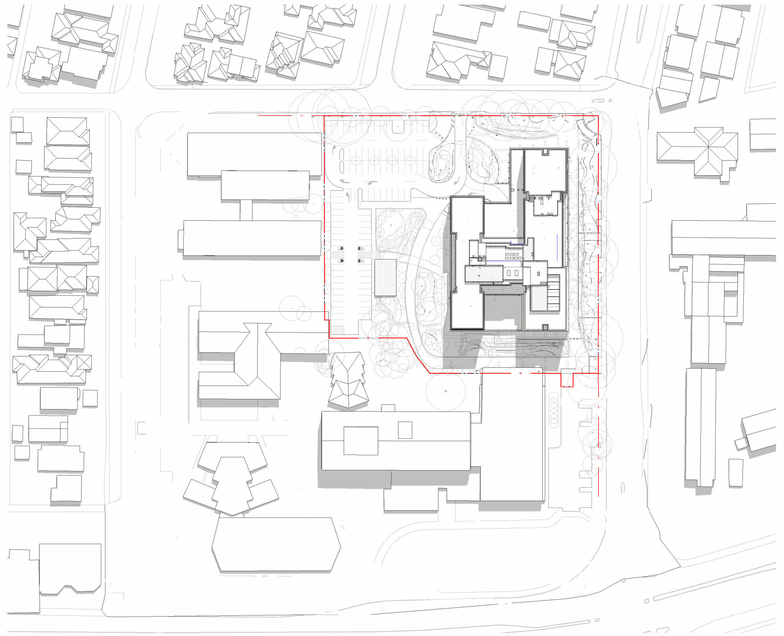
NORTH

SCALE
1 : 1250 @ A1

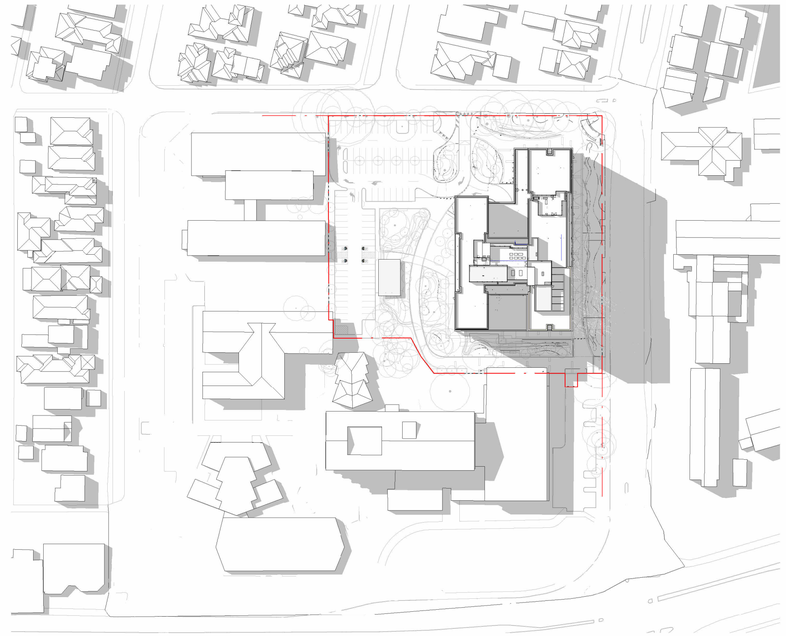
plus architecture



1 A0200 SHADOW DIAGRAM - 22 OCTOBER - 9 AM
Scale: 1 : 1250



2 A0200 SHADOW DIAGRAM - 22 OCTOBER - 12 PM
Scale: 1 : 1250



3 A0200 SHADOW DIAGRAM - 22 OCTOBER - 3 PM
Scale: 1 : 1250

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA083	B	15/08/25	**SHADOW STUDY - 22 OCTOBER**

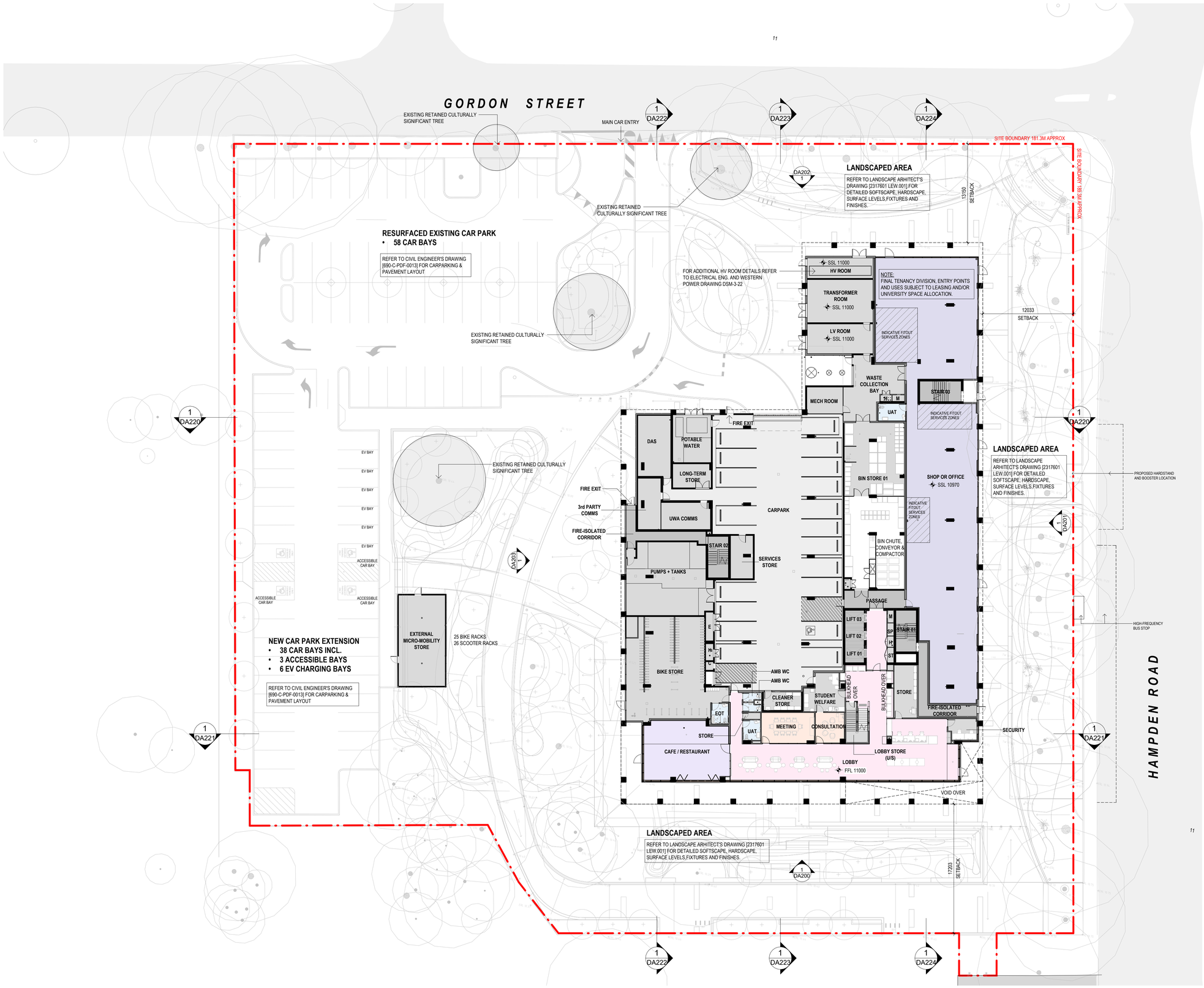
NORTH

SCALE
1 : 1250 @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA100	D	15/08/25	**GROUND FLOOR PLAN**

NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA101	C	15/08/25	**LEVEL 01 PLAN**

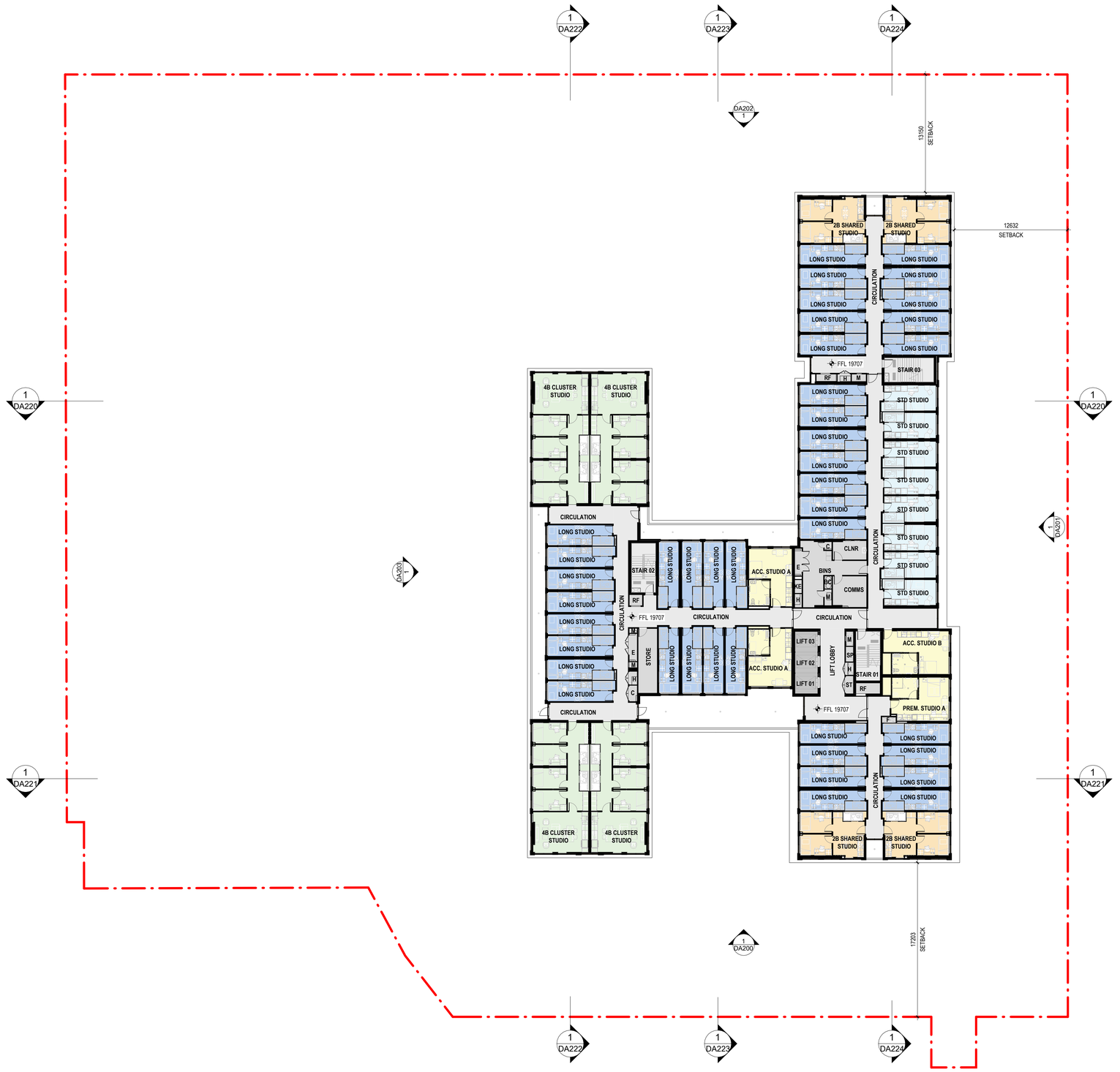
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA102	B	15/08/25	**LEVEL 02 PLAN**

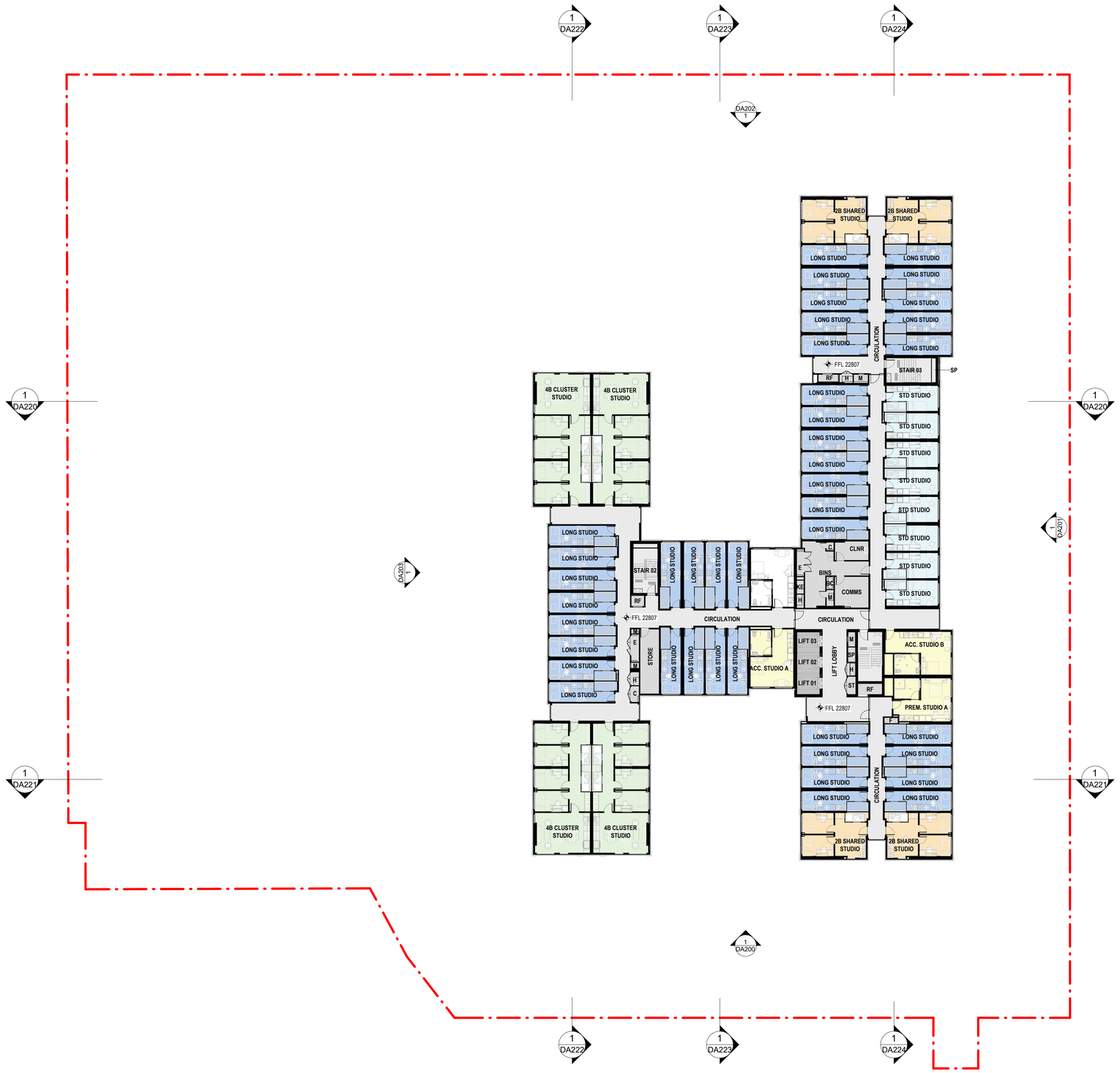
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA103	C	15/08/25	**LEVEL 03-12 - TYPICAL PLAN**

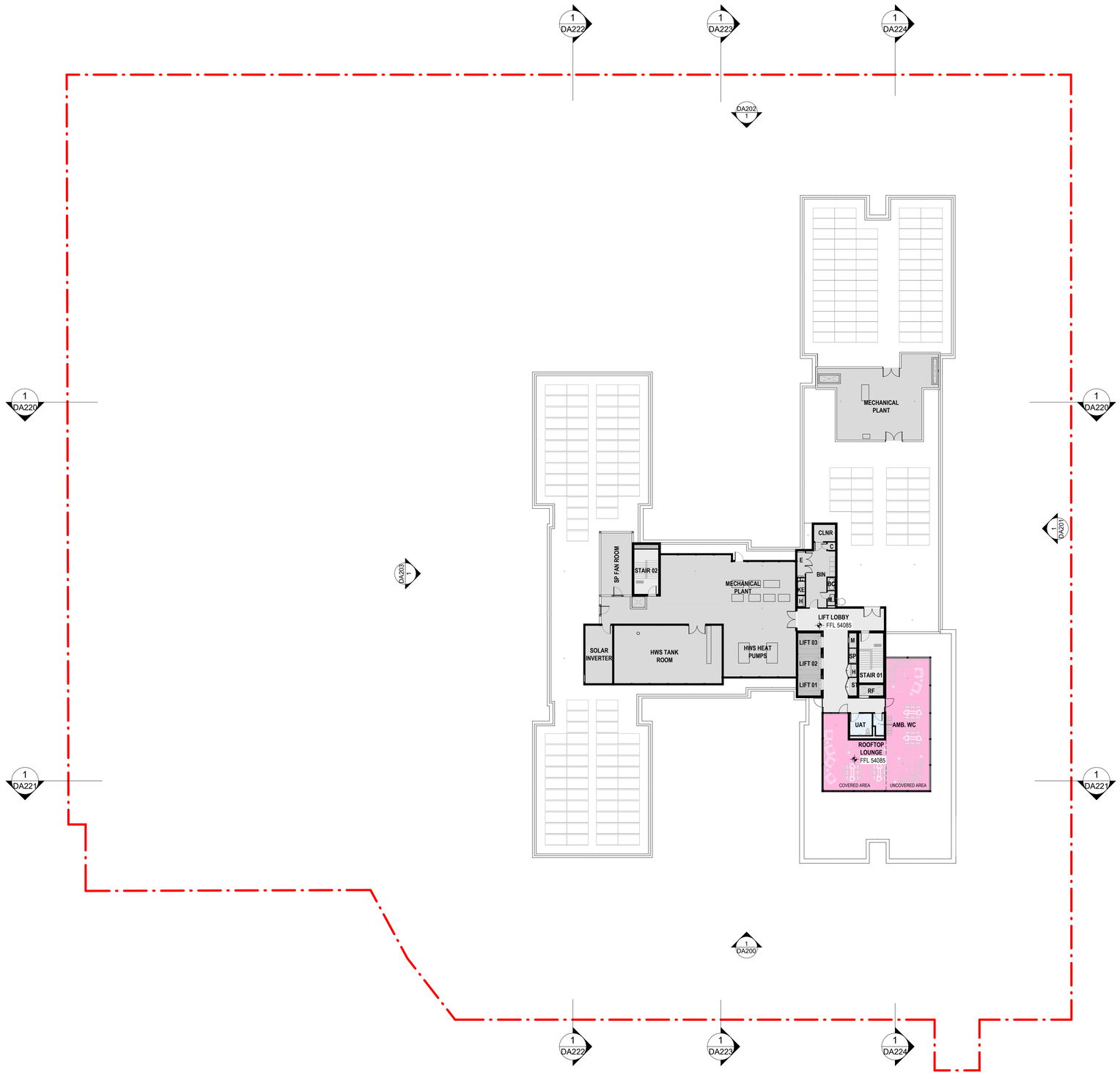
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA113	B	15/08/25	**LEVEL 13 PLAN**

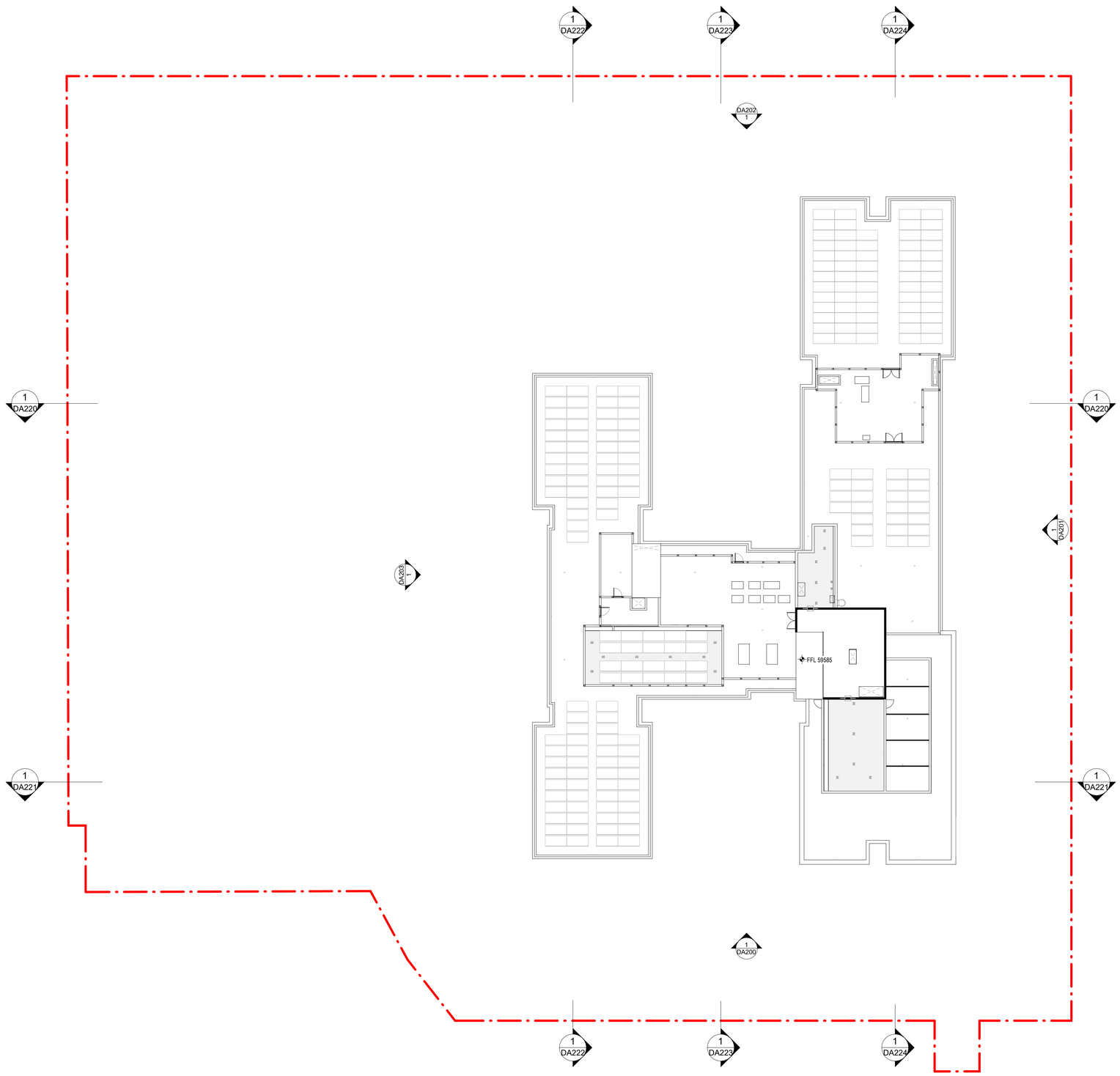
NORTH

SCALE: As indicated @ A1

plus architecture

GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.



FOR DA AMENDMENT - AUGUST 2025

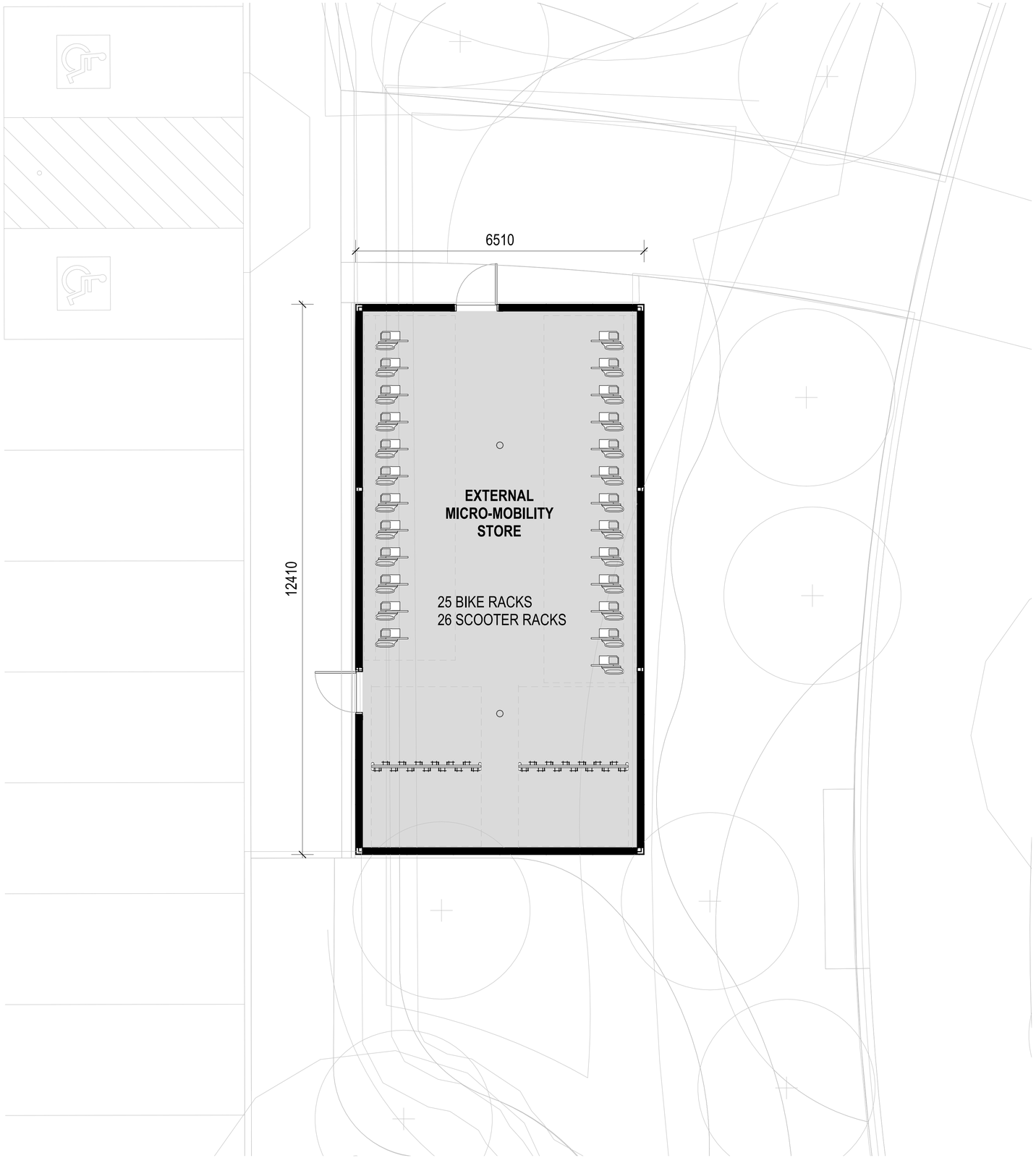
PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA114	B	15/08/25	**ROOF PLAN**

NORTH

SCALE

As indicated @ A1

plus architecture



GENERAL NOTES

INTERNAL LAYOUTS, SPACE ALLOCATION, AND MATERIAL ARE SUBJECT TO REFINEMENT AND OPERATIONAL DECISIONS. FURNITURE AND PLANT PLACEMENT SHOULD BE CONSIDERED AS INDICATIVE ONLY.

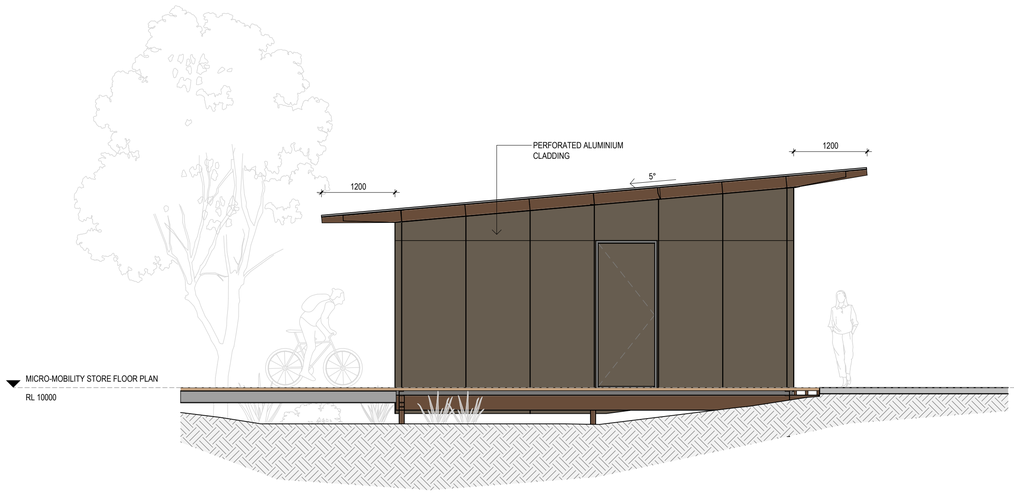
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA150	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - FLOOR PLAN**

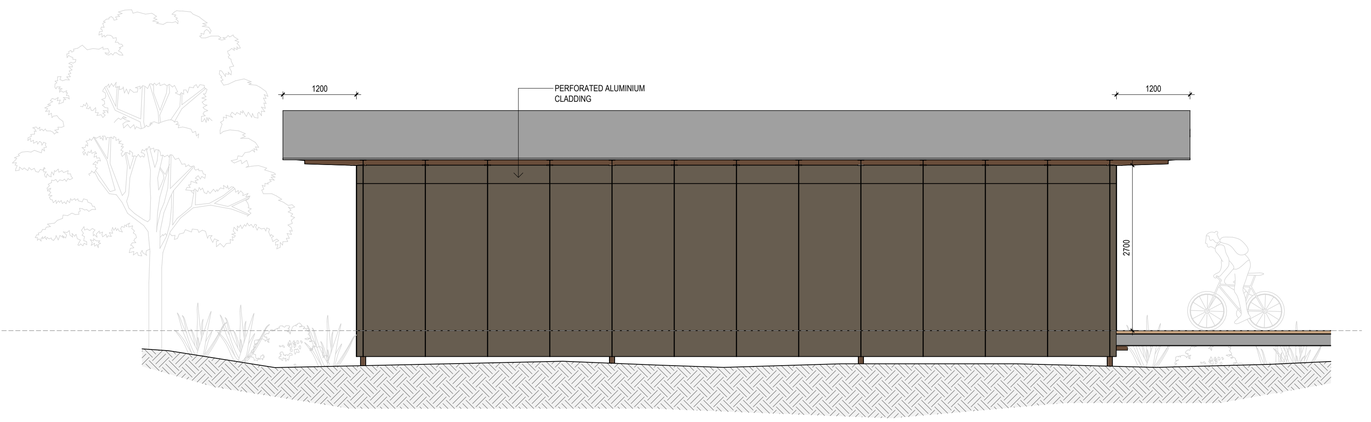
NORTH

SCALE: As indicated @ A1

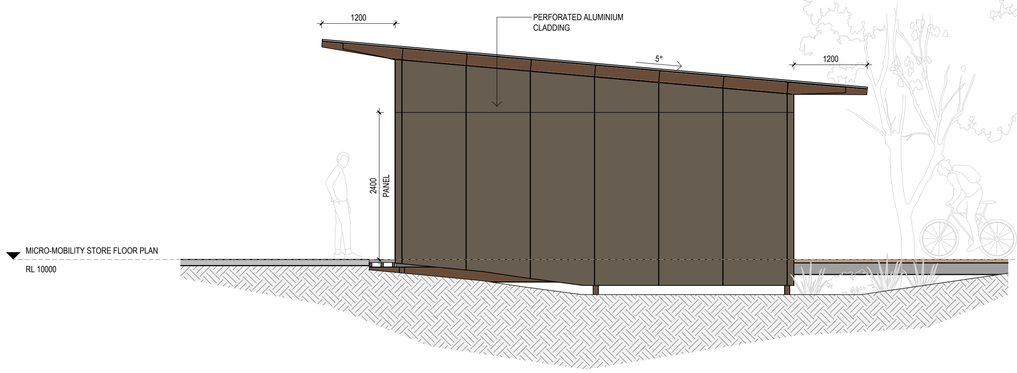
plus architecture



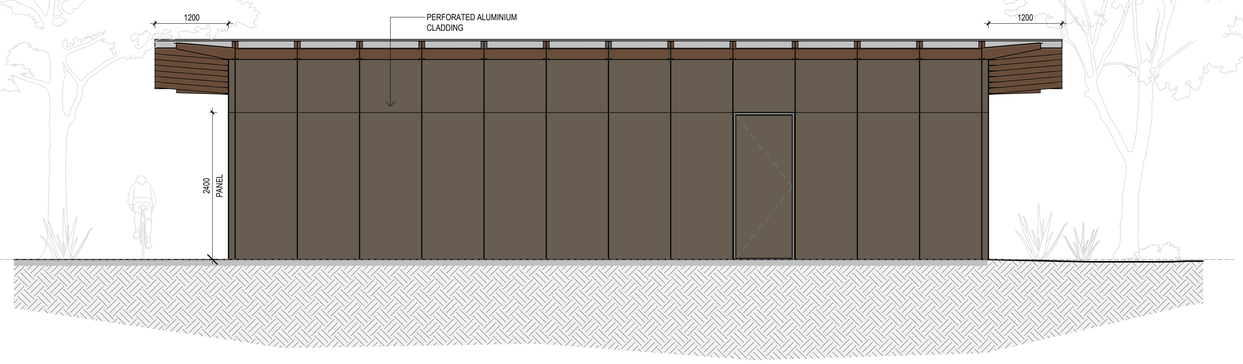
1 A2100 EXTERNAL MICRO-MOBILITY STORE - NORTH
Scale: 1 : 50



3 A2100 EXTERNAL MICRO-MOBILITY STORE - EAST
Scale: 1 : 50



4 A2100 EXTERNAL MICRO-MOBILITY STORE - SOUTH
Scale: 1 : 50



2 A2100 EXTERNAL MICRO-MOBILITY STORE - WEST
Scale: 1 : 50

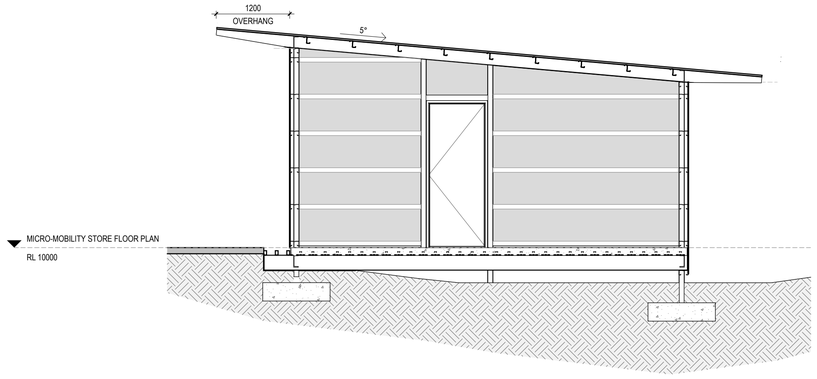
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA151	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - ELEVATIONS**

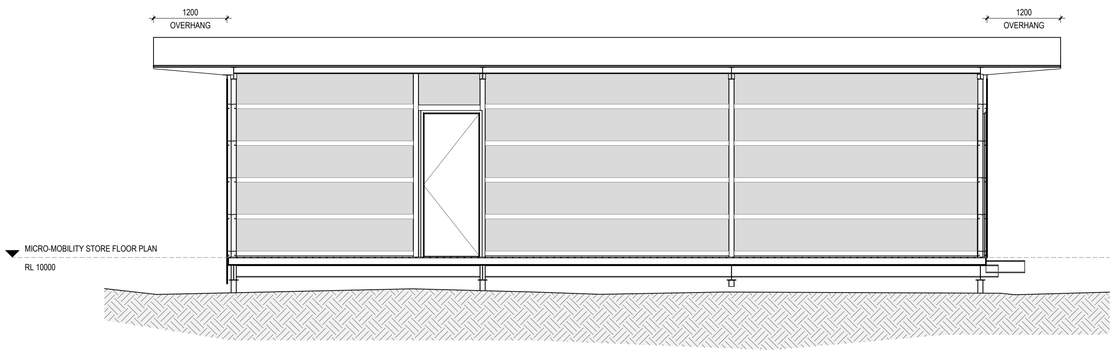
NORTH

SCALE
1 : 50 @ A1

plus architecture



1 A2100 EXTERNAL MICRO-MOBILITY STORE - SECTION 1
Scale: 1 : 50



2 A2100 EXTERNAL MICRO-MOBILITY STORE - SECTION 2
Scale: 1 : 50

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA152	A	15/08/25	**EXTERNAL MICRO-MOBILITY STORE - SECTIONS**		1 : 50 @ A1

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA200	C	15/08/25	**BUILDING ELEVATION - SOUTH**		**1 : 250 @ A1**

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA201	C	15/08/25	**BUILDING ELEVATION - EAST**		1 : 250 @ A1

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA202	C	15/08/25	**BUILDING ELEVATION - NORTH**		**1 : 250 @ A1**

plus architecture



FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA203	C	15/08/25	**BUILDING ELEVATION - WEST**		**1 : 250 @ A1**

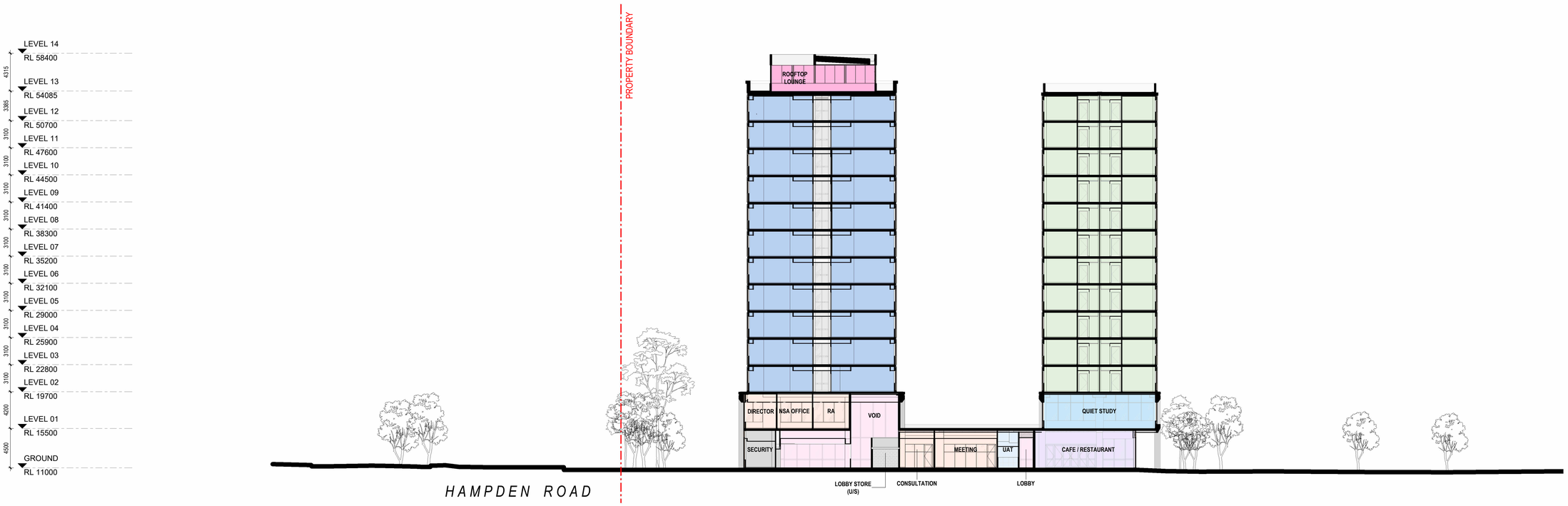
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA220	B	15/08/25	**SECTION AA**		1 : 250 @ A1

