

MINUTES

Council Meeting Agenda

22 August 2023

Attention

These Minutes are subject to confirmation.

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

Information

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

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Addresses by Members of the Public

Members of the public wishing to address Council in relation to an item on the agenda must complete the online registration form available on the City's website: [Public Address Registration Form | City of Nedlands](#)

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

Disclaimer

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

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1. Declaration of Opening

The Presiding Member declared the meeting open at 6.00 pm and drew attention to the disclaimer on page 2 and advised the meeting is being livestreamed.

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

Councillors	Mayor F E M Argyle (Presiding Member)	
	Councillor B Brackenridge	Melvista Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor H Amiry	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor F J O Bennett	Dalkeith Ward
	Councillor N R Youngman	Dalkeith Ward
	Vacant	Hollywood Ward

Staff	Mr W R Parker	Chief Executive Officer
	Mr M R Cole	Director Corporate Services
	Mr T G Free	Director Planning & Development
	Mr D Kennedy-Stiff	Acting Director Technical Services
	Mrs N M Ceric	Executive Officer
	Ms L J Kania	Coordinator Governance & Risk

Public There were 8 members of the public present and 6 online.

Press Nil.

Leave of Absence (Previously Approved)	Councillor B G Hodsdon	Hollywood Ward
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Apologies	Councillor A W Mangano	Dalkeith Ward
	Councillor O Combes	Hollywood Ward

3. Public Question Time

Questions received from members of the public were read at this point. The order in which the CEO receives questions shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

3.1 Mr Ken Perry

Chellingworth

At the 25th July Minutes the staff comment that the McLeods advice clearly showed that the application could not be considered as a Form 2 application.

Question 1

Why was this advice not obtained by the City prior to the consideration of the RAR which accepted the SAT recommendation that a Form 2 be considered?

Answer

For the purposes of clarity, the following is provided, Council considered the Responsible Authority Report at its meeting of 27 June.

Council at that meeting resolved to recommend to the JDAP that the Form 2 application not be accepted and to recommend to the JDAP that the application be refused. Council also resolved that:

“That Council appoints McLeods to attend the JDAP to represent the Council in defending this refusal.”

As a result of that resolution the City engaged McLeods to represent the Council position at the JDAP meeting of 13 July. At the JDAP meeting McLeods acted as Council’s advocate and presented the strongest argument they could in terms of the proposal being refused and not be accepted as a Form 2. This was in line with the Council resolution.

In preparation of the Responsible Authority Report officers formed the view that the Form 2 application could be accepted on the following basis:

Regulation 17(1) of the DAP Regulations provides:

An owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to do any or all of the following —

(c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;

Regulation 17(1) involves a two-stage process, the first of which requires a precondition to be satisfied before the second stage (exercise of discretion) may arise. In this instance the first stage requires the decision maker to be satisfied that the proposed amendment would not substantially change the development if approved.

In assessing if the proposed amendments constituted a substantial change, officers considered the following:

- i. The plans dated 26 May 2023 had a mix of land uses which were commensurate with the approved plans and didn't change the essence of the approved development, ie. there are not a substantial change. To illustrate the following is provided:

Land Use (floor area)

Approved Plans - 8 February 2021

Amended plans - 26 May 2023

Residential	27,737m² / 85%	29,314m² / 87%
All Non-residential	4,912m² / 15%	4,426m² / 13%

- ii. In relation to built form, the height of the central tower was considered to be consistent with the approved height. The amended plans proposed changes to the architectural language, ground floor layout, setbacks and floor plates of the towers, and the removal of the podium element. However, these external changes were not considered to be so significant that they altered the essence of the development, thus not considered to be substantial changes. The overall height, bulk and functionality of the development remained similar to that originally approved by the JDAP.

The plans dated 26 May 2023 were considered to have resolved the previous reasons for refusal (JDAP decision of 5 August 2022) to the extent that the amended plans were considered to be appropriate for determination via the JDAP Form 2 application pathway.

Question 2

Did the SAT process which is confidential bully our staff members who attended only by DPLH invitation?

Answer

City staff did not feel bullied during the State Administrative Tribunal process. The entire process, while City officers were present was nothing but professional. Any suggestion otherwise is completely rejected.

Question 3

Did the staff members who attended the SAT meetings include the Director Planning? If not, why not?

Answer

The decision of the JDAP was defended at the State Administrative Tribunal by a representative from the State solicitors office, taking advice from the Chairperson of the JDAP panel. The City's presence was to provide support in terms of the detailed technical components of the application. The City officers most capable of responding to detailed technical questions about the application were present during the SAT mediation process, this did not include the Director.

Question 4

Why do the Minutes also indicate the City view that a Form 1 approach would have been approved? On what basis is this view formed?

Answer

As part of their responsibilities, City officers are required to make recommendations on the applications presented, for JDAP matters this occurs via the Responsible Authority Reports. The recommendation within the Responsible Authority Report as reflected in the Council minutes, was that the Form 2 application be accepted, however, the application itself be deferred, on the basis that additional modifications to the plans were requested and additional information was requested. The recommendation of officers was not for approval. This is also reflected in the Council minutes.

4. Addresses by Members of the Public

Addresses by members of the public who had completed Public Address Registration Forms to be made at this point.

Mr Dale Harris, spoke in support of item 21.2 Notice of Motion - Mayor Argyle – Melvista West Parking Policy.

Ms Rebecca Faugno, spoke in support of item 21.2 Notice of Motion - Mayor Argyle – Melvista West Parking Policy.

Suspension of Standing Orders

Moved - Councillor Coghlan

Seconded - Councillor Youngman

That Standing Order No. 3.4(4) be suspended for the purpose of allowing additional speakers for item 21.2.

CARRIED UNANIMOUSLY 9/-

Dr Rudolf Boeddinghaus, spoke in support of item 21.2 Notice of Motion - Mayor Argyle – Melvista West Parking Policy.

The Presiding Member read a statement from Mr Matthew McNeilly, in support of item 21.2 Notice of Motion - Mayor Argyle – Melvista West Parking Policy.

Mr Cardin Langer, spoke in support of item 18.1 CSD05.08.23 – Club Night Light Application – College Park Lower Oval Sports Floodlighting.

5. Requests for Leave of Absence

Any requests from Council Members for leave of absence will be dealt with at this point.

Moved – Councillor Youngman
Seconded – Councillor McManus

Councillor Senathirajah be granted leave of absence for 1-8 September 2023.

CARRIED UNANIMOUSLY 9/-

6. Petitions

Petitions to be tabled at this point.

Nil.

7. Disclosures of Financial Interest

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

7.1 **Councillor Brackenridge – Item 21.1 - Councillor Bennett – Notice of Motion to Amend Council Resolution PD24.06.23 – Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith**

Councillor Brackenridge disclosed an impartiality interest in Item 21.1 - Councillor Bennett – Notice of Motion to Amend Council Resolution PD24.06.23 – Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith. Councillor Brackenridge disclosed that he is the architect for the project, and as a consequence, there may be a perception that his/her impartiality on the matter may be affected. Councillor Brackenridge declared that he would consider this matter on its merits and vote accordingly.

7.2 Mayor Argyle – Item 21.1 - Councillor Bennett – Notice of Motion to Amend Council Resolution PD24.06.23 – Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith

Mayor Argyle disclosed a financial interest in Item 21.1– Councillor Bennett – Notice of Motion to Amend Council Resolution PD24.06.23 – Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith, her interest being that she is a closely associated person. Mayor Argyle declared that she would leave the room during discussion on this item.

8. Disclosures of Interests Affecting Impartiality

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

8.1 Councillor Youngman – Item 21.6 – Notice of Motion Councillor Bennett – Tree Canopy Rates Incentive

Councillor Youngman disclosed an impartiality interest in Item 21.6 – Notice of Motion Councillor Bennett – Tree Canopy Rates Incentive. Councillor Youngman disclosed that he has many large and very large trees on his property, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Councillor Youngman declared that he would consider this matter on its merits and vote accordingly.

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

Nil.

10. Confirmation of Minutes

10.1 Ordinary Council Meeting 25 July 2023

Moved – Councillor Senathirajah
Seconded – Councillor Coghlan

The Minutes of the Ordinary Council Meeting held 25 July 2023 be confirmed.

CARRIED UNANIMOUSLY 9/-

10.2 Special Council Meeting 31 July 2023

Moved – Councillor Senathirajah
Seconded – Councillor Smyth

The Minutes of the Special Council Meeting held 31 July 2023 are to be confirmed.

CARRIED UNANIMOUSLY 9/-

11. Announcements of the Presiding Member without discussion

Well good evening Ladies and Gentlemen,

Tonight is the last formal speech before the council goes into caretaker mode prior to the up and coming Local Government elections.

I would like to take this opportunity to reflect on our achievements as a city over the last 2 years.

COMMUNITY:

1. I believe we have made important strides to represent and protect the community.

We are the only Local Government to sign the United Nations Sustainable Development Goals.

Last year we introduced, FOGO or Food Organics, Garden Organics and we now lead the state on this, with a deferral rate of waste not to landfill at 65.38%.

We become an affiliate member of the Western Metropolitan Regional Council, and in just ten weeks, City of Nedlands residents made up 14% of free visits- a four fold increase in patronage. Furthermore, this decision, has led to a direct saving to all residents, through the avoidance of the gate fee amounting to \$20, 075.00

We have activated Public Open Space Developer Contributions, a decades old state law. As we handle record infill, we will be using the developer contributions to create new parks, leading to a liveable world leading place for all our residents. This has been instigated for the benefit of the community.

Meanwhile, with the community in mind we have planted in last 2. 2 years, 40 000 native seedlings, 600 Mayoral trees and 705 waist height trees.

Our trees are eroding at a rapid rate, through clearing and infill, and our council is leading the state in urban tree protections, a two year measured process backed with data and science, to stop the wholesale clearing of blocks before a Development Application is lodged. This is currently before the Minister for Planning.

We have got the dormant Woolworths site across the line.

Council has also voted unanimously for a Stirling Hwy underpass, for the community. To create a walkable city.

FINANCES:

2. We have restructured the city's finances, saving tens of millions of dollars, which will go a long way to keeping rates manageable, and building up our reserves.

In terms of rates, it is the city's understanding we are officially the one LG, with the lowest rate rises in the state, over the last three year. because we understand this is important to you.

We have addressed numerous compliance issues.

- Strategic Community Plan (going to Council in September 2023)
- Corporate Business Plan (going to Council in September 2023)
- Work Force Plan (Complete)
- Asset Management Plan (Complete)
- Long Term Financial Plan (Complete)
- Implemented a new ERP System (Phases 1 and 2 complete. Phase 3 completed by 30th June 2024)
- New governance framework to provide a more transparent, efficient, participatory and statutorily compliant meeting framework.

It's also worth noting most of the tasks above are generally completed every 4 years. By working cohesively, City officers in partnership with elected members have completed the whole suite in two years.

I would like to acknowledge and thank the CEO Mr Bill Parker, for undertaking these tasks. The CEO has improved the work culture, stabilising the administration, creating a happy and vibrant workspace and raising the standard of compliance in line with best practise.

I would like to acknowledge Director Cole, for his work in the finance department, keeping the rates low for the community. Aged people continue to be in our thoughts when we are planning the budget.

In terms of planning, I would like to thank Director of Planning Tony Free and the team, in the ongoing challenge of LPS 3 requirements, and creating precinct plans, Stirling Hwy, Broadway and Hollywood Hampden, to limit heights on Stirling Hwy, and protect the areas amenity.

We are on track to meet density infill targets, with an additional 4 320 dwellings by 2050, as set by the State Government.

SPORT

3. Approval and funding of the Swanbourne Surf Club is done, and a shiny new club house has been built for the benefit of the community.

We are replacing the asbestos ridden sale training shed, with a world class junior sale training facility at Nedlands Yacht Club.

To support the next generation of Matildas, we are working closely with UWA to create state of the art sporting facilities at the UWA Sports Park.

We continue to support our amazing arts centre Tresillian Arts Centre, and our hope it was grow in relevance as a space for emerging and established artists.

None of these achievements are possible, without the support of the council, and the administration.... working together.

The proof is in the pudding, our achievements do all the talking, despite what you may hear or read we are making headway.

It is my genuine belief the City of Nedlands – is the city of opportunities for all people.

We have all done well and we have all worked hard, thank you; yet there is still more work to be done.

I am optimistic to see what the new council and administration can achieve together for the future benefit of our community.

12. Members Announcements without discussion

Written announcements by Councillors were tabled at this point.

12.1 Councillor Coghlan

On Saturday at the Windsor Theatre Nedlands my husband and I watched the live theatre performance of SYDNEY 11 Lost and Found inside Theatre 1. It was very well supported over the three days and deservedly.

This was a dramatisation of a true and tragic story from WW11 brought to us by THEATRE 180.

The story of the battle that sunk HMAS Sydney by the distinguished German raider HSK Kormoran in 1941.

My grandfather William Ernest Wray was in the air force and was on one of the planes flying up the coast searching for the Sydney so the story was meaningful for me. He spoke often about the loss of the Sydney to the family. For him the story had no closure and he always wondered what happened to HMAS Sydney.

The Sydney Memorial at Mount Scott Geraldton is a very meaningful place to visit and to remember the 645 service personnel who died on the HMAS Sydney.

I was very proud of all the people at Theatre 180. It was very apt that Mr Ted Graham AM the Chairman of the Finding Sydney Foundation was present as he lives nearby. Nedlands featured many times in the production as some of the survivors of the HSK Kormoran were nursed at the nearby hospital. Plus, the love story in the production between the young daughter of a Manjimup farmer and her sailor boyfriend from the HMAS Sydney included vision of old Perth and local Claremont flats on the Swan River. I attended the book launch in August 2009 at the Maritime Museum of Fremantle with my mother Pamela of the book by David Mearns OAM "The Search for the Sydney". David Mearns is the UK Based chartered marine scientist who was on the vessel that located the Kormoran wreck and then the Sydney. He said, "nothing comes close to finding the Sydney the greatest maritime mystery in Australian history".

I remember the articles in the local press that covered how the group of people including Ted Graham and interested in finding the Sydney used to meet weekly at the then Sol Cafe on Stirling Highway on the Bruce Street corner. Persistence and raising the funds to find the Sydney would not have happened without the efforts of many dedicated people.

The families of those who perished are forever grateful that they finally have some sort of closure.

12.2 Councillor Smyth

Councillor Smyth advises that Councillor Amiry and herself made deputations to the SDAU last month and provided the following information in regard to those deputations.

Deputation to the Western Australian Planning Commission Part 17 Significant Development meeting Thursday, 27 July 2023 at 2pm, in relation to Item 10.1 - Significant Development Application - Western Australia's Children's Hospice - Portion of 61 (Lots 503 and 504) Clement Street, Swanbourne.

These were a contraction of the wording prepared by Planning Consultant Ken Adam back in December 2022.

We had 3 minutes each:

Nedlands Council submitted 6 Planning Reasons for not supporting the DA. Cr Amiry and Cr Smyth outlined 3 each.

Councillor Amiry:

1. The council fully supports the concept of a children's hospice, but the proposed site is not an acceptable one, for several reasons.
2. The location chosen for the hospice fails to meet the Child and Adolescent Health Service's critical criterion of a central metropolitan location for the hospice.

3. The proposed site is intrinsically unsuitable for a children's hospice, for a number of reasons.

Councillor Smyth:

1. The proposed use is contrary to the long-standing legally designated, planned and community use of the land.
2. The proposed use and development are inimical to the character of the locality.
3. The proposed use and development would create a damaging precedent, in effect break a promise and destroy trust with the community.

The other presenters against addressed various other aspects, access, bushfire risk, bushland and wildlife corridors, population growth and hospice needs. The proponents presented their case and countered objections. The SDAU Director gave a comprehensive analysis of the assessment.

I have 2 takeaways from the hearing that I would like to share.

1. It was very disappointing to hear both the WAPC Chair and SDAU Assessment Director place great store on reported commitments by City's Technical Officers. This related to the City providing an ongoing commitment to mowing 6-8 times a year to maintain open ground. It is very frustrating that such a commitment is perceived when the land concerned is subject to change. This is the very area that Council declined for AA Playground and is now out for public comment re: Norn Bidi Trail. The Council and Community were not aware that technical officers had communicated to the SDAU or the peer reviewers JBS&G Fire Consultants that the area south of Lot 504 would not change "the City to attend management of the public open space as per the current management regimes". The peer review noted that there were no documents in place that committed the City. So, the presumption is that the City will agree. Goodbye tree planting!
2. The PTA recommended a Footpath from the North St bus stop to the Hospice for public transport users (users being staff and visitors). This was overlooked in the Access Conditions, we brought this to the attention of Commissioners, and it was added as a condition. I hope this will provide an opportunity to combine with the Norn Bidi Trail overlap and provided helpful cost sharing.

12.3 Councillor Senathirajah

Councillor Senathirajah advised that he also wanted to thank the Administration staff, from the CEO down to all employees, for their focus and dedication in serving the Nedlands Community. It has been challenging 4 years for the Council and staff, and the staff have done well. As Councillors we make decisions on what is to be provided, but it is the staff who physically deliver the services.

13. Matters for Which the Meeting May Be Closed

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

Nil.

14. En Bloc Items

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the officer recommendations for items 16.1, 16.2, 16.3, 16.4, 19.1, 19.2, 19.3, 19.4 and 20.1 will be adopted en-bloc and items 17.1, 17.2, 18.1, 18.2, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7 and 21.8 will be dealt with separately.

CARRIED UNANIMOUSLY 9/-

15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

Nil.

16. Divisional Reports - Planning & Development Report No's PD37.08.23 to PD40.08.23

16.1 PD37.08.23 – Adoption for advertising – Local Planning Policy 7.7- Public Open Space Contributions and Local Planning Strategy Amendments

Meeting & Date	Council – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest in this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Draft Local Planning Policy 7.7: Public Open Space Contributions 2. Draft Amendments to the Local Planning Strategy (Excerpts)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah

Seconded – Councillor Amiry

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council:

- 1. amends the City of Nedlands Local Planning Strategy as shown in Attachment 2;**
- 2. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with regulation 12 of the Planning and Development (Local Planning Schemes) Regulations 2015;**
- 3. upon receipt of the Commission's confirmation to advertise, advertises the amendments to the Local Planning Strategy in accordance with regulation 13 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a period of not less than 21 days;**

4. **adopts the draft Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) for the purposes of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and**
5. **advertises the Local Planning Policy 7.7: Public Open Space Contributions concurrently with the Local Planning Strategy amendments for 21 days in accordance with the City of Nedlands Local Planning Policy – Consultation of Planning Proposals.**

Purpose

This report is being presented to Council for adoption to commence advertising the draft Local Planning Policy 7.7: Public Open Space Contributions (the Policy) and amendments to the City of Nedlands Local Planning Strategy (LPS). The Western Australian Planning Commission (WAPC) has advised that for the public open space contributions to be approved the relevant information is to be incorporated into the LPS, which what is reflected in this report. The proposal is not nor is it recommended that the LPS in its entirety be updated.

Voting Requirement

Simple Majority.

Background

At the 27 October 2020 Ordinary Council Meeting, Council resolved to commence the preparation of an Infrastructure Contributions Framework, and allocated funds to allow for this work.

At the 22 March 2022 OCM, Council considered a Community Benefits and Infrastructure Contributions research project (Item 16.5). It was resolved in part that Council:

2. selects the Cash-in-lieu of land for Public Open Space developer contribution model, with effect as follows:
 - a. For all affected developments (i.e. 6 lots/units or more) with a building permit issued on or before 30 June 2022, no contribution for public open space will be requested at the time of subdivision;
 - b. For all affected developments (i.e. 6 lots/units or more) that have a building permit issued between 1 July 2022 and 30 September 2022, 50% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 will be requested at the time of subdivision; and

- c. For all affected developments (i.e. 6 lots/units or more) that have a building permit issued on or after 1 October 2022, 100% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 will be required at the time of subdivision; and
3. supports the development of a Public Open Space Strategy and associated Local Planning Policy.

The public open space (POS) strategy work has been carried out and is discussed below.

The Western Australian Planning Commission's (WAPC) Development Control Policy 2.3 – Public Open Space in Residential Areas (DC2.3) sets out the following contribution criteria:

- 10% of the gross subdivisible value for creation of 6 lots or more is to be ceded to the local government for public open space.
- Where the land is too small to be practical for use as POS, or not in a suitable location for the local government, a cash-in-lieu contribution of 10% may be accepted.

On 9 June 2023, the WAPC released a draft revision of DC2.3 that proposed the following changes:

- For infill areas, a maximum 5% cash-in-lieu contribution may be collected.
- The draft DC2.3 implies, but does not specifically state, that contributions may be collected on creation of 3 lots or more.

The 5% contribution maximum may be increased, and extended to development creating 3 lots or more, with the approval of the WAPC through the amendment of the LPS.

Discussion

Any expenditure of POS cash-in-lieu funds must be directly related to the use or development of land for POS purposes.

Research on the amount, type and distribution of existing POS and its capacity to accommodate envisaged population growth has been carried out. This background research includes information on any POS shortfalls and the amount attributable to dwelling and population growth. The work has been compiled into a draft Policy (**Attachment 1**) and amendments to the LPS (**Attachment 2**).

The LPS amendment provides the rationale for the POS contribution criteria and broadly sets out where and on what the contributions are proposed to be spent. Importantly, any attempts to spend the contributions must be approved by the Minister for Planning beforehand as part of a separate process and must be consistent with the LPS. Creating LPS amendments that have a strong foundation in evidence-based reasoning will strengthen the City's position relating to future investment in POS.

The Policy provides a statutory basis for collection of funds and sets out criteria that the City uses to determine whether a land contribution or cash-in-lieu contribution is preferable.

As per the draft DC2.3, in order to request a contribution exceeding 5%, the Local Planning Strategy must be amended to include the specified percentage of POS that the local government intends to collect from each subdivision as well as the number of lots to which the contribution will apply. These amendments then must be endorsed by the WAPC before they can take effect.

Amendment to the LPS

The amendment:

- includes a review of the City's expected future population growth and how it correlates with the existing public open space provision;
- maps out existing public open space assets and audits them based on their level of amenity;
- identifies general locations where future public open space will be required based on anticipated population density;
- estimates the cost of such upgrades and land acquisitions against the expected population growth to arrive at an amount of funds needed in the long-term; and
- uses the cost estimate along with the population estimate to come to a cash-in-lieu figure of 7% of the open space for new developments that create three or more lots. The cash will be used to purchase land for public open space and upgrade/develop public open space.

The monetary contributions are the direct result of the population increase due to densification and will be used to improve POS in the locality.

The LPS amendment broadly describes that a number of local, neighbourhood and district parks will need to be upgraded to accommodate the future population. It also identifies that a high percentage of residential lots are not within the recommended 400m catchment area of a local park, and many are not in the 400m catchment area of any park (see Figure 1 below). To that end, a key recommendation is that 11 new parks be created to alleviate this shortfall and fill identified gaps.

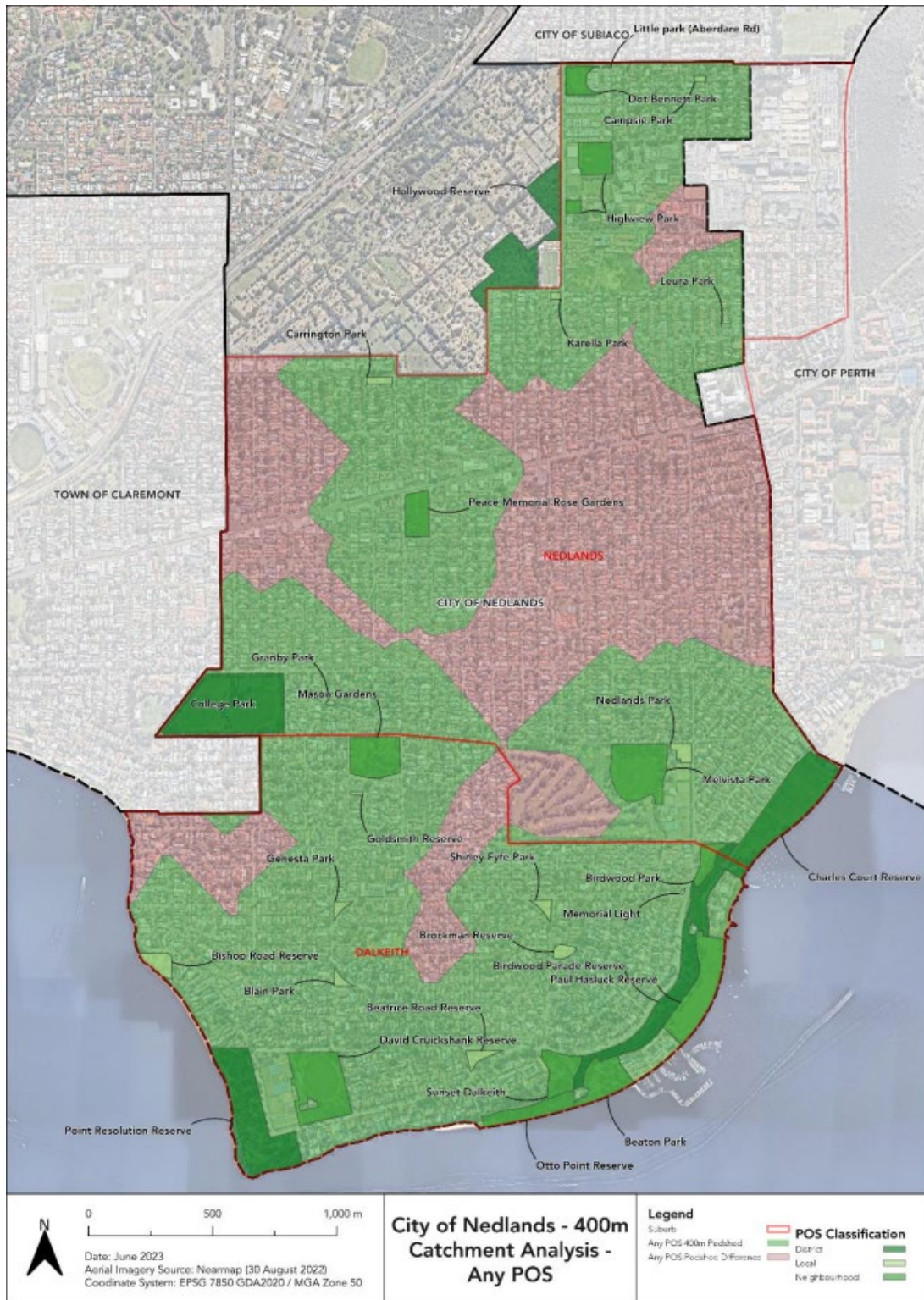


Figure 1: Areas in red are not within a walkable catchment of 400m of any public open space.

