



City of Nedlands


Planning and Development Reports

Committee Consideration – 8 April 2014
Council Resolution – 22 April 2014

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PD10.14	No.82 (Lot 84) Grovedale Road, Floreat-Proposed additions (storeroom)
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Committee	8 April 2014
Council	22 April 2014
Applicant	Living Environs Pty Ltd
Owner	Mrs K L Corbett
Officer	Julian Berzins- Planning Officer
Director	Peter Mickleson – Planning & Development
Director Signature	
File Reference	GR9/82 M14/05049

1.0 Executive Summary

The application is referred to Council as officers do not have delegation to determine an application under instrument of delegation 6A, where objections have been received. In addition to this, the application does not comply with the standards of the Residential Design Codes 2013.

The application proposes a storeroom on the southern boundary. The storeroom boundary wall is between 2.3m and 3.2m in height from the Finished Floor Level (FFL) and 2.6m and 3.5m from the Natural Ground Level (NGL).

The storeroom does not meet the deemed-to-comply provisions of the R-Codes, in that the setback is 0m in lieu of 1m.

The recommendation is to refuse the application due to the potential impacts of the proposal on the neighbouring property.

1.1 Recommendation to Committee

Council:

Refuses an application for a storeroom located at No.82 Grovedale Road, Floreat in accordance with the application and plans dated 26 November 2013 for the following reasons:

- 1. The proposed development does not meet R-Code clause 5.3.1 P3.2, as the overall bulk and scale of the boundary wall does not:**
 - a. Contribute positively to the prevailing development context of the area;**

- b. **Reduce the impact of building bulk on adjoining properties; or**
 - c. **Provide adequate direct sun to the building and outdoor living areas on adjoining properties.**
2. **The proposed development is considered to have an adverse affect on the amenity of the adjoining property. It therefore does not meet clause 5.5.1 of the City of Nedlands Town Planning Scheme No.2 and or R-Code clause 5.1.3 P2.**
3. **The proposal will not be orderly and proper planning in accordance with clause 6.5.1 of the City of Nedlands Town Planning Scheme No.2.**

1.2 Strategic Community Plan

KFA: Natural and Built Environment

This report addresses the Key Focus Area of Natural and Built Environment through adherence to the design principles of the Residential Design Codes of Western Australia, contributing to a well planned and managed development in the City of Nedlands.

2.0 Background

Property address		No. 82 Grovedale Road Floreat
Lot area		943m ²
Zoning:	Metropolitan Region Scheme	Urban
	Town Planning Scheme No. 2	Residential (R12.5)

In 2006 a two storey dwelling was approved (DA06/431) on this lot. As a part of this application a 500mm retaining wall was approved on site for landscaping which raised a section of the land from RL 10.05 to RL 10.65.

In November 2013, this application was received for a storeroom which proposes a boundary wall on the raised landscaped section (Refer to attachment 2 Site and Elevation Plans).

2.1 Legislation / Policy

- Planning & Development Act 2005
- City of Nedlands Town Planning Scheme No. 2 (TPS2)
- Residential Design Codes of WA 2013 (R-Codes)
- Council Policy 6.4 – Neighbour Consultation (Neighbour Consultation policy)

3.0 Consultation Process

3.1 What consultation process was undertaken?

Required by legislation: Yes No
Required by City of Nedlands policy: Yes No

Due to proposed variation to the 'deemed-to-comply' provisions of the R-Codes advertising was undertaken by the City from 23 January 2014 to 6 February 2014.

The City received one (1) objection which raised the following issues:

- 1) The proposed retaining wall and fence is already 3.45m in height;
- 2) Further additions will limit northerly sunlight and look unsightly with the sloping roofline as it faces the living room and kitchen.
- 3) The proposal will reduce the value of property and 'quality of life'.

4.0 Budget / Financial Implications

N/A

5.0 Risk management

N/A

6.0 Discussion

6.1 Introduction

The application proposes a storeroom be built up to the boundary adjoining 80 Grovedale Road. The proposed boundary wall is a minimum 2.3m in height from the FFL, 2.6m from the NGL, and extends 8.5m along the southern boundary of the site.

6.2 Applicant Justification Summary

The applicant has provided the following justification relating to the proposed boundary wall in relation to the R-Codes Lot Boundary Setback Design Principles (for full report refer to Attachment 3):

- The applicant notes "*locating the shed on the boundary ensure that a 1m tract of land is not wasted and the gardens size and function is maintained.*"
- The proposed outbuilding "*creates a buffer between the two properties which will assist in ensure privacy for both parties.*"
- "*This layout does hinder access to light due to the orientation of the lot.*"
- "*The R-Codes allow walls of 9m or less at 3m average height to be situated 1m from the boundary, the proposal whilst on the boundary offers significantly less impact than a compliant wall.*"

- *“The design will allow the southern adjoining neighbour greater access to northern light and less visual bulk than a fully complaint shed would cause.”*
- *“The shed is also positioned to be offset from the adjoining outdoor living area and their ancillary on boundary wall structure to create access for significant northern eastern light.”*
- The applicant notes that there are a number of examples of on boundary walls in the area.

6.3 Lot Boundary Setback Design Principle Assessment

The application involves a boundary wall which does not comply with the deemed-to-comply requirements of the R-Codes, proposing a 0m setback in lieu of 1m.

As the boundary wall does not meet the deemed-to-comply requirement, it is required to be assessed against the design principles of the R-Codes, as follows:

5.1.3 Lot Boundary Setback

“P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- *“Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;”*

Administration Comment:

The proposed structure makes more effective use of the site for the occupants in comparison to the provisions of a 1m setback from the southern boundary. This design principle is therefore met.

- *“Does not compromise the design principles contained in clause 5.1.3 P3.1;”*

Note: The design principles in clause 5.1.3 P3.1 relate to the impact of building bulk on adjoining properties, the provision of adequate direct sun and ventilation to buildings and protection of privacy to adjoining properties through overlooking.

- *“Minimise the extent of overlooking and resultant loss of privacy on adjoining property”*

Administration Comment:

The storeroom is not a habitable structure, with the windows below the height of the existing dividing fence. Therefore it is accepted that there will be no overlooking.

- *“Reduce impacts of building bulk on adjoining properties”*

Administration Comment:

The impact of the proposed boundary wall has been noted as significant by the neighbours (refer to Section 3.1 Consultation Process). Due to the significant difference in site levels between the two lots (refer **Figure 1**) any development over

1.8m from the raised area will impact the neighbouring property. The storeroom projects 500mm above the boundary fence to a height of 2.3m, creating an overall height of 3.95m seen from the neighbouring outdoor living area.

- *“Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and”*
- *“Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and”*

Administration Comment:

The roof line has been designed to slope away from the boundary (skillion pitch of 18.5 degrees) in an attempt to reduce both impacts of bulk and loss of direct light onto the neighbouring property.

However, the proposed setback variation will reduce direct light to the adjoining properties open space as it will over shadow an additional 48m² of the adjoining property seen below in Figure 1. The section affected is the neighbouring outdoor living area, pergola, kitchen and meals room. It should be noted that access to the outdoor living area is only accessible through the abovementioned pergola and the main outdoor living area is located directly adjacent to the proposed boundary wall.

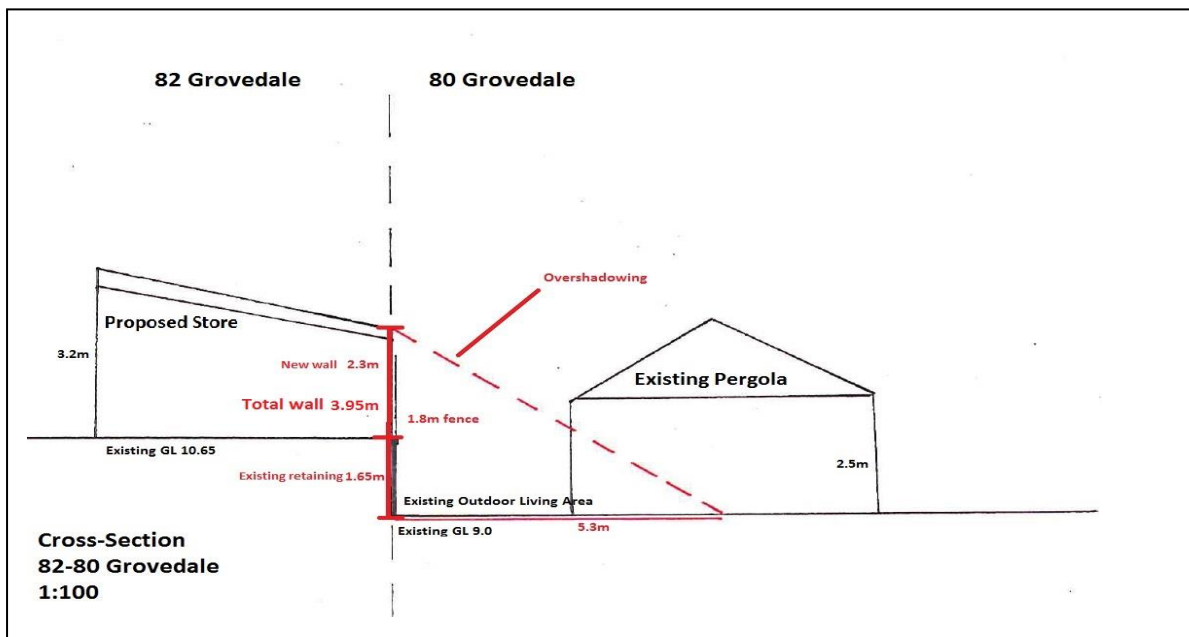


Figure 1 Diagram showing overshadowing and bulk of proposal

- *“Does not have any adverse impact on the amenity of the adjoining property;”*

Administration Comment:

The proposal will have an adverse impact on the adjoining property. A submission from the neighbouring owner makes specific mention to the proposal reducing amenity to the property due to its location, height and overall design.

A combination of the bulk and height of the wall (refer **Figure 1**) as well as its location adjacent to adjoining outdoor living areas and habitable rooms as seen in Figure 2 (below) outlines how this will adversely impact the adjoining property, especially in terms of overshadowing of the living areas (both indoors and outdoors).

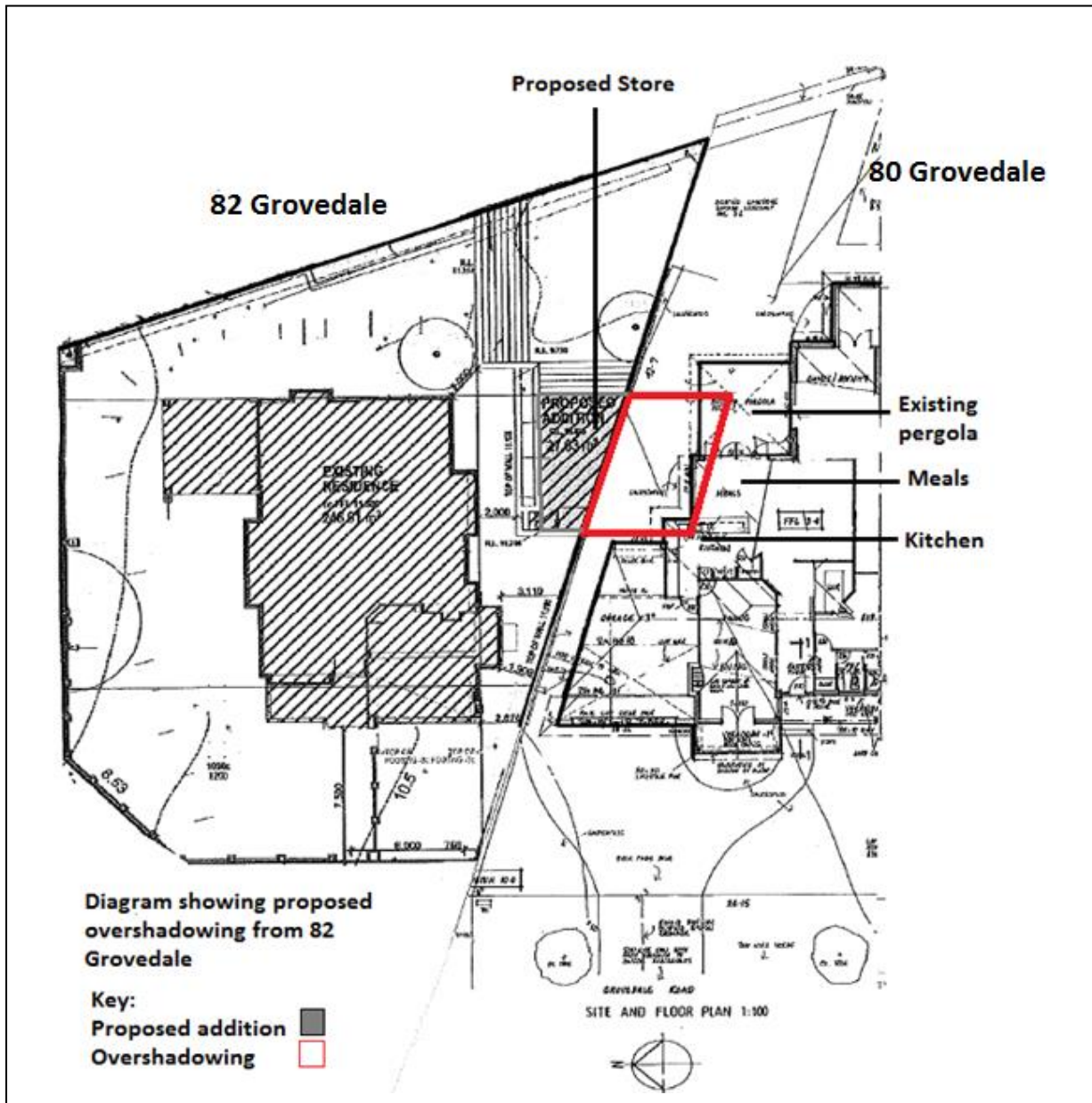


Figure 2 Composite map showing proposed impact of additions of neighbouring property

- *“Positively contributes to the prevailing development context and streetscape”*

Administration Comment:

The prevailing development context for the area is single dwellings with building setbacks from boundaries, not parapet walls. Although some parapet walls exist in the area, they are generally setback well into the rear of properties away from

outdoor living areas and habitable rooms of the neighbouring property. Due to the proposals location, as well as its bulk and scale, the proposed development is **not** considered to have a positive impact on the areas development context.

6.5 Preservation of Amenity

TPS2 clause 5.5.1 (Preservation of Amenity) states:

'Without limiting the generality of Clause 6.5 the Council may refuse to approve any development if in its opinion the development would adversely affect the amenity of the surrounding area having regard to the likely effect on the locality in terms of the external appearance of the development, traffic congestion and hazard, noise or any other factor inconsistent with the use for which the lot is zoned.'

The wall will extend an already over height boundary fence section, exacerbating the impact on the amenity of the neighbour.

Accordingly, it is considered that variation does not comply with clause 5.5.1 and is not supported.

6.6 Orderly and Proper Planning

TPS2 clause 6.5.1 (Determination by Council) states:

'The Council may determine an application by granting approval, refusing approval or granting approval subject to such conditions as it thinks fit, having regard to the orderly and proper planning of the area.'

It is considered that the proposal does not comply with either the deemed-to-comply or design principles of the R-Codes. Thus, it would not be orderly and proper planning to approve this application.

6.7 Conclusion

It is recommended the application is refused due to the potential impacts of the proposed building. In accordance with the R-Codes, the structure does not satisfy the provisions of design principles relating to a 0m setback onto a neighbouring boundary. It has been assessed that the structure will have an adverse impact on the amenity of the adjoining property due to the bulk and scale of the 8m and long 2.3m high, wall as well as limiting sunlight to adjoining outdoor living areas and habitable rooms.

7.0 Attachments

1. Locality Plan
2. Site and elevation plans
3. Applicants Justification Report



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Thursday, March 06, 2014

1:475



Shann Street

Grovedale Street

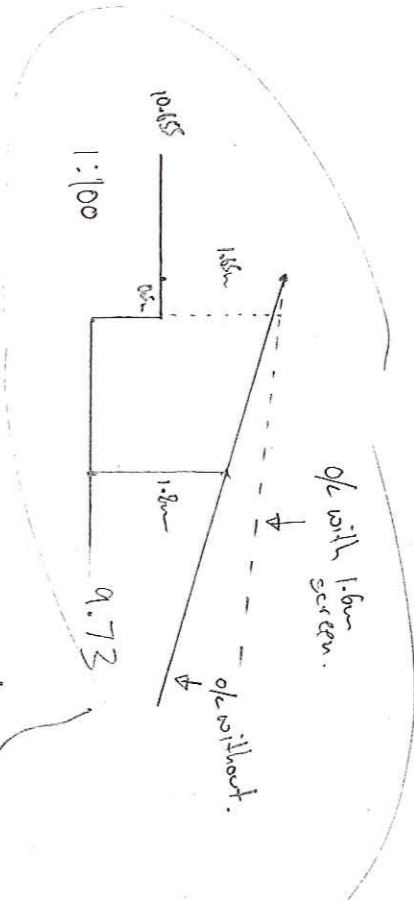
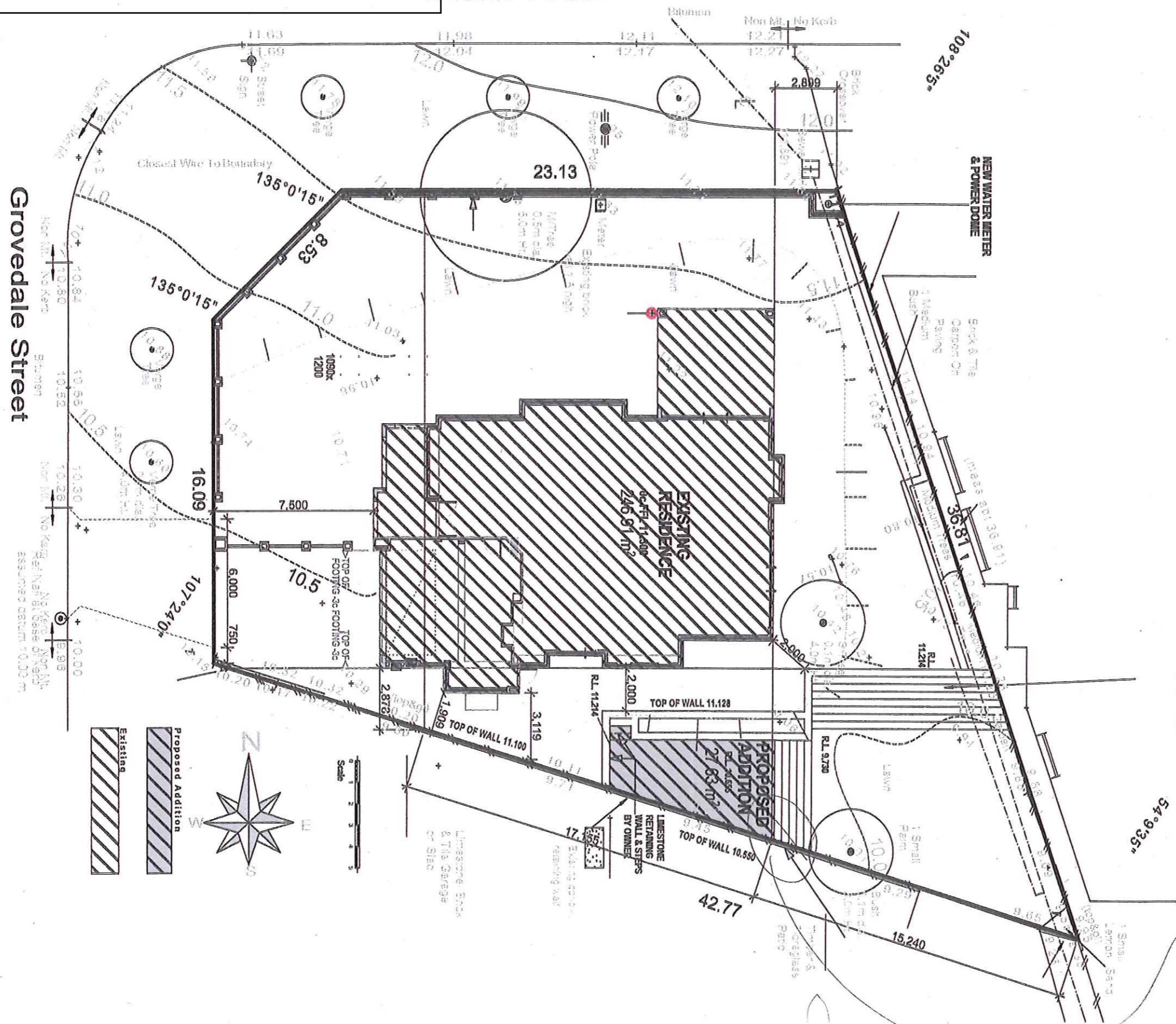
Site Plan

1:200

RPD	
Lot 84 Grovedale, Street Floreat	Plan
6210	Site area
943 m ²	Plot ratio (new)
29%	Local Authority
Nedlands	Total build area
274.54 m ²	

AREA SCHEDULE	
Existing	
Existing house & Garage	249.91 m ²
Proposed	
Proposed Pool house	27.63 m ²
TOTAL	274.54M²

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 26 NOV 2013
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Amendment Schedule		
ISSUE	AMENDMENT	DATE

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Project Description
Proposed Addition
Projected Kristy Corbett