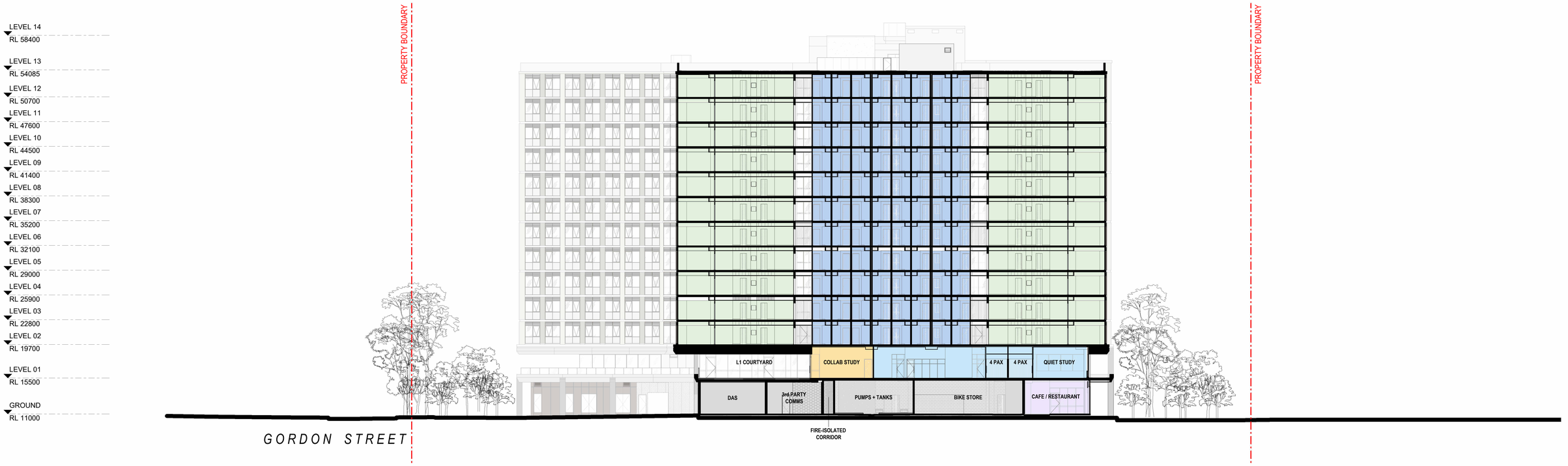
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA221	B	15/08/25	**SECTION BB**		**1 : 250 @ A1**

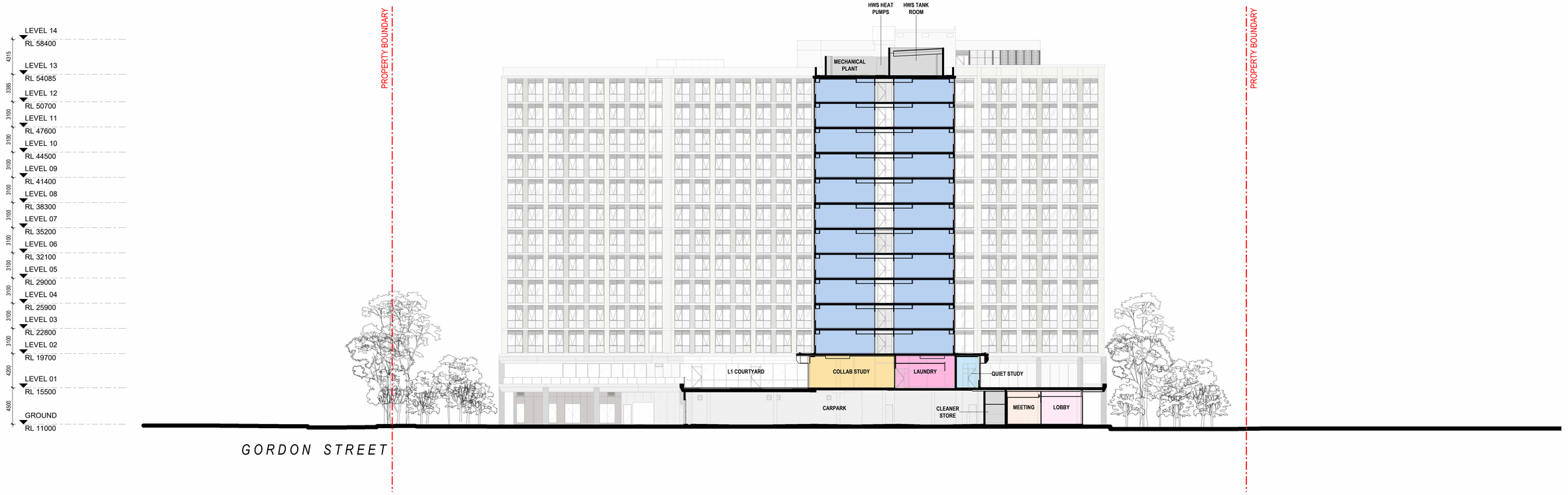
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA222	B	15/08/25	**SECTION CC**		1 : 250 @ A1

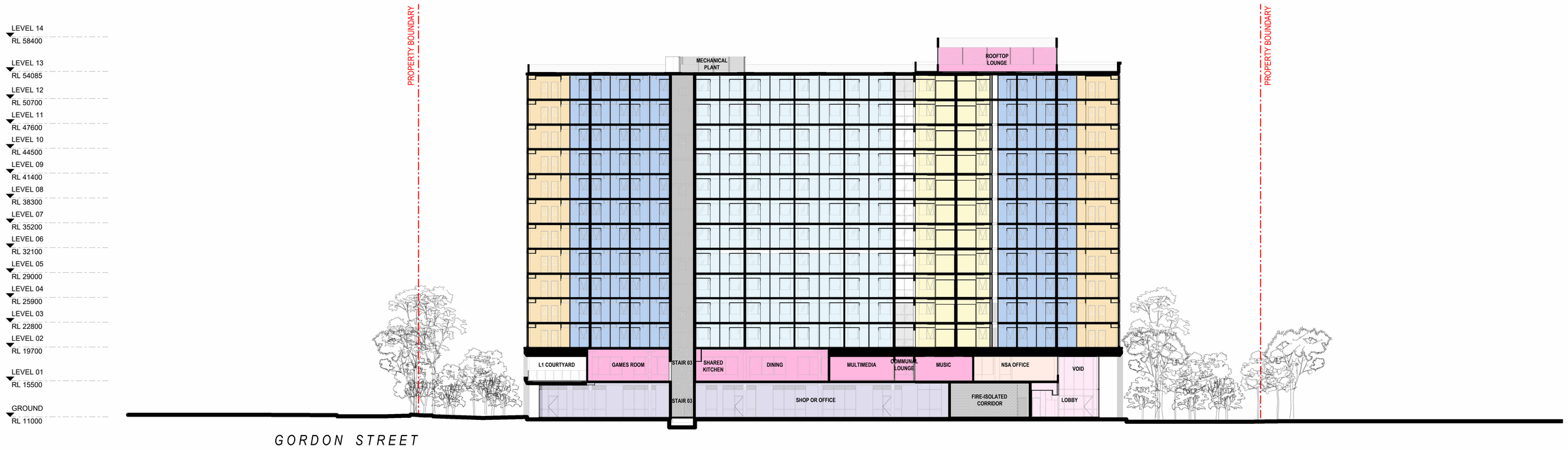
plus architecture



FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA223	B	15/08/25	**SECTION DD**		1 : 250 @ A1

plus architecture

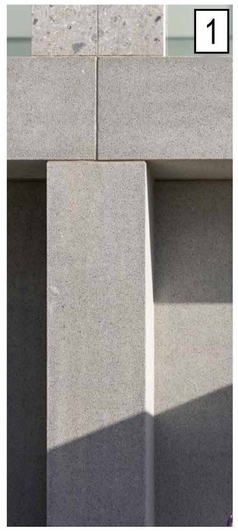


FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA224	B	15/08/25	**SECTION EE**		1 : 250 @ A1

plus architecture





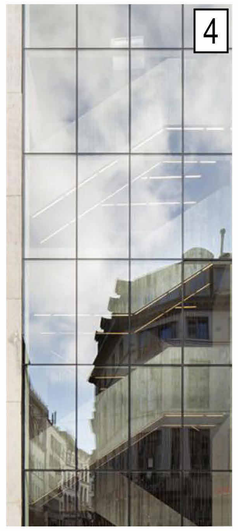
CONCRETE COLUMNS & COLONNADE ELEMENTS - OFF WHITE



TEXTURED CONCRETE WALLS (WEST ELEVATION ONLY)



ALUMINIUM MULLIONS - DARK GREY



GLAZING - CLEAR

FOR DA AMENDMENT - AUGUST 2025

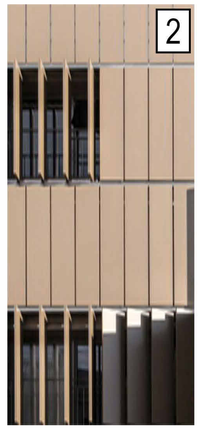
PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA350	C	15/08/25	**MATERIAL PALLETE**		@ A1

plus architecture

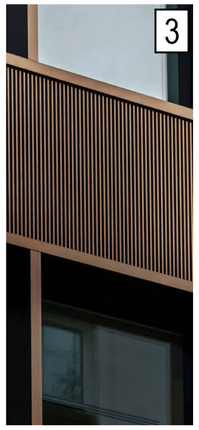




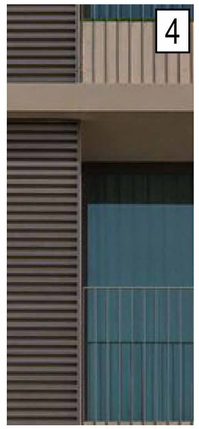
ALUMINIUM CLADDING - WHITE



ALUMINIUM CLADDING - BRONZE



ALUMINIUM MULLIONS & GRILLES - DARK BRONZE



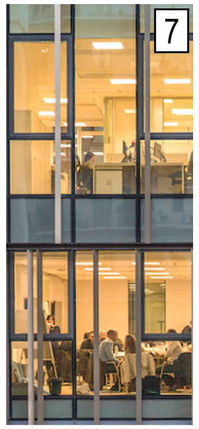
ALUMINIUM CLAD SLAB EDGES - BRONZE



ALUMINIUM CLAD SLAB EDGES - WHITE



RENDERED & PAINTED SLAB RECESSES - DARK GREY



SPANDREL GLAZING - DARK GREY



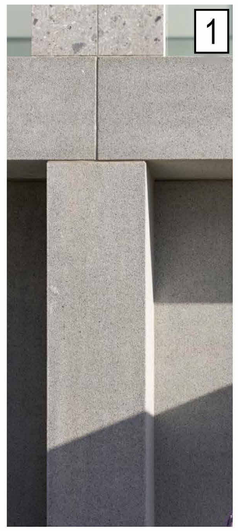
GLAZING - CLEAR

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA351	C	15/08/25	**MATERIAL PALLETE**		@ A1

plus architecture





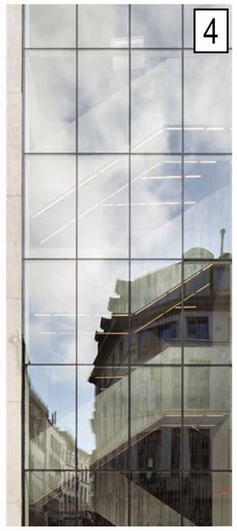
CONCRETE COLUMNS & COLONNADE ELEMENTS - OFF WHITE



PERFORATED ALUMINIUM PANEL



ALUMINIUM CLADDING - BRONZE

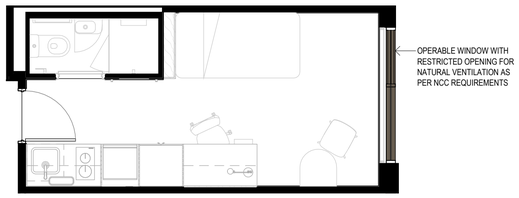


GLAZING - CLEAR

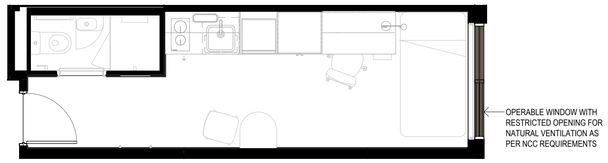
FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA352	C	15/08/25	**MATERIAL PALLETE**		@ A1

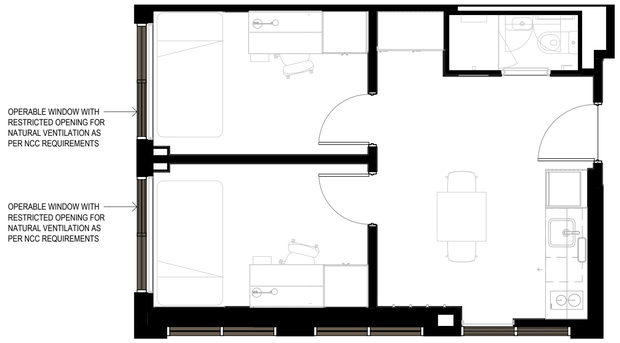
plus architecture



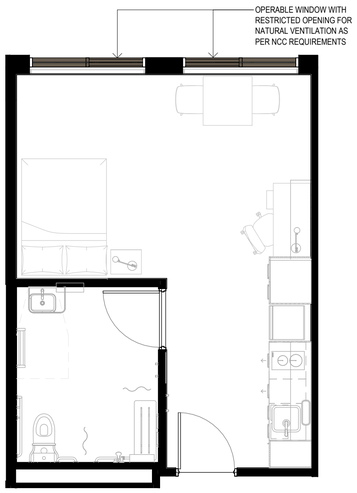
1 A0200 STANDARD STUDIO
Scale: 1 : 50



2 A0200 STUDIO LONG
Scale: 1 : 50



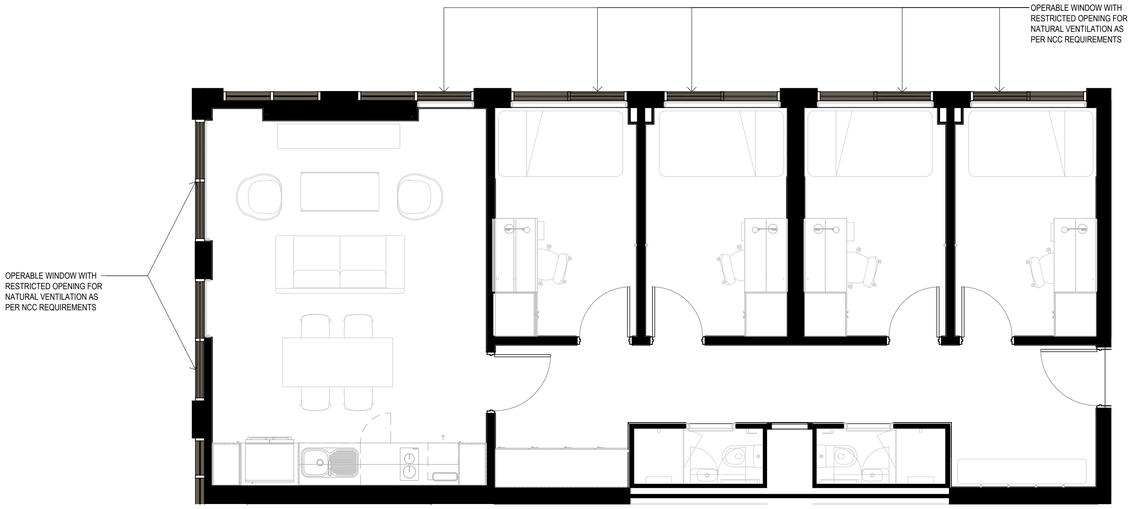
3 A0200 TWO BED SHARED STUDIO
Scale: 1 : 50



4 A0200 ACCESSIBLE STUDIO
Scale: 1 : 50



5 A0200 PREMIUM STUDIO
Scale: 1 : 50



6 A0200 FOUR BED CLUSTER
Scale: 1 : 50

FOR DA AMENDMENT
- AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA700	C	15/08/25	**UNIT TYPES**		**1 : 50 @ A1**

plus architecture

UWA NSA PROJECT
DEVELOPMENT SCHEDULE - DA
Job Number 80547
File 12.6
Date 15/08/2025

plus architecture

LEVEL	ROOM TYPES					*ROOMS ANALYSIS*			LOBBY	INTERNAL AMENITY	RETAIL		COMMERCIAL		NSA OFFICE		EXTERNAL AMENITY	ROOF/SLAB COVER	CARPARK/ BIKE	SERVICES	CIRCULATION	TOTAL NLA	TOTAL GFA
	Studio	Studio Long	Acc./Premium Studio	Two Bed Shared Studio	Four Bed Cluster	NLA / Floor	GFA / Floor	*Beds / Floor*	GFA	GFA	NLA	GFA	NLA	GFA	NLA	GFA	GFA	GFA	GFA	GFA	GFA		
Ground									276	110	86	95	553	601					754	745	151	**639**	**2732**
Level 01									45	1410						127	775	375		91	73	**0**	**2896**
Level 02	8	41	4	4	4	1406	1610	77										232		194	375	**1406**	**2411**
Level 03	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 04	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 05	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 06	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 07	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 08	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 09	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 10	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 11	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 12	8	41	4	4	4	1406	1636	77												116	408	**1406**	**2160**
Level 13																	124	1480		405	177	**0**	**2186**
Roof Level																						**0**	**0**
																						0	**0**
Total	**88**	**451**	**44**	**44**	**44**	**15466**	**17970**	***847***	**321**	**1520**	**86**	**95**	**553**	**601**	**0**	**127**	**899**	**2087**	**754**	**2595**	**4856**	**16105**	**31825**
Beds/Type	*88*	*451*	*44*	*88*	*176*																		

Notes
- NLA for non-commercial spaces measured as per PCA's Strata area
- On Ground floor, Meeting Room, Student Welfare, security room and communal toilets measured as Internal Amenity.
- On Ground floor, Retail area excludes al fresco space.
- On Ground floor, al fresco space is measured as Balcony/Terrace.
- On Level 1, External Amenity excludes inaccessible roof space.
- On Level 1, voids are excluded from any area measurements.
- Lobby stairs are measured only once and excludes voids.
- On Level 2, slab/roof extents past glazing lines are measured as roof/slab cover.
- On Level 13, areas for PV cells and circulation for services measured as roof/slab cover.

FOR DA AMENDMENT - AUGUST 2025

PROJECT	JOB NUMBER	DRAWING NO.	REVISION	REVISION DATE	DRAWING	NORTH	SCALE
UWA NEDLANDS STUDENT ACCOMMODATION PROJECT 22 Gordon Street, Nedlands, WA 6009	80547	DA900	C	15/08/25	**DEVELOPMENT SCHEDULE**		@ A1

plus architecture



LEGEND - HARD WORKS

- PRECAST CONCRETE UNIT PAVEMENT
  MAKE: UBEANSTONE
  TYPE: ENGINEERED PAVERS
  SIZE: 400X400X60MM
  COLOUR: FLEECE
  FINISH: MILLED
  PATTERN: STRETCHER BOND
  REFER DETAIL 01/L7.101
- VEHICULAR PRECAST CONCRETE UNIT PAVEMENT
  MAKE: MIDLAND BRICK
  TYPE: EASI PAVE
  SIZE: 220X110X80MM
  COLOUR: SILVER
  FINISH: STONEWASH
  PATTERN: 90 DEGREE HERRINGBONE
  BASE: TO ENGINEERS' DETAILS
  REFER DETAIL 02/L7.101
- COMPOSITE TIMBER DECKING
  MAKE: 138x25mm NEWTECH COMMERCIAL RANGE SOLID COMPOSITE DECKING COLOUR: ANTIQUE
  FINISH UNDER DECK TO BE 'SWALE BED' UNLESS SHOWN AS PLANTED
  REFER DRAWINGS L7.102-L7.104
- SWALE BED:
  TYPE: GRADED LIMESTONE SPALLS & BOULDERS
  SIZE: REFER TO SPECIFICATIONS
  REFER DETAIL 11/L7.101
- LIMESTONE ROCK PITCHING:
  TYPE: 50-300ø LIMESTONE SPALLS
  FINISH: DRY LAID APPEARANCE
  REFER DETAILS L7.101/L7.104
- UNIT PAVING BANDING:
  MAKE: UBEANSTONE
  TYPE: COBBLETOP PAVER
  SIZE: 300X200X60MM
  COLOUR: GOLDEN GUNMETAL
  FINISH: MILLED
  PATTERN: STRETCHER BOND
  REFER TYPICAL DETAIL 06/L7.102
- TACTILE INDICATORS:
  TYPE: DTAC CLASSIC STAINLESS STEEL STUD
  REFER SPECIFICATION
- LIMESTONE BOULDERS:
  TYPE: MIN 500mm ø/MAX 1200mm ø LIMESTONE ROCK BOULDER.
  REFER DETAIL 08/L7.101
- HR — HANDRAIL:
  MATERIAL: STAINLESS
  REFER DETAIL 01-02/L7.102
- INSITU CONCRETE SEATING WALL
  TYPE: CLASS 2 SMOOTH OFF-FORM CONCRETE
  MIX: N32
  COLOUR: WHITE (5% OXIDE)
  FINISH: SMOOTH WITH ANTI-GRAFFITI COATING
  REFER DETAIL 05/L7.101
- BENCH SEAT:
  TYPE: ALUMINIUM FRAMEWORK WITH ALUMINIUM CLADDING & COMPOSITE TIMBER BATTENS
  REFER DETAIL 13/L7.101
- BL — BALUSTRADE:
  TYPE: LUMINIUM FB PERIMETER FRAME WITH FULLY WELDED ROD BALUSTERS
  REFER DETAIL 06/L7.103
- SE — ALUMINIUM PAVING EDGE:
  TYPE: BRUSHED ALUMINIUM
  REFER DETAIL 09/L7.101 AND 06/7.102
- SE2 — KICK RAIL:
  TYPE: BRUSHED ALUMINIUM
  REFER DETAIL 06/L7.102
- BE — RUBBISH BIN:
  MAKE: DRAFFIN
  TYPE: HUB SLOPED 240L
  COLOUR: STAINLESS
  PATTERN: CUSTOM
  INSTALLED TO MANUFACTURERS SPECIFICATION
- DF — DRINKING FOUNTAIN:
  MAKE: UBEAN +
  TYPE: APOLLO 280 DFA280D
  COLOUR: STAINLESS
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BF — FIXED STAINLESS STEEL BOLLARD:
  MAKE: CSA
  TYPE: UNI SB2131 DROPPABLE
  COLOUR: STAINLESS STEEL
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BR BR — DROPPABLE STAINLESS STEEL BOLLARD:
  MAKE: CSA
  TYPE: UNI SB2131 DROPPABLE
  COLOUR: STAINLESS STEEL
  INSTALLED TO MANUFACTURERS SPECIFICATION
- BP — BICYCLE PARKING:
  MAKE: CSA
  TYPE: UBEANIA
  INSTALLED TO MANUFACTURERS SPECIFICATION
- PL — SERVICES (VARIOUS) PIT LID WITH PAVER INSERT (WHEN IN PAVING). INFILL PIT LID TO BE INSTALLED BY CIVIL CONTRACTOR, PAVING BY LANDSCAPE CONTRACTOR. LID LOCATION ONLY, NOT TO SCALE.
- D — DRAINAGE PIT/BUBBLE UP/DRAIN. LID WITH PAVER INSERT (WHEN IN PAVING). INFILL PIT LID TO BE INSTALLED BY CIVIL CONTRACTOR, PAVING BY LANDSCAPE CONTRACTOR. LID LOCATION ONLY, NOT TO SCALE.
- LIGHT POLE. TO BE INSTALLED BY CIVIL CONTRACTOR, LIGHT LOCATION ONLY, NOT TO SCALE.

LEGEND - SOFT WORKS

- GARDEN BED:
  IRRIGATED
  REFER TO SPECIFICATION FOR DETAILS
- TURF GRASSING:
  SPECIES: KIKUYU
  IRRIGATED
  REFER TO SPECIFICATION FOR DETAILS
- EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION. TREES SUBJECT TO DETAILED ASSESSMENT BY ABEORIST AND PREPARATORY WORKS PRIOR TO CONSTRUCTION COMMENCING ON SITE.
- PROPOSED TREES
- PROPOSED TREE IN CAR PARK
  REFER DETAIL L.701 / 16

NOTE:

FOR GROUND FLOOR WORKS REFER TO CIVIL AND STRUCTURAL ENGINEER CONSTRUCTION DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR ALL FINISHED LEVELS, ROAD AND CAR PARK DETAILS, SIGNAGE, SERVICES, DRAINAGE AND ALL BELOW FINISHED SURFACE CONSTRUCTION DETAILS.

LANDSCAPE DRAWINGS INDICATE FORM AND FINISHES ONLY.

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25	FOR DA AMENDMENT	DW	RB	A

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25		DW		

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

File Path

CLIENT

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PROJECT MANAGER / CONTRACT ADMINISTRATOR

The APP Group

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PROJECT: UWA STUDENT ACCOMODATION PROJECT	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: GENERAL ARRANGEMENT DRAWING	DATE: 15th August 2025	SCALE: 1:250@B1
PROJECT ADDRESS: 22 Gordon St, Nedlands, WA, 6009	DRAWN BY: AS	CHECKED BY: RB
	JOB NUMBER: 2317601	DRAWING NO.: DA.L.001
		REVISION: A

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LEGEND - SOFT WORKS

GARDEN BED:
IRRIGATED
REFER TO SPECIFICATION FOR DETAILS

TURF GRASSING:
SPECIES: KIKUYU
IRRIGATED
REFER TO SPECIFICATION FOR DETAILS

EXISTING TREES TO BE RETAINED & PROTECTED DURING CONSTRUCTION. TREES SUBJECT TO DETAILED ASSESSMENT BY ABEORIST AND PREPARATORY WORKS PRIOR TO CONSTRUCTION COMMENCING ON SITE.

PROPOSED TREES

PROPOSED TREE IN CAR PARK
REFER DETAIL L.701 / 16

TREES

Key	Botanic Name
AGFL	AGONIS FLEXUOSA
ALFR	ALLOCASUARINA FRASERIANA
COCA	CORYMBIA CALOPPHYLLA
EUCA	EUCALYPTUS CAESIA 'SILVER PRINCESS'
EUER	EUCALYPTUS ERYTHROCORYS
EUGO	EUCALYPTUS GOMPHOCEPHALA
EUTO	EUCALYPTUS TODTIANA
HALA	HAKEA LAURINA
MEPR	MELALEUCA PREISSIANA
MERH	MELALEUCA RHAPHIOPHYLLA
XAPR	XANTHORRHOEA PREISSII

SHRUBS & GROUNDCOVERS

Key	Botanic Name
ACCY	ACACIA CYCLOPS
ACPU	ACACIA PULCHELLA
ACRO	ACACIA ROSTELLIFERA
ACSA	ACACIA SALIGNA 'PROSTRATE'
ACPR	ACANTHOCARPUS PREISSII
ADCU	ADENANTHOS CUNEATA
ADSE	ADENANTHOS SERICEUS 'COMPACT'
ANFL	ANIGOZANTHOS FLAVIDUS 'BIG RED'
ANYE	ANIGOZANTHOS 'YELLOW GEM'
BAAT	BANKSIA ATTENUATA DWARF
BADA	BANKSIA DALLANNEYI
BAGR	BANKSIA GRANDIS
BAME	BANKSIA MENZIESII
BOER	BOSSIAEA ERIOCARPA
CAPR	CALLITRIS PREISSII
CAQU	CALOTHAMNUS QUADRIFIDUS PROSTRATE
CHCO	CHORIZEMA CORDATUM
COCA	CONOSTYLIS CANDICANS
DIRE	DIANELLA REVOLUTA 'SEASCAPE'
ERGL	EREMOPHILA GLABRA
GRCH	GREVILLEA CHRITHMIFOLIA
GRPR	GREVILLEA PREISSII 'SEASPREY'
HAPR	HAKEA PROSTRATA
HEPU	HEMIANDRA PUNGENS
HYAN	HYPOCALYMMA ANGUSTIFOLIUM
JAFU	JACKSONIA FURCELLATA
KEPR	KENNEDIA PROSTRATA
LOKA	LOMANDRA 'KATRINUS DELUXE'
LOLI	LOMANDRA 'LIME TUFF'
MARI	MACROZAMIA RIEDLEI
MYPA	MYOPORUM PARVIFOLIUM 'YAREENA'
PAOC	PATERSONIA OCCIDENTALIS
PIWH	PIMELEA 'WHITE SOILTAIRE'
RHBA	RHAGODIA BACCATA
SPGL	SPYRIDIUM GLOBULOSUM
WELO	WESTRINGIA 'LOW HORIZON'

SWALE & WETLAND

Key	Botanic Name
CAAP	CAREX APPRESSA
CAFA	CAREX FASCICULARIS
EREL	ERAGROSTIS ELONGATA
FINO	FICINIA NODOSA
GHTR	GHANIA TRIFIDA
GROB	GREVILLEA OBTUSIFOLIA 'GIN GIN GEM'
HIHY	HIBBERTIA HYPERICOIDES
JUPA	JUNCUS PAUCIFLORUS
JUSU	JUNCUS SUBSENCUNDUS
LEGL	LEPIDOSPERMA GLADIATUM
METH	MELALEUCA THYMOPIDES
WEMU	WESTRINGIA MUNDI

TREE SCHEDULE

	Pot	Qty.
Trees (mixed species as per schedule above)	100 Litre	47
Sheoks (Stock supplied by UWA)	Tubestock	15

PLANTING SCHEDULE

Garden Bed	Area	Spacing	Pot	Qty.
1	40.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	200.0
2	619.1 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	3095
3	28.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	140.0
4	313.2 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1566
5	356.0sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1780.0
6	271.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1355
7	18.0 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	90
8	124.3 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	621.5
9	18.9 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	94.5
10	137.7 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	688.5
11	331.5 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	1657.5
12	692.3 sqm	5/sqm	70% 140MM & 30% TUBESTOCK	3461.5

NOTE:

FOR GROUND FLOOR WORKS REFER TO CIVIL AND STRUCTURAL ENGINEER CONSTRUCTION DRAWINGS AND SPECIFICATIONS AS NECESSARY FOR ALL FINISHED LEVELS, ROAD AND CAR PARK DETAILS, SIGNAGE, SERVICES, DRAINAGE AND ALL BELOW FINISHED SURFACE CONSTRUCTION DETAILS.

LANDSCAPE DRAWINGS INDICATE FORM AND FINISHES ONLY.

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV
15.08.25	FOR DA AMENDMENT	DW	RB	A

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

DATE	DESCRIPTION	ISSUED BY	APPROVED	REV

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR

The APP Group

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PROJECT: UWA STUDENT ACCOMODATION PROJECT	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: GROUND FLOOR SOFT WORKS DETAIL DRAWING	DATE: 15th August 2025	SCALE: 1:250@B1
PROJECT ADDRESS: 22 Gordon St, Nedlands, WA, 6009	DRAWN BY: AS	CHECKED BY: RB
JOB NUMBER: 2317601	DRAWING NO.: DA.L.105	REVISION: A

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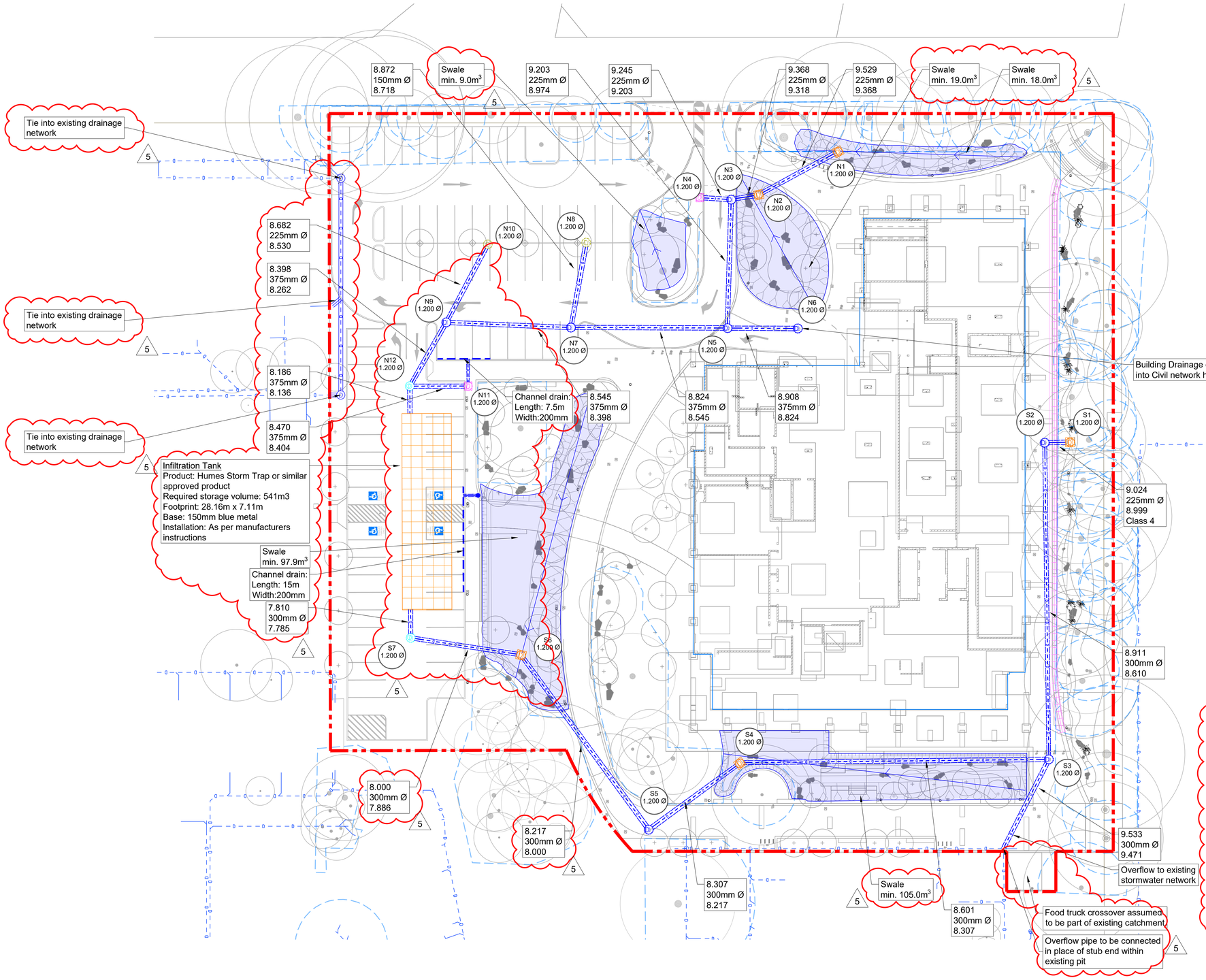
File Path



GENERAL NOTES

1. Drawings to be printed in Colour.
2. All dimensions are in metres unless noted otherwise.
3. Services information derived from BYDA, UWA records and GPR Survey files ABA-SF24736-D1-R1 Utilities.dwg, 22082024_130232_PCG94 Utilities.dwg, April 2023_Nedlands Campus.dwg.
4. The Contractor shall verify locations of existing services prior to excavation activities.
5. As per UWA design and construction standards: Civil works-I, pipes greater or equal to 300mm nominal internal diameter shall be reinforced concrete pipe commercially available to a class appropriate to the cover and loading. pipes smaller than 300mm nominal diameter shall be pvc pipe to a class appropriate to the cover and loading.
7. The minimum pipe class to be used is:
   a) Steel reinforced concrete pipe, Class 2
   b) Fibre reinforced concrete pipe, Class 4
   c) U.V. plasticised polyvinyl chloride (UPVC), Class SN8

   Note: Contractor is responsible for assessing and insuring pipe class is sufficient for construction vehicle loading and other construction work activities
8. Minimum cover for polyvinyl chloride (PVC) pipelines must be in accordance with "AS2032:2006 - Installation of PVC Pipe Systems. Pipe bedding and cover requirements for steel reinforced concrete pipe (RCP) or fibre reinforced concrete pipe (Fibre RCP) shall be determined from the Concrete Pipe Association or "AS3725:1989 - Loads on buried Concrete Pipes. The required bedding and minimum cover to pipes shall be in accordance with the manufacturer's recommendations.
9. Steel reinforced concrete pipes shall be designed for installation in accordance with "AS/NZS 3725:2007 - Design for installation of buried concrete pipes".