The Policy

The Policy encodes the contribution structure into a formal framework and is based on the LPS amendments. The draft Policy proposes that a POS contribution of land equal to 10% of the lot value be provided for each development proposing the creation of 3 dwellings or

more. This contribution is reduced to 7% where cash-in-lieu of POS is provided. The reduction provides an incentive to developers to provide cash in lieu rather than land, as land contributions may result in a number of small pocket parks within each developer's lot that have little utility to the wider community.

The Policy also reflects the City's above resolution on a reduction in the amount of contribution required based on issue date of a building permit for creation of 6 lots or more. It is reasonable to carry this expectation forward to demonstrate that the City is consistent in decision-making. It is also a fair approach to developers that are already a long way into the building process and have costed their development based on past City resolutions and existing legislation.

For similar reasons, the Policy exempts or reduces development contributions for creation of 3 to 5 lots as follows:

- where a building permit has been issued or a subdivision application received from the WAPC by 31 March 2024, no POS contribution is requested;
- where a building permit has been issued or a subdivision application received from the WAPC between 1 April 2024 and 31 July 2024, a 50% reduction in the POS contribution (ie: 3.5%) is requested; and
- where a building permit has been issued or a subdivision application received from the WAPC on or after 1 August 2024, 100% of the POS contribution (ie: 7%) is requested.

It is noted that WAPC approval is required to implement POS contributions on 3 to 5 lots, so the above dates in the Policy may need to be amended depending on when or if WAPC approval is received.

Contribution criteria

Given the public attention around this issue, some version of the draft DC2.3 that reduces the 10% cash-in-lieu contribution in infill areas such as Nedlands is likely to be approved by the Department of Planning, Lands and Heritage in the near to midterm. The LPS amendment includes a strong argument for why cash-in-lieu contributions should be 7% in the City of Nedlands. Should the WAPC approve the proposed amendments, the City would be able to require a cash-in-lieu contribution of 7% on creation of 3 lots or more rather than 5% on creation of 6 lots or more.

The City will retain the option to require a 10% public open space land contribution in locations where a public open space shortfall has been identified. Reducing the cash-in-lieu levy will incentivise development to provide cash for upgrading and procurement of new public open space rather than ceding land. Ceding of land has the potential to create small pocket parks that do not serve community needs and are not located in areas with an identified public open space shortfall.

The LPS amendment has been researched in-depth to provide a strong basis for the 7% rate and a reduction in the lot creation threshold to 3 lots or more. The expected contributions will allow the City to procure and upgrade open space commensurate with the increased

density. Because the ability to spend funds is limited to only those upgrades that can be linked to the increase in population (ie: it excludes standard maintenance and general replacement of assets), accruing substantial additional funds will be of little benefit to the City. Setting a cash-in-lieu threshold beyond this amount will have limited rationale should a decision be appealed.

Consultation

Should Council adopt the Policy and LPS amendments for advertising, they will be advertised for not less than 21 days.

Following the Concept Forum of 18 July reference has been incorporated into the LPS to foreshore areas the need to ensure that these areas remain useable and accessible to the community, notwithstanding the threat of sea level rise. The LPS also acknowledges that regional parks serve a large catchment area and contain sporting, recreational and environmental opportunities beyond that of local parks, and thus it is reasonable to factor identified costs with such parks notwithstanding them being located in other suburbs within the City of Nedlands.

Strategic Implications

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

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

Values

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

High standard of services
We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Communities
We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Priority Area

- Urban form - protecting our quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities

Budget/Financial Implications

The LPS amendment includes some assumptions on development takeup, density and land values to arrive at a figure of almost \$64 million in developer contributions to the City by the year 2050. This figure can be broken down as follows:

\$42.48 million	Purchase of 11 new parks (averaging 1,816 sqm per park)
\$4 million	Upgrading of new parks after purchase
\$9.7 million	Sports and Recreation Facilities on existing public open space
\$6.2 million	Upgrades to 31 existing parks
\$1.5 million	Converting drainage sumps to parks

As per the Planning and Development Act 2005 and DC2.3, such money can only be spent on certain items related to public open space and only with approval of the Minister for Planning. The figures above are based on what City Officers believe can reasonably be paid for with cash-in-lieu funds.

Legislative and Policy Implications

The [Planning and Development Act 2005](#) provides the head of power for local governments to require a public open space or cash in lieu contribution for new development of not less than 3 lots. The Western Australian Planning Commission's [Development Control Policy 2.3: Public Open Space in Residential Areas](#) and the [draft DC2.3](#) allows the Commission to impose a public open space contribution on 3 lots or more where the local government has identified an existing or potential deficiency of public open space and has an adopted strategy to improve or provide open space by land acquisition in the locality of the subdivision.

Clause 3(1) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a local planning policy in respect to any matter related to the planning and development of the Scheme area.

Decision Implications

Council may resolve to:

- a) Proceed with the Policy and amendments to the Local Planning Strategy without modification; or
- b) Proceed with the Policy and amendments to the Local Planning Strategy with modification; or
- c) Not to proceed with the Policy and amendments to the Local Planning Strategy.

If Council resolves to proceed with or without modification, the amendments to the Local Planning Strategy will be referred to the Commission for review. Following that, the Policy and amendments to the Local Planning Strategy will be advertised for 21 days before being referred back to Council for a final recommendation.

If Council resolves not to proceed, the Policy and amendments to the Local Planning Strategy will not be adopted and the City will have a legislative deficiency for enforcement of public open space contributions. The contribution rates and lot creation thresholds will default to those in DC 2.3. Without the necessary legislative framework such contributions will be more difficult to require and spend, as well as more open to appeal.

Conclusion

The draft DC2.3 sets out a 5% cash-in-lieu public open space contribution for subdivisions creating 6 lots or more. The City's proposal seeks to amend this to be a 7% contribution for subdivisions creating 3 lots or more. Before the City can enforce this proposal, the WAPC will need to endorse the proposal through approval of the proposed amendments to the Local Planning Strategy.

It is recommended that Council adopt for advertising the Draft Local Planning Policy 7.7: Public Open Space Contributions and the amendments to the Local Planning Strategy.

Further Information

Question

Councillor Youngman – please correct the title of report to reflect correct policy number which is 7.7.

Answer

The title of the report has been corrected to reflect the correct numbering – 7.7 as per the recommendation and the attachment.

Question

Councillor Youngman – please check table numbers.

Answer

Attachment 2 has been corrected – the table numbering was incorrect due to auto numbering.

Question

Councillor Smyth – Annie Dorrington park is not on the list or map could this please be included?

Answer

There are some discrepancies between the classification of parks and the list of parks in the current Local Planning Strategy and the draft amendments. The majority of the Strategy was endorsed by the WAPC in 2017 and is not proposed to be changed at this time. Officers are seeking to narrow the scope of the WAPC review associated with the draft amendment so as to focus only on the public open space contributions. Reassessing and potentially changing the classification of the parks and / or adding additional parks shown in the Strategy has the potential to create more issues, resulting in a longer timeframe for the project. Rationalisation of the classification and the updating of the list of parks would best be resolved in a whole-of-strategy review, which has been identified as a future project.



LOCAL PLANNING POLICY 7.7: PUBLIC OPEN SPACE CONTRIBUTIONS

CONTENTS
1. PURPOSE
2. BACKGROUND
3. APPLICATION OF POLICY
4. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION
5. OBJECTIVES
6. POLICY MEASURES
7. EXEMPTIONS AND REDUCTIONS



1 PURPOSE

1.1 The purpose of this Local Planning Policy is to guide:

- a) The Local Government's responses to the Western Australian Planning Commission (WAPC) in respect of subdivision applications resulting in the creation of three (3) or more residential lots (as defined by the Planning and Development Act (2005)); and
- b) The Local Government's determination of Built Strata (Form 15) applications resulting in the creation of three (3) or more residential built strata lots.

2 BACKGROUND

2.1 The WAPC's Development Control Policy 2.3: Public Open Space in Residential Areas (DC 2.3) embodies a long-established requirement for 10% of the gross subdivisible area of residential land to be given up and vested in the Crown as a reserve for recreation, generally where the subdivision results in the creation of more than five lots.

2.2 DC 2.3 recognises that it may be preferable to provide cash-in-lieu of land for Public Open Space (POS) in some circumstances, including where:

- i. The land area is such that a 10% contribution would be too small to be of practical use;
- ii. There may be sufficient POS already in the locality; or
- iii. POS is planned in another location.

2.3 Where ceding 10% of land for POS is not desirable, Sections 153 – 156 of the Planning and Development Act 2005 facilitate the payment of money to the Local Government in lieu of giving up land (free of charge) for POS.

2.4 The requirement to cede land for POS is imposed as a standard condition of approval on applications to subdivide land into residential lots. This condition may then be satisfied by the payment of cash-in-lieu of ceding the required land.

3 APPLICATION

3.1 This Local Planning Policy –

- a) Applies to the whole of the City of Nedlands.
- b) Establishes the Local Government's position on the ceding of land for POS and the payment of cash-in-lieu thereof, for subdivision and strata applications resulting in the creation of new residential lots.
- c) Applies to all subdivision applications resulting in the creation of three (3) or more residential lots, and all Built Strata (Form 15) applications resulting in the creation of three (3) or more residential built strata lots.
- d) Gives effect to the provisions of Sections 152 – 156 of the Planning and Development Act 2005 and the WAPC's DC 2.3, as informed by the WAPC's Position Statement: Expenditure of Cash-in-Lieu of Public Open Space (September 2021).



4 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

- 4.1** This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- a) Sections 152 – 156 of the Planning and Development Act 2005
 - b) WAPC Policy DC 2.3 – Public Open Space in Residential Areas
 - c) WAPC Position Statement: Expenditure of Cash-in-Lieu of Public Open Space (September 2021)
 - d) City of Nedlands Local Planning Scheme No. 3

5 OBJECTIVES

- 5.1** To ensure infill residential development makes a fair and proportionate contribution towards the cost to deliver and upgrade public open space, commensurate with the demand from population growth generated by such developments.
- 5.2** To clearly articulate the Local Government's position on the ceding of land for POS and the payment of cash-in-lieu thereof, for the benefit of landowners, applicants, and the community alike.
- 5.3** To ensure the amount of cash paid by an applicant in lieu of ceding land for POS does not compromise the quality of new residential development or the Local Government's capacity to meet its infill dwelling targets.

6 POLICY MEASURES

- 6.1** When responding to a subdivision application resulting in the creation of three (3) or more residential lots, the Local Government will recommend that the WAPC imposes on any approval granted for that subdivision:
- a) A condition requiring 10% of the gross subdivisible area of the residential land to be given up free of cost and vested in the Crown as a reserve for recreation; and
 - b) An advice note, in accordance with Section 153(4) of the *Planning and Development Act (2005)*, stating that the abovementioned condition may be satisfied by the payment of cash to the Local Government equivalent to 7% of the value of the gross subdivisible area of the residential land.
- 6.2** When determining a Built Strata (Form 15) application resulting in the creation of three (3) or more residential built strata lots, the Local Government will on any approval granted for that application:
- a) A condition requiring 10% of the gross subdivisible area of the residential land to be given up free of cost and vested in the Crown as a reserve for recreation; and
 - b) An advice note stating that the abovementioned condition may be satisfied by the payment of cash to the Local Government equivalent to 7% of the value of the gross subdivisible area of the residential land.
- 6.3** In regard to applications where development has been approved and substantially commenced, the valuation and payment shall be based on the unimproved value of the



land.

- 6.4** Receipt and expenditure of POS cash-in-lieu funds paid to the Local Government shall be in accordance with Section 154 of the *Planning and Development Act (2005)*.

7 EXEMPTIONS AND REDUCTIONS

7.1 The following exemptions and reductions apply where 6 or more lots are created:

- a) For all affected developments with a building permit issued on or before 30 June 2022, no contribution for public open space will be requested at the time of subdivision.
- b) For all affected developments that have a building permit issued between 1 July 2022 and 30 September 2022, 50% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 will be requested at the time of subdivision.
- c) For all affected developments that have a building permit issued on or after 1 October 2022, 100% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 and set out in this Policy, will be required at the time of subdivision.

7.2 The following exemptions and reductions apply where 3 to 5 lots are created:

- a) For all affected developments where a building permit is issued or a subdivision application is received by the local government from the Western Australian Planning Commission dated on or before 31 March 2024, no contribution for public open space will be requested at the time of subdivision.
- b) For all affected developments where a building permit is issued or a subdivision application is received by the local government from the Western Australian Planning Commission dated 1 April 2024 through 31 July 2024, 50% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 will be requested at the time of subdivision.
- c) For all affected developments where a building permit is issued or a subdivision application is received by the local government from the Western Australian Planning Commission dated on or after 1 August 2024, 100% of the normal public open space contribution, as calculated in accordance with the Planning and Development Act 2005 and set out in this Policy, will be required at the time of subdivision.

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

ATTACHMENT 2: Draft Amendments to the Local Planning Strategy

Delete the first dot point under Part 1, Clause 5.4 Recreation and Open Space and replace with:

- Use the adopted Public Open Space Strategy to guide and manage the City's recreation and open space assets.
- Provide for future community needs to accommodate population growth, including purchasing additional public open space and increasing the amenity of existing open space, through a 7% cash-in-lieu of public open space developer contribution on creation of 3 or more lots (including strata lots).

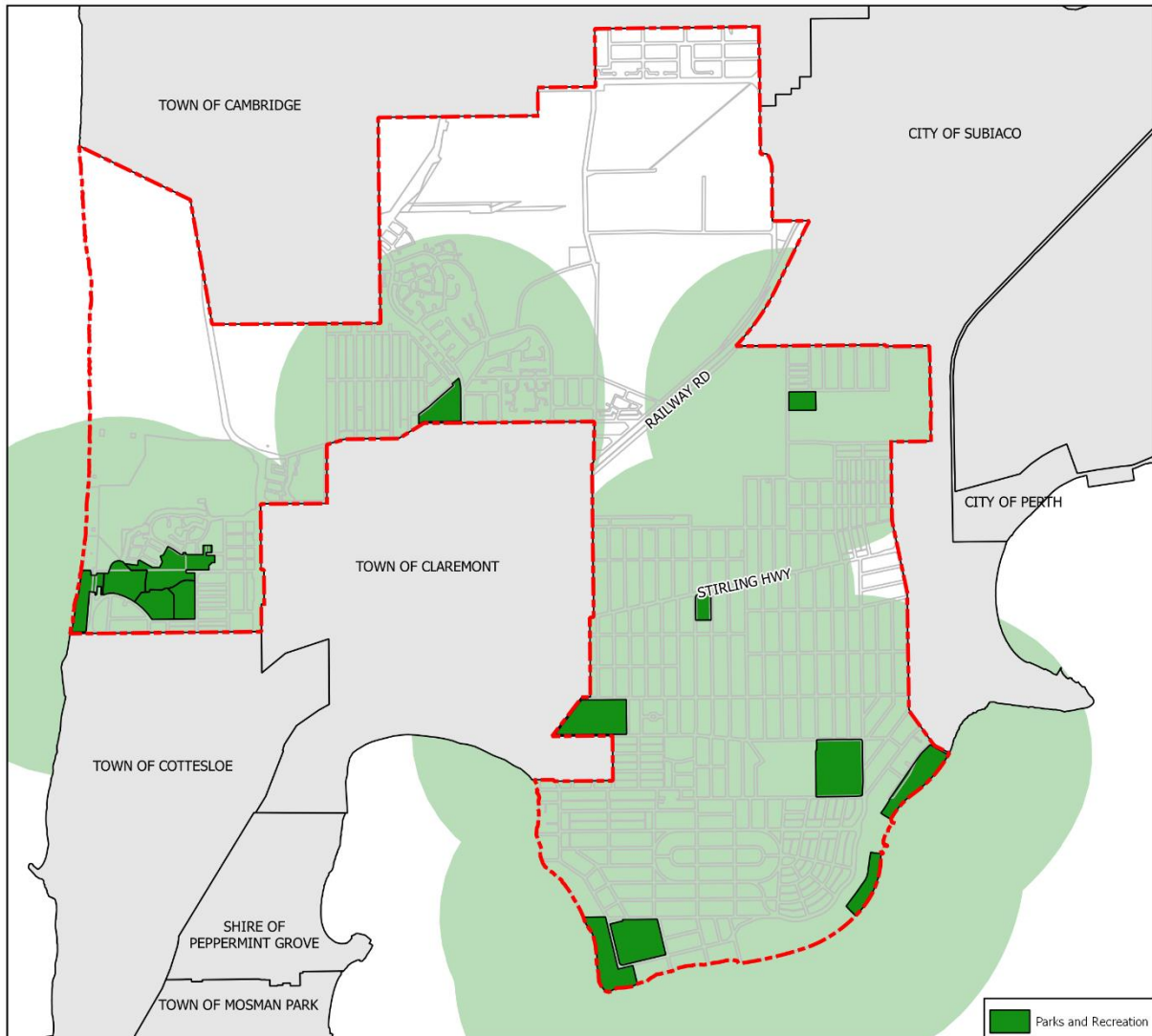
Insert the following changes (in red) to Part 2, Clause 9.6.1, and amend map and table numbers accordingly:

Regional Parks

These parks are major recreation, sports and/or significant bushland parks that offer a wide variety of opportunities to the broad cross section of residents within the City as well as those visiting the City. Generally large in size, these parks are a major destination within the City. In addition to those listed below, some narrow areas of Regional Open Space exist along the Swan River.

Table 17 Regional Parks

Ref.	Park	Primary Uses
R1	Allen Park	Rugby, football, cricket, playground, BBQs, dog exercise, playgroups, nature walking, nature conservation.
R2	Charles Court Reserve	Rugby, T-ball, soccer, playground, skate park, walking.
R3	College Park	Football, cricket, walking, BMX riding, sports carnivals, playgroups, dog exercise.
R4	David Cruickshank Reserve	Football, cricket, tennis, lawn bowls, playground, dog walking, childcare, kindergarten.
R5	Highview Park	Hockey, gridiron, beach volleyball, lawn bowls, childcare, kindergarten, playground, Girl Guides.
R6	Melvista Park	Cricket, football, hockey, tennis, bridge club, kindergarten, playgroup, dog exercise.
R7	Mt Claremont Oval	Soccer, cricket, school sports, BBQs, playground, nature walking, nature conservation, dog exercise.
R8	Paul Hasluck Reserve	Soccer, walking, dog exercise.
R9	Peace Memorial Rose Gardens	Heritage memorial, playground, picnics, walking.
R10	Pt Resolution Reserve	Weddings, nature walking, nature conservation, playgrounds, picnics.
R11	Swanbourne Beach Reserve	Surfing, swimming, BBQs, surf lifesaving, nature conservation.



Map 18 Regional Parks

Regional parks are well distributed throughout the City of Nedlands. The majority of residential areas are within one kilometre of a regional park. With the exception of the Peace Memorial Rose Gardens (R9), these areas are either foreshores or used for organised sports.

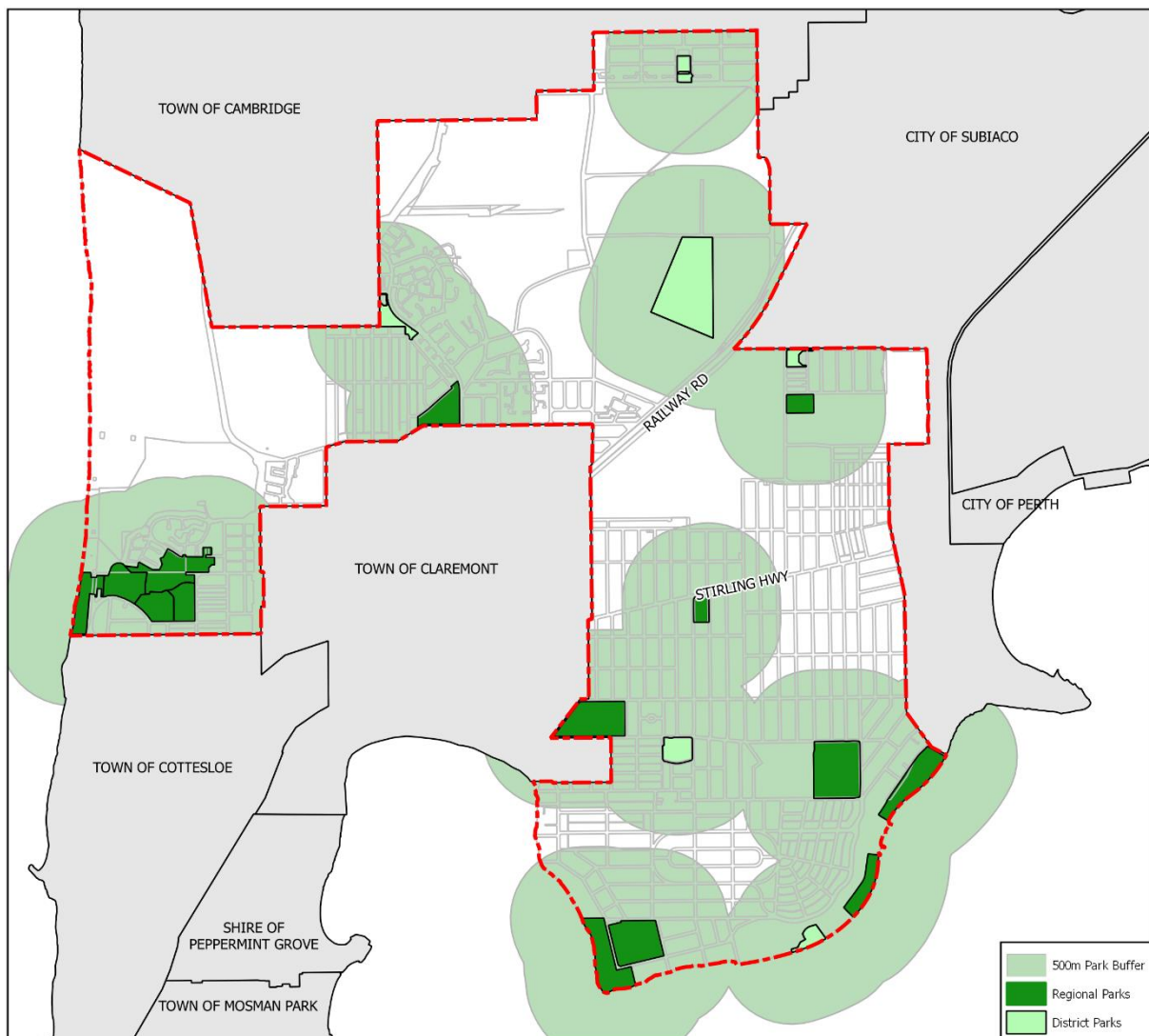
Regional parks, and Allen Park in particular, serve a large catchment area and are a key draw of visitors from future high density development, particularly along Stirling Highway. They contain sporting, recreation and environmental opportunities beyond that of local parks. Regional parks have catchment areas that, in many cases, extend beyond the boundaries of the City of Nedlands.

District Parks

These parks can provide active and/or passive recreation opportunities to the broad cross section of residents within the City. These parks are mid-sized and well known to residents of the City.

Table 18 District Parks

Ref.	Park	Primary Uses
D1	Beaton Park	Function centre, BBQs, weddings, walking, playground.
D2	Dot Bennett Park	Casual football, BBQs, walking, dog exercise.
D3	Lawler Park	Casual football, BBQs, playgroups, community hall, Scout hall, tennis.
D4	Masons Gardens	Walking, dog exercise, playground, natural habitat.
D5	Mt Claremont Reserve	Tennis, library, community centre, respite centre, BBQs, half-court basketball.
D6	Nedlands Library Surrounds	Library.
D7	Shenton Bushland	Nature walking, nature conservation.



Map 19 District Parks

District parks are well distributed throughout the City of Nedlands. A large portion of residential areas are within 500 metres of a district (or regional) park space. It is important to support legible, easy access to these spaces.

The effects of sea level rise are a unique threat to the foreshore areas, and sufficient responses need to be implemented to ensure that they remain usable and accessible to the community.