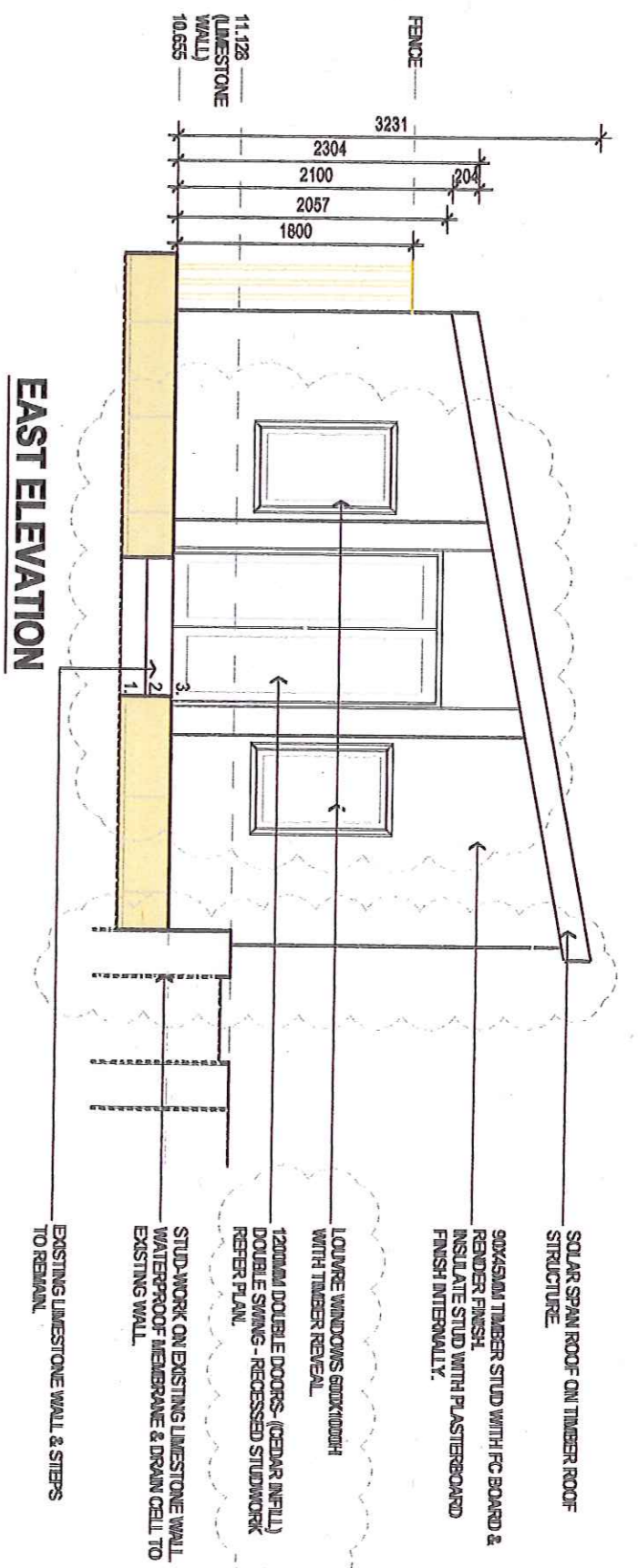
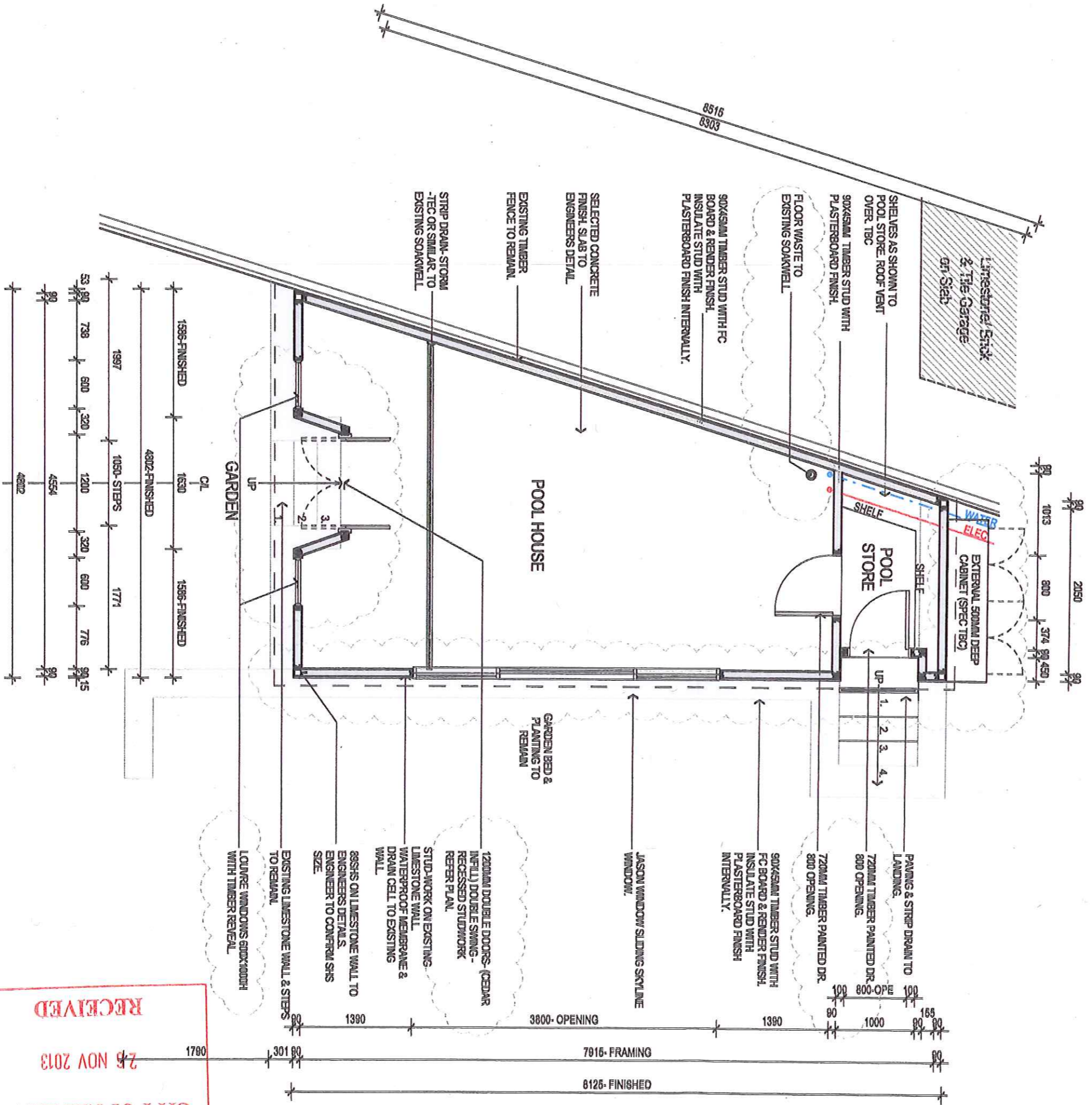
Builder
Living Environs
 Site Address
Lot 82 Grovedale Road, Floreat

Scale: 1:100 U.N.O
 Status: Working DWG
 Date: 26/11/13
 Drawn: J.L.
 Checked By: J.L.
 Paper Size: A3
 Drawing No.:
1 of 3
 Plot Date:
 26/11/13

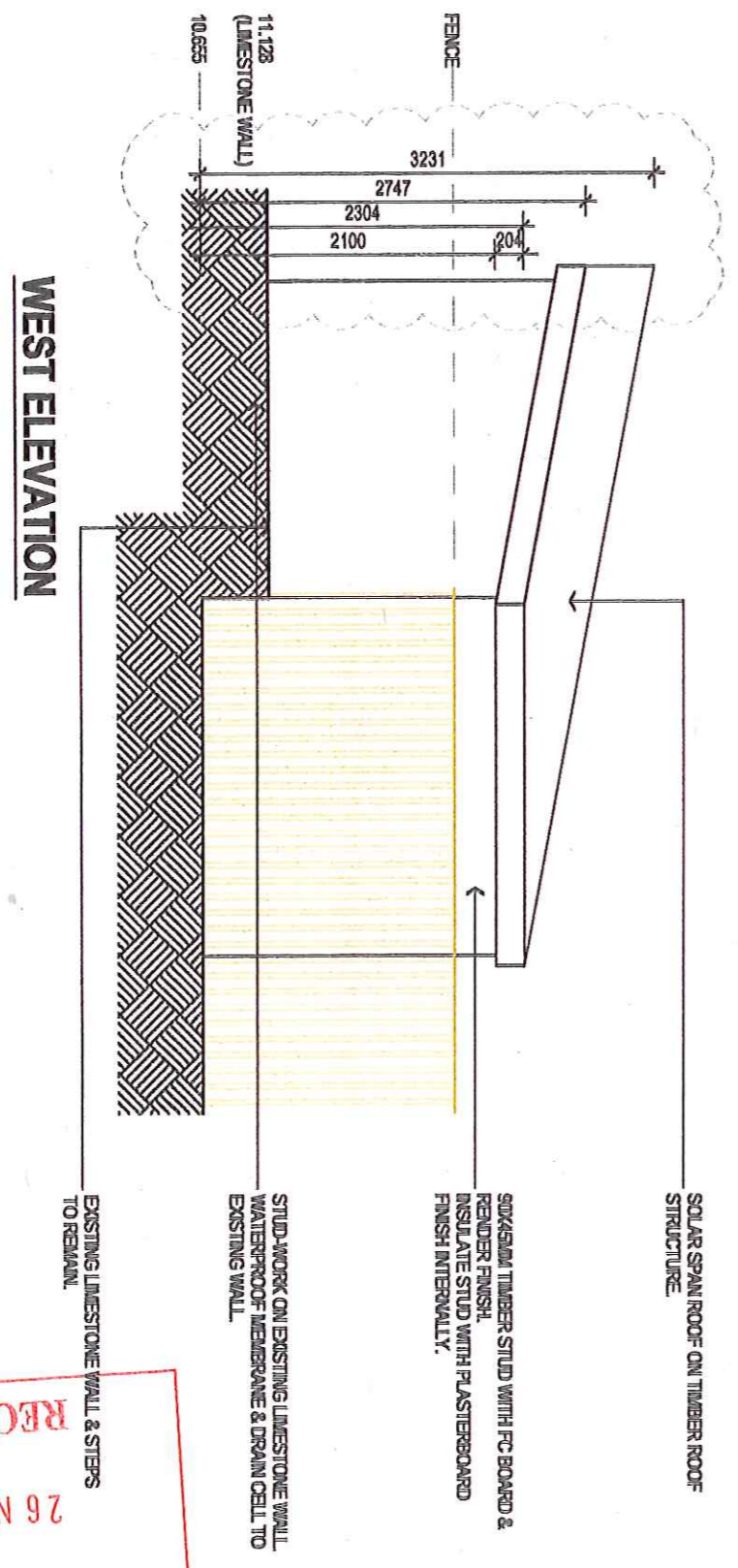
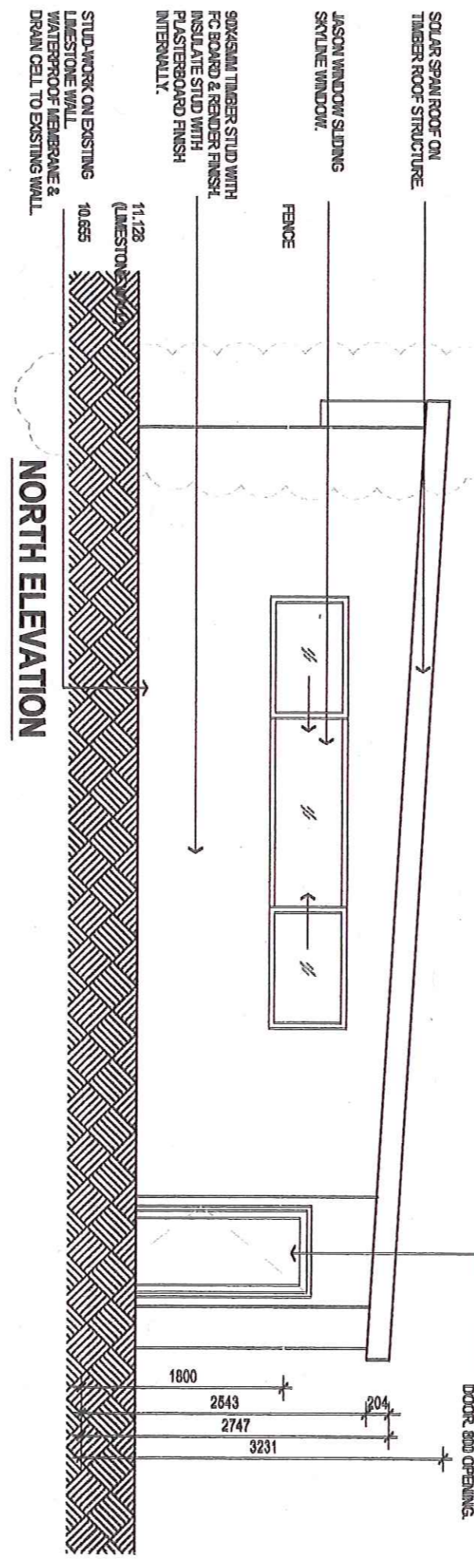
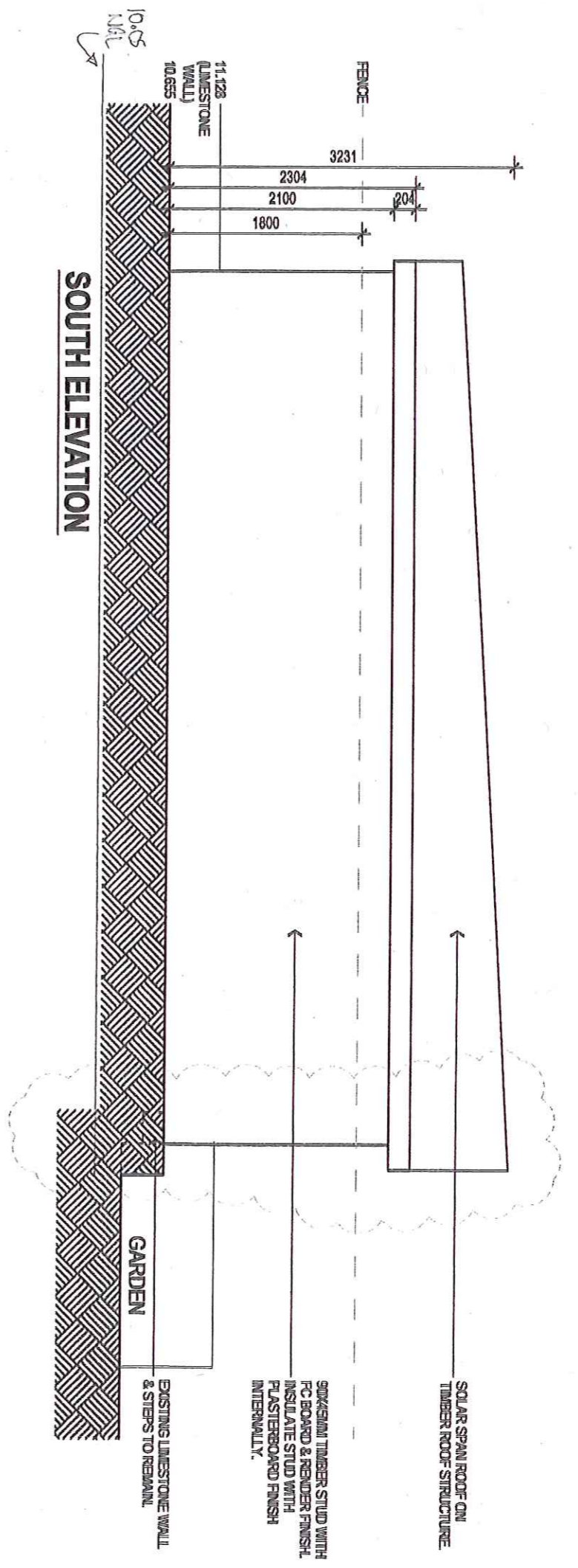
CORBETT RESIDENCE
LANDSCAPING PLAN
 82 Grovedale Road Floreat

L1.01 - REV 7 - 1/50 - FEBRUARY 2013
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 OUTDOOR DEVELOPMENT



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CORBETT RESIDENCE
LANDSCAPING PLAN
82 Grovedale Road Floreat.

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OUTDOOR DEVELOPMENT

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14 February 2014

Attn: Julian Berzins
jberzins@nedlands.wa.gov.au
City of Nedlands
PO Box 9
Nedlands WA 6909

Dear Julian,

Proposed Development: **Single Storey**
Property Details: **82 Grovedale Road, Floreat**
Owner Details: **Corbet**

Introduction

This report has been produced to support the above mentioned application for a storeroom/outbuilding (Class 10) with respect to a variation, to the Residential Design Codes of Western Australia (R-Codes) Clause 5.1.3. The report also responds to comment from the adjoining property to the south.



Figure 1 Subject Site

Background

1. The proposed outbuilding is to be situated on a skewed corner block approximately 943m² in size, zoned R12.5.
2. The lot is a corner lot with two street frontages, the north-western corner is truncated significantly with dimensions of 6m x 6m, severely constraining the lot and removing an effective 18m² of developable area.
3. The total development proposes only 28% site cover, significantly less than the permitted 45%.
4. The R-Codes Clause 5.1.3 deemed to comply requirements recognises compliance where;

C3.2 Walls may be built up to a lot boundary behind the street setback (specified in Table 1 and in accordance with clauses 5.1.2, 5.2.1 and 5.2.2), within the following limits and subject to the overshadowing provisions of clause 5.4.2 and Figure Series 11:

- i. where the wall abuts an existing or simultaneously constructed wall of similar or greater dimension;
 - ii. in areas coded R20 and R25, walls not higher than 3.5m with an average of 3m or less, up to up to a maximum length of the greater of 9m or one-third the length of the balance of the lot boundary behind the front setback, to one side boundary only;
 - iii. in areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for two-thirds the length of the balance of the lot boundary behind the front setback, to one side boundary only; or
 - iv. where both the subject site and the affected adjoining site are created in a plan of subdivision submitted concurrently with the development application.
5. The proposed shed proposes an on boundary wall of 8.515mm with a nil setback on the south-south-western boundary wall. The on boundary wall to the underside of the gutter is 2057mm high. With the addition of the gutter the total amount structure visible above the 1.8m existing fence is 0.461m.
 6. R-Codes Clause 5.1.3 C3.1 States "Building set back from the secondary street boundary in accordance with Table 1."
 7. The wall would be deemed to comply if it were setback 1m from the boundary. It would also be able to be an average of 3m high.
 8. The R-Codes provide the following Design Principles which can be addressed to achieve compliance.

P3.2 Buildings built up to boundaries (other than the street boundary) where this:

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- does not compromise the design principle contained in clause 5.1.3 P3.1;
- does not have any adverse impact on the amenity of the adjoining property;
- ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
- positively contributes to the prevailing development context and streetscape.

Justification

The following comments are provided to support the variations in line with the design principles of the R-Codes:

Clause 5.1.3 Lot boundary setback - P3.2 Buildings built up to boundaries

Makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;

The designer has been able to incorporate design features into the home which allow for a significantly sized private open space and OLA which has excellent access to northern and eastern light. Locating the shed on the boundary ensure that a 1m tract of land is not wasted and the gardens size and function is maintained.

The shed creates a buffer between the two properties which will assist in ensure privacy for both parties.

The resultant design is in line with orderly and proper planning principles and aesthetically the outcome is sound.

Does not have any adverse impact on the amenity of the adjoining property;

This particular design principle is addressed by virtue of assessing the alternative options which would ensure compliance. This layout does hinder access to light due to the orientation of the lot. The R-Codes allow walls of 9m or less at 3m average height to be situated 1m from the boundary, the proposal whilst on the boundary offers significantly less impact than a compliant wall. The design will allow the southern adjoining neighbour greater access to northern light and less visual bulk than a fully complaint shed would cause.

Ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and

The shed is also positioned to be offset from the adjoining outdoor living area and their ancillary on boundary wall structure to create access for significant northern eastern light.

Positively contributes to the prevailing development context and streetscape

As mentioned above this proposal is cognoscente of its context and demonstrates this by incorporating the location of the adjoining built form into the design of this proposal.

The proposal is not visible from the street.

There are numerous other examples of on boundary wall structures in the area for outbuilding which should be acknowledged before determining the suitability of the proposal.

Neighbour Comments

Comment	Response
<p>The proposed retaining wall and fence is already 2.9m in height;</p>	<p>This measurement is relative to the adjoining lot. The proposed on boundary wall is of less impact than a Deemed to comply wall setback at 1m which can be 3m high in addition to the NGL differential.</p>
<p>Further additions will limit northerly sunlight and look unsightly with the sloping roofline as it faces the living room and kitchen.</p>	<p>The roof line slopes up from the boundary, this is intentionally designed to allow for significantly reduced impact both in terms of bulk on boundary and loss of natural light. The roof is pitched at 18.5 degrees. The angle of the sun at Perth's winter solstice is 34.5degrees. The ability for the sloping roof line to limit northerly sun is non-existent. The boundary wall and gutter being only 40cm higher than the existing fence will most likely be the only visible aspect of the structure.</p>  <p>The impact of the proposed on boundary wall is not significantly different from the respondents ancillary dwelling which is set on the boundary. Also a variation to the R-Codes. The adjoining structure has a remarkable roof pitch height. Any obstruction of natural light is fully compliant with the deemed-to-comply provisions of the R-Codes permitting the applicants property to overshadow the adjoining southern lot by 25%.</p>
<p>Overall it will reduce the value of property and 'quality of life'.</p>	<p>This claim is subjective and unsubstantiated. The adjoining neighbour has had the same variations extended to structures on their property. The designer has intentionally located the proposal to greatly reduce the impact on the adjoining properties outdoor living area. The aerial overlay below illustrates how the proposal leaves a wide un obstructed opening facing the highly preferably north east direction.</p>

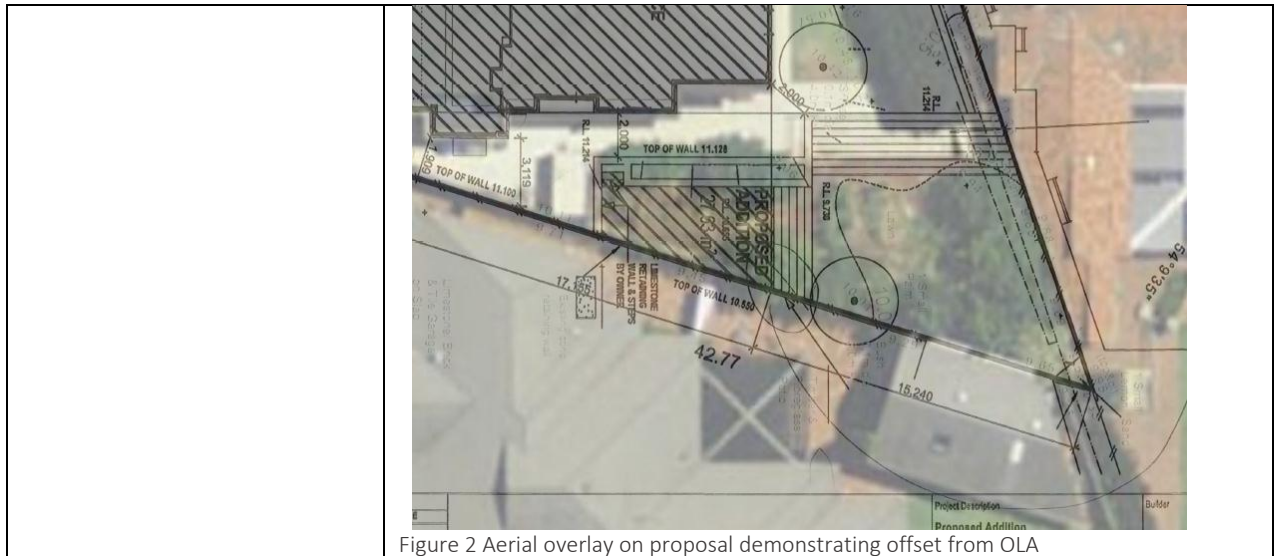


Figure 2 Aerial overlay on proposal demonstrating offset from OLA

Conclusion

The client has chosen this design to maximise their use of the property. The designer has been successfully instructed to create a modestly outbuilding which has been carefully designed by walking a fine line between achieving the most out of the potential views and maintaining the privacy of their neighbours. Applying the design principles against the proposal in spite of its obvious compliance with the DTC provisions, in consult with the R-Codes explanatory guidelines, has clearly demonstrated this proposal meets the relevant criteria. Accordingly, the above justifications are tendered for approval.

If for any reason this proposal is determined to be unapproved I would expect full clarification on the reasons leading to this decision.

Yours faithfully,

Alex Hemsley

BA Urban & Regional Planning (Curtin)

Planning Manager | WA Building Certifiers and Assessors


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PD11.14	Draft Local Planning Policy – Ancillary Accommodation
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Committee	8 April 2014
Council	22 April 2014
Applicant	Nil
Owner	Various Property owners affected
Officer	Gabriela Poezyn – Manager Strategic Planning
Director	Peter Mickleson – Director Planning & Development
Director Signature	
File Reference	TPN165
Previous Item	Nil

1.0 Executive Summary

The proposed Local Planning Policy is required to clarify the meaning of the term “related” in Clause 5.3.4 (d) of Town Planning Scheme No 2 in relation to the restrictions imposed by the scheme on Ancillary Accommodation.

The purpose of this report is to obtain approval in principal for the proposed local planning policy in order to allow public consultation.