KEY

- Project Boundary
- Proposed Building Line
- Proposed Linear Drainage Channel
- Proposed Subsurface Carrier Pipe
- Existing Stormwater Drainage
- Proposed 1200mm Diameter Pit - Refer to drawing 690-C-PDF-0021 for details
- Proposed 1200mm Side Entry Pit - Refer to drawing 690-C-PDF-0017 for details
- Proposed 1200mm Diameter Pit with Surface Water Quality Device - Refer to drawing 690-C-PDF-0016 for details
- Proposed 1200mm Diameter Bubble-up Pit - Refer to drawing 690-C-PDF-0017 for details
- Proposed 1200mm Diameter Sag inlet Pit - Refer to drawing 690-C-PDF-0021 for details
- Proposed Infiltration Tank - Refer to drawing 690-C-PDF-0020 for details
- Proposed Swale
- Proposed Linear Channel Drain Outlet

Proposed Drainage Pipe Details

9.656 / 225mm Ø / 9.414
- Upstream Invert Level (mAHD)
- Pipe Size/Pipe Grade (mm)
- Downstream Invert Level (mAHD)

Proposed Pit/Manhole Details

N1 / 1.200 Ø
- Pit/Manhole Reference
- Diameter (m)

- Proposed Civil Retaining Wall - Refer to drawing 690-C-PDF-0018 for details
- Proposed Tree (Refer to Landscape drawings for details)
- Existing Tree Protection Zone or TPZ (Refer to Landscape drawings for details)

Name	Grate Type	Pit Type	Easting (m)	Northing (m)	Cover Elevation (m)	Min. Pipe Invert Elevation (m)	Pit Invert Elevation (m)	Pit Depth (m)	Pit Shape	Diameter (m)
N1	Bubble-Up	Standard	49649.268	260856.300	10.511	9.529	9.229	1.282	Circular	1.200
N2	Bubble-Up	Standard	49639.371	260848.067	10.237	9.368	9.068	1.169	Circular	1.200
N3	Sealed	Standard	49635.682	260846.619	10.400	9.203	8.903	1.497	Circular	1.200
N4	Side Entry	Standard	49631.260	260846.024	10.352	9.245	8.945	1.407	Circular	1.200
N5	Sealed	Standard	49638.760	260828.554	10.772	8.824	8.524	2.248	Circular	1.200
N6	Building Outfall	Standard	49648.599	260830.465	10.954	8.908	8.608	2.346	Circular	1.200
N7	Sealed	Standard	49616.847	260824.250	10.182	8.545	8.245	1.937	Circular	1.200
N8	Sag Inlet	Standard	49616.598	260836.552	9.865	8.872	8.572	1.293	Circular	1.200
N9	Sealed	Standard	49599.275	260821.481	10.115	8.398	8.098	2.017	Circular	1.200
N10	Sag Inlet	Standard	49602.892	260833.538	9.811	8.682	8.382	1.429	Circular	1.200
N11	Side Entry	Standard	49604.104	260813.190	9.990	8.470	8.170	1.820	Circular	1.200
N12	Sealed	SQID	49595.470	260811.440	9.957	8.186	6.486	3.471	Circular	1.200
S1	Bubble-Up	Standard	49689.867	260822.175	10.155	9.024	8.724	1.431	Circular	1.200
S2	Sealed	Standard	49686.398	260821.397	10.924	8.911	8.611	2.313	Circular	1.200
S3	Sealed	Standard	49695.757	260777.236	10.837	8.601	8.301	2.536	Circular	1.200
S4	Bubble-Up	Standard	49652.656	260768.045	9.787	8.307	8.007	1.780	Circular	1.200
S5	Sealed	Standard	49641.773	260756.205	10.328	8.217	7.917	2.411	Circular	1.200
S6	Bubble-Up	Standard	49619.042	260777.053	9.200	8.000	7.700	1.500	Circular	1.200
S7	Sealed	SQID	49602.610	260776.350	10.086	7.810	6.110	3.976	Circular	1.200

DATE	REVISION	ISSUED BY	APPROVED	NO
21/02/25	80% Design Early Works	DC	DRC	1
05/05/25	WIP Draft for LL Review	DC	DRC	2
14/05/25	Initial 80% Design	DC	DRC	3
06/06/25	Final 80% Design	DC	DRC	4
31/07/25	Issued for Construction	DRC	AD	5

Do not scale

CLIENT: THE UNIVERSITY OF WESTERN AUSTRALIA

PROJECT MANAGER / CONTRACT ADMINISTRATOR: The APP Group

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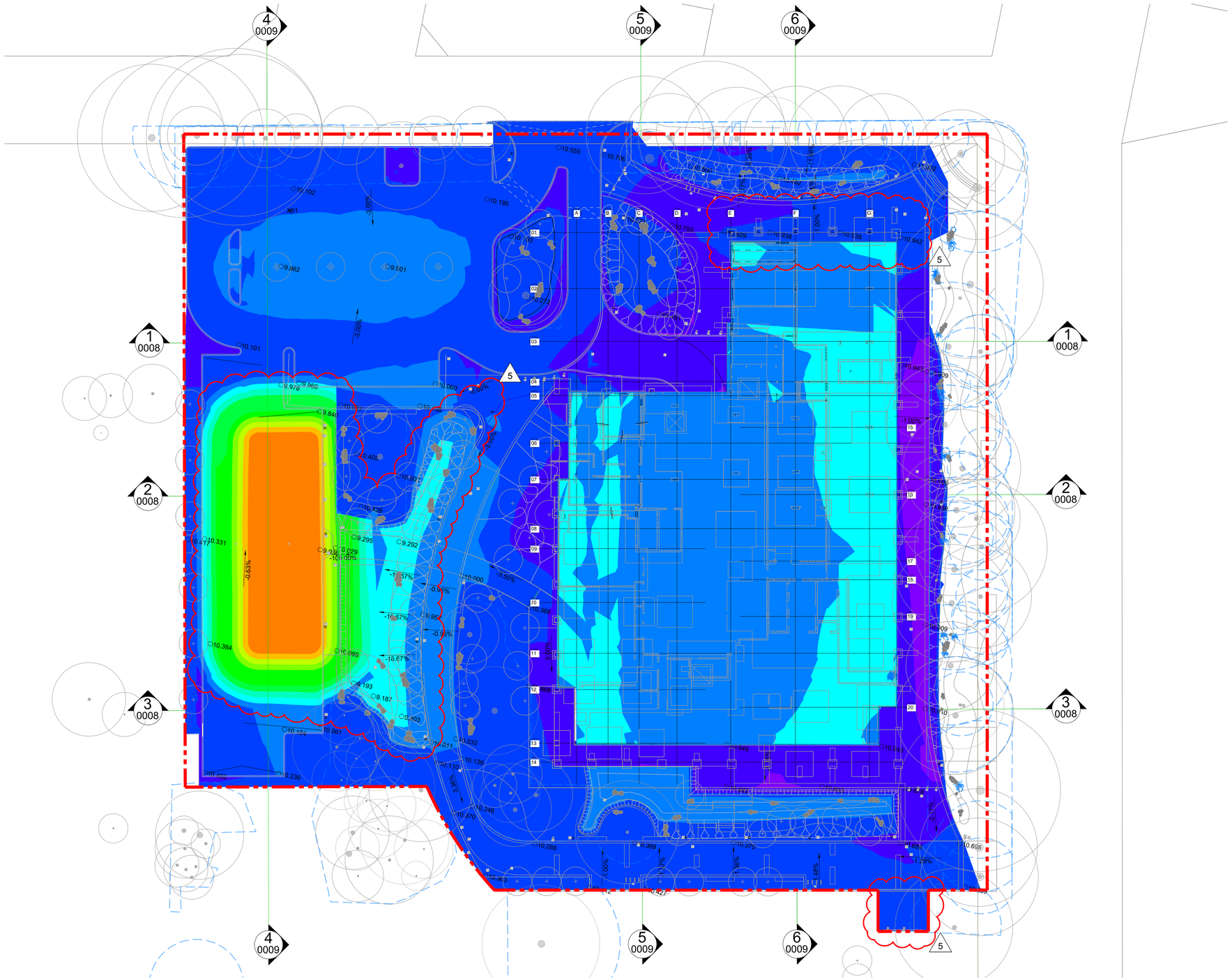
PROJECT	UWA NEDLANDS STUDENT ACCOMMODATION
CLIENT	UNIVERSITY OF WESTERN AUSTRALIA
DRAWING TITLE	CIVIL PROPOSED STORMWATER DRAINAGE LAYOUT
DATE	29/07/25
SCALE	1:250 @ B1
PROJECT ADDRESS	22 Gordon Street, Nedlands
DRAWN BY	JW/ NC/
CHECKED BY	DRC/ AD
JOB NUMBER	305232-00
DRAWING NO.	690-C-PDF-0012
REVISION	5
NORTH	



GENERAL NOTES

1. Drawings to be printed in Colour.
2. All dimensions are in metres unless noted otherwise.
3. To be read in conjunction with drawing 690-C-PDF-0007.
4. Refer to Structural package for details of Structural Fill requirements.
5. CMW report PER2023-0366AB Rev 0 Section 6.2 states 'groundwater levels between 8.2m to 8.75m below existing ground levels, equating to approximately RL1.8 and RL2.5m AHD, were observed across the site - design of permanent works for this development,maximum groundwater levels at approximately RL4m HAD should be assumed.

5

KEY

- Proposed Site Boundary
- Proposed Tree (Refer to Landscape drawings for details)
- Proposed Tree Protection Zone, TPZ (Refer to Landscape drawings for details)
- Existing Tree

5

Elevations Table

Minimum Elevation	Maximum Elevation	Area	Color
-6.00	-5.50	0.00	
-5.50	-5.00	0.00	
-5.00	-4.50	308.21	
-4.50	-4.00	60.03	
-4.00	-3.50	63.46	
-3.50	-3.00	66.92	
-3.00	-2.50	162.50	
-2.50	-2.00	107.58	
-2.00	-1.50	82.12	
-1.50	-1.00	1199.4	
-1.00	-0.50	3001.7	
-0.50	0.00	3932.9	
0.00	0.50	1300.9	
0.50	1.00	189.00	

DATE	REVISION	ISSUED BY	APPROVED	NO
21/02/25	80% Design Early Works	DC	DRC	1
05/05/25	WIP Draft for LL Review	DC	DRC	2
14/05/25	Initial 80% Design	DC	DRC	3
06/06/25	Final 80% Design	DC	DRC	4
31/07/25	Issued for Construction	DRC	AD	5

Do not scale

DATE	REVISION	ISSUED BY	APPROVED	NO

DATE	REVISION	ISSUED BY	APPROVED	NO

CLIENT

THE UNIVERSITY OF WESTERN AUSTRALIA

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PROJECT
UWA NEDLANDS STUDENT ACCOMMODATION

DRAWING TITLE
CIVIL PROPOSED EARTHWORK ISOPACHYTE

PROJECT ADDRESS
22 Gordon Street, Nedlands

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DRAWN BY
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JOB NUMBER:
305232-00

DRAWING NO.
690-C-PDF-0007

NORTH

REVISION
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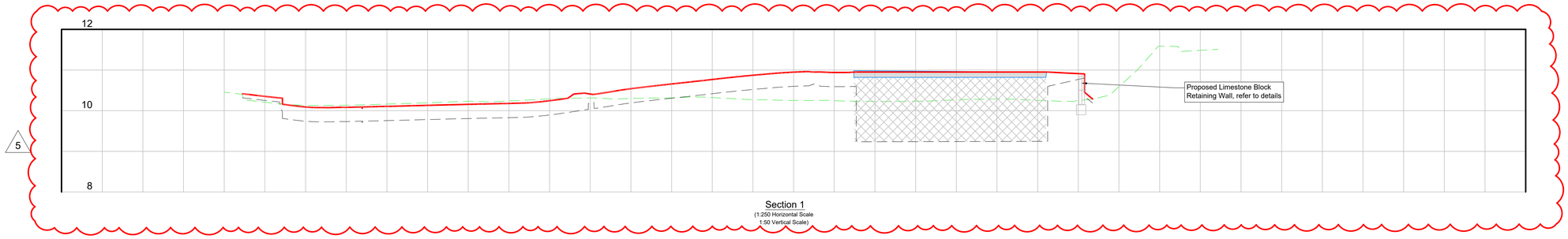
Section 1



Section 1
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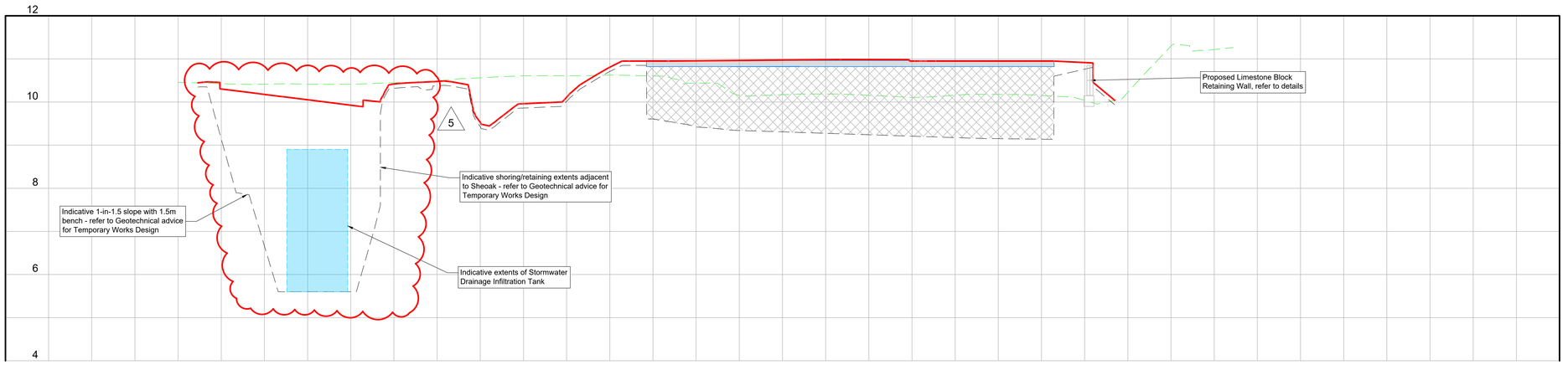
1:50 Vertical Scale)

Section 2



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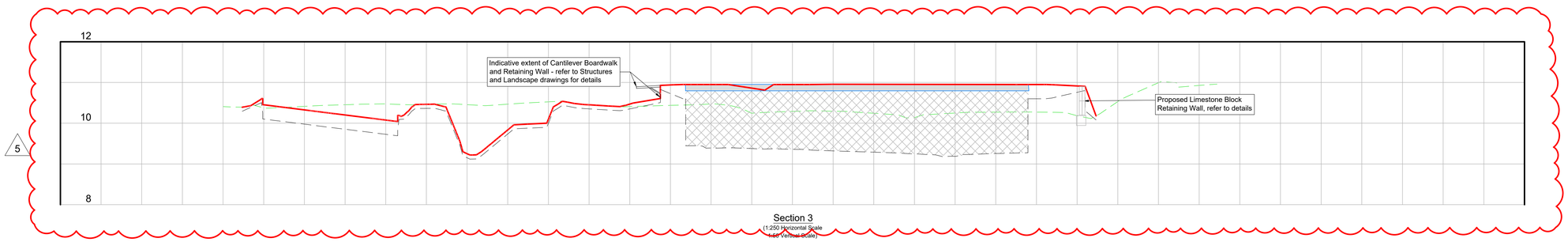

Section 3
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5

KEY:

- Existing Ground Level (EGL)
- Proposed Finished Ground Level (FGL)
- Indicative Proposed Formation Level
- Under-slab Levels
- Structural Fill
- Proposed Slab / Footings

DATE	REVISION	ISSUED BY	APPROVED	NO
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CLIENT

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PROJECT: UWA NEDLANDS STUDENT ACCOMMODATION	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: CIVIL PROPOSED EARTHWORK SECTIONS - SHEET 1	DATE: 29/07/25 / SCALE: 1:250 @ B1	
PROJECT ADDRESS: 22 Gordon Street, Nedlands	DRAWN BY: JW/ NC/ / CHECKED BY: DRC/ AD	
	JOB NUMBER: 305232-00 / DRAWING NO. 690-C-PDF-0008	REVISION: 5

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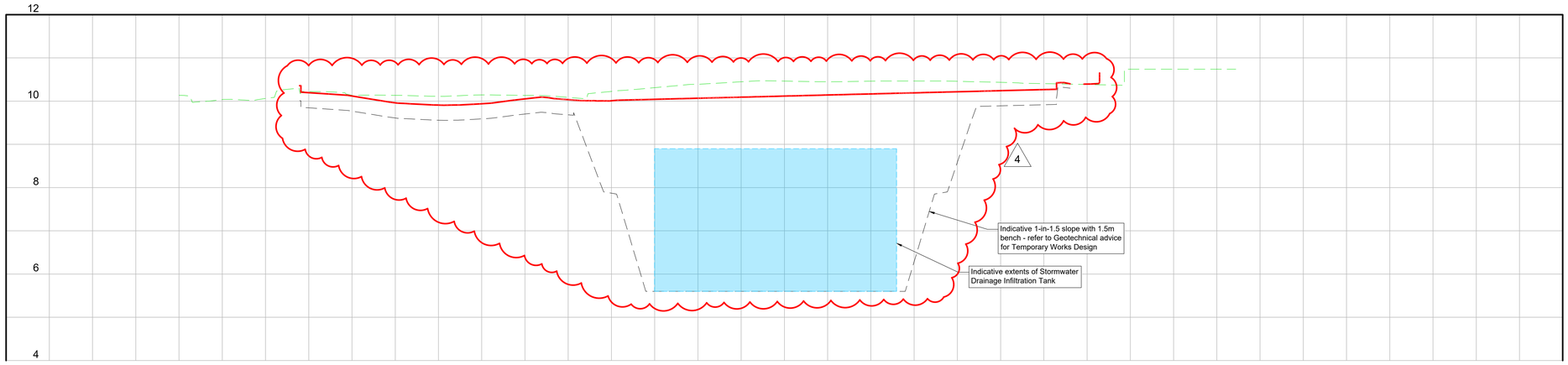
Section 4



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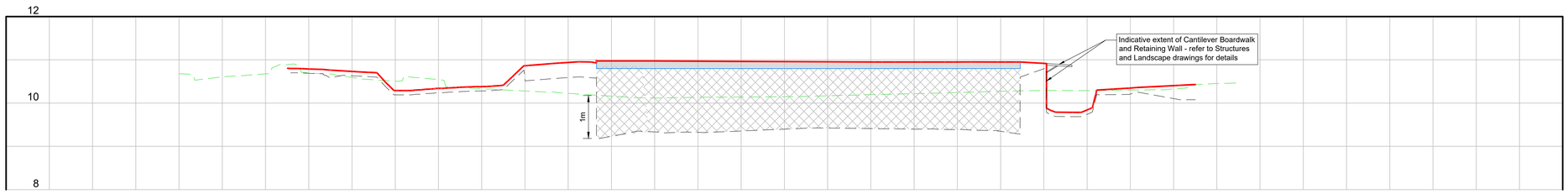

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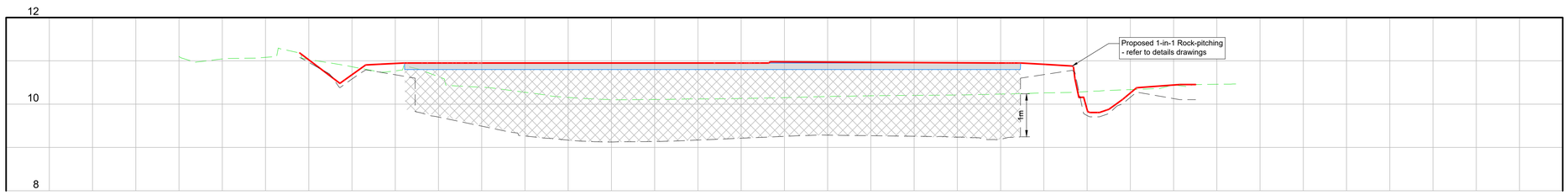

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PROJECT: UWA NEDLANDS STUDENT ACCOMMODATION	CLIENT: UNIVERSITY OF WESTERN AUSTRALIA	NORTH
DRAWING TITLE: CIVIL PROPOSED EARTHWORK SECTIONS - SHEET 2	DATE: 29/07/25	SCALE: 1:250 @ B1
PROJECT ADDRESS: 22 Gordon Street, Nedlands	DRAWN BY: JW/ NC/	CHECKED BY: DRC/ AD
	JOB NUMBER: 305232-00	DRAWING NO.: 690-C-PDF-0009
		REVISION: 4

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Waste Management Plan

UWA Nedlands Student Accommodation Project

Rev_6

Project No. 23-1506-1

IN CONFIDENCE

University of Western Australia

13 August 2025

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Revision	Drafted by	Reviewed by	Date issued
Rev 0	J Bradbury	J Campbell	18 October 2024
Rev_1	J Bradbury	J Campbell	28 October 2024
Rev_2	J Bradbury	J Campbell	29 October 2024
Rev_3	J Bradbury	J Campbell	29 October 2024
Rev_4	J Bradbury	J Campbell	30 October 2024
Rev_5	J Bradbury	J Campbell	22 July 2025
Rev_6	J Bradbury	J Campbell	13 August 2025

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1 Development details

This Waste Management Plan (WMP) has been prepared for the following project:

Project name / address	University of Western Australia (UWA) Nedlands Student Accommodation Project, 22 Gordon Street, Nedlands, WA
Client	UWA
Architect	Plus Architecture
Project Manager	The APP Group
Planning status	Development Application amendment submission indicatively planned for early August 2025
Green rating / sustainability objectives	5 Green Star rating under the Green Building Council of Australia Buildings v1 rating tool
Overview of development	A new 14-storey development, Nedlands Student Accommodation (NSA) will have 847 student beds in a multi-wing tower. The accommodation will consist of a mixture of studio apartments, accessible/premium apartments, twin-share apartments, two bedroom apartment and four bedroom apartments. The 13th floor will contain a semi-outdoor amenity and communal space. Level 1 floor will consist of study and communal spaces and shared kitchen, laundry facilities and office for building management. Ground floor will consist of a mixture of commercial spaces including a café and commercial space. Car parking bays will be also be on the ground floor.
Architectural plans / area schedule / development information	Architectural plans and area schedule, received from Plus Architecture dated 18th July 2025
Local Government discussions	Conversation with Lyes Bolulakdam, Senior Waste Management Operations Officer, City of Perth regarding council waste management requirements, 3 October 2024 and subsequent conversations on 18 October 2024 and 1st of July 2025 clarifying the servicing of the building, spatial and separation requirements of the bin stores.

1.1 Context

For efficient and effective waste management, the collection and centralisation of waste, recyclables and organics has been carefully considered at the building design phase. Key factors considered at the design phase include:

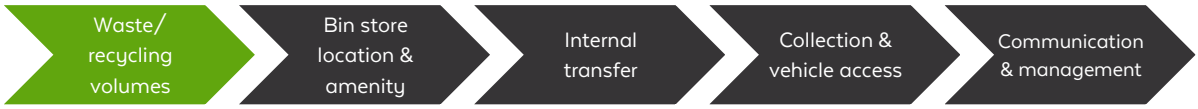
- Local government requirements for determining waste generation rates
- Waste, recycling and organics volumes likely to be generated during building operation
- Number and types of bins required
- Bin stores size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the building
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services

1.2 Key components of the Waste Management Plan

This Waste Management Plan (WMP) consists of five core components. It presents detailed information on each of the following components.



2 Estimated waste and recycling volumes



2.1 Project parameters

The development when operational will include the following areas:

- Ground floor :
    - Café – 86m^2
    - Commercial (benchmarked as a supermarket within this report) – 554 m^2
    - Lobby, student amenity and multipurpose space– 386 m^2
- Level 1
    - Student study areas, communal kitchen, building office space and other amenities – 1,410 m^2
- Levels 2 to 12 – student accommodation rooms providing a total of 847 student beds :
    - 539 single bed studio apartments
    - 44 single-bed accessible or premium apartments
    - 44 twin-share apartments
    - 44 four-bedroom cluster apartments.
- Level 13 - student communal areas – 130 m^2

2.2 Guidelines

The following have been used in the development of this report:

- City of Perth Guidelines in New Developments Rev 5 (2019)
- Green Star Buildings v1 – Credit 4 Operational Waste
- UWA Design and Construction Standards: Building and Architecture - A. Version 2.1 (2020)

2.3 Waste generation rates – student accommodation

For student accommodation waste, the City of Perth Guidelines in addition to Encycle's experience and knowledge of the uses of multi-unit developments are used to calculate the estimated generation of waste, recycling and organics. The table below sets out the waste generation rates applied to the student accommodation, based on the City of Perth guidelines for 'special residential' adjusted to incorporate 13% of the general waste as FOGO.

No. of bedrooms	Waste requirement	Recycling requirement	FOGO requirement
1 bedroom	34.8 L/unit/week	20 L/unit/week	5.2 L/unit/ week
2 bedroom	69.6 L/unit/week	40 L/unit/ week	10.4 L/unit/ week
4 bedroom	139.2 L/unit/week	80 L/unit/ week	20.8 L/unit/ week

2.4 Waste generation rates – commercial

For commercial waste, the City of Perth Guidelines in addition to Encycle's experience and knowledge of the uses of the development are used to calculate the estimated generation of waste, recycling and organics.

Premises type/ building use	Waste generation rate	Recycling generation rate	Percentage breakdown of recycling stream by material
Office	0.1 L /1m^2/day	0.1 L /1m^2/day	7% commingled 79% paper 14% cardboard 10% soft plastics 20% of waste is organics
Education Space	0.05 /1m^2/day	0.05 /1m^2/day	100% commingled recycling
Supermarket – (Refer to assumption below)	6.6 L /1m^2/day	2.4 L /1m^2/day	25% commingled 50% cardboard 25% soft plastics 20% of waste is organics
Café	3 L /1m^2/day	2 L /1m^2/day	40% commingled 50% cardboard 100% glass (in addition) 10% used cooking oil 10% soft plastics 20% of waste is organics

2.5 Assumptions

Estimated waste generation development is calculated based on Encycle's experience, the UWA Design and Construction Standards and the City of Perth Guidelines. The following assumptions have been applied in the calculation of the waste generation for the development:

- Best practice waste systems for segregation and recycling/composting of materials will be implemented.
- There will be a facility manager on-site to oversee waste management systems when the accommodation becomes operational.
- The separation of waste streams relies on good internal infrastructure for bins and signage
- The commercial space as indicated on the architectural drawings has been assumed to be a supermarket and the relevant waste generation rates have been applied. This is expected to the maximum waste generating space.
- The café will be operated by an external operator 7 days per week and is anticipated utilise cooking oil for frying food. The café will have outside seating and the total NLA has been increased by 50% in the waste calculations to consider the additional customers in the outdoor areas.
- Waste generation for the café, the commercial space (supermarket), office space and shared study space is based on a 7-day working week.
- The waste generation rates are based on the number of apartments, the NLA described in below and the other assumptions listed in this section.
    - Ground floor :
        - Café –129m^2
        - Commercial (benchmarked as a supermarket within this report) – 554 m^2
        - Event space– 100 m^2
    - Level 1 Student study areas, communal kitchen, building office space and other amenities – 1,410 m^2
    - Level 13 - student communal areas – 130 m^2
- Areas occupied by plant / equipment, corridors, storage areas, toilets and void spaces are non-waste generating areas and have been excluded from the calculations where possible.
- Cooking facilities such as microwaves and hotplates are provided in the student rooms.
- Organic waste (food waste) generated from the commercial and accommodation spaces will be source separated and taken to an off-site composting facility by a service provider.

- Garden waste generated around the building will be managed by the ground staff and taken back to the main campus green waste skips.
- For each of the apartment types the following number of beds have been used as the basis:
    - Studio & long studio = 1 bed
    - Accessible/premium apartment = 2 bed is assumed as these can be tenanted by a couple and would represent the most conservative case
    - Twin-share apartments = 2 bed
    - Two bedroom apartment = 2 bed
    - Four bed cluster apartments = 4 beds
- The accommodation on levels 2 to 12 will utilise chutes to dispose of recycling and general waste and 120 L bins will be provided on each floor for the food organic (FO) waste.
- Typical student accommodation is likely to have high levels of bulk waste due to a change in tenancy (for example at the end of terms and semesters). Bulk waste will be minimised in this building as the UWA will provide all furniture for the students such as beds, hotplates, fridges and microwaves.
- The communal kitchen on level 1 has been assumed to not generate additional organic waste, as the food waste has already been accounted for in the apartments in levels 2 to 12.
- The use of disposable packaging by the café (e.g. compostable packaging), has not been factored into waste generation rates. The use of reusable cutlery and crockery has been assumed.
- Container Deposit Scheme (CDS) eligible containers generated from the building areas, supermarket and café will be segregated into CDS bins.
- The waste generated during events held in the student lobby will be managed by facilities management. The facilities manager will liaise with the event organisers to determine the waste management requirements. This will involve liaising with the private service provider to bring in additional bins prior to the event.

2.6 Number of bin stores required

The building will have three bin stores to service the student accommodation, cafe and commercial tenancies of the building separately:

i. **Bin store 1:** waste, recycling and food organics from the student accommodation, apartment offices, event space and communal spaces

ii. **Bin store 2**: Café waste, recycling and organics

iii. **Bin store 3**: Commercial waste, recycling and organics

2.7 Number of bins required – bin store 1

The number of bins required for the student accommodation waste are set out in Table 1.

Table 1: Number of bins to be stored in the student accommodation bin store (including apartments, apartment offices and communal spaces)

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (compacted)	660	8	6 x weekly	GW
Commingled recycling	660	8	6 x weekly	CM
Food organics (FO)	120	18	6 x weekly	FO
Charity bin for clothing/textiles	660	1	As required	CH
CDS/Glass recycling	240	3	As required	CDS
Bulky cardboard recycling	1100	1	As required	CB
Bulky general waste (items not suitable for chute)	1100	1	As required	BGW - bins
Bulky waste – large items	$3m^3$	1	As required	BGW - loose
Electronic waste (e-waste)	660	1	As required	E

2.8 Number of bins required – bin stores 2 & 3

The number of bins to be stored in the café and commercial bin stores are set out in Tables 2 and 3. The bin stores should have two separate areas for each tenancy type so that charges for waste services can be easily applied to each tenant.

Table 2: Number of café bins to be stored in bin store 2

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	660	2	3 x weekly	GW
Commingled recycling	660	2	Weekly	CM
Cardboard recycling	660	2	Weekly	CB
CDS recycling	240	4	3 x weekly	CDS
Used cooking oil	200	1	As required	CO
Organic waste (food)	120	2	3 x weekly	FO

Table 3: Number of commercial bins to be stored in bin store 3

Waste stream	Bin size (L)	Number of bins	Collection frequency	Colour code
General waste (excluding food waste)	1100	6	6 x weekly	GW
Commingled recycling	1100	1	3 x weekly	CM
Cardboard recycling	1100	2	3 x weekly	CB
Soft plastics recycling	1100	1	3 x weekly	SP
Glass/CDS recycling	240	2	3 x weekly	CDS
Organic waste (food)	120	14	6 x weekly	FO

2.9 NSA Lobby events

The events held in the NSA lobby will be managed by the facilities manager. The facilities manager will liaise with the event organisers to determine the waste management requirements. This will involve liaising with the private waste service provider to bring in additional bins prior to events.

3 Bin store locations and amenity

3.1 Bin store location

All two bin stores will be located on the ground floor. Refer to Figure 1 and bin layout in Figure 2.

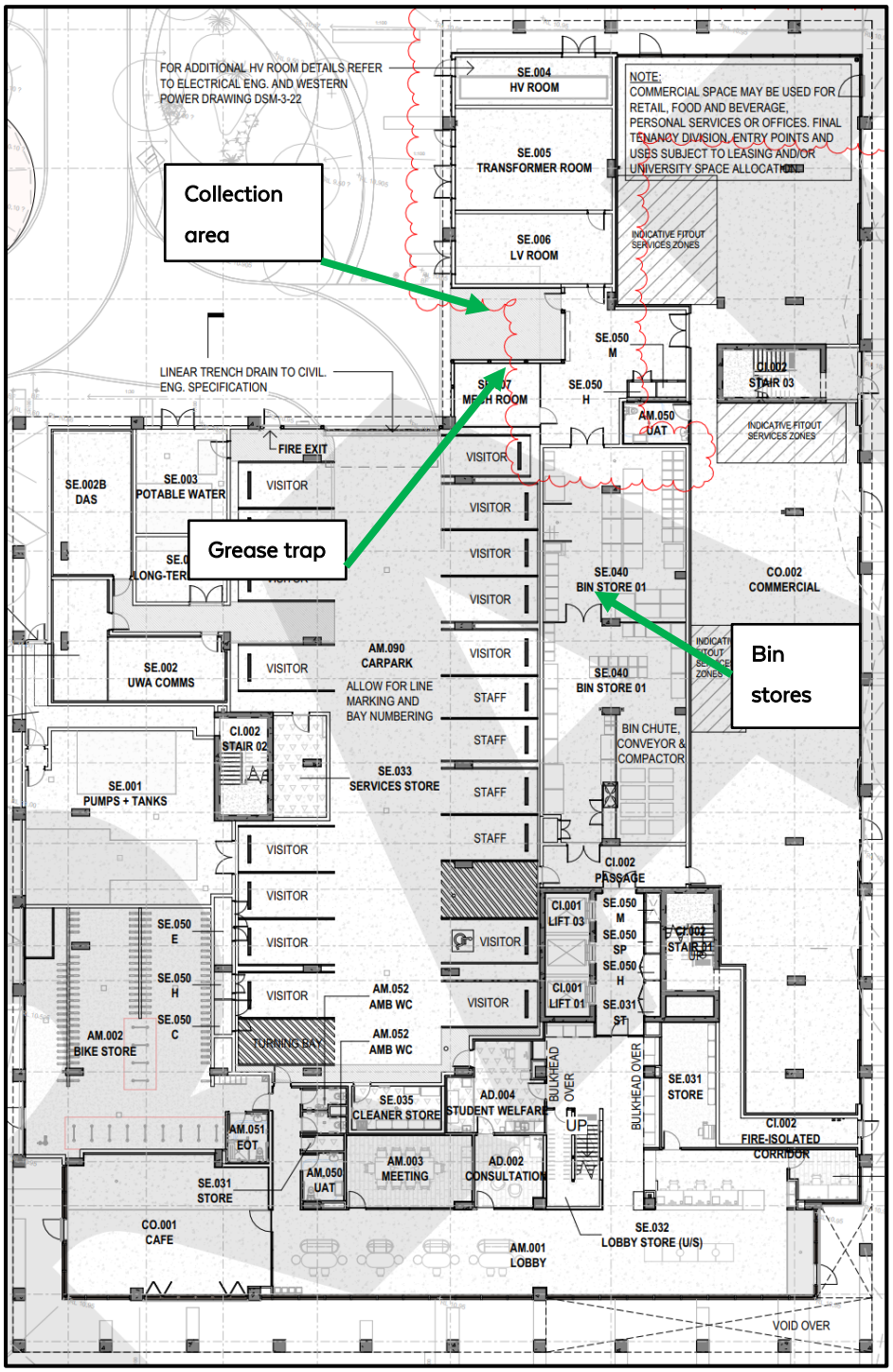


Figure 1: Ground floor plan showing the location of bin stores, chutes and collection area



Figure 2: Bin store layouts. Please note the minimum width of the walkways is 1070mm.

3.2 Bin store amenity

The bin stores have been designed to include the following requirements in Table 4.

Table 4: Bin store amenity requirements

Aesthetics	The bin stores are consistent with the overall aesthetics of the development.
Fully enclosed	The bin stores are fully enclosed and weatherproof, and only accessible by commercial tenants, cleaners, building management and waste service provider. If required to dispose of bulk items, the students will be escorted to the bin store by NSA staff.
Spatial requirements	The bin stores allows sufficient space to accommodate, manoeuvre and wash the bins and equipment specified. Bins are stored in a maximum of two rows as there is a full time facility manager for the building. Space for personnel access way between rows of bins is included.
Bin wash	The bin store has impermeable walls and floors grading to an industrial floor waste (including a charged 'water-trap' connected to sewer/an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out. A 100 mm floor waste gully to waste outlet is included. Both hot and cold water is available.
Contingency	Additional collections can be organised if the waste generated increases. In addition as this will operate as student accommodation non-term periods are likely to generate less waste such as public holidays over the Christmas period.
Doors	Doors are ventilated both internally and externally for each bin stores. Self-closing doors are installed to the bin stores to eliminate access to vermin. Doors from the bin stores to the servicing/collection area can be locked open. Doors are designed to fit the largest bin, to enable bins to be easily wheeled into and out of the bin stores.
Security	Security measures are designed to limit access to the bin store/s, e.g. PIN code that can be easily changed and reduces loss of key cards etc.
Walls and ceilings	Internal bin store walls are cement rendered (solid and impervious) to enable easy cleaning. Ceilings are finished with a smooth faced, non-absorbent

	material that can be easily cleaned. Walls and ceilings are finished or painted in a light colour.
Floors	Floors are constructed in concrete in accordance with AS 2870. Floors are evenly graded to an approved liquid refuse disposal system. Slab thickness is a minimum of 100 mm, impervious and with a brush finish treatment.
Ventilation and odour	The design of the bin stores provides for adequate separate ventilation with a system that complies with Australian Standard 1668 (AS1668). The ventilation outlet is not in the vicinity of windows or intake vents associated with other ventilation systems.
Lighting	Bin stores are provided with artificial lighting, with sensor or switch controls both internal/external to the bin stores. Artificial lighting in laneways/loading bays and access walkways to bin stores will ensure staff safety and decrease antisocial behaviour.
Noise	Noise is minimised through considering the location of the bin stores and collection point and the timing of collections to prevent disruption to occupants.
Signage	Visual aids and signage will be provided when the bin stores is operational to ensure that the area works as intended.
Cooking oils	Used cooking oil storage will be bunded.

4 Internal transfer



4.1 Chute system

A dual chute system will be installed in the student accommodation tower, including one chute for general waste and one chute for commingled recyclables. The chutes will terminate at the bin store on the ground floor and will discharge waste (compacted) and recycling (uncompacted) into bins on two conveyors. General waste will be compacted prior to being deposited into the bins. The compaction ratio is 2:1.

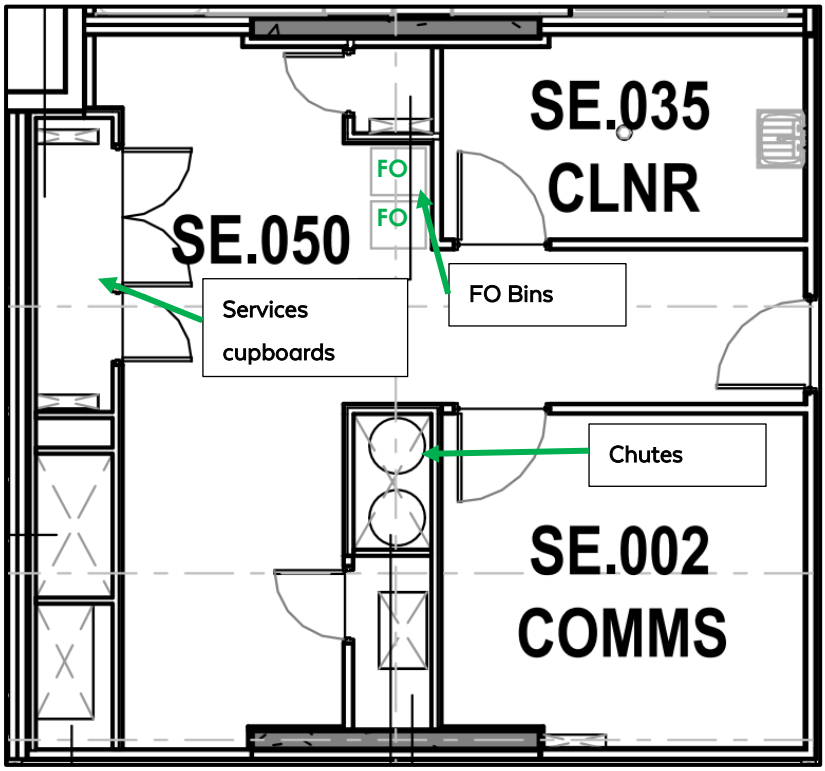


Figure 3: Typical residential floor showing general waste and commingled recycling chute room, as well as inclusion of FO 120 L bins

4.2 Transfer of waste from student floors to bin store

Students/cleaners will be responsible for disposing of waste and recycling down the correct chute by using the chute hatches on each level. Items not suitable for disposing down the chutes, such as cardboard boxes, glass, organic waste, bulky waste items and clothing/bedding, are to be taken down

the lifts to the student accommodation bin store and placed in the correct bin. Note: The facilities manager will provide escorted access to the bin store.

Students will collect food organics within kitchen/kitchenettes in 10 L caddies with or without a compostable liner, then place into the 120 L bins available on each floor. The caretaker/cleaners will move the full 120 L bins into the bin store on a daily basis and return the empty 120 L bins to each floor. Students will be required to wash their caddies.

A charity bin is provided for unwanted clothing and bedding items and is stored in the student accommodation bin store. With the transient nature of people in large multi-unit developments there is a tendency to throw away items of this nature when relocating. A bulk bin is provided for cardboard boxes that are generated from deliveries and residents who are moving in. A bulk general waste bin is provided for bulky general waste such as umbrellas, mops and other bulk items not suitable for disposing down the chute.

4.3 Transfer of waste from NSA offices and commercial tenancies to bin store

Staff/cleaners from the NSA officers will transfer waste and recycling down the lift through the passage to the bin store 1.

The commercial tenancy staff will transfer waste and recycling from the back of house door directly to commercial bin store.

The café tenancy will transfer waste from the café through the NSA lobby, the internal carpark to the café bin store. The tenants of the café should wear high visibility clothing when transferring the bins.

Refer to Figure 4 for the internal transfer routes.