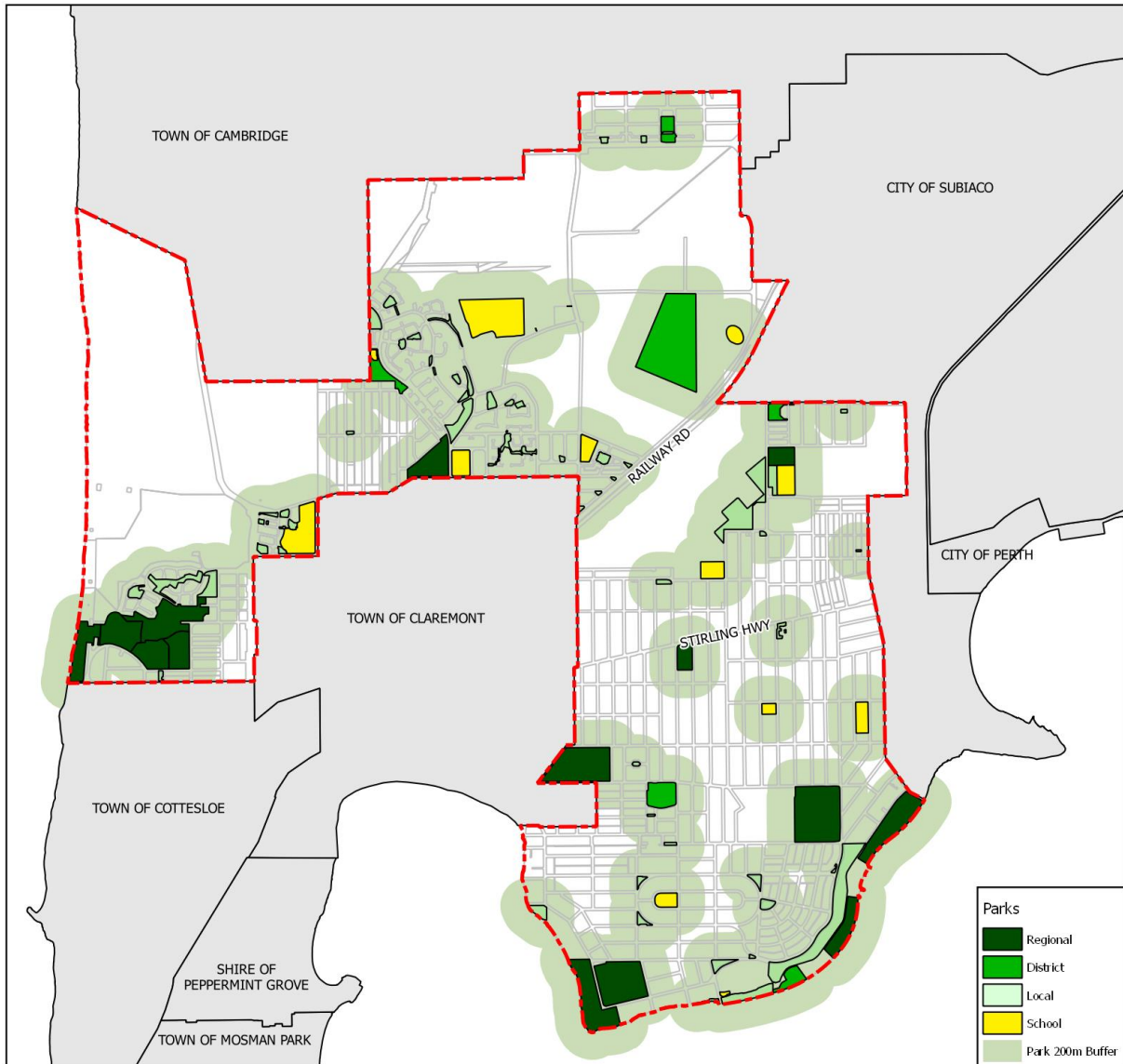
Local Parks

These are minor parks and provide limited opportunity for recreation within the City. These parks are generally known to the residents living within the immediate locality.

Table 19 Local Parks

Park	Primary Uses
Asquith Park	Passive recreation.
Baines Park	BBQs, informal cricket, walking, dog exercise.
Beatrice Road Reserve	Half-court basketball, passive recreation.
Birdwood Parade	Passive recreation, local war memorial, nature conservation, nature walking.
Bishop Rd Reserve	Passive recreation.
Blain Park	Passive recreation, playground.
Brockman Reserve	Passive recreation, playground.
Campsie Park	Passive recreation, playground.
Carrington Park	Passive recreation, playground, half-court basketball, dog exercise.
Cavendish Gardens	Passive recreation.
College Green	Passive recreation.
Dalkeith Mews	Road reserve.
Daran Park	Passive recreation.
Directors Gardens	Passive recreation.
Sunset Foreshore	Passive recreation, walking.
Genesta Park	Passive recreation.
Goldsmith Reserve	Passive recreation.
Grainger Reserve	Passive recreation, playground, half-court basketball.
Granby Park	Passive recreation.
Hamilton Park	Passive recreation, playground.
Harris Park	Passive recreation, playground.
Hollywood Reserve	Nature walking, nature conservation, passive recreation.
Hollywood Tennis Court Reserve	Tennis, passive recreation, playground.
Jones Park	Nature conservation, playground, passive recreation.
Karella Park	Passive recreation, playground.
Lesley Graham Reserve	Passive recreation, playground.
Leura Park	Passive recreation, playground.
Limekiln Field	Passive recreation.
Memorial Light Reserve	Local war memorial.
Mooro Park	Passive recreation, nature conservation.
Mossvale Gardens	Passive recreation.
Nardina Crescent Reserve	Passive recreation.
New Court Gardens	Passive recreation, playground, BBQs.
Paiera Park	Passive recreation, playground.
Pine Tree Park	Passive recreation, playground, nature conservation.

Poplar Gardens	Passive recreation.
Rogerson Gardens	Passive recreation.
Shirley Fyfe Park	Passive recreation.
St Johns Wood Boulevard	Passive recreation.
St Peters Square Gardens	Passive recreation, playground.
Strickland Street Reserve	Passive recreation, child care centre.
Stubbs Terrace Reserve	Passive recreation.
Terrace Gardens	Passive recreation.
Zamia Park	Passive recreation, playground.



Map 20 Local Parks

Local parks are scattered throughout the City of Nedlands, with a high number occurring in the western portion of Mt Claremont. A portion of residential lots are within 200 metres of a local (or district, or regional) park space. In particular the suburb of Nedlands is not well serviced by park spaces at this fine grain.

School ovals are also shown in Map 20 and Map 21. These spaces are not managed by the City but can offer local residents suitable areas for both passive and active recreation outside of scheduled school hours.

Audit of Nedlands and Dalkeith Local Public Open Space

In 2023 a comprehensive audit was taken of the quantity and quality of public open space in and around the neighbourhoods of Nedlands and Dalkeith. These higher density areas were determined to be most at risk of not achieving minimum open space provisions. A number of parks (local, neighbourhood and district) were determined to provide poor amenity (anything below 50 in Table 20) and will need improvements to provide for the estimated increase in population. These improvements may include bins, toilets, clubrooms, drinking fountains, etc. to cater for the increased use of the space.

Public Open Space	Classification	Total area (ha)	Amenity Score
Goldsmith Reserve	Local	0.0660	4
Granby Park	Local	0.0580	6
Little Park (Aberdare Rd)	Local	0.017	7
Memorial Light	Local	0.038	9
Shirley Fyfe Park	Local	0.327	16
Nedlands Park	Local	0.506	16
Birdwood Parade Reserve	District	7.137	17
Karella Park	Local	0.104	18
Campsie Park	Local	0.110	26
Leura Park	Local	0.046	29
Brockman Reserve	Local	0.395	30
Genesta Park	Local	0.251	32
Otto Point Reserve	Neighbourhood	2.115	33
Beatrice Road Reserve	Local	0.482	38
Birdwood Park	Neighbourhood	1.010	38
Paul Hasluck Reserve	Neighbourhood	4.725	39
Blain Park	Local	0.250	42
Hollywood Reserve	District	6.411	43
Bishop Road Reserve	Local	0.881	49
Dot Bennett Park	Neighbourhood	1.139	56
Carrington Park	Local	0.315	71
Peace Memorial Rose Gardens	Neighbourhood	1.670	72
Melvista Park	Neighbourhood	4.740	84
Point Resolution Reserve	District	8.332	87
Sunset Dalkeith	Neighbourhood	2.022	95
Highview Park	Neighbourhood	2.043	100
David Cruickshank Reserve	Neighbourhood	5.426	112
Mason Gardens	Neighbourhood	3.159	117
Charles Court Reserve	District	7.700	169
College Park	District	9.744	172
Beaton Park	Neighbourhood	2.614	187

Table 20 Amenity Score for Each Park in Nedlands and Dalkeith

Table 21 demonstrates that there are more neighbourhood parks in Dalkeith and more district-size parks in Nedlands. However, Nedlands is larger than Dalkeith, with a larger population, and contains substantially more growth areas than Dalkeith. Additionally, while the amount of publicly accessible POS accounts for 9.52% of the gross area of both suburbs, Dalkeith benefits from almost double the proportion of POS than Nedlands.

Suburb	Local	Neighbourhood	District	Total
Nedlands	7	4	3	14
Dalkeith	8	7	2	17
Total	15	11	5	31

Table 21 Number of Parks by Suburb

Table 22 highlights the distribution and type of POS throughout Nedlands and Dalkeith.

Suburb (Population)	Total area (ha)	Ha/1,000 persons	Recreation (ha)	Sport (ha)	Nature/bush (ha)
Nedlands (9,886)	34.6033	3.50	14.7623	13.541	6.3
Dalkeith (4,219)	39.1664	9.28	22.0674	5.433	11.73
Total (14,105)	73.8337	5.23	36.8297	18.974	18.03

Table 22 Distribution of POS Including Division of Nedlands by Stirling Highway

Table 23 identifies an imbalance of POS within Dalkeith and within the suburb of Nedlands itself, with more POS provided south of Stirling Highway than north of Stirling Highway – which is a major physical barrier that affects access to POS located south of the highway for residents located north of the highway and vice versa. However, the catchment demonstrates that while land south of the highway technically has more POS, it also has lower accessibility to POS than land north of the highway due to the consolidation of POS in College Park.

Suburb	Local (ha)	Neighbourhood (ha)	District (ha)	Total (ha)
Nedlands (north)	0.5918	3.182	6.411	10.1848
Nedlands (south)	0.564	6.41	17.445	24.4185
Dalkeith	2.6904	21.071	15.469	39.2304
Total	3.8462	30.663	39.3245	73.8337

Table 23 Distribution of POS Including Division of Nedlands by Stirling Highway

Table 24 shows the area of POS per person in Nedlands and Dalkeith.

POS Classification	Nedlands (9,886)	Dalkeith (4,219)	Total (14,105)
Local	1.17m ²	6.38m ²	2.73m ²
Neighbourhood	9.70m ²	49.94m ²	21.74m ²
District	24.13m ²	36.67m ²	27.88m ²
Total	35.00m²	92.99m²	52.35m²

Table 24 sqm of POS Classification per Person by Suburb

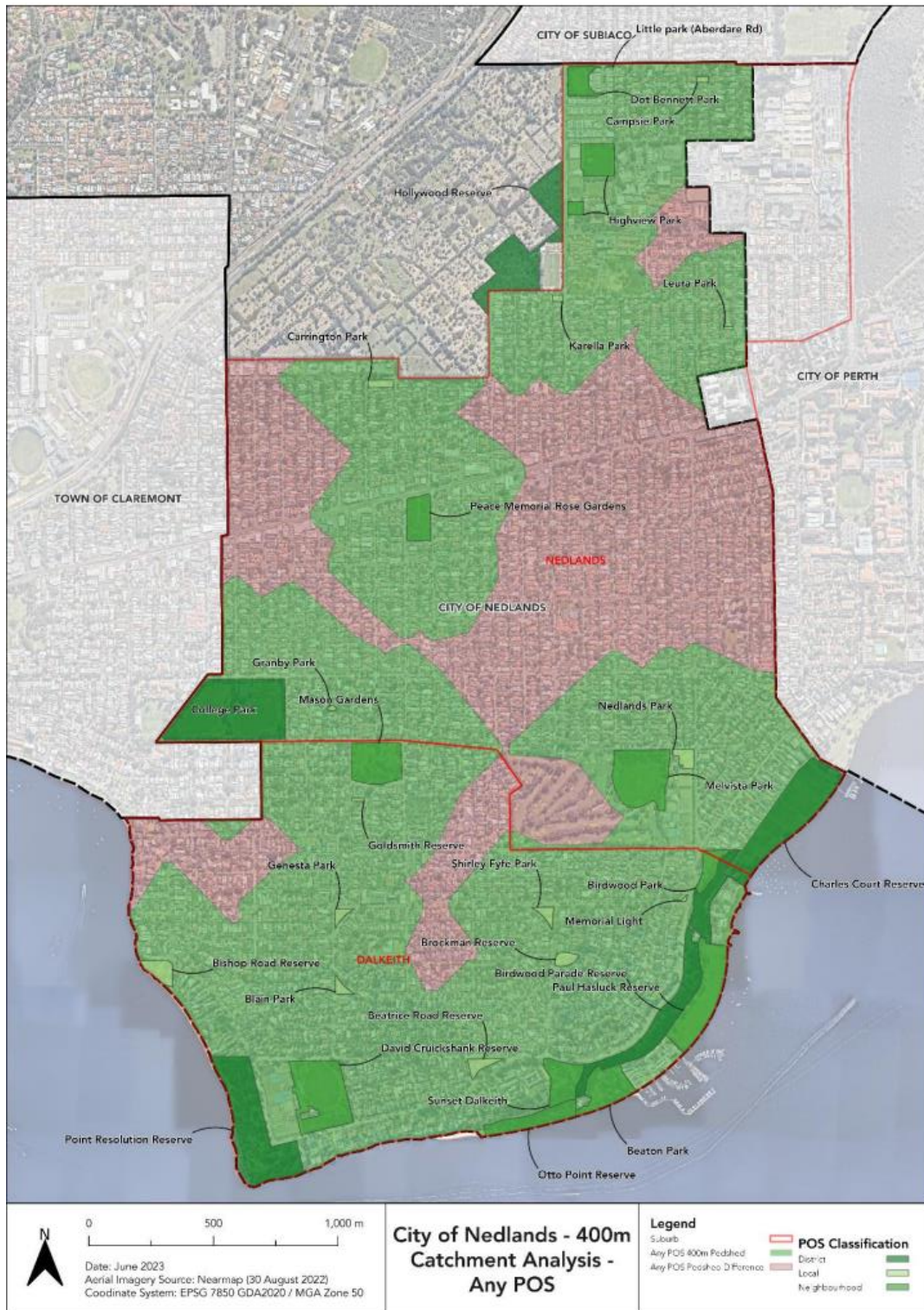
POS Contribution Basis

The 10% POS requirement originally stems from the Stephenson and Hepburn Report 1955 and was loosely based on the English model. The report called for 3 – 4.7 acres (1.21 – 1.9 hectares) per 1,000 persons for local open space (depending on the district type), 5.5 acres (2.23 hectares) per 1,000 persons for district open space to be provided in local-level planning frameworks and/or through the subdivision process. Depending on the district type, the POS requirement for Local and District Open Space was between 3.44 to 4.13 hectares per 1,000 persons or 34.4 – 41.3m² per person. Assuming an average residential density of 30 persons per hectare (10,000 / 30 = 333.33m² per person), this equates to 10.3% - 12.4% of the gross subdividable area. Therein lies the rationale for the standard requirement to provide 3.36 hectares of POS per 1,000 people across a density of 30 persons per hectare, which forms the basis for the 10% POS requirement.

However, population density is rising sharply (sometimes well above 30 persons/hectare) in some urban consolidation areas, particularly Nedlands, where established parks and reserves are already well patronised by the existing community. The nominal 10% POS provision must be considered in light of the intention to provide a specified amount of POS per person and based on an assumed density that will be exceeded in the Nedlands and Dalkeith areas alone.

Currently, Nedlands sits at the lower end of the threshold and provides 3.5 hectares of POS per 1,000 persons. Absent any changes to POS provision, the amount of open space per person in Nedlands will drop to below 2.4 hectares per 1,000 persons by 2036. That number assumes an even population increase across the local government area and does not account for the concentration of medium and high-density lots along Stirling Highway. Concentrated areas of higher density development necessitate a greater need for easily accessible POS to provide a range of recreation types than do diluted, lower density development. This highlights the importance of not only improving the quantity and distribution of POS in Nedlands but also increasing its quality.

Further, based on a 400m walkable catchment area around each local-sized park, 69.3% of Nedlands and 40.9% of Dalkeith are not within a walkable catchment of a local park. 40.5% of Nedlands and 11.44% of Dalkeith are not within a 400m walkable catchment of any POS. The land around Stirling Highway, particularly south of Stirling Highway, is most affected, which also coincides with the areas that are most affected by population growth.



Map 21 400m Catchment Analysis of Any Public Open Space

Gaps Analysis

The standard ratios in the Parks and Leisure Australia Community Facility Guidelines 2020 (PLA Guidelines) enable a POS gap analysis under a variety of growth assumption scenarios to be undertaken for Nedlands and Dalkeith. Under a likely growth scenario, 11 new local parks are required to cater for the additional population directly associated with development areas in Nedlands. These local parks are to be

strategically located to ensure that as many properties as possible are within a walkable catchment area of a local park. Areas outside of a 400m catchment of any POS should be prioritised, though it is noted that feasibility and opportunity may change priorities. The provision of new parks can be undertaken through land acquisition, on or off-market, and through the conversion of one or more well-located drainage sumps to underground storage with POS landscaping on the surface, or even the conversion of some road segments to POS. This POS is additional to the improvements to existing POS discussed above.

In addition to new local parks, the regional and district parks need to be upgraded to maintain a minimum level of amenity. These parks supplement the role of local parks and provide enhanced opportunities for sport, leisure, community facilities and recreation. Improvements to regional and district parks will be necessary to maintain an expected level of amenity in the face of future population growth. Open space near the foreshore faces added pressure of erosion from river level rise. Works such as sea walls may be necessary to ensure significant areas of the foreshore are not lost and that foreshore areas can sustain their existing functions.

Ceding of Land and Cash-In-Lieu of Public Open Space

The City has the ability to require ceding of land where a development application or subdivision creates three or more lots. Where the City considers that ceding 10% of the land is insufficient to be of practical use and/or where such ceding of land is not in an area identified as lacking sufficient open space, the City may accept a cash-in-lieu contribution as set out below.

To implement the necessary improvements, the City needs to collect approximately \$64 million dollars from cash-in-lieu funding over the coming three decades to 2050, broken down as follows:

\$42.5 million	Purchase of 11 new parks
\$4 million	Upgrading of new parks
\$9.7 million	Sports and Recreation Facilities upgrades
\$6.2 million	Upgrades to existing parks
\$1.5 million	Converting sumps to parks

The actual number of development approvals over the past two years (2021/22) was used as starting point to determine projected development uptake to 2050 (Table 24) based on zoning introduced in the 2019 scheme.

Suburb	Precinct	Adjusted take-up rate	Additional dwellings to 2050	Total
Nedlands	Broadway	80%	1,144	3,947
	NorthR60	40%	540	
	Other	10%	149	
	SouthR60	60%	872	
	Stirling	10%	1,242 ¹¹	
Dalkeith	Waratah	40%	375	375
Total			4,322	

Table 25 Adjusted take up rates

Assuming that a typical household size of an infill development is 2.2 persons, the 4,322 new dwellings by 2050 would yield an additional 9,508 persons in Nedlands and Dalkeith alone, with most being located within Nedlands and relatively remote from existing POS. Based on current land values and an estimate of 41.35 hectares of land required to produce 4,322 additional dwellings by 2050, the City needs to collect 6.6% of the total value of the land to reach the \$64 million in needed improvements. This money is to be used to service the needs of the growing population with additional and higher amenity POS, particularly in Nedlands and Dalkeith, but also for upgrades to district and regional level parks that provide services used by the City-wide catchment area.

Based on projected population density, expenditures, and housing targets, this equates to a 7% cash-in-lieu contribution (rounded up from 6.6% to provide a fair and reasonable buffer accounting for assumptions relied upon) for the creation of new lots. Since proposals to create five lots or less are likely to eventuate in Nedlands and Dalkeith due to an abundance of R40 and R60 coded land, the public open space contribution will be collected on the creation of three or more lots.

16.2 PD38.08.23 – Adoption for Advertising of Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning & Development
Attachments	1. Draft Local Planning Policy 3.3 – Sustainable Design - Residential

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council:

1. adopts the draft Local Planning Policy 3.3: Sustainable Design - Residential (Attachment 1) for the purpose of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and
2. notes that the advertising period will be for a minimum of 21 days.

Purpose

The purpose of this report is for Council to adopt for advertising the draft Local Planning Policy 3.3: Sustainable Design - Residential (the Policy).

Voting Requirement

Simple Majority.

Background

At its meeting on 23 November 2021 Council resolved:

That the Chief Executive Officer:

1. prepares a report for Council's consideration that details:
 - The existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2.
 - The various planning instruments that are available to Council to reduce non-renewable energy use via development approvals.

The recently adopted precinct policies contain some sustainability criteria. However, the criteria only affected certain types of development and targeted the specific precincts. The draft Policy aims to address energy efficiency across the City. It is intended that the sustainability criteria within the existing precinct policies will be relocated to this draft Policy.

Discussion

Existing energy efficiency provisions

The current planning framework at the City as it relates to residential development is split into three documents:

1. The Residential Design Codes (R-Codes) Volume 1 (Parts B and C);
2. The R-Codes Volume 2; and
3. Local Planning Policies (LPPs).

Volume 1 of the R-Codes is the assessment tool for all single houses and grouped dwellings, and (as of 1 September 2023) all development on land zoned less than R60. The R-Codes coming into effect in September 2023 further splits Volume 1 into Parts B and C. Part B contains the current version of the R-Codes, but modified such that they only apply to development on land coded R25 and below. Part C introduces new criteria for medium density development on land coded R30 to R60 (for multiple dwellings) and land coded R30 and above (for single houses and grouped dwellings).

Volume 1 has no existing or proposed criteria that directly addresses energy efficiency. Indirectly, Volume 1 does address concepts of energy efficient design such as identifying the importance of north facing living areas, and (in Part C) sufficient openings to allow for sunlight and ventilation, but these are not directly linked to specific deemed-to-comply sustainability criteria.

Volume 2 of the R-Codes is the assessment tool for development of apartments (multiple dwellings) on land zoned greater than R60. This volume of the R-Codes has significant assessment criteria for energy efficiency, adaptive reuse, water management, waste management and focuses more on the siting and location of apartment dwellings for energy efficiency and cross ventilation. Volume 2 provides a pathway for apartments to exceed the

minimum Nationwide Housing Energy Rating Scheme (NatHERS) requirements for all dwellings by 0.5 of a star or provide energy efficient initiatives such as PV systems for communal services and solar powered lighting to external spaces. However, the other energy efficiency initiatives set out in the Design Guidance of Volume 2 as options for achieving the Objectives are relatively minor.

Some of the City's existing planning policies address energy efficiency by way of requiring additional insulation and providing for siting and layout of development. However, these criteria are outdated and only apply to select neighbourhoods within the City. It is proposed that the draft Policy collect the best practice of energy efficiency and locate it in one policy that applies for the whole of the City.

Draft Policy

A copy of the Policy is attached (**Attachment 1**). WAPC approval for a policy is only required if a policy alters the R-Codes. Advice from the Western Australian Planning Commission (WAPC) is that they will not support energy efficiency criteria that goes beyond the R-Codes or the National Construction Codes. The Policy has therefore been crafted in a manner that will not require WAPC approval, as it does not alter any existing R-Codes criteria.

A summary of the requirements is provided below and applies to new development only, not additions to existing development.

Single houses

Single houses are to have a minimum 3kw solar panel system and water fixtures within 1 star of the WELS maximum. These requirements increase energy and water efficiency with minimal cost to a build. Additionally, over the life of the development, the criteria will result in savings that far outweigh the initial expenditure. The initial expenditure for 3kw solar panels is between \$2900 - \$5600.

It is noted that advice from the WAPC is that a local planning policy that adds criteria not currently covered by the R-Codes cannot be used on a development that is deemed-to-comply. In other words, if a house meets all the deemed-to-comply criteria of the R-Codes, this Policy cannot be used as a reason to deny planning approval. However, where a design principle assessment is sought, this Policy can be applied.

Grouped dwellings

Grouped dwellings are to achieve the same criteria as single houses, along with additional criteria that the landscaping plan demonstrate waterwise principles and heat-tolerant plants, and that the development be fitted to allow provision of vehicle charging. Any additional cost implications on developments of these requirements are considered to be minor.

Multiple dwellings (Volume 1)

Volume 1 of the R-Code covers lots with densities of R60 and below and any multiple dwelling developments within these lots tend to consist of few units. The Policy sets out a

list of specific and reasonable criteria that are to be adhered to. These criteria improve the development without imposing an undue burden.

For small multiple dwelling developments (less than ten), proponents will be required to demonstrate that their development reduces the heat island effect through colour and landscaping choices, includes the use of low flow taps, waterwise landscaping, and provision to allow electric vehicle charging in the parking bays. They are also to select any two additional measures from within the Table in the Policy. Costing for these mandatory criteria is expected to be minimal.

Larger developments of 10 units or more will be required to select an additional measure from the Table. The cost implications will vary depending on which measure is proposed.

Multiple dwellings (Volume 2)

The criteria for larger developments are based on the criteria within the Green Star Building Code. Green Star is an internationally recognized sustainability rating system for the built environment. It is a national, voluntary rating system that covers many aspects of sustainable design and has become a best practice benchmark. Green Star provides a list of criteria that may apply and it operates on a points-based system. Only buildings that achieve 4 stars and above through the official certification process can claim they are Green Star buildings.

Green Star is the accepted industry standard. The consensus in the design community is that an uncertified Green Star design is unreliable and insufficient to ensure that the design actually meets the star rating that the proponent has selected. Designs must be certified through the Green Star building process to ensure that they achieve their designated rating. However, the certification process is expensive and is not financially viable for projects under \$15 million.

For that reason, a Table within the Policy is provided that includes selected aspects of the Green Star Building Code. The City will rely on this Table to set out criteria for smaller developments. These criteria can be verified in-house by City Officers as part of the Planning and Building processes without requiring these smaller developments to go through the expensive formal certification process.

The sustainability guidance within the Policy includes the criterion that developments above \$15 million are to go through the formal certification process for a minimum 5-star Green Star.

Of note for development in relation to Volume 2 of the R-Codes. The Policy does not change the Element Objectives of the R-Codes. Ultimately, a proponent may opt to achieve the Element Objectives in a different manner than meeting the Green Star criteria or the suggested design guidance within the Table of the Policy. All proposals will be assessed by City Officers against the Acceptable Outcomes of the R-Codes.

Further, Volume 2 of the R-Codes includes provision for Energy Efficiency. As noted above, in order to avoid having to seek WAPC approval, the proposed Volume 2 criteria has been worded to state that these criteria are the City's preferred outcome, without attempting to make them required.

Consultation

Consultation on the Policy will take place should Council adopt it for advertising.

Following the Concept Forum of 20 July, officers have sought where possible provide an indication of the cost implications of the Policy within this report. The Policy has also been modified to ensure that roofs also act as solar collectors are not penalised.

Strategic Implications

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

- Vision** Our city will be an environmentally-sensitive, beautiful and inclusive place.
- Values**
- Healthy and Safe**
Our City has clean, safe neighbourhoods where public health is protected and promoted.
 - Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.
- Priority Area** Encouraging sustainable building

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 3(1) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area. Once Council resolves to prepare a Local Planning Policy, in accordance with Clause 4 of the Deemed Provisions it must publish a notice of the proposed policy for a period of not less than 21 days and seek submissions.