1.1 Recommendation to Committee

Council:

Approves the proposed Local Planning Policy – Ancillary Accommodation for the purposes of public consultation.

1.2 Strategic Community Plan

KFA: Natural and Built Environment
KFA: Governance and Civic Leadership

2.0 Background

Clause 5.3.4 of the City of Nedlands Town Planning Scheme No 2 prescribes additional provisions for Ancillary Accommodation to residential dwellings in the City of Nedlands.

Clause 5.3.4 (d) imposes the restriction that the *“the Ancillary Accommodation will be occupied by a person related to the person occupying the remainder of the dwelling”*.

The term “related” is open to interpretation.

In the past this term has been understood to mean that the occupant/s of the ancillary accommodation is/are member/s of the family of the occupants of the main dwelling. This understanding aligned with the planning framework at that time.

The focus on the need for family connections between the occupier of the ancillary accommodation and the main dwelling was removed with the changes to the Residential Design Codes in 2013.

A wider interpretation of the term “related” is appropriate

2.1 Key Relevant Previous Council Decisions

Nil

2.2 Legislation / Policy

City of Nedlands Town Planning Scheme No. 2

Clause 5.3.4 of the City of Nedlands Town Planning Scheme No 2 prescribes additional provisions for Ancillary Accommodation to residential dwellings in the City of Nedlands.

Clause 5.3.4 (d) imposes restrictions on the type of person that is permitted to occupy an ancillary accommodation being *“.....a person related to the person occupying the remainder of the dwelling”*.

3.0 Consultation Process

The proposed local planning policy is presented to Council at this stage in order to obtain consent to commence public consultation.

The public consultation will occur in accordance with the process outlined in clause 8.3.2 of Town Planning Scheme No 2 which requires that a notice is published once a week for 3 consecutive weeks in the local papers. Letters advising of the proposed policy will also be sent to all property owners of land directly affected by the policy.

Once the advertising period has closed, the proposed local planning policy will be reviewed in the light of the submission.

4.0 Budget / Financial Implications

Within current approved budget: Yes No

Requires further budget consideration: Yes No

The creation of local planning policies does not have any financial implication for the City.

5.0 Risk management

This proposal does not pose any risk to the quality of living in the City, but failing to progress this local planning policy poses the risk that Council is not fulfilling its function to serve its community.

6.0 Discussion

The objective of the proposed policy

Provisions that allow for Ancillary Accommodation on residential properties exist in the Residential Design Codes 2013 and Town Planning Scheme No 2, which aligned until the recent changes to the Residential Design Codes.

One of the additional provisions in the City's TPS2 restricts the use of the ancillary accommodation to "...a person related to the person occupying the remainder of the dwelling".

The term "related" is open to interpretation.

In the past this term has been understood to mean that the occupant/s of the ancillary accommodation is/are member/s of the family of the occupants of the main dwelling but the focus on the need for family connections between the occupants was removed with the changes in the planning framework.

This change has made it possible to allow for a more expansive interpretation of the term "related".

In this context the local planning policy proposes that "related" should include persons that have:

- a family relationship with the occupants of the main dwelling; and
- an association or connection derived from meeting a need (other than financial) of the occupant/s of the main dwelling;

but excludes any association or connection between the occupants of the main dwelling and the ancillary accommodation that is of a purely commercial nature.

Aspects this policy is not intended to address

The focus of the policy is only to guide the manner in which ancillary accommodation can be used. It is not intended to address any other criteria relating to ancillary accommodation (e.g. permitted size of dwelling, building materials, facilities to be provided with the ancillary accommodation) as these are adequately provided for in

the provisions for ancillary accommodation in the Residential Design Codes and TPS 2 and other general clauses in the scheme, particularly clause 5.5 “Preservation of Amenity”.

6.1 Conclusion

The proposed policy allows property owners greater flexibility in the use of any ancillary accommodation their site. It adds to attractiveness of Nedlands as a residential area and is supported.

7.0 Attachments

1. Local Planning Policy

Ancillary Accommodation Local Planning Policy

KFA	KFA 3 - Built Environment
Status	Council
Responsible division	Development Services
Objective	To clarify the interpretation of clause 5.3.4(d) of the City of Nedlands Town Planning Scheme No 2

Context

Clause 5.3.4 of the City of Nedlands Town Planning Scheme No 2 prescribes additional provisions for Ancillary Accommodation to residential dwellings in the City of Nedlands.

Clause 5.3.4 (d) imposes restrictions on the type of person that is permitted to occupy an ancillary accommodation.

Policy Area

This policy applies throughout the City.

Background

Clause 5.3.4 (d) provides that *“the Ancillary Accommodation will be occupied by a person related to the person occupying the remainder of the dwelling”*.

The term “related” is open to interpretation.

In the past this term has been understood to mean that the occupant/s of the ancillary accommodation is/are member/s of the family of the occupants of the main dwelling. This understanding aligned with the planning framework at that time.

The focus on the need for family connections between the occupier of the ancillary accommodation and the main dwelling was removed with the changes to the Residential Design Codes in 2013.

A wider interpretation of the term “related” is appropriate.

Policy Focus

The focus of this policy is to expand the interpretation of the term “related” in clause 5.3.4 (d) of the City of Nedlands Town Planning Scheme No 2 to permit ancillary accommodation to be used by persons that have

- a family relationship with the occupants of the main dwelling; and
- an association or connection derived from meeting a need (other than financial) of the occupant/s of the main dwelling.

The purpose of the expanded interpretation does not extend to permit that ancillary accommodation can be used by persons whose only association or connection to the occupants of the main dwelling is of a purely commercial nature.

Statement

In the context of clause 5.3.4 (d) the term “related” refers to a family relationship or a connection or association that is more than purely commercial.

As a result of the wider interpretation, an ancillary accommodation can be occupied by a family member of the occupant/s of the main dwelling or by a person that meets a need of one or more occupants of the main dwelling eg carer, au pair, domestic employee, gardener and such like.

The wider interpretation does not permit the letting of ancillary accommodation on the basis of a purely commercial relationship such as a landlord/tenant relationship.

Related documentation

Town Planning Scheme No 2

Related Local Law/legislation

Planning and Development Act 2005

Related delegation


Issued

Date approved by Council

Amendments

Dates amendments approved by Council

PD12.14	Energy Efficiency Strategy
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Committee	8 April 2014
Council	22 April 2014
Applicant	City of Nedlands
Officer	Phoebe Huigens, Policy & Projects Officer
Director	Peter Mickleson, Director Planning & Development
Director Signature	
File Reference	M14/5008
Previous Item	NIL

1.0 Executive Summary

The Corporate Business Plan adopted in 2013 committed to the development of an Energy Efficiency Strategy to replace the completed Sustainability Strategy. This has now been developed and is presented here for Council adoption.

1.1 Recommendation to Committee

Council adopts the City of Nedlands Energy Efficiency Strategy 2014-2017.

1.2 Strategic Plan

KFA: Natural and Built Environment

Sustainability and energy management are services listed under Natural and Built Environment in the City's Strategic Community Plan, "Nedlands 2023".

2.0 Background

The City's Corporate Business Plan identified a change in service level for the "sustainability" area, which was to develop an Energy Efficiency Strategy in year one (1) 2013/14. This arose from the expiration of the City's Sustainability Strategy which concluded in 2013.

2.1 Key Relevant Previous Council Decisions:

Nil

2.2 Legislation / Policy

Nil

3.0 Consultation Process

Required by legislation: Yes No
 Required by City of Nedlands policy: Yes No

Internal consultation took place in the form of a survey of all managers and directors. This information was then used to develop the Energy Efficiency Strategy.

4.0 Budget/Financial Implications

Within current approved budget: Yes No
 Requires further budget consideration: Yes No

The implementation of the Energy Efficiency Strategy will be achievable within the existing Sustainability budget.

Any major capital works projects in relation to Energy Efficiency would be considered separately and considered by Council in the usual budget processes.

5.0 Risk Management

A focus of the City's Corporate Business plan was continual efficiency seeking. The adoption of this report will provide increased certainty to Council that the City will be seeking efficiency and cost savings in the areas of energy procurement and use.

6.0 Discussion

6.1 Introduction

The City of Nedlands Sustainability Strategy Action Plan ran from 2009/10 to 2012/2013. At the completion of this Action Plan, the concept was reviewed by Administration and it was decided that the sustainability activity within the City going forward should be focusing on resource efficiency – specifically energy and water. The Corporate Business Plan adopted by Council in 2013 committed to the development of a Water Plan and an Energy Efficiency Strategy.

The City's Draft Energy Efficiency Strategy ("the Strategy") as presented here was developed in conjunction with Planet Footprint. Planet Footprint collect the City's energy and water use data, and identify anomalies and provide advice regarding possible savings initiatives.

The Strategy has evolved from:

- Analysis of current energy use data;
- Data collected through a survey of managers and directors in 2013; and
- The City's current strategic documents and policies.

The Strategy focuses on nine key management areas which are:

1. Senior Management Commitment
2. Understanding of Energy Savings Potential

3. Energy Monitoring, Energy Targets and Key Performance Indicators
4. Investment
5. Energy Supply Management
6. Operating and Maintenance Procedures
7. Accountabilities for Energy Management
8. Training and Awareness Procedures
9. Communication and Staff Engagement.

There are no actions listed in 2014/2015 which require budget considerations. All actions for Year 1 are either at no cost or can be completed within the current sustainability budget.

6.2 Conclusion

The Corporate Business Plan adopted in 2013 committed to the development of an Energy Efficiency Strategy to replace the completed Sustainability Strategy. This has now been developed and is presented here for Council adoption.

7.0 Attachments

1. Energy Efficiency Strategy



Energy Efficiency Strategy 2014-2019

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City of Nedlands

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City of Nedlands Energy Efficiency Strategy Overview

Executive Summary

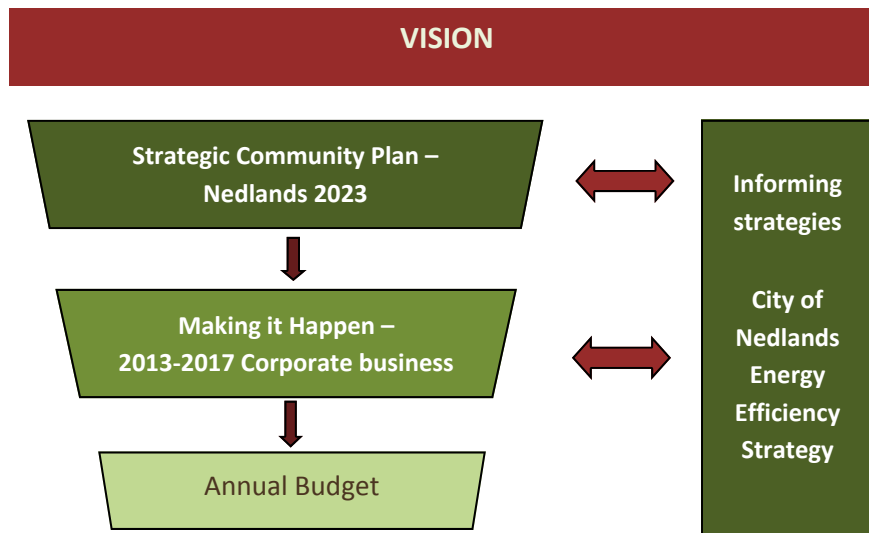
The City of Nedlands Energy Efficiency Strategy is designed to assist the City of Nedlands to deliver the objectives of 'Nedlands 2023' through improving the value obtained from energy purchases. The Strategy achieves this by examining, informing and strengthening the City of Nedlands Energy Management Framework.

The Energy Efficiency Strategy has been developed for the City of Nedlands by Planet Footprint following consultation with the City and after conducting a Senior Management Review and Energy Baseline Review. The strategies within this document were developed from the nine key management areas and provide steps for building commitment, engagement and communication within Council. These steps will provide the means to develop and strengthen Energy Procurement and Demand Management policies and practices.

Context

Integrated Planning and Reporting Framework

The City of Nedlands has developed a number of plans and strategies as required under S5.56 (1) of the *Local Government Act 1995*. The City has used the Integrated Planning and Reporting Framework to develop a suite of plans and strategies that establish local priorities and to link them to operational functions. The Integrated Planning and Reporting Framework consists of a hierarchal structure linking the annual budget with a corporate business plan; the corporate business plan with a strategic community plan; and finally ensuring that the strategic community plan reflects the community's long term vision for the City of Nedlands. This structure is outlined in the diagram below.



Nedlands 2023 –Strategic Community Plan

Nedlands 2023 is a high level strategic document that expresses the community's vision and priorities for the future and shows how the Council and the community intend to make progress of the next ten years.

Nedlands 2023 Making it Happen – 2013-2017 Corporate Business Plan

The Corporate Business Plan focuses on those actions that need to occur within the next four years in order to achieve the objectives of the Nedlands 2023 Strategic Community Plan.

The Energy Efficiency Strategy and the Integrated Planning and Reporting Framework

The Energy Efficiency Strategy will be integrated within the City of Nedlands' established planning and reporting framework. The Energy Efficiency Strategy will contain a number of aims, objectives and actions from corporate through to site specific levels and as such will link to multi-level existing documents. This structure is outlined in the diagram below, with specific linkages and objectives being listed in the following table.

Strategic Framework: Linkages to existing plans and strategies

SCP Key Focus Area	SP	Activity Objective	Level of Service Change over 4 years	Rationale
Direct linkage				
A1.2 Sustainability and Capacity Building				
Natural and Built Environment	SCP SP1	Improve resource efficiencies within the CoN, so ensuring that they are used effectively	<ul style="list-style-type: none"> Develop an Energy Efficiency Strategy (2013/14) Budget for and implement the Energy Efficiency Strategy (2013/14 forward) 	Energy Efficiency Strategy developed.
Indirect linkage				
A3.17 Built Facilities – Provision				
Community Development		Manage, maintain and upgrade Council buildings so that they are fit for purpose and available for agreed users	<ul style="list-style-type: none"> Complete DC Cruickshank and commence Highview (over four years) Audit buildings and review maintenance program (2013/14-2014/15) 	Energy efficiency will be considered in all maintenance and upgrades of Council buildings.
A4.8 Asset Management - Planning				
Governance	CBP SP2	Optimise the value and longevity of the City's assets through sustainable asset management	<ul style="list-style-type: none"> Proactive maintenance of assets to ensure a schedule of maintenance which will avoid dilapidated assets (2013/14 forward) Implementation of asset Efficiency Strategy (2013/14 forward) 	The maintenance strategy should include consideration of energy efficiency processes or products
A4.13 Fleet Management				
Governance		Provide for the acquisition, maintenance and replacement of vehicles, plant and machinery to meet the operational needs of the City and maintain standards that ensure outstanding customer service.	Improved compliance with CoN's Purchasing Policy's sustainability principles (2013/14 forward)	Energy Management also considers energy used in the form of fuel used in vehicles.

SCP Key Focus Area	SP	Activity Objective	Level of Service Change over 4 years	Rationale
A1.3 Water Conservation and Management				
Natural and Built Environment		Improve water efficiencies within the CoN	<ul style="list-style-type: none"> All new irrigation systems designed and installed with hydro-zone and central control capability (2013/14 forward). Investigate and develop systems to capture and retain rainwater (2013/14 forward) 	Irrigation systems and rainwater capture systems use pumps and other electric equipment. Equipment purchased should be energy efficient. Timers should be installed in order to pump in off peak tariffs.
A1.5 Parks, Ovals and Reserves				
Natural and Built Environment	SCP SP1 CBP SP2	Enhance the city's green, leafy character and outdoor community spaces through planning, providing and managing high quality parks, sports facilities, playgrounds and open spaces.	Implement the Parks Asset Management Plan: <ul style="list-style-type: none"> Maintain all parks infrastructure in a safe and functional condition, upgrade existing non-compliant sports lighting to Australian standards for sporting codes 	Investigate the use of energy efficient lighting sources when upgrading sports lighting.
A2.1 Roads				
Transport	CBP SP2	Efficiently refurbish and maintain roads to a safe standard, as per Main Roads Act and Australian Guide to Road Design. (safe standard - trafficable surfaces, safe and free from pot-holes, rutting and undulation with good skid resistance and low noise levels)	83% in a satisfactory condition <ul style="list-style-type: none"> Renew 34.31 km of roads (over four years) Upgrade or build 13240 square metres of car park (over four years) 	Any lighting associated with car park construction should be assessed on energy efficiency as well as lighting output and life expectancy.

SCP Key Focus Area	SP	Activity Objective	Level of Service Change over 4 years	Rationale
A4.2 Communications				
Governance		Ensure that the community is well informed.	<ul style="list-style-type: none"> Marketing for the Strategic Community Plan (2013/14) Video information (2014/15) Implement comprehensive communication plans for major events or campaigns (2014/15) 	CoN to communicate energy efficiency achievement to wider community.
A4.7 Corporate Planning				
Governance		Ensure that Council's decisions take community views into account and deliver the best results possible within available resources, through Integrated Planning and Reporting, in accordance with Act	<ul style="list-style-type: none"> Implement monitoring and performance management (2013/14 forward) 'Intermediate' or 'advanced' standard for Integrated Planning and Reporting (over four years) 	All plans and strategies, including this Energy Management Plan, to be aligned with CoNs' existing Integrated Planning and Reporting framework.
A4.8 Asset Management - Registers				
Governance		Ensure changes to the management or value of assets are fed directly in to the long term financial plan	<ul style="list-style-type: none"> Asset registers updated yearly Physical audit of assets every second year 	Physical audit of assets to include inspection of electrical equipment and prioritisation for replacement.

Energy Use in the City of Nedlands

The following section is a summary of energy use and trends in the City of Nedlands.

Annual Energy Consumption Breakdown

Energy Consumption in the City of Nedlands has remained fairly constant over the last four years, with the biggest change being a 6% drop in fuel consumption in 2010-11, with a subsequent rise in consumption eroding half of the savings.

Energy Source Trends in the City of Nedlands

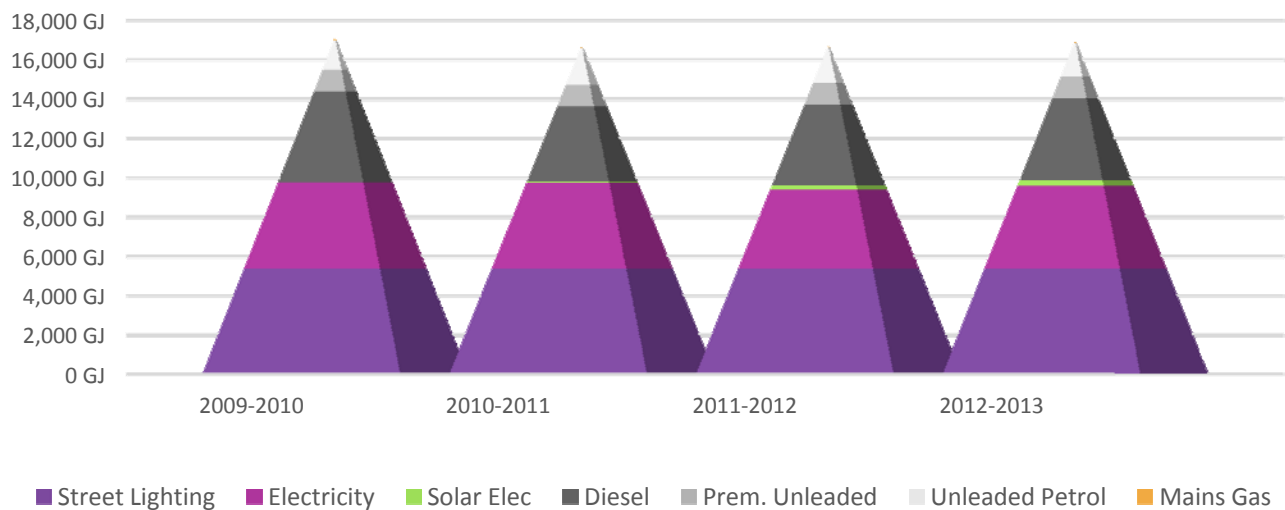


Figure 1: City of Nedlands energy consumption trend. Energy consumption patterns have remained fairly steady for the past four years. Solar Electricity has been slowly increasing in prominence as an energy source. Gas is a very minor and decreasing source of energy

Where Does the Energy Come From?

The City of Nedlands purchased 16,605 GJ of energy in 2012-13 and generated 271 GJ of renewable energy. Electricity accounted for 58% of purchases, Petrol and Diesel accounted for 41%, and Gas accounted for less than ½ of one percent. Solar electricity has grown from nothing in 2009-10 to 1.6% of total energy consumption in 2012-13.

Where Does The Energy Go to?

The City of Nedlands vehicle fleet used 41% of the energy consumed in 2012-13, with 60% of this being in the form of Diesel. The largest consumer of electrical energy in the City of Nedlands is street lighting, which accounted for 32% of total energy consumption and 54% of electricity consumption in 2012-13.

Heating and cooling is the biggest user of metered electricity in commercial buildings, with lighting following a close second.

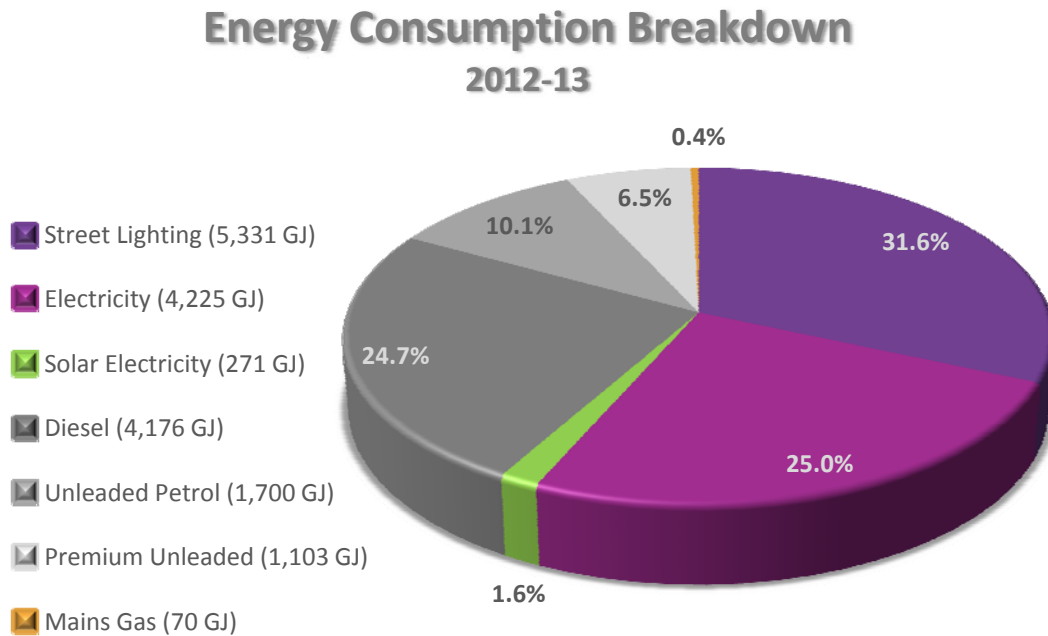


Figure 2: Breakdown of purchased energy for the City of Nedlands, 2012-13 fy. Electricity and liquid petroleum fuels account for 99% of all energy purchased.

Existing Energy Efficiency Measures

The City of Nedlands has already implemented a range of solar electricity and fleet energy efficiency projects. These are projected to save the City a combined \$21,000 and \$31,000 per annum respectively. In addition, City of Nedlands staff are actively contributing to energy efficiency in the City through a wide range of project and management based initiatives. In addition, City of Nedlands staff are actively contributing to energy efficiency in the City through a wide range of project and management based initiatives. This was recognised in 2012-13 with Planet Footprint's Bronze Recognition Award.