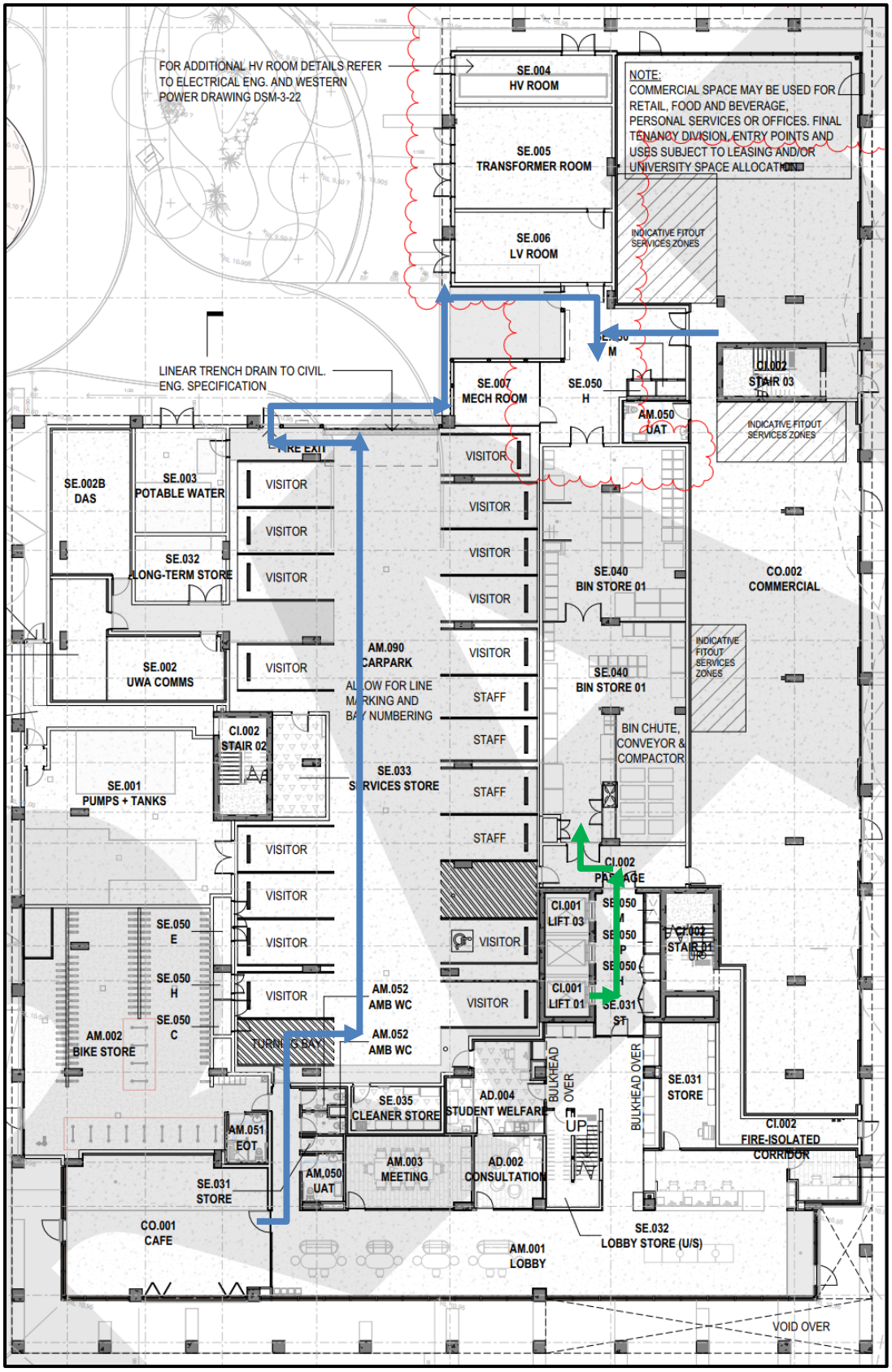


Figure 4: Internal transfer routes

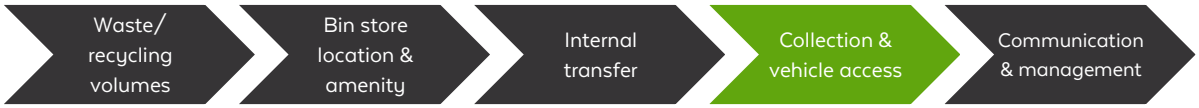
4.4 Bin transfer requirements

All bin transfer routes have been designed to include the following requirements in Table 5.

Table 5: Bin transfer requirements

Bin transfer requirements	
User access route	Waste transfer routes avoid stairs/steps and steep ramps (grade of slope <1:20 and other potential hazards between points of waste generation, storage and collection. Waste transfer routes are designed to ensure that bins (particularly when full) are not moved over any significant distances.
Manual handling	Manual handling of waste in garbage bags is excluded from the waste management systems wherever possible.
Transfer route width	All doors, corridors and lifts on the transfer route are designed to fit the largest bin.
Access for waste collection vehicles	Waste collection vehicles will safely enter, operate and exit the development with minimal reversing or manoeuvring.
Walkways	Safe access to waste collection vehicles have been provided to reduce the risk of accidents.

5 Collection and vehicle access

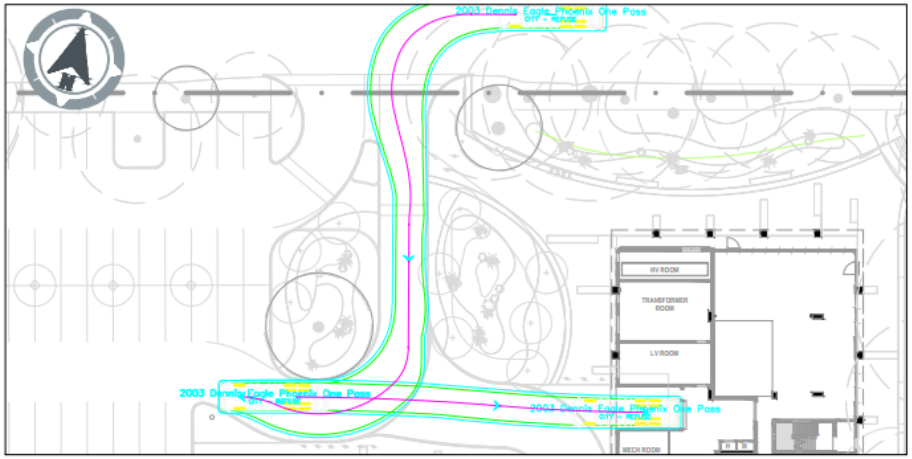


A private service provider will service the full range of student accommodation and commercial bins. A range of rear-lift vehicles will access to the building. In addition, tanker vehicles will access to service the used cooking oil storage unit and grease trap.

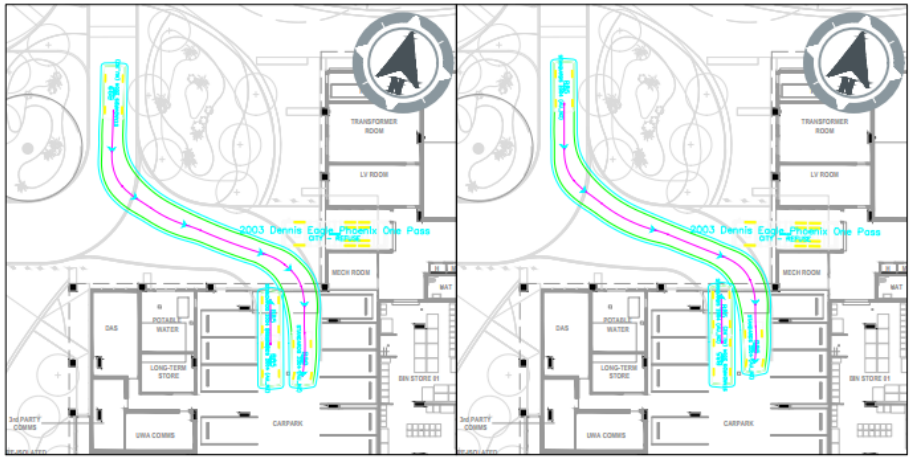
On collection days, rear-lift vehicles for both the student accommodation and commercial general waste, commingled recycling, cardboard, soft plastics and food organics will enter the site's carpark from Gordon Street on the ground level. The vehicles would drive in a forwards direction, then reverse into the loading area in front of the bin stores. The operatives will enter the stores to retrieve and service the relevant bins and then return the empty bins to the bin stores. The vehicles will then travel forwards and exit the carpark via Gordon Street.

A small tanker vehicle will be required to empty/service the used cooking oil and a large tanker will be required to service the grease trap. A height clearance of 4 m is provided to accommodate a range of waste and recycling vehicles accessing the ground level.

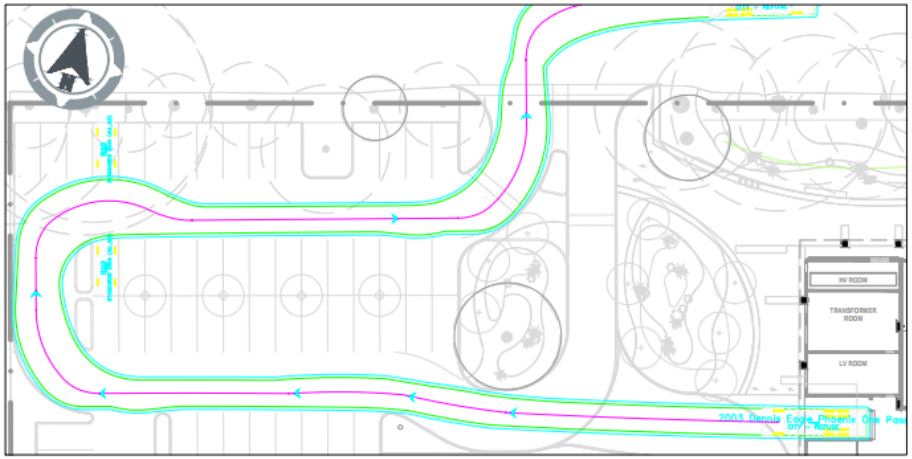
Swept path analysis for vehicle ingress and egress has been completed by PJA taking into consideration the specifications of the largest waste collection vehicle (see Figure 5). Line marking and a give way sign will be placed at the exit from the parking area this will ensure cars exiting the parking area should give way to anyone entering including the waste truck.



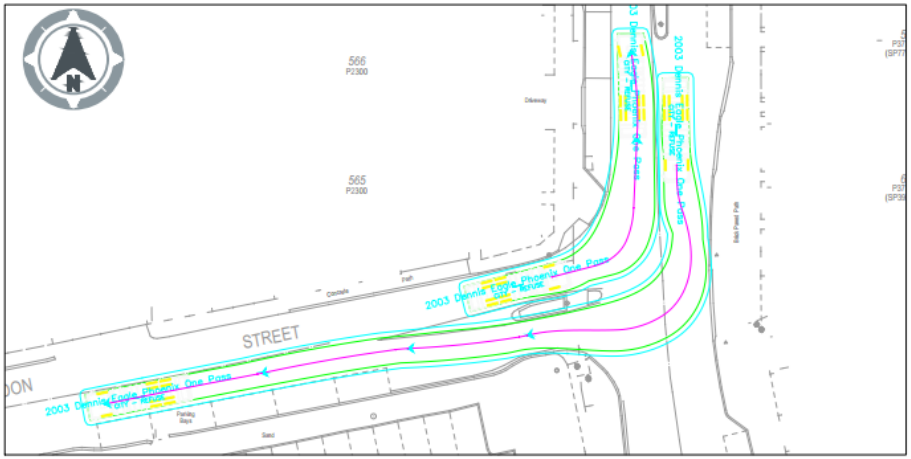
Viewport 1 - Waste Truck Entry to Collection Zone
Rear Loader (10.1m Long) at 5km/h with 300mm Body Clearance



Viewport 2 - Car Entering Carpark At Waste Collection
LHS: B99 Passenger Car (5.2m Long) / RHS: B85 Passenger Car (4.9m Long) at 5km/h with 300mm Body Clearance



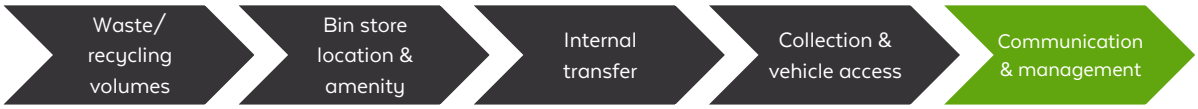
Viewport 3 - Waste Truck Exiting Site
Rear Loader (10.1m Long) at 5km/h with 300mm Body Clearance



Viewport 4 - Waste Truck Entering/Exiting Gordon Street
Rear Loader (10.1m Long) at 10km/h with 500mm Body Clearance

Figure 5: Swept path analysis showing access for waste collection vehicles. Vehicle length 10.5m, width 2.5m, height 3.8m and turning circle 19m.

6 Ongoing communication and management



6.1 Management

The facilities manager will be responsible for overseeing the waste management systems. The facilities manager and cleaners will be trained and informed about their responsibility to work closely with the private service provider regarding the schedule for collection and presentation of bins. The facilities manager and cleaners will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly. The cleaners will be responsible for rotating full bins at the base of each chute with empty bins.

6.2 Communication

All students, staff and commercial tenants will be made aware through a body corporate document/ building users guide / tenancy agreement document (or equivalent) of the waste and recycling systems and how they should be used. An Operational Waste Management Plan suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the building.

Facilities management will be responsible for the continuing education of students on correct segregation of waste, recyclables and food organics and usage of the chutes to ensure successful performance of the dual chute system.

Communication to students about correct use of the chute system will be ongoing, using formats such as good signage at the chute hatches, newsletters, noticeboards, social media, etc.

Appendix A: Glossary of terms and acronyms

Bulk waste	Bulk waste includes old and broken furniture, white goods and large electronic items. Commercial developments/tenancies are generally responsible for removing bulk waste via skip bins or organising transport to a waste transfer facility or landfill.
Bulky waste storage	An area designed to store any unwanted bulky waste items from residential, retail, commercial or industrial developments.
Chute	In multi-storey buildings, a 'chute' is literally a shaft built into the construction that allows waste and/or recyclable material to be easily transported to the ground floor level from upper levels.
Collection point	The permitted area on a footpath, roadway or private property (where applicable) that waste, recyclables and bulky waste are loaded into collection vehicles.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
Container Deposit Scheme (CDS)	Also known as Containers for Change: In Western Australia 'eligible containers' (usually for soft and alcoholic drinks) have a 10 cent deposit which can be refunded when the container is redeemed at a refund facility.
Compactor	In residential buildings, compactors at the base of the chute are used to literally 'compact' or compress the waste material into a smaller volume to allow for optimal use of bins and space.
E-waste	Discarded electronic appliances such as mobile phones, computers, and televisions.
Food organics	Waste food in kitchens/food service settings, generated from preparation (peelings etc.), storage (out of date) or service (leftovers) that can be separated from the general waste stream for a more beneficial use.
Garden organics	Separated 'green' material (e.g. grass clippings or vegetation prunings).
General waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
Grease trap	Collection of solid greases and oils in a tanker system to remove this material from water discharged to sewer from commercial kitchens or food processing facilities. Grease trap collection vehicle requirements can be included in the Waste Management Plan where relevant. Encycle are not hydraulics engineers and do not specify or advise on grease trap systems.

Organic waste	Waste derived from material that was once living (excluding petroleum-based materials).
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.

16. DIVISIONAL REPORTS – CORPORATE SERVICES

16.1 Former Point Resolution Child Care Centre, 53 Jutland Parade in Dalkeith on Reserve 38876 – Expression of Interest and Lease Proposal

Report Number	**CPS45.11.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Simple Majority
Authority/Discretion	Legislative
Contributing Officer	Jonathan Allen – Coordinator Governance, Legal and Risk
Responsible Officer	Anita Stirrat- Acting Coordinator Strategic Land & Property
Director	Arthur Kyron – Acting Chief Executive Officer
Attachments	Nil

Purpose

To seek Council support for the City to initiate an Expressions of Interest (EOI) process, to invite proposals from qualified Childcare service providers to operate the former Point Resolution Child Care Centre, located at 53 Jutland Parade, Dalkeith.

This process aims to identify suitable operators who can deliver high-quality early childhood education and care services at the facility, ensuring the facilities continued use for community benefit.

Officer Recommendation

That Council AUTHORISES the CEO to undertake an Expression of Interest process seeking proposals from suitably qualified and experienced day care providers to occupy City premises located at 53 Jutland Parade in Dalkeith.

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council:

1. **AUTHORISES the CEO to undertake an Expression of Interest process seeking proposals from day care providers to lease 53 Jutland Parade in Dalkeith.**
2. **INSTRUCTS the CEO to complete an updated rental valuation prior to closure of the Expression of Interest period.**
3. **INSTRUCTS the CEO to make the Expression of Interest publicly available on the City's website, local newspapers and on Tenderlink for a period of 30 days.**

4. **INSTRUCTS the CEO to prepare a report back to Council by February 2026.**

Reason:
The alternative motion provides clarity on the expected timeframes and process for the Expression of Interest. This is to avoid additional delays.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

This report pertains to land located at the former Point Resolution Child Care Centre, at 53 Jutland Parade in Dalkeith. It forms a portion of land being Reserve 38876 - Lot 14868 on Deposited Plan 35721, and part of the land comprised in Crown Land Title Volume LR3139 Folio 848. The relevant area is outlined in red below (Land).



The Land is Crown Land as defined under the Land Administration Act 1997 (WA). It is owned by the State of Western Australia, subject to the interests and Status Orders below:

1. the City of Nedlands is the Primary Interest Holder in the Land.
2. it is a “Reserve under Management Order”, namely:
    a) the Reserve (Reserve) as outlined in blue the above diagram;
    b) the Management Order which contains conditions to be observed with power to lease for any term subject to the consent of the Minister for Lands (Management Order).
3. is subject to various other limitations, interests, encumbrances and notifications as listed in the Record of Qualified Certificate of Crown Land Title from time to time.

The Land can be seen on more detail in the image below.



On 9 September 2024, an Expression of Interest (EOI) was advertised via Tender Link for the provision of childcare providers to operate the former Point Resolution Child Care Centre.

The EOI was the first stage of a two-stage process. The results of the submissions were presented to Council (CPS 22.04.2025 Point Resolution Child Care Centre, 53

Jutland Parade in Dalkeith on Reserve 38876 – Rejection, Acceptance and Consideration of Expression of Interest Submissions). As per below resolution, it was resolved that Pathways Pre Primary were the successful proponent.

Administrative Recommendation and Council Decision

That Council:

1. *RECEIVE and NOTE the submissions received in response to the Expression of Interest process for the vacant City-owned Crown land site known as Point Resolution Child Care Centre located at 53 Jutland Parade in Dalkeith, otherwise known as a Reserve 38876 – Lot 14868 on Deposited Plan 35721 being part of the land comprised on Crown Land Title Volume LR3139 Folio 848 and the City's Evaluation and Recommendation Report in relation to the same.*
2. *SUPPORT Pathway Pre-primary as the preferred proponent to provide early childhood education and care and to fit out Point Resolution Child Care Centre located at 53 Jutland Parade in Dalkeith, otherwise known as a Reserve 38876 – Lot 14868 on Deposited Plan 35721 being part of the land comprised on Crown Land Title Volume LR3139 Folio 848 subject to.*
3. *AUTHORISE the Chief Executive Officer to negotiate a lease (to be the subject of a future Council report) with Pathways Pre-primary to operate of childcare services at Point Resolution Child Care Centre located at 53 Jutland Parade in Dalkeith, otherwise known as a Reserve 38876 – Lot 14868 on Deposited Plan 35721 being part of the land comprised on Crown Land Title Volume LR3139 Folio 848.*

Moved: Cr Coghlan Seconded: Cr Brackenridge

CARRIED: 4-1
For: Mayor Argyle, Deputy Mayor Smyth, Cr Coghlan, Cr Brackenridge
Against: Cr Bennett
(Voted on 29 April 2025)

The second stage was to begin lease negotiations. However, on 7 October 2025, Pathways Pre Primary advised the City's administration that they had purchased a property and would no longer require the premises.

Discussion

Given it has been over 12 months since the original EOI was advertised, a new EOI process should now be carried out, to ensure that all current potential applicants are given the opportunity to make an expression of interest.

Any applicants will be reviewed by City officers and recommendations will be presented to Council for consideration.

Consultation

Nil

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**People**
Outcome	3. A caring and supportive community for all ages and abilities.
Pillar	**Prosperity**
Outcome	10. Active participation in education and lifelong learning.

Budget/Financial Implications

The Land has remained unoccupied since closure of the Council run Point Resolution Centre. By inviting expressions of interest for operators to operate a childcare service at Point Resolution Child Care Centre, Point Resolution can be activated during the day, and increase the council's revenue through rental income.

Legislative and Policy Implications

The City may only dispose land in accordance with the provisions of section 3.58 of the Local Government Act 1995 (WA).

Decision Implications

If the recommendation is adopted, an EOI process will be carried out for day care operators to occupy the Land.

No disposal will be made without the matter being brought back to Council for approval.

Conclusion

The Council run Point Resolution Child Care centre was closed in August 2024. To date the premises have remained unoccupied. As it over 12 months since the EOI process was begun, it is recommended that the EOI process should now be carried out again. This will ensure the Land can be utilised for the benefit of the community and a rental income can be derived from the Land.

Further Information

Nil

16.2 Approval of 2023/24 Audit Fees

Report Number	**CPS46.11.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Authority/Discretion	Executive
Contributing Officer	Nil
Responsible Officer	John Vojkovich – Acting Director Corporate Services
Director	John Vojkovich - Acting Director Corporate Services
Attachments	Attachment 1 – OAG Invoice Request Attachment 2 – Memorandum Updated Purchasing Authorities and Certification of Invoices Attachment 3 – Advice on Accounting Treatment

Purpose

The purpose of this report is to seek Council approval for the payment of the 2023/24 audit fee to the Office of Auditor General.

Officer Recommendation

That Council AUTHORISES the CEO to approve the expenditure amount of $276,357 excluding GST relating to the performance of the 2023/24 audit by the Office of Auditor General.

Moved: Hart **Seconded: Caddy**

LOST: UNANIMOUSLY 0-3
For: Nil
Against: Commissioner Caddy, Commissioner Sandri, Commissioner Hart

Commissioner Sandri proposed an Alternative Motion

Alternative Motion and Council Decision

That Council DEFER the item to the scheduled Special Council Meeting 12 November 2025 to consider the budget modification in relation to payment of the Audit fees and to update the purpose of the Special Council Meeting to include this item.

Reason:
To ensure that there is a specific budget for this expenditure.

Moved: Commissioner Sandri **Seconded: Commissioner Hart**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

All references to expenditure in this report are exclusive of GST unless otherwise stated.

The City engaged the Office of Auditor General (OAG) to conduct the financial audit for the year ending 30 June 2024. Following the completion of their work in September 2025, the OAG has recently requested the City to provide a Purchase Order for $276,357 to facilitate raising an invoice to charge for their work. See Attachment 1.

Ordinarily, the audit is completed and the fee paid in the subsequent financial year. Due to the audit for 2023/24 not being completed until September 2025, the audit fee invoice will be issued 2 financial years after the end of the financial year being audited. The reasons for the delayed completion of the 2023/24 audit relates to:

- Late completion of the 2022/23 financial report caused by the City's inability to produce appropriate records to support the amounts stated in the financial report together with the auditor's concerns about the valuations of non-current assets which resulted in the auditor issuing a disclaimer of opinion;
- An increased level of complexity that required much more time to resolve matters relating to the prior year disclaimer of opinion issued by the auditor in the 2022/23 reporting period which resulted in the first draft of the 2023/24 financial report not being provided to the auditor until early December 2024;
- Throughout 2024 and to April 2025 the City had a high turnover of staff including the departure of key staff with knowledge of the 2023/24 financial year. The audit preparation was not recommenced until February 2025 and multiple iterations of the financial report were issued through to late April 2025 which further hampered review by the auditor. The scheduled completion of the audit had been set for April 2025; and
- Due to issues associated with the Authority outage throughout April and May 2025, the new CFO appointed in mid-April 2025 was unable to give attention to the ongoing issues with the financial report until late May 2025. The financial report was then completely reworked and brought to audit quality standard, with the final draft of the financial report provided to the auditor in late June 2025.

The City's Procurement of Goods and Services Policy requires the authorisation of expenditure to be in accordance with the procurement requirements and associated policies and procedures. A Memorandum issued by the CEO in 2024 sets the limits for purchasing authority and invoice certification which limits the CEO to a maximum of $250,000 unless previously delegated by the Council. See Attachment 2.

Discussion

An indicative fee of $145,900 was originally quoted to the City for the completion of the 2023/24 financial audit. Following the completion of the interim audit in mid-2024, the OAG advised that additional costs of $68,000 were required due to opening balance work. Following the completion of the final audit in September 2025 due to difficulties sourcing material and the provision of multiple iterations of the draft financial report, additional costs of $62,457 were incurred bringing the total fee for the 2023/24 audit to $276,357.

The 2023/24 budget provided for an audit fee of $75,000 and the 2024/25 budget provided for an audit fee of $150,000. Since the revisions to the audit fee were made after the end of the relevant budget years it is not possible to revise these budgets.

Consultation

During the FY25 year-end reconciliation process, it has been identified that the audit fee reported in 2023/24 did not include an accrual for the full value of the audit. Therefore, based upon current estimates the audit fee reported in the 2024/25 financial report will be $339,000 and presented with a split between FY24 $182,000 and FY25 $157,000. This treatment is consistent with the advice on accounting treatment provided by the Department of Local Government and contained in Attachment 3. The OAG has also confirmed that the proposed approach to accrue and split the fee in the financial report is acceptable.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil other than those disclosed in the report.

Legislative and Policy Implications

Nil

Decision Implications

Nil

Conclusion

Nil

Further Information

Nil

From: FINADMIN [redacted]
Sent: Tuesday, 14 October 2025 9:14 AM
To: Accounts Payable [redacted]
[redacted]
Subject: FW: PO- City of Nedlands

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognise the sender and know the content is safe. If suspicious REPORT to IT.

Hi Alyce, Khai,

We refer to the below, please advise if the PO has been raised for $276,357 ex GST (as detailed), for our invoicing City of Nedlands.

Indicative audit fee	$ 145,900 (excl GST)
Additional fee	$ 130,457 (excl GST)
Total	$ 276,357 (excl GST)

Feel free to reach out to us if you have any queries.

Thank you.

Kind Regards,
Jennifer Tiong
Finance Officer | Corporate Services
Office of the Auditor General for Western Australia
[redacted]

Memorandum

City of Nedlands
nedlands.wa.gov.au

To: Tony Free, Acting Chief Executive Officer

From: Nicole Ceric, Executive Officer

Cc: Finance, Procurement and Contracts, Human Resources, IT and Governance.

Date: 23 February 2024

Subject: Updated Purchasing Authorities and Certification of Invoices

In accordance with the Council Policy – Procurement of Goods and Services section 8 – Thresholds following is an updated schedule of officers with authority to sign purchase orders and certify invoices.

Please find below the details of the changes required to be made:

Includes

- Supervisor Facilities Maintenance - $10,000 requisition approval limit.

Purchasing Authorities & Certification of Invoices

All purchase orders and invoices must be approved by an Authorised Purchasing Officer.

The Chief Executive Officer has delegated authority to appoint purchasing officers. In accordance with Section 5.44 of the *Local Government Act 1995*.

The following officers are authorised as Purchasing Officers:

- Chief Executive Officer
- Director Corporate Services
- Director Planning & Development
- Director Technical Services
- Executive Officer
- Manager Building Services
- Manager Community Development
- Manager City Projects and Programs
- Manager Financial Services
- Manager Health & Compliance
- Manager Human Resources
- Manager Parks Services
- Manager Urban Planning

- Manager Assets
- Manager ICT
- Asset Management Coordinator
- Building Maintenance Coordinator
- Library Services Coordinator
- PRCC Coordinator
- Tresillian Coordinator
- Workshop Coordinator
- Coordinator Community Development
- Coordinator Communications and Engagement
- Coordinator City Projects
- Senior Accountant Financial Services
- Coordinator Revenue
- Information Technology Governance Coordinator
- Coordinator Civil Maintenance
- Waste Minimisation Coordinator
- Technical Services Projects and Administration Officer
- Corporate Planning and Performance Coordinator
- Coordinator Governance & Risk
- Financial Accountant
- Coordinator Building Services
- Supervisor Facilities Maintenance

Approval thresholds

1. For purchases up to $10,000, purchase orders and authorisation of invoices require the approval of an Authorised Purchasing Officer.

2. For purchases up to $15,000 purchase orders and authorisation of invoices require the approval of a Coordinator or other City officer as per operational need and CEO approved.

3. For purchases of $15,001 and over but less than $40,000, purchase orders and authorisation of invoices require the approval of the Manager of that department or other City officer as per operational need and CEO approved.

4. For purchases of $40,001 and over but less than $80,000, purchase orders and authorisation of invoices require the approval of the Executive Manager of that department or Director.

5. For purchases of $40,001 and over but less than $100,000, purchase orders and authorisation of invoices require the approval of the Director of that department or Chief Executive Officer.

City of Nedlands
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6. For purchases of $100,001 and over but less than $249,999, purchase orders and authorisation of invoices require the approval of the Chief Executive Officer.

7. For purchases of $250,000 and over, conduct a public tender process and contract to be awarded by Council or Chief Executive Officer by delegated authority to the successful tender.

Notes:

1. Any variation to the above approval limits must be approved by the CEO on a case by case basis.

2. Any officer who raises a purchase requisition cannot approve the resulting purchase order or authorise payment of the subsequent invoice.

Your approval of these changes is sought.

Kind regards

Nicole Ceric
Executive Officer

Tony Free
Acting Chief Executive Officer

23 February 2024
Date

John Vojkovich

[redacted]

Subject: RE: Treatment of audit fees that exceed budget of a prior year

Hi Amy

The City's independent auditor's report for 30 June 2024 reported:

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES (continued)

(a) Revenue (continued)	2024 Actual	2023 Actual
	$	$
Interest revenue		
Financial assets at amortised cost - self supporting loans	909	300
Interest on reserve account	441,628	305,158
Trade and other receivables overdue interest	242,468	160,898
Other interest revenue	488,229	410,165
	1,173,234	876,521
Fees and charges relating to rates receivable		
Charges on instalment plan	86,328	84,720
(b) Expenses		
Auditors remuneration		
Office of the Auditor General		
- Audit of the Financial Report	214,689	59,775
Other auditors		
- Other services	9,130	152,857
	223,819	212,632

My advice is to expense the additional $62,000 in the year ending 30 June 2025, which means it will have to be accrued and included in the draft financial statements they are currently being prepared to submit to the auditors. Further, with Note 2 (b) for the year ending 30 June 2025 they could display something like the following:

Office of the Auditor General
- Additional fees 2023-24 financial audit $62,000
- 2024-25 financial audit $?????

As the year ending 30 June 2025 has finished, there is no need for council to make any budget amendments for the additional $62,000.

The city has the option to adjust it in the year ending 30 June 2024, but that would require a restatement of the audited financial statements, and I do not recommend that option, as it would create additional audit expenses for the re-audit and create unnecessary additional work for a minor amount of money when you compare it to their total operating expenditure.

Regards

Alan Carmichael | Manager Local Government Financial Policy
Local Government

[redacted]



17. DIVISIONAL REPORTS – CHIEF EXECUTIVE OFFICER

17.1 Annual Report 2023/24

Report Number	**CEO48.11.25**
Applicant	City of Nedlands
Disclosure of Interest	Nil
Voting Requirements	Absolute Majority
Authority/Discretion	Executive
Contributing Officers	Vicky van Heerden – Coordinator Strategy & Performance John Vojkovich - Acting Director Corporate Services Jonathan Allen – Coordinator Governance, Legal and Risk
Responsible Officer	Ray Pedretti – Coordinator Communications & Engagement
Director	Arthur Kyron – Acting Chief Executive Officer
Attachments	Attachment 1 – Annual Report 2023/24

Purpose

The purpose of this report is to present the Annual Report for the financial year 2023/24.

The Annual Report, including the Annual Financial Statements for the year ending 30 June 2024, are proposed to be presented to the Annual Meeting of Electors scheduled to be held on **Wednesday, 10 December 2025.**

Officer Recommendation and Council Decision

That Council:

1. **ACCEPTS the Annual Report, including the Annual Financial Statements for the year ending 30 June 2024, as included in Attachment 1.**
2. **DIRECTS the CEO to make any further minor administrative amendments/layout changes as required prior to the publication of the Annual Report 2023/24.**

Moved: Commissioner Hart **Seconded: Commissioner Sandri**

CARRIED: UNANIMOUSLY 3-0
For: Commissioner Caddy, Commissioner Sandri, Commissioner Hart
Against: Nil

Background

The Annual Report 2023-24 was deferred, to allow for additional information to be included in the officer's report, to better inform the recommendation.

The report now provides additional information, including the process to prepare the Annual Report 2023-24, and an overview of the OAG opinion.

Local Governments must prepare an Annual Report for each financial year. The City of Nedlands Annual Report addresses all the requirements of the Local Government Act 1995, section 5.53., and includes the Annual Financial Report, the Auditor's Report prepared under section 7.9(1) or 7.12 AD (1), 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.

The City of Nedlands Annual Report 2023/24 was prepared later than planned. Approval was granted by the Minister to extend the date of submitting the financial report to the Officer of Auditor General (OAG) to 9 December 2024.

Since granting the extension, factors that have contributed to further delays to production of the Annual Report include:

- An increased level of complexity that required much more time to resolve matters relating to the disclaimer of opinion issued by the auditor in the 2022/23 reporting period which resulted in the first draft of the financial report not being provided to the auditor until early December 2024; and
- In December 2024, the departure of key staff with knowledge of the 2023/24 financial year further hampered responses to the auditor, meaning the audit work was not recommenced until February 2025 with the final draft of the financial report provided to the auditor in late June 2025.

An exit meeting with the OAG and the Audit, Risk and Improvement Committee (ARIC) was held on 3 September 2025 to consider the closing report from the OAG and to consider the audit opinion.

The OAG finalised the Independent Auditor's Report on 5 September 2025. The OAG has expressed a qualified opinion on the financial report for 2023/24 due to the possible effect of the prior year disclaimer of opinion on the comparability of the current year's figures and the corresponding prior year's figures. Further details relating to the opinion can be found on page 48 of the Financial Report.

Discussion

The Annual Report and Annual Financial Statements 2023/24 provide an overview of the activities of the City.

The Annual Report 2023-24 content addresses all the requirements of section 5.53 of the Local Government Act 1995 and includes an:

- introductory statement by the Chair of Commissioners,
- overview of the City of Nedlands, and information about the Council,
- update on the Council Plan 2023-33 (Strategic Community Plan and Corporate Business Plan), which was adopted by Council on the 28 November 2023,
- an overview of Council Plan 2023-33 initiatives undertaken across 2023-24.

The process to obtain data and prepare the Annual Report 2023-24 included:

- engaging relevant and available officers,
- accessing data from City records and reports to Council,
- the City's Governance Officers reviewing and confirming all statutory requirements were addressed; and
- the Executive Management Team reviewing and endorsing, on 30 September 2025, the City of Nedlands Annual Report 2023-24 for submission to Council.

The Financial Statements 2023-24 and OAG Independent Auditor's Report close out the Annual Report 2023/24.

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 will be presented to the Annual Meeting of Electors scheduled to be held on *Wednesday 10 December commencing at 5.00pm.*

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance. 12. A happy, well-informed and engaged community.

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:

- The CEO will give local public notice of the availability of the Annual Report as soon as practicable.
- The Annual Meeting of Electors will be convened.
- The Annual Report will be presented at the Annual Meeting of Electors.

If Council does not endorse the recommendation, the City will be unable to comply with its statutory obligations.

Conclusion

Council's acceptance of the Annual Report for the City of Nedlands for the year ended 30 June 2024 comprising the Annual Report and Financial Report is recommended.

Further Information

Nil

Annual Report
2023-2024

City of Nedlands





Welcome to the 2023–24 Annual Report

The City of Nedlands is proud to present our Annual Report for the financial year ending 30 June 2024.

The report outlines the City's financial and operational performance for the year against our Council Plan.

It is the aim of the City to meet the ever-changing needs and expectations of the community as is detailed throughout the Annual Report.

ACKNOWLEDGEMENT OF COUNTRY

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Noongar Nation, and pays respect to Elders both past, present and emerging.

Front cover artwork: *Housework* by Judith Forrest, 2006. Bronze sculpture, located in Loneragan Street, Nedlands. Part of the *Snapshots from Lupin Hill* collection.

Information in this document is accurate as at time of publishing.

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Introductory Statement by the Commissioner

The Commissioners commenced at the City of Nedlands, following the resignation and dismissal of the Council and were sworn in on 25 July 2025.

On behalf of the City of Nedlands, it is my pleasure to present the Annual Report for the 2023/2024 financial year. The *Local Government Act 1995* requires every local government to produce an Annual Report by 31 December each year. The Annual Report is being delivered late due to:

- Delayed completion of the 2022/23 financial report caused by the City's inability to produce appropriate records to support the amounts stated in the financial report, together with the auditor's concerns about the valuations of non-current assets, which resulted in the auditor issuing a disclaimer of opinion;
- Taking an increased amount of time to resolve matters relating to the prior year disclaimer of opinion, which resulted in the first draft of the 2023/24 financial report not being provided to the auditor until early December 2024;
- Throughout 2024 and to April 2025 the City had a high turnover of staff including those people with knowledge of the 2023/24 financial year. The audit work was not recommenced until February 2025 and following multiple iterations of the financial report, which further hampered responses to the auditor, an appropriate draft was not provided to the auditor until late June 2025.

Although the financial reporting capability of the City has continued to improve since 2022/23, the auditor has expressed a qualified opinion on the financial report for 2023/24 due to the possible effect of the prior year disclaimer of opinion on the comparability of the current year's figures and the corresponding prior year's figures. Further details relating to the opinion can be found on page 48 of the Financial Report.

> "A special thank you to our community members who continue to support each other and the City.

The Annual Report promotes community awareness of the City's programs and services, which contribute to a better quality of life for our residents, stakeholders and visitors. The report also demonstrates our performance against the long-term vision of the City of Nedlands Council Plan (2023-2033).

A highlight of our reporting year is the tremendous work done by our team at the Tresillian Art Centre. There were nine separate exhibitions featuring work from established and emerging artists, including the City's popular Emerge Youth Art Awards.

A special thank you to our community members who continue to support each other and the City, as we continue to move our aspirations and goals into action. I look forward to continuing to work closely with the administration to ensure we are meeting our goals and paving the way for future generations to one day enjoy the beauty of the City of Nedlands.

Professor David Caddy
Chair of Commissioners









Our City

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.

Since then, the City of Nedlands has been led by 13 Mayors and has celebrated 65 years of service delivery for our community.

Nedlands Today

The City of Nedlands is located seven kilometres west of Perth CBD and is situated within the prosperous western suburbs. The City of Nedlands is comprised of four Wards: Coastal Ward, Hollywood Ward, Melvista Ward and Dalkeith Ward. More than 22,000 people call the City of Nedlands home.

Stretching from the banks of the Swan River to the shores of the Indian Ocean, the City of Nedlands provides its residents with a relaxed and abundant lifestyle. The City includes the suburbs of Nedlands, Dalkeith, Mt Claremont, Swanbourne, Karrakatta, along with parts of Floreat and Shenton Park.

Our City is characterised by its leafy suburbs, abundant bushland, and expansive public open spaces – providing our residents with ample opportunities to connect with nature and with each other. Our playing fields and open spaces are well used by our residents who enjoy an outdoor life.

Located on Whadjuk Nyoongar Boodja, local lands and waterways provided abundant food and shelter for the Mooro peoples, a sub-group of Nyungar peoples, for 45,000 years. Nanulgurup, the shoreline along Birdwood Parade Reserve, was a meeting place and Traditional Custodians established early tracks that became Stirling Highway, Princess Road, Gugeri Street, and Victoria Avenue. Europeans settled in the area in 1831, with the creation of Dalkeith Farm market garden and orchard.

In the 1850-60's, Colonel John Bruce invested in the area for his son Edward, known as Ned, creating "Ned's lands". The late 1800's and early 1900's saw the continued development of Nedlands as an important transportation route and a preferred location for hospitals, defence, and educational institutions.

Many significant community and public purpose facilities are located in the area, such as Hollywood Private Hospital, Irwin Barracks, Shenton College, HBF Stadium, West Metro Recycling Centre and Karrakatta Cemetery.

With natural vegetation ranging from coastal shrublands and grasslands, to Banksia, Marri, Jarrah and Tuart woodlands, and bushlands along the Swan River, these areas provide important habitat and ecological linkages for local flora and fauna, including Carnaby's Black-Cockatoos and Forest Redtailed Black-Cockatoos. The City ensures that these areas are protected and preserved for all to enjoy, explore and admire.