Following the advertising period, the Policy will be presented back to Council to consider any submissions received and to:

- a) Proceed with the Policy without modification;
- b) Proceed with the policy with modification; or
- c) No proceed with the policy.

Decision Implications

If Council resolves to adopt the Policy for advertising, it will be advertised in accordance with the process outlined above.

If Council resolves not to endorse the recommendation, the Policy will not be advertised or progressed.

Conclusion

It is recommended that Council adopt the draft Local Planning Policy 3.3: Sustainable Design - Residential for advertising.

Further Information

Question

Councillor Youngman – Attachment 1 needs to be corrected from 1.3 to 3.3.

Answer

The Attachment has been corrected.

Question

Councillor Youngman – page 42 what does NABERS mean?

Answer

National Australian Built Environment Rating System.

Question

Councillor Youngman – does a certificate of compliance require an architect to have a specific qualification?

Answer

The Upfront Carbon criteria requires a Life Cycle Assessment professional to provide a report at Development Application stage that includes a list of design and construction assumptions made to achieve performance of 20% less carbon than a reference building. At Building Permit stage, the Life Cycle Assessment provides a completed report with a features list. The architect is to certify that the provided Life Cycle Assessment features list matches up with the proposed physical features of the design. So the architect doesn't have to do any upfront carbon report, they just have to confirm that the features list provided by the consultant is correct.



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1. PURPOSES
2. APPLICATION OF POLICY
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9. VARIATIONS TO THIS POLICY
TABLE 1: SUSTAINABILITY CRITERIA

**1. PURPOSES**

1.1 The purposes of this Policy are to:

- a) Set criteria and improve sustainable design of single houses, grouped dwellings, multiple dwellings and mixed use development; and
- b) Provide local Design Guidance for applications seeking an assessment against Element 4.15: Energy Efficiency of Volume 2 of the Residential Design Codes (R-Codes).

2. APPLICATION OF POLICY

2.1 This policy applies to all new development where it includes single houses, grouped dwellings, and/or multiple dwellings within the City of Nedlands Local Planning Scheme No. 3 area.

2.2 Section 5 applies to all new residential development.

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

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

2.5 Section 8 applies to all new multiple dwellings and mixed-use development assessed under Volume 2 of the R-Codes.

3. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

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

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

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulation 2015*
- *City of Nedlands Local Planning Scheme No. 3*

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

4. OBJECTIVES

4.1 To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or



eliminating reliance on non-renewable energy without undue detrimental impact on the amenity of the locality.

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

5. ALL DEVELOPMENT

This section applies to all new development with a residential component but excludes additions and alterations to existing developments.

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

- a) Metal flat roofs that are not visible from the street or adjacent properties: 0.4.
- b) Metal pitched roof structures or metal roof structures that are visible from the street or adjacent properties: 0.5.
- c) Tiled roof structures: 0.545

6. SINGLE HOUSES AND GROUPED DWELLINGS

This section applies to all new single houses and grouped dwellings but excludes additions and alterations to single houses and grouped dwellings.

- 6.1** Each new dwelling shall be provided with a minimum 3kw photovoltaic solar panel system.
- 6.2** All water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are to be within 1 star of the maximum Water Efficiency Labelling Standard (WELS) rating as per No. 13 in Table 1 of this Policy.
- 6.3** Grouped dwellings are to include landscaping plans demonstrating achievement of No. 14: Irrigation Efficiency in Table 1 of this Policy.
- 6.4** Grouped dwellings proposing 4 or more dwellings shall demonstrate achievement of No. 17: Sustainable Transport – Infrastructure in Table 1 of the Policy.
- 6.5** All development involving 4 or more grouped dwellings shall include a sustainability report demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.



7. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 1

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

- 7.1 All development is to achieve the following from Table 1 of this Policy:
 - 8) Urban Heat Island
 - 13) Water Use
 - 14) Irrigation Efficiency
 - 17) Sustainable Transport – Infrastructure

Plus any two measures of the proponent’s choice from Table 1 of this Policy which relate to the type of development proposed.

- 7.2 For developments of greater than 10 dwellings, an additional requirement applies that at least one of the following from Table 1 of this Policy must be achieved:
 - 2) Building Envelope Pressure Testing
 - 3) Embedded Meter Network
 - 5) Exhaust of Pollutants
 - 6) Toxicity and Indoor Environment
 - 9) Upfront Carbon
 - 11) Energy Source
 - 18) Sustainable Transport Car Share
 - 19) NatHERS

- 7.3 All development shall include a sustainability report by a qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

8. MIXED USE AND MULTIPLE DWELLINGS UNDER R-CODES VOLUME 2

This section applies to all new mixed use and multiple dwellings assessed under Volume 2 of the R-Codes but excludes additions and alterations to mixed use or multiple dwellings. The criteria below augments the Design Guidance of Clause 4.15 of the R-Codes Volume 2 by providing local objectives for housing design and development, and are the local government’s preferred methods of achieving the Objectives.

- 8.1 Development with a cost of \$15 million and above is certified a minimum 5-star Green Star compliant to achieve the Acceptable Outcome of Element 4.15. Equivalent alternative sustainability assessment frameworks may be considered where they are nationally or internationally recognised, compliant with applicable Australian or international standards and subject to oversight by a certifying body.

- 8.2 For development costing less than \$15 million, the items in green in Table 1 of this Policy are preferred Design Guidance options.



8.3 All development shall include a sustainability report by a qualified practitioner demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0.

9. VARIATIONS TO THIS POLICY

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

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

Table 1: Sustainability Criteria						
Feature	Type of Development	Design Implications	Verification / Demonstration	Development Application Stage Requirement	Building Permit Stage Requirement	Practical Completion (Prior to Occupancy)
1) Performance Targets	Residential development with strata-controlled areas	Minimal	Project teams are to set operational performance targets for gas and electricity usage below the current year WA <u>Average Energy Intensity By Space Use Type</u> set out by the <u>Commonwealth Government</u> in the most recent baseline study and demonstrate how they will be managed in operation. Alternatively , achieve 5.0 NABERS rating.	Commitment from proponent and condition of approval. For NABERS: Copy of executed Commitment Agreement between developer and NABERS	Project targets to be published with Building Permit Application. Measurement strategy to be confirmed and shown within the documentation. For NABERS: Copy of NABERS report provided to the city.	Verification that measurement systems are in place.
2) Building Envelope Pressure Testing	> 10 dwellings	Minimal	Project teams would be required to test building envelope pressure on at least 10% of dwellings prior to practical completion in accordance with Section J of the BCA, J1V4. Apartments must achieve no more than 10m ³ /hr.m ² @ 50Pa.	Commitment from proponent and condition of approval.	Commitment from proponent.	Provide Building Envelope pressure test report.

3) Embedded Meter Network	>10 dwellings	Embedded meter network with energy monitors capable of tracking individual units.	Project teams are to use an embedded meter network including private meters tracking energy performance for apartments and major building uses.	Commitment from proponent and condition of approval.	Single line drawings for electrical and water services showing meter provisions.	Commissioning report, including verification of meter operation.
4) Natural Ventilation	Development with a residential component	Ensure all bedrooms, kitchens and living areas comply with AS1668.4 for direct natural ventilation. Ensure all rooms which are likely to be occupied have openable windows.	Show air circulation on plans. Require project teams mechanical engineer to certify compliance in accordance with AS1668.4.	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer.	
5) Exhaust of Pollutants	All development	Provide ducted kitchen exhaust - to façade - for all kitchens / laundries / toilets. Demonstrate provision for appropriate make up air from outside. No recirculating hoods to be used.	Require project teams mechanical engineer to certify compliance in accordance with AS1668.4. <i>For non-residential:</i> General exhaust at the rate of 0.5 l/s per m ² of occupied space of 3,000 l/s for any food tenancy. Discharge is to be fully compliant with AS 1668.2	Commitment from proponent and condition of approval.	Specific certification of compliance with AS1668.4 by mechanical engineer.	

<p>6) Toxicity and Indoor Environment</p>	<p>All development</p>	<p>Select products for internal finishes with low VOC and formaldehyde ratings.</p>	<p>Finishes schedules including VOC / formaldehyde levels are to be submitted for all:</p> <ul style="list-style-type: none"> * Joinery * Floor Coverings * Paints <p>Applicants to demonstrate that 95% of painted surfaces are to be low VOC as defined by the Australian Paint Approval Scheme (APAS), being 49 g/L or less.</p> <p>Carpets are to have a maximum VOC limit of 0.5 mg/m² per hour with a 4-PC limit of 0.05 mg/m² per hour.</p>	<p>Commitment from proponent and condition of approval.</p>	<p>Finish surfaces calculations demonstrating 95% achievement. Finishes schedule with certifications for carpets, resilient or timber flooring, joinery and paints. Where products have specific adhesive / sealant requirements (e.g. Corrian) also demonstrate compliance for these products.</p>	<p>As-installed data sheets for paints, carpets, resilient flooring, timber flooring and joinery.</p>
<p>7) Amenities</p>	<p>>30 bedrooms</p>	<p>Provide a minimum of 10m² floor area of amenity space per regular residential occupant (ie: Number of bedrooms).</p>	<p>Provide a space (or spaces) within the building for use by occupants to promote community and wellbeing. Spaces should be:</p> <ul style="list-style-type: none"> * Freely accessible * Naturally ventilated and Air conditioned * Compliant with AS 2107 for apartments 	<p>Calculation of occupants (based on bedrooms), location and description of spaces within the development.</p>	<p>Drawings demonstrating provision of space. Verification from acoustic consultant and sustainability consultant that the space meets performance requirements.</p>	<p>Installed prior to occupation</p>

			<ul style="list-style-type: none"> * Designated to promote physical and mental health and wellbeing (i.e. meditation rooms, gyms, external delineated recreation space) * Maintained by strata complex 			
8) Urban Heat Island	All development	Utilise light finishes, incorporate landscape within the design, and avoid unshaded parking areas.	<p>Design teams are to demonstrate that at least 75% of their site area, when viewed from directly above, is one of:</p> <ul style="list-style-type: none"> * Vegetation and Green Roofs * Light Roofs (3 Year SRI>64 (flat roof) >34 (Pitched Roof) * Shaded or Light Hardscaping (3 Year SRI > 34) * Water bodies and/or water courses * Solar PV or thermal collectors 	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance.	Marked up site plan demonstrating compliance with supporting photos for each relevant area.

9) Upfront Carbon Reduction	>10 dwellings	Employ an LCA professional to demonstrate the building's upfront carbon emissions are at least 20% less than those of a reference building - including any demolition works.	Provide a report demonstrating performance meets 20% reduction from baseline performance. Report is to have been peer reviewed and is to include a clear list of design and construction assumptions made to achieve performance.	Initial target setting report identifying reference design for project. Condition of approval.	Completed report with feature list. Certification of compliance by Architect (physical features) and sustainability consultant (services design) on feature list.	Certification by contractor against feature list, including construction practices. Where proposed compliance path has changed, provide a new, peer reviewed support and new features list for certification.
10) Energy and Water Use	Pool in development	Ensure any pool is provided with automated pool blanket.	Provide an automated pool blanket to cover all pools when not in use. Pool blanket must comply with BCA Section J performance requirements.	Shown on plans and condition of approval.	Design documentation to include pool blanket.	Commissioning report confirming operation of blanket.
11) Energy Source	All development	Avoid any fossil fuel use on site, including for space or hot water heating.	No gas is to be used within the development. Small allowance for BBQs and commercial kitchens. Diesel for fire systems is allowable.	Commitment from proponent and condition of approval.	Statement from building certifier and no gas fixtures shown on plans. Certification of extent of gas use on site by hydraulic engineer.	

12) Renewable Energy	> 30 bedrooms	<p>Provide sufficient on-site renewable generation to equate to net zero energy use for common facilities:</p> <ul style="list-style-type: none"> - Lights - Lifts - Pools - Car Park lighting and ventilation - Amenities etc. <p>Not applicable to small power, air conditioning and lighting within apartments and commercial tenancies.</p>	<p>Design teams are to provide an estimate of operating energy for development common areas and demonstrate sufficient solar (PV) to balance annual usage. Energy estimate does not require a dynamic 3D model. Consumption to be based on rated power draw and anticipated run times. A suitable diversity factor can be applied.</p> <p>Show solar panels or other renewable generation on site. Allow at least 1m² of unshaded panel per apartment.</p>	<p>Show solar panels on drawings. Provide energy rate and consumption estimates.</p> <p>Condition of approval.</p>	<p>Calculation and certification from sustainability consultant demonstrating expected generation potential and likely common area power draw.</p>	<p>Solar panels installed prior to occupation</p>
13) Water Use	All development	<p>Utilise low flow taps, toilets and showers for all sanitary tapware (kitchen sinks and laundries are excluded).</p>	<p>Design teams are to provide WELS certificates demonstrating fittings are within 1 star of the maximum WELS rating.</p>	<p>Commitment from proponent and condition of approval.</p>	<p>Provision of fixtures schedule with WELS certificates.</p>	<p>Confirmation of installed sanitary tap ware.</p>

<p>14) Irrigation Efficiency</p>	<p>All development</p>	<ul style="list-style-type: none"> * Avoid large areas of turf. * Use sub-soil drip irrigation for all planting requiring irrigation. * Provide automatic moisture sensing for irrigation control. * Divert rainfall to irrigate any planting in rain shadows or under-cover. 	<p>Provide irrigation design drawings at building license demonstrating drip irrigation and timers. Landscaping details to include information on details such as drip irrigation, timers, and appropriate plant selection. Waterwise plant species are to be used, with a preference for natives where appropriate.</p>	<p>Landscape planning to confirm acceptance of irrigation requirements.</p> <p>Landscaping plan to form part of approval.</p>	<p>Irrigation design drawings as part of building license set.</p>	<p>Commissioning report for irrigation systems.</p>
<p>15) Active Living Support</p>	<p>Development with a non-residential component</p>	<p>Provide secure bike parking, showers and lockers for commercial staff on site.</p>	<p>Design team to demonstrate provision of amenities for staff.</p> <p>Indicatively allow:</p> <ul style="list-style-type: none"> 5 Staff for café / F&B tenancy 1 Person per 15m² for office tenancies Provide 1 shower per 50 staff. Provide 1 locker per 8 Staff Provide 1 bike rack per 10 staff 	<p>Show staff amenities on plans.</p>	<p>Show staff amenities on plans.</p>	<p>Installed prior to occupation</p>

16) Bike Storage	Development with a residential component	Provide at least one bike park per dwelling. Bike parking may be communal or located within apartment stores, however, an AS 2970 compliant rack must be provided at completion. Where bike parking is included in apartment stores, increase store area by 1m ² to accommodate bike.	Design team to show bike parking provisions on drawings.	Shown on plans and included as condition of approval.	Shown on plans	Installed prior to occupation
17) Sustainable Transport – Infrastructure	All development	Comply with BCA 2022 provisions for electric vehicle parking now. (NB: This option expires when BCA 2022 comes into full effect in 2024)	Compliance certification as part of electrical or sustainability CDC demonstrating the development meets BCA 2022 for spatial and performance allowances for EV chargers.	Show nominated EV provisions, rooms and board locations and include as condition of approval.	Certification of compliance. Identification of elements on plans and on electrical single line drawings.	Installed prior to occupation
18) Sustainable Transport – Car Share	>10 dwellings OR Non-residential	Provide a vehicle and bay for ride share scheme.	1 dedicated share bay and vehicle per 20 dwellings or part thereof over 10 to facilitate a ride share scheme. For non-residential: 1 ride share	Show bays and waiting area. Details of ride share scheme to be included such as how it will be	Drawings showing bays, waiting area(s) and proposed signage.	Bays are line-marked and signed. Appropriate number of shared bays and cars are provided. Details of

			bay and vehicle per 2000m ² over 1,000m ² .	implemented and maintained.		scheme to be adhered to for the life of the development.
19) NatHERS	Development with a residential component	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC standard coming into effect in 2024 or, after 2024, the most recent standard.	All dwellings exceed the minimum NatHERS requirement (in reference to the lower benchmark of the NCC) for apartments by 0.5 stars based on the NCC standard coming into effect in 2024 or, after 2024, the most recent standard.	Demonstrate indicative star rating at application stage.	Demonstrate achievement of star rating with building documentation.	
20) Water Management	All development	Water re-use system to be installed.	The development proposes rain and storm water collection and re-use for irrigation or grey water.	Re-use system to be shown on plans and included as condition of approval.	Tank to be shown on plans. Grey water systems may require separate approval from the City's Environmental Health Services.	Installed prior to occupation

16.3 PD39.08.23 – Adoption of Amendments to Local Planning Policy 7.1 – Exempt Development

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning & Development
Attachments	1. Draft amended Local Planning Policy – Exempt Development 2. Part 7 of the Deemed Provisions for Local Planning Schemes

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council:

1. determines that the draft amended Local Planning Policy – Exempt Development, as set out in attachment 1 is a minor amendment and does not require consultation in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 2 Clause 5(2); and
2. proceeds to adopt the draft amended Local Planning Policy – Exempt Development, as set out in attachment 1, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 5.

Purpose

Council's consideration is requested in regard to draft amendments to Local Planning Policy 7.1: Exempt Development (LPP 7.1). The review is being conducted as part of the City's periodical review of Local Planning Policies. The changes proposed to LPP 7.1 are being made to bring the policy into consistency with current legislation, consistency with other local planning policies, and in response to a resolution by Council to explore additional exemptions.

Voting Requirement

Simple Majority.

Background

The Local Planning Policy 7.1: Exempt Development (LPP 7.1) was adopted by Council on 2 May 2019 and, as a result of the 2020 amendments to the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations), the policy was reviewed on 27 April 2021.

The policy was originally designed to provide exemptions for a range of small residential projects. This continued in the 2021 review which only removed uses from the policy as they were covered by the 2021 amendments to the Regulations. On 27 April 2021 Council carried the following motion to:

“request the CEO to undertake a further review of the Exempt Development Policy in conjunction with the Planning Regulations and Local Planning Scheme No 3, in order to identify other opportunities to exempt further uses or development from the need to obtain planning approval, with the outcomes reported to Council.”

The review of LPP 7.1 has taken place with the above resolution in mind, as well as the introduction of the new R-Codes in September 2023.

The policy has provided benefit to the City’s landowners, occupiers and staff by reducing red tape around minor development. The policy identifies development beyond that exempted by the Regulations and specifies the criteria to be met for a development to not require a development application.

This review of the policy actions Council’s resolution by proposing an increased list of exempt uses.

Discussion

LPP 7.1 has provided benefits to landowners, developers and to the City by reducing red-tape and the need to unnecessarily assess minor development that has no negative impact on surrounds. The layout has also been revised to mirror that within the Regulations for consistency.

Importantly, LPP7.2 does not exempt works that are contrary to State Planning Policies, the Local Planning Scheme, Local Planning Policies, Local Development Plans, Structure Plans, heritage protection criteria, or any planning conditions imposed on a development. A list of the new exemptions and explanation for each is as follows:

- Minor development
 - The Minor development exemption assists officers to provide an exemption to landowners where a proposal may not fit any other exemption category, but the

development is of such a low impact to a site and the surrounding area that any development approval for such a proposal would be a minor matter. An example of developments assessed by the City that could have been exempted by such an exemption is:

- A proposal for the widening of a door and addition of a non street-facing window on a commercial building. There were no impacts to any adjoining properties.
- Mural
 - The addition of Mural to the exemption list further removes barriers to public art. Mural is to be exempt in all zones with conditions to ensure Murals are not exempt where located in a heritage-protected place, where they feature profanities, offensive content or depictions of illegal material or acts, or where they contain advertising material.
- Outdoor Hard Surface
 - The proposed exemption for outdoor hard surface allows for the construction of pathways and paved surfaces in all zones without development approval. The exemption does not allow for unrestricted paving in all locations on a lot. The conditions of the exemption make this explicit by protecting soft landscaping and deep soil areas. The exemption must also comply with conditions to be located behind the primary street setback area.
- Painting
 - The exemption allows for painting of buildings in all zones.
- Roof replacement
 - Roof replacement is exempt subject to there being no change to roof form or pitch. This exemption allows for a replacement of roof sheets, tiles or other material provided they are consistent with any criteria in any other legislative framework. The exemption applies to heritage-protected places only where the replacement is like-for-like.
- Temporary works
 - The exemption for temporary works allows works to be in place for up to fourteen days in any twelve-month period.
- Wall cladding replacement
 - The exemption allows for changes to be made to the cladding of walls where the works do not involve structural changes and the materials and colours are as specified in any relevant local planning policy.
- Works to heritage-protected places
 - The landowners of heritage-protected places do not benefit from some of the other exemptions given the potential to detrimentally affect heritage places without a proper assessment of the impacts. However, a number of common, internal works are allowed that will not detrimentally impact the heritage significance of the place. It is expected that this exemption will assist landowners in preventing their heritage-protected places from falling into disrepair and disuse.

The review has also resulted in the removal of satellite dishes from the list of exemptions. The City has not received enquiries in recent years relating to the exemption for ground mounted and non-ground mounted satellites on non-residential properties. There is little evidence to suggest that this exemption has provided a benefit to landowners and the City's planning staff. It is also suggested that the role of satellites are reduced somewhat due to the rise of streaming services and greater internet use for communications.

Maintenance has been removed from the exemption policy as this is already an exempt use under Clause 61 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015. Painting has been separated from maintenance and is included in the exemption table.

Consultation

The Planning and Development (Local Planning Schemes) regulations 2015 Schedule 2 Part 2 Clause 5(2) states "Despite subclause (1), the local government may make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment."

Given there are only minor changes to how the policy operates, the increased exemptions are less restrictive on landowners and the policy does not seek to modify state planning policies, it is recommended that Council resolve that the proposed amended policy is a minor amendment, and that consultation is not necessary.

From the Concept Forum of 18 July, modifications have been made to the conditions which allow for hard paving to be exempt from needing approval. The policy now states that hard paving is not exempt if the requirements of soft landscaping and deep soil provision are not going to be satisfied as a result. It is acknowledged that 10 square metre garden sheds are exempt from both planning and building approval.

Strategic Implications

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

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

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

Great Governance and Civic Leadership
We value our Council's quality decision-making, effective and innovative leadership, transparency, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 5(2) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to amend a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area without advertising if the local government is of the opinion that the amendment is minor.

Decision Implications

If Council resolves to endorse the recommendation without modifications, the policy will come into effect.

If Council resolves to endorse the recommendation with modifications, the policy will be amended to include the modifications and may or may not need to be advertised depending on whether the changes greatly modify the policy.

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

Conclusion

The amendments to LPP 7.1 address Council's resolution to explore further exemptions and makes the policy easier to read and use while reducing red-tape.

It is recommended that Council determine that the amended Local Planning Policy 7.1: Exempt Development is a minor amendment not requiring consultation and adopt the policy in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 2 Clause 5.

Further Information

Nil.



LOCAL PLANNING POLICY 7.1: EXEMPT DEVELOPMENT

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2. APPLICATION OF POLICY	
3. RELATIONSHIP TO OTHER POLICIES, GUIDELINES AND LEGISLATION	
4. POLICY OBJECTIVES	
5. DEVELOPMENT FOR WHICH DEVELOPMENT APPROVAL NOT REQUIRED	<ul style="list-style-type: none"> 5.1) Animal Enclosure 5.2) Fixed Outdoor Cooking Facility 5.3) Garden Ornament / Sculpture 5.4) Minor Development 5.5) Mural 5.6) Outdoor Hard Surface 5.7) Painting 5.8) Pool Pump Shed 5.9) Roof Replacement 5.10) Sea Container 5.11) Temporary Works 5.12) Wall Cladding Replacement 5.13) Works to Heritage-Protected Places
6. DEFINITIONS	



1 PURPOSE

- 1.1 To list development that is exempt from requiring development approval in addition to those specified by the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 7 Clause 61.

2 APPLICATION OF POLICY

- 2.1 This policy applies to all land that is zoned by the *City of Nedlands Local Planning Scheme No 3* (LPS3).

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

- 3.1 This policy has been prepared in accordance with Clause 4 of the Deemed Provisions for local planning schemes.

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

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Nedlands Local Planning Scheme No. 3*
- *State Planning Policy 7.3 – Residential Design Codes (R-Codes)*

Note: This policy refers to provisions within Part B and Part C of the R-Codes. The reader will need to check the density code of the subject property to ensure they are reading the correct Part of the R-Codes alongside this policy.

- 3.3 Where this Policy is inconsistent with the provisions of a specific State Planning Policy, Local Planning Policy, Local Development Plan, Structure Plan, or Design Guideline that applies to the site area, the provisions of that specific State Planning Policy, Local Planning Policy, Local Development Plan, Structure Plan or Design Guideline shall prevail.

4 POLICY OBJECTIVES

- 4.1 To allow minor development to proceed without requiring development approval where it will not have a detrimental impact on the amenity of adjoining and nearby properties, the streetscape or the locality.

- 4.2 To reduce red-tape and wait times for landowners and developers by exempting a number of low impact works from the need for approval.

5 DEVELOPMENT FOR WHICH DEVELOPMENT APPROVAL NOT REQUIRED

- 5.1 Development is not required for works if –

- a) the works are of a class specified in Column 1 of an item in the table;
- b) if conditions are set out in Column 2 of the Table opposite that item – all of those conditions are satisfied in relation to the works; and
- c) The works are consistent with all relevant State Planning Policies, the Local Planning Scheme, Local Planning Policies, Local Development Plans, Structure Plans, heritage protection criteria, or any planning conditions imposed on a development.