Energy Efficiency – Where to Next?

The most cost effective savings are to be found through good management strategies coupled with good management practises. As simple as it sounds, turning something down or turning it off usually beats installing more efficient equipment.

Street Lighting

Opportunities for driving savings through street lighting are limited, and will remain so in the absence of regulatory change. The current options are:

- Lobby for change
- Seek external funding to reduce the opportunity cost of an expedited upgrade
- Work with the existing Western Power upgrade program.

Metered Electricity

There are a range of options for managing the cost of metered electricity consumption. These include: Reducing Consumption, Reducing Cost and Reducing Reliance. These options may be further broken down in to:

Reducing Consumption

- Reprogramming or upgrading timers and control systems
- Installing more efficient technologies

Reducing Cost

- Manage time of use
- Manage your Tariff selection
- Install power conditioning equipment

Reducing Reliance

- Energy generation (e.g. Solar PV)
- Energy switching (e.g. gas or geothermal)
- Co-generation or tri-generation (capture and use waste energy).

The most cost effective upgrade option is opted to upgrade timers, sensors and switches. These types of projects generally have low up-front cost and fast payback. Where they relate to heating, cooling or lighting they can also have a significant impact on overall energy costs.

Table 1 contains a list of projects that are recorded and monitored by Planet Footprint for Australian Councils, and provides an indication of project cost, project cost benefit, and the popularity of the project option.

Table 1: Relative performance of energy efficiency measures. All measures occurred on or after 2010, were implemented by Australian councils and were recorded by Planet Footprint as part of the Measures, Offsets and Events reporting service. Payback is calculated as the number of years savings required to offset the upgrade cost, and may overestimate payback for rapidly developing technologies.

Project Type	Capital Cost	Payback (Years)			No. Projects observed
		Low	Mid	High	
Power Conditioning*	Med	1	2	5	22
Variable Speed Drive Motors	Med		2		8
Timers, sensors and switches	Low	2	3	4	30
LED lighting	Low to Med	2	3	4	20
Aircon and BMS**	Low to High	1	6	10	12
Solar Electricity	Med to High	5	7	8	106
* includes both power factor correction and voltage optimisation ** Low cost options include resetting timers and thermostats					

Fleet

Options for managing Fleet energy costs include:

- Choice of fuel type
- Choice of vehicle type; and
- Management of vehicle use.

Management of these issues are covered in the City of Nedlands Motor Vehicle Protocol and Procedure.

City of Nedlands Senior Management Review

Background to the Survey

Planet Footprint conducted an independent management survey for the City of Nedlands in September 2013. This survey sought the perception of the City of Nedlands Senior Managers on matters relating to energy management. It was designed to give a picture of how council views itself, and may be used to identify expectation and opportunity as well as current perceptions. The aims of the review were:

- To engage Senior Management in the development and implementation of the Energy Efficiency Strategy;
- To demonstrate Senior Management commitment to an Energy Efficiency Strategy;
- To provide Senior Management with an opportunity to review current energy management frameworks and processes at the City of Nedlands;
- To identify areas of strength and opportunity in terms of energy management.

The review focused on 9 key management areas;

1. Senior Management Commitment
2. Understanding of Energy Savings Potential
3. Energy Monitoring, Energy Targets and Key Performance Indicators
4. Investment
5. Energy Supply Management
6. Operating and Maintenance Procedures
7. Accountabilities for Energy Management
8. Training and Awareness Procedures
9. Communication and Staff Engagement

Results at a glance

Engagement and Commitment

The City of Nedlands management team showed very strong support through the survey process. The rate of survey completion was high, commendably so when staff absences are taken into account. This level of support and commitment provides the City of Nedlands with a strong foundation for the development and implementation of a coordinated strategy.

Current Frameworks

The picture that has emerged is typical of many councils in WA and across Australia where sustainable energy management has evolved over time and in response to operational needs. Managers have responded to rising energy costs, community expectations and council leadership to implement a range of good measures.

Strength and opportunity

The mixed response to some questions suggests both a strong level of awareness of individual areas of responsibility, and a lack of a broad, unifying understanding of wider policy and procedures. One theme to emerge is that management engagement and communication is perceived as being needs driven. The resulting compartmentalization of information has a major impact on how respondents have answered many of the questions.

The City of Nedlands Energy Efficiency Strategy

The key strategies within this document were generated from the 9 key management areas used in the Senior Management Review. The Strategy calls on Senior Management within Council to commit to the key management areas with a goal to Improving the value obtained from the City of Nedlands energy purchases and thereby improving the level of service provided to the community.

The Strategy creates a strong reporting framework through the creation of a policy of measuring and celebrating achievement, goals and opportunities. It works together with a strengthened communication framework to foster engagement and ownership amongst staff as well as being a vehicle to celebrate success with the wider community.

Energy Efficiency Strategy Goals

The goals of this strategy are to:

1. Support the delivery of the City of Nedlands Community Vision, Strategic Community Plan and Corporate Business Plan.
2. Provide clear, deliverable and measurable management objectives and actions.
3. Address all of the performance areas and questions covered in the City of Nedlands Management Review.

Key Action Areas

Outlined below is a summary of the key actions within the Energy Efficiency Strategy. Full steps for implementation are presented on the following pages.

1. *Senior Management Commitment*

- Adoption of and commitment to the Energy Efficiency Strategy.
- Key Performance Indicators (KPIs) and targets to be established for all major energy using facilities.

2. *Understanding of Energy Savings Potential*

- Development of energy review and action plan template
- Capture and record information about past and current energy reduction projects
- Develop site specific energy management action plans and KPIs for major energy consuming sites.

3. *Energy Monitoring, Energy Targets and Key Performance Indicators (KPIs)*

- Establish baseline year for energy management monitoring.
- Monitor all City of Nedlands sites for energy cost and consumption.
- Sustainability Officer plus one senior employee to attend Quarterly Performance Reviews.

4. *Investment*

- Prioritise all actions in terms of Return On Investment (ROI).
- All new buildings, new equipment purchases and refurbishments are to include consideration of energy efficient design.
- Demonstrate corporate commitment to energy management by quarantining a percentage of energy spend each year for internal energy efficiency measures.
- Report to community on progress in reducing energy costs and consumption via an annual Energy Management Report.

5. *Energy Supply Management*

- Review current and future electricity contracts and tariff structures with a view to understanding their financial impact.
- Negotiation with utilities to include the provision of quality data and timely data access within future contracts.

6. *Operating and Maintenance Procedures*

- Maintenance schedules in place for all key plant and equipment to operate at maximum efficiency.
- Document shut down procedures for all sites with these procedures to be reviewed monthly.
- Quantify energy efficiencies gained through effective operating and maintenance procedures.

7. *Accountabilities for Energy Management*

- Establish an Energy Committee to coordinate the delivery of Energy Efficiency Strategy.
- Establish corporate procedure for electricity and gas connections.
- Identify and assign utility accounts to relevant, designated manager.

8. *Training and Awareness Procedures*

- All staff to have exposure to energy efficiency training.
- Each key Council site to have its own key energy staff member to act as the conduit for information dissemination to other site staff.
- Project outcomes quantified and communicated to onsite staff and wider organisation.

9. *Communication and Staff Engagement*

- Sustainability Officer to oversee energy management information dissemination and communication channels throughout Council and the City of Nedlands.
- Establish energy management as an agenda item at every staff meeting.

Energy Efficiency Strategy

1. Senior Management Commitment

Senior Management Commitment is key in successful implementation of corporate policies and procedures. Senior Management Commitment is required to establish and implement a strategic approach to energy management. Commitment from this level also sets the tone and expectation of an organisation and is a vehicle of 'permission' whereby all staff can contribute to reduced energy consumption at Nedlands.

Strategy 1 – Demonstrate Senior Management Commitment to Energy Management					
	Management Area Action	Sub Actions	Timeframe	Cost	Responsibility
1.1	Create an Energy Management Policy including targets	<ul style="list-style-type: none"> • Conduct policy development workshop with senior management. • Develop draft policy for comment. • GM to sign off on finalised Energy Management Policy. • Organisation wide energy reduction target setting workshop. 	Feb 2014 Mar 2014 June 2014 Dec 2014	n/a	Policy and Projects Officer (PPO)
1.2	Upload policy onto web page		June 2014	n/a	PPO
1.3	Energy Management outcomes to be included in Annual Report	<ul style="list-style-type: none"> • Update annual energy trend information. • Include 'good news' case study for consideration in Annual Report. 	Aug 2014 Aug 2014	n/a	PPO
1.4	Energy Management Policy to be communicated to all employees	<ul style="list-style-type: none"> • Site and asset managers to refer staff to policy on website. • Policy to be included in staff induction kit. 	Aug 2014 Aug 2014	n/a	PPO & managers
1.5	KPI's and targets to be established for all major energy using facilities	<ul style="list-style-type: none"> • KPI's and targets to be established after site specific energy reviews and action plans developed. Request that one Planet Footprint Quarterly Performance Review be dedicated to assisting with establishing targets and KPI's. • Targets and KPI's to be reviewed annually. 	Dec 2014 Ongoing	n/a	
1.6	Senior management representation	<ul style="list-style-type: none"> • At least 1 senior employee to attend Quarterly Performance Reviews. 	Ongoing		
1.7	Policy to be reviewed annually		Ongoing	n/a	

2. Understanding of Energy Savings Potential

One of the first steps in reducing energy consumption is the ability to identify potential areas of savings.

Strategy 2 – Assess Energy Saving Potential at the City of Nedlands					
Management Area Action		Sub Actions	Timeframe	Cost	Responsibility
2.1	Many no cost and low cost energy saving actions have been implemented at City of Nedlands. Capture and record this information. This information could be helpful in identifying no cost and low cost actions that could be implemented elsewhere in the organization.	<ul style="list-style-type: none"> • Capture and record information about past and current energy reduction projects, processes and strategies using the Planet Footprint Measures Database • Disseminate information about successful measures through staff meetings 	Dec 2014 Ongoing	n/a	PPO
2.2	Develop generic energy review and action plan template	<ul style="list-style-type: none"> • Template to serve as a prompt and information tool as to where and how to reduce energy consumption • Alternatively Planet Footprint can develop action plan template for City of Nedlands at additional cost. 	Mar 2014	\$	PPO
2.3	Energy reviews to be conducted for all major sites. These reviews can be conducted in-house by asset and site managers.		June 2014	n/a	PPO & site managers
2.4	Energy reviews to be conducted for other moderate energy using sites. These reviews can be conducted in-house by asset and site managers.		June 2014		PPO & site managers
2.5	Using information obtained through the energy review, develop site specific energy management action plans and KPI's for all major and moderate energy consuming sites (that is top 50% of energy consuming sites.)		Dec 2014	n/a	PPO & site managers
2.6	Energy savings actions are tracked and savings quantified. This is already occurring for some key projects.	<ul style="list-style-type: none"> • Develop 4 case studies per year on energy savings actions. • Upload case studies onto Council's website • Alert media to successful projects via media 	Ongoing		PPO

		release			
2.7	Innovative and new technologies to be reviewed on as needs basis	<ul style="list-style-type: none"> • Staff researching technologies to present overview of findings at energy committee meetings. 	As needs basis	n/a	

3. Energy Monitoring, Energy Targets and Key Performance Indicators

Energy monitoring is the foundation for all energy management planning. Monitoring enables us to set baselines, establish targets and track progress toward goals.

Strategy 3 – Establish energy monitoring, energy targets and KPI's					
Management Area Action		Sub Actions	Timeframe	Cost	Responsibility
3.1	Organisation wide energy baseline is established	<ul style="list-style-type: none"> • City of Nedlands to establish baseline year for energy management. 			
3.2	Organisation wide energy consumption and costing is reported quarterly	<ul style="list-style-type: none"> • Attend Quarterly Performance Reviews. 			
3.3	All CoN sites are monitored for energy cost and consumption	<ul style="list-style-type: none"> • Continue to monitor energy cost and consumption for all utility meters within the City of Nedlands organisation. 	Continual	\$	
3.4	Energy targets reviewed for whole of organization (see 1.1, 1.5)		Annually		
3.5	Energy targets and KPI's reviewed for major sites (see 2.5)		Annually		
3.6	Anomalies generated reviewed and addressed	<ul style="list-style-type: none"> • Quarterly Performance Reviews to include review of anomalies. 			

4. Investment

Good energy management practices require strategic investment decisions from finance through to procurement and on into implementation. Financial investment demonstrates a corporate commitment to energy management. Wise investments will bring their own financial returns.

Strategy 4 – Invest in City of Nedlands implementation of Energy Efficiency Strategy					
Management Area Action	Sub Actions	Timeframe	Cost	Responsibility	
4.1	Council has implemented a number of no cost and low cost actions. No cost and low cost actions can be very effective in reducing energy consumption	In addition to actions listed at 2.1 <ul style="list-style-type: none"> • Quantify ROI for low cost actions. • Develop case studies. • Disseminate to relevant site and asset managers. 	Commence Jan 2014		
4.2	Prioritise all actions in terms of ROI	<ul style="list-style-type: none"> • Commence implementation of actions that have a short ROI. 	Immediately and ongoing	\$	PPO & Executive team
4.3	Prioritise larger projects that require external funding	<ul style="list-style-type: none"> • Sustainability officer to notify relevant departments of any upcoming funding opportunities. • Key staff members to submit fully costed projects to energy committee for assessment. • Staff to prioritise which larger projects should be submitted for external funding. 	Continually As needs basis Bi-annually and in response to funding.	\$	PPO & Executive team
4.4	All new buildings, new equipment purchases and refurbishments are to include energy efficient design	<ul style="list-style-type: none"> • Ensure that energy efficiency is included in Council's Purchasing Policy. 	June 2014		PPO
4.5	Energy management to be ingrained into corporate culture	<ul style="list-style-type: none"> • As per 1.6 senior management representation at Quarterly Performance Reviews. 	As required		

Strategy 4 – Invest in City of Nedlands implementation of Energy Efficiency Strategy					
Management Area Action	Sub Actions	Timeframe	Cost	Responsibility	
4.6	Demonstrate corporate commitment to energy management by quarantining a percentage of energy spend each year for internal energy reduction projects	<ul style="list-style-type: none"> • Determine annual financial allocation to energy reduction (either as a % or in absolute terms). • Establish funding guidelines. • Create funding application form including space for calculation of ROI. • Invest in energy efficiency projects in council owned and operated assets as determined through actions 4.2 and 4.3. • Funding recipients to develop case study and quantify savings of project for internal dissemination. 			
4.7	City of Nedlands to report to community on progress in sustainable energy use	<ul style="list-style-type: none"> • Energy Management Report to be included in Council's annual report. 			

5. Energy Supply Management

Council will take a proactive approach to energy supply contract management. Poorly investigated contracts lead to cost excesses that would otherwise be avoided. Engagement of appropriate staff in the procurement process ensures that asset/facilities managers understand their contracts and that procurement understands operational realities. Both of which will lead to more cost effective use and procurement of electricity within the City of Nedlands.

Strategy 5 – Take a proactive approach to Energy Supply Management					
Management Area Action		Sub Actions	Timeframe	Cost	Responsibility
5.1	All senior managers to review current electricity contract	<ul style="list-style-type: none"> All managers to review current electricity contract. All managers to gain an understanding of the scope of the City of Nedlands electricity supply – how many active electricity accounts do you currently have? 	Mar 2014		PPO & Executive
5.2	All senior managers to gain an understanding of differing tariff structures and their financial impact	<ul style="list-style-type: none"> Each manager to review one major asset in their department. Manager to check billing data (from Invoice) with information provided in the contract. Coordinate a meeting (debriefing session) in regards to this exercise. Discuss: <ul style="list-style-type: none"> Any difficulties in getting access to contract Any surprising billing information discovered. 	Immediately and ongoing	\$	
5.3	Asset managers and managers of large energy consuming sites are to gain an understanding of differing tariff structures and their financial impact.	<ul style="list-style-type: none"> Each manager to review one major asset in their department. Manager to check billing data (from Invoice) with information provided in the contract. 			
5.4	Review current and new contracts to ensure that City of Nedlands is on the correct tariff and is being billed accordingly	<ul style="list-style-type: none"> Effective cost of electricity reviews are conducted as part of the quarterly review process. 			

5.5	All managers and other key relevant staff to assist with electricity procurement	<ul style="list-style-type: none"> Procurement to arrange a meeting with senior managers and key asset managers to provide an overview of considered electricity contracts. 			
5.6	Quality data and timely data supply are core components of monitoring. Purchasing to insist in making data quality and data access contractual obligations	<ul style="list-style-type: none"> Purchasing to insist that timely data access and data quality are included in contract with utility. 			

6. Operating and Maintenance Procedures

Excellent operating and maintenance procedures are the most cost effective way to reduce energy consumption and use energy efficiently.

Strategy 6 – Include energy efficiency as a key outcome of operating and maintenance procedures					
Management Area Action		Sub Actions	Timeframe	Cost	Resp.
6.1	Maintenance schedules are in place for all key plant and equipment	<ul style="list-style-type: none"> Timely maintenance ensures that plant and equipment are operating at their maximum efficiency. 	Existing		
6.2	Maintenance schedules to be developed for secondary plant and equipment	<ul style="list-style-type: none"> Site managers to develop maintenance schedule/s for onsite plant and equipment if not already in place. 	Dec 2014		
6.3	Document shut down procedures for all sites	<ul style="list-style-type: none"> Each site manager to document shut down procedures. All staff on site to be aware of shut down procedure. Nominate key staff at each site to enact shut down procedure. 	Jun 2014		
6.4	Site shut down procedures to be reviewed monthly	<ul style="list-style-type: none"> Site managers to check monthly if shut procedures are being enacted. Site shut down procedures to be reviewed annually or sooner if required. 	Ongoing Annually		
6.5	Where possible energy efficiencies gained through operating and maintenance procedures to be quantified.	<ul style="list-style-type: none"> 2 case studies per year developed highlighting importance of effective operating and maintenance procedures. Case studies to be made available on web site. 			

7. Accountabilities for Energy Management

A well implemented energy management plan requires a cross departmental approach and input from a variety of staff. A structured approach to accountability is essential to deliver best practice outcomes. Energy management planning must consider all energy sources to be comprehensive.

Strategy 7 – Establish accountabilities for energy management					
Management Area Action		Sub Actions	Timeframe	Cost	Resp.
7.1	Employ energy manager or nominate existing staff member	<ul style="list-style-type: none"> • Energy manager to coordinate delivery of energy Efficiency Strategy. 	Dec 2014		PPO
7.2	Establish corporate procedure for electricity and gas connections	<ul style="list-style-type: none"> • Electricity and gas connections need to be documented and approved. • Electricity connections to be made in accordance with council contract. • Nominate one key person who is able to connect electricity accounts. 	Jun 2014		PPO
7.3	All electricity accounts are assigned to a responsible person	<ul style="list-style-type: none"> • Electricity account list to be sent to key managers and asset staff. • Managers to identify accounts linked to their assets. • Floating accounts – or accounts where no one takes ownership or responsibility are to be disconnected. • Electricity account list to be disseminated annually. 	Ongoing Annually		PPO

8. Training and Awareness Procedures

All staff should be provided with the opportunity to contribute to meeting Council's long term energy management goals. Not only will this further our energy management plan but can also lead to improved staff morale.

Strategy 8 – Deliver energy management training and awareness procedures					
Management Area Action		Sub Actions	Timeframe	Cost	Resp.
8.1	All staff to have exposure to some form of energy efficiency training	<ul style="list-style-type: none"> • Develop energy efficiency overview and expectations fact sheet for dissemination. This fact sheet should include information about the Energy Committee and communication channels. • Energy efficiency overview to be delivered at staff induction. • New staff site induction to include overview of current energy efficiency procedures including shut down procedures etc. • Energy efficiency to be discussed at all tool box meetings. • On site staff to be consulted during the development of site specific action plans. • On site staff to provide input into site specific action plans. 	Dec 2013		
8.2	Each key site to have its own Energy Manager	<ul style="list-style-type: none"> • Energy manager at key sites – e.g. depots, administration, aquatic centres etc. 	Dec 2014		
8.4	Project outcomes quantified and communicated to onsite staff and wider organization	<ul style="list-style-type: none"> • Site specific Energy manager to develop one case study per year on energy efficiency at their place of work. • Case study to be submitted to Executive Team. 	Dec 2014		

9. Communication and Staff Engagement

It cannot be expected that one person or even a select group of people will have a thorough understanding of the operations of all of Council’s assets/facilities. Neither is it reasonable to expect every staff member to detail every action that they undertake. For this reason communication and engagement are essential in identifying every potential opportunity for energy efficiency and to act on it. Communication is also essential to encourage energy efficiency among staff. Leadership in communication goes one step further and is about not only reducing consumption within the City of Nedlands but encouraging and educating the wider community and fellow Council organisations.

Strategy 9 – Develop communication and staff engagement strategy					
Management	Area Action	Sub Actions	Timeframe	Cost	Resp.
9.1	Energy Management Report and dissemination of information throughout Council.	<ul style="list-style-type: none"> • Sustainability Officer to disseminate quarterly meeting information. This information can be put on council’s intranet system. 	Dec 2013		PPO
9.2	Establish energy management as an agenda item at every staff meeting		Dec 2014		PPO
9.3	Establish two way communication channels	<ul style="list-style-type: none"> • Sustainability Officer to oversee information dissemination throughout the City of Nedlands and (via the GM) to the wider community. • All staff are to be aware of who in their site is the site energy manager. 	Jun 2014		
9.4	Communication is to be two way	<ul style="list-style-type: none"> • All suggestions/ideas for areas of improvement generated by staff will be submitted to their Energy Manager. • The Energy Manager will relay these suggestions/ideas as well as project outcomes to the Sustainability Officer. • The Sustainability Officer will comment on ideas and this information will make it back to on site staff. Staff need to know that their ideas are considered. • The Sustainability Officer will report to Executive Team 	Ongoing Annually		

How will we know if the Strategy is working?

Formal Review

This strategy is an Informing Strategy to the Corporate Business plan under the Western Australia Local Government Integrated Planning and Reporting Framework, and falls into the two year review cycle.

Communications framework


An important component of this Efficiency Strategy is to establish and strengthen communication within the City of Nedlands. The proposed Communications Framework draws together a multi-disciplinary Energy Committee from across council for the express purpose of monitoring and directing energy management activities on a regular, ongoing basis. The Energy Committee will be responsible for the reporting to Senior Management.

Reporting Framework

The reporting framework that is implemented through the Energy Committee provides for both horizontal and vertical lines of communication. The multi-level Organisational reporting and benchmarking required by this plan enhance both awareness and accountability.

The Feedback provided through this process will allow the City of Nedlands to monitor progress and direction across all management levels.

PD13.14	Scheme Amendment No. 201 - Rezone Lot 346 (No.11) Bedford Street.”
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Committee	8 April 2014
Council	22 April 2014
Applicant	MW Urban Planning and Development
Owner	Mark & Hilary Dolling
Officer	Jason Moore
Director	Peter Mickleson – Planning & Development
Director Signature	
File Reference	TPN/A201
Previous Item	10 December 2013 PD58.13

1.0 Executive Summary

The purpose of this report is to recommend to Council to finalise proposed Scheme Amendment No. 201. The purpose of the amendment is to change the zoning of lot 346 (No. 11) Bedford Street, Nedlands to enable the property to be subdivided into two separate lots. The proposed amendment also includes a Local Area Plan with mandatory provisions to ensure that the buildings ultimately constructed on these lots will blend into the existing streetscape.