Fast facts

22,132
People

8,369
Dwellings

5,950
Families

2
Average number of cars per household

1.9
Average number of children per family

Female **50.7%**

Male **49.3%**

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

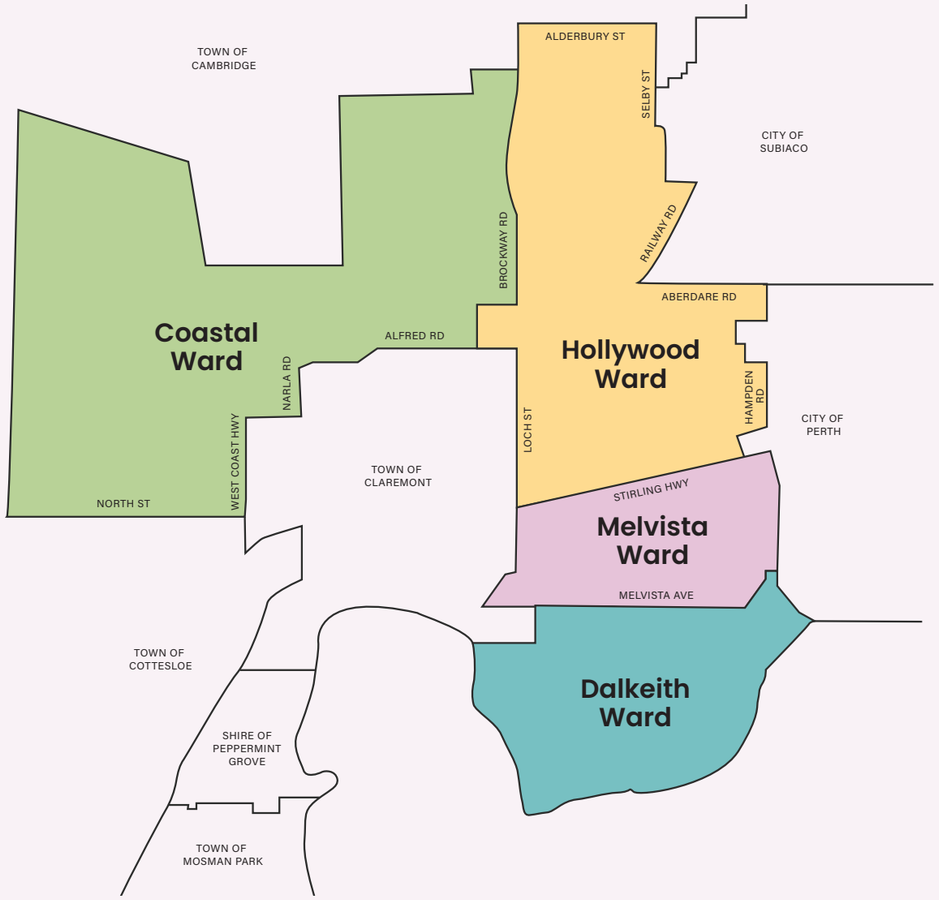
(Estimate – based on State Government-driven urban dwelling infill target of 4,400 new dwellings by 2050).

Dwellings Projections

By 2050, an additional 4,400 new dwellings – State Government-driven urban dwelling infill target.

Data above as at 2021 Census.

Our Council



About Council and the Wards

At the end of the 2023-2024 financial year, the City of Nedlands Council was comprised of eight Council Members and a Mayor.

Council Members are elected to represent their Council Ward. Each of the City's four wards are represented by two Council Members and the Mayor is elected to represent the entire electorate.

Council Members 2023-2024



Fiona Argyle,
Mayor



Kerry Smyth,
Deputy Mayor, Coastal Ward



Hengameh Amiry,
Coastal Ward



Noel Youngman,
Dalkeith Ward



Fergus Bennett,
Dalkeith Ward



Rebecca Coghlan,
Melvista Ward



Blane Brackenridge,
Melvista Ward



Ben Hodsdon,
Hollywood Ward

Melanie Pollard,
Hollywood Ward

Farewells

Leo McManus, *resigned, June 2024*
Andrew Mangano, *not re-elected, October 2023*
Rajah Senathirajah, *not re-elected, October 2023*
Olinka Combes, *resigned, September 2023*

Governance and Strategy

The Local Government Act 1995 sets out the general function of local government, which is to provide for the good government of people in their district (Section 3.1).

The Council is the local government's governing body and is responsible for the performance of the local government's functions (Section 2.7). This includes setting policies, allocating resources, determining services, and planning strategically for the future of the district.

To support this role, the Act requires each local government to "plan for the future" through integrated strategic planning (Section 5.56). The section "Our Council Plan for the Future" provides an overview of the Council Plan.

Governance Framework

The City of Nedlands Governance Framework 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 decisions.

A copy of the Governance Framework, detailing the Council decision making process as shown on the following page, can be accessed on the City of Nedlands website.

> "The City of Nedlands Governance Framework Policy sets out the Council's decision-making process including meeting structures and cycle, to provide for better transparency, efficiency, participation and statutory compliance.

Council Decision Making Meeting Process

1	**First Tuesday** of the month	**Concept Forum** **Closed to public** 5.30pm - 7.30pm	**To discuss** • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Councillors
	Agenda, briefing and discussion papers added to Councillor 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 Councillor 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** • Complex matters • Review and performance measurement of strategies • Other matters supported by 3+ Councillors
	Agenda added to Councillor 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 Councillor 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.

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. Council approved a Risk Management Framework, Risk Management Policy and adopted a Strategic Risk Register during the 2023-24 financial year.

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 considered by the Audit and Risk Committee in 2023-24:

- Post implementation review of the ERP system
- Planning approvals process
- Cyber security
- Delegations of authority
- Waste management.

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.

About the City of Nedlands

Our Organisation

The Chief Executive Officer (CEO) is responsible for the management of the City of Nedlands administration. The CEO provides overall strategic direction, leadership and coordination of operations. Along with the Directors and staff, the CEO actions Council decisions by developing and implementing the Council's resolutions. During the financial 2023/2024 year there were three separate Chief Executive Officers.

Organisation Values

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.

Chief Executive Officer and Executive Management Team

At end of 2024



Office of the Chief Executive

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, Legal, Risk Management, Human Resources, Communications and Engagement. It is also responsible for Community Development and Community Service Centres.

Keri Shannon
Chief Executive Officer

Appointment

1 May 2024 (permanent appointment)



Bill Parker
Chief Executive Officer

Appointment

4 July 2022 – 1 December 2023

Supporting the CEO is the Executive Management Team (EMT):



Corporate Services Directorate

The Corporate Services Directorate is responsible for corporate matters and provides services to internal teams. This includes General Financial Services, Land and Property, Information, Communication and Technology (ICT), and Information and Record Management. It is also responsible for Customer Services, which facilitates both internal and external community interactions.

Customer service is a strong focus of the City, work has progressed on strategies to improve messaging and response times to all residents and communities.

Michael Cole
Director Corporate Services

Appointment

14 March 2022 – 2 July 2024



Planning and Development Directorate

The Planning and Development Directorate performs research and creates the plans required to deliver a liveable, prosperous and sustainable City. It is responsible for Strategic and Statutory planning, Building Services and Environmental Health, Environmental Conservation, Sustainability and Ranger Services.

Tony Free
Director Planning and Development

Appointment

20 January 2022 – 11 March 2025



Technical Services Directorate

The Technical Services Directorate designs, constructs, manages and maintains infrastructure, buildings, fleet assets and the City of Nedlands' public spaces. It is responsible for City Projects, Civil Maintenance, Building Maintenance, Asset Management, Transport and Development, Fleet Management, Parks Maintenance and Arboriculture.

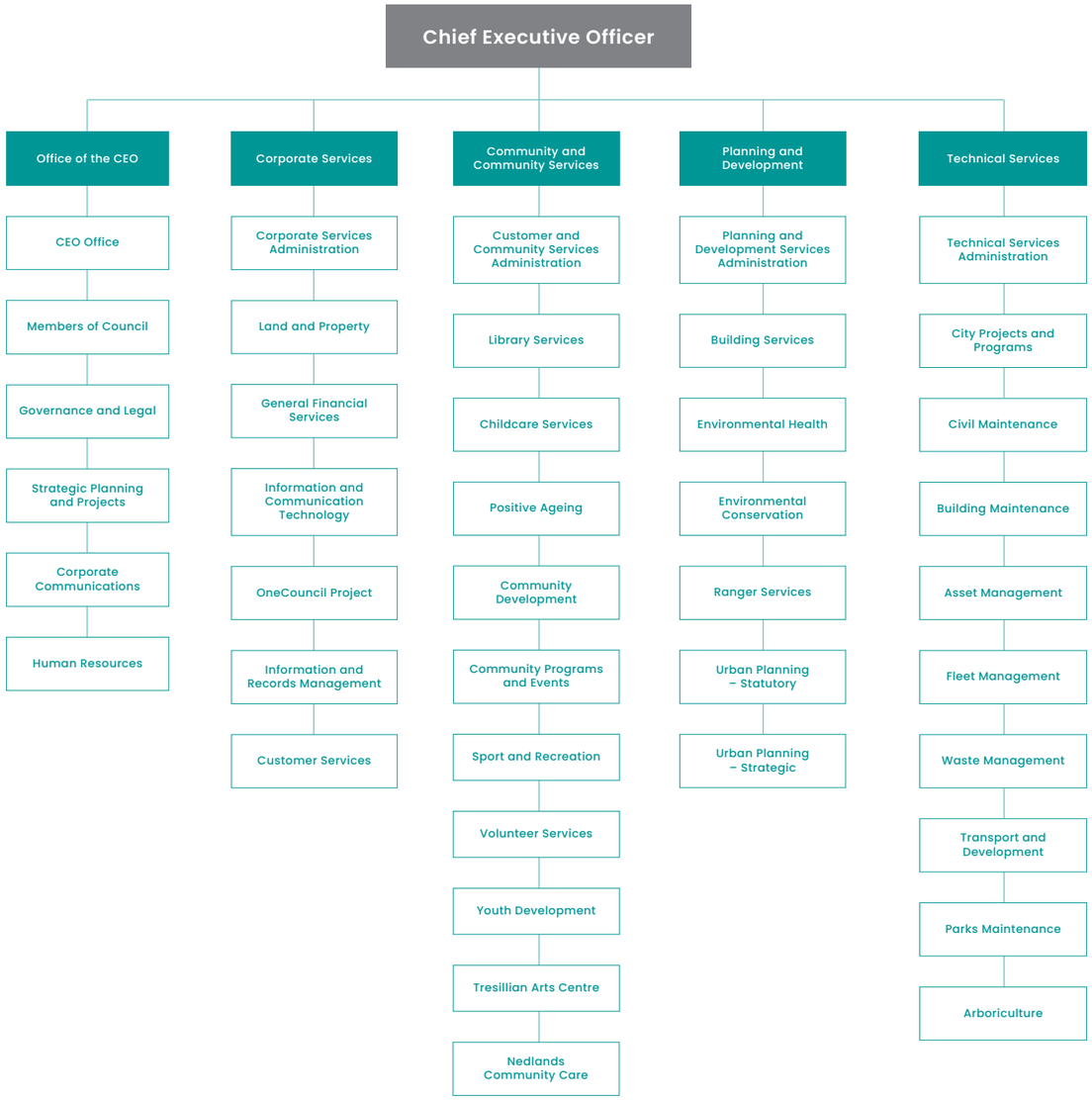
Matthew Macpherson
Director Technical Services

Appointment

3 January 2023 – 30 November 2024

Organisational Structure

Detailed below is the City of Nedlands organisational structure by Directorate and Service Team.



Source: *"Our Plan for the Future - City of Nedlands - Council Plan 2023-24"* page 52- 54

Workforce

Total number of employees on the payroll system as of 30 June 2024 was **162**

Headcount

127 Full Time employees

24 Part Time employees

11 Casual employees

Employee Demographics (%)

Female employees
54.9%

Male employees
45.1%

Female employees in management
35.7%

Male employees in management
64.3%

First Nations People
0%

Employees with disability
1.2%

Employees from culturally diverse backgrounds
20.4%

Employees by age (%)

Under 25	4.3%
25-34	30.3%
35-44	25.9%
45-54	22.2%
55-64	14.8%
65 and over	2.5%

Please note: Percentages above are rounded up.

Our Council Plan for the Future

WA Local Governments are required to "plan for the future" (*Local Government Act 1995* Section 5.56). This plan comprises two parts: a strategic community plan and a corporate business plan (*Local Government (Administration) Regulations 1996* 19BA).

A Strategic Community Plan (SCP) sets out the long-term vision, aspirations and objectives of the community and the *Corporate Business Plan* (CBP) outlines a local government's priorities to address these, in accordance with its capacities and resources, and through supporting services and actions (*Local Government (Administration) Regulations 1996* Part 5 Division 3).

The City of Nedlands undertook a major review of its SCP and CBP from December 2022 to November 2023. This involved extensive community and stakeholder engagement and resulted in Council adopting *Our Plan for the Future – City of Nedlands Council Plan 2023-34* (Council Plan) on the 28 November 2023.

The Council Plan addresses all the legislated requirements for a SCP and CBP, and integrates resourcing, finance, assets and workforce, with the first year of the Plan being 2023-2024.

Sustainable Development

The *City of Nedlands Council Plan 2033-2033* was developed within the broader framework of and reflects the City's commitment to UN Sustainable Development Goals (OCM 27 September 2022), and a local government's role to "promote economic, social and environmental sustainability" (*Local Government Act 1995* Section 3.1(1A)), also reflected in the City's purpose below.

OUR PURPOSE

The City of Nedlands exists to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.





Our 10 year vision

To be sustainable and responsible for a bright future.

Our Vision

The Council Plan reflects this sustainability commitment in the City's vision and the 12 desired outcomes across the strategic pillars of people, planet, place, prosperity and performance.

People	We are a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.
Planet	We live sustainably within the natural environment, clean and green, with a healthy, growing urban forest.
Place	We are growing and developing responsibly to enhance our lifestyle, unique heritage and character, and beautiful parks and gardens.
Prosperity	We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.
Performance	We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

"*Our Plan for the Future – City of Nedlands Council Plan 2023-2033*" is available on the City of Nedlands website. It details the plans for 2023-2024 and outlines the major initiatives proposed to commence and continue in the next financial year and following years.

The City's performance across 2023-2024 is presented against these five strategic pillars in the following section, "Delivering to Our Community".



Delivering to Our Community

Service Area Performance

The following pages provide an overview of the City's performance delivering the Council Plan services, projects and the City's leadership to the community over the 2023-2024 reporting period.

This section is set out according to the Council Plan strategic pillars – people, planet, place, prosperity and performance – with each part listing strategic pillar outcomes, objectives and services; setting out the services provided across 2023-2024* and finally an overview of service performance, measured through the Community Scorecard 2023** and progress with Council Plan Actions across 2023-2024***.

*City services are defined in the *Service Plans 2023-24*, available on the City's website.

**The Community Scorecard was published in the *City of Nedlands Council Plan 2023-33*, page 63, available on the City's website.

****Council Plan 2023-33 Report*, received by Council at the OCM on 23 April 2024.



People

We are a harmonious, inclusive, and healthy community where people enjoy living through different ages and life-stages.

Outcomes and Objectives

1. Art, culture and heritage are valued and celebrated
1.1 Grow participation in the arts, cultural activities, and community events.
1.2 Recognise and celebrate local First Nations peoples, places and stories.
1.3 Preserve and showcase local history and heritage.
2. A healthy, active and safe community
2.1 Facilitate community health and wellbeing.
2.2 Grow participation in sport and recreation activities.
2.3 Grow participation in volunteering.
2.4 Encourage the responsible ownership of pets.
2.5 Provide safe community spaces.
3. A caring and supportive community for all ages and abilities
3.1 Support the health and wellbeing of families and children.
3.2 Support young people to flourish.
3.3 Support people to age safely, happily, with dignity and respect.
3.4 Advance opportunities, community participation and quality of life for people with disability.

Services

- Community Development
- Community Programs and Events
- Sport and Recreation Services
- Volunteer Services
- Positive Ageing Program
- Nedlands Community Care (Service ceased Dec 2023)
- Youth Development
- Childcare Services
- Tresillian Arts Centre
- Environmental Health
- Ranger Services.

Services: Definition and Key Points 2023-24

Community Development

Service Definition 2023-24:

Develops, plans and implements a suite of projects and programs that lead, facilitate or advocate the development of strategic community partnerships. Builds capacity and empowerment within the community to develop and implement sustainable solutions that respond to local needs, and are aimed at improving social resilience, health and wellbeing of the City's community and its neighbourhoods.

Community Development sub-services include:

- Reconciliation
- Disability access and inclusion
- Public art.

KEY POINTS

- Ongoing work to ensure all internal team consider access and inclusion requirements in City strategies, projects and service delivery
- Installation of a sensory garden at the Jo Wheatley All Abilities Play Space
- The annual Emerge Youth Art Awards held in July 2023 and several students from DADAA, an organisation that provides access to arts and culture for people with a disability in Western Australia, submitted their work
- Installation of a universal shelter table at the Hollywood Tennis Courts to replace a rusted-out asset.

DISABILITY ACCESS AND INCLUSION PLAN 2023-2028

The *Disability Services Act 1993* requires all Local Governments to develop and implement a *Disability Access and Inclusion Plan* (DAIP). The City of Nedlands DAIP outlines the actions the City will undertake to improve inclusion and ensure access to facilities, services and resources for people living with disability.

In 2023, the City developed a revised DAIP for the 2023-2028 period. This was developed with input from the community and key stakeholders, and the plan was lodged with the Department of Communities.

Community consultation for the DAIP was conducted through several accessible methods, including online surveys, printed surveys, and two drop-in sessions held at the City's Nedlands and Mt Claremont libraries.

The primary focus of the DAIP is to provide equitable access and opportunity for people with disability. The plan also benefits other groups of people within our community such as seniors, youth, families, and people from minority groups who may face language or cultural barriers.



Community Program and Events

Service Definition 2023-24:

Strengthen local connections and community spirit by bringing people together at a wide range of local events, including those provided by the City and those provided by the community itself.

Community Programs and Events sub-services include:

- Community programs
- Community grants
- Community events
- External event approvals
- Citizenship services.

KEY POINTS

- Citizenship Ceremonies to welcome and celebrate new Australian Citizens were held in January, May and September
- 89 City of Nedlands residents were welcomed as Australian Citizens
- 300 community members attended the 2024 Anzac Day Ceremony held in partnership with the Nedlands RSL
- Community Grants were provided for several events including, Deaf Community Markets, Ability Heroes Friendship Group Meetings, Sporting Club Open Days, Local street parties.





Sport and Recreation Services

Service Definition 2023-24:

Provides point-of-contact for the City's sporting clubs, enables the City's 34 sporting clubs' orderly use of City facilities and secures grant funding for the upgrade of sporting facilities.

Sport and Recreation Services sub-services include:

- Reserve bookings
- Facility usage
- Sports club liaison
- Community Sport and Recreation Facilities Fund.

KEY POINTS

- Reserves and sporting clubs include: 3 cricket clubs, 2 rugby clubs, 3 AFL clubs, 2 hockey clubs, 2 soccer clubs, 3 tennis clubs, 2 yacht clubs, 2 golf courses, 2 bowls clubs, 1 croquet club, 1 surf lifesaving club, 1 futsal court, 1 sand volleyball court, 1 skate park, 1 bike pump track
- Outdoor fitness equipment provided at: Beaton Park – Jo Wheatley All Abilities Play Space, Charles Court Reserve, College Park and Melvista Park
- Charles Court Reserve in Dalkeith hosted several international teams to train for the 2024 HSBC World Rugby Sevens Series
- 3 Nedlands senior sporting teams were grand final winners in their respective competitions in 2023-2024.



Volunteer Services

Service Definition 2023-24:

Building a more self-reliant and connected community by involving volunteers in the delivery of Council-provided services. Decreases dependence on government services and builds local relationships.

Volunteer Services sub-services include:

- Volunteer services
- Volunteer appreciation event.

KEY POINTS

- Over 130 volunteers gave their time, knowledge and skills to extend services for our community
- Over 4,930 hours were contributed by City of Nedlands volunteers to extend crucial services to the local community
- Volunteers contributed to the delivery of services at Tresillian Arts Centre, Nedlands and Mt Claremont libraries, Bushcare, Local Studies archives, Nedlands Community Care, Positive Ageing, Audit and Risk Committee and the Public Art Committee.

TWO NEW FREEMAN OF THE CITY WELCOMED

Two eminent City of Nedlands residents were awarded the honorary status of Freeman of the City of Nedlands.

Christian Martineau and Christine Martineau were bestowed with the title at a formal ceremony at the Cottesloe Golf Club on the evening of Wednesday 22 November 2023.

The City of Nedlands Mayor, Fiona Argyle, said:

"The City is proud to have officially recognised Christian and Christine Martineau for their contribution to our community, and to officially bestow the honorary title of Freeman of the City."

"I am proud to have initiated the nominations for our new Freemen. They are each outstanding individuals who have contributed so much to the betterment of the community."

Mr and Mrs Martineau have served the community of the City of Nedlands, and the wider Perth community, for close to four decades. Their pride and joy, Martineau's Patisserie, offered more than just baked goods – it served as a meeting place where the community could connect.

Martineau's Patisserie opened in 1987 in the Captain Stirling Shopping Centre where it continued to operate until its recent closure.



In her speech at the formal ceremony, Mayor Argyle said:

"Martineau's [Patisserie] has been the anchor of the Nedlands community. It was one of the few cafes that remained open throughout the duration of the COVID-19 pandemic and became somewhat of a community centre for many generations over many years."

Mr and Mrs Martineau officially bring the City's total number of Freeman of the City to six, the maximum number of persons that may hold the honorary title at a given time.

Christian Martineau and Christine Martineau join the current Freeman of the City:

- Gordon Davies
- Sue Morey OAM FRCNA
- Mary 'Lennie' McCall AM
- Ruth Reid (deceased).

Youth Development

Service Definition 2023-24:

Provide events, activities and grants that connect local children, young people and their families with their local community.

Youth Development sub-services include:

- Youth events and activities
- Children's events and activities
- Youth grants
- School pools subsidy
- School holiday programs.

KEY POINTS

- Youth Grants supported YouthCare Chaplaincy services at Shenton College, and young people seeking funding to attend local, national and international programs in the areas of sports and community
- 172, a record number of young artists (12-25 years) submitted entries for the Emerge Youth Art Awards
- Pool Subsidy Program supported, and enabled broader community access to, the Hollywood Primary School swimming pool.



Childcare Services

Service Definition 2023-24:

Provide Commonwealth accredited, open plan (mixed-age groups) long day care for children from eight months to six years for residents and ratepayers in the City of Nedlands.

Childcare Services sub-services include:

- Childcare services
- Point Resolution Childcare Centre (PRCC).

KEY POINTS

- PRCC maintained an 87% capacity rate throughout 2023-2024
- PRCC received a 100% service satisfaction rate in the annual parent survey.

Positive Ageing Program

Service Definition 2023-24:

Provide a positive ageing program to support seniors in the City of Nedlands through the Affinity Club and Connected Seniors program. The Affinity Club provides activities and events for the well-aged 55+. The Connected Seniors program provides events and information sessions for all Nedlands' seniors and liaises with other agencies, NFP's and Government departments.

Positive Ageing Program sub-services include:

- Affinity Club
- Connected Seniors.

KEY POINTS

- The Affinity Club had 287 members as of June 2024
- The Positive Ageing Program provides 18 weekly activities for people aged 55+
- Waratah Walkers celebrated 15 years of walking and connecting.

Nedlands Community Care

The Nedlands Community Care Service (NCC), providing Commonwealth Home Support Programme Services, ceased in December 2023, in accordance with the City of Nedlands Workforces Plan and Council Resolution on 28 February 2023.

NEW LOOK FOR POSITIVE AGEING PROGRAM

Following the closure of the Nedlands Community Care in December 2023, the City of Nedlands undertook a review of the services and programs offered for seniors. The overall aim of this review was to consider how the City's services could provide further opportunities for collaboration with neighbouring Councils, increase accessibility for participants, and improve the service's financial sustainability.

Part of this review involved community consultation with service providers, service users, and the wider community to better understand community needs and expectations. We learned that our older people wanted more affordable activities, more variety, and more locations to participate in events and activities. This led to a 'new look' Positive Ageing Program. The City moved to a facilitation model in partnership with the tutors and instructors running services and activities for seniors.

> "We learned that our older people wanted more affordable activities, more variety, and more locations to participate in events and activities.

The new look Positive Ageing Program replaces the pre-existing Affinity Club model and now provides seniors with access to an increased number and variety of activities without the need to pay a membership fee. Additionally, many activities are facilitated by City of Nedlands volunteers and are provided free of charge.

Providing the Positive Ageing Program to the local community continues to be a priority for the City of Nedlands and plays an important role in improving the quality of life of our residents through the different ages and stages of their lives.

Tresillian Arts Centre

Service Definition 2023-24:

Community art centre that brings people together and contributes to community wellbeing through participation in the arts.

Tresillian Arts Centre sub-services include:

- Exhibitions
- Courses
- Facility lease and hire.

KEY POINTS

- 3,500 community members attended courses at Tresillian Arts Centre
- Art History series presented by Emeritus Professor Richard Read covering Turner, Bonnard, three centuries of British and Italian art, Greek sculpture, contemporary sculpture and the reversed canvas
- 2023-24 program included:
  - Emerge Youth Art Awards, July 2023
  - Every Moment Counts, Valerie Glover, August 2023
  - Tresillian Student & Tutor Exhibition, September 2023
  - Connected Spirits – Group Exhibition, October 2023
  - Little Bit Longway, Angela Davis, November 2023
  - Tresillian Studio Artists – New Works, February 2024
  - Inspire – International Women's Day Exhibition, March 2024
  - Unlocked – Abstract Artists Group show, April 2024
  - People in Places – joint exhibition by Portrait artists Steph Shephard and Johnny Qazilbash, May 2024.

Environmental Health

Service Definition 2023-24:

Protect the public from natural and built environmental factors that affect their health and well-being. To foster public health by performing functions and undertaking tasks in line with statutory requirements and City strategic directions.

Environmental Health sub-services include:

- Food businesses
- Public building
- Event management
- Personal appearance establishments
- Trading in public places
- Public health planning
- Mosquito and rodent control
- Noise assessment and monitoring
- Environmental protection
- Recreational water quality
- Aquatic facilities.



KEY POINTS

- Developed and published City's first Public Health Plan, aligned with the *Public Health Act 2016*
- Conducted over 430 health inspections to ensure the safety of the community
- Registered 22 new food businesses
- Continued collaboration with Western Suburbs Organisation of Council Local Governments to manage mosquitos via seasonal surveillance and public messaging.

PUBLIC HEALTH PLAN 2024-2028

The City successfully led the development of its first strategic document on public health – City of Nedlands Public Health Plan 2024-2028 – which was adopted by Council in July 2023. The plan provides a strategic framework for the health and wellbeing of the local community. It is the City's roadmap to continue to enable a healthy, active and safe community.

The Public Health Plan aligns with the requirements of the *Public Health Act 2016*, including the objectives and policy priorities of the State Public Health Plan, and is integrated with the City of Nedlands' Integrated Planning and Reporting Framework.

The plan identifies and addresses key health priorities within the community.

This achievement involved thorough research, stakeholder engagement, collaboration with North Metropolitan Health Service, and public consultation. The plan established strategic objectives aimed at inspiring, empowering and enabling healthy living, prevention and protection for a healthier future, and building resilient community health in a changing climate.

The City of Nedlands is committed to ensuring that we achieve our aspiration of having a healthy community where people enjoying living through the different ages and life-stages. The City of Nedlands Public Health Plan 2024-2028 documents our roles and responsibilities and sets goals to maintain community health now and into the future.



Ranger Services

Service Definition 2023-24:

Provide information and advice on City of Nedlands Local Laws and other relevant legislation to residents and visitors and where appropriate take enforcement action with relation to these laws. Assist with the control and reporting of issues related to events, permits and provide support during emergencies. Maintain a presence by providing a uniformed patrol of the City's parks, reserves, streets, and other facilities.

Ranger Services sub-services include:

- Parking compliance
- Animal management and control
- Local Law (various) compliance
- Emergency Management (prevention, preparedness, response and recovery).

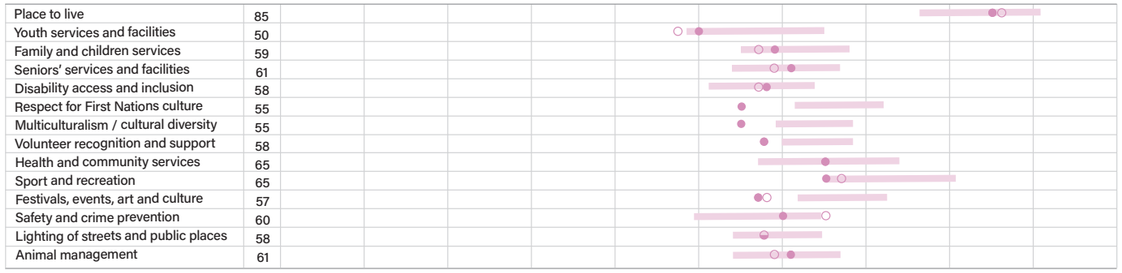
KEY POINTS

- Commenced the Aero Ranger License Plate Recognition (LPR) system for the enforcement of parking restrictions
- Arranged the Lions Club to provide parking services in City reserves during the Royal Show, and implemented parking restrictions to reduce impact on residents
- MOU signed with the City of Stirling allowing temporary accommodation of animals, at their Balcatta Animal Care Facility, in emergencies
- Donated $1,000 to the Cat Haven and Shenton Park Dog Refuge, to support their work rehoming cats and dogs
- Worked collaboratively with Australia Post to educate their delivery staff about reporting, the investigation process and tips for preventing dog attacks.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

People



Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- Target Zone. Shading shows industry average to industry high from the MARKYT® Community Scorecard.

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The preferred target zone is

Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	People - Actions: Status 2023-24 and Plans 2024-25**	Status 23-24	Plans 24-25
1.1.1	Develop a Public Art Strategy to articulate the direction for public art in the local area.	●	▶
1.1.2	Complete a review of the City's Events Program to deliver recommendations to activate the foreshore and local parks with a range of family friendly, inclusive activities and events. Community suggestions for consideration include activities that celebrate local history and cultural diversity (i.e. First Nations, Chinese New Year, Eid and Diwali), music and wine festivals, markets, food trucks, outdoor films and sculpture trails.	●	▶
1.2.1	Develop a Reflect: Reconciliation Action Plan (RAP), the first of four plans in Reconciliation Australia's RAP Framework.	●	▶
1.3.1	Update the Local Heritage Survey and list of places the City deems are, or may become, of heritage significance.	●	▶
1.3.3	Investigate and cost options for a Heritage Circuit with informative signage and plaques to raise awareness of local history and heritage. Consider opportunities to collaborate with neighbouring councils.		▶
1.3.4	Advocate for heritage and activation works to be completed at the Sunset Precinct, Jutland Parade.	●	▶
2.1.1	Develop a Local Public Health Plan in accordance with statutory requirements in the *Public Health Act 2016.*	●	▶
2.2.1	Finalise the Strategic Active Sports Facilities Plan.	●	▶
2.2.3	Support club plans to upgrade existing sporting facilities to provide appropriate change room facilities for all genders.		▶
2.2.4	Support the Claremont Junior Football Club to apply for State Government funding to upgrade reserve floodlighting at College Park to cater for growing demand for Girls AFL games.	●	▶
2.2.5	Finalise options to upgrade reserve floodlighting at David Cruickshank Reserve.		▶
2.2.6	Collaborate with the State Government and neighbouring councils to investigate suitable sites in Mt Claremont for mountain bike trails.	●	▶
2.3.1	Advertise volunteer opportunities across a broader range of communication channels and platforms to attract more volunteers of all ages.	●	▶
2.3.2	Provide an annual volunteer appreciation celebration to recognise and thank current volunteers.	●	▶
2.4.2	Review locations where dogs are permitted to be off leash.	●	▶
2.4.3	Review and improve the process for raising and addressing animal complaints, mediating disputes, and enforcing regulations.		▶
2.5.1	Provide a campaign to improve community awareness of safety and security initiatives.		▶
2.5.2	Investigate potential savings and capacity to improve service levels of street lighting through the City's ownership of streetlights.	●	▶
3.1.1	Map existing facilities, services, events and activities for children aged 0-14 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, include a review of College Park Family Centre to understand current and future needs among users of this facility.		▶
3.2.1	Map existing facilities, services, events, activities and volunteer opportunities for young people aged 15-24 years, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, consider access to mental health services, and investigate demand for a Youth Centre, new or upgraded skate parks, bike and pump tracks, and playground equipment for teenagers.		▶
3.3.1	Map existing facilities, services, events, activities and volunteer opportunities for seniors, identify local needs and gaps, and update the Council Plan at the next review with agreed recommendations. When completing this review, consider access to aged care accommodation, home support services, community transport, recreation and wellbeing services and facilities, and life-long learning opportunities.	●	▶
3.3.2	Extend the Positive Ageing Program to deliver more activities across the City of Nedlands.	●	▶
3.4.1	Review and update the Disability Access and Inclusion Plan.	●	▶
3.4.2	Identify opportunities to improve universal access to Council facilities and reserves (i.e. self-opening doors, ramps, sealing footpaths and accessways, parking, beach, and river access etc) and include specific actions when reviewing the Disability Access and Inclusion Plan and Capital Works Program.	●	▶



Planet

We live sustainably within the natural environment, clean and green, with a healthy, growing urban forest.

Outcomes and Objectives

4. Healthy and sustainable ecosystems
4.1 Conserve, restore and enhance local biodiversity and natural assets, including the river foreshore, coastline and remnant bushland.
4.2 Grow the urban forest.
5. Climate resilience
5.1 Encourage the adoption of sustainable practices to work towards zero waste and being carbon neutral.
5.2 Strengthen adaptive capacity to climate-related hazards and natural disasters.

Services

- Environmental conservation
- Sustainability
- Parks services
- Arboriculture
- Waste services.

Services: Definition and Key Points 2023-24

Environmental Conservation

Service Definition 2023-24:

Conserve the natural environment and protect and enhance biodiversity within the City.

Environmental Conservation sub-services include:

- Bushland management
- Volunteer programs
- Community engagement and events
- Bush fire risk management
- Feral animal management
- Water conservation
- Groundwater monitoring.



SWANBOURNE OVAL GREENWAY

> This work has added approximately 0.5 hectares of new bushland to Allen Park, creating a more connected and resilient habitat for local fauna.

What was once a patch of reticulated lawn is now a flourishing extension of coastal bushland, thanks to the final stage of the Swanbourne Oval Greenway project — completed in June 2024 through a strong partnership between the City of Nedlands, the Swanbourne Coastal Alliance, and the Melon Hill Bushland Group.

The transformation began with the successful rehabilitation of the Swanbourne Reserve contaminated site in late 2023. Building on that momentum, the City and its partners set out to restore and reimagine the surrounding landscape. Invasive weeds were carefully removed, certified mulch was laid to protect and nourish the soil, and in June, 2,500 water-wise native shrubs and ground covers were planted — all species naturally occurring in the area.

This work has added approximately 0.5 hectares of new bushland to Allen Park, creating a more connected and resilient habitat for local fauna.

It also marks a shift in how the City manages green spaces, with a focus on sustainability, biodiversity, and climate resilience.

Jointly funded by the City and the Western Australian Planning Commission's Coastwest Grants Program, the Swanbourne Oval Greenway is more than just a landscaping project. It's a long-term investment in the health of our environment — reducing groundwater use, improving ecological connectivity, and helping the City absorb greenhouse gas emissions.

The project reflects the City's ongoing commitment to working with the community to protect and enhance our natural spaces for generations to come.

Sustainability

Service Definition 2023-24:

Provides a future planning and growth focus driving research and creating the vision and plans for a liveable, prosperous, and sustainable City, with a primary focus on sustainability and conservation.

Sustainability sub-services include:

- Sustainable living programs
- Community sustainability promotion
- Energy and greenhouse management.

KEY POINTS

- Electric Vehicle charging stations installed at Council Administration Building, Nedlands Library and Mt Claremont Community Centre.



Parks Services

Service Definition 2023-24:

Ensure the responsible provision, use and protection of the City of Nedlands formalised parks, gardens, reserves and groundwater resources through sustainable practices that provide and maintain healthy, aesthetically pleasing, and useable parks, gardens and reserves in line with community needs, standards and available financial resources.

Parks Services sub-services include:

- Turf services
- Landscape services
- Irrigation services.

KEY POINTS

- 211.17Ha – recreation
- 31.72Ha – natural areas
- 38 playgrounds
- Refurbished 14 garden beds at the Peace Memorial Rose Gardens
- Managed the infestation of Chill-Thrip and the Polyphagous Shot-Hole Borer in line with requirements from the DPIRD
- Remained within the regulatory groundwater allocation
- Established a Waterwise Gold Working Group, to pursue Waterwise Gold status.

Arboriculture

Service Definition 2023-24:

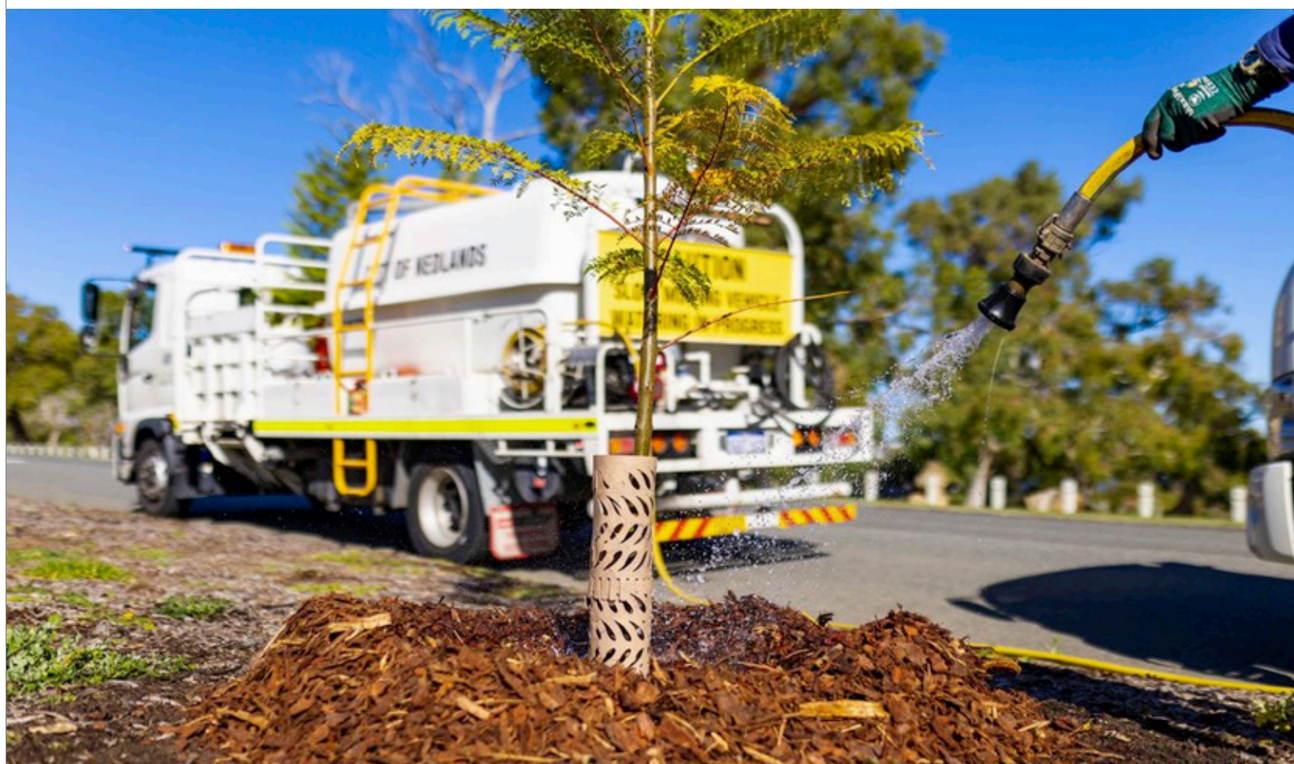
Ensure the responsible provision and protection of the City of Nedlands tree assets through conservation and sustainable practices that provide and maintain healthy, aesthetically pleasing, and safe trees within streetscapes, parks, gardens, and reserves in line with community standards and available financial resources.

Arboriculture sub-services include:

- Tree maintenance services
- Tree planting services.

KEY POINTS

- 24,040 urban trees
- Planted 536 street trees and 35 park trees.