Table		
	Column 1 Works	Column 2 Conditions
1)	Animal Enclosure	(a) Located on a residential zoned property; (b) Set back a minimum of 2m from lot boundaries; (c) Satisfies the Deemed-to-Comply Outbuildings provisions of the R-Codes; (d) Are for the keeping of small animals or a dog only; and (e) Are not used for commercial purposes. <i>Note: Animal enclosures must also comply with relevant environmental health requirements and local laws.</i>
2)	Fixed Outdoor Cooking Facility	(a) Are located on a residential zoned property; (b) Are located behind the primary street setback; and (c) Are a maximum height of 1.8m (excluding any chimney or flue) above natural ground level or set back in accordance with the Deemed-to-comply setback provisions of the R-Codes.
3)	Garden Ornament / Sculpture	(a) Has a maximum site area of 4m ² ; (b) Has a maximum height of 2.4m above natural ground level; (c) Does not obstruct vehicle sight lines; and (d) Street surveillance to the primary street is unobstructed.
4)	Minor Development	Exemption provided in writing from the Local Government.
5)	Mural	(a) The works are not located on a heritage-protected place; (b) The mural does not feature any profanities, offensive words or images or depictions of illegal material or acts; and (c) The mural does not contain any advertising material.
6)	Outdoor Hard Surface	(a) Are located behind the primary street setback area, between a building and the side or rear boundary of a lot; (b) The finished level of the surface is no more than 0.5m above natural ground level; and (c) The outdoor hard surface does not impact the minimum soft landscaping and deep soil area required by the R-Codes. <i>Note: Decking must also comply with the relevant setbacks of the National Construction Code.</i>
7)	Painting	(a) The works are not located on a heritage-protected place; and (b) Colours are as specified in any relevant Local Planning Policy.
8)	Pool Pump Shed	(a) Are located on a residential zoned property; (b) The exemption only applies to one pool pump shed per lot; (c) Satisfies the Deemed-to-Comply Outbuildings provisions of the R-Codes; (d) Have a maximum height of 1.8m; and (e) Have a maximum site area of 10m ² . <i>Note: An exempt pool pump shed compliant with the above conditions does not contribute towards outbuilding site coverage.</i>
9)	Roof Replacement	(a) The works are not located on a heritage-protected place; (b) No change to roof height and pitch; and (c) Materials and colours as specified by any relevant Local Planning Policy.



10)	Sea Container	(a) The exemption only applies to one sea container per lot; (b) Are wholly located within the property boundaries of the lot; (c) Does not exceed 6m in length; (d) Are utilised for storage only; and (e) Are removed within 14 days of being placed on the lot.
11)	Temporary Works	The works are in existence for no more than 14 days in any 12-month period.
12)	Wall Cladding Replacement	a) The works are not located on a heritage-protected place; b) The works do not involve structural changes or significant changes to elevations; and c) Materials and colours are as specified in any relevant Local Planning Policy.
13)	Works to Heritage-Protected Places	(a) The works affect only the interior of the building and are confined to the following: <ul style="list-style-type: none"> i. Kitchen, bathroom or laundry fit out with no structural alterations; ii. Replacement of light fitting(s); iii. Painting /wall papering/plastering of internal walls; iv. Retiling; v. Construction of new internal non-masonry; non-load bearing walls; vi. New floor covering placed over but not replacing existing floor surface materials; or vii. Electrical and plumbing works. (b) The works are not located on a place that is: <ul style="list-style-type: none"> i. Entered on the State Register of Heritage Places; or ii. The subject of a Heritage Order, Caveat, or Agreement.

6 DEFINITIONS

6.1 For this policy, the following definitions apply:

Definition	Meaning
Animal Enclosure	Means an enclosed structure for keeping small animals or a dog only such as aviaries, hutches or small kennels and the like but does not include kennels larger than that required to house a single dog.
Deemed Provisions	Means Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
Fixed Outdoor Cooking Facility	Means a permanent cooking apparatus such as barbeques (BBQ), pizza ovens, outdoor ovens, and stoves.
Garden Ornament	Means an item used for garden or landscape enhancement and decoration and includes water fountains, bird baths and feeders, sundials, and outdoor sculptures.
Heritage-Protected Place	Has meaning given in the Planning and Development (Local Planning Schemes) Regulations 2015.
Like-for-like	Replacement of building elements with identical elements that are of the same shape, size, colour, patterns and material, usually used to repair or replace damaged/worn surfaces of buildings.
Minor Development	Any other development that, in the opinion of the Local Government, will not have any material effect on the operation of a land use or on the appearance of the land or buildings on which it is installed or constructed, and where any approval would be of a minor, pro forma matter.
Outdoor Hard Surface	Includes hardscape, paving, decking or similar.



Sea Container	A metal transportable structure designed for the storage and transport of goods from one location to another by road or sea.
Small Animal	Has meaning given in the City of Nedlands Health Local Law 2017.

Council Resolution Number	PDXX
Adoption Date	OCM XX
Date Reviewed/Modified	

Planning and Development (Local Planning Schemes) Regulations 2015**Schedule 2** Deemed provisions for local planning schemes**Part 7** Requirement for development approval**cl. 60**

- (2) A person who owns land in the area covered by a local development plan may request the local government to amend the plan.
- (3) The procedures for making a local development plan set out in this Part, with any necessary changes, are to be followed in relation to an amendment to a local development plan.
- (4) Despite subclause (3), the local government may decide not to advertise an amendment to a local development plan if, in the opinion of the local government, the amendment is of a minor nature.
- (5) An amendment to a local development plan does not extend the period of approval of the plan unless, at the time the amendment is approved, the local government agrees to extend the period.

Part 7 — Requirement for development approval**60. Requirement for development approval**

A person must not commence or carry out any works on, or use, land in the Scheme area unless —

- (a) the person has obtained the development approval of the local government under Part 8; or
- (b) development approval is not required for the development under clause 61.

Note:

1. Development includes the erection, placement and display of advertisements.
2. Approval to commence development may also be required from the Commission if the land is subject to a region planning scheme.

[Clause 60 amended: SL 2020/252 r. 69.]

61. Development for which development approval not required

- (1) Development approval is not required for works if —
 - (a) the works are of a class specified in Column 1 of an item in the Table; and

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- (b) if conditions are set out in Column 2 of the Table opposite that item — all of those conditions are satisfied in relation to the works.

Table

	Column 1 Works	Column 2 Conditions
1.	The demolition or removal of any of the following — (a) a single house; (b) an ancillary dwelling; (c) an outbuilding; (d) an external fixture; (e) a boundary wall or fence; (f) a patio; (g) a pergola; (h) a verandah; (i) a deck; (j) a garage; (k) a carport; (l) a swimming pool; (m) shade sails.	The works are not located in a heritage-protected place.
2.	The demolition of a building that is not a single house, ancillary dwelling, multiple dwelling or grouped dwelling.	(a) The building does not share a common wall with another building. (b) The works are not located in a heritage-protected place.
3.	The demolition or removal of a cubbyhouse.	The works are not located in a heritage-protected place.

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	Column 1 Works	Column 2 Conditions
4.	The demolition or removal of a flagpole.	The works are not located in a heritage-protected place of a kind referred to in clause 1A(1)(a) to (e).
5.	Internal building work that does not materially affect the external appearance of the building.	Either — (a) neither the building nor any part of it is located in a heritage-protected place of a kind referred to in clause 1A(1)(a) to (e); or (b) the building, or a part of it, is located in a heritage-protected place of a kind referred to in clause 1A(1)(a), (c), (d) or (e), but the interior of the building is specified as not being of cultural heritage significance in the relevant register, order, agreement or list referred to in that clause.
6.	The erection of, or alterations or additions to, a single house on a lot.	(a) The R-Codes apply to the works. (b) The works comply with the deemed-to-comply provisions of the R-Codes. (c) The works are not located in a heritage-protected place.

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed provisions for local planning schemes

Schedule 2

Requirement for development approval

Part 7**cl. 61**

	Column 1 Works	Column 2 Conditions
7.	<p>The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling —</p> <p>(a) an ancillary dwelling;</p> <p>(b) an outbuilding;</p> <p>(c) an external fixture;</p> <p>(d) a boundary wall or fence;</p> <p>(e) a patio;</p> <p>(f) a pergola;</p> <p>(g) a verandah;</p> <p>(h) a deck;</p> <p>(i) a garage;</p> <p>(j) a carport.</p>	<p>(a) The R-Codes apply to the works.</p> <p>(b) The works comply with the deemed-to-comply provisions of the R-Codes.</p> <p>(c) The works are not located in a heritage-protected place.</p>
8.	<p>The installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling —</p> <p>(a) a swimming pool;</p> <p>(b) shade sails.</p>	<p>The works are not located in a heritage-protected place.</p>

Planning and Development (Local Planning Schemes) Regulations 2015**Schedule 2** Deemed provisions for local planning schemes**Part 7** Requirement for development approval**cl. 61**

	Column 1 Works	Column 2 Conditions
9.	The temporary erection or installation of an advertisement.	<p>(a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the <i>Commonwealth Electoral Act 1918</i> (Commonwealth), the <i>Referendum (Machinery Provisions) Act 1984</i> (Commonwealth), the <i>Electoral Act 1907</i>, the <i>Local Government Act 1995</i> or the <i>Referendums Act 1983</i>.</p> <p>(b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll.</p> <p>(c) The advertisement is not erected or installed until the writ or writs have been issued or, for an election, referendum or poll under the <i>Local Government Act 1995</i>, until the 36th day before the day on which the election, referendum or poll is to be held.</p> <p>(d) The advertisement is removed no later than 48 hours after the election, referendum or poll is conducted.</p>

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed provisions for local planning schemes

Schedule 2

Requirement for development approval

Part 7**cl. 61**

	Column 1 Works	Column 2 Conditions
		(e) The advertisement is not erected or installed within 1.5 m of any part of a crossover or street truncation.
10.	The erection or installation of a sign of a class specified in a local planning policy or local development plan that applies to the works as not requiring development approval.	<p>(a) The sign complies with any requirements specified in the local planning policy or local development plan in relation to the exemption from the requirement for development approval.</p> <p>(b) The sign is not erected or installed within 1.5 m of any part of a crossover or street truncation.</p> <p>(c) The works are not located in a heritage-protected place.</p>
11.	Works to change an existing sign that has been erected or installed on land.	<p>(a) The erection or installation of the existing sign was the subject of development approval or was exempt from the requirement for development approval.</p> <p>(b) The changes do not alter the size or location of the existing sign or result in the sign containing any illumination, animation, movement or reflective, retro-reflective or fluorescent materials.</p>

Planning and Development (Local Planning Schemes) Regulations 2015**Schedule 2** Deemed provisions for local planning schemes**Part 7** Requirement for development approval**cl. 61**

	Column 1 Works	Column 2 Conditions
		<p>(c) The sign is not used for advertising (other than the advertising of a business operated on the land).</p> <p>(d) The works are not located in a heritage-protected place.</p>
12.	The installation of a water tank.	<p>(a) The water tank is not installed in the street setback area of a building.</p> <p>(b) The volume of the water tank is no more than 5 000 L.</p> <p>(c) The height of the water tank is no more than —</p> <p>(i) for a tank fixed to a building — the height of the eaves of the building; or</p> <p>(ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot — 2.4 m; or</p> <p>(iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot — 1.8 m.</p> <p>(d) The works are not located in a heritage-protected place.</p>

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed provisions for local planning schemes

Schedule 2

Requirement for development approval

Part 7**cl. 61**

	Column 1 Works	Column 2 Conditions
13.	The erection or installation of a cubbyhouse.	<p>(a) The cubbyhouse is not erected or installed in the street setback area of a building.</p> <p>(b) The floor of the cubbyhouse is no more than 1 m above the natural ground level.</p> <p>(c) The wall height of the cubbyhouse is no more than 2.4 m above the natural ground level.</p> <p>(d) The building height of the cubbyhouse is no more than 3 m above the natural ground level.</p> <p>(e) The area of the floor of the cubbyhouse is no more than 10 m².</p> <p>(f) The cubbyhouse is not erected or installed within 1 m of more than 1 boundary of the lot.</p>
14.	The erection or installation of a flagpole.	<p>(a) The height of the flagpole is no more than 6 m above the natural ground level.</p> <p>(b) The flagpole is no more than 200 mm in diameter.</p> <p>(c) The flagpole is not used for advertising.</p> <p>(d) There is no more than 1 flagpole on the lot.</p>

Planning and Development (Local Planning Schemes) Regulations 2015**Schedule 2** Deemed provisions for local planning schemes**Part 7** Requirement for development approval**cl. 61**

	Column 1 Works	Column 2 Conditions
		(e) The works are not located in a heritage-protected place.
15.	The installation of solar panels on the roof of a building.	(a) The solar panels are parallel to the angle of the roof. (b) The works are not located in a heritage-protected place.
16.	Maintenance and repair works.	Either — (a) the works are not located in a heritage-protected place; or (b) the maintenance and repair works are of a kind referred to in the <i>Heritage Regulations 2019</i> regulation 41(1)(b) to (i).
17.	Temporary works.	The works are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period.
18.	Works that are urgently necessary for any of the following — (a) public safety; (b) the safety or security of plant or equipment; (c) the maintenance of essential services; (d) the protection of the environment.	The works are not located in a heritage-protected place of a kind referred to in clause 1A(1)(a), (b) or (d).

Planning and Development (Local Planning Schemes) Regulations 2015

Deemed provisions for local planning schemes

Schedule 2

Requirement for development approval

Part 7**cl. 61**

	Column 1 Works	Column 2 Conditions
19.	Works that are wholly located on an area identified as a regional reserve under a region planning scheme.	
20.	Works specified in a local planning policy or local development plan that applies to the works as works that do not require development approval (other than works referred to in item 10).	The works comply with any requirements specified in the local planning policy or local development plan in relation to the exemption from the requirement for development approval.
21.	Works of a type identified elsewhere in this Scheme as works that do not require development approval.	The works comply with any requirements specified in this Scheme in relation to the exemption from the requirement for development approval.

Notes for this subclause:

1. Approval may be required from the Commission for development on a regional reserve under a region planning scheme.
 2. Section 157 of the Act applies in respect of the carrying out of works necessary to enable the subdivision of land if the Commission has approved a plan of the subdivision.
 3. Section 6 of the Act applies in respect of the carrying out of public works.
 4. Clause 1B sets out circumstances in which development is taken to comply with a deemed-to-comply provision of the R-Codes.
- (2) Development approval of the local government is not required for the following uses —
- (a) a use that is wholly located on an area identified as a regional reserve under a region planning scheme;

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Note for this paragraph:

Approval may be required from the Commission for development on a regional reserve under a region planning scheme.

- (b) development that is a class P use in relation to the zone in which the development is located, if —
 - (i) the development has no works component; or
 - (ii) development approval is not required for the works component of the development;
 - (c) development that is an exempt class D use under subclause (3) in relation to the zone in which the development is located, if —
 - (i) the development has no works component; or
 - (ii) development approval is not required for the works component of the development;
 - (d) the use of premises as a home office;
 - (e) the use of premises as a drop-off refund point if —
 - (i) the premises are otherwise used as a shop (as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 1 clause 38); or
 - (ii) the premises are not in a residential zone and the use of the premises as a drop-off refund point is an incidental use of the premises;
 - (f) temporary use that is in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period;
 - (g) any other use specified in a local planning policy or local development plan that applies to the development as a use that does not require development approval;
 - (h) use of a type identified elsewhere in this Scheme as use that does not require development approval.
- (3) For the purposes of subclause (2)(c), a use of land is an exempt class D use in relation to the zone in which the land is located if —
- (a) the use is a class D use in relation to the zone; and
 - (b) the use is of a class set out in Column 1 of an item in the Table; and

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- (c) the zone is of a class set out in Column 2 of the Table opposite that item; and
- (d) if conditions are set out in Column 3 of the Table opposite that item — all of those conditions are satisfied in relation to the use.

Table

	Column 1 Use	Column 2 Zones	Column 3 Conditions
1.	Shop	Commercial, centre or mixed use zone	Net lettable area is no more than 300 m ² .
2.	Restaurant/cafe	Commercial, centre or mixed use zone	Net lettable area is no more than 300 m ² .
3.	Convenience store	Commercial, centre or mixed use zone	Store is not used for the sale of petroleum products.
4.	Consulting rooms	Commercial, centre or mixed use zone	No more than 60% of the glass surface of any window on the ground floor of the consulting rooms is obscured glass.
5.	Office	Commercial, centre or mixed use zone	Office is not located on the ground floor of a building.
6.	Liquor store — small	Commercial, centre or mixed use zone	Store is in the metropolitan region or Peel Region Scheme area.

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	Column 1 Use	Column 2 Zones	Column 3 Conditions
7.	Small bar	Commercial, centre or mixed use zone	(a) Small bar is in the metropolitan region or Peel Region Scheme area. (b) The lot on which the small bar is located does not directly adjoin a residential zone.
8.	Recreation — private	Commercial, centre or mixed use zone Light industry zone	(a) Premises are in the metropolitan region. (b) Net lettable area of any indoor area of the premises is no more than 300 m ² . (c) No more than 60% of the glass surface of any window on the ground floor of a building on the premises is obscured glass.
9.	Home occupation	All zones	

- (4) A reference in Column 1 of the Table to subclause (3) to a class of land use is a reference to that use as defined in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 1 clause 38, whether or not —
- (a) the relevant definition is included in this Scheme; or
 - (b) this Scheme includes a different definition for that use; or

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-
- (c) this Scheme refers to that class of land use by a different name.
 - (5) Subclause (2) has effect despite the zoning table for this Scheme.
 - (6) Despite subclauses (1) and (2), an exemption under those subclauses does not apply to development if —
 - (a) the development is undertaken in a special control area and the special provisions that apply to that area under this Scheme provide that development approval is required for the development; or
 - (b) the development is undertaken on land designated by an order made under the *Fire and Emergency Services Act 1998* section 18P as a bush fire prone area and development approval is required under clause 78D(3) for the development.
 - (7) An exemption from the requirement for development approval that applies under this clause (other than an exemption under item 10 or 20 in the Table to subclause (1)) is not affected by any provision of a local planning policy or local development plan.
 - (8) If development consists of both works and use of land —
 - (a) subject to subclause (2)(b)(ii) and (c)(ii), any exemption under subclause (1) that applies to the works does not affect whether development approval is required for the use; and
 - (b) any exemption under subclause (2) that applies to the use does not affect whether development approval is required for the works.

[Clause 61 inserted: SL 2020/252 r. 70.]

61A. Advice by local government that development approval not required for erection of, or alterations or additions to, single house

- (1) This clause applies only if —
 - (a) the Scheme area is wholly or partly in the metropolitan region or the Peel Region Scheme area; or

Planning and Development (Local Planning Schemes) Regulations 2015**Schedule 2** Deemed provisions for local planning schemes**Part 7** Requirement for development approval**cl. 61A**

- (b) the local government has made an election under subclause (5)(a) and has not revoked that election under subclause (5)(b).
- (2) An owner of a lot in the Scheme area who proposes to carry out works consisting of the erection of, or alterations or additions to, a single house on the lot may apply to the local government for written advice that the local government is satisfied that development approval of the local government is not required for the works because of an exemption under item 6 in the Table to clause 61(1).
- (3) An application under subclause (2) must be —
 - (a) made in a manner and form approved by the Commission; and
 - (b) accompanied by any documents or other information required by the approved form; and
 - (c) accompanied by any fee for determining the application imposed by the local government under the *Planning and Development Regulations 2009*.
- (4) Within 14 days after an application under subclause (2) is made, the local government must —
 - (a) provide advice to the applicant, in the manner and form approved by the Commission, that the local government is satisfied that development approval of the local government is not required for the works because of an exemption under item 6 in the Table to clause 61(1); or
 - (b) notify the applicant, in the manner and form approved by the Commission, that the local government is not satisfied as referred to in paragraph (a).
- (5) The local government may, by written notice given to the Commission and published in accordance with clause 87 —
 - (a) elect to provide advice under this clause; or
 - (b) revoke an election under paragraph (a).

[Clause 61A inserted: SL 2020/252 r. 70.]

16.4 PD40.08.23 – Amendments to Local Planning Policy 1.2 – Removal of Occupancy Restrictions

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning & Development
Attachments	1. Draft amended Local Planning Policy – Removal of Occupancy Restrictions

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council:

1. **adopts the draft amendments to Local Planning Policy 1.2: Removal of Occupancy Restrictions (Attachment 1) for the purpose of advertising in accordance with Clause 5 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and**
2. **notes that the advertising period will be for a minimum of 21 days.**

Purpose

Council's consideration is requested in regard to draft amendments to Local Planning Policy: Removal of Occupancy Restrictions (LPP 1.2). The review is being conducted as part of the City's periodical review of Local Planning Policies. The changes proposed to LPP 1.2 include removing the occupancy restrictions and specifying that removal of the Over 55's caveat will only be supported where the lot meets the minimum and average site area within the Residential Design Codes (R-Codes).

Voting Requirement

Simple Majority.

Background

LPP1.2 was presented to Council on 24 March 2020 where the policy was adopted for advertising. At the close of advertising, no comments had been received. LPP1.2 was adopted by Council on 28 July 2020.

The policy was prepared after LPS3 had come into effect and responded to various requests from landowners received in the 2000s and 2010s for removal of occupancy restrictions on their properties.

The policy states that “all properties restricted to Aged and Dependent Persons (over 55’s) Dwellings through the provision of an Additional Use and associated Development Approval issued under Town Planning Scheme 2 (TPS2) shall no longer be required to maintain this occupancy restriction under Local Planning Scheme 3 (LPS3).”

It is estimated that there are at least 29 lots (each lot includes two or more dwellings) in the City that had an additional use granted under TPS 2 for aged and dependent dwellings. Some properties may have a restriction without being recorded as having an additional use under TPS 2. Of the 29 known properties that have had restrictions, it is estimated from the City’s records that seven (7) of these lots have received approval for their occupancy restrictions to be removed.

Discussion

New Layout and Formatting

The revised policy has been rearranged into a table format like other newly adopted Local Planning Policies for consistency and clarity.

Requirement for Dwellings to be Consistent with Site Area Per Dwelling and Parking Requirements.

Adoption of the policy has resulted in some properties being able to subdivide without restrictions into new lots that do not meet the minimum or average site area requirements of the R-Codes.

The reviewed policy includes a new requirement for dwellings to meet the site area per dwelling and car parking criteria of the R-Codes before removal of the occupancy restriction can be considered. Both requirements apply to Aged and Dependent Dwellings but only the parking requirement applies to Ancillary Dwellings.

The Aged and Dependent Dwellings affected by the policy were developed as a result of development bonuses provided to landowners who restricted the properties to occupancy by aged and dependent persons. The development bonus was a site area per dwelling requirement which required less site area per dwelling than the density code of the site at the time. In other words, it allowed a landowner to build a second house on a lot where they would not ordinarily be allowed to build one on the proviso that it be for the use of an aged or dependent person. This promoted ageing in place and dwelling size diversity within the City.

Removing the occupancy restrictions on properties that do not meet the site area per dwelling requirements results in unrestricted dwellings on land that are undersized for their density code. The current LPP in force does not contain protection against this outcome and currently allows landowners to effectively increase the density of the area.

In addition, Local Government does not have the discretion to vary the site area per dwelling requirements as the density codes for lots are determined by the scheme and require WAPC approval to change. The current LPP is contrary to the R-Codes and therefore of questionable enforcement. The proposed amended LPP seeks to rectify these issues by only allowing the removal of occupancy restrictions where a lot size would be consistent with the current density code of a subject lot.

Ancillary dwellings, on the other hand, have already been considered as smaller houses subservient to the main house. Removal of the occupancy restrictions on ancillary dwellings is more a technical matter because those restrictions were removed from the R-Codes some time ago. This change aligns with the current R-Codes.

Consultation

The Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 Part 2 Clause 5(2) state “Despite subclause (1), the local government may make an amendment to a local planning policy without advertising the amendment if, in the opinion of the local government, the amendment is a minor amendment.”

The City is of the opinion that there is sufficient change in the draft LPP1.2 that the amendment should not be considered minor. Consultation on the Policy will take place should Council adopt it for advertising.

At the Concept Forum of 18 July, the question of previous consultation and community feedback was raised. As outlined in the Background section of this report, no comments were received during the consultation process of 2020, however the City had received requests to allow the removal of the caveats in the years prior to the introduction of LPS3.

Strategic Implications

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

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

Values

Great Natural and Built Environment

We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Clause 3(1) of the Deemed Provisions of Schedule 2 of the [Planning and Development \(Local Planning Schemes\) Regulations 2015](#) allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area. Adopted Local Planning Policies can be amended in accordance with Clause 5 of the Deemed Provisions. Where the amendment is not a minor amendment, the Local Government must publish a notice of the proposed policy for a period of not less than 21 days and seek submissions.

Following the advertising period, the Policy will be presented back to Council to consider any submissions received and to:

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

Decision Implications

If Council resolves to endorse the recommendation without modifications, the policy will come into effect.

If Council resolves to endorse the recommendation with modifications, the policy will be amended to include the modifications and may or may not need to be advertised depending on whether the changes greatly modify the policy. If Council seeks to make modification to the R-Codes or another State Planning Policy through this policy, the policy may need to be referred to the Western Australian Planning Commission for a decision.

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

Conclusion

The proposed amended policy is an improvement which ensures consistency with the R-Codes and improves formatting.

It is recommended that Council adopt the draft amended Local Planning Policy 1.2: Removal of Occupancy Restrictions for the purpose of advertising.

Further Information

Nil.



LOCAL PLANNING POLICY 1.2: REMOVAL OF OCCUPANCY RESTRICTIONS

CONTENTS	
1. PURPOSE	
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3. RELATIONSHIP TO OTHER POLICIES, GUIDELINES AND LEGISLATION	
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6. CONSULTATION	
7. OTHER CONSIDERATIONS – HEALTH AND BUILDING APPROVAL	
8. VARIATIONS TO POLICY	
9. DEFINITIONS	



1 PURPOSE

- 1.1 To outline the provisions relating to the removal of occupancy restrictions on residential properties and ancillary dwellings.

2 APPLICATION OF POLICY

- 2.1 This policy applies to all applications for the removal of occupancy restrictions imposed on residential dwellings issued under the *City of Nedlands Town Planning Scheme No 2 (TPS2)*, including ancillary dwellings, within all zones in the City of Nedlands.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

- 3.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 3.2 This Policy should be read in conjunction with the following planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:
- *Planning and Development Act 2005*
 - *Planning and Development (Local Planning Schemes) Regulations 2015*
 - *City of Nedlands Local Planning Scheme No. 3*
 - *State Planning Policy 7.3 – Residential Design Codes (R-Codes)*

4 OBJECTIVES

- 4.1 To provide a framework for the removal of occupancy restrictions on certain developments imposed under the City of Nedlands Local Planning Scheme No. 2.
- 4.2 To maintain a high standard of amenity for the surrounding neighbourhood through statutory planning controls.
- 4.3 To establish a clear framework for the assessment and determination of the removal of occupancy restrictions on residential lots.