Council initiated the scheme amendment in December 2013 at its Ordinary Council Meeting. The amendment was advertised for 42 days from 1 February 2014 until 14 March 2014. Ten (10) submissions were received, including two (2) from state government agencies. Of the residents who lodged submissions, there were four (4) submissions supporting the amendment and four (4) submissions objecting to the amendment.

1.1 Recommendation to Committee

Council

1. **Adopts the proposed scheme amendment to change the zoning of Lot 346 (No. 11) Bedford Street, Nedlands from “Residential R10” to “Residential R10 with Additional Use for two single houses to be developed in accordance with a Local Area Plan attached to the scheme amendment” without changes;**
2. **Instructs Administration to progress the proposal in accordance with requirements of the relevant legislation.**

1.2 Strategic Community Plan

KFA: Natural and Built Environment

KFA: Governance and Civic Leadership

2.0 Background

Property address	Lot 346 (No. 11) Bedford Street, Nedlands
Lot area	1012m ²
Zoning:	R10
Metropolitan Region Scheme	Urban
Town Planning Scheme No. 2	Residential

The subject site is located on the north-western corner of the intersection of Bedford Street and Baird Avenue, Nedlands (Attachment 1).

An existing two storey residential dwelling is located on the northern half of site, addressing Baird Avenue. Planning approval for this dwelling was granted in December 2002 and the construction was completed in April 2004.

The southern half of the site has been vacant for the past 10 years. It has been used for casual parking associated with nearby businesses. The landowners have recently erected fencing along the street frontages to restrict parking on the vacant portion of the site.

Council initiated the scheme amendment in December 2013. The amendment was advertised for 42 days from 1 February 2014 until 14 March 2014

2.1 Key Relevant Previous Council Decisions

In November 2001, the Council adopted a Local Housing Strategy which proposed the creation of fifteen precincts where higher density would be permitted within the City. One of these was the Bedford Street Precinct which the subject site is located in. For the Bedford Street Precinct, the Strategy recommended a split R10/R20 density coding, allowing corner lots such as the subject site to be subdivided under the R20 code.

Based on the vision of the Strategy the owners elected to construct their new dwelling such that a subdivision could occur once the Local Housing Strategy was adopted.

In February 2004 the recommendations of the Local Housing Strategy were amended to remove reference to the R10/20 coding from the Bedford Street Precinct.

The Draft Stirling Highway Special Control Area provisions were adopted on 13 October 2009. The Draft provisions propose to rezone the land abutting Stirling Highway and surrounding streets to allow for subdivision. The southern side of Bedford Road is proposed to be located within border of the Stirling Highway special control area.

Council initiated the scheme amendment proposal at its Ordinary Council Meeting on 10 December 2013 in accordance with the *Planning and Development Act 2005*.

2.2 Proposal Detail

The proposed amendment of Town Planning Scheme No. 2 is to provide Lot 346 (No. 11) Bedford Street, Nedlands with an additional use that will allow the site to accommodate two single houses.

This proposal facilitates the subdivision of the site into two lots, one containing the existing house and one that can be developed with a new single house.

The amendment is supported by a Local Area Plan (LAP) (refer attachment 2) comprising of mandatory provisions that will ensure that the buildings ultimately constructed on these lots will blend into the existing streetscape.

The LAP complements the development standards of the R10 density code which is proposed to be retained and provides different development parameters for each of the proposed lots as follows:

1.2.1 Lot 1 (currently accommodates existing dwelling)

There are no particular design requirements for any replacement building on the northern portion of the site, given the modern design of the existing dwellings, and the varied streetscape of Baird Avenue.

Detail	Specification	Comment
Dwelling Orientation	The dwelling must address Baird Avenue as the primary street.	Standard as per R-codes
Design elements	Nil.	-
Street setbacks	Minimum primary street setback is 3m (no averaging). Secondary street setback not applicable.	Variation from R-Codes which would impose an average of 6m and minimum of 3m.
Lot boundary setbacks	Minimum rear setback of 4m, side setbacks in accordance with the R-Codes.	The rear setback is a variation to the R-Codes which requires 6m.
Landscaping	A requirement for a landscaping plan at development assessment stage providing a minimum of 30% landscaping.	This is a further requirement to the R-Codes and Town Planning Scheme No 2.
Parking	Provided off Baird Avenue.	This is a further requirement to the R-Codes and Town

		Planning Scheme No 2.
Street wall and fences	No variation.	-

2.2.2 Lot 2 (currently vacant lot located on the corner of Bedford Street and Baird Avenue)

Detail	Specification	Comment
Dwelling Orientation	Any new dwelling is required to address Bedford Street as the primary street.	This is a further requirement to the R-Codes and Town Planning Scheme No 2.
Design elements	Any new dwelling shall include minimum ceilings heights of 2.8m and a minimum pitched roof form of 25 degrees with gables in order to match the existing houses in the locality.	This is a further requirement to the R-Codes and Town Planning Scheme No 2.
Street setbacks	A 9m primary setback from Bedford street and a setback of 1.5m from Baird Avenue as the secondary street.	The 9m front setback is standard under the Town planning Scheme, but the proposed side setback is a variation from the R-Codes which requires 3m side setback.
Lot boundary setbacks	Average 6m rear setback and a minimum of 3m to the rear boundary, side setbacks in accordance with the R-Codes.	Rear setback is a variation from the R-Codes which requires 6m absolute.
Landscaping	A requirement for a landscaping plan at development assessment stage providing a minimum of 30% landscaping and 4 mature trees.	This is a further requirement to the R-Codes and Town Planning Scheme No 2.
Parking	Provided off Bedford Street.	This represents a variation from the R-Codes which would require that vehicle access from the site is from the secondary street.
Street wall and fences	Front walls and fences less than 0.9m in height along the Bedford Street boundary for a distance of 12m. The remainder of the fencing to be as per the R-Codes. No fencing permitted within the front setback area or 6m from Bedford street adjacent to Baird Avenue.	This is a further requirement to the R-Codes and Town Planning Scheme which would permit that the front setback is solid for a maximum height of 1.2 within the primary street setback

2.3 Legislation / Policy

- *Planning and Development Act 2005*
- State Planning Policy 3.1: Residential Design Codes
- City of Nedlands Town Planning Scheme No. 2

3.0 What consultation process was undertaken?

Required by legislation: Yes No
 Required by City of Nedlands policy: Yes No

The amendment was advertised for 42 days from 1 February 2014 until 14 March 2014.

Letters were mailed to residents and land owners affected by the proposal with a comment for and explanatory document enclosed.

A sign was erected on site notifying surrounding stakeholders.

The amendment was advertised in 'The Post' newspaper on 1 February 2014.

3.1 Response to submissions

Ten (10) submissions were received, including two (2) from state government agencies. Of the residents who lodged submissions, there were four (4) submissions supporting the amendment and four (4) submissions objecting to the amendment.

3.1.1 Objections

The submissions not in support of the proposal identified the following themes:

Theme from objectors	Explanation and response
The amendment will set a precedent for subdivision in the area.	The amendment only applies to a single lot. Any applications for other additional dwellings in the area would be evaluated on their merits and not allowed as of right.
It will change the character to the area.	The character of the area will change under the Draft Stirling Highway Special Control Area Provisions (Adopted October 2009). The proposal is sympathetic to the current built form and will blend in with the proposal for the Stirling Highway area.
Enough housing diversity will be created in the Stirling Highway Area.	Housing diversity is not the intent of this amendment. The amendment aims to rectify an unusual situation created as a result of Council's position on subdivision in Bedford Street in 2001.

The proposal is subdivision by stealth.	The City cannot prescribe property owner where a building should be located within the building envelope or how it should be designed. The location of the existing house complies with the permitted building envelope.
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It is to be noted that the objections did not come from property owners directly abutting the subject lot and no objections were received in relation to the Local Area Plan that supports this amendment.

3.1.2 Submissions in support of the Proposal

The general themes of the submissions in support of the proposal are as follows:

Theme from supporters	Explanation and response
The Local Area Plan will improve the streetscape.	The Local Area Plan provides for a higher amount of open space than is required under the R-Codes and Town Planning Scheme No.2.
Corner lot subdivision should be supported/ Corner lot subdivision a sensible way to increase density.	The concept of corner lot subdivision was supported by Council between 2001 and 2004 as part of the Local Housing Strategy until it was removed in 2004.

4.0 Budget / Financial Implications

Scheme Amendments have no financial implications for the City as all costs incurred in relation to the amendment will be recovered by the applicant.

5.0 Risk management

The risk to the City if Council decides not to initiate this scheme amendment proposal is that the council can be instructed by the Minister for Planning under s76 of the *Planning and Development Act 2005*, to progress the proposed amendment

6.0 Discussion

6.1 Historical Context

In its original form the Local Housing Strategy proposed corner lot subdivision and it is on the strength of this principle that the existing dwelling on the subject lot was located in the northern portion of the site in order to allow for the future subdivision under the proposed R10/20 coding.

By the time the dwelling was virtually complete, Council resolved to amend the recommendations of the Local Housing Strategy for the Bedford Street Precinct by deleting reference to the R10/20 coding for corner lots.

As a result of the changes, the R10 density coding has remained, leaving the southern portion of the site vacant and unable to be developed with another dwelling as the minimum land area requirements of the R10 code is 1000m² per dwelling.

This has created an awkward anomaly in the area.

6.2 Future Planning Controls

The Draft Stirling Highway Special Control Area Provisions (currently included in Draft Town Planning Scheme No.3) proposes an increase in housing diversity along the Stirling Highway corridor and nearby lots. The border of the Special Control Area is located diagonally from to the subject site. The subject site is not directly affected by the proposed special control area however will be impacted as the character of surrounding area changes due to the provisions of the Stirling Highway Special Control Area. This proposal will allow that the site will continue to blend in with the proposed character for the area.

6.3 Proposed zoning

The proposed zoning of “Residential with an additional use” is a mechanism that has been widely used within the City and is acceptable largely because it enables development to be controlled with more rigor though the use of the Local Area Plan rather than if the site were to be rezoned to a higher density coding.

6.3.1 Local Area Plan provisions

The Local Area Plan provided will guide the built form of any new dwellings on either proposed lot. The Local Area Plan provides variations from Town Planning Scheme No 2 and R-Codes in conjunction with further requirements for a sympathetic built form on the proposed lot. Any adverse impact from the subdivision is minimised by creating as much continuity of the current streetscape as possible in terms of setbacks, design elements, parking and landscaping.

The proposed parking provisions allow for only one crossover on each street for the site as a whole. This is seen to be proper planning as it minimises the disruption of footpaths and does not require another crossover onto Baird Avenue.

The high landscaping requirements for both lots is a major component of the amendment. The requirement exceeds the standard R-Codes and Town Planning Scheme No 2 requirements, and will significantly reduce any potential negative impacts of the proposal.

6.3.2 Lot 1

The proposed provisions of the Local Area Plan for Lot 1 reflect the current existing dwelling. This means that any replacement dwelling will have the same impact on the streetscape as the current dwelling. The limited variations proposed are acceptable.

6.3.3 Lot 2

The proposed provisions of the Local Area Plan for the proposed Lot 2 include variations to the R-Codes in ways to minimise the impacts upon the street and enhance the streetscape as follows:

Any new dwelling on Lot 2 is to address Bedford Street and incorporate design elements characteristic of the locality. This exceeds the provisions of the R-Codes and has the effect of minimising the impact of the subdivision on the streetscape.

The 9m setback that is characteristic of much of the Nedlands' area is to be maintained. This will ensure that any proposed dwelling addresses Bedford Street in the same manner as the dwellings in the rest of the street.

The 1.5m secondary street setback variation will have minimal impact on Baird Street.

The variation to allow an averaged rear setback on the proposed dwelling will allow flexibility in the design while maintaining certainty. This is acceptable as it will not affect the streetscape.

The fencing provisions mandates for a more open fence than required in the R-Codes and Town Planning Scheme. This allows for better interaction between the dwelling and the street.

As a result of the above provisions the built form allowed on the proposed new lot will address the intersection in the same manner as would be permitted under the current planning controls.

6.4 Conclusion

The proposed scheme amendment to rezone Rezone Lot 346 (No. 11) Bedford Street, Nedlands from "Residential R10" to "Residential R10 with Additional Use for two single houses to be developed in accordance with a Local Area Plan attached to the scheme amendment" will facilitate the development of a second dwelling on the vacant southern portion of the subject site, as envisaged when the City of Nedlands granted planning approval for the existing house over 10 years ago.

A Local Area Plan has been provided to ensure the development of any new dwelling on the vacant part of the site is sympathetic to the existing neighbourhood character. This includes street setbacks and the spacing of buildings within a well landscaped setting.

The outcome of this scheme amendment takes into account the surrounding area and allows a use for an undevelopable area of land that will remain vacant for the foreseeable future under the current planning legislation.

The proposal received an equal number of submissions supporting and objecting the proposal. Many of the objections are on the basis that a one off scheme amendment should not be permitted on principle, and the likely impact of such an action. However given the limited scale of this proposal, and the measures that are proposed to be put in place by way of a local area plan that will minimize any negative impact the proposal it is considered that this proposal on balance is acceptable.

It is therefore recommended that Council finally adopts this scheme amendment.

7.0 Attachments

Attachment 1: Locality plan

Attachment 2: Scheme Amendment Proposal

Attachment 3: Stirling Highway boundary alignment



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

PD13.14 Attachment One

Monday, 18 November 2013

1:914



CITY OF NEDLANDS
17 OCT 2013

City Of Nedlands

Town Planning Scheme No. 2

Scheme Amendment No. __

Lot 346 (No. 11) Bedford Street, Nedlands

October 2013

PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF NEDLANDS
TOWN PLANNING SCHEME NO. 2
AMENDMENT NO. XX

Resolved that the Council, in pursuance of Section 75 of the Planning and Development Act 2005 (as amended), amend the above Local Planning Scheme by:

Applying an "Additional Use" to the Residential zoning of Lot 346 (No. 11) Bedford Street, Nedlands with the following details to be inserted into Schedule 1 – Additional Uses:

	Lot No.	Street	Zone	Additional Use Permitted
A/xxx	346	Bedford Street	Residential	Two (2) single dwellings. Development to be in accordance with a Detailed Area Plan attached as Appendix 5.

Dated this day of 201

.....
CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

1. Local Authority: City of Nedlands
2. Description of Local Planning Scheme: Town Planning Scheme No. 2
3. Type of Scheme: Local Planning Scheme
4. Amendment No.: XX
5. Property Description: Lot 346 (No. 11) Bedford Street, Nedlands
6. Proposal: Applying an "Additional Use" to the Residential zoning of the site to permit the development of two single dwellings.

REPORT

1. INTRODUCTION

This Scheme Amendment seeks to apply an "Additional Use" to the Residential zoning of Lot 346 (No. 11) Bedford Street, Nedlands, to permit the development of a second dwelling. Development of the site is to be in accordance with the Detailed Area Plan contained in Appendix 5 of this report.

The proposal will facilitate subdivision of the site into two lots, one containing the existing house and the other a new single dwelling. As outlined below, there are unique circumstances that justify the proposed Scheme Amendment.

2. LOCATION

The subject site is located on the north-western corner of the intersection of Bedford Street and Baird Avenue, Nedlands. The site is approximately 190 metres north of Stirling Highway. Refer to Appendix 1.

3. SITE DESCRIPTION

3.1 Site Details

The subject site is formally described on Certificate of Title Volume 1037 Folio 217 as Lot 346 on Plan 3492 (refer to Appendix 2). The registered owners are Mark Dolling and Hilary Dolling.

The lot area is 1,012 square metres, with a frontage of 21.48 metres to Bedford Street and a frontage of 47.09 metres to Baird Avenue.

3.2 Existing Land Use and Development

An existing two storey residence is located on the northern half of the site, fronting Baird Avenue. The southern half of the site has been vacant for around 10 years. Refer to Appendix 3.

The existing house was granted planning approval in December 2002. Construction of the house began in May 2003 and was completed in April 2004.

The existing house is set back approximately three metres from Baird Avenue, consistent with the Residential Design Codes requirement for a secondary street setback on a site coded R10. A fence along the southern side of the existing house separates it from the vacant portion of the site.

Over the past 10 years, the City of Nedlands has contacted the landowners about restricting the use of the vacant portion of the site for casual parking. This parking is not associated with the use of the existing residence. The landowners have established that the parking is associated with nearby businesses and have been in contact with them to request that it cease, however the parking continued. The landowners recently erected fencing along the street frontages to restrict parking occurring on the vacant portion of the site.

4. SURROUNDING LAND USE AND DEVELOPMENT

Land use in the surrounding area is predominantly residential. Commercial uses are located along Stirling Highway, less than 200 metres south of the subject site.

The surrounding area has mostly been developed consistent with the R10 density code. The area is characterised by single and two story dwellings on quarter acre lots (1,012 square metres), with a mix of original bungalows and modern houses. There are some exceptions, however, within this locality. For example, individual sites at 26 Baird Avenue and 43 Baronia Avenue are coded R20, and both have been subdivided into two lots and developed with a house on each lot. A 1,012 square metre lot at 44 Baronia Avenue is coded R10 and contains two grouped dwellings. Similar sized lots at 16 Broome Street and 36 Dalkeith Road have each been developed with two senior persons' dwellings, in accordance with 'Additional Use' designations under Town Planning Scheme No. 2. Other nearby residential properties closer to Stirling Highway are coded R35. Refer to Appendix 4.

5. PLANNING FRAMEWORK

5.1 Directions 2031

Directions 2031 was released by the Western Australian Planning Commission in August 2010 as a spatial framework and strategic plan to guide future growth of the Perth and Peel metropolitan region. Directions 2031 seeks a 50 per cent improvement on current infill residential development trends and sets a target of 47 per cent of new dwellings as infill development, in particular in areas like the subject locality that are close to public transport and activity centres or corridors.

5.2 Metropolitan Region Scheme

The site is zoned "Urban" under the provisions of the Metropolitan Region Scheme. No amendment to the Metropolitan Region Scheme is required or proposed in relation to this Local Planning Scheme Amendment.

5.3 Town Planning Scheme No. 2

The site is currently zoned "Residential R10" under the provisions of the City of Nedlands Town Planning Scheme No.2.

The proposal involves retaining the "Residential R10" zoning and applying an "Additional Use" to permit the development of a second dwelling.

5.4 Draft Town Planning Scheme No. 3

In June 2009, Council adopted draft Town Planning Scheme No. 3 for advertising. The draft scheme is currently being considered by the Western Australian Planning Commission for the Minister for Planning's consent to advertise. The proposed zoning of the site under the draft scheme is not known at this time, given the scheme is yet to be released for public comment.

6. PLANNING BACKGROUND

The current City of Nedlands Town Planning Scheme No.2 came into effect in April 1985, zoning the site "Residential R10".

In November 2001, the Council adopted a Local Housing Strategy. The Strategy proposed the creation of fifteen precincts within the City, including the Bedford Street Precinct in which the subject site is located. For the Bedford Street Precinct, the Strategy recommended a split R10/R20 density coding, whereby corner lots, including the subject site, could be subdivided under the R20 code. It is understood the Local Housing Strategy was endorsed by the then Department for Planning and Infrastructure and was awaiting implementation via the proposed Town Planning Scheme No. 3.

Following Council's adoption of the Local Housing Strategy, the landowners of the subject site consulted with the City of Nedlands regarding the proposal to replace the original dwelling with a new residence (now the existing house). The location of the existing house was determined in consultation with the City, having regard for the R20 coding recommended by the Local Housing Strategy. That is, the siting of the house in the northern half of the property would provide for future subdivision under the proposed R20 code. The existing house was the subject of a planning approval granted by the City of Nedlands under the provisions of Town Planning Scheme No. 2 in December 2002. Construction of the house began in May 2003 and was completed in April 2004.

In February 2004, however, the Council resolved to amend the recommendations of the Local Housing Strategy for the Bedford Street Precinct by deleting reference to the R20 coding for corner lots. As such, the R10 density coding has remained and

the southern half of the site is still vacant, as it cannot be subdivided and developed under the minimum land area requirements of the R10 code.

Given the proposed zoning of the site under draft Town Planning Scheme No. 3 is unknown at this time, and the timing of the new planning scheme being advertised and coming into effect is uncertain, the landowners are seeking to amend Town Planning Scheme No. 2 to permit a second dwelling on the site.

7. PROPOSAL

7.1 Additional Use

The proposal involves amending Town Planning Scheme No. 2 to apply an "Additional Use" to the Residential (R10) zoning of the site to permit the development of a second dwelling.

The proposal will facilitate the subdivision of the site into two lots, one containing the existing house (or a replacement) and one that can be developed with a new single house.

The R10 density code is proposed to be retained, so that the existing standards apply to the development of a second dwelling on the vacant portion of the site. Variations to some development standards are proposed under a Detailed Area Plan to ensure a development outcome appropriate for the subject land, as discussed below.

7.2 Detailed Area Plan

A Detailed Area Plan has been prepared to guide the development of the vacant, southern half of the site (refer to Appendix 5). The Detailed Area Plan also includes development standards for the northern part of the site, in the event that the existing house is proposed to be replaced.

The Detailed Area Plan contains provisions ensuring that any new dwelling respects the established neighbourhood character and is not incongruous with the locality. The Detailed Area Plan addresses dwelling orientation to the two street frontages, street and boundary setbacks, dwelling design, open space location, front fences, parking location and landscaping requirements.

Dwelling Orientation and Design

The Detailed Area Plan requires that the new dwelling on the vacant part of the site addresses Bedford Street as the primary street, as do existing houses at the intersection of Bedford Street and Baird Avenue. In this respect, the Detailed Area

Plan identifies a couple of design elements that are characteristic of existing houses in the locality, being high ceilings and a pitched roof form with gables. The front of the new dwelling is also required to address Baird Avenue for part of the frontage, rather than siding on.

There are no particular design requirements for any replacement building on the northern site, given the more modern design of the existing dwelling on the site and the more varied streetscape of this part of Baird Avenue.

Primary and Secondary Street Setbacks

The setbacks to the street frontages and other property boundaries identified in the Detailed Area Plan are consistent with existing development to reflect the established neighbourhood character.

For the new dwelling on the new southern lot, the Detailed Area Plan does not vary the nine metre front setback from Bedford Street (as required under Clause 5.3.3 of the Town Planning Scheme No. 2).

If the existing house on the northern part of the site is replaced, the Detailed Area Plan permits a front setback to Baird Avenue of three metres (rather than nine metres as required by TPS 2), consistent with the setback of the existing house and recognising the relatively shallow depth of the site (approximately 21 metres).

Lot Boundary Setbacks

It is intended the new dwelling on the southern site will be appropriately separated from the existing (or replacement) house on the subject site and the neighbouring dwelling to the west to reflect the spacing of houses and the landscaped setting of the locality. The Detailed Area Plan allows the six metre rear setback required under the R Codes to be averaged, with a minimum of three metres, to ensure the nine metre front setback to Bedford Street can be provided with a sufficient footprint for the new dwelling.

If the existing house on the northern part of the site is replaced, the Detailed Area Plan identifies a minimum rear setback (to the western boundary) of four metres (rather than six metres as required by the R Codes). This is consistent with the setback of the existing house and acknowledges the relatively shallow depth of the site.

The Detailed Area Plan does not seek to vary side setbacks; these are to be in accordance with the Residential Design Codes.

Open Space and Landscaping

To maintain the open, landscaped setting that is characteristic of the locality, the Detailed Area Plan does not seek to vary the minimum open space requirement of 60% under the R Codes. Further, the Detailed Area Plan includes the requirement for a detailed landscaping plan at planning approval stage, with at least 30% of the lot area to contain 'soft' landscaping and mature trees to be planted within the Bedford Street front setback area.