Waste Services

Service Definition 2023-24:

Meet regulatory responsibilities to manage the collection of all residential waste volumes in a way that delivers positive outcomes environmentally, economically, and socially for the City of Nedlands. Offer a commercial waste management program that supports business, rate payer needs and delivers positive outcomes environmentally, economically, and socially for the City. Deliver to the community every day a clean and tidy City by utilising contemporary technologies to achieve the desired outcomes whilst allowing City businesses to operate unhindered by these activities. Proactively remove graffiti from public realm assets across the city.

Waste Services sub-services include:

- Residential and commercial waste collection
- Public bin management
- Waste education
- Graffiti removal.

KEY POINTS

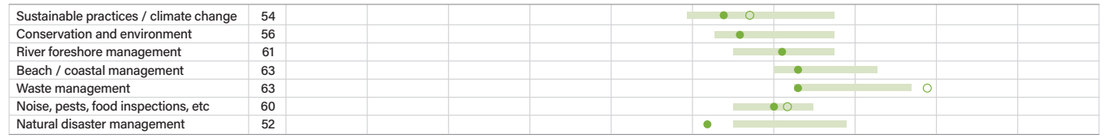
- City among the top five local governments, with 63% of waste diverted from landfill across all City waste streams
- Collected a total of 11,117 tonnes of residential waste, including bulk waste
- Collected and recovered 2705 tonnes of recyclable materials
- Collected 4,725 tonnes of FOGO (Food Organics and Garden Organics) and processed it into Australian Standard AS4736 compost/soil conditioning products, supporting the circular economy
- Provided over 1 million dog waste bags at city parks and reserves
- Provided green waste bags, worm farms, compost bins, and bokashi buckets at discounted rates
- 1,278 residents utilised the JFR transfer station (Brockway Road, Shenton Park) community recycling and waste treatment at no charge
- Delivered waste education programs, including Clean Up events to schools
- Maintained a 48-hour graffiti removal service for public spaces and areas visible from public spaces.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Planet

Sustainable practices / climate change	54
Conservation and environment	56
River foreshore management	61
Beach / coastal management	63
Waste management	63
Noise, pests, food inspections, etc	60
Natural disaster management	52



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4.1.1	Prepare a Coastal Hazard Risk Management and Adaption Plan for the river foreshore and coastline.	●	▶
4.1.2	Review and update the City Greenway Policy.		▶
4.2.1	Review and update the Urban Forest Strategy (2024-34). This plan will include a major audit of trees on City managed lands (parks, verges, etc), the establishment of a tree asset register that is maintained regularly, and development of a plant pathogen management plan. When developing this plan, the City will set realistic canopy targets and develop a costed Tree Planting Program, with consideration for financial sustainability and whole-of-life costings.	●	▶
4.2.2	Implement the Tree Planting Program.	●	▶
5.1.1	Prepare a Sustainability Strategy to guide the City's adoption of sustainable practices, improve community awareness and adoption of sustainable practices, and report on progress against key performance indicators via a Sustainability Dashboard Report.		▶
5.1.2	Collaborate with key stakeholders to develop an Electric Vehicle Charging Network Plan.		▶
5.1.3	Improve water management practices to achieve Gold Waterwise Status by 2025/26.	●	▶
5.1.4	Assess and implement a new contract for improved bulk waste collection services.	●	
5.2.1	Develop a Stormwater Management Plan. This plan will determine drainage infrastructure requirements to minimise the risk of flooding, maximise stormwater infiltration at source, minimise pollutant discharge to the Swan River and recharge the aquifer.		▶
5.2.2	Deliver drainage remediation as planned in the Capital Works Program and keep the community informed about progress.	●	▶



Place

We are growing and developing responsibly to enhance our lifestyle, unique heritage, character, and beautiful parks and gardens.

Outcomes and Objectives

6. Sustainable population growth with responsible urban planning

6.1 Responsible planning and development to enhance liveability and the area's unique character.

7. Attractive and welcoming places

7.1 Provide quality community buildings, halls and toilets.

7.2 Enhance playgrounds, parks and reserves.

7.3 Provide beautiful, well-maintained streetscapes.

8. A city that is easy to get around safely and sustainably

8.1 Encourage more people to walk, ride or use other forms of active transport.

8.2 Encourage greater use of public and shared transport.

8.3 Deliver an efficient, safe and sustainable road network.

8.4 Effectively manage parking supply and affordability.

Services

- Strategic Urban Planning
- Statutory Urban Planning
- Building Services
- Transport and Development
- Asset Management
- City Projects and Programs
- Civil Maintenance
- Building Maintenance.

Services: Definition and Key Points 2023-24

Strategic Urban Planning

Service Definition 2023-24:

Deliver holistic, integrated city-wide strategies, plans and policies, that set the direction for the sustainable growth of the City of Nedlands including land use, environmental sustainability, community infrastructure, and economic and cultural heritage outcomes. Ensure integration across all tiers of government and the private sector including management of government relations relating to the planning and development of the city.

Strategic Urban Planning sub-services include:

- Planning strategy and scheme
- Urban planning policy
- Precinct planning
- Heritage planning.

KEY POINTS

- Sustainable Development Local Planning Policy (LPP) adopted
- Tree Retention Local Planning Policy developed and advertised
- Public Open Space Strategy and Public Open Space Contributions LPP adopted
- Endorsement of the Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy and progression of Scheme Amendment 13
- Revisions completed of the City's 'Removal of Occupancy Restrictions' and 'Exempt Development' Local Planning Policies.

DEVELOPING PLANNING STRATEGIES AND POLICIES

The City has made significant progress in delivering upon and aligning to the priorities outlined in the Council Plan, specifically in respect to responsible growth and the development and activation of the City's town centres.

Adoption of the Public Open Space Strategy and accompanying 'Local Planning Policy 7.7 Public Open Space Contributions' reinforces the City's commitment to preservation and sustainable management of the City's public realm. The Strategy and Policy provide the necessary framework and statutory mechanisms to ensure the City's public open space assets are adequately preserved, managed and enjoyed by the community and future generations.

Additionally, Council's adoption of the Nedlands Stirling Highway Activity Corridor Strategy (NSHAC) and the progression of Local Scheme Amendment 13, again demonstrates the City's alignment to upholding community priorities, providing further zoning and development guidance, and addressing the vision for Stirling Highway, built form and vehicle access.

"
The Strategy and Policy provide the necessary framework and statutory mechanisms to ensure the City's public open space assets are adequately preserved, managed and enjoyed by the community and future generations.

Statutory Urban Planning

Service Definition 2023-24:

Deliver assessment and compliance actions to ensure the City meets its land use planning and development control functions and obligations. Ensure land use planning outcomes are consistent with local and state planning policy and legislation and community expectation.

Statutory Urban Planning sub-services include:

- Development assessment
- Development compliance
- Statutory policy formulation
- Design Review Panel administration.

KEY POINTS

- 22 reviews conducted by the Development Review Panel.



Building Services

Service Definition 2023-24:

Provide quality, customer focussed advice and building approval and compliance services to the community including timely assessment and inputs into building permits and relevant applications. Undertake investigations and resolution of building compliance matters. Professionally represent the City of Nedlands on SAT as required. Undertake regular swimming pool safety inspections in line with statutory time frames. Provide sharing and provision of resource cover to other LGA building departments.

Building Services sub-services include:

- Shared services with other local governments
- Development compliance
- Building application assessment
- Swimming pool inspections.

KEY POINTS

- 99.7% of building applications were issued within statutory timeframes
- 142 dwellings were approved, including 88 dwellings within infill areas
- 345 building permits and 60 demolition permits granted
- 100% of properties, due for a pool inspection, were inspected on time
- Shared services collaboratively provided pool inspection programs for the Town of Claremont and Shire of Peppermint Grove visiting 441 properties
- Shared services collaboratively provided building application assessment for neighbouring councils, assessing 204 building applications.

Transport and Development

Service Definition 2023-24:

Provide holistic, integrated plans for the public realm to guide improvements to City of Nedlands streets, places, and spaces. Design the City's transport infrastructure to facilitate an integrated network that optimises transport movements and delivers function, safety, and access across the network. Review development and building applications and their impact on the City's transport network.

Transport and Development sub-services include:

- Technical review – planning and building applications
- Traffic and transport planning
- Traffic management plan review
- Road safety.

KEY POINTS

- Secured Federal Government funding for The Avenue Black Spot Project
- Developed an Integrated Transport Strategy (ITS) that addresses transport challenges and provides a clear framework for the future planning and upgrade of the City's transport system.





Asset Management

Service Definition 2023-24:

Proactively manage City of Nedlands assets to maximise community value, service utility and ensure that remedial and maintenance interventions deliver best value outcomes to our community.

Asset Management sub-services include:

- Asset management
- Capital works project planning
- Capital works project budgeting.

KEY POINTS

- 155km – road network
- 4,749 pits and 71.5km pipes – drainage
- 13.5km – laneways
- 34 – off-street carparks
- 137.1 km – footpath network
- 95 – buildings
- Condition audit and stocktake – building asset class
- Condition audit and stocktake – public open space asset class.

City Projects and Programs

Service Definition 2023-24:

Manage the design, planning and delivery of all infrastructure projects within the annual Capital Works Program. Ensure stakeholder consultation is undertaken where required.

City Projects and Programs sub-services include:

- Capital works planning
- Capital works design
- Capital works procurement
- Capital works construction.

KEY POINTS

- 4 kilometres of road surface renewed and repaired
- 65 new crossovers installed
- 59 new drainage pits installed to address storm water runoff
- 550 drainage pits cleaned and serviced
- 250 meters of footpath repaired
- 1,000 meters of concrete kerbing repairs.

Civil Maintenance

Service Definition 2023-24:

Maintenance of roads, right of ways, footpaths, parking signage, line marking and subsidiary street furniture to facilitate safe usage of the transport network by pedestrians, cyclists and vehicles. Maintenance of the drainage network to ensure the efficient removal of stormwater across the City of Nedlands during normal rainfall events. Street lighting infrastructure is owned and maintained by both the City and Western Power to deliver a safe environment to night-time visitors to our city.

Civil Maintenance sub-services include:

- Road network (including rights of way/laneways)
- Path network
- Drainage network
- Bus shelters
- Parking signs and lines.

KEY POINTS

- 1,100m^2 of Swanbourne Reserve remediated – removing medical and asbestos waste from the 1970s
- 3,930m of new concrete kerbing installed
- 240km^2 of road swept
- 35 drainage pits upgraded to increased capacity
- 2,300 linear meters of crack sealing to improve our road networks.

Building Maintenance

Service Definition 2023-24:

Maintaining the Building portfolio to support the delivery of a wide range of public services which fulfil the social, economic, and environmental needs of the community. Preventing further deterioration or failure that will not impact daily operations with planning work at predetermined intervals to meet Statuary, Health and Safety, and operational reliability. Provide quality customer focussed advice and service to Stakeholders and the Community.

Building Maintenance sub-services include:

- Building security
- Building maintenance
- Building capital works projects.

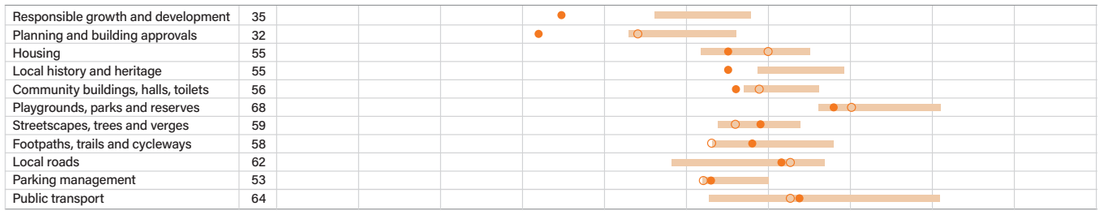
KEY POINTS

- New roof tiles and insulation to Point Resolution Child Care centre
- Refurbishment of Depot male toilets and locker room
- Refurbishment of Council Chamber
- Upgrades to Tresillian Arts Centre including new air conditioners to leased rooms, activity room upgrades, and refurbishment of front timber security doors
- Resurfacing and recoat of Depot veranda.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Place



Legend

- City of Nedlands 2023 performance score
- City of Nedlands 2016 performance score
- No change in performance from 2016 to 2023
- Target Zone. Shading shows industry average to industry high from the MARKYT® Community Scorecard.

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The preferred target zone is

Council Plan Actions: Status 2023-24 and Plans 2024-25

Status	Council Plan Actions
●	Completed
●	On Track
●	In Progress
●	Not Started
▶	Continue or start in 2024-25

No.	Place - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
6.1.1	Review the Local Planning Framework in collaboration with the community and State Government to agree on an approach for responsible and sustainable development that meets local community needs. When reviewing the framework consider Nedlands town centre, local community hubs, housing needs, appropriate sites for high-density dwellings, and green spaces.	●	▶
6.1.2	Progress Scheme Amendment 13 - Stirling Highway and related policies to introduce limits on building heights.	●	▶
6.1.3	Develop a Planning Policy to mandate sustainable practices in new builds.	●	
6.1.4	Prepare the Mt Claremont Masterplan to resolve land use within and surrounding the Subiaco Wastewater Treatment Plant odour buffer and Graylands Hospital.		▶
6.1.5	Prepare an Integrated Transport Strategy, in consultation with the community and neighbouring councils to meet needs in relation to paths, cycleways, roads, parking, and public transport.	●	
6.1.6	Complete a customer experience review to improve the planning and building approval process through to building completion, for all stakeholders.		▶
7.1.1	Develop a Land Asset Optimisation Strategy to identify opportunities to improve, rationalise or share community assets to ensure sustainable and optimal use of Council assets and resources.	●	▶
7.1.2	Develop a business case for the future operations of the buildings in the Lawler Park precinct with consideration for sport, performing arts and culture, and community meeting space.	●	▶
7.2.1	Implement the preferred developer contribution model (cash in-lieu of land for public open spaces).	●	▶
7.2.3	Develop Foreshore Masterplan to improve social, economic and environmental outcomes.	●	▶
7.2.4	Upgrade the playground in front of the Shorehouse, Swanbourne.		▶
7.2.5	Prepare a Concept Plan for the Loreto Primary School site with consideration for the community's aspirations.	●	▶
7.3.1	Install underground power in Hollywood East, Nedlands West and Nedlands North precincts.	●	▶
7.3.2	Develop a Waterwise Nature-strip Program.		▶
7.3.3	Refer to the City's Urban Forest Strategy for further actions related to street trees.	●	▶
8.1.1	Advocate for an underpass, traffic trench or similar solution across Stirling Highway to improve connectivity and safety for pedestrians and cyclists.	●	▶
8.1.2	Implement planned improvements to footpaths and cycleways as listed in the Capital Works Program.	●	▶
8.2.1	Advocate for improvements in public transport services, and initiatives to increase commuter awareness and usage across the City of Nedlands.	●	▶
8.3.1	Undertake a comprehensive traffic modelling study to be used proactively with future developments, including proposed developments at the Captain Stirling site.	●	▶
8.3.2	Complete planned roadworks as described in the Capital Works Program.	●	▶
8.3.3	Progress plans and seek funding to upgrade lane ways systematically across the City of Nedlands.	●	▶
8.4.1	Develop a Parking Strategy to manage growing demand and traffic congestion.		▶



Prosperity

We are a smart, connected community with access to quality life-long learning opportunities and vibrant town centres.

Outcomes and Objectives

9. A vibrant local economy

9.1 Revitalise commercial areas to retain, support and attract businesses.

10. Active participation in education and life-long learning

10.1 Facilitate access to quality education and lifelong learning opportunities for all.

Services

- Library services
- Strategic urban planning (see Place).

Services: Definition and Key Points 2023-24

Library Services

Service Definition 2023-24:

Provide resources and activities to address information and learning needs of the community in the Nedlands and Mt Claremont libraries and through on-line access.

Library Services sub-services include:

- Library services
- Local studies.

Along with traditional library services, Nedlands and Mt Claremont libraries offer safe, multi-purpose spaces for a range of ongoing activities and events for all ages, including:

- Tech help sessions
- Baby Rhyme Time (ages 0-2)
- Music Time (ages 2-3) and Story Time (ages 3-5)
- Book clubs and 'Subjects of Note' for adults
- Language conversation groups
- Author talks and events
- Books on Wheels
- Library bus
- Justice of the Peace service.

KEY POINTS

- Over 6,500 community members attended 776 library hosted events
- 320,487 library transactions (resource issues, renewals, and reservations)
- 93,531 visits to the libraries
- 837 new members registered for the Nedlands Library Service
- On 1 July 2023 the Nedlands Library Service transitioned to a paperless loan system – all reservation notices, loan reminders, overdue notices and invoices are now delivered by email
- Family history database searches increased by 3,984, showing an increased interest in in the City's Local Studies service
- Visits to the Nedlands and Mt Claremont libraries increased by 14,458
- Public PC usage increased by 582 hours, across both libraries.

BEYOND DOORWAYS

A tribute to learning at Nedlands Library

In May 2024, the City received a donated public artwork for permanent installation at the Nedlands Library. Beyond Doorways by artist Erica Zaino is the 20th artwork in the city's Public Art Collection. The mirrored panels with yellow doorways are a tribute to the learning possibilities offered by libraries. The artist says of the work:

"Within these doors lie the realms of reason and instinct, where minds journey through corridors of choices. Explore, discover, and embrace the wisdom that awaits within the sanctuary of knowledge."

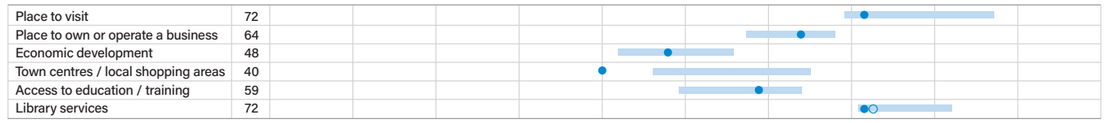


Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Prosperity

Place to visit	72
Place to own or operate a business	64
Economic development	48
Town centres / local shopping areas	40
Access to education / training	59
Library services	72



Legend

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No.	Prosperity - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
9.1.1	Partner with the State Government and City of Perth to prepare a UWA-QEII Precinct Plan.	●	▶
9.1.2	Develop a Place Vision for the Nedlands Town Centre.		▶
10.1.1	Undertake a review of the City's library services and propose a costed improvement program to meet current and future needs.		▶





Performance

We have collaborative leadership, working with the community and key stakeholders to strengthen overall quality of life.

Outcomes and Objectives

11. Effective leadership and governance

11.1 Strengthen Council's leadership and governance.

12. A happy, well-informed and engaged community

12.1 Effectively inform and engage the community about local services and events, key projects, consultation outcomes, Council decisions, and budget allocations.

Services

- Governance and legal
- Members of council
- Strategic planning and projects
- Corporate communications
- Customer services
- Human resources
- Financial services
- Land and property
- Information and communication technology
- OneCouncil project
- Information and records management
- Fleet management.

Services: Definition and Key Points 2023-24

Governance and Legal

Service Definition 2023-24:

Establishes the framework of decision making, systems and processes that assist the organisation in enhancing its statutory compliance, legal and risk management responsibilities.

Governance and Legal sub-services include:

- Governance
- Risk management
- Legal services.

Members of Council

Service Definition 2023-24:

Coordinates communication and information between Councillors and the Administration. Primarily responsible for decision-making across the City of Nedlands.

Members of Council sub-services include:

- Council members support
- Council meeting support
- Local government elections.

Strategic Planning and Projects

Service Definition 2023-24:

Provides an integrated planning and reporting approach in accordance with s5.56 of the *Local Government Act 1995* and subsequent Regulations. Includes: Strategic Community Plan (SCP), Corporate Business (CBP) Plan, Long Term Financial Plan, Asset Management Strategy and Plans, Workforce Plan, Service Plans, Corporate Reporting. Undertakes Business Improvement projects as required.

Strategic Planning and Projects sub-services include:

- Corporate planning
- Corporate reporting
- Business improvement.

KEY POINTS

- The City undertook a major review of its SCP and CBP and the Council adopted "Our Plan for the Future – City of Nedlands Council Plan 2023-34" on November 28, 2023.

Corporate Communications

Service Definition 2023-24:

Provide clear, consistent and proactive messages aligned to the City's broader strategic direction to internal and external stakeholders applying traditional and contemporary media approaches.

Corporate Communications sub-services include:

- Community engagement
- Internal communications
- External communications
- Digital channels management
- Media.

Customer Services

Service Definition 2023-24:

Provide a high level of customer service to facilitate highly effective relationships with the City of Nedlands customers and stakeholders. Manage and promote the Customer Experience and Stakeholder Engagement Frameworks and provide support and advice to ensure a consistent and high standard of customer service and stakeholder engagement across the organisation. Monitor customer satisfaction and respond proactively to identified trends.

Human Resources

Service Definition 2023-24:

Provide workforce supply, employee relations, employee management, workforce planning and workplace safety and health initiatives – to ensure effective service-based allocation of human resources to meet service and project needs, and a safe working environment to meet legislative obligations and deliver against the City of Nedlands Strategic Community Plan. Enable the effective management of the Employee Lifecycle in a safe work environment.

Human Resources sub-services include:

- Recruitment
- Employee relations
- Workplace Health and Safety.



Financial Services

Service Definition 2023-24:

Delivers accurate and timely transactional finance services using clearly articulated, visible financial processes that enable/support the City of Nedlands service units to deliver value for money outcomes to our community. Ensures that the City is financially accountable to its community whilst meeting all statutory financial obligations.

Financial Services sub-services include:

- Accounting services
- Rates and other revenue
- Procurement
- Payroll
- Internal audit.

Land and Property

Service Definition 2023-24:

Coordinate the strategic management of the City of Nedlands property portfolio embracing acquisition, commercial leasing, and disposal.

Land and Property sub-services include:

- Land asset optimisation
- Land asset investment
- Property management.

KEY POINTS

- 60 property agreements were managed by the City including:
  - 13 commercial
  - 5 residential
  - 12 management licences
  - 30 community community/sporting group leases.

Information and Communication Technology

Service Definition 2023-24:

Provides end-to-end information, communication and technological solutions to internal and external customers utilising City of Nedlands services. Ensure the delivery of the technology systems that enable our organisation in delivering excellence customer focussed service. Ensures the security and protection of Sensitive and Private Information from unauthorised access, and/or complete data loss.

Information and Communication Technology sub-services include:

- ICT services
- ICT support.

KEY POINTS

- 2300+ Information Technology support requests serviced.

OneCouncil Project

Service Definition 2023-24:

Capital project and resources to facilitate the transition to, and enablement of, the purchased OneCouncil suite from TechnologyOne.

OneCouncil Project sub-services include:

- OneCouncil project
- OneCouncil system support.

Information and Records Management

Service Definition 2023-24:

Coordinate the City of Nedlands records and information management activities including:

- Education and training for staff, elected members, and contractors regarding their obligations under record keeping, privacy and Freedom of Information
- Coordinate Freedom of Information (FOI) requests.

Information and Records Management sub-services include:

- Information management
- Records management
- Freedom of Information
- Information and records support
- Business continuity.

KEY POINTS

- Record management classification converted into an automated process
- 300,000 circa - records classified
- 20,000 records disposed of via retention process.

Fleet Management

Service Definition 2023-24:

Ensure that the City of Nedlands achieves best value and demonstrates social, economic, and environmental sustainability in the way in which it manages its fleet, mobile plant, and heavy plant equipment. Operate the depot workshop and responsibly manage stores and materials.

Fleet Management sub-services include:

- Fleet, plant and equipment management
- Fuel management
- Minor fabrication.

KEY POINTS

- Fleet includes: 11 trucks, 16 utilities, 19 cars, 3 tractors, 2 out-front mowers, 1 elevated work platform, 1 bus, 1 skid steer load, 1 x 8 tonne front end loader, 3 cricket wicket rollers, various light plants
- Installed 4 electric vehicle chargers - three for public use, at the Administration Centre, Nedlands Library and Mt Claremont Library, and one at the works depot
- City started its transition to hybrid electric and battery electric vehicle, comprising, 4 hybrids and 1 battery electric.

Community Scorecard and Council Plan Actions

Community Scorecard: Service Performance Measures 2023

Performance

Council's leadership	37	
Governing organisation	51	
Advocacy and lobbying	36	
Consultation	39	
Communication	44	
Customer service	55	
Embracing change, innovation & technology	44	
Value for money from rates	46	

Legend

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No.	Performance - Actions: Status 2023-24 and Plans 2024-25*	Status 23-24	Plans 24-25
11.1.1	Support councillors to complete mandatory councillor training (i.e. Councillor Member Essentials Training modules with WALGA).	●	
11.1.2	Provide standardised Council meeting procedures, in accordance with the Local Government Reform process.	●	▶
11.1.3	Review the Council Plan annually. In accordance with statutory requirements, review Corporate Business Plan elements annually, and complete a minor desktop review of Strategic Community Plan elements once every two years, and a major review once every four years. The next major review is due in 2027/28.	●	▶
11.1.4	Update the Risk Management Framework to identify and mitigate risks.	●	▶
11.1.5	Develop an Advocacy Plan for Council to proactively partner with the State Government and other key stakeholders on issues of local significance.		▶
11.1.6	Review and update the Workforce Plan to ensure the City is sufficiently resourced to deliver services and projects to meet community needs.	●	▶
11.1.7	Undertake the Employee Culture Survey.		▶
11.1.8	Implement the OneCouncil Platform to centralise and integrate digital systems to improve business efficiencies, customer experiences, and timeliness of communication (i.e. providing improved access to time-sensitive, critical information relating to new developments).	●	▶
11.1.9	Develop a Strategic Project Development policy to guide the project inception and due diligence of City of Nedlands Strategic Projects.	●	
12.1.1	Develop a Community Engagement Charter in accordance with the Local Government Reform and as part of an overall Community Engagement Framework. The charter must set out how the City will engage with ratepayers and the community about the local government's proposed policies, initiatives, and projects.	●	▶
12.1.2	Develop a Communications Agreement, in accordance with the Local Government Reform. This agreement must address how council members may seek information and assistance from administration in carrying out their role.	●	▶
12.1.3	Prepare a Communications Plan, as part of an overall Community Engagement Framework, to raise awareness of the City's projects, facilities, services, events, and other issues of importance, with consideration for how to target communications to reach and engage different community groups.		▶
12.2.1	Complete an independent community survey to benchmark service levels and map community priorities, in accordance with best practice and the proposed Local Government Reform.		▶
12.2.2	Update the Service Plan for each team, on an annual basis, to continuously review and enhance customer service levels.	●	▶
12.2.3	Develop a Digital Transformation Strategy to improve delivery of City services on a device, time, and place of choice for customers.		▶

Statutory Reporting

The following section details the City of Nedlands reporting of statutory compliance requirements for the 2023-24 reporting period.

Employee remuneration

There were 18 employees entitled to an annual cash salary of $130,000 or more in 2023-24. A summary is provided below:

Annual cash salary	Number of employees
$130,000 - $139,999	1
$140,000 - $149,999	4
$150,000 - $159,999	3
$160,000 - $169,999	4
$170,000 - $179,999	3
$180,000 - $189,999	0
$190,000 - $199,999	0
$200,000 - $209,999	0
$210,000 - $219,999	1
$220,000 - $229,999	0
$230,000 - $240,000	2
$240,000 - $250,000	0

CEO Remuneration

Across 2023-24 there were two CEOs, and one Acting CEO, with remuneration as follows:

Period	CEO Remuneration*
1 July 2023 – 1 December 2023	$127,208
6 November 2023 – 12 May 2024	$155,342
13 May 2024 – 30 June 2024	$40,878

*As per the *Salaries and Allowances Act 1975* section 4(1) remuneration includes salary, allowances, fees, emoluments and benefits

Council Member Fees, Expenses and Allowances

In accordance with Regulation 19BD of the *Local Government (Administration) Regulations 1996*, the City reports annually on fees, expenses, and allowances paid to council members and the mayor. This information is also published on the City of Nedlands website, ensuring transparency and public accessibility.

Details for the 2023–24 financial year are presented in the table below.

Register of fees, expenses and allowances paid to elected members 2023-24

Local Government Act 1995 s 5.96A, *Local Government (Administration) Regulations 1996* r 29C(f). This register is updated to the City of Nedlands Website no later than 14 July of each financial year, pursuant to *Local Government Act 1995*, S5.96A and Regs 29C (2)(f)& (6) of the *Local Government (Administration) Regulations 1996*. The following register includes any fees, expenses or allowances paid to each council member during a financial year beginning on or after 1 July 2023 to 30 June 2024.

Elected Member	Mayoral Allowance	Deputy Mayor Allowance	Elected Members Allowance	ICT Allowance	Travel and Accommodation Allowance	Expenses that must be reimbursed*	Expenses that may be reimbursed	Conference	Training	Total
Fiona Argyle	$65,915.00	-	$32,410.00	$3,500.00	$100.00	-	-	-	$4,987.00	$106,912.00
Leo McManus		$4,983.99	$22,155.83	$3,500.00	$91.67	-	-	-	-	$30,731.49
Hengameh Amiry	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Kerry Smyth	-	$11,030.14	$24,170.00	$3,500.00	$100.00	-	$25.00	-	$2,787.00	$41,612.14
Fergus Bennett	-	-	$27,770.00	$3,500.00	$100.00	-	$2,000.00	-	-	$29,770.00
Noel Youngman	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Ben Hodsdon	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Blane Brackenridge	-	-	$24,170.00	$3,500.00	$100.00	-	-	-	-	$27,770.00
Rebecca Coghlan	-	-	$23,592.00	$3,500.00	$100.00	-	-	-	$5,085.00	$32,277.00
Andrew Mangano	-	-	$7,406.91	-	$30.67	-	$300.00	-	-	$7,737.58
Rajah Senathirajah	-	-	$7,406.91	-	$30.67	-	-	-	-	$7,437.58
Olinka Combes	-	-	$7,406.91	-	$30.67	-	-	-	-	$7,437.58

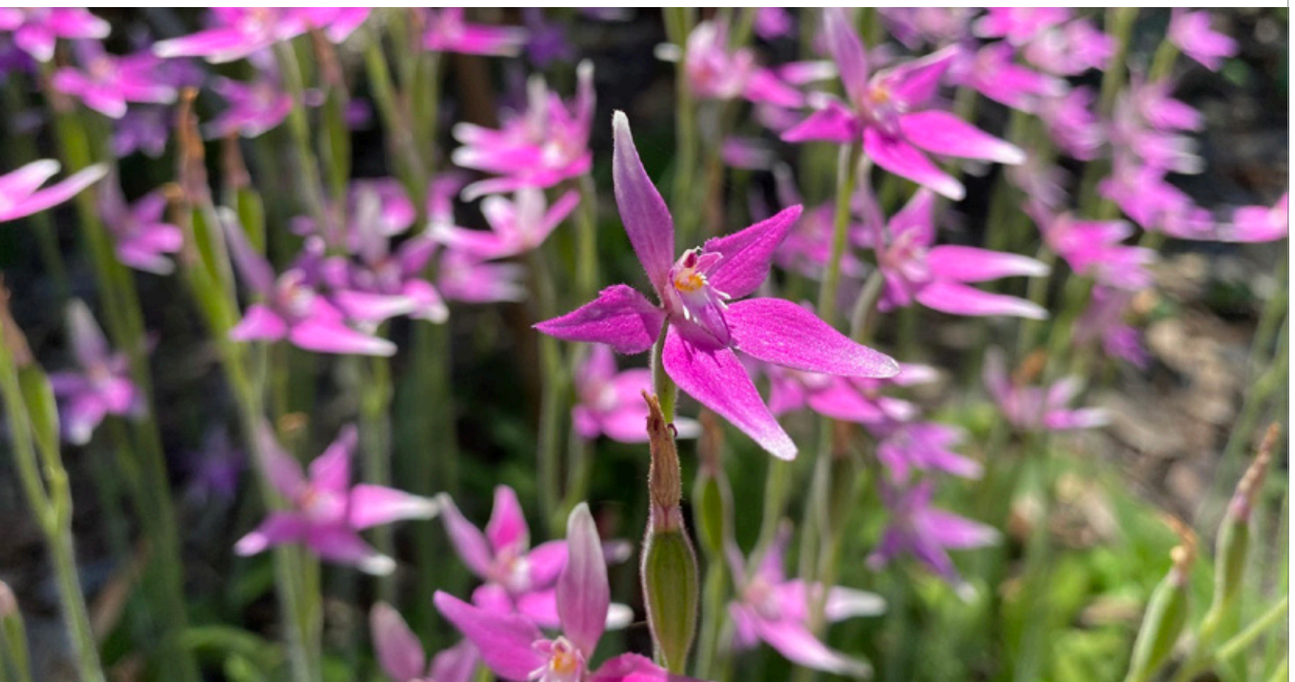
Council Member Meeting Attendance

In accordance with Regulation 19B (2)(f) of the *Local Government (Administration) Regulations 1996*, the City reports annually on the number of council and committee meetings attended by each council member during the financial year.

ELECTED MEMBER MEETING ATTENDANCE
Council/Committee Meetings FY 2023-24

Date	Type	Mayor Argyle	Cr Smyth	Cr Amiry	Cr Hodsdon	Cr Brackenridge	Cr Coghlan	Cr Combes	Cr Senathirajah	Cr Mangano	Cr Bennett	Cr Youngman	Cr McManus	Cr Pollard
11.07.23	Agenda Forum	A	LOA					A						
25.07.23	OCM													
31.07.23	SCM													
08.08.23	Agenda Forum				LOA					A				
21.08.23	AUDIT&RISK		N/A	N/A	N/A	N/A	N/A			A	N/A	N/A		
22.08.23	OCM				LOA			A		A				
12.09.23	Agenda Forum		A					A		A				
26.09.23	OCM									A				
31.10.23	SCM											A		
14.11.23	SCM				A							A		
14.11.23	Agenda Forum											A		
20.11.23	AUDIT&RISK					A						N/A		
28.11.23	OCM													
5.12.23	Agenda Forum	A					A					LOA	A	
12.12.23	OCM	A										LOA		
30.01.24	SCM													
19.02.24	AUDIT&RISK	A										A		
27.02.24	OCM											LOA		
11.03.24	SCM				LOA									
20.03.24	SCM				LOA								A	
26.03.24	OCM				LOA								A	
08.04.24	AUDIT&RISK													
09.04.24	SCM	A											LOA	
22.04.24	AUDIT&RISK													
23.04.24	OCM												LOA	
30.04.24	SCM													
06.05.24	AUDIT&RISK												A	
17.05.24	SCM													
20.05.24	AUDIT&RISK										A	A	LOA	
27.05.24	PUBLIC ART	A		N/A		N/A	N/A						N/A	
28.05.24	OCM												A	
05.06.24	AUDIT&RISK										A	A		
12.06.24	FORESHORE						A					A		
17.06.24	AUDIT&RISK										A	A		
25.06.24	OCM													A

	Online Attendance
LOA	Leave of Absence
A	Apology
	Attended
N/A	Not on Committee



Local Government Standards Panel Payments

In accordance with Regulation 19B(2)(c) of the *Local Government (Administration) Regulations 1996*, the City reports any remuneration and allowances paid under Schedule 5.1, clause 9 during the financial year.

These payments relate to matters considered by the Local Government Standards Panel, which is responsible for determining allegations of minor breaches of the Rules of Conduct by council members. The Panel aims to uphold high standards of behaviour and deter conduct that disrupts the effective functioning of local government.

The amount ordered by the Local Government Standards Panel was $0.

Council Member Complaints

In accordance with Section 5.53(2)(hb) of the *Local Government Act 1995* and Regulation 19B(2)(d) of the *Local Government (Administration) Regulations 1996*, the City provides details of complaints recorded in the register during the financial year, including:

- Number of complaints received,
- How each complaint was dealt with, and
- Any payments ordered to be made to the local government by individuals subject to complaints under sections 5.107(1), 5.109(1), or 5.114(1).

There were two complaints for the purpose of this Annual Report:

Complaint Number	Name of Councillor	Name of complainant	Description of the Minor Breach that the Standards Panel finds has occurred	Details of the action taken under s.5.110(6)	Date of complaint	Date of Panel Decision
20230228	Cr Andrew Mangano	Ms Nicole Ceric	A breach of regulation 20 of the *Local Government (Model Code of Conduct) Regulations 2021* and regulation 34D of the *Local Government (Administration) Regulations 1996* was found to have occurred.	Public apology.	31 Mar 2023	29 Sep 2023
20230248	Cr Andrew Mangano	Mr Paul McGarry	A breach of regulation 22 of the *Local Government (Model Code of Conduct) Regulations 2021* was found to have occurred.	Public apology. Undertake the training course for Elected Members Conflicts of Interests.	29 May 2023	29 Sep 2023

Modifications to Strategic Community Plan and Corporate Business Plan

The City of Nedlands undertook a major review of its Strategic Community Plan (SCP) and Corporate Business Plan (CBP) from December 2022 to November 2023. This involved extensive community and stakeholder engagement and resulted in Council adopting "*Our Plan for the Future – City of Nedlands Council Plan 2023-34*" (Council Plan) on the 28th of November 2023.

An overview of the Council Plan and key actions is provided in earlier sections of the Annual Report, 'Our Council Plan for the Future' and 'Delivering to Our Community.'

Disability Access and Inclusion

In accordance with Section 29(2) of the *Disability Services Act 1993* and Section 5.53(2)(ha) of the *Local Government Act 1995*, the City of Nedlands reports annually on the implementation of its *Disability Access and Inclusion Plan (DAIP)*. Further information on the City's DAIP is included in the section 'Delivering to Our Community' under the strategic pillar 'People.'

Trading Undertakings

In accordance with Regulation 19BB of the Local Government (Administration) Regulations 1996, the City reports on any trading undertakings conducted during the financial year.

No trading undertakings were undertaken by the City of Nedlands in 2023-24.

Land Transactions

In accordance with Regulation 19BC of the Local Government (Administration) Regulations 1996, the City reports on any major land transactions undertaken during the financial year.

No land transactions were undertaken by the City of Nedlands 2023-24.

Capital Grants, Subsidies and Contributions

In accordance with Regulation 19BE of the Local Government (Administration) Regulations 1996, the City reports on all capital grants, subsidies, and contributions received for the replacement or renewal of assets.

Capital grants, subsidies and contributions are reported in the Financial Statements under the 'Revenue and Expenses Note' and include the total amounts received during:

- The 2023–24 financial year, and
- The two preceding financial years.

National Competition Policy and Competitive Neutrality

In accordance with the Competition Principles Agreement, the City of Nedlands is committed to ensuring that its business activities operate in a transparent and fair manner, without enjoying any net competitive advantage due to public ownership.

During the 2023–24 financial year, the City reviewed its operations to assess compliance with competitive neutrality principles.

No complaints were received regarding non-compliance.

Record-Keeping Statement and Plan

Record-Keeping Statement

The City of Nedlands is committed to the reliable and systematic management of government records, in accordance with legislative requirements and best practice standards.

Record-Keeping Plan

In accordance with the *State Records Act 2000* and the City's approved Recordkeeping Plan (RKP2023), endorsed on 7 September 2023, the City of Nedlands is committed to maintaining effective and compliant recordkeeping practices.

The current Recordkeeping Plan is scheduled for review within five years and must be submitted to the State Records Office by 29 August 2028.

As required under SRC Standard 2, Principle 6, the following aspects of recordkeeping were addressed during the 2023–24 financial year:

- Principle 1: Proper and Adequate Records
- Principle 2: Policies and Procedures
- Principle 3: Language Control
- Principle 4: Preservation
- Principle 5: Retention and Disposal
- Principle 6: Compliance
- SRC Standard 6: Outsourced Functions.

These actions support the City's commitment to responsible information management and compliance with the State Records Commission's standards.

Information Management Systems

The City continues to review its business processes and various information systems to enhance the capture of business intelligence across the organisation.

Microsoft SharePoint 365 is currently utilised as the City's primary Records Management System. In addition, the City uses Enterprise Content Management (ECM), the recordkeeping module within the new financial system, TechOne, to manage records generated within the TechOne environment.