5 POLICY MEASURES

5.1 Occupancy Restrictions – Aged and Dependant Persons Dwellings (Over 55's Dwellings)

- 5.1.1 All properties restricted to Aged and Dependant Persons (over 55's) Dwellings through the provision of an Additional Use and associated Development Approval issued under Town Planning Scheme 2 (TPS2) shall no longer be required to maintain this occupancy restriction provided they meet the minimum and average site area per dwelling requirements of the R-Codes.
- 5.1.2 Applications to remove occupancy restrictions shall demonstrate that the dwelling meets the parking requirements of the R-Codes or within any Local Planning Policy that pertains to the lot.
- 5.1.3 The properties shall remain burdened by the occupancy restriction mechanism imposed over the site via a condition of development approval or notification on the Certificate of Title until the owner of the subject property completes the process for removal of the occupancy restriction mechanism in accordance with Schedule 2 Clause 77 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.



5.2 Occupancy Restrictions – Ancillary Dwellings

5.2.1 All ancillary dwellings that were previously restricted to occupancy by Aged and Dependant Persons or family members through a condition of a Development Approval shall no longer be required to maintain this occupancy restriction.

5.2.2 Applications to remove occupancy restrictions shall demonstrate that the dwelling meets the parking requirements of the R-Codes or within any Local Planning Policy that pertains to the lot.

5.2.3 The properties shall remain burdened by the occupancy restriction mechanism imposed over the site via a condition of development approval or notification on the Certificate of Title until the owner of the subject property completes the process for removal of the occupancy restriction mechanism in accordance with Schedule 2 Clause 77 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Notes: For guidance on the process of removing notification on a Certificate of Title in relation to occupancy restrictions, refer to the *Procedure for the Removal of Notifications on Title (Over 55's Accommodation / Ancillary Dwellings)*.

6 CONSULTATION

6.1 Any consultation with affected landowners is to be undertaken in accordance with the City's Consultation of Planning Proposals Local Planning Policy.

7 OTHER CONSIDERATIONS – HEALTH AND BUILDING APPROVAL

7.1 The applicant is advised to consult with the City's Building Services & Environmental Health Services to determine if a Building or Health approval is required.

8 VARIATIONS TO POLICY

8.1 Where a variation to this policy is sought, consideration shall be given to objectives of the policy.

9 DEFINITIONS

9.1 For this policy, the following definitions apply:

Definition	Meaning
Additional Use	A class of use for specified land that are additional to the classes of use permissible in the zone in which the land is located.
Aged Person	A person who is aged 55 years or over.
Ancillary Dwelling	As defined in the Residential Design Codes.
Dependent Person	A person with a recognised form of disability requiring special accommodation for independent living or special care.
Caveat	A caveat is a form of registration which is noted on a property's Certificate of Title for the purpose of providing notification of an interest in that property.
Over 55's Dwellings	Residential dwellings where only persons 55 years of age or over are permitted to reside, as per the specifications of clause 5.5.2 of the Residential Design Codes Volume 1. Occupancy restrictions on the Certificate of Title or Strata Plan are often used as mechanisms to enforce this occupancy restriction.
Restrictive Covenant	A restrictive covenant is an agreement between two parties that restricts the use or enjoyment of land owned by one of those parties, for the benefit of another party. A restrictive covenant is noted on a Certificate of Title for the land.



Section 70A	A Section 70A is a section of the Transfer of Land Act 1893 that allows notifications to be placed on a property's Certificate of Title. The notifications advise of potential circumstances that might impact the enjoyment of that property.
Strata Titles Act	The governing legislation for the operation of strata titles within Western Australia.

Council Resolution Number	PDXX
Adoption Date	OCM 28 July 2020
Date Reviewed/Modified	PDXXX (Date)

17. Divisional Reports - Technical Services Report No's TS09.08.23 to TS10.08.23

17.1 TS09.08.23 – Shirley Fyfe Gazebo – Waratah Avenue, Dalkeith

Meeting & Date	Council Meeting – 25 July 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Employee disclosure required where there is an interest in any matter of which the employee is providing advice or a report.
Report Author	Daniel Kennedy-Stiff - Manager City Projects & Programs
CEO	Matthew MacPherson – Director Technical Services
Attachments	1. Shirley Fyfe Park Gazebo Structural report 2. CONFIDENTIAL - Contractor Pricing Proposal

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Bennett
Seconded – Councillor Youngman

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-

Council Resolution / Revised Officer Recommendation

That Council requests the CEO:

- 1. to enter into negotiations with the Claremont Men's Shed to undertake the restoration of the Shirley Fife Gazebo; and**
- 2. If negotiations are successful, enter into an agreement for the Claremont Men's Shed to restore the Gazebo, with the City funding:**
 - a. The cost of the materials; and**
 - b. A donation to the Claremont Men's Shed.**

Recommendation

The Council request the CEO to:

1. capture heritage information regarding the dilapidated gazebo for future record; and
2. remove the gazebo at Shirley Fyfe Park and reinstate the turf area.

Purpose

To address a Council Resolution arising from the ordinary council meeting held May 2023 – Report and Protection of Tram Stop Rotunda, this report seeks to inform Council of potential options for the long-term future of the Tram stop / Gazebo (the Gazebo) at Shirley Fyfe Park, Waratah Avenue, Dalkeith WA 6009.

Voting Requirement

Simple Majority.

Background

History of the Site:

The Gazebo is a historic bus stop, shaped as an octagonal timber framed shelter, on the corner of Waratah Avenue and Wavell Road.

It has aesthetic, historic, social and cultural heritage value which is mentioned in the City of Nedlands Municipal Inventory 2013 which indicated that:

- The construction of the gazebo was between World War I and World War II.
- The gazebo has also been utilised as a polling booth during past elections, with this it has aesthetic, historic, social, and cultural heritage values.
- There is a bus stop nearby and it is possible this structure is used for shelter by patrons on occasion.

Maintenance History

In February/ March 2018, The City of Nedlands was scheduled to refurbish the historic bus stop at Shirley Fyfe Reserve, Waratah Avenue, Dalkeith.

The works were undertaken by a contractor and included the below listed scope items Works were completed in mid-April 2018.

- Roof Works – Pressure clean of the roof, replacing of eight roof tiles with similar design and sealing of the roof.

- Seating – Removed timber slats, prepared seat brackets, refix slats with new bolts and add 12 new slats.
- Cladding and framework – Expose timber for inspections and paint, replace 30m² of cladding and associated members.
- Painting – Paint all exposed timberwork internally and externally, paint timber slats and paint rafter ends.
- Total cost of refurbishment \$12,214.12



Figure 2: Internal refurbishment - April 2018



Figure 3: External refurbishment - April 2018

It should be noted that the majority of the scope of work is for cosmetic enhancements and there is little attention given to structural changes to increase its useful longevity.

Current Condition

In early 2023, the City of Nedlands commissioned a structural engineering firm to review and report on the current condition of the Gazebo (Attachment 1 refers). The overall condition of the Gazebo was rated as very poor. Major damage has been caused to structural wall elements by moisture and termites. There is significant, visible damage to a number of lower structural members and the cladding of the Gazebo and termite damage has weakened the structure causing the frame to shift out of alignment.

The roof structure is in good condition relative to the lower structure elements. Some rafters are splitting and cracking, and the battens generally are in poor condition. The tiles are in reasonable condition and are likely to be the only truly salvageable element – however matching tiles into the future are likely to be increasingly hard to source.

The vertical members, including door and window framing elements, as well as corner posts and cover panels appear to be the main vertical members damaged by termites. The wall cladding has also been damaged by termites, with further damage accelerated by moisture from irrigation and rain.

The Concrete slab/ foundation of the structure appears in good condition, although soil and grass on the North side of the structure has built up above the slab level and around the direct buried members. This prevents the weather step from achieving its purpose of keeping the timber structure out of the ground and water. This has led the structure to become more damaged.

Findings from this report are as follows:

The City engaged the services of a structural engineering firm, Atelier JV (AJV), to undertake a structural assessment of the Gazebo. This assessment (attachment 1 refers) found that the structural damage present is too extensive for retention, as well as highlighting the likelihood of further damage present in the wall panel corner cavities. AJV recommend that the Gazebo requires deconstruction and rebuilding on the existing slab structure.

The Structural assessment makes the following recommendations:

- Roof tiles and rafters can be retained and re-used for reconstruction where possible (roof timbers are to be inspected by a qualified professional for presence of pests).
- Roof fixings are significantly corroded and require replacement.
- Roof battens appear significantly weathered and therefore require replacement.
- Wall cladding is very damaged by water and pests and will require replacement.
- Timber stud and wall elements are to be fully replaced to prevent the possible retention of pest-ridden timbers being re-introduced to the new structure.
- The surrounding park area and trees to be inspected for timber attacking pests.
- The park irrigation system be reviewed to minimise spray onto the structure.
- the soil and grass level adjacent the shelter be brought down to below the slab level to allow a sufficient weather step to protect the future structure.

- A certified pest barrier or protection method shall be installed to suit the new structure and deter future pest damage.

Given the current poor condition of the structure the City of Nedlands is required to make a decision regarding its long-term future.

At the Ordinary Council Meeting of May 2023, a notice of motion was put which resolved the following:

“That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the City of Nedlands Heritage inventory.”

CARRIED 6/5

Discussion

The following has been undertaken in an effort to address the Council Resolution:

Obtaining Quotations:

On the assumption that the aim of the project is to retain as much of the heritage value as possible, the City initially approached the following:

- 6 local contractors that advertise in the local community newspaper.
- 2 previous City contractors.

With the intent to obtain a priced proposal to return the structure toward its original condition. Feedback from approached businesses is as follows:

Contractor I

Response by advising they do not do restorations, but happy to design and build a new gazebo if required in future.

Contractor II

Spoke to owner who advised that he is currently semi-retired and will be fully retired in the next two months and will not be taking on new projects.

Contractor III

Communication received and condition report emailed through as requested from contractor. Follow up email sent Friday 2 June 2023 to organise a meet and greet to go through a quote, no response received.

Contractor IV

Communication received and condition report emailed through as requested from contractor. Follow up email sent Friday 2 June 2023 to organise a meet and greet to go through a quote. Contractor responded they currently have COVID and has put all work on hold until he receives a negative result. Will contact when available. No response to date.

Contractor V

Email sent through, no response back from Contractor. Follow up email sent through Monday 12 June 2023. No response to date.

Contractor VI

Could only enquire through their website enquiry from online. Enquired on Wednesday, 7 June 2023, no response received.

Contractor VII

Response received as they are well placed to carry out the works, they are not a licensed builder. Provided a rough estimate quote based on the scope of the work will be come in over \$20k. Also gave timeline to commence works would be after February 2024.

Contractor VIII

Contractor contacted and their response: after inspecting the site, advised the Gazebo is structurally damaged beyond repair, it's visually clear all structural components on this Gazebo are damaged beyond repair. We advise no personnel is to enter this area.

In discussion with an Elected Member, an additional contractor's details were provided to the City, who works locally and was familiar with the structure that may be able to accommodate the required works.

A subsequent site meeting occurred with the City and the contractor on Monday 19th June 2023 at 1:30pm. The Contractor (Contractor IX) was provided with a copy of the structural report and subsequently provided a price proposal on Sunday 25th June 2023 (Attachment 2 refers - Confidential).

The Contractor indicated in their correspondence:

- Concern over the lean of the structure and recommended that the City engage a structural engineer to review and design future bracing to prevent leaning at a later date.
- Install a temporary prop under the apex of the gazebo until works can begin.
- Work can begin on the Gazebo in seven weeks with the direct costs being approximately \$60,000 inc. GST.

As such, despite efforts to obtain three quotations from nearly ten potential providers, the City was unable to source three within a reasonable time frame.

Protection of the Structure:

Since late 2022 the City has undertaken the following to protect the structure whilst a long-term decision is made:

- Termite Treatment completed 5 January 2023.
- Fencing and Hoarding has been installed to prevent access.

Based on recent discussions with contractors, it was proposed to prop the roof structure to ease the burden on the walls. Whilst arranging this, however, the City's electrician has

declined to remove a light in the apex of the roof due to the current compromised condition being a potential work health and safety risk.

Similar concerns are likely to be raised by any company undertaking propping and thus engaging a suitable provider may prove difficult. Further, this highlights a risk to the City and any engagement with a contractor to undertake repairs must also demonstrate effective measures are in place to the safety of their employees and community.

Potential long-term options:

At present there are four options for Council to consider pursuing:

1. Replacement / repair like for like.
2. Remove and not replace.
3. Remove and replace with fit-for purpose, 'off the shelf' structure, including heritage aspects.
4. Design of a new structure improving on material durability and including heritage aspects.

Summary of these are provided below, with all costs outlined in the Financial Implications section of this report:

OPTION 1: Replacement / repair like for like.	
Summary	The Gazebo would be surveyed and re-designed/drawn to a more modern standard where required but re-built as a heritage style structure in all other regards. This would return the structure to an all, but 'as-new' state and the look would be similar to the 2018 re-furnished outcome as seen in Figure 2 herein. Fifteen year costs = \$190,950
Positives	Negatives
<ul style="list-style-type: none"> + Retains all heritage aspects save for modern enhancements for longevity. + Is familiar and likely to be generally well received by the community. + Can provide incidental benefit of shelter to nearby park and bus users. 	<ul style="list-style-type: none"> - Relatively costly compared to off the shelf products. - Initial flaws of passive surveillance and enclosed nature will be retained. - Materials, namely tiles, will become increasingly hard to source. - Materials used will have the same weaknesses of the initial structure. - No guarantee of the funding and long-term management to avoid history repeating.
Comments	A re-built structure is an attractive addition to the local area, but there is little support to justify significant spend on an asset for which the use and benefit beyond the heritage values can be warranted over and above other assets which are reaching the end of their useful life and are more in demand by the community for regular usage. As such this is not the recommended option.

OPTION 2: Remove and not replace	
Summary	The Gazebo would be decommissioned and de-constructed with certain elements / materials and photographs retained to be included into a historic record for potential future presentation. Fifteen year costs = \$9,600
Positives	Negatives
<ul style="list-style-type: none"> + Decreases the cost of the asset to zero. + Allows funding to be directed to other assets for the community. 	<ul style="list-style-type: none"> - Retains only fragments of historic record. - Does not provide incidental shelter use in the same location. - Community generally do not favour reduction in assets / services.
Comments	Since the fencing of the location in February 2023, there has been little demand for its use or concern at its current state until it was highlighted from a heritage perspective. Therefore, there is little evidence for the need of a structure of any type in the nearby area, and any retention would be for heritage only – something the City has received limited feedback in regard to the gazebo being closed. In an effort to balance limited funds to where it best services the community, Council may wish to consider this as a regrettable loss in favour of higher quality retention elsewhere. This is not the recommended option.

OPTION 3: Remove and replace with an ‘off the shelf’ gazebo with additional heritage elements	
Summary	The Gazebo would be decommissioned and de-constructed. Certain elements which can be retained. A new ‘off the shelf’ Gazebo can be installed providing the bones of a re-built gazebo to which heritage elements could be added to, to give acknowledgement to the previous form. This could be by potentially using salvaged cladding, which was replaced in 2018, introducing new cladding and copying the historic colour palette of white and orange. Interpretive history signage with past photos and presenting previous materials can be installed alongside the new structure – which is not uncommon with older buildings that fall beyond repair or not fit for purpose and need of significant renovation. Fifteen year costs = \$88,800
Positives	Negatives
<ul style="list-style-type: none"> + Easy to source and install quickly. + Scale-able to budget in terms of element inclusions. + Still retains heritage elements. + Increased longevity of modern materials and replacement parts. + Least whole of life cost for any replacement option. + Structure / incidental usage still available to the community. + Can be relocated nearby and re-oriented for better passive surveillance and community use. 	<ul style="list-style-type: none"> - Retains fragments of historic record and overall aesthetic but not the structure itself - Cost still would be at the expense of other assets which are subject to greater demand and use.

Comments	With such a significant asset backlog, the City should treat every full replacement in a similar manner to a new asset. This includes ensuring the asset meets demand but is provided in a way that is sustainable long term. By their bespoke nature and age, heritage structures and buildings, are more difficult and costly to maintain. Council would be best served in ensuring assets provide the services for which they are intended for the best value possible. That said, history is important to the City and the community and this option goes some way to acknowledge history in a modern way. On the balance of these considerations, this option is the recommended option.
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Figure 4: 'Brookdale' prefabricated shelter from Exteria – potential base structure for Option 3



Figure 5 & 5: 'Goulburn' prefabricated shelter from Landmark – potential base structure for Option 3 demonstrating custom cladding arrangements

OPTION 4: Remove and completely re-design a new structure with all modern materials	
Summary	The Gazebo would be decommissioned and de-constructed. A new custom gazebo would be designed and built to 2023 standards and materials. It would be painted in a similar colour scheme to the 2018 refurbishment. Fifteen year costs = \$154,800
Positives	Negatives
<ul style="list-style-type: none"> + Still retains heritage elements. + Increased longevity of modern materials and replacement parts. + Structure / incidental usage still available to the community. + Can be relocated nearby and re-oriented for better passive surveillance and community use. 	<ul style="list-style-type: none"> - Retains fragments of historic record and overall aesthetic but not the structure itself. - Cost still would be at the expense of other assets which are subject to greater demand and use. - Will take time to design and certify, tender and build from custom parts. - Likely significant capital costs relative to other options.
Comments	This option creates a number of benefits from other options, at a slightly greater cost. It is the officer's opinion however that such an option does not go significantly beyond the benefit provided in Option 3. As the Gazebo is a traditional, octagonal shape, readymade alternatives which can be added to would be better value than a modernization which may have been favoured if the original structure was of an architectural design. This is not the recommended option.

Consultation

No consultation has occurred with regard to this report and decision.

It is worth noting an interested resident has contacted City of Nedlands as she had read in the local newspaper that the City of Nedlands were demolishing the heritage structure. The resident offered to restore the Gazebo and relocate it to their property down south at no cost to the City.

Strategic Implications

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

Values **Healthy and Safe**
Our City has clean, safe neighborhoods where public health is protected and promoted.

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

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Reflects Identities

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

Easy to Get Around

We strive for our City to be easy to get around by preferred mode of travel, whether by car, public transport, cycle or foot.

Priority Area

- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Retaining remnant bushland and cultural heritage

Budget/Financial Implications

The long-term financial implications for the options presented are tabled below:

CONSIDERATION		Units	Options			
			1 - Replacement Like for Like	2 - Remove & not replace	3 - Remove & replace with off the Shelf + Elements	4 - Modern rebuild of original
DESIGN & DEVELOPMENT COSTS		\$	\$ 12,000	\$ -	\$ 1,000	\$ 12,000
CONSTRUCTION COSTS		\$	\$ 60,000	\$ 8,000	\$ 36,500	\$ 55,000
OVERHEAD ESTIMATE		20%	\$ 14,400	\$ 1,600	\$ 7,500	\$ 13,400
TOTAL CAPITAL/ UPFRONT COSTS		\$	\$ 86,400	\$ 9,600	\$ 45,000	\$ 80,400
AMP		Renew / Upgrade New / Disposal	Renewal	Disposal	Upgrade	Renewal
ONGOING COSTS	Materials & Contracts	\$ / Year	\$ 400	\$ -	\$ 400	\$ 400
	Staff	\$ / Year	\$ 810	\$ -	\$ 270	\$ 540
ASSET LIFE (years)		Years	15	0	20	20
DEPRECIATION (capital/asset life)		Per Annum	\$ 5,760	\$ -	\$ 2,250	\$ 4,020
WHOLE OF LIFE COSTS OVER 15 YEAR LTFP PERIOD		\$	\$ 190,950.00	\$ 9,600.00	\$ 88,800.00	\$ 154,800.00
CURRENT BUDGET ALLOCATION		\$	\$ -	\$ -	\$ -	\$ -
LTFP IMPACTS	Does the LTFP currently provide for this project/ cover the entire anticipated cost?		No	No	No	No
SOURCE OF FUNDS	Municipal, grants, reserves, partnerships, other contributions		Municipal	Municipal	Municipal	Municipal
NOTES	Has anything changed since the budget was proposed/adopted? External funding, catastrophic failure, new information?		N/A	N/A	N/A	N/A

Legislative and Policy Implications

Depending on the decision of Council, the City officers may be required to undertake a procurement process in line with the Council's Procurement Policy. This will add delay to undertaking any works whilst this occurs, unless Council determine that these works can occur outside the policy and process. As the works are unlikely to go beyond the tender requirements, the Council's policy is the determining document.

Decision Implications

The decision of Council in respect to the structure will have implications on either financial requirements or local heritage, which will be determined based on the preferred option.

Conclusion

Four options provided regarding the repair/ restructure/ new design to be built of the Shirley Fyfe Tram Stop Rotunda/ Gazebo due to the poor condition and state of the structure, Administration has attempted to source contractors to refurbish the structure. Due to limited interest, and concern over the current state, this has proven difficult.

As such, Administration is requesting that Council consider the options presented herein, with the recommendation for Option 2.

Alternatively, Council may wish to retain a structure in this location, should this be the case, option 3 seeks to strike a balance between the asset being provided, linking to the past, modern materials and is financially prudent;

Council may propose an alternative resolution being:

1. Include in the 2023-24 financial year budget an allocation of \$45,000 to remove and replace the gazebo at Shirley Fyfe Park with prefabricated structure and additional heritage elements; and
2. Capture heritage information regarding the dilapidated gazebo for future record.

Further Information

Question

Councillor McManus – can the Heritage Status please be checked?

Answer

The structure is not listed on either the City of Nedlands Local Heritage List, nor is it listed on the City of Nedlands Local Heritage Survey.

Background

After a recent meeting between the Claremont Men's Shed and the CEO, the Men's Shed have reached out with an offer of restoring the Shirley Fife Gazebo. Under this arrangement the City would provide the material and a donation to the Shed and the Men's Shed the labour. The City would work with the Shed to ensure the restoration is fully compliant with current standards.

This offer presents an opportunity for the City to undertake the refurbishment/restoration of the Gazebo at a reduce cost and act as a valuable community engagement project.

Revised Officer Recommendation

That Council requests the CEO:

- 1. to enter into negotiations with the Claremont Men's Shed to undertake the restoration of the Shirley Fife Gazebo; and**
- 2. If negotiations are successful, enter into an agreement for the Claremont Men's Shed to restore the Gazebo, with the City funding:**
 - a. The cost of the materials; and**
 - b. A donation to the Claremont Men's Shed.**

Shirley Fyfe Park Gazebo Structural Condition Report



ATELIER / JV

Date: 10/2/2020
Revision: A
Report Number: P23019 Report 01

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1. Introduction

Atelier JV were engaged by City of Nedlands to carry out a Structural condition survey and report on the Shirley Fyfe Park Gazebo/Shelter as identified on the site plan below:



Site Location

Figure 1: Site Location

2. Scope of Report and Intended Use

This report is intended to be non-intrusive, visual survey of the building's structural condition together with a discussion about pest ingress and damage to be used in conjunction with qualified pest controller's report.

In particular, the report has set out to investigate the following key areas of concern:

- / Existing Damage to the structure and its possible causes
- / Overall condition of the structure
- / Proposed rectification of structural issues

Recommendations

It is intended that the report be used to assist in the decision-making process for the repairs and or rectification required. From the recommendations in this report, detailed designs can be drawn up as part of a separate design package.

This report has been compiled for the use of City of Nedlands. The report should not be relied upon by third parties without prior written permission from Atelier JV.

3. Available Information

This report includes photographs as taken on site, review of past map information and refers to video taken on site which can be made available on request.

All other information has come from anecdotal information discussed on site during Atelier JV's inspection.

4. Building Structure

The timber framed gazebo/shelter is a simple local heritage structure that has a concrete slab, timber cladding and tiled roof.

5. Observations and Remedial Measures

Inspection of the structure was performed mostly visually from ground level externally and internally. A brief observation of the corner of the Shirley Fyfe Park where the structure is sited was also conducted as well as historical mapping information examined.

2.1 Observation

Major failure of tie beam. Tie beam suffered significant failure due to timber pest damage. Atelier JV suggest that structure will likely not have enough capacity in the remaining perimeter fixings and load transfer structure to resist weight of roof cladding and rafter pushing the tops of the walls apart causing warping and potential collapse of the structure.





2.1.1 Remedial Measures

Structure shall be deconstructed retaining elements where possible. Tie beams shall be removed and replaced with new timber members in the future reconstruction.

2.2 Observation

Roof structure in good condition relative to the lower structure elements. Non painted timber appears to have remained mostly unaffected by pest attack. Some significant weathering has occurred. Some rafters presenting splitting and cracking likely due to weathering and age. Battens generally are in poor condition due to weathering and or leeching of salts or calcification from roof tiles or the irrigation water that appears to drench the south west side of the structure. Tiles are in reasonable condition for their age however pointing and fixing have deteriorated.



2.2.1 Remedial Measures

Structure shall be deconstructed retaining elements where possible. Battens shall be removed and replaced with new timber members in the future reconstruction. Rafter shall be retained where possible and re-used on future re-construction. Roof tiles shall be retained where possible and re-used on future re-construction

2.3 Observation

Major damage caused to wall structures by moisture and pest attack. Vertical members including door and window framing elements as well as corner posts and cover panels appear to be main vertical members attacked by pests. Corner posts are joined by 3No. perimeter bolt fixings. AJV is concerned that due to possible pest attack in the concealed corner cavity that these fixings may have reduced capacity and may be able to pull through the timber elements allowing for failure of the structure at the corner locations.





2.3.1 Remedial Measures

Structure shall be deconstructed. It is likely not advisable to retain any of the wall level structural members as they have had significant timber pest activity and reintroducing them to a future reconstruction could allow pests to spread into the new structure (refer pest control specialist for potential to re-use wall elements). Wall elements shall be removed and replaced with new timber members in the future reconstruction.