Outdoor Living Area

The Detailed Area Plan requires an outdoor living area on the north side of the new dwelling (on the new southern lot), adjacent the existing house, which is free of structures such as patios, pergolas, gazebos and shade covers. This will contribute to maintaining the open, landscaped feel of the locality. It will also provide a usable private courtyard with good solar access to it and the adjacent living areas of the dwelling.

Parking

The Detailed Area Plan requires that car parking for the new dwelling on the southern part of the site is located off Bedford Street adjacent the western boundary. As noted above, the front setback requirement of the Town Planning Scheme is not varied, meaning parking structures (carports or garages) must be located behind the nine metre setback line. This is consistent with the existing Bedford Street streetscape and means space at the rear, between the new and existing dwellings, can remain free of structures.

Parking for any replacement dwelling on the north part of the site will be required to use the existing crossover to the current house.

Street Walls and Fences

The Detailed Area Plan contains particular provisions for walls and fences on the Bedford Street and Baird Avenue frontages of the new southern lot. The intent is to ensure the new dwelling contributes positively to the streetscapes by maintaining an open, landscaped feel to the front setback area. This will enable surveillance of the streets and promote social interaction.

7.3 Architectural Concepts

Architectural concept plans have been prepared to provide an example of a development that could be facilitated by the proposed Scheme Amendment and the requirements of the Detailed Area Plan (refer to Appendix 6). In this example, the

existing house (or a replacement) would be contained on a new lot of 428 square metres and a new dwelling on the second lot of 524 square metres.

The plans are indicative only. Any new dwelling will be subject to the City of Nedlands' usual development approval and building licence requirements.

8. JUSTIFICATION

8.1 Completion of Development on the Site

The proposal will facilitate the logical completion of development on the subject site, as envisaged by the landowner and the City of Nedlands more than 10 years ago when the City granted planning approval for the existing house.

The landowner consulted with the City when considering the siting of the existing house. The house was purposefully located in the northern half of the site so the southern vacant portion could be subdivided when the land was coded R20, as recommended at the time by the Local Housing Strategy.

The planning approval granted by the City of Nedlands for the existing house implies the City's support at the time for the future subdivision and development of the site under the proposed R20 density code. The house is located in the northern half of the site and is separated from the southern half by a typical boundary-style fence. Sufficient vacant land has been maintained on the southern half of the site so the minimum lot size for the R20 code could be excised in future (440 square metres under the R Codes of the time).

The existing residence addresses Baird Avenue as the main frontage, not Bedford Street, but has a setback to Baird Avenue of three metres in accordance with the minimum requirement for a secondary street setback under the R10 density code, rather than a primary street setback of nine metres as required by Town Planning Scheme No. 2.

The existing residence has clearly been designed to address Baird Avenue only. The house does not address Bedford Street as a primary street frontage in the manner that is required by the Residential Design Codes, for example, it does not have clearly defined entry points that are visible and accessed from Bedford Street. The elevation facing Bedford Street is a typical side elevation, with a solid boundary-type fence adjacent to it.

The proposed Detailed Area Plan contains provisions to ensure a second dwelling is developed in a manner that is appropriate for the subject site. This includes requiring the second dwelling addresses Bedford Street, incorporates design elements such as high ceilings and a pitched roof form with gables adjacent to Bedford Street, has

open style front fencing, maintains the nine metre front setback requirement of the Scheme and has a landscaped front setback area, including mature trees.

For the new dwelling on the southern part of the site, the Detailed Area Plan also identifies a rear setback of six metres average, three metre minimum, and a rear outdoor living area free of structures, to contribute to the open, landscaped feel of the locality. Permitting the rear setback to be averaged enables the nine metre front setback to be maintained and a sufficient footprint for the new dwelling. The landscaping provisions of the Detailed Area Plan also address this objective through the requirement for at least 30% of the site to be landscaped, including mature trees in the Bedford Street front setback area.

The Detailed Area Plan contains provisions for the new northern lot, in the event the existing house is replaced. These include front and rear setbacks and the location of parking, all of which reflect those of the existing house.

For both dwellings, side setbacks are to be in accordance with the Residential Design Codes, to ensure the amenity of neighbours is maintained.

8.2 Development of the Corner Site

The development of a residence on the vacant portion of the site will complete the development of corner sites at the intersection of Bedford Street and Baird Avenue. Properties on the other corners of this intersection all front Bedford Street, whereas the vacant portion of the subject site leaves a void in the streetscape (refer to Appendix 7). The existing development of the site does not meet a key design principle of the R Codes of ensuring dwellings are setback from the street such that they contribute to, and are consistent with, the established streetscape.

The proposed Detailed Area Plan requires that a second dwelling on the vacant portion of the site addresses Bedford Street in a manner that is consistent with existing houses in the immediate locality. This includes addressing Bedford Street, incorporating design elements such as high ceilings and pitched roof form with gables, open style front fencing, maintaining the nine metre front setback requirement of the Scheme and a well landscaped front setback area, including mature trees.

8.3 Consistent with the Established Neighbourhood Character

The proposed Detailed Area Plan for the subject land will guide the development of the site to ensure any new residence respects the character of existing development in the locality and protects the amenity of neighbouring properties. The architectural concepts contained in Appendix 6 provide an example of a possible built form outcome.

The outcome facilitated by the rezoning and the Detailed Area Plan will result in a scale of development, setbacks, spacing of dwellings, site coverage and landscaped setting that are consistent with the existing form of development in the locality.

There are properties in the immediate locality, for example Nos. 3 and 7 Bedford Street, that contain single houses each with a footprint similar in area to the combined two dwellings that the proposed Scheme Amendment would facilitate on the subject site (refer to Appendix 8).

As noted in Section 7, the proposed Detailed Area Plan does not vary the 60% open space requirement of the R Codes. This will ensure the open, landscaped setting of the locality is maintained. Further, the Detailed Area Plan requires a detailed landscaping plan at planning approval stage showing 'soft' landscaping of at least 30% of the two new lots and mature trees within the Bedford Street front setback area.

8.4 Precedent

There is existing precedent for the proposal to facilitate a second dwelling on the site. As noted in Section 4 above, there are a number of individual properties in the immediate locality that have been developed with two dwellings, for example 26 Baird Avenue, 43 Baronia Avenue (both coded R20 and have been subdivided into two lots and developed with a house on each), 44 Baronia Avenue (a 1,012 square metre lot coded R10 that contains two grouped dwellings), and 16 Broome Street and 36 Dalkeith Road (each developed with two senior persons' dwellings).

8.5 Unique Site Conditions

The site conditions of the subject property are quite unique to this locality. The site is a corner lot containing an existing house in the northern half, while the southern half on the street corner is vacant. This enables the development of a stand-alone second dwelling that is well set back from existing dwellings and which can be well landscaped. In this respect, it should be noted the proposed Detailed Area Plan does not vary the open space requirement of the R10 code. Other properties in the area that have been developed with two dwellings are not corner sites and are typically an 'attached house' form of development (that is, with no setbacks between dwellings).

8.6 State Policy

The proposal is consistent with State planning objectives, primarily Directions 2031, promoting infill development close to public transport and activity centres. The site is located within 200 metres of the Stirling Highway Activity Corridor, which includes

local businesses and is an important bus route. The site is also within 800 metres of the Karrakatta and Loch Street train stations.

9. CONCLUSION

The proposal to apply an "Additional Use" to the site will facilitate the development of a second dwelling on the vacant southern half of the property, as envisaged when the City of Nedlands granted planning approval for the existing house over 10 years ago.

A Detailed Area Plan has been prepared to ensure the development of any new dwelling on the vacant part of the site, and any replacement of the existing house, respect the existing neighbourhood character, including street setbacks and the spacing of buildings within a well landscaped setting. Architectural plans have been prepared as an example of a possible development outcome for the site.

While the surrounding area is predominantly developed with single houses in accordance with the R10 density code, there are existing examples in the locality of individual lots that have been subdivided and developed with more than one house.

Given the unique circumstances affecting the site, the rezoning will not set an undesirable precedent for the other similar proposals.

The proposal is consistent with State planning objectives regarding infill development in areas close to activity corridors that are well served by public transport.

APPENDIX 1: LOCATION PLAN

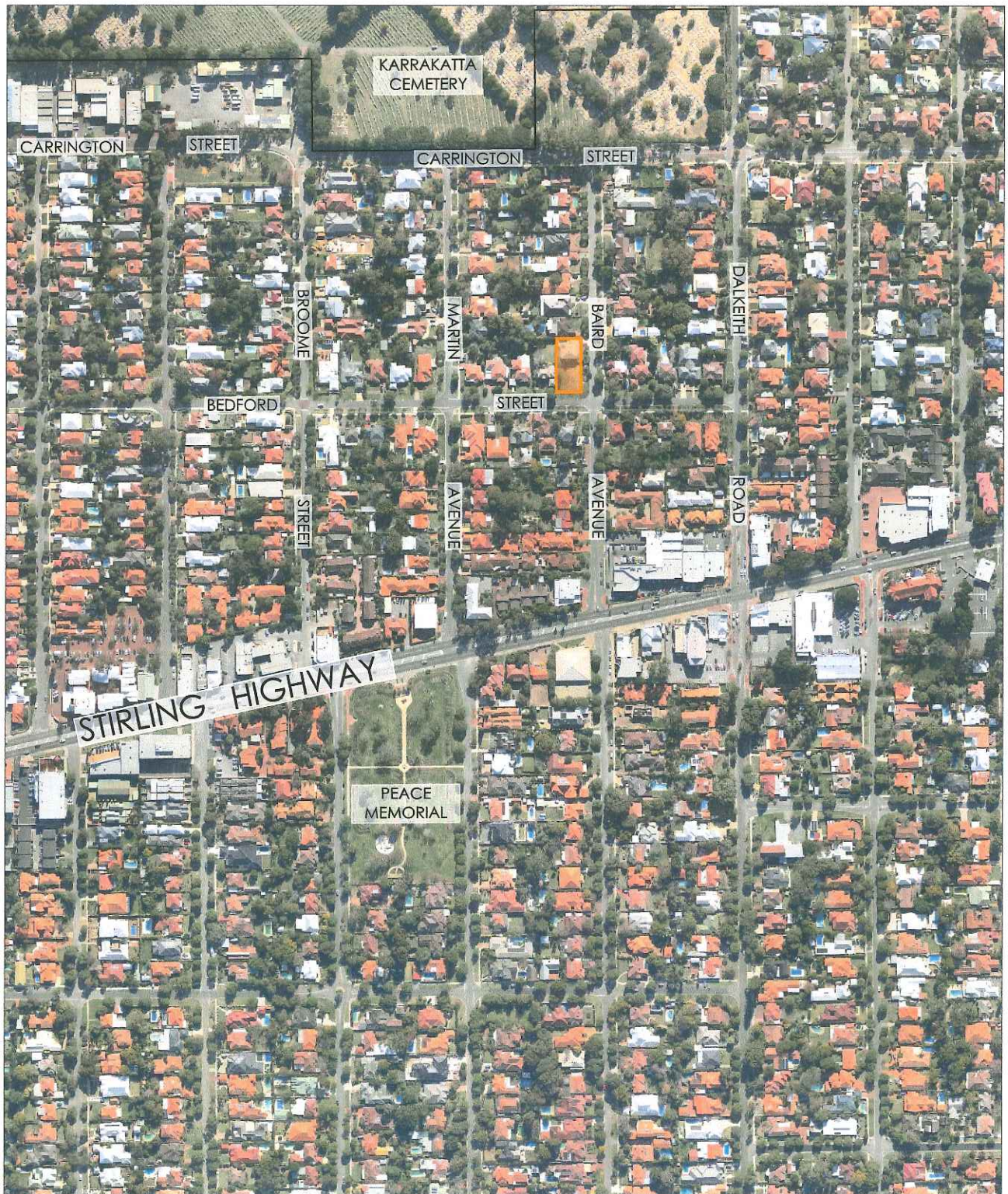



FIGURE 1 - SUBJECT SITE

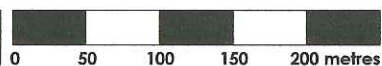
SOURCE: CITY OF NEDLANDS INTRAMAPS/NEARMAPS

LEGEND

 SUBJECT SITE - LOT 346 (No.11) Bedford Street, Nedlands



1:5000



DISCLAIMER: ISSUED FOR ILLUSTRATIVE PURPOSES ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

APPENDIX 2: CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 346/P3492	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 13/8/2003

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1037** FOLIO **217**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 346 ON PLAN 3492

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARK DOLLING
HILARY JANET DOLLING
BOTH OF 16 JUNIPER BANK WAY, SUBIACO
AS JOINT TENANTS

(T H859995) REGISTERED 4 SEPTEMBER 2001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. I564390 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 23.7.2003.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1037-217 (346/P3492).
PREVIOUS TITLE: 1036-24.
PROPERTY STREET ADDRESS: 11 BEDFORD ST, NEDLANDS.
LOCAL GOVERNMENT AREA: CITY OF NEDLANDS.

PLAN 3492 (1)
2 SHEETS

SWAN LOC. 716 & PT 689

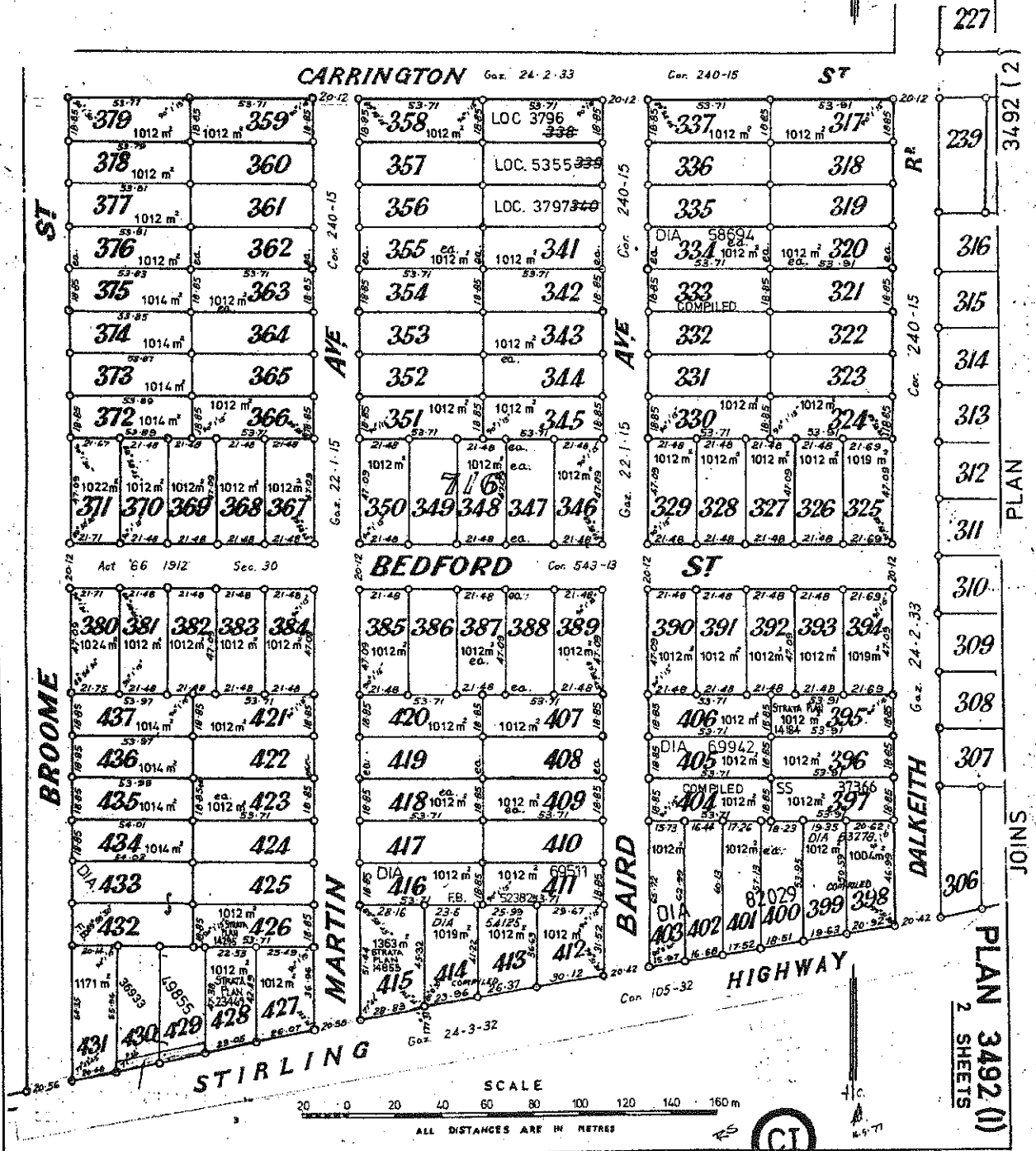
FB. 5721
INDEX PLANS PERTH 2000 09.22
C/T 437-188 " " 10.22

P 003492 F 01



ROAD DISTRICTS ACT
ALL ROADS WITHIN THE GREEN
BORDER ARE NOW DEDICATED
R.R.V.