Training and Awareness

Face-to-face recordkeeping inductions are conducted for all new employees upon commencement. These sessions cover their recordkeeping responsibilities and include desktop training on SharePoint 365.

Additionally, the City's Information Management team coordinates annual refresher training sessions, including:

- Copyright training delivered by the Copyright Agency, and
- Freedom of Information briefings facilitated by the Office of the Information Commissioner.

Freedom of Information

In accordance with Sections 96 and 97 of the *Freedom of Information Act 1992*, the City of Nedlands publishes an annual Information Statement. This statement outlines:

- The process for applying for access to documents under the Act, and
- The types of information the City makes available outside the formal FOI process.

The Information Statement is available on the City's website and at the City's administration offices.

Across 2023-24 the City received 15 valid Freedom of Information applications:

- 0 internally reviewed
- 0 externally reviewed
- 0 State consultation
- 7 Police CCTV requests
- 0 transferred to another agency
- 1 transferred from another agency
- 7 withdrawn by the applicant.









Financials

Understanding the Financial Statements

A guide to some of the terminology contained in the statutory financial statements.

Independent Auditor's Report

The auditor's opinion is a statement issued by the Office of Auditor General (OAG) that expresses the results of their examination of the City of Nedland's financial statements, which provides information regarding their authenticity and reliability. There are two main types of audit opinions:

- **Unmodified Opinion:** This opinion indicates that the financial statements are presented fairly, in all material respects, and comply with the applicable accounting standards
- **Modified Opinion:** This opinion is issued when there are reservations about the financial statements, which may include a departure from generally accepted accounting standards or a scope limitation

In 2022/23 the City received a Disclaimer of Opinion (the most serious type of modified opinion) due to the OAG not being able to obtain sufficient levels of information during the audit. In 2023/24 the City received a Qualified Opinion (the least serious type of modified opinion) due to the compromised comparability of the current year's figures and corresponding figures from the prior year. Full details of the qualified opinion can be found on page 48 of the Financial Report. The Introductory Statement by the Commissioner (at the beginning of this Annual Report) contains further insight to the City's preparation of its financial statements.

Statement of Comprehensive Income by Nature or Type
(Operating Statement/Statement of Profit and Loss)

The 'Statement of Comprehensive Income' summarises the City of Nedlands' revenue and expenses for the year and identifies the profit or loss. It shows the operating revenue and expenditure items grouped by nature and type classification. The net result is calculated as Total Revenue less Total Expenditure. A positive result does not necessarily mean that there are extra funds available for spending, nor does a negative result mean that there are insufficient funds, providing the shortfall is made up from other sources, such as existing cash reserves or borrowings.

Statement of Financial Position
(Balance Sheet)

The 'Statement of Financial Position' provides a snapshot of financial conditions at the end of the year. It shows what the City owns (assets) and what it owes (liabilities). 'Current Assets' are items that are expected to be converted into cash within 12 months. Any other assets, such as infrastructure, property and equipment, are classified as 'Non-Current' as they are held for generating economic benefits over time. Liabilities that are expected to be paid within the next 12 months are classified as 'Current Liabilities', whilst all other liabilities are 'Non-Current' and represent long-term debt and obligations.

Statement of Changes in Equity

The 'Statement of Changes in Equity' shows the results of financial activities over time (retained surplus) together with the movements in reserves and their closing balances. The amount held in Reserves Accounts identifies funds set aside by the City for future purchases. The Revaluation Reserves is the adjustments made to recognise increases in value of long-term assets, such as infrastructure and buildings.

Statement of Cash Flows
(Cash Flow Statement)

The 'Statement of Cash Flows' outlines how the City generated and used cash during the financial year. It provides insight into the City's liquidity and its capacity to meet future cash obligations. Cash flows can occur through:

- Operating Activities (receipt of rates, fees, interest, operating grants, or other revenue)
- Investing Activities (sale, purchase or construction of property, plant or equipment, capital grants)
- Financing Activities (repayment of borrowings or proceeds of new loans)

Statement of Financial Activity
(Rate Setting Statement)

The 'Statement of Financial Activity' demonstrates how the City raises and uses funding and infers the amount of revenue required to be derived from Rates. In effect, it considers the proposed expenditures then allows for funding from all sources, including Rates. Since the City intends to deliver a neutral closing position the Rates can be 'back solved' as the remaining portion of revenue to achieve this result.

Each of these major financial statements will have cross references to the 'Notes to the Accounts', which provides additional details on the composition of value shown in the financial statements.

CITY OF NEDLANDS

FINANCIAL REPORT

FOR THE YEAR ENDED 30 JUNE 2024

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The City of Nedlands conducts the operations of a local government with the following community vision:

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

Principal place of business:
71 Stirling Highway
Nedlands WA 6009

RSM AUSTRALIA AUDIT

CITY OF NEDLANDS
FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

STATEMENT BY CEO

The accompanying financial report of the City of Nedlands has been prepared in compliance with the provisions of the *Local Government Act 1995* from proper accounts and records to present fairly the financial transactions for the reporting period ended 30 June 2024 and the financial position as at 30 June 2024.

At the date of signing this statement the particulars included in the financial report are not misleading or inaccurate.

Signed on 03 September 2025

Chief Executive Officer

Keri Shannon

RSM AUSTRALIA AUDIT
OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF COMPREHENSIVE INCOME
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Revenue				
Rates	2(a),25	26,795,311	26,891,228	25,639,183
Grants, subsidies and contributions	2(a)	3,187,086	1,772,020	2,429,504
Fees and charges	2(a)	8,677,210	8,245,665	7,808,509
Service charges	2(a)	3,892	0	35,183
Interest revenue	2(a)	1,173,234	910,824	876,521
Other revenue	2(a)	165,486	309,706	1,034,831
		40,002,219	38,129,443	37,823,731
Expenses				
Employee costs	2(b)	(18,501,189)	(17,476,533)	(16,018,921)
Materials and contracts		(14,321,491)	(13,690,787)	(13,153,601)
Utility charges		(952,666)	(939,500)	(979,024)
Depreciation	10(a)	(10,559,530)	(6,537,872)	(6,819,721)
Finance costs	2(b)	(53,847)	(66,952)	(72,410)
Insurance		(456,671)	(536,291)	(458,136)
Other expenditure	2(b)	(934,842)	(533,138)	(964,260)
		(45,780,236)	(39,781,073)	(38,466,073)
		(5,778,017)	(1,651,630)	(642,342)
Capital grants, subsidies and contributions	2(a)	780,245	549,477	2,454,615
Profit on asset disposals		0	73,761	35,724
Loss on asset disposals		(25,028)	0	(12,912)
Fair value adjustments to financial assets at fair value through profit or loss	4(b)	(3,740)	0	7,372
		751,477	623,238	2,484,799
Net result for the period	24(b)	**(5,026,540)**	**(1,028,392)**	**1,842,457**
Other comprehensive income for the period				
Items that will not be reclassified subsequently to profit or loss				
Changes in asset revaluation surplus	16	0	0	152,707,410
Total other comprehensive income for the period		**0**	**0**	**152,707,410**
Total comprehensive (loss) income for the period		**(5,026,540)**	**(1,028,392)**	**154,549,867**

This statement is to be read in conjunction with the accompanying notes.
Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT
OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	NOTE	2024	2023 *
		$	$
CURRENT ASSETS			
Cash and cash equivalents	3	13,403,740	15,333,447
Trade and other receivables	5	2,365,181	2,397,742
Other financial assets	4(a)	511,510	17,597
Inventories	6	13,627	56,650
Other assets	7	552,655	532,602
TOTAL CURRENT ASSETS		16,846,713	18,338,038
NON-CURRENT ASSETS			
Trade and other receivables	5	916,010	1,116,824
Other financial assets	4(b)	163,834	185,650
Property, plant and equipment	8	102,515,441	105,893,540
Infrastructure	9	244,810,907	247,962,310
Right-of-use assets	11(a)	470,861	53,138
TOTAL NON-CURRENT ASSETS		348,877,053	355,211,462
TOTAL ASSETS		365,723,766	373,549,500
CURRENT LIABILITIES			
Trade and other payables	12	3,616,785	5,041,432
Other liabilities	13	359,269	87,889
Lease liabilities	11(b)	161,257	53,100
Borrowings	14	515,037	647,117
Employee related provisions	15	2,651,605	2,961,935
TOTAL CURRENT LIABILITIES		7,303,953	8,791,473
NON-CURRENT LIABILITIES			
Lease liabilities	11(b)	320,985	107,644
Borrowings	14	410,319	925,356
Employee related provisions	15	495,935	359,357
Other provisions	15	0	78,905
TOTAL NON-CURRENT LIABILITIES		1,227,239	1,471,262
TOTAL LIABILITIES		8,531,192	10,262,735
NET ASSETS		357,192,574	363,286,765
EQUITY			
Retained surplus		81,939,385	87,506,875
Reserve accounts	28	8,093,900	7,885,892
Revaluation surplus	16	267,159,289	267,893,998
TOTAL EQUITY		357,192,574	363,286,765

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

OAG AUDITED

CITY OF NEDLANDS
STATEMENT OF CHANGES IN EQUITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	RETAINED SURPLUS	RESERVE ACCOUNTS	REVALUATION SURPLUS	TOTAL EQUITY
		$	$	$	$
Balance as at 1 July 2022		**85,287,166**	**8,263,144**	**115,186,588**	**208,736,898**
Comprehensive income for the period					
Net result for the period		1,842,457	0	0	1,842,457
Other comprehensive income for the period	16	0	0	152,707,410	152,707,410
Total comprehensive income for the period		1,842,457	0	152,707,410	154,549,867
Transfers from reserve accounts	28	3,088,220	(3,088,220)	0	0
Transfers to reserve accounts	28	(2,710,968)	2,710,968	0	0
Balance as at 30 June 2023		**87,506,875**	**7,885,892**	**267,893,998**	**363,286,765**
Restatement adjustment*	29	(332,942)	0	(734,709)	(1,067,651)
Restated balance as at 1 July 2023		**87,173,933**	**7,885,892**	**267,159,289**	**362,219,114**
Comprehensive income for the period					
Net result for the period		(5,026,540)	0	0	(5,026,540)
Other comprehensive income for the period	16	0	0	0	0
Total comprehensive income for the period		(5,026,540)	0	0	(5,026,540)
Transfers from reserve accounts	28	1,500,658	(1,500,658)	0	0
Transfers to reserve accounts	28	(1,708,666)	1,708,666	0	0
Balance as at 30 June 2024		**81,939,385**	**8,093,900**	**267,159,289**	**357,192,574**

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

RSM AUSTRALIA AUDIT

CITY OF NEDLANDS
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2023 Actual
		$	$
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Rates		26,655,295	25,387,474
Grants, subsidies and contributions		3,888,121	2,162,206
Fees and charges		8,689,637	7,809,199
Service charges		3,892	35,183
Interest revenue		1,176,028	876,521
Goods and services tax received		2,030,206	2,189,975
Other revenue		251,856	1,034,831
		42,695,035	39,495,389
Payments			
Employee costs		(19,394,550)	(15,953,906)
Materials and contracts		(15,358,225)	(13,482,398)
Utility charges		(952,666)	(979,024)
Finance costs		(59,419)	(72,410)
Insurance paid		(456,671)	(458,136)
Goods and services tax paid		(2,107,562)	(2,294,495)
Other expenditure		(924,609)	(963,570)
		(39,253,702)	(34,203,939)
Net cash provided by operating activities	17(b)	3,441,333	5,291,450
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for purchase of property, plant & equipment	8(a)	(1,242,797)	(3,134,817)
Payments for construction of infrastructure	9(a)	(3,815,942)	(5,898,420)
Capital grants, subsidies and contributions		692,991	1,915,485
Proceeds (payments) for financial assets at amortised cost		(493,434)	12,101,784
Proceeds from financial assets at amortised cost - self supporting loans		15,403	17,133
Proceeds from sale of property, plant & equipment		166,814	86,199
Net cash (used in) / provided by investing activities		(4,676,965)	5,087,364
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of borrowings	27(a)	(647,117)	(1,136,520)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(68,344)
Net cash (used in) financing activities		(785,512)	(1,204,864)
Net (decrease) increase in cash held		(2,021,144)	9,173,950
Cash at beginning of year restated*	29	15,424,884	6,159,497
Cash and cash equivalents at the end of the year	17(a)	13,403,740	15,333,447

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
FOR THE YEAR ENDED 30 JUNE 2024

	NOTE	2024 Actual	2024 Budget	2023 Actual
		$	$	$
OPERATING ACTIVITIES				
Revenue from operating activities				
General rates	25	23,957,591	23,490,688	22,851,661
Rates excluding general rates	25	2,837,720	3,400,540	2,787,522
Grants, subsidies and contributions		3,187,086	1,772,020	2,429,504
Fees and charges		8,677,210	8,245,665	7,808,509
Service charges		3,892	0	35,183
Interest revenue		1,173,234	910,824	876,521
Other revenue		165,486	309,706	1,034,831
Profit on asset disposals		0	73,761	35,724
loss		(3,740)	0	7,372
		39,998,479	38,203,204	37,866,827
Expenditure from operating activities				
Employee costs		(18,501,189)	(17,476,533)	(16,018,921)
Materials and contracts		(14,321,491)	(13,690,787)	(13,153,601)
Utility charges		(952,666)	(939,500)	(979,024)
Depreciation		(10,559,530)	(6,537,872)	(6,819,721)
Finance costs		(53,847)	(66,952)	(72,410)
Insurance		(456,671)	(536,291)	(458,136)
Other expenditure		(934,842)	(533,138)	(964,260)
Loss on asset disposals		(25,028)	0	(12,912)
		(45,805,264)	(39,781,073)	(38,478,985)
Non cash amounts excluded from operating activities	26(a)	10,766,234	6,533,453	6,957,933
Amount attributable to operating activities		4,959,449	4,955,584	6,345,775
Inflows from investing activities				
Capital grants, subsidies and contributions		780,245	549,477	2,454,615
Proceeds from disposal of assets		166,814	332,456	86,199
Proceeds from financial assets at amortised cost - self supporting loans	27(a)	15,403	15,404	17,133
		962,462	897,337	2,557,947
Outflows from investing activities				
Right of use assets received - non cash	11(a)	(450,011)	0	0
Purchase of property, plant and equipment	8(a)	(1,242,796)	(3,440,839)	(3,134,817)
Purchase and construction of infrastructure	9(a)	(3,815,942)	(6,239,510)	(5,898,420)
		(5,508,749)	(9,680,349)	(9,033,237)
Non-cash amounts excluded from investing activities	26(b)	450,014	615,000	0
Amount attributable to investing activities		(4,096,273)	(8,168,012)	(6,475,290)
FINANCING ACTIVITIES				
Inflows from financing activities				
Proceeds from new leases - non cash	27(b)	450,006	615,000	0
Transfers from reserve accounts	28	1,500,658	3,098,825	3,088,220
		1,950,664	3,713,825	3,088,220
Outflows from financing activities				
Repayment of borrowings	27(a)	(647,117)	(647,117)	(1,136,520)
Payments for principal portion of lease liabilities	27(b)	(138,395)	(262,895)	(68,344)
Transfers to reserve accounts	28	(1,708,666)	(1,354,743)	(2,710,968)
		(2,494,178)	(2,264,755)	(3,915,832)
Non-cash amounts excluded from financing activities	26(c)	(450,006)	(615,000)	0
Amount attributable to financing activities		(993,520)	834,070	(827,612)
MOVEMENT IN SURPLUS OR DEFICIT				
Surplus or deficit at the start of the financial year *	26(d)	2,000,888	3,030,839	3,300,420
Amount attributable to operating activities		4,959,449	4,955,584	6,345,775
Amount attributable to investing activities		(4,096,273)	(8,168,012)	(6,475,290)
Amount attributable to financing activities		(993,520)	834,070	(827,612)
Surplus or deficit after imposition of general rates	26(d)	**1,870,544**	**652,481**	**2,343,293**

This statement is to be read in conjunction with the accompanying notes.
* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
FOR THE YEAR ENDED 30 JUNE 2024
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CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

1. BASIS OF PREPARATION

The financial report of the City of Nedlands which is a Class 2 local government 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.

The Local Government (Financial Management) Regulations 1996 provide that:
- land and buildings classified as property, plant and equipment;or
- vested improvements that the local government controls ;

and measured at reportable value, are only required to be revalued every five years. Revaluing these non-financial assets every five years is a departure from AASB 116 Property, Plant and Equipment, which would have required the City to assess at each reporting date whether the carrying amount of the above mentioned non-financial assets materially differs from their fair value and, if so, revalue the class of non-financial assets.

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.

Critical accounting estimates and judgements
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 amounts of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

As with all estimates, the use of different assumptions could lead to amounts of assets and liabilities within the next financial year and further information on their nature and impact can be found in the relevant note:

- Fair value measurement of assets carried at reportable value including:
  - Property, plant and equipment - 8
  - Infrastructure - 9
- Expected credit losses on financial assets - 5
- Assets held for sale - 7
- Impairment losses of non-financial assets - 8 and 9
- Measurement of employee benefits - 15
- Measurement of provisions - 15

Fair value heirarchy information can be found in 23

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.

Initial application of accounting standards
During the current year, the following new or revised Australian Accounting Standards and Interpretations were applied for the first time.
- *AASB 2021-2 Amendments to Australian Accounting Standards - Disclosure of Accounting Policies or Definition of Accounting Estimates*

This standard resulted in terminology changes relating to material accounting policies (formerly referred to as significant accounting

New accounting standards for application in future years
The following new accounting standards will have application to local government in future years:
- *AASB 2014-10 Amendments to Australian Accounting Standards - Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*
- *AASB 2020-1 Amendments to Australian Accounting Standards - Classification of Liabilities as Current or Non-current*
- *AASB 2021-7c Amendments to Australian Accounting Standards - Effective Date of Amendments to AASB 10 and AASB 128 and Editorial Corrections [deferred AASB 10 and AASB 128 amendments in AASB 2014-10 apply]*
- *AASB 2022-5 Amendments to Australian Accounting Standards - Lease Liability in a Sale and Leaseback*
- *AASB 2022-6 Amendments to Australian Accounting Standards - Non-current Liabilities with Covenants*

These amendments are not expected to have any material impact on the financial report on initial application.
- *AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities*

These amendment may result in changes to the fair value of non-financial assets. The impact is yet to be quantified.
- *AASB 2023-1 Amendments to Australian Accounting Standards - Supplier Finance Arrangements*

These amendments may result in additional disclosures in the case of applicable finance arrangements.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

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
Grants, subsidies and contributions	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 - licences, 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

Revenue Recognition

Revenue recognised during the year under each basis of recognition by nature of goods or services is provided in the table below:

Nature	Contracts with	Capital	Statutory	Other	Total
	$	$	$	$	$
Rates	0	0	26,795,311	0	26,795,311
Grants, subsidies and contributions	3,187,086	0	0	0	3,187,086
Fees and charges	6,467,657	0	2,209,553	0	8,677,210
Service charges	0	0	3,892	0	3,892
Interest revenue	0	0	243,376	929,858	1,173,234
Other revenue	143,078	0	8,473	13,935	165,486
Capital grants, subsidies and contributions	0	780,245	0	0	780,245
Total	9,797,821	780,245	29,260,605	943,793	40,782,464

For the year ended 30 June 2023

Nature	Contracts with customers	Capital grant/contributions	Statutory Requirements	Other	Total
	$	$	$	$	$
Rates	0	0	25,639,183	0	25,639,183
Grants, subsidies and contributions	2,429,504	0	0	0	2,429,504
Fees and charges	5,622,961	0	1,875,605	309,943	7,808,509
Service charges	0	0	0	35,183	35,183
Interest revenue	18,519	0	161,546	696,456	876,521
Other revenue	644,710	0	10,264	379,857	1,034,831
Capital grants, subsidies and contributions	0	2,454,615	0	0	2,454,615
Total	8,715,694	2,454,615	27,686,598	1,421,439	40,278,346

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

2. REVENUE AND EXPENSES (continued)

(a) Revenue (continued)	2024 Actual	2023 Actual
	$	$
Interest revenue		
Financial assets at amortised cost - self supporting loans	909	300
Interest on reserve account	441,628	305,158
Trade and other receivables overdue interest	242,468	160,898
Other interest revenue	488,229	410,165
	1,173,234	876,521
Fees and charges relating to rates receivable		
Charges on instalment plan	86,328	84,720
(b) Expenses		
Auditors remuneration		
Office of the Auditor General		
- Audit of the Financial Report	214,689	59,775
Other auditors		
- Other services	9,130	152,857
	223,819	212,632
Employee Costs		
Employee benefit costs	18,082,489	16,018,921
Other employee costs	418,700	0
	18,501,189	16,018,921
Finance costs		
Interest and financial charges paid/payable for lease liabilities and financial liabilities not at fair value through profit or loss	53,847	72,410
	53,847	72,410
Other expenditure		
Impairment losses on trade receivables	10,235	690
Sundry expenses	924,607	963,570
	934,842	964,260

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

3. CASH AND CASH EQUIVALENTS

	Note	2024	2023
		$	$
Cash at bank and on hand		2,769,778	4,821,076
Term deposits		10,633,962	10,512,371
Total cash and cash equivalents	17(a)	13,403,740	15,333,447
Held as			
- Unrestricted cash and cash equivalents		3,628,192	4,637,273
- Restricted cash and cash equivalents	17(a)	9,775,548	10,696,174
		13,403,740	15,333,447

MATERIAL 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 (if any).

Term deposits are presented as cash equivalents if they have a maturity of twelve 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 reserve accounts, 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.

4. OTHER FINANCIAL ASSETS

	Note	2024	2023
		$	$
(a) Current assets			
Financial assets at amortised cost		511,510	17,597
		511,510	17,597
Other financial assets at amortised cost			
Self supporting loans receivable	26(d)	18,076	17,597
Term deposits		493,434	0
		511,510	17,597
Held as			
- Unrestricted other financial assets at amortised cost		18,076	17,597
- Restricted other financial assets at amortised cost	17(a)	493,434	0
		511,510	17,597
(b) Non-current assets			
Financial assets at amortised cost		4,595	22,671
Financial assets at fair value through profit or loss		159,239	162,979
		163,834	185,650
Financial assets at amortised cost			
Self supporting loans receivable		4,595	22,671
Term deposits		0	0
		4,595	22,671
Financial assets at fair value through profit or loss			
Units in Local Government House Trust - opening balance		162,979	155,607
Movement attributable to fair value increment		(3,740)	7,372
Units in Local Government House Trust - closing balance		159,239	162,979

MATERIAL 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 hierachy (see 23 (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 or loss
The City has elected to classify the following financial assets at fair value through profit or 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 elected to recognise as fair value gains and losses through profit or loss.

Impairment and risk
Information regarding impairment and exposure to risk can be found at 21.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

5. TRADE AND OTHER RECEIVABLES

	Note	2024	2023
		$	$
Current			
Rates and statutory receivables		740,926	591,412
Trade receivables		936,878	1,364,659
Other receivables		137,541	0
GST receivable		287,980	316,378
Receivables for employee related provisions	15	152,421	0
Allowance for credit losses of trade receivables	21(b)	(25,183)	(14,948)
Underground power		68,643	85,570
Lease receivable		65,975	54,671
		2,365,181	2,397,742
Non-current			
Rates and statutory receivables		387,975	397,473
Underground power		207,526	385,463
Lease receivable		320,509	333,888
		916,010	1,116,824

Disclosure of opening and closing balances related to contracts with customers

Information about receivables from contracts with customers along with financial assets and associated or construction of recognisable non financial assets is:		30 June 2024	30 June 2023
		$	$
Trade and other receivables from contracts with customers		936,878	906,863
Allowance for credit losses of trade receivables	21(b)	(25,183)	(14,948)
Total trade and other receivables from contracts with customers		690,218	891,915

MATERIAL ACCOUNTING POLICIES

Rates and statutory receivables
Rates and statutory receivables are non-contractual receivables arising from statutory requirements and include amounts due from ratepayers for unpaid rates and service charges and other statutory charges or fines.

Rates and statutory receivables are recognised when the taxable event has occurred and can be measured reliably.

Trade receivables
Trade receivables are amounts receivable from contractual arrangements with customers for goods sold, services performed or grants or contributions with sufficiently specific performance obligations or for the construction of recognisable non financial assets as part of the ordinary course of business.

Other receivables
Other receivables are amounts receivable from contractual arrangements with third parties other than contracts with customers and amounts received as grants for the construction of recognisable non financial assets.

Measurement
Trade and other receivables are recognised initially at the amount of the transaction price, unless they contain a significant financing component, and are to be recognised at fair value.

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.

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 21.

6. INVENTORIES

	2024	2023
Current	$	$
Fuel and materials	13,627	56,650
	13,627	56,650
The following movements in inventories occurred during the year:		
Balance at beginning of year	56,650	40,738
Restatement adjustment *	(26,302)	0
Restated balance as at 1 July 2023 *	30,348	40,738
Inventories expensed during the year	(66,662)	(145,483)
Additions to inventory	49,941	161,395
Balance at end of year	13,627	56,650

* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

MATERIAL 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.

7. OTHER ASSETS

	2024	2023
	$	$
Other assets - current		
Prepayments	488,457	354,848
Accrued income	64,198	177,754
	552,655	532,602

MATERIAL 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.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

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.

	Property					Plant and equipment				
	Land	Buildings - Non Specialised	Buildings - specialised	Vested Improvements	Buildings Work in Progress	Furniture and equipment	Plant and equipment	Plant and equipment WIP	Public artworks	Total
Balance at 1 July 2022	55,622,100	1,510,000	38,019,669	6,876,730	0	1,054,640	2,008,017	0	1,268,296	106,359,452
Additions	0		2,889,985	0	0	12,294	232,538	0	0	3,134,817
Disposals	0	0		0	0	0	(63,387)	0	0	(63,387)
Depreciation	0	(220,522)	(2,000,081)	(358,164)	0	(204,475)	(744,778)		(9,322)	(3,537,342)
Balance at 30 June 2023	55,622,100	1,289,478	38,909,573	6,518,566	0	862,459	1,432,390	0	1,258,974	105,893,540
Comprises:										
Gross balance amount at 30 June 2023	55,622,100	3,344,000	63,708,441	11,892,100	0	2,367,623	4,337,893	0	1,291,736	142,563,893
Accumulated depreciation at 30 June 2023	0	(2,054,522)	(24,798,868)	(5,373,534)	0	(1,505,164)	(2,905,503)	0	(32,762)	(36,670,353)
Balance at 30 June 2023	55,622,100	1,289,478	38,909,573	6,518,566	0	862,459	1,432,390	0	1,258,974	105,893,540
Restatement adjustment *	0	(256)	(791,642)	(423,669)	100,315	(475,671)	74,482	11,500	434,579	(1,070,361)
Restated balance as at 1 July 2023	55,622,100	1,289,222	38,117,931	6,094,897	100,315	386,788	1,506,872	11,500	1,693,553	104,823,179
Additions	0	96,472	0	89,717	289,105	175,153	592,350	0	0	1,242,796
Disposals	0	0	0	0	0	0	(266,712)	(11,500)	0	(278,212)
Depreciation	0	(80,878)	(2,220,828)	(305,306)	0	(96,065)	(534,083)	0	(35,162)	(3,272,322)
Transfers	0	389,420	0	0	(389,420)	0	0	0	0	0
Balance at 30 June 2024	55,622,100	1,694,236	35,897,103	5,879,308	0	465,876	1,298,427	0	1,658,391	102,515,441
Comprises:										
Gross balance amount at 30 June 2024	55,622,100	2,549,700	63,253,474	11,318,247	0	2,083,867	3,952,431	0	1,738,350	140,518,169
Accumulated depreciation at 30 June 2024	0	(1,341,356)	(26,870,479)	(5,438,939)	0	(1,617,991)	(2,654,004)	0	(79,959)	(38,002,728)
Balance at 30 June 2024	55,622,100	1,208,344	36,382,995	5,879,308	0	465,876	1,298,427	0	1,658,391	102,515,441

* Refer to 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

8. PROPERTY, PLANT AND EQUIPMENT (continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value Hierarchy	Valuation Technique	Basis of Valuation	Date of Last Valuation	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Land and buildings					
Land	2	Market approach using recent observed market data for similar properties	Independent registered valuer	June 2022	Sales evidence of similar assets
Buildings - non-specialised	2	Market approach using recent observed market data for similar properties	Independent registered valuer	June 2022	Sales evidence of similar assets
Buildings - specialised	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residential values, and remaining useful life assessments (level 3)
Buildings - Vested Improvements	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residential values, and remaining useful life assessments (level 3)
Public artworks	3	Cost approach using current replacement cost	Independent registered valuer	June 2022	Construction costs and current condition (level 2) residual values and remaining useful life

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. The valuation techniques applied to property subject to lease was the same as that applied to property not subject to lease.

(ii) Cost					
Furniture and equipment		Cost approach	Cost	N/A	Purchase cost
Plant and equipment		Cost approach	Cost	N/A	Purchase cost

17.1 - Attachment 1

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

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.

	Roads	Footpaths	Drainage	Parks and ovals	Street furniture	Work in progress	Total
	$	$	$	$	$	$	$
Balance at 1 July 2022	50,233,391	11,562,632	14,102,084	14,149,429	2,538,660	0	92,586,196
Additions	2,759,464	59,172	321,324	280,589	0	2,477,871	5,898,420
revaluation surplus	116,355,173	6,727,518	19,367,675	8,389,445	1,867,599	0	152,707,410
Depreciation	(1,542,203)	(436,820)	(374,036)	(858,635)	(18,022)	0	(3,229,716)
Transfers	159,638	0	0	0	(159,638)	0	0
Balance at 30 June 2023	167,965,463	17,912,502	33,417,047	21,960,828	4,228,599	2,477,871	247,962,310
Comprises:							
Gross balance at 30 June 2023	210,615,262	32,919,463	49,918,227	28,417,970	5,690,016	2,477,871	330,038,809
Accumulated depreciation at 30 June 2023	(42,649,799)	(15,006,961)	(16,501,180)	(6,457,142)	(1,461,417)	0	(82,076,499)
Balance at 30 June 2023	167,965,463	17,912,502	33,417,047	21,960,828	4,228,599	2,477,871	247,962,310
Restatement adjustment*	887,421	0	0	(360,727)	(495,854)	145,382	176,222
Restated balance as at 1 July 2023	168,852,884	17,912,502	33,417,047	21,600,101	3,732,745	2,623,253	248,138,532
Additions	0	0	0	0	0	3,815,942	3,815,942
Depreciation	(4,381,206)	(763,531)	(745,991)	(1,076,035)	(176,804)	0	(7,143,567)
Transfers	3,376,819	0	71,504	85,244	0	(3,533,567)	0
Balance at 30 June 2024	167,848,497	17,148,971	32,742,560	20,609,310	3,555,941	2,905,628	244,810,907
Comprises:							
Gross balance at 30 June 2024	215,400,316	32,919,463	49,989,731	28,007,608	4,808,227	2,905,628	334,030,973
Accumulated depreciation at 30 June 2024	(47,551,819)	(15,770,492)	(17,247,171)	(7,398,298)	(1,252,286)	0	(89,220,066)
	167,848,497	17,148,971	32,742,560	20,609,310	3,555,941	2,905,628	244,810,907

*Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

9. INFRASTRUCTURE (continued)

(b) Carrying Amount Measurements

Asset Class	Fair Value	Valuation	Basis of Valuation	Date of Last	Inputs Used
(i) Fair Value - as determined at the last valuation date					
Infrastructure - roads	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - footpaths	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - drainage	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - parks and ovals	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	Construction costs and current condition (level 2) residual values and remaining useful life assessments (level 3) inputs
Infrastructure - street furniture	3	Cost approach using current replacement cost	Independent registered valuer	June 2023	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, the 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.

17.1 - Attachment 1

10. FIXED ASSETS

(a) Depreciation

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	10 - 100 years
Furniture and equipment	4 - 50 years
Plant and equipment	5 - 16 years
Roads - Pavement	100 - 121 years
Roads - Sub Grade	Not depreciated
Roads - Top surface	18 - 40 years
Stormwater - Pipes and pits	44 - 103 years
Stormwater - Plant	68 - 96 years
Bus Shelters	24 - 38 years
Roundabouts	50 - 96 years
Street Lights	21 - 43 years
Parks	10 - 25 years
Parks Reticulation	11 - 41 years
Public artworks	50 years
Street furniture	10 - 90 years
Right of use (plant and equipment)	Based on the remaining lease

10. FIXED ASSETS (continued)

MATERIAL ACCOUNTING POLICIES

Initial recognition
An item of property, plant and equipment or infrastructure that qualifies for recognition as an asset is measured at its cost.

Upon initial recognition, cost is determined as the amount paid (or other consideration given) to acquire the assets, plus costs incidental to the 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. For assets acquired at zero cost or otherwise significantly less than fair value, cost is determined as fair value at the date of acquisition.

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 *Local Government (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.

Individual assets that are land, buildings and infrastructure acquired between scheduled revaluation dates of the asset class in accordance with the City's revaluation policy, are recognised at cost and disclosed as being at reportable value.

Measurement after recognition
Plant and equipment including furniture and equipment and right-of-use assets (other than vested improvements) are measured using the cost model as required under *Local Government (Financial Management) Regulation 17A(2).* Assets held under the cost model are carried at cost less accumulated depreciation and any impairment losses being their reportable value.

Reportable Value
In accordance with *Local Government (Financial Management) Regulation 17A(2)* , the carrying amount of non-financial assets that are land and buildings classified as property, plant and equipment, investment properties, infrastructure or vested improvements that the local government controls.

Reportable value is for the purpose of *Local Government (Financial Management) Regulation 17A(4)* is the fair value of the asset at its last valuation date minus (to the extent applicable) the accumulated depreciation and any accumulated impairment losses in respect of the non-financial asset subsequent to its last valuation date.

Revaluation
Land and buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls and measured at reportable value, are only required to be revalued 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 land vested in the City.

Whilst the regulatory framework only requires a revaluation to occur every five years, it also provides for the City to revalue earlier if it chooses to do so.

For land, buildings and infrastructure, increases in the carrying amount arising on revaluation of asset classes 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.

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.
(ii) Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

Impairment
In accordance with *Local Government (Financial Management)* Regulations 17A(4C), the City is not required to comply with *AASB 136 Impairment of Assets* to determine the recoverable amount of its non-financial assets that are land or buildings classified as property, plant and equipment, infrastructure or vested improvements that the local government controls in circumstances where there has been an impairment indication of a general decrease in asset values.

In other circumstances where it has been assessed that one or more of these non-financial assets are impaired, the 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 or losses on disposal
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.

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 - land and buildings	Right-of-use assets - plant and equipment	Right-of-use assets Total
Balance at 30 June 2022		0	84,318	84,318
Additions		0	21,483	21,483
Depreciation		0	(52,663)	(52,663)
Balance at 30 June 2023		0	53,138	53,138
Gross balance amount at 30 June 2023		0	284,480	284,480
Accumulated depreciation at 30 June 2023		0	(231,342)	(231,342)
Balance at 30 June 2023		0	53,138	53,138
Restatement adjustment*		103,421	7,932	111,353
Restated balance at 1 July 2023		103,421	61,070	164,491
Additions		13,482	436,529	450,011
Depreciation		(17,985)	(125,657)	(143,642)
Balance at 30 June 2024		98,918	371,942	470,860
Gross balance amount at 30 June 2024		180,548	462,670	643,218
Accumulated depreciation at 30 June 2024		(81,630)	(90,728)	(172,358)
Balance at 30 June 2024		98,918	371,942	470,860

The following amounts were recognised in the statement of comprehensive income during the period in respect of leases where the City is the lessee:		2,024 Actual $	2,023 Actual $
Depreciation on right-of-use assets		143,642	52,663
Finance charge on lease liabilities	27(b)	15,392	4,889
Total amount recognised in the statement of comprehensive income		159,034	57,552
Total cash outflow from leases		(153,787)	(73,233)

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

(b) Lease Liabilities

Current		161,257	53,100
Non-current		320,985	107,644
	27(b)	482,242	160,744

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.

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.	2024 Actual $	2023 Actual $
Less than 1 year	432,613	56,165
1 to 2 years	349,028	57,701
2 to 3 years	357,754	59,278
3 to 4 years	366,109	60,899
4 to 5 years	372,315	62,563
> 5 years	2,841,476	37,282
	4,719,295	333,888

Amounts recognised in profit or loss for Property (under Fees and charges).		
Rental income	370,971	246,561

The City leases properties to tenants with rental 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 to the lessee.

MATERIAL 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 for a period of time in exchange for consideration.

At the commencement date, a right-of-use asset is recognised at cost and a 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 27(b).

Right-of-use assets - measurement
Right-of-use assets are measured at cost. All right-of-use assets (other than vested improvements) under zero cost concessionary leases are measured at zero cost (i.e. not recognised 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 Revaluation for details on the material 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 depreciated over the useful life of the underlying asset.

MATERIAL 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 costs, 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 *Revenue from Contracts with Customers* to allocate the consideration under the contract to each component.

CITY OF NEDLANDS
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12. TRADE AND OTHER PAYABLES

	Note	2024	2023
		$	$
Current			
Trade payables		1,440,814	2,187,346
Bonds and deposits held	17(a)	1,815,813	2,722,393
Accrued interest on borrowings		12,770	18,342
Prepaid rates		277,308	111,097
Other payables		70,080	2,254
		3,616,785	5,041,432

MATERIAL 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 any consideration paid, including the transfer of non-cash assets or liabilities assumed, is recognised in profit or loss.

Bonds
Bonds such as work bonds and building bonds are recognised as a restricted financial asset as shown in Note 17(a).

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 next financial year), refundable at the request of the ratepayer.
Rates received in advance are initially recognised as a financial liability.
When a taxable event occurs, the financial liability is extinguished, and the City recognises income for the prepaid rates that have not been refunded.

CITY OF NEDLANDS
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13. OTHER LIABILITIES

	2024	2023
	$	$
Current		
Contract liabilities	359,269	0
Capital grant/contributions liabilities	0	87,889
	359,269	87,889
Reconciliation of changes in contract liabilities		
Opening balance	0	30,856
Restatement Adjustment *	111,097	0
Restated balance as at 1 July 2023 *	111,097	30,856
Additions	359,269	0
Revenue from contracts with customers included as a contract liability at the start of the period	(111,097)	(30,856)
	359,269	0
Reconciliation of changes in capital grant/contribution		
Opening balance	87,889	559,739
Restatement Adjustment *	(636)	
Restated balance as at 1 July 2023 *	87,253	559,739
Additions	0	(471,850)
Revenue from capital grant/contributions held as a liability at the start of the period	(87,253)	0
	0	87,889

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

MATERIAL 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 by the City which are yet to be satisfied. Capital grant/contribution liabilities are recognised as income when the obligations in the contract are satisfied.

Fair values for non-current capital grant/contribution liabilities, not expected to be extinguished within 12 months, 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 23(i)) due to the unobservable inputs, including own credit risk.

14. BORROWINGS

	Note	2024 Current	2024 Non-current	2024 Total	2023 Current	2023 Non-current	2023 Total
Secured		$	$	$	$	$	$
Bank loans		515,037	410,319	925,356	647,117	925,356	1,572,473
Total secured borrowings	27(a)	515,037	410,319	925,356	647,117	925,356	1,572,473

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.

The City of Nedlands complied with the financial covenants of its borrowing facilities during 2024 and the prior year.

MATERIAL ACCOUNTING POLICIES
Borrowing costs
The City has elected to recognise borrowing costs as an expense when incurred regardless of how the borrowings are applied.

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 hierachy (see Note 23(i)) due to the unobservable inputs, including own credit risk.

Risk
Information regarding exposure to risk can be found at Note 21.
Details of individual borrowings required by regulations are provided at Note 27(a).