2.4 Observation

Major damage caused to wall cladding by moisture and pest attack. Cladding panels/strips appear to be main horizontal elements attacked by pests. Due in part to painting of the timbers, contact with soil, and drenching from irrigation and weather the cladding panels have remained wet which has made them soft and vulnerable to the timber pests. Several cladding panels have swollen due to the moisture and/or timber pests and become a mushy crumbling mud like consistency. This has in some places been contained by the paint and in others fallen to the ground or stuck to the structure below.





2.4.1 Remedial Measures

Wall Cladding shall be removed. It is likely not advisable to retain any of the cladding elements as they have had significant timber pest activity and reintroducing them to a future reconstruction could allow pests to spread into the new structure (refer pest control specialist for potential to re-use wall elements). Cladding shall be removed and replaced with new timber members in the future reconstruction.

2.5 Observation

Concrete slab/foundation of the structure appears in good condition. Soil and grass on the North side of the shelter has built up above the slab level and prevents the weather step from achieving its purpose of keeping the timber structure out of the ground and water. This has led to the structure above becoming damaged.



2.5.1 Remedial Measures

The concrete slab shall be retained when the remainder of the structure shall be deconstructed. A further inspection of the slab condition shall be performed at this time. Atelier JV recommend subject to further inspection the slab can be re-used in the future reconstruction.

6. Conclusions and Recommendations

Atelier JV have concluded that the structural damage visible is too extensive for retention as well as the likelihood of further damage present in the wall panel corner cavities. AJV recommend that the structure requires deconstruction and rebuilding on the existing slab structure.

- Roof tiles and rafters shall be retained and re-used for reconstruction where possible (roof timbers inspected by a qualified professional for presence of pests).
- Roof fixings are significantly corroded and require replacement.
- Roof battens appear significantly weathered and therefore require replacement.
- Wall cladding is very damaged by water and pests and will require replacement.
- Timber stud and wall elements are to be fully replaced to prevent the possible retention of pest-ridden timbers being re-introduced to the new structure.
- Atelier JV recommend that the soil and grass level adjacent the shelter be brought down to below the slab level to allow a sufficient weather step to protect the future structure. A certified pest barrier or protection method shall be installed to suit the new structure and deter future pest damage.
- The surrounding park area and tree to be inspected for timber attacking pests and park irrigation system to be adjusted such that it does not drench the timber structure.

7. Appendix A – Repair Specifications

Refer to Pest Control Specialist for Timber Attack Pest control specification.

8. Appendix B – Sketches and Drawings

Drawings to be conducted as part of future works package.

9. Appendix C – Photographic Record (Thumbnails)



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ATELIER / JV

17.2 TS10.08.23 – Tawarri Car Park Drainage Improvement

Meeting & Date	Council - 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Bhavesh Bhavsar – Assets Engineer
Director	Matthew MacPherson – Director Technical Services
Attachments	<ol style="list-style-type: none"> 1. Option 1 - Wetland Bio-Retention Basin 2. Option 2 - Stream Bio-Swale 3. Option 3 - Central Wetland Bio-Retention Basin 4. Option 4 - Repurpose Parking to Landscape Area 5. Option 5 – Raising Carpark & Roadway

Regulation 11(da) - To ensure maximum flexibility of options in the future Council did not select a preferred design option, but rather selected the Do Nothing Option.

Moved – Councillor Youngman
Seconded – Councillor Amiry

Council Resolution

That Council:

1. adopt Option 6 as the preferred long-term treatment for stormwater at the Tawarri Carpark, with no modification or additional drainage infrastructure being added and equating to no capital cost being incurred by the City of Nedlands; and
2. request the CEO to collaborate with the Tawarri Hot Springs developer during development to mitigate the current flooding issues and propose a holistic solution that would be mutually beneficial to all parties.

CARRIED 5/4
(Against: Mayor Argyle Crs. McManus Smyth & Bennett)

Revised Officer Recommendation

That Council:

1. adopt Option 5 as the preferred long-term treatment for stormwater at the Tawarri Carpark, noting construction works are not currently programmed in the 5 year Capital Works Program; and

2. request the CEO to work toward this treatment option in conjunction with the development works associated with the Tawarri Hot Springs development.

Recommendation

That Council:

1. adopt Option 5 as the preferred long-term treatment for stormwater at the Tawarri Carpark; and
2. request the CEO to work toward this treatment option in conjunction with the development works associated with the Tawarri Hot Springs development.

Purpose

The purpose of this report is to provide a response to the September 27, 2022, Council Resolution (22.3) on presenting probable solutions to resolve flooding at the Tawarri car park. This report has several options for Council to consider including concept drawings, design specifications, cost estimates, and information on the benefits and drawbacks.

Voting Requirement

Simple Majority.

Background

At the 27 September 2022 Ordinary Council Meeting, Council resolved to “Request the CEO to present a report to Council at the December Ordinary Council Meeting detailing solutions to the flooding in the Tawarri car park including increased soakwell capacity at the current location, additional soakwells, raising the roadway, or any other solutions.”

The Administration presented a report to Council at the 13 December 2022 Ordinary Council Meeting detailing the probable cause(s) and contributing factors to the drainage issues at the Tawarri car park and provided probable solutions to resolve this flooding. A comparison between the proposed solutions were presented taking into consideration the complexity of work, magnitude of cost, the benefits and drawbacks for Council consideration.

The Administration proposed three options considering interim to long-term implications and requested further investigation be conducted to determine the most effective solution. The proposed options by the Administration were:

Option 1: Raising of roadway from the Tawarri Car Park to the Perth Flying Squadron Yacht Club entry.

Option 2: Provision of stormwater collection, treatment, and disposal to the Swan River.

Option 3: Do nothing and maintain the current status quo.

At the 13 December 2022 Ordinary Council Meeting, Council resolved to:

“That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.”

The Administration engaged a hydrology consultant and presented two feasible concept solutions with high-level cost estimates, benefits and drawbacks at the May 30, 2023. Council Briefing session. The presented options were as follows:

Option 1: Wetland/Bio-Retention Basin to lawned area southeast of car park (see attachment 1).

Option 2 - Stream/Bio-Swale with water treatment and river discharge (see attachment 2).

At this briefing, Council requested the Administration to investigate the feasibility of two additional options:

Option 3: Wetland/bio-retention basin to the central parking area.

Option 4: Converting a southeast portion of the existing parking area to wetland area and allow overland flow for natural infiltration.

Discussion

The Tawarri car park provides additional access to the Beaton Park for community recreational activity including Jo Wheatley All Abilities Play Space. It provides a dedicated bus parking bay and 26 car parking bays. This car parking space is suitable considering the traffic and parking requirements, however, improvement in the design and provision of drainage infrastructure is required, with due consideration to the proximity to the Swan River and high-water table throughout the year.

The Administration with the hydrologic consultant has prepared four proposed solution options, including concept sketches, design requirements, specifications, indicative magnitude of cost, and anticipated advantages and disadvantages. Given that all proposed solutions are within the river protection zone, formalised designs and submission for approval to the Department of Biodiversity, Conservation, and Attractions (DBCA) will be required.

The options for Council consideration are as follows:

Option 1 – Wetland / Bio-Retention Basin (refer to Attachment 1)

Regrading a portion of the car parking to enable overland flow to additional drainage infrastructure and a newly created wetland area for natural infiltration of stormwater. The intended wetland area proposes retention of the current natural vegetation with additional planting of further vegetation to provide shade, maintain low water temperatures, and support mosquito predator species (frogs, bats, and dragonflies).

Option 2 – Stream / Bio-Swale (refer to Attachment 2)

Regrading a portion of the car parking to allow overland flow to additional drainage infrastructure and a proposed living stream facilitating treatment of stormwater prior to discharge to the Swan River. Similar to Option 1, preservation of the existing and additional vegetation is proposed with the living stream vegetation aiding in the appropriate treatment of stormwater prior to discharge to the Swan River. It is anticipated that significantly more design, investigation, and liaison with DBCA will be required for approval given the conditions for discharge of stormwater into the Swan River.

Option 3 – Central Wetland / Bio-Retention Basin (refer to Attachment 3)

Regrading a larger portion of the car parking to enable overland flow to the proposed central wetland for natural infiltration without the need for additional drainage infrastructure. This concept also suggests planting new trees and plants in the proposed wetland to offer shade, maintain lower water temperatures, and sustain mosquito predator species.

Option 4 – Repurpose Parking to Landscape Area (refer to Attachment 4)

Conversion of a considerable portion of car parking to a newly created wetland area, allowing natural infiltration of stormwater to a larger footprint. This option drastically limits available parking spaces which would not meet community needs and would require the relocation of the bays utilised for bus parking and park waste collection.

Approval from the Department of Planning, Lands and Heritage (DPLH) will be required in order to amend the use of this land parcel from road purpose to natural area. The Administration anticipates that the Department would not be supportive of this proposal.

Option 5 – Raising Carpark & Roadway (refer to Attachment 5)

Raising of roadway from the Tawarri Car Park to the Perth Flying Squadron Yacht Club entry. A concept sketch for this option was prepared by the Administration to allow for additional formal parking along the Esplanade and ties in with the works that were proposed by the Tawarri Hot Springs development.

This concept also targets existing drainage issues at parking spaces along the Esplanade, drainage issues at the south-east corner of the carpark and improves drainage capacity by grading the carpark away from the current trapped low point along with additional drainage infrastructure along the proposed road section. Further, raising of the land level along the

foreshore is currently under consideration as a potential treatment for future foreshore management in the long term, and this approach would lend itself to matching increased ground level along the entire Esplanade.

It is anticipated that this option would be significantly higher capital cost compared to other proposed solutions, however, would allow a more holistic approach to the renewal of the infrastructure and mitigating the drainage issues. There may also be opportunities for this to be staged.

If this option becomes the preferred solution, then detailed investigation and designs will need to be completed to ensure the works will remediate the drainage issues currently experienced on the site.

Option 6 – Do Nothing and maintain status quo.

The status quo would be maintained with no modification or additional drainage infrastructure being added and equating in no capital cost being incurred to the City. Given the condition and remaining useful life of the current infrastructure assets it is not recommended to have disposal / renewal activities completed prematurely.

The Administration would collaborate with the Tawarri Hot Springs developer during development to mitigate the current flooding issues and propose a holistic solution that would be mutually beneficial to all parties.

Consultation

Consultation with internal stakeholders was conducted, and feedback was sought to ensure a holistic approach to the proposed solutions. Further engagement with both internal and external stakeholders (DBCA and DPLH) will be required, depending on the preferred proposed solution.

Strategic Implications

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

- Vision** Our city will be an environmentally-sensitive, beautiful and inclusive place.
- Values** **Healthy and Safe**
Our City has clean, safe neighbourhoods where public health is protected and promoted.
- Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.

High standard of services

We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Great Communities

We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respected our history and have strong community leadership.

Priority Area

- Urban form - protecting our quality living environment.
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities.
- Providing for sport and recreation
- Managing parking

Budget/Financial Implications

Dependent on the option that Council endorses, detailed design work will be required to progress towards implementable solution. The Administration would fund the detailed design development from the current year's operational budget, however, an adjustment at Mid-Year review would be required funding the implementation of the proposed solution. The indicative magnitude of cost for implementation of each solution is as follows:

Option	Description	Magnitude of Cost
One	Wetland / Bio-Retention Basin (Attachment 1)	\$75,000
Two	Stream / Bio-Swale (Attachment 2)	\$100,000
Three	Central Wetland / Bio-Retention Basin (Attachment 3)	\$70,000
Four	Repurpose Parking to Landscape Area (Attachment 4)	\$85,000
Five	Raising Carpark & Roadway	\$1,500,000
Six	Do Nothing and maintain status quo.	\$0

Legislative and Policy Implications

- [Community Engagement Council Policy](#) – the City is required to consult with stakeholders on all proposals and new initiatives in accordance with Council's policy.

- [Planning for Stormwater Management Affecting the Swan Canning Development Control Area – Corporate policy statement no. 49](#) – The City is obligated to:
 - Not result in further water quality degradation of the Swan Canning river system, and where possible, improve the situation; and
 - Protect and enhance the ecological health, community benefits and amenity of the river system.

Decision Implications

Based on the preferred solution, further investigation, detailed design, and external stakeholder approval will be required as detailed in the option descriptions above. The implementation of any of these proposed solutions will result in the removal of funding from other capital work projects.

Conclusion

The Administration presented six potential solutions for improving the drainage at the Tawarri Carpark, considering design requirements, specifications, indicative magnitude of cost, and anticipated advantages and disadvantages. Further detailed design work and investigation will be required to progress towards implementable solution.

The Administration recommends that Council instruct the CEO to proceed with Option 5 – long term level height increases, allowing the Administration to investigate and resolve this issue in collaboration with developer during the Tawarri Hot Springs development.

Further Information

Question

Councillor Senathirajah – can officers consider a revised officer recommendation that doesn't specify a proposed solution however encourages the CEO to work towards an outcome in conjunction with the development.

Answer

Due to the nature of the issue in this location and the potential cost implications of both design and construction Administration would prefer a Council endorsed position to guide future investigation and design works.

Not having an endorsed preferred option will increase the likelihood of further abortive design and investigation. If not, preferred option is endorsed Administration would be required to continue to investigate multiple options rather than focus time and expenditure on the development of a single preferred option.

Revised Officer Recommendation

That Council:

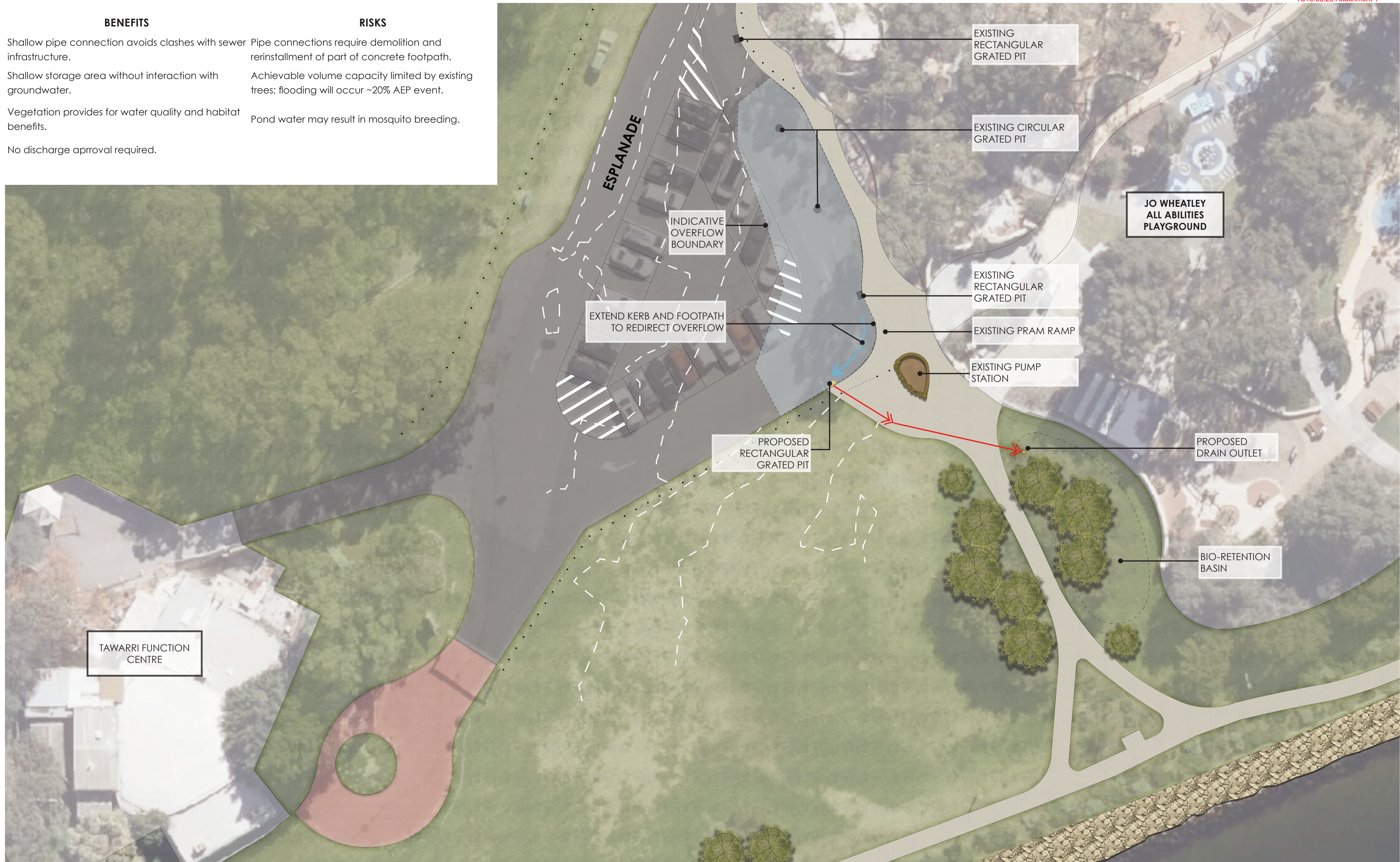
- 1. adopt Option 5 as the preferred long-term treatment for stormwater at the Tawarri Carpark, noting construction works are not currently programmed in the 5 year Capital Works Program; and**
- 2. request the CEO to work toward this treatment option in conjunction with the development works associated with the Tawarri Hot Springs development.**

BENEFITS

- Shallow pipe connection avoids clashes with sewer infrastructure.
- Shallow storage area without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- No discharge approval required.

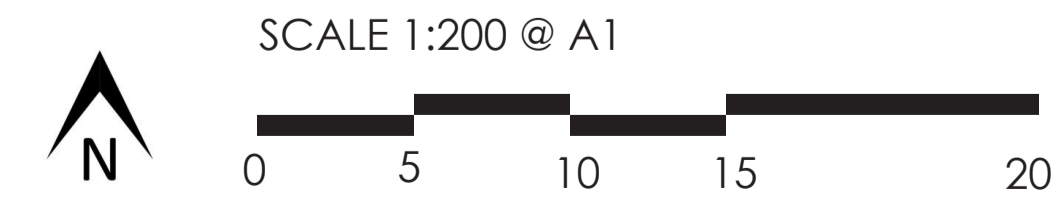
RISKS

- Pipe connections require demolition and reinstallation of part of concrete footpath.
- Achievable volume capacity limited by existing trees; flooding will occur ~20% AEP event.
- Pond water may result in mosquito breeding.



CITY OF NEDLANDS - JOWHEATLEY CAR PARKING

PRILIMINARY PLAN : OPTION 1 - WETLAND



REVISION: C DATE: 06/07/2023



Option 1 – Wetland

Regrade car park to provide for overland flow from existing pits to new soakwell pit with 300mm dia. pipe connection to excavated wetland approximately 0.5m deep with 1:4 side slopes.

Design criteria:

- At least 2m separation provided to footpath for pedestrian safety
- At least 1m separation provided to playground boundary walls to avoid damage to footings
- Vegetation selected for water quality and habitat creation
- Retained trees and planted vegetation provide shade to maintain cooler water temperatures and encourage mosquito predator species (frogs, bats, dragonflies)

Benefits:

- Shallow pipe connection avoids clashes with sewer infrastructure.
- Shallow storage area without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- No discharge approval required.

Risks:

- Pipe connection requires demolition and reinstatement of part of concrete footpath.
- Achievable volume capacity limited by existing trees; flooding will occur ~20% AEP event.
- Pondered water may result in mosquito breeding.

Specification:

- Regrading ~250m² car park area
- 3 x new collars, lids, and grates for existing pits
- 1 x new 1800 x 600 soakwell pit with grated cover
- 25m 300mm dia. RCP (incl. trenching, backfill and reinstatement of concrete footpath)
- 1 x minor junction pit (45° bend)
- 1 x small headwall
- Wetland excavation ~65m³
- Wetland planting ~180m²

Indicative order of magnitude cost

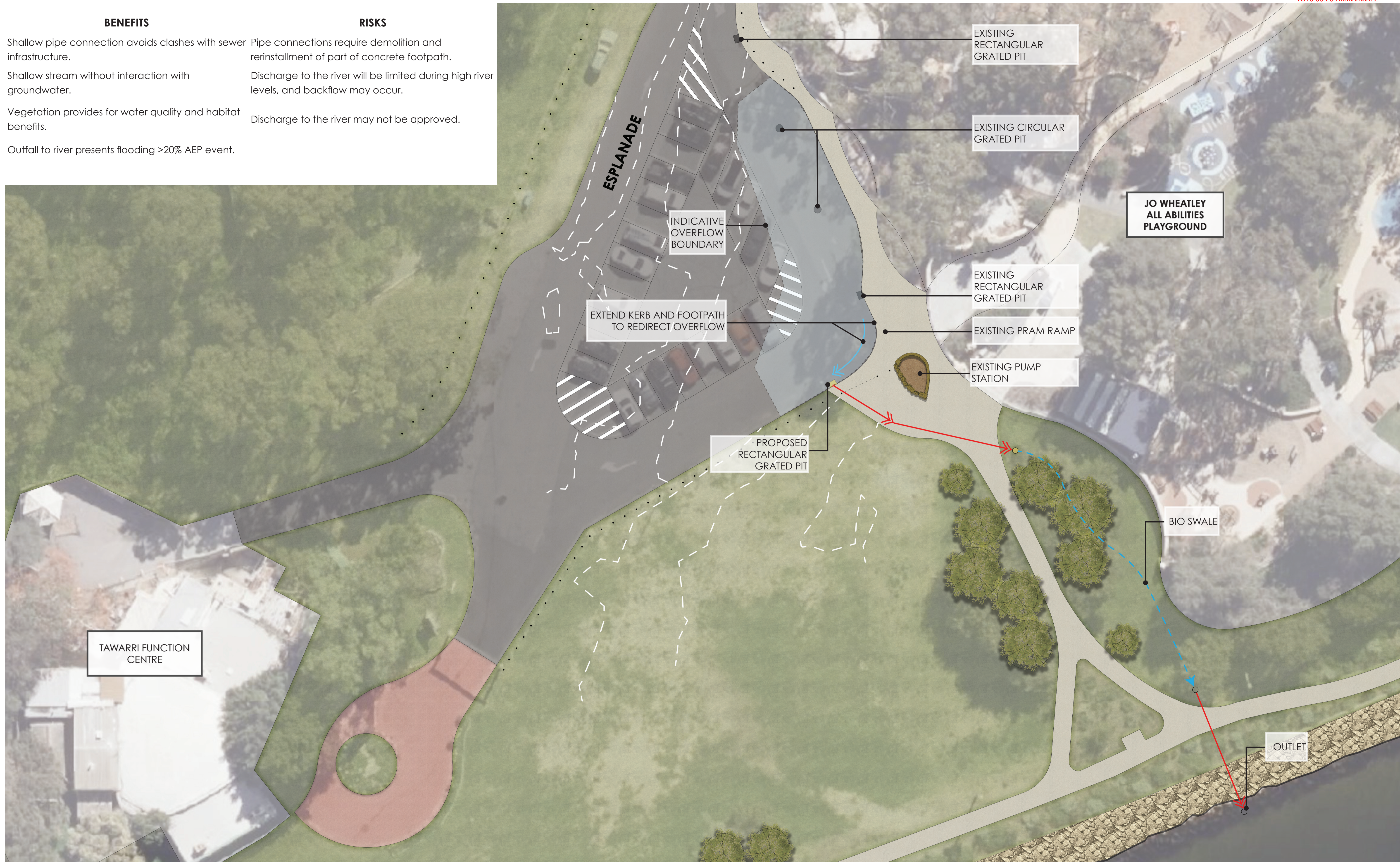
\$75,000

BENEFITS

- Shallow pipe connection avoids clashes with sewer infrastructure.
- Shallow stream without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- Outfall to river presents flooding >20% AEP event.

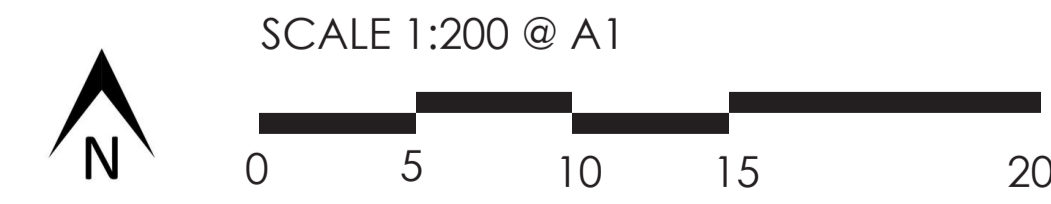
RISKS

- Pipe connections require demolition and reinstatement of part of concrete footpath.
- Discharge to the river will be limited during high river levels, and backflow may occur.
- Discharge to the river may not be approved.



CITY OF NEDLANDS - JOWHEATLEY CAR PARKING

PRILIMINARY PLAN : OPTION 2 - STREAM



REVISION: C DATE: 06/07/2023



Option 2 – Stream

Regrade car park to provide for overland flow from existing pits to new soakwell pit with 300mm dia. pipe connection to 0.5m deep living stream with 0.5m base area and 1:4 banks, discharging via new 300mm dia. outfall to river.

Design criteria:

- At least 2m separation provided to footpath for pedestrian safety
- At least 1m separation provided to playground boundary walls to avoid damage to footings
- Vegetation selected for water quality and habitat creation
- Retained trees and planted vegetation provide shade to maintain cooler water temperatures and encourage mosquito predator species (frogs, bats, dragonflies)

Benefits:

- Shallow pipe connection avoids clashes with sewer infrastructure.
- Shallow stream without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- Outfall to river prevents flooding >20% AEP event

Risks:

- Pipe connections require demolition and reinstatement of part of concrete footpath.
- Discharge to the river will be limited during high river levels, and backflow may occur.
- Discharge to the river may not be approved.

Specification:

- Regrading ~250m² car park area
- 3 x new collars, lids, and grates for existing pits
- 1 x new 1800 x 600 soakwell pit with grated cover
- 40m 300mm dia. RCP (incl. trenching, backfill and reinstatement of concrete footpath)
- 1 x minor junction pit (45° bend)
- 2 x small headwall
- Stream excavation ~45m³
- Stream planting ~165m²
- 1 x river headwall with flap valve

Indicative order of magnitude cost

\$100,000

BENEFITS

- No pipe connections.
- Shallow storage area without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- No discharge approval required.

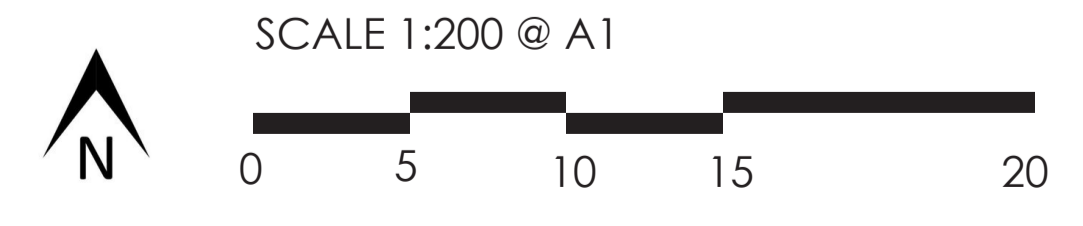
RISKS

- Achievable volume capacity limited by surrounding parking spaces; flooding will occur ~20% AEP event.
- Ponded water may result in mosquito breeding.



CITY OF NEDLANDS - JOWHEATLEY CAR PARKING

PRILIMINARY PLAN : OPTION 3 - CENTRAL WETLAND



REVISION: C DATE: 06/07/2023



Option 3 – Central wetland

Regrade car park to provide for overland flow into central excavated wetland approximately 0.5m deep with 1:4 side slopes.

Design criteria:

- Vegetation selected for water quality and habitat creation
- New trees and planted vegetation provide shade to maintain cooler water temperatures and encourage mosquito predator species (frogs, bats, dragonflies)

Benefits:

- No pipe connections.
- Shallow storage area without interaction with groundwater.
- Vegetation provides for water quality and habitat benefits.
- No discharge approval required.

Risks:

- Achievable volume capacity limited by surrounding parking spaces; flooding will occur ~20% AEP event.
- Ponded water may result in mosquito breeding.

Specification:

- Removal ~180m² car park area
- Removal of 3 x existing pits
- Regrading ~250m² car park area
- ~60m flush kerbing
- ~23 x wheel stops or bollards
- Wetland excavation ~65m³
- Wetland planting ~180m²

Indicative order of magnitude cost

\$70,000

BENEFITS

- No pipe connections.
- No storage area required.
- Landscaping provides for infiltration of stormwater and amenity.
- No discharge approval required.

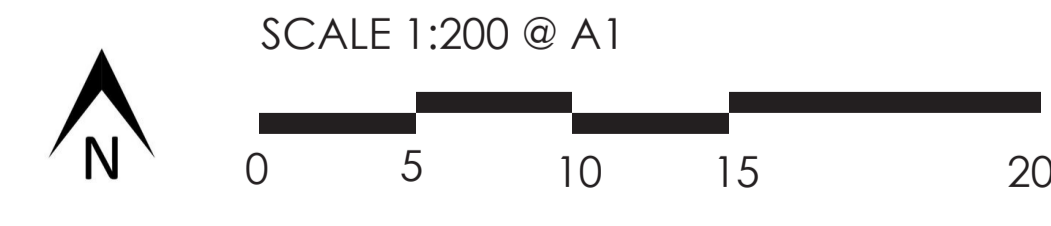
RISKS

Reduced parking may be insufficient for community needs.



CITY OF NEDLANDS - JOWHEATLEY CAR PARKING

PRILIMINARY PLAN : OPTION 4 - REDUCED PARKING



REVISION: C DATE: 06/07/2023



Option 4 – Reduced parking

Remove approximately 890m² car parking and provide for overland flow to new landscaped area.

Design criteria:

- Provision of sufficient space for vehicle turn-around
- Relocation of bus pull-in
- Trees and planted vegetation to provide shade and amenity.

Benefits:

- No pipe connections.
- No storage area required.
- Landscaping provides for infiltration of stormwater and amenity.
- No discharge approval required.

Risks:

- Reduced parking may be insufficient for community needs.

Specification:

- Removal ~ 890m² car park area
- Removal of 3 x existing pits
- ~60m flush kerbing
- ~18 x wheel stops or bollards
- Turf/vegetation and tree planting ~890m²

Indicative order of magnitude cost

\$85,000

18. Divisional Reports - Community Services & Development Report No's CSD05.08.23 to CSD06.08.23

18.1 CSD05.08.23 – Club Night Light Application – College Park Lower Oval Sports Floodlighting

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Rose Stewart - A/Coordinator Community Development
CEO	Bill Parker
Attachments	1. Preliminary Lighting Design

Regulation 11(da) - To manage expectations, Council wanted to ensure that the applicant was aware that a cash contribution in 2023/24 from the City of Nedlands was not possible.

Moved – Councillor Smyth
Seconded – Councillor Youngman

That the Recommendation be adopted with the addition of a clause 3 as follows:

- 3. confirms that should the application for grant funding be successful, the City of Nedlands will be unable to make a cash contribution in 2023/24.**

CARRIED 5/4
(Against: Crs. Brackenridge Senathirajah McManus & Bennett)

Council Resolution

That Council:

- 1. advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Club Night Lights Program Small Grants Round as follows:**
 - a. City of Nedlands – Sports Floodlight Upgrade, College Park Lower Oval: Well planned and needed by the municipality (A Rating); and**

2. endorses the application to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant; and
3. confirms that should the application for grant funding be successful, the City of Nedlands will be unable to make a cash contribution in 2023/24.

Recommendation

That Council:

1. advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Club Night Lights Program Small Grants Round as follows:
 - a. City of Nedlands – Sports Floodlight Upgrade, College Park Lower Oval: Well planned and needed by the municipality (A Rating); and
2. endorses the application to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant.

Purpose

This item seeks Council's endorsement of a grant application to the Department of Local Government, Sport and Cultural Industries (DLGSCI) to the Club Night Lights Program (CNLP) Small Grants Round for an upgrade to the sports floodlighting at College Park Lower Oval.

Submissions to DLGSCI's CNLP Small Grants Round close on 31 August 2023. Submissions must be accompanied by a formal Council resolution. Therefore, it is important that Council make a decision at the Council meeting on 22 August 2023.

Voting Requirement

Simple Majority.

Background

Club Night Lights Grant Program

DLGSCI administers the CNLP. The purpose of the program is to provide financial assistance to community groups and local governments to develop sports floodlighting infrastructure. The program aims to maintain or increase participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-

designed and well-utilised facilities. Applications to the CNLP Small Grant Round are eligible to receive funding to cover up to half the project, up to a limit of \$200,000 in total funding.

For applications to be supported by DLGSCI, they must first be supported by the relevant local government.

College Park

College Park is a well-used community reserve managed by the City. The main users of the reserve are Claremont Junior Football Club, UWA Nedlands Football Club, Westside Wolves Hockey Club, Claremont Nedlands Junior Cricket Club, Western Suburbs Cricket Club and Kaos Ultimate Frisbee Club. The reserve is used by other ad hoc hirers on a casual basis including various schools, personal trainers and recreation groups. It is also a popular passive recreation space for dog walkers and general community members.

Claremont Junior Football Club

Claremont Junior Football Club (CJFC) is a longstanding club within the City. It is based at College Park. The Club have a management license of the John Leckie Clubrooms and hire the space for 6 months of the year. The Club hire the grounds on a seasonal basis.

CJFC would like to upgrade the sports lighting at College Park, which is its home ground.

Sports Lighting in General

There are ten sporting ovals located within the City. These are located at Allen Park, Swanbourne, College Park, David Cruickshank Reserve, Melvista Oval, Mt Claremont Oval, Charles Court Reserve, and Highview Park. Of these, only Allen Park Lower Oval has sports lighting that meets the Australian Standards for matches (100 Lux). The lights at Allen Park Lower Oval were upgraded through the Club Night Lights Program in 2018.

There is a high demand for sport lighting as it illuminates the field of play, is safer and facilitates night matches.

Existing sports lighting at College Park Lower

The existing sports lighting at College Park was installed in 2008 and consists of four light poles, which are approx. 25m tall. The Claremont Junior Football Club commissioned a lighting report in 2021 which identified that the current lighting at College Park is no longer fit for purpose under the Australian Standards. The average lux level of the existing lights is 9.68 lux which is below the recommended Lux levels for both training (50 lux) and matches (100 lux).

The existing sports lighting is no longer fit for purpose. This has the following impact:

- **Community Safety:** The current levels of illumination pose a safety risk.
- **Limits on use:** The limited lighting restricts training to mainly daylight hours. This is particularly limiting for winter sports, such as football, as there are less daylight hours.

- **No capacity for Women's AFL matches:** The WA football commission fixtures women's matches on Friday evenings. CJFC has 113 female participants. The female teams are not able to play these games at the club's home ground as the lighting is not sufficient. This is a barrier for CJFC as it makes it difficult to create an inclusive club culture.
- **Impact on sporting club:** CJFC has expressed that there is a perception that other clubs have better facilities and the club have lost players to neighbouring clubs as a result. The club has received negative feedback from parents who are concerned about the low light levels during training and the consequential safety issues that this presents.

Discussion

Proposed Project

The City is seeking a Club Night Lights Program Grant to assist in an upgrade to the sports lighting at College Park Lower Oval. The proposed works would involve removing the four existing sports lighting poles at College Park Lower Oval and installing four new poles, up to 34 meters tall, with LED light fittings. The floodlighting would be designed to meet the Australian Standard (AS2560.2.2021) Lighting for Football (All Codes), Club competition and match practice (100 lux) and the Australian Standard for Control of Obtrusive Effects of Outdoor Lighting (AS/NZS 4282.2019). A preliminary concept plan has been attached at Attachment 1.

Project Cost

The City has received a range of indicative quotes for the project based on initial design. These quotes range from \$199,944 to \$384,477.10 for the project exclusive of the required power upgrade. A quote of \$435,318.25 was received including a power upgrade.

A full RFQ Process in line with LG Regulations will be required to finalise project costs.

The typical model for grants funded through the DLGSCI grant program is that DLGSCI will fund up to 1/3 of the total cost of an approved project, the local government will fund 1/3 and the applicant sporting club will pay the remaining 1/3. Administration has identified through its Asset Management Planning process that it is not in a position to contribute financially to the proposed project. CJFC are willing to increase its contribution to the project in order to proceed without financial support from Council.

DLGSCI has increased its funding for applications within the Club Night Lights Small Grant Round and may now cover up to half the project, up to a limit of \$200,000 in total funding. Therefore, the intention is for ½ of the project cost to be funded by the CJFC and ½ to be funded by the DLGSCI. Administration proposes to support CJFC by undertaking the work involved in managing the grant application and managing the project which will include the design and construction phases of the project. Therefore, the only cost to the City will be staff time.

A memorandum of understanding detailing the financial commitments and project governance framework will be drafted and agreed upon prior to the City commencing works on this project.

Consultation

Community consultation method

Community consultation was undertaken from the 7 July – 28 July.

Administration engaged with the community in the following way:

Direct engagement via letter or email with:

- Residents and ratepayers within a 200 m radius of College Park Lower and Upper Ovals (letter),
- Claremont residents as identified by the Town of Claremont,
- representatives from the University of WA,
- representatives from College Park user groups,
- representatives from regular users of John Leckie Pavilion, which is located next to the reserve.

Online engagement through:

- Your Voice project page,
- online community survey,
- social media (Instagram and Facebook),

Community consultation outcome

There were 93 survey submissions of which 80 strongly supported the proposed lighting project. Of the total respondents, 57 were City of Nedlands residents. 79 of the respondents utilise the College Park Lower Oval, while 67 also used for informal recreation such as dog walking.

Feedback from the community included comments regarding increased safety for those playing sport, especially in the winter months when lighting is poor in the early evening. There was a strong sentiment that increased lighting would provide better utilisation of the grounds by multiple clubs.

There were a handful of community members who expressed concern about the effect of lighting on the surrounding residential area, however these were in the minority of those surveyed.

Strategic Implications

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

- Vision** Our city will be an environmentally-sensitive, beautiful and inclusive place.
- Values**
- Healthy and Safe**
Our City has clean, safe neighborhoods where public health is protected and promoted.
 - Great Natural and Built Environment**
We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.
 - High standard of services**
We have local services delivered to a high standard that take the needs of our diverse community into account.
 - Great Communities**
We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Priority Area

- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Providing for sport and recreation

Budget/Financial Implications

The City will not be providing financial support to this project. The only cost to the City will be staff time for managing the grant application and project delivery. This is estimated to be approximately \$100,000 of overhead cost.

The City will be responsible for the ongoing maintenance of the asset. Maintenance of the current system is about \$5,000 per annum. This is not expected to increase if new lighting is installed. The expected life of a sports lighting pole is 40 years, leading to an annualised lifecycle cost of \$15,000 per annum.

It is usual for increased turf maintenance costs to be required to manage additional usage of sports fields out of hours. In this instance however, the turf on the lower oval is performing well under the current usage. It is not expected that the addition of 1-2 matches weekly would require additional turf maintenance activities.

Legislative and Policy Implications

[Capital Grants to Sporting Clubs Council Policy](#)

Decision Implications

If Council do support the recommendation, the City will submit the application for grant funding to DLGSCI. If the application is successful and receives funding, the project will proceed to construction.

If Council does not support the recommendation, the City will not be able to submit the grant application and the project will not proceed.

Conclusion

It is recommended that Council endorses the application for funding to DLGSCI. The upgrade will have a high level of community benefit not only to CJFC but the wider community. It will also have a high level of benefit for women's' AFL teams and foster an inclusive sporting community in the City of Nedlands. Council's support for the application will reinforce Council's position that supporting and developing sport and recreation infrastructure is essential for creating healthy communities.

Further Information

Question

Councillor Youngman – correction to club name throughout report.

Answer

The report has been updated to reflect the correct name.

Question

Councillor Coghlan – can the cost of running the new lights be provided to Councillors?

Answer

We will not have confirmation of the costs of running the proposed lights until we have the design, however we anticipate this price will be cheaper given the change to LED.

Question

Councillor Smyth – can administration please draft a clause 3 to outline Council not contributing 1/3.

Answer

Each year, Council allocates \$100,000 in the annual budget to support Community Sport and Recreation Facility Fund projects. Council's contribution is generally 1/3 of the project cost.

In the 2023/24 budget, Council used this \$100,000 allocation to fund the replacement of a tennis fence at Allen Park.

The following amendment has been prepared on the basis of a cash allocation in 2023/24, as a future Council may wish to make an allocation to this project.

- 3. confirms that should the application for grant funding be successful, the City of Nedlands will be unable to make a cash contribution in 2023/24.**

Question

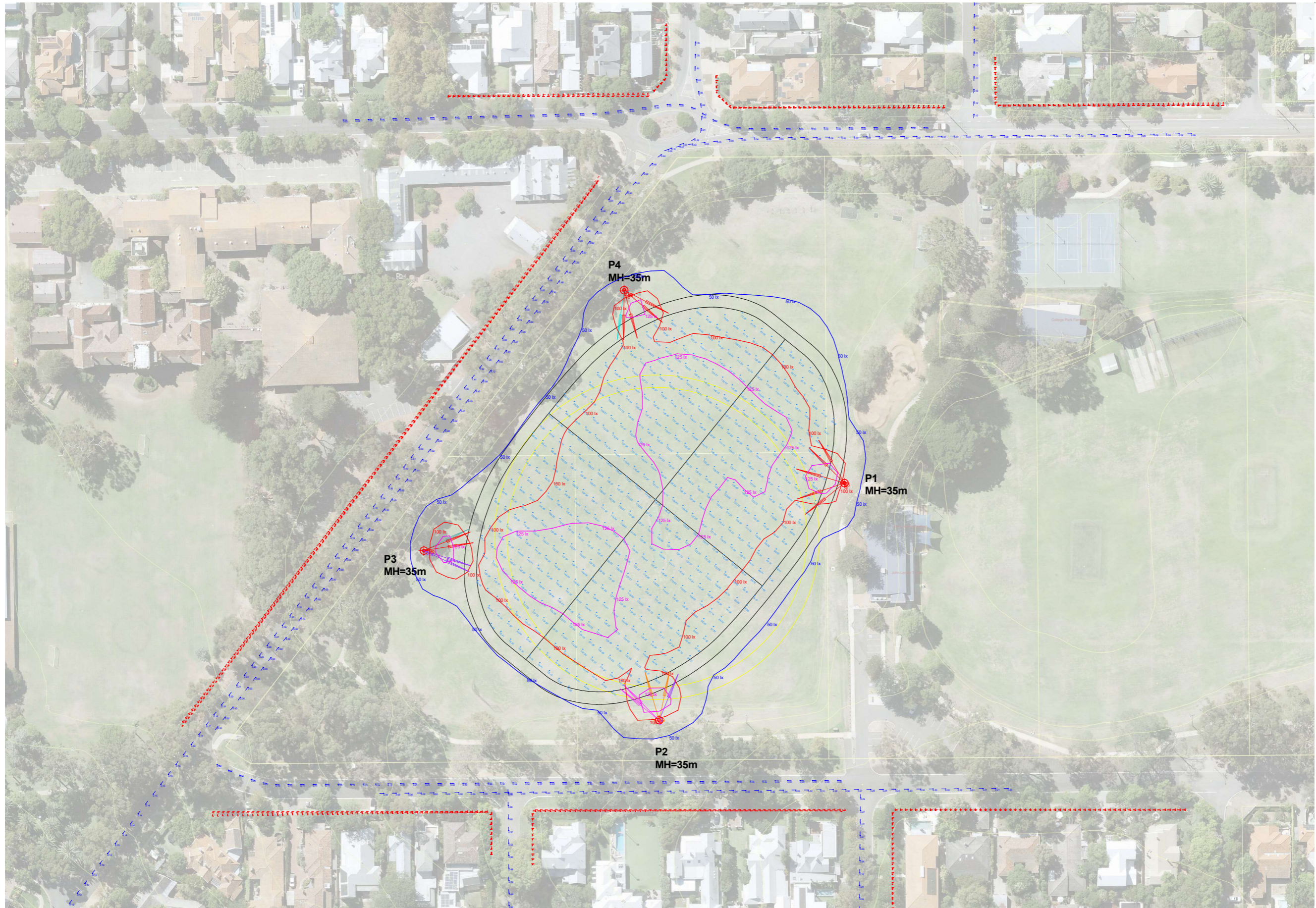
Councillor Coghlan

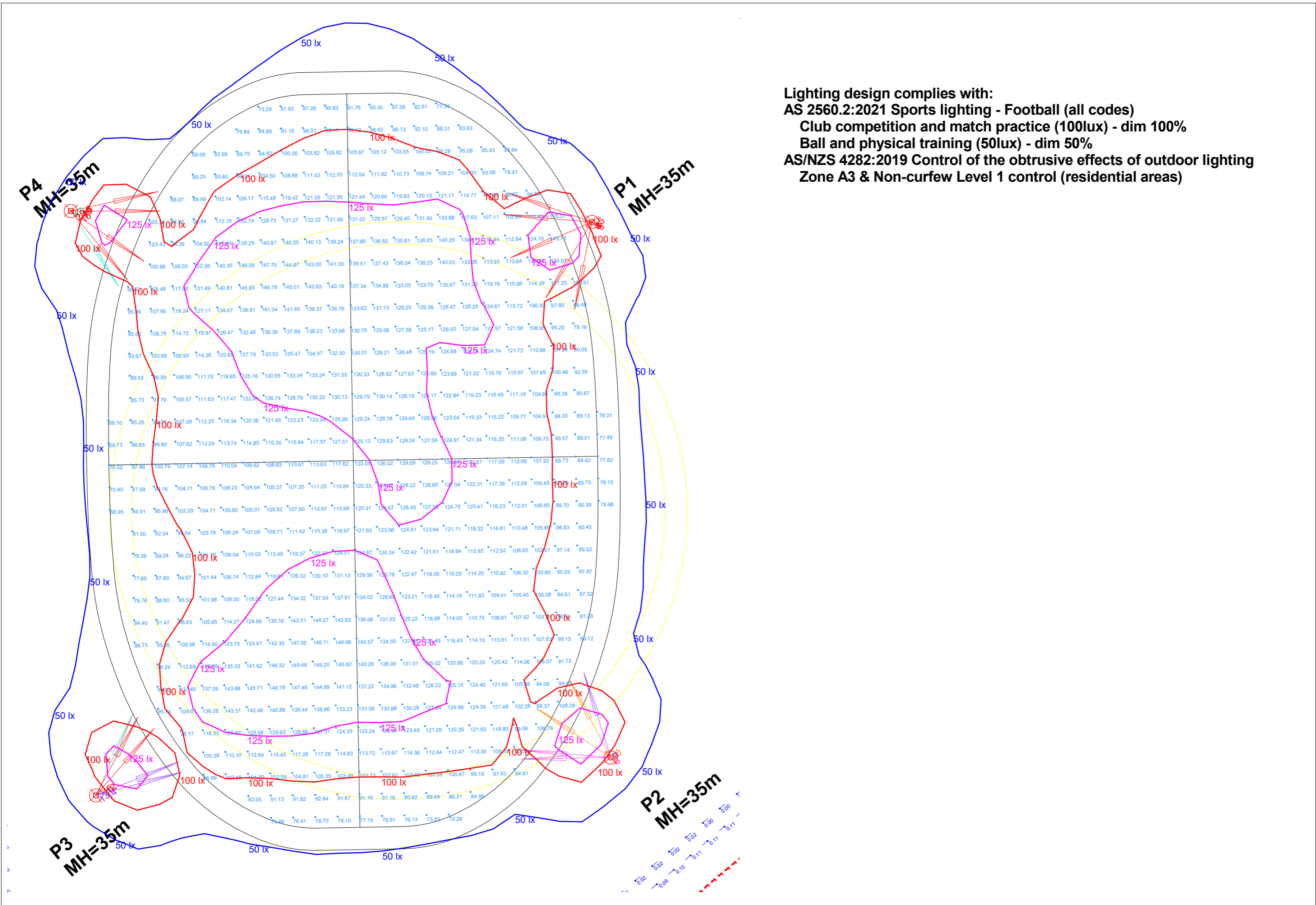
Could I please see a map of where the City of Nedlands residents who responded to the proposed College park lower oval lights live.







Answer

- Survey respondents were asked to nominate which suburb they lived in, not each individual address. We are unable to provide a map.
- Mix of suburbs responded – 58 of which were from the City of Nedlands (58), and Claremont (17). The remainder were a mix of mainly other Western Suburb's.
- Residents in the immediate vicinity bordering the project area were sent a letter to complete the survey, in partnership with Town of Claremont.
- 80 strongly support, 3 support, 2 neutral, 2 opposed and 7 strongly opposed.
- Of the small handful of concerns raised, most were in relation to potential light spill onto residences.

3060 COLLEGE PARK - Lower Oval





Luminaire Schedule						
Symbol	Qty	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	11	A0	RAPTOR GEN 3 1200W A0 BEAM CRI70 CCT5700K	0.880	153265	1193.55
	2	A0_BS	RAPTOR GEN 3 1200W A0 BEAM CRI70 CCT5700K BACKSHIELD	0.880	137993	1194
	2	A0_BS_LS	RAPTOR GEN 3 1200W A0 BEAM CRI70 CCT5700K BACK & LEFT SIDE SHIELD	0.880	131390	1194
	3	A0_BS_RS	RAPTOR GEN 3 1200W A0 BEAM CRI70 CCT5700K BACK & RIGHT SIDE SHIELD	0.880	130963	1194
	1	A1_BS_LS	RAPTOR GEN 3 1200W A1 BEAM CRI70 CCT5700K BACK & LEFT SIDE SHIELD	0.880	139810	1176.73
	1	A1_BS_RS	RAPTOR GEN 3 1200W A1 BEAM CRI70 CCT5700K BACK & RIGHT SIDE SHIELD	0.880	140571	1200

Calculation Summary								
Project: Calculation grids								
Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max	UG
AFL - Eh	Illuminance	Lux	113.73	149.48	68.95	0.61	0.46	1.25

Calculation Summary			
Project: Glare			
Label	CalcType	Units	Max
Glare	Illuminance	Lux	149.48
Glare	Glare Rating	N.A.	33.68
Glare	Glare Rating	N.A.	22.48
Glare	Glare Rating	N.A.	41.53
Glare	Glare Rating	N.A.	22.00
Glare	Glare Rating	N.A.	35.75
Glare	Glare Rating	N.A.	40.23
Glare	Glare Rating	N.A.	34.80
Glare	Glare Rating	N.A.	19.83
Glare	Glare Rating	N.A.	39.35
Glare	Glare Rating	N.A.	29.95
Glare	Glare Rating	N.A.	37.19

Calculation Summary			
Project: Spill & TI			
Label	CalcType	Units	Max
Spill - Bay Rd_Cd_Seg1	Obtrusive - Cd	N.A.	10214
Spill - Bay Rd_Ill_Seg1	Obtrusive - Ill	Lux	3.26
Spill - Melvista Ave_1_Cd_Seg1	Obtrusive - Cd	N.A.	3058
Spill - Melvista Ave_1_Cd_Seg2	Obtrusive - Cd	N.A.	3068
Spill - Melvista Ave_1_Ill_Seg1	Obtrusive - Ill	Lux	0.68
Spill - Melvista Ave_1_Ill_Seg2	Obtrusive - Ill	Lux	0.50
Spill - Melvista Ave_2_Cd_Seg1	Obtrusive - Cd	N.A.	3795
Spill - Melvista Ave_2_Cd_Seg2	Obtrusive - Cd	N.A.	8890
Spill - Melvista Ave_2_Ill_Seg1	Obtrusive - Ill	Lux	0.20
Spill - Melvista Ave_2_Ill_Seg2	Obtrusive - Ill	Lux	2.79
Spill - Melvista Ave_3_Cd_Seg1	Obtrusive - Cd	N.A.	4800
Spill - Melvista Ave_3_Cd_Seg2	Obtrusive - Cd	N.A.	4866
Spill - Melvista Ave_3_Ill_Seg1	Obtrusive