APPROVED
12.1.14

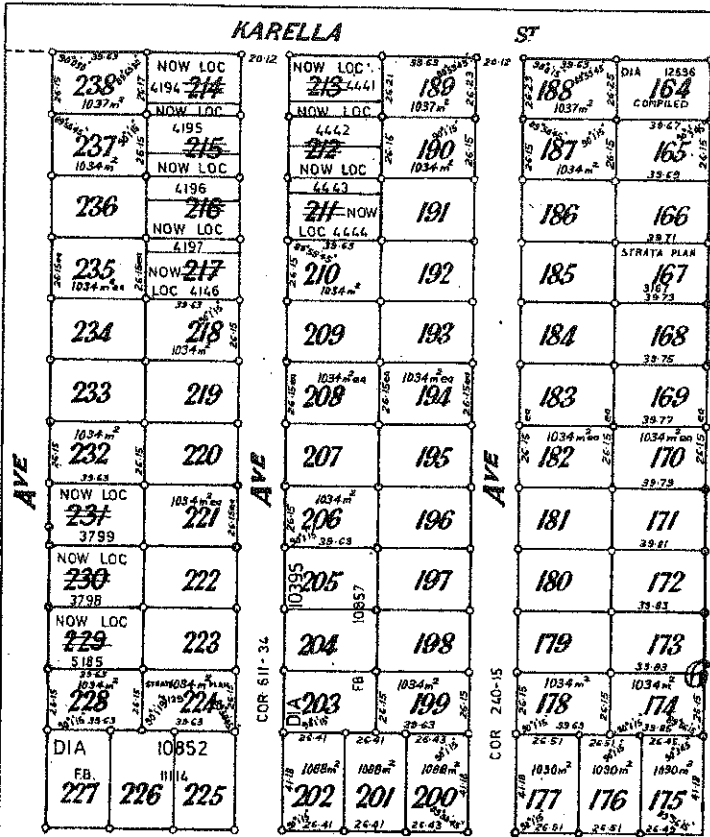


PLAN 3492 (1)
2 SHEETS





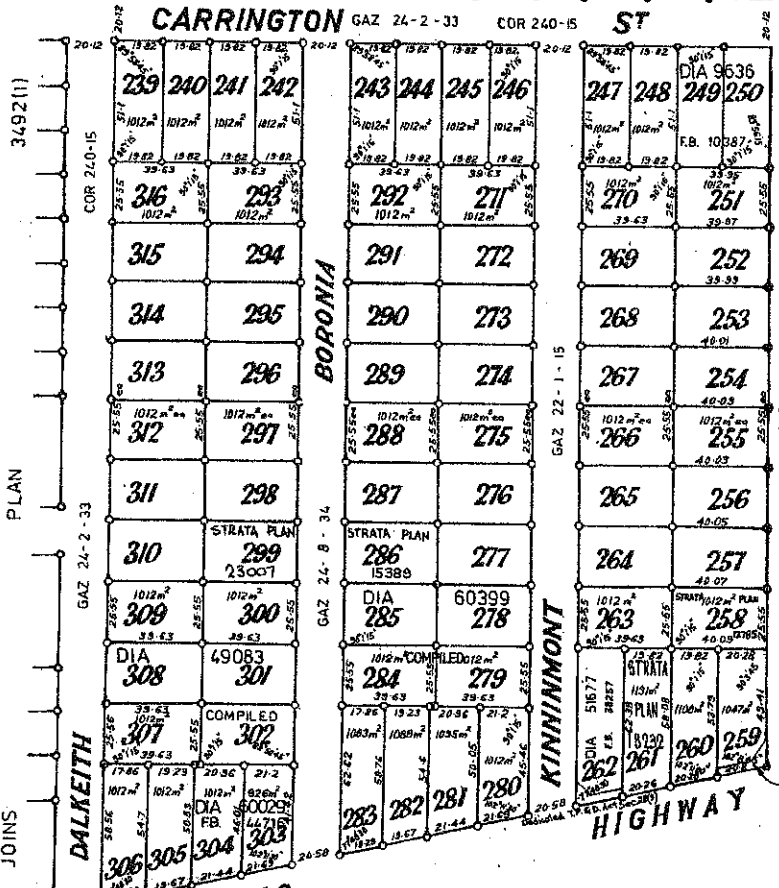
PLAN 3492(2)
2 SHEETS



**SWAN LOC. 716
& PT 689**
 FB. 5721
 INDEX PLAN PERTH 2000 10.22
 C/T 437-188

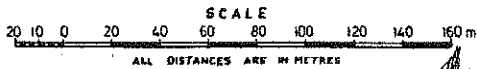
ROAD DISTRICTS ACT
 ALL ROADS WITHIN THE GREEN
 BORDER ARE NOW DEDICATED

APPROVED
 12.1.14



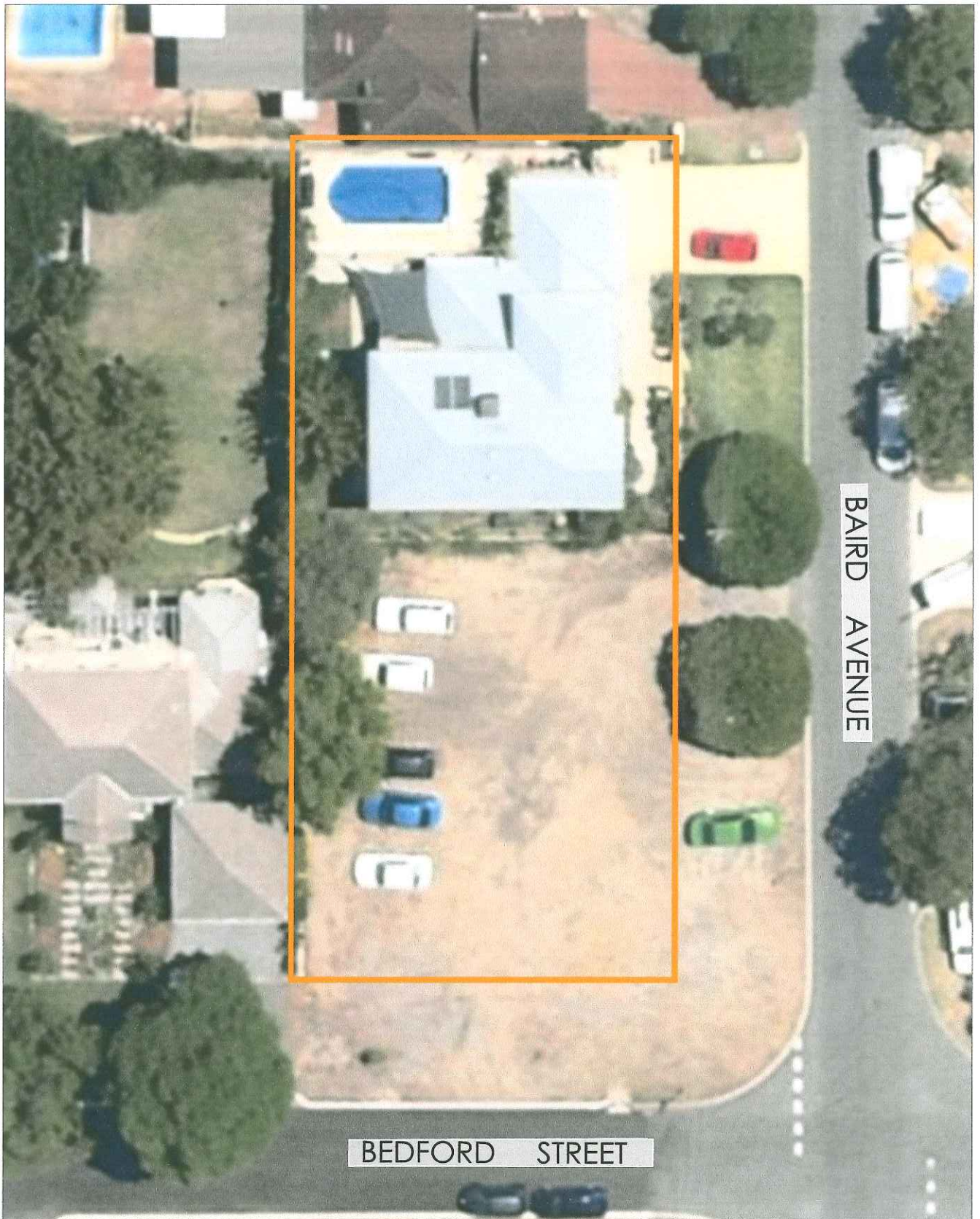
689

27.5.77



PLAN 3492(2)
2 SHEETS

APPENDIX 3: SUBJECT SITE




BAIRD AVENUE

BEDFORD STREET

FIGURE 2 - SUBJECT SITE

SOURCE: CITY OF NEDLANDS INTRAMAPS/NEARMAPS

LEGEND

 SUBJECT SITE - LOT 346 (No.11) Bedford Street, Nedlands

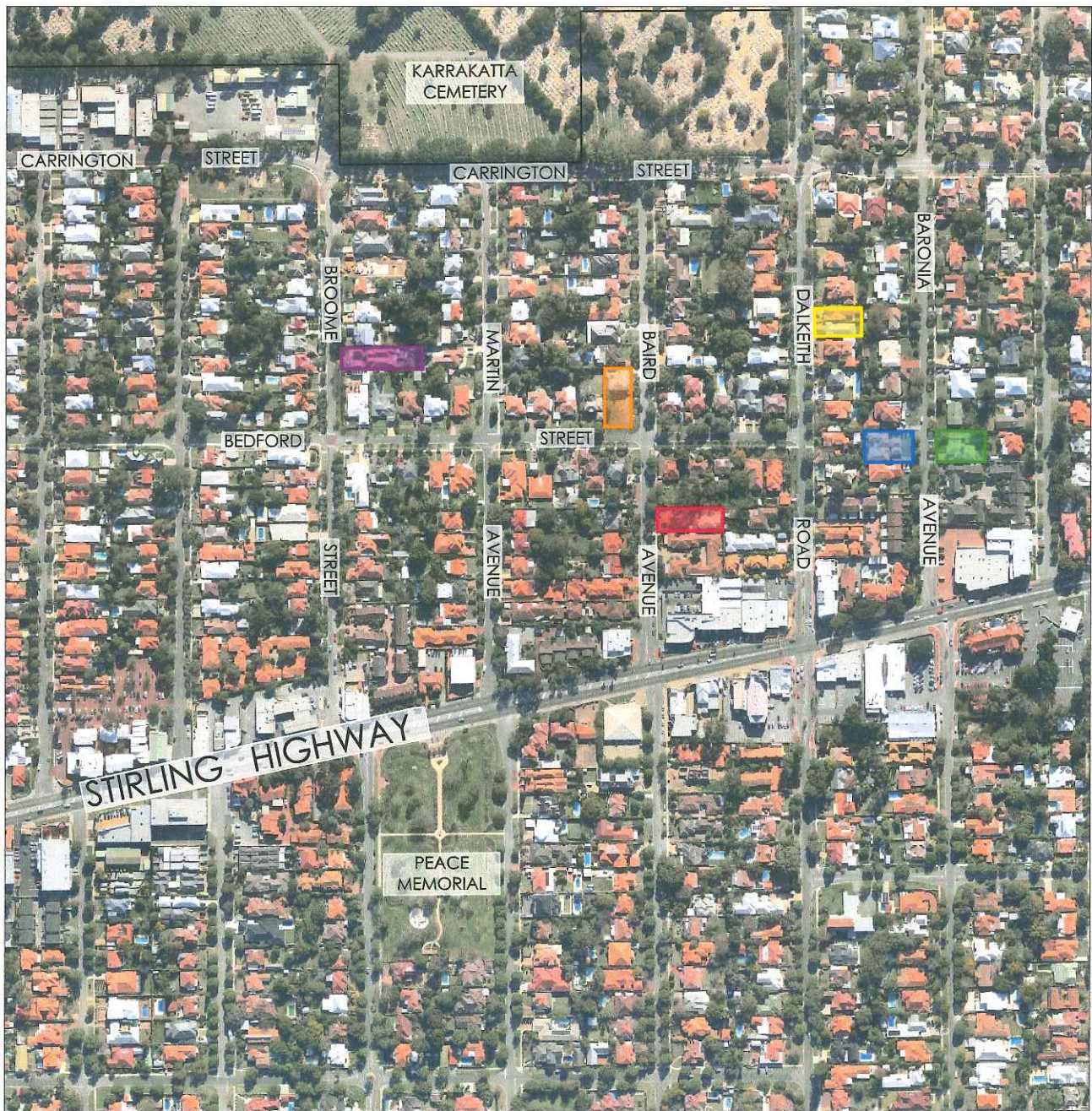


1:300



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APPENDIX 4: SURROUNDING LAND USE AND DEVELOPMENT



SOURCE: CITY OF NEDLANDS INTRAMAPS/NEARMAPS

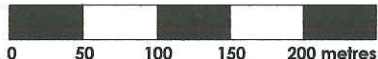
FIGURE 3 - SURROUNDING LAND USE AND DEVELOPMENT

LEGEND

- | | | | |
|---|--|---|--|
|  | SUBJECT SITE - LOT 346 (No.11) Bedford Street, Nedlands |  | 43 Baronia Avenue, Nedlands - R20, 2x dwellings |
|  | 26 Baird Avenue, Nedlands - R20, 2x dwellings |  | 44 Baronia Avenue, Nedlands - R10, 2x dwellings |
|  | 16 Broome Street, Nedlands - R10, Additional Use, 2x dwellings |  | 36 Dalkeith Road, Nedlands - R10, Additional Use, 2x dwellings |



1:5000



DISCLAIMER: ISSUED FOR ILLUSTRATIVE PURPOSES ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

APPENDIX 5: DETAILED AREA PLAN

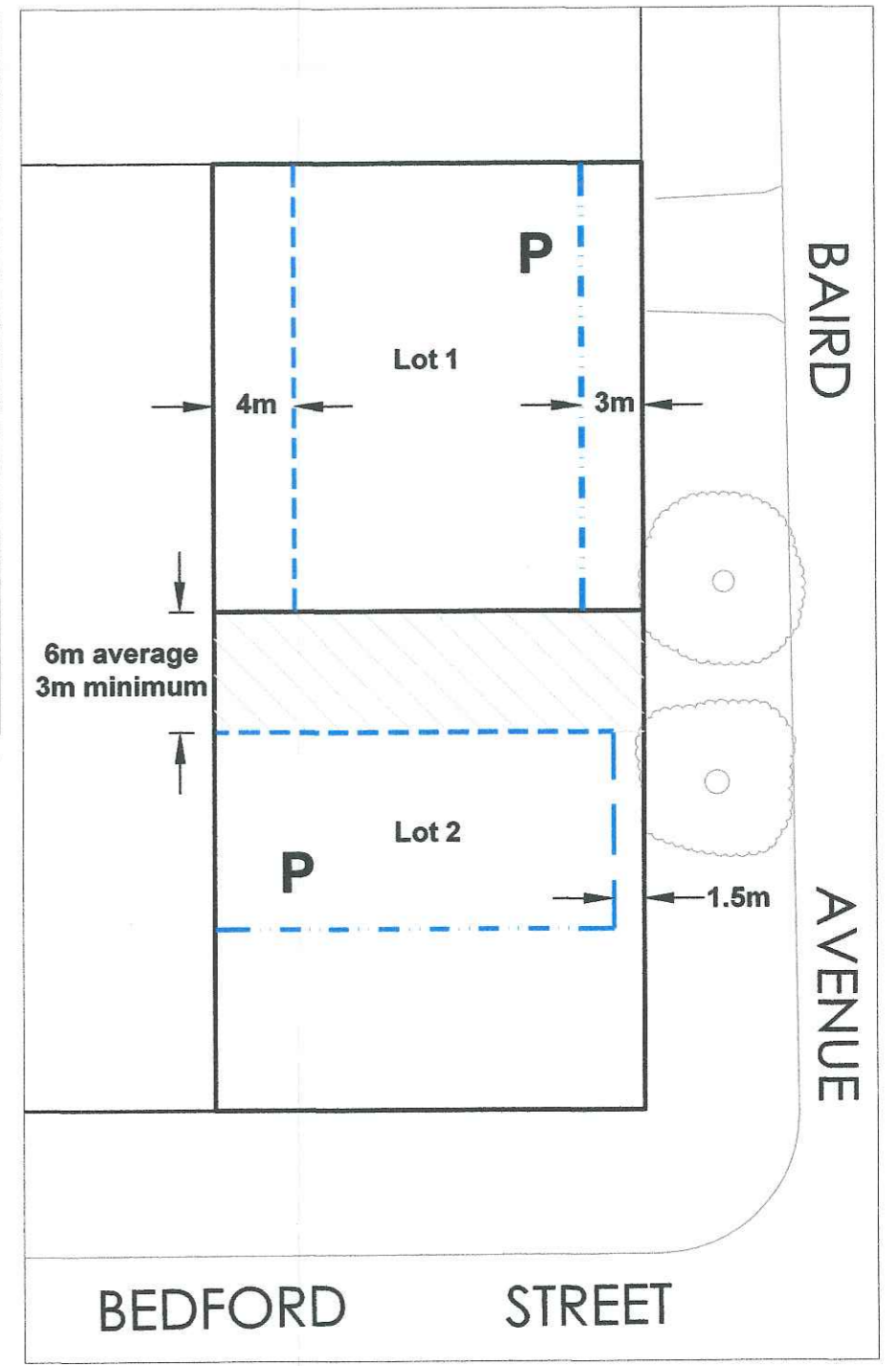
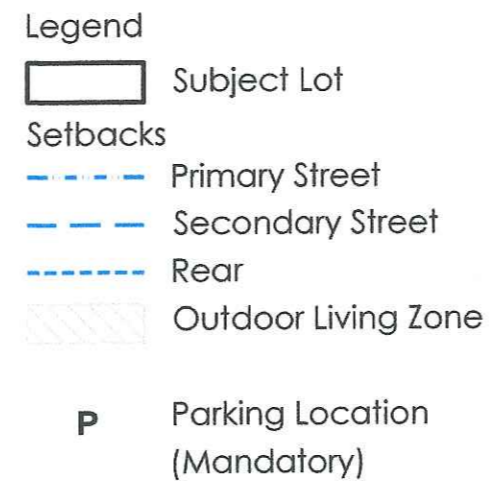
DETAILED AREA PLAN - R-CODE VARIATIONS

The requirements of Town Planning Scheme No. 2, the Residential Design Codes and relevant City of Nedlands policies shall be satisfied in all matters, except as varied in the following manner:

	Lot 1	Lot 2
Dwelling orientation and design	The dwelling must address Baird Avenue as the primary street.	The dwelling must address Bedford Street as the primary street, with the following minimum design requirements: <ol style="list-style-type: none"> the main dwelling entry accessible via this frontage; major openings to habitable rooms; minimum ground floor to ceiling heights of 2.8m adjacent to Bedford Street; a pitched roof form, with a minimum pitch of 25 degrees, including gable ends in the Bedford Street elevation. The dwelling must also address Baird Avenue in a manner consistent with the primary street frontage (e.g., major openings) for a distance of at least 6m from the front (Bedford Street) setback.
Primary Street setback	Baird Avenue is the primary street. The minimum primary street setback is 3m (no averaging).	Bedford Street is the primary street. No variation to the primary street setback requirement.
Secondary street setback	Not applicable.	Baird Avenue is the secondary street. The minimum secondary street setback is 1.5m, provided that at least 50% of the dwelling is setback a minimum of 2m to articulate the elevation.
Lot boundary setbacks	A minimum rear (western boundary) setback of 4m. (Side setbacks in accordance with the R Codes.)	An average of 6m and a minimum of 3m to the rear (northern) boundary. (Side setbacks in accordance with the R Codes.)
Outdoor Living Areas	No variation.	An outdoor living area must be located on the north side of dwelling, within the area depicted as 'outdoor living zone'. Patios, pergolas, gazebos and shade covers are not permitted in this area.
Landscaping	A detailed landscaping plan must be submitted at planning approval stage to the satisfaction of the Council. At least 30% of the lot area shall be landscaped.	A detailed landscaping plan must be submitted at planning approval stage to the satisfaction of the Council, including the following requirements: <ol style="list-style-type: none"> at least 30% of the lot area shall be landscaped; at least four mature trees shall be planted within the front (Bedford Street) setback area.
Parking location	On-site car parking shall be provided off Baird Avenue, as depicted.	On-site car parking shall be provided off Bedford Street, as depicted.
Street walls and fences	No Variation.	Front walls and fences no higher than 0.9m on the front boundary (Bedford Street) or within the front setback area, extending for a distance of 12m along Baird Avenue (from the corner). Fencing or a wall up to 1.8m in height can be erected on the remainder of the Baird Avenue boundary subject to 50% of the distance consisting of a wall or fencing that is visually permeable 1.2m above natural ground level. No fencing permitted within the front (Bedford Street) setback area or for a distance of 6m from the front (Bedford Street) setback distance adjacent to Baird Avenue.



LOCATION PLAN LOT 346



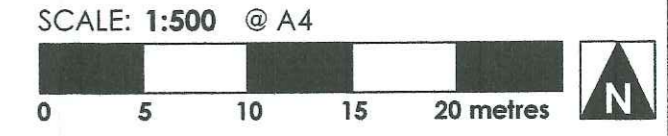
APPROVED
 This Detailed Area Plan has been adopted by the Council and signed by an authorised planner under delegation.

Principal Planner _____
 Date _____

DETAILED AREA PLAN
 LOT 346 (No.11) Bedford Street, Nedlands
 FOR: M+H DOLLING

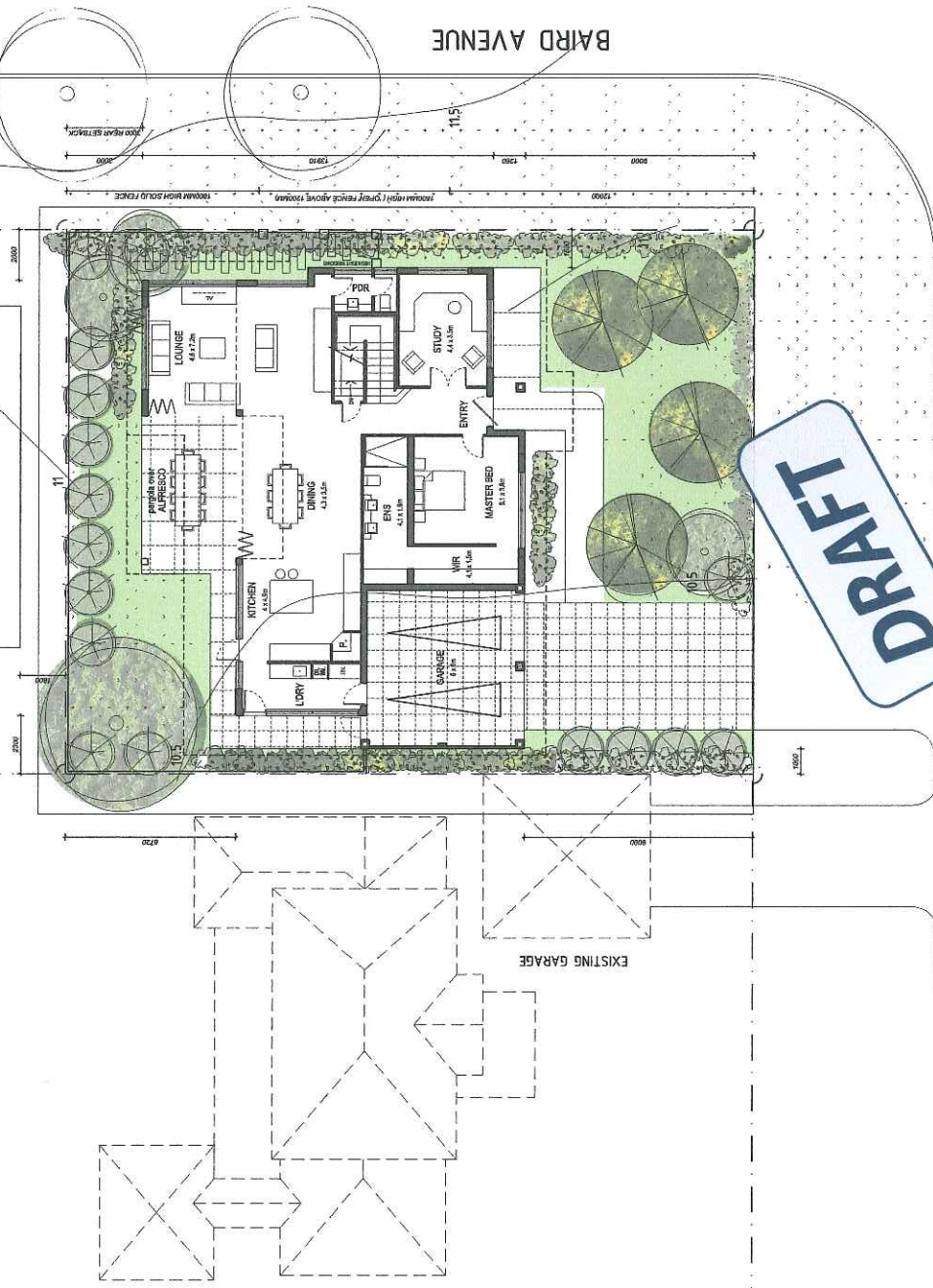


PLAN: DOL-1 007C
 DATE: 131015
 PROJECT: LOT 346 BEDFORD ST
 DESIGNED: MW URBAN



APPENDIX 6: ARCHITECTURAL PLANS

EXISTING RESIDENCE



EXISTING GARAGE

BAIRD AVENUE

BEDFORD STREET

GROUND FLOOR

INDICATIVE ONLY
PRELIMINARY

NOTE:
1. THIS DRAWING IS BASED ON A SITE PLAN BY BED DATED 10/04/04.



NO.	REVISION	DATE	BY
1	ISSUANCE STOP		
2	REVISIT		

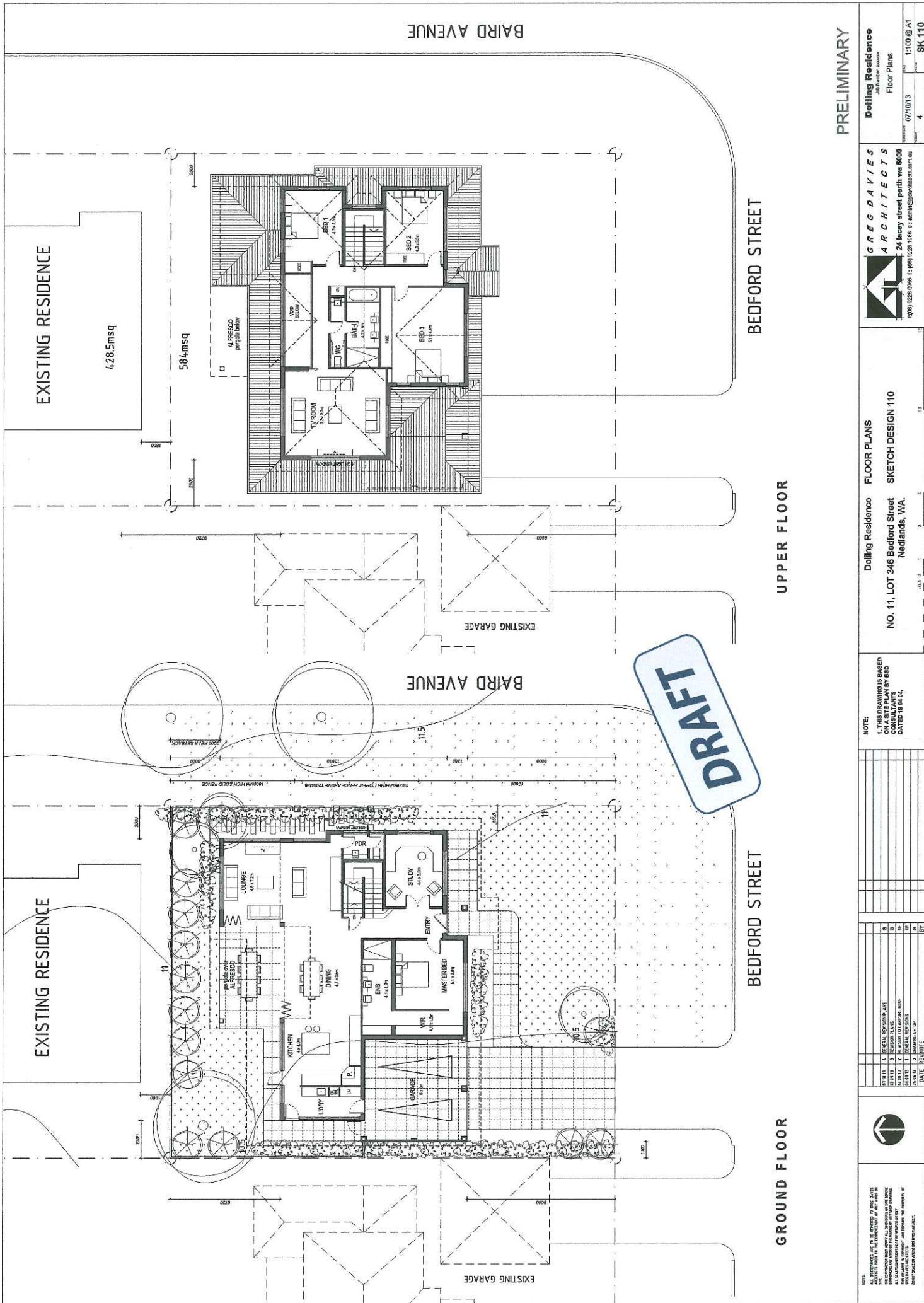
DOLLING RESIDENCE
NO. 11, LOT 346 BEDFORD STREET
NEDLANDS, WA.

LANDSCAPE PLAN
SKETCH DESIGN 141

GREG DAVIES ARCHITECTS
 14/10/13
 0
 SK 141

DOLLING RESIDENCE
LANDSCAPE PLAN
1:100 @ A1

ALL DIMENSIONS ARE TO BE SHOWN IN THIS DRAWING UNLESS OTHERWISE STATED TO THE CONTRARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



PRELIMINARY

Dolling Residence
 Job Number: 100000
 Floor Plans
 Date: 07/10/13
 Scale: 1:100 @ A1
 Page: 4 of 4
 SK 110



GREG DAVIES ARCHITECTS
 24 Jacey Street Perth WA 6000
 T: (08) 9228 0566 F: (08) 9228 1868 E: g.davies@gregd Davies.com.au

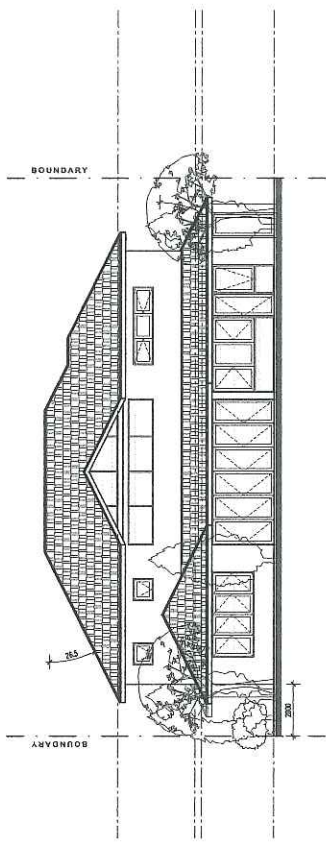
Dolling Residence
FLOOR PLANS
SKETCH DESIGN 110
 NO. 11, LOT 346 Bedford Street
 Nedlands, WA.

NOTE:
 1. THIS DRAWING IS BASED ON A SITE PLAN BY BED DATED 29.04.04.

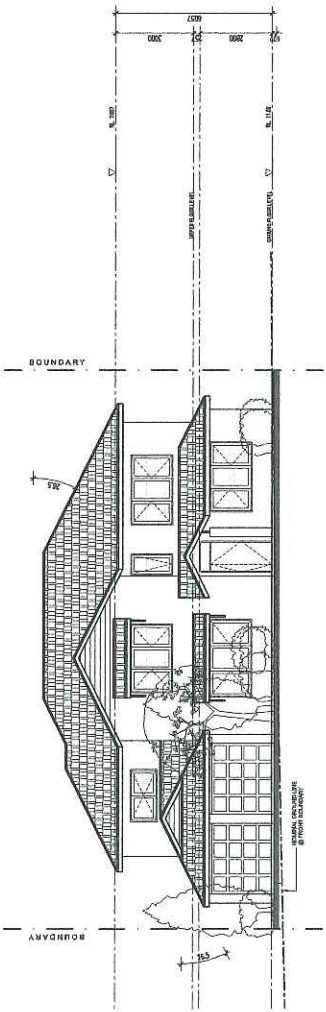
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02	REVISION TO LAYOUT PLAN	08/10/13	SP
03	GENERAL REVISIONS	08/10/13	SP
04	GENERAL REVISIONS	08/10/13	SP



NOTE:
 ALL DIMENSIONS ARE TO BE INTERPRETED IN ACCORDANCE WITH THE ARCHITECT'S INTENT. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND THE CLIENT'S RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS AND THE CLIENT'S RESPONSIBILITY FOR THE ACCURACY OF ALL DIMENSIONS.

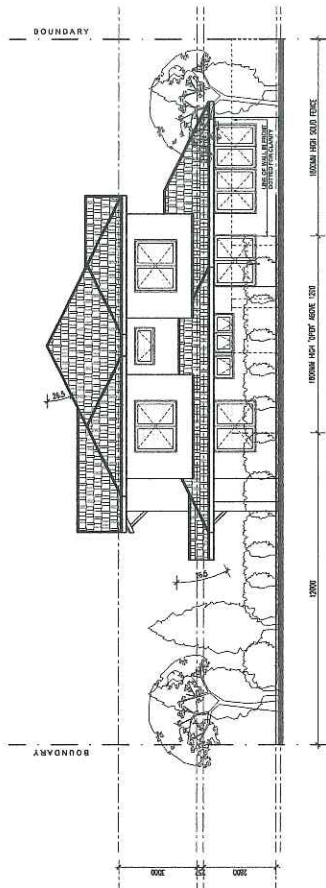


NORTH ELEVATION
SCALE 1:100 @ A1, 1:200 @ A3

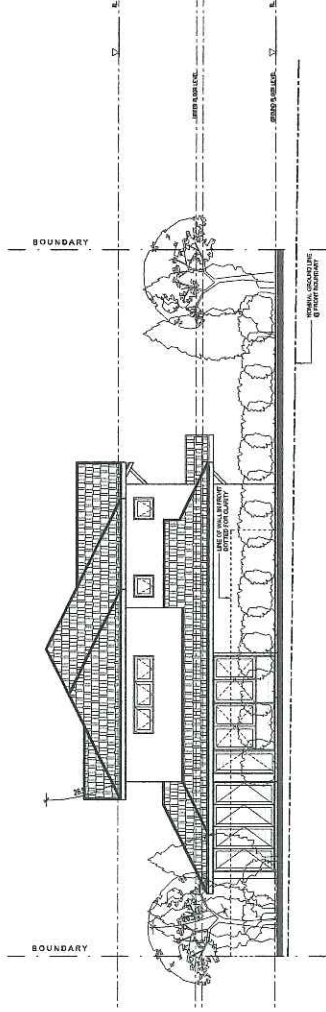


SOUTH ELEVATION TO BEDFORD ST
SCALE 1:100 @ A1, 1:200 @ A3

DRAFT

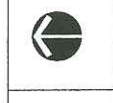


EAST ELEVATION TO BAIRD AVE
SCALE 1:100 @ A1, 1:200 @ A3



WEST ELEVATION
SCALE 1:100 @ A1, 1:200 @ A3

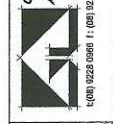
NOTES:
ALL DIMENSIONS ARE TO BE SHOWN IN THIS DRAWING UNLESS OTHERWISE SPECIFIED.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.
ALL DIMENSIONS ARE TO BE SHOWN IN THIS DRAWING UNLESS OTHERWISE SPECIFIED.
THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS.



NO.	DESCRIPTION	DATE	BY
01	ISSUE FOR PERMIT		
02	ISSUE FOR PERMIT		
03	ISSUE FOR PERMIT		
04	ISSUE FOR PERMIT		
05	ISSUE FOR PERMIT		
06	ISSUE FOR PERMIT		
07	ISSUE FOR PERMIT		
08	ISSUE FOR PERMIT		
09	ISSUE FOR PERMIT		
10	ISSUE FOR PERMIT		

NOTE:
1. THIS DRAWING IS BASED ON A SITE PLAN BY BED DATED 19 04 04.

Dolling Residences
NO. 11, LOT 346 Bedford Street
Nedlands, WA.

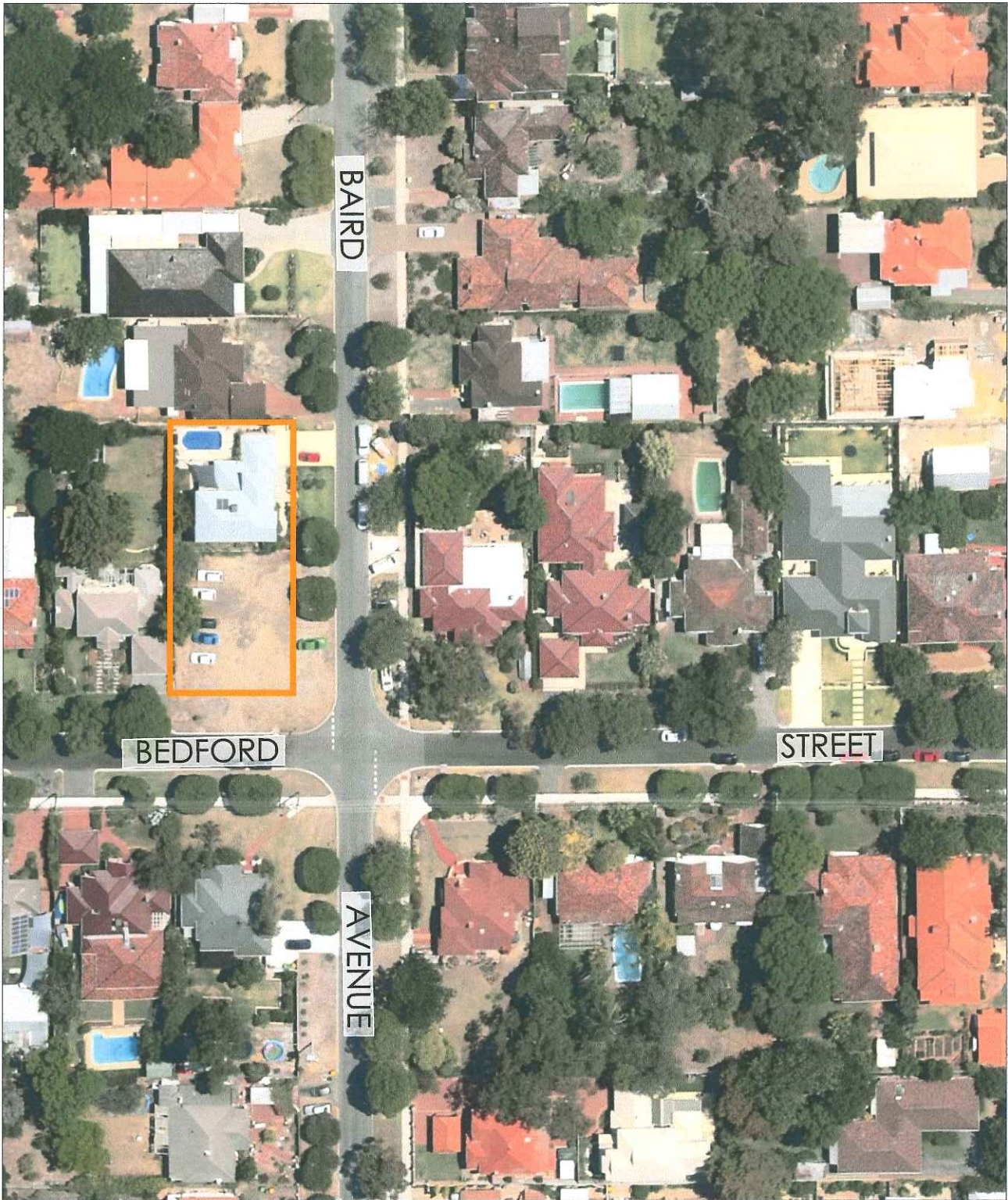


GREG DAVIES ARCHITECTS
24 Incey Street Perth WA 6000
t: (08) 9228 8988 f: (08) 9228 1916 e: admin@gregdavies.com.au

Dolling Residences
Job Number: 1309RT3
Elevations
Scale: 1:100 @ A1
Sheet: 3
Date: 13/09/13
Project: SK 200

PRELIMINARY


APPENDIX 7: LOCAL CONTEXT



SOURCE: CITY OF NEDLANDS INTRAMAPS/NEARMAPS

FIGURE 4 - LOCAL CONTEXT

LEGEND

 SUBJECT SITE - LOT 346 (No.11) Bedford Street, Nedlands

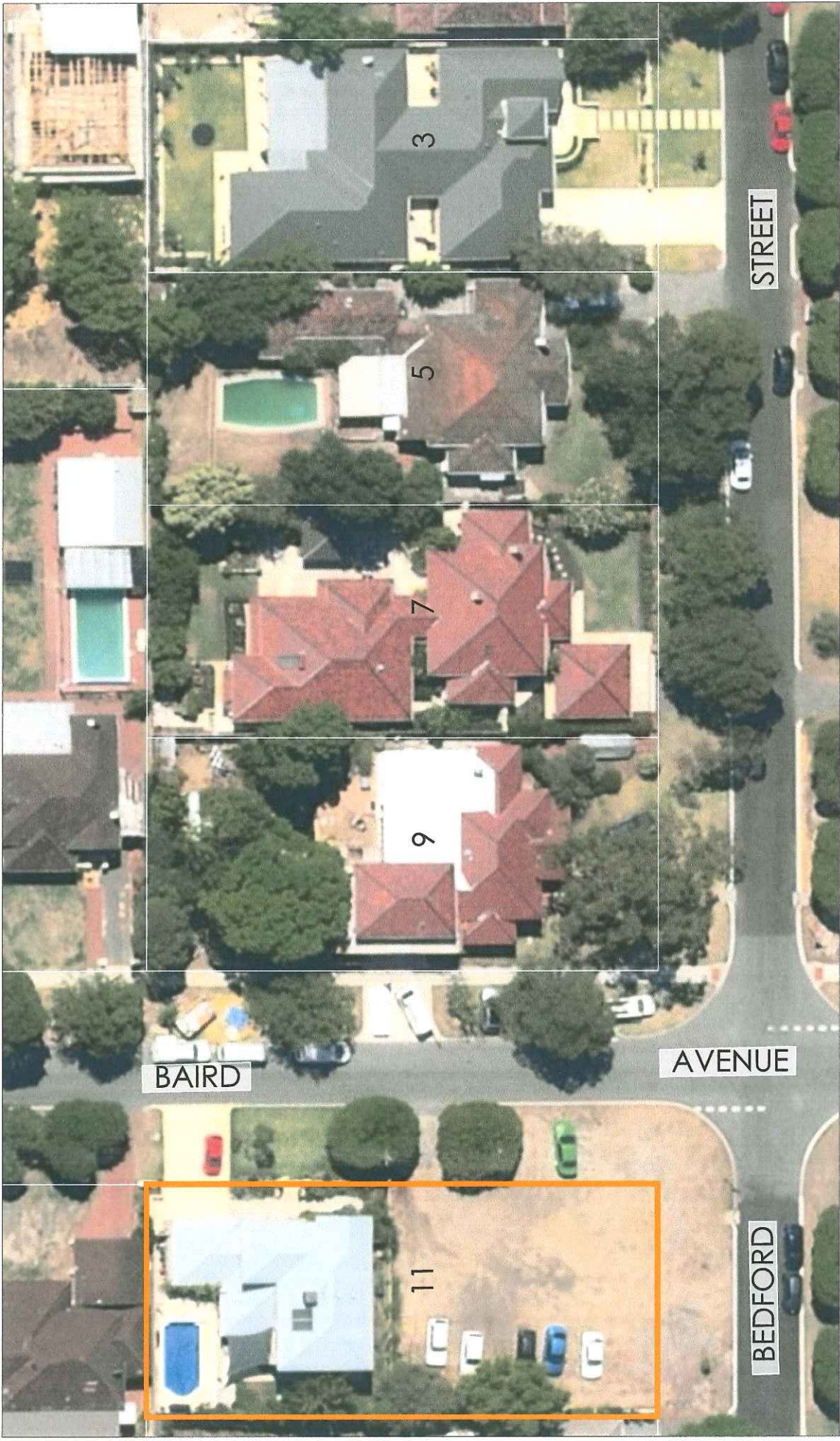


1:1000



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APPENDIX 8: BEDFORD STREET



SOURCE: CITY OF NEDLANDS INTRAMAPS/NEARMAPS

FIGURE 5 - BEDFORD STREET

LEGEND



SUBJECT SITE - LOT 346 (No.11) Bedford Street, Nedlands



1:500



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PLANNING AND DEVELOPMENT ACT, 2005 (AS AMENDED)

CITY OF NEDLANDS

TOWN PLANNING SCHEME NO. 2 – AMENDMENT NO. XX

The Council of the City of Nedlands, under and by virtue of the powers conferred upon in that behalf by the Planning and Development Act, 2005 (as amended) hereby amends the above Local Planning Scheme by:

Applying an “Additional Use” to the Residential zoning of Lot 346 (No. 11) Bedford Street, Nedlands with the following details to be inserted into Schedule 1 – Additional Uses:

	Lot No.	Street	Zone	Additional Use Permitted
A/xxx	346	Bedford Street	Residential R10	Two (2) Single Houses. Development to be in accordance with a Detailed Area Plan attached as Appendix 5.



EXISTING ZONING


LEGEND

ZONES

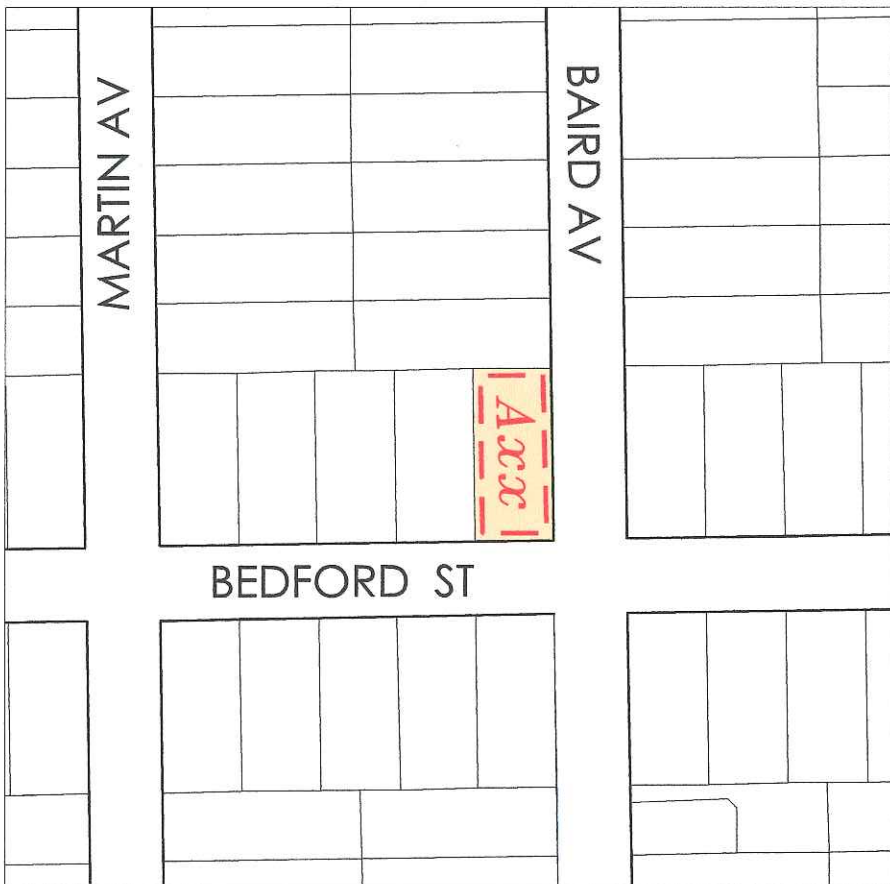
 RESIDENTIAL

ZONES

 R CODES

 NO ZONE

SOURCE: WAPC WEBSITE



PROPOSED ZONING

LEGEND

ZONES

 RESIDENTIAL

ZONES

 ADDITIONAL USES

 NO ZONE

SOURCE: WAPC WEBSITE

**PROPOSED AMENDMENT No.xx
TOWN PLANNING SCHEME No.2**

Lot 346 (No. 11) Bedford Street, Nedlands City of Nedlands



1:2000



DISCLAIMER: ISSUED FOR ILLUSTRATIVE PURPOSES ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

RESOLUTION TO AMEND SCHEME

Adopted by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on day of 20__.

MAYOR

CHIEF EXECUTIVE OFFICER

RESOLUTION TO ADOPT AMENDMENT TO SCHEME

Adopted for final approval by resolution of the City of Nedlands at the Ordinary Meeting of Council held on the _____ day of 20__ , and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

MAYOR

DATE

(Seal)

CHIEF EXECUTIVE OFFICER

DATE

RECOMMENDED/SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

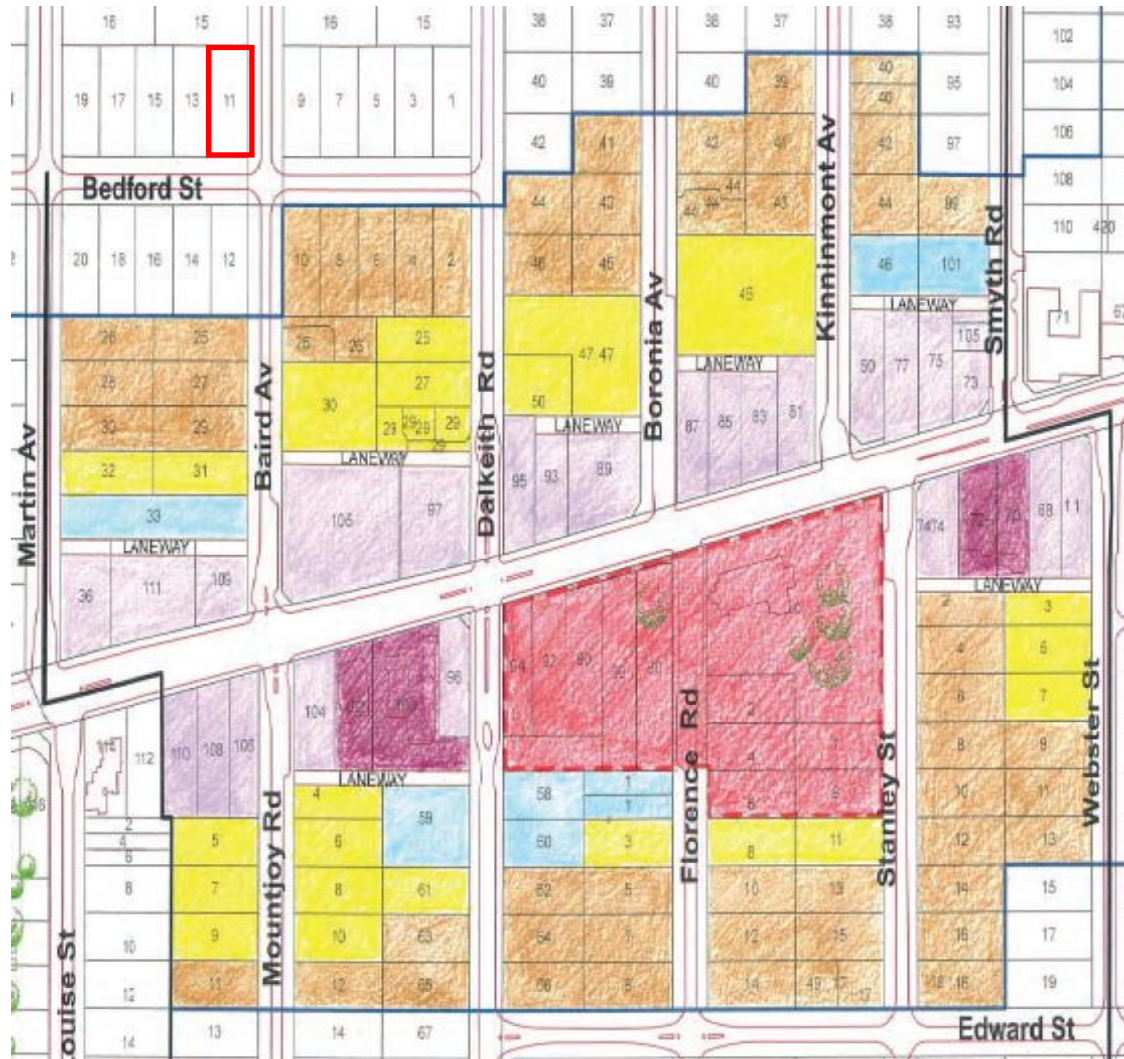
DELEGATED UNDER S.16
OF THE PLANNING AND
DEVELOPMENT ACT 2005
(AS AMENDED)

DATE

FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE



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

Subject Site



Monday, 18 November 2013

1:914