15. EMPLOYEE RELATED AND OTHER PROVISIONS

(a) Employee Related Provisions

	2024	2023
Current provisions	$	$
Employee benefit provisions		
Annual leave	1,065,980	1,342,262
Long service leave	1,585,625	1,619,673
	2,651,605	2,961,935
Non-current provisions		
Employee benefit provisions		
Long service leave	495,935	359,357
Total non-current employee related provisions	495,935	359,357
Total employee related provisions	3,147,540	3,321,292

Provision is made for benefits accruing to employees in respect of wages and salaries, annual leave, 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:

	Note	2024	2023
Amounts are expected to be settled on the following basis:		$	$
Less than 12 months after the reporting date		2,077,376	2,192,053
More than 12 months from reporting date		1,070,164	1,129,239
		3,147,540	3,321,292
Expected reimbursements of employee related provisions from other WA local governments included within other receivables	5	(152,421)	(334,142)

MATERIAL 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 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 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.

(b) Other Provisions

	Make good provisions	Underground power deferred income	Total
	$	$	$
Opening balance at 1 July 2023			
Non-current provisions	0	78,905	78,905
	0	78,905	78,905
Restatement Adjustment*		(78,905)	(78,905)
Balance at 30 June 2024	0	0	0
Comprises			
Non-current	0	0	0
	0	0	0

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

Other provisions
Amounts which are 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.

MATERIAL ACCOUNTING POLICIES
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.

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16. REVALUATION SURPLUS

	2024 Opening Balance	Total Movement on Revaluation	2024 Closing Balance	2023 Opening Balance	Total Movement on Revaluation	2023 Closing Balance	1 July 2023 Restatement adjustment *	Restated 1 July 2023 Balance
	$	$	$	$	$	$	$	$
Revaluation surplus - Land	38,729,518	0	38,729,518	38,729,518	0	38,729,518	0	38,729,518
Revaluation surplus - Buildings - non-specialised	523,144	0	523,144	523,144	0	523,144	0	523,144
Revaluation surplus - Buildings - specialised	29,593,542	0	29,593,542	30,711,380	0	30,711,380	(1,117,838)	29,593,542
Revaluation surplus - Vested Improvements	2,027,516	0	2,027,516	2,027,516	0	2,027,516	0	2,027,516
Revaluation surplus - Plant and equipment	732,800	0	732,800	732,800	0	732,800	0	732,800
Revaluation surplus - Public Artworks	1,095,771	0	1,095,771	1,095,771	0	1,095,771	0	1,095,771
Revaluation surplus - Infrastructure - roads	145,481,228	0	145,481,228	28,141,668	116,355,173	144,496,841	984,387	145,481,228
Revaluation surplus - Infrastructure - footpaths	10,727,894	0	10,727,894	3,998,893	6,727,518	10,726,411	1,483	10,727,894
Revaluation surplus - Infrastructure - drainage	27,962,589	0	27,962,589	8,401,646	19,367,675	27,769,321	193,268	27,962,589
Revaluation surplus - Infrastructure - parks and ovals	8,118,019	0	8,118,019	28,728	8,389,445	8,418,173	(300,154)	8,118,019
Revaluation surplus - Infrastructure - street furniture	2,167,268	0	2,167,268	795,524	1,867,599	2,663,123	(495,855)	2,167,268
	267,159,289	0	267,159,289	115,186,588	152,707,410	267,893,998	(734,709)	267,159,289

* Refer to Note 29 for details regarding the restatement adjustments to 1 July 2023 balances.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

17. 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	2024 Actual	2023 Actual
		$	$
Cash and cash equivalents	3	13,403,740	15,333,447
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	9,775,548	10,696,174
- Financial assets at amortised cost	4	493,434	0
		10,268,982	10,696,174
The restricted financial assets are a result of the following specific purposes to which the assets may be used:			
Restricted reserve accounts	28	8,093,900	7,885,892
Contract liabilities	13	359,269	0
Capital grant liabilities	13	0	87,889
Retentions, and bonds and deposits held		1,815,813	2,722,393
Total restricted financial assets		10,268,982	10,696,174
(b) Reconciliation of Net Result to Net Cash Provided			
Net result		(5,026,540)	1,842,457
Non-cash items:			
Adjustments to fair value of financial assets at fair value through profit or loss		3,740	(7,372)
Depreciation/amortisation		10,559,530	6,819,721
(Profit)/loss on sale of asset		111,398	(22,812)
Changes in assets and liabilities:			
(Increase)/decrease in trade and other receivables		258,754	(401,286)
(Increase)/decrease in other assets		(89,378)	(487,855)
(Increase)/decrease in inventories		16,721	(15,912)
Increase/(decrease) in trade and other payables		(1,568,530)	(20,500)
Increase/(decrease) in employee related provisions		(292,290)	70,480
Increase/(decrease) in other provisions		0	(67,280)
Increase/(decrease) in other liabilities		160,919	(502,706)
Capital grants, subsidies and contributions		(692,992)	(1,915,485)
Net cash provided by/(used in) operating activities		3,441,332	5,291,450
(c) Undrawn Borrowing Facilities			
Credit Standby Arrangements			
Credit card limit		30,000	76,000
Credit card balance at balance date		(22,197)	(1,904)
Total amount of credit unused		7,803	74,096
Loan facilities			
Loan facilities - current		515,037	647,117
Loan facilities - non-current		410,319	925,356
Total facilities in use at balance date		925,356	1,572,473
Unused loan facilities at balance date		Nil	Nil

18. 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 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.

19. CAPITAL COMMITMENTS

	2024	2023
	$	$
Contracted for:		
- capital expenditure projects	1,088,482	1,189,908
- plant & equipment purchases	61,680	221,083
	1,150,162	1,410,991
Payable:		
- not later than one year	1,150,162	1,410,991

20. RELATED PARTY TRANSACTIONS

(a) Elected Member Remuneration

Fees, expenses and allowances to be paid or reimbursed to elected council members.	Note	2024 Actual	2024 Budget	2023 Actual
		$	$	$
Mayor's annual allowance		65,915	65,915	64,938
Mayor's meeting attendance fees		32,410	32,410	31,928
Mayor's annual allowance for ICT expenses		3,500	3,500	3,500
Mayor's training and development expenses		6,334	2,000	0
Mayor's travel and accommodation expenses		100	100	50
		108,259	103,925	100,416
Deputy Mayor's annual allowance		16,014	16,479	16,300
Deputy Mayor's meeting attendance fees		31,577	24,170	23,811
Deputy Mayor's ICT expenses		3,500	3,500	3,500
Deputy Mayor's training and development expenses		2,559	2,000	0
Deputy Mayor's travel and accommodation expenses		131	100	50
		53,781	46,249	43,661
All other council member's meeting attendance fees		181,420	193,360	254,933
All other council member's ICT expenses		24,500	28,000	38,186
All other council member's training and development expenses		4,927	16,000	0
All other council member's travel and accommodation expenses		654	832	544
		211,501	238,192	293,663
	20(b)	373,541	388,366	437,740

(b) Key Management Personnel (KMP) Compensation

The total of compensation paid to KMP of the City during the year are as follows:			
Short-term employee benefits		863,555	2,759,748
Post-employment benefits		93,078	305,166
Employee - other long-term benefits		121,776	69,138
Employee - termination benefits		0	64,179
Council member costs	20(a)	373,541	437,740
		1,451,950	3,635,971

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.

20. RELATED PARTY TRANSACTIONS (continued)

(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.

The following transactions occurred with related parties:	2024 Actual $	2023 Actual $
Payment of council member costs (Refer to Note 20(a))	373,541	437,740
Purchase of goods and services	2,000	0

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 City, directly or indirectly, including any council member, are considered key management personnel and are detailed in Notes 20(a) and 20(b).
20(b) 2023 Key Management Personnel includes persons performing the CEO, Director, Senior Manager and Coordinator roles.
20(b) 2024 Key Management Personnel includes persons performing the CEO and Director roles only.

ii. Other Related Parties

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.

21. 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 department under policies approved by the Council. The finance department 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 as at 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 Interest Rate %	Carrying Amounts $	Fixed Interest Rate $	Variable Interest Rate $	Non Interest Bearing $
2024					
Cash and cash equivalents	4.74%	13,403,740	10,633,962	2,769,778	0
Financial assets at amortised cost - term deposits	3.84%	493,434	493,434	0	0
2023					
Cash and cash equivalents	1.95%	15,333,447	10,512,371	4,821,076	0
Financial assets at amortised cost - term deposits	0.00%	0	0	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.

	2024 $	2023 $
Impact of a 1% movement in interest rates on profit or loss and equity*	27,698	48,211

* 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 27(a).

21. FINANCIAL RISK MANAGEMENT (continued)

(b) Credit risk

Trade and Other Receivables
The City's major trade and other receivables comprise contractual non-statutory user fees and charges, grants, contributions and reimbursements. 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.

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 Financial Instruments simplified approach to measuring expected credit losses using a lifetime expected loss allowance for all trade and other receivables. To measure the expected credit losses, receivables from grants, contributions and reimbursements are separated from other trade receivables due to the difference in payment terms and security.

The loss allowance as at 30 June 2024 and 30 June 2023 was determined as follows for trade and other receivables.

	Current	More than 30 days past due	More than 60 days past due	More than 90 days past due	Total
30 June 2024					
Trade receivables					
Expected credit loss	0.00%	0.00%	0.00%	0.08%	
Gross carrying amount	$ 568,347	$ 48,478	$ 103	$ 319,949	$ 936,878
Loss allowance	$ 0	$ 0	$ 0	$ 25,183	$ 25,183
30 June 2023					
Trade receivables					
Expected credit loss	0.00%	0.00%	0.00%	4.56%	
Gross carrying amount	$ 0	$ 0	$ 0	$ 327,845	$ 327,845
Loss allowance	$ 0	$ 0	$ 0	$ 14,948	$ 14,948

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21. FINANCIAL RISK MANAGEMENT (continued)

(b) Credit risk (continued)

The loss allowances for trade, other receivables and contract assets as at 30 June reconcile to the opening loss allowances as follows:

	Trade receivables		Other receivables		Contract Assets	
	2024 Actual	2023 Actual	2024 Actual	2023 Actual	2024 Actual	2023 Actual
	$	$	$	$	$	$
Opening loss allowance as at 1 July	14,948	14,258	0	0	0	0
Increase in loss allowance recognised in profit or loss during the year	10,235	690	0	0	0	0
Closing loss allowance at 30 June	25,183	14,948	0	0	0	0

Trade, other 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 rates and statutory receivables, trade, other receivables and contract assets are presented as net impairment losses within other expenditure. Subsequent recoveries of amounts previously written off are credited against the same line item.

21. 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 17(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 amounts, 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 amount
2024	$	$	$	$	$
Trade and other payables	3,616,785	0	0	3,616,785	3,616,785
Borrowings	515,037	410,319	0	925,356	925,356
Lease liabilities	179,098	325,413	10,306	514,817	482,242
	4,310,920	735,732	10,306	5,056,958	5,024,383
2023					
Trade and other payables	4,876,700	0	0	4,876,700	5,041,432
Borrowings	691,145	968,184	0	1,659,329	1,572,473
Lease liabilities	57,375	89,836	28,308	175,519	160,744
	5,625,220	1,058,020	28,308	6,711,548	6,774,649

22. EVENTS OCCURRING AFTER THE END OF THE REPORTING PERIOD

On 23 October 2024 the City received a loan of $4,257,158 from the Western Australian Treasury Corporation (WATC) repayable over 5 years in quarterly instalments incurring interest at a rate of 4.38%p.a. related to the funding of the Nedlands North underground power project.

Under the Local Government Act 1995, Commissioners can be appointed to fulfil the role of the Council and exercise its powers if more than half of the Council becomes vacant. Following the resignation of four councillors on 7 July 2025, and as required by the Act, the remaining four Councillor positions, including the Mayor, were declared vacant by the Governor with effect from Friday 25 July 2025. The Honourable Hannah Beazley MLA, Minister for Local Government (and Minister for Disability Services, Volunteering, Youth and Gascoyne) has appointed three Commissioners to lead the City of Nedlands. The Commissioners will replace the Council of the City of Nedlands and fulfil its responsibilities to the community until a special election is held on 28 March 2026.

23. OTHER MATERIAL 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 report 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 revenue
Interest revenue 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 Fair Value Measurement 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 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 except for non-financial assets that are:
- land and buildings classified as property, plant and equipment;
- infrastructure; or
- vested improvements that the local government controls, in circumstances where there has been an impairment indication of a general decrease in asset values.

These non-financial assets are assessed in accordance with the regulatory framework detailed in Note 10.

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 *Property, Plant and Equipment*) whereby any impairment loss of a revalued asset is treated as a revaluation decrease in accordance with that other Standard.

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
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24. 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
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24. FUNCTION AND ACTIVITY (continued)

(b) Income and expenses

	2024 Actual	2023 Actual
	$	$
Income excluding grants, subsidies and contributions		
Governance	10,764	15,517
General purpose funding	28,095,103	26,630,616
Law, order, public safety	447,769	410,504
Health	113,875	85,398
Education and welfare	1,100,286	1,267,783
Community amenities	4,460,206	4,087,737
Recreation and culture	910,538	888,594
Transport	69,662	740,571
Economic services	1,114,642	883,587
Other property and services	492,288	427,017
	36,815,133	35,437,324
Grants, subsidies and contributions and capital grants,		
General purpose funding	929,952	1,186,924
Law, order, public safety	7,075	0
Health	566	283
Education and welfare	663,587	973,433
Community amenities	180,500	247,193
Recreation and culture	72,449	114,834
Transport	2,034,957	1,062,669
Economic services	66,862	65,173
Other property and services	11,383	1,233,609
	3,967,331	4,884,118
Total Income	40,782,464	40,321,442
Expenses		
Governance	(2,752,305)	(2,592,779)
General purpose funding	(367,638)	(704,574)
Law, order, public safety	(1,053,412)	(1,091,290)
Health	(940,326)	(922,183)
Education and welfare	(3,317,733)	(4,115,003)
Community amenities	(5,296,192)	(6,166,286)
Recreation and culture	(11,745,591)	(11,789,749)
Transport	(6,407,691)	(5,494,772)
Economic services	(2,338,503)	(2,337,891)
Other property and services	(11,589,613)	(3,264,458)
Total expenses	(45,809,004)	(38,478,985)
Net result for the period	(5,026,540)	1,842,457

(c) Total Assets

Governance	66,392,544	61,150,149
Health	0	546,512
Education and welfare	2,850,946	8,706,203
Community amenities	41,111,004	3,245,761
Recreation and culture	23,194,479	55,374,892
Transport	224,215,223	234,443,295
Other property and services	857,344	3,661,047
Unallocated	7,102,227	6,421,641
	365,723,767	373,549,500

CITY OF NEDLANDS
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25. RATING INFORMATION

(a) General Rates

RATE TYPE Rate Description	Basis of valuation	Rate in $	Number of Properties	2023/24 Actual Rateable Value* $	2023/24 Actual Rate Revenue $	2023/24 Actual Interim Rates $	2023/24 Actual Total Revenue $	2023/24 Budget Rate Revenue $	2023/24 Budget Interim Rate $	2023/24 Budget Total Revenue $	2022/23 Actual Total Revenue $
Residential	Gross rental valuation	0.058459	6,877	319,702,970	18,689,460	269,552	18,959,012	18,585,517	580,000	19,165,517	18,105,110
Residential Vacant	Gross rental valuation	0.077330	187	12,008,160	928,587	(23,164)	905,423	4,032,652	0	4,032,652	818,275
Non- Residential	Gross rental valuation	0.072116	422	56,330,723	4,062,329	30,827	4,093,156	872,519	0	872,519	3,928,276
Total general rates			7,486	388,041,853	23,680,376	277,215	23,957,591	23,490,688	580,000	24,070,688	22,851,661
		Minimum Payment $									
Minimum payment											
Residential	Gross rental valuation	1,521	1,482	31,410,840	2,254,122	(715)	2,253,407	2,213,055	0	2,213,055	2,158,773
Residential Vacant	Gross rental valuation	1,849	171	3,391,500	316,179	1,506	317,685	334,669	0	334,669	362,597
Non- Residential	Gross rental valuation	2,006	132	2,401,240	264,792	1,836	266,628	272,816	0	272,816	266,152
Total minimum payments		0	1,785	37,203,580	2,835,093	2,627	2,837,720	2,820,540	0	2,820,540	2,787,522
Total general rates and minimum payments			9,271	425,245,433	26,515,469	279,842	26,795,311	26,311,228	580,000	26,891,228	25,639,183
Rate instalment interest										125,000	106,863
Rate overdue interest										70,000	54,034
							112,893				
							117,162				

The rate revenue was recognised from the rate record as soon as practicable after the City resolved to impose rates in the financial year as well as when the rate record was amended to ensure the information in the record was current and correct.

*Rateable Value at time of raising of rate.

CITY OF NEDLANDS
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FOR THE YEAR ENDED 30 JUNE 2024

26. DETERMINATION OF SURPLUS OR DEFICIT

	Note	2023/24 (30 June 2024 Carried Forward) $	2023/24 Budget (30 June 2024 Carried Forward) $	2023/24 (1 July 2023 Brought Forward) $	2022/23 (30 June 2023 Carried Forward $
(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 Statement of Financial Activity in accordance with Financial Management Regulation 32.					
Adjustments to operating activities					
Less: Profit on asset disposals		86,370	(73,761)	(35,724)	(35,724)
Less: Fair value adjustments to financial assets at fair value through profit or loss		3,740	0	(7,372)	(7,372)
Add: Loss on disposal of assets		25,028	0	12,912	12,912
Add: Impairment of Plant and Equipment	8(a)	0	0	0	
Add: Depreciation	10(a)	10,559,530	6,537,872	6,819,721	6,819,721
Non-cash movements in non-current assets and liabilities:					
Pensioner deferred rates		9,494	30,749	52,004	52,004
Employee benefit provisions		82,072	38,593	(4,887)	(4,887)
Other provisions		0	0	(11,069)	(11,069)
Service charge receivable		0	0	77,677	77,677
Lease receivable		0	0	54,671	54,671
Non-cash amounts excluded from operating activities		10,766,234	6,533,453	6,957,933	6,957,933
(b) Non-cash amounts excluded from investing activities					
The following non-cash revenue or expenditure has been excluded from amounts attributable to investing activities within the Statement					
Adjustments to investing activities					
Right of use assets received - non cash	11(a)	450,014	615,000	0	0
Non-cash amounts excluded from investing activities		450,014	615,000	0	0
(c) Non-cash amounts excluded from financing activities					
The following non-cash revenue or expenditure has been excluded from amounts attributable to financing activities within the Statement of Financial Activity in accordance with Financial Management Regulation 32.					
Adjustments to financing activities					
Non cash proceeds from new leases	27(b)	(450,006)	(615,000)	0	0
Non-cash amounts excluded from financing activities		(450,006)	(615,000)	0	0
(d) Surplus or deficit after imposition of general rates					
The following current assets and liabilities have been excluded from the net current assets used in the Statement of Financial Activity in accordance with Financial Management Regulation 32 to agree to the surplus/(deficit) after imposition of general rates.					
Adjustments to net current assets					
Less: Reserve accounts	28	(8,093,900)	(7,043,504)	(7,885,892)	(7,885,892)
Less: Financial assets at amortised cost - self supporting loans	4(a)	(18,076)	(15,404)	(17,597)	(17,597)
Less: Current assets not expected to be received at end of year		(236,534)	294,938	0	0
Add: Current liabilities not expected to be cleared at end of year					
- Current portion of borrowings	14	515,037	515,037	647,117	647,117
- Current portion of lease liabilities	11(b)	161,257	161,257	53,100	53,100
Total adjustments to net current assets		(7,672,216)	(6,087,676)	(7,203,272)	(7,203,272)
Net current assets used in the Statement of Financial Activity					
Total current assets		16,846,713	12,530,659	18,338,038	18,338,038
Less: Total current liabilities		(7,303,953)	(5,790,504)	(9,133,878)	(8,791,473)
Less: Total adjustments to net current assets		(7,672,216)	(6,087,676)	(7,203,272)	(7,203,272)
Surplus or deficit after imposition of general rates		1,870,544	652,479	2,000,888	2,343,293

CITY OF NEDLANDS
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27. BORROWING AND LEASE LIABILITIES

(a) Borrowings

		Actual							Budget			
Purpose	Note	Principal at 1 July 2022	New Loans During 2022-23	Repayments During 2022-23	Principal at 30 June 2023	New Loans During 2023-24	Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Loans During 2023-24	Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$	$	$	$	$	$	$	$
Underground Power Project		512,598	0	(512,598)	0	0	0	0	0	0	0	0
Underground Power Project		446,816	0	(68,955)	377,861	0	(71,072)	306,789	377,861	0	(71,072)	306,789
Underground Power Project		65,260	0	(10,071)	55,189	0	(10,381)	44,808	55,190	0	(10,381)	44,809
Underground Power Project		46,346	0	(7,153)	39,193	0	(7,372)	31,821	39,193	0	(7,372)	31,821
Buildings & Infrastructures		537,226	0	(174,138)	363,088	0	(179,029)	184,059	363,088	0	(179,029)	184,059
Buildings & Infrastructures		519,065	0	(142,589)	376,476	0	(147,090)	229,386	376,476	0	(147,090)	229,386
Buildings & Infrastructures		245,662	0	(67,484)	178,178	0	(69,614)	108,564	178,178	0	(69,614)	108,564
Road Infrastructures		285,748	0	(138,592)	147,156	0	(147,156)	0	147,155	0	(147,155)	0
Total		2,658,721	0	(1,121,580)	1,537,141	0	(631,714)	905,427	1,537,141	0	(631,713)	905,428
						0	0	0	0	0	0	0
Self Supporting Loans												
Buildings & Infrastructures		50,272	0	(14,940)	35,332	0	(15,403)	19,929	35,332	0	(15,404)	19,928
Total Self Supporting Loans		50,272	0	(14,940)	35,332	0	(15,403)	19,929	35,332	0	(15,404)	19,928
Total Borrowings	14	2,708,993	0	(1,136,520)	1,572,473	0	(647,117)	925,356	1,572,473	0	(647,117)	925,356

Self supporting loans are financed by payments from third parties. These are shown in Note 4 as other financial assets at amortised cost.

Borrowing Finance Cost Payments

Purpose	Loan Number	Institution	Interest Rate	Date final payment is due	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023
					$	$	$
Underground Power Project	187	WATC*	2.64%	1/03/2023	0	0	(5,678)
Underground Power Project	188	WATC*	3.07%	31/08/2027	(9,787)	(11,600)	(11,954)
Underground Power Project	189	WATC*	3.07%	31/08/2027	(1,429)	(1,694)	(1,745)
Underground Power Project	190	WATC*	3.07%	31/08/2027	(1,015)	(1,203)	(1,240)
Buildings & Infrastructures	183	WATC*	2.80%	4/05/2025	(7,454)	(8,238)	(12,367)
Buildings & Infrastructures	184	WATC*	3.12%	19/10/2025	(9,116)	(10,036)	(13,645)
Buildings & Infrastructures	185	WATC*	3.12%	19/10/2025	(4,314)	(4,750)	(6,458)
Road Infrastructures	179	WATC*	6.04%	15/05/2024	(4,462)	(5,597)	(13,092)
Total					(37,577)	(43,118)	(66,179)
Self Supporting Loans Finance Cost Payments							
Buildings & Infrastructures	186	WATC*	3.07%	7/09/2025	(878)	(908)	(1,342)
Total Self Supporting Loans Finance Cost Payments					(878)	(908)	(1,342)
Total Finance Cost Payments					(38,455)	(44,026)	(67,521)

* Western Australian Treasury Corporation

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

27. BORROWING AND LEASE LIABILITIES (continued)

(b) Lease Liabilities

		Actual								Budget			
Purpose	Note	Principal at 1 July 2022	New Leases During 2022-23	Principal Repayments During 2022-23	Principal at 30 June 2023	Restatement adjustment	Restated balance as at 1 July 2023 *	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024	Principal at 1 July 2023	New Leases During 2023-24	Principal Repayments During 2023-24	Principal at 30 June 2024
		$	$	$	$			$	$	$	$	$	$	$
Land		122,768	0	(15,744)	107,024	2,035	109,059	13,482	(17,477)	105,064	107,978	0	(15,193)	92,785
Photocopier		84,838	0	(50,717)	34,121	4,264	38,385	0	(38,385)	0	24,378	0	(3,786)	20,592
Plotter Printer		0	21,483	(1,883)	19,600	3,587	23,187		(5,093)	18,094	34,121	0	(34,121)	0
Laptops		0	0	0	0	0	0	436,524	(77,440)	359,084	0	615,000	(209,795)	405,205
Total Lease Liabilities	11(b)	207,606	21,483	(68,344)	160,745	9,886	170,631	450,006	(138,395)	482,242	166,477	615,000	(262,895)	518,582

* Refer to Note 29 regarding the restatement adjustmentss to 1 July 2023 balances.

Lease Finance Cost Payments

Purpose	Lease Number	Interest Rate	Date final payment is due	Institution	Actual for year ending 30 June 2024	Budget for year ending 30 June 2024	Actual for year ending 30 June 2023	Lease Term
					$	$	$	
Land	K855915	2.50%	01/14/30	Dept Planning, Lands and Heritage	3,136	2,688	(3,292)	21 years
Photocopier	CUAPCS20	1.10%	02/28/24	Kyocera	159	141	(631)	36 months
Plotter Printer	AGR-13122	6.60%	12/19/27	Kyocera	139	1,446	(966)	60 months
Laptops		5.20%	12/01/26	HP	11,958	15,205		36 months
Total Finance Cost Payments					15,392	19,480	(4,889)	

17.1 - Attachment 1

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

28. RESERVE ACCOUNTS

		2024 Actual Opening Balance	2024 Actual Transfer to	2024 Actual Transfer (from)	2024 Actual Closing Balance	2024 Budget Opening Balance	2024 Budget Transfer to	2024 Budget Transfer (from)	2024 Budget Closing Balance	2023 Actual Opening Balance	2023 Actual Transfer to	2023 Actual Transfer (from)	2023 Actual Closing Balance
		$	$	$	$	$	$	$	$	$	$	$	$
	Restricted by legislation/agreement												
(a)	Cash-in-lieu of Public Open Space	110,500	110,500	0	221,000	110,500	114,596	0	225,096	0	110,500		110,500
		110,500	110,500	0	221,000	110,500	114,596	0	225,096	0	110,500	0	110,500
	Restricted by council												
(b)	Plant Replacement	370,728	15,467	(93,800)	292,395	246,511	139,138	(379,056)	6,593	284,528	127,145	(40,945)	370,728
(c)	City Development	991,683	176,008	(268,004)	899,687	1,718,279	63,695	(386,400)	1,395,574	1,439,111	303,110	(750,538)	991,683
(d)	North Street	140,827	18,124	0	158,951	139,372	9,166	(148,538)	0	136,636	4,191	0	140,827
(e)	Welfare	674,655	75,883	(290,897)	459,641	726,151	26,918	(400,000)	353,069	826,605	23,289	(175,239)	674,655
(f)	Services	16,888	12,080	0	28,968	12,846	476	0	13,322	12,590	4,298	0	16,888
(g)	Insurance	65,464	2,475	0	67,939	66,764	2,475	0	69,239	65,457	7	0	65,464
(h)	Underground Power	2,585,872	539,842	0	3,125,714	2,596,193	529,760	(103,322)	3,022,631	2,189,974	994,675	(598,777)	2,585,872
(i)	Waste Management	1,167,774	170,293	(205,532)	1,132,535	1,091,398	95,457	(329,145)	857,710	1,290,573	97,201	(220,000)	1,167,774
(j)	Building Replacement	582,521	159,953	(39,415)	703,059	562,571	20,854	(241,035)	342,390	562,932	367,463	(347,874)	582,521
(k)	City development - Swanbourne	130,832	10,658	(13,000)	128,490	138,087	5,119	(140,000)	3,206	135,378	4,847	(9,393)	130,832
(l)	Public Art	45,709	1,625	0	47,334	43,836	1,625	0	45,461	73,213	3,337	(30,841)	45,709
(m)	Business System	97,551	20,592	(4,000)	114,143	65,000	2,409	(65,000)	2,409	243,141	151,410	(297,000)	97,551
(n)	All Ability Play Space	427,355	39,895	0	467,250	421,827	15,637	0	437,464	413,557	13,798	0	427,355
(o)	Major projects	338,642	59,297	(397,939)	0	704,505	26,115	(718,258)	12,362	589,449	364,193	(615,000)	338,642
(p)	Riverwall Maintenance	0	150,000	0	150,000	0	150,000	0	150,000	0	0	0	0
(q)	Point Resolution Childcare Centre	138,891	145,974	(188,071)	96,794	143,746	151,303	(188,071)	106,978		141,504	(2,613)	138,891
		7,775,392	1,598,166	(1,500,658)	7,872,900	8,677,086	1,240,147	(3,098,825)	6,818,408	8,263,144	2,600,468	(3,088,220)	7,775,392
		7,885,892	1,708,666	(1,500,658)	8,093,900	8,787,586	1,354,743	(3,098,825)	7,043,504	8,263,144	2,710,968	(3,088,220)	7,885,892

All reserves are supported by cash and cash equivalents and financial assets at amortised cost and are restricted within equity as Reserve accounts.

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:

CITY OF NEDLANDS
NOTES TO AND FORMING PART OF THE FINANCIAL REPORT
FOR THE YEAR ENDED 30 JUNE 2024

	Name of reserve account	Purpose of the reserve account
	Restricted by legislation/agreement	
(a)	Cash-in-lieu of Public Open Space	To fund Public Open Space
	Restricted by council	
(b)	Plant Replacement	To fund replacement of plant and equipment so the cost is spread over a number of years.
(c)	City Development	To fund improvement and purchases of property, plant and equipment and infrastructure.
(d)	North Street	To fund operational and capital costs of community and recreational facilities at Mt Claremont and Swanbourne, and infrastructure generally.
(e)	Welfare	To fund the operational and capital costs to welfare services.
(f)	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.
(g)	Insurance	To fund any excess that may arise from having a performance based workers compensation premium.
(h)	Underground Power	To fund replacement of rubbish bin stock so that the cost is spread over a number of years.
(i)	Waste Management	To fund the upgrade and/or replacement of council buildings.
(j)	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 prioperty in Swanbourne.
(k)	City development - Swanbourne	To fund works of art in the City of Nedlands.
(l)	Public Art	To fund councils business system.
(m)	Business System	To fund the annual operating and maintenance cost of the All Abilities Play Space.
(n)	All Ability Play Space	To fund underground power projects.
(o)	Major projects	To fund capital works from proceeds from sale of major assets.
(p)	Riverwall Maintenance	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.
(q)	Point Resolution Childcare Centre	To fund PRCC

17.1 - Attachment 1

29. Restatement of assets, liabilities, and equity as at 1 July 2023

In the prior year the City submitted its financial report for audit purposes without complete and accurate underlying records and consequently received a disclaimer of opinion on the financial report for the year ended 30 June 2023. During the 2024 financial year, the City has undertaken a work project to develop more complete and accurate underlying records for the 2023 financial year and has identified the errors in the tables set out below. In undertaking this work project, the City has determined that the unavailability of certain historic records, changes in ERP system, and changes in key management personnel and key finance staff, among other factors, results in it being impracticable to determine the period-specific effects of the errors identified. Accordingly, the City has restated the opening balances of affected assets, liabilities and equity for the earliest period for which retrospective restatement is practicable, being 1 July 2023.

STATEMENT OF FINANCIAL POSITION

AS AT 30 JUNE 2023	As presented 30 June 2023	Restatement	Restated 1 July 2023	Explanatory note
	$	$	$	
CURRENT ASSETS				
Cash and cash equivalents	15,333,447	91,437	15,424,884	1
Trade and other receivables	2,397,742	72,054	2,469,796	2
Other financial assets	17,597	0	17,597	
Inventories	56,650	(26,302)	30,348	3
Other assets	532,602	(69,325)	463,277	4
TOTAL CURRENT ASSETS	18,338,038	67,864	18,405,902	
NON-CURRENT ASSETS				
Trade and other receivables	1,116,824	(46,674)	1,070,150	2
Other financial assets	185,650	0	185,650	
Property, plant and equipment	105,893,540	(1,070,361)	104,823,179	5
Infrastructure	247,962,310	176,222	248,138,532	6
Right-of-use assets	53,138	111,353	164,491	7
TOTAL NON-CURRENT ASSETS	355,211,462	(829,460)	354,382,002	
TOTAL ASSETS	373,549,500	(761,596)	372,787,904	
CURRENT LIABILITIES				
Trade and other payables	5,041,432	146,075	5,187,507	8
Other liabilities	87,889	110,461	198,350	8
Lease liabilities	53,100	5,908	59,008	7
Borrowings	647,117	0	647,117	
Employee related provisions	2,961,935	64,032	3,025,967	9
TOTAL CURRENT LIABILITIES	8,791,473	326,476	9,117,949	
NON-CURRENT LIABILITIES				
Lease liabilities	107,644	3,978	111,622	7
Borrowings	925,356	0	925,356	
Employee related provisions	359,357	54,506	413,863	9
Other provisions	78,905	(78,905)	0	10
TOTAL NON-CURRENT LIABILITIES	1,471,262	(20,421)	1,450,841	
TOTAL LIABILITIES	10,262,735	306,055	10,568,790	
NET ASSETS	363,286,765	(1,067,651)	362,219,114	

29. Restatement of assets, liabilities, and equity as at 1 July 2023 (continued)

	As presented 30 June 2023	Restatement	Restated 1 July 2023	Explanatory note
EQUITY	$	$	$	
Revaluation surplus	267,893,998	(734,709)	267,159,289	11
Reserve accounts	7,885,892	0	7,885,892	12
Retained surplus	87,506,875	(332,942)	87,173,933	
TOTAL EQUITY	363,286,765	(1,067,651)	362,219,114	

	As presented 30 June 2023	Restatement	Restated 1 July 2023
STATEMENT OF CASH FLOWS	$	$	$
Cash and cash equivalents	15,333,447	91,437	15,424,884

	As presented 30 June 2023	Restatement	Restated 1 July 2023
STATEMENT OF FINANCIAL ACTIVITY	$	$	$
Surplus or deficit at the start of the financial year	2,343,293	(342,405)	2,000,888

Explanatory note: The adjustments relate to corrections of the following identified errors for assets and liabilities:

1· Incorrect reconciliation of bank balances resulting in an increase to cash and cash equivalents.
2· Incorrect reconciliations of trade and other receivables resulting in an increase to trade and other receivables.
3· Review of the existence and valuation of inventory resulting in the decrease of inventory.
4· Incorrect reconciliations of other assets resulting in a decrease to other assets.
5· Incorrect reconciliations of property, plant & equipment and errors in the identification of indicators. of impairment resulting in the decrease to property, plant & equipment.
6· Incorrect reconciliations of infrastructure assets resulting in an increase in infrastructure assets.
7· Incorrect reconciliations of right of use assets and lease liabilities resulting in increases in right of use assets and lease liabilities.
8· Incorrect reconciliations of trade and other payables and other liabilities resulting in an increase to trade and other payables and other liabilities.
9· Incorrect reconciliations and errors in the computation of employee related provisions resulting in an increase in employee related provisions.
10· Incorrect calculation of other provisions resulting in a decrease to other provisions.

The consequence of correcting for the above errors also results in:

11· The decrease in Revaluation surplus resulting from the reversal of previous revaluation increments.
12· The decrease to retained surplus, being the accumulated effect of the corrections to assets and liabilities noted above, other than those affecting the revaluation surplus.

Auditor General

INDEPENDENT AUDITOR'S REPORT

2024

CITY OF NEDLANDS

To the Council of the City of Nedlands

Qualified Opinion

I have audited the financial report of the City of Nedlands (City) which comprises:

- the statement of financial position as at 30 June 2024, the statement of comprehensive income, statement of changes in equity, statement of cash flows and statement of financial activity for the year then ended
- notes comprising a summary of material accounting policies and other explanatory information.

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of my report, the financial report:

- is based on proper accounts and records
- presents fairly, in all material respects, the results of the operations of the City for the year ended 30 June 2024 and its financial position at the end of that period
- is in accordance with the *Local Government Act 1995* (the Act) and, to the extent that they are not inconsistent with the Act, Australian Accounting Standards.

Basis for Qualified Opinion

Financial report comparative information not supported with complete and accurate underlying records

I was unable to obtain sufficient and appropriate audit evidence regarding the prior year financial report, as the financial report was submitted for audit purposes without complete and accurate underlying records. My opinion on the financial report for the year ended 30 June 2023 was modified accordingly. My opinion on the current year financial report is also modified because of the possible effect of this matter on the comparability of the current year's figures and the corresponding figures.

I conducted my audit in accordance with Australian Auditing Standards. My responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the financial report section below.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified opinion.

7th Floor Albert Facey House 469 Wellington Street Perth MAIL TO: Perth BC PO Box 8489 Perth WA 6849 TEL: 08 6557 7500

Emphasis of Matter - Restatement of assets, liabilities and equity as at 1 July 2023

I draw attention to Note 29 of the financial report which states that historical errors in assets, liabilities and equity amounts reported have been corrected in opening balances as at 1 July 2023 in this financial report. My opinion is not modified in respect of this matter.

Other information

The Chief Executive Officer (CEO) is responsible for the preparation and the Council for overseeing the other information. The other information is the information in the entity's annual report for the year ended 30 June 2024, but not the financial report and my auditor's report.

My opinion on the financial report does not cover the other information and accordingly, I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial report, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or my knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work I have performed, I conclude that there is a material misstatement of this other information, I am required to report that fact. I did not receive the other information prior to the date of this auditor's report. When I do receive it, I will read it and if I conclude that there is a material misstatement in this information, I am required to communicate the matter to the CEO and Council and request them to correct the misstated information. If the misstated information is not corrected, I may need to retract this auditor's report and re-issue an amended report.

Responsibilities of the Chief Executive Officer and Council for the financial report

The Chief Executive Officer (CEO) of the City is responsible for:

- keeping proper accounts and records
- preparation and fair presentation of the financial report in accordance with the requirements of the Act, the Regulations and Australian Accounting Standards
- managing internal control as required by the CEO to ensure the financial report is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the CEO is responsible for:

- assessing the City's ability to continue as a going concern
- disclosing, as applicable, matters related to going concern
- using the going concern basis of accounting unless the State Government has made decisions affecting the continued existence of the City.

The Council is responsible for overseeing the City's financial reporting process.

Auditor's responsibilities for the audit of the financial report

As required by the *Auditor General Act 2006*, my responsibility is to express an opinion on the financial report. The objectives of my audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control.

A further description of my responsibilities for the audit of the financial report is located on the Auditing and Assurance Standards Board website. This description forms part of my auditor's report and can be found at https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf.

My independence and quality management relating to the report on the financial report

I have complied with the independence requirements of the *Auditor General Act 2006* and the relevant ethical requirements relating to assurance engagements. In accordance with ASQM 1 Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements, the Office of the Auditor General maintains a comprehensive system of quality management including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Matters relating to the electronic publication of the audited financial report

This auditor's report relates to the financial report of the City of Nedlands for the year ended 30 June 2024 included in the annual report on the City's website. The City's management is responsible for the integrity of the City's website. This audit does not provide assurance on the integrity of the City's website. The auditor's report refers only to the financial report. It does not provide an opinion on any other information which may have been hyperlinked to/from the annual report. If users of the financial report are concerned with the inherent risks arising from publication on a website, they are advised to contact the City to confirm the information contained in the website version.

Sandra Labuschagne
Deputy Auditor General
Delegate of the Auditor General for Western Australia
Perth, Western Australia
5 September 2025







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City of Nedlands

18. DIVISIONAL REPORTS – TECHNICAL SERVICES

Nil

19. DIVISIONAL REPORTS – GOVERNANCE

Nil

20. DIVISIONAL REPORTS – COMMUNITY DEVELOPMENT

Nil

21. COUNCIL MEMBERS NOTICE OF MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

22. URGENT BUSINESS APPROVED BY THE PRESIDING MEMBER OR BY DECISION

Nil

23. CONFIDENTIAL ITEMS

Nil

24. DECLARATION OF CLOSURE

There being no further business, the Presiding Member declared the meeting closed at 6.04pm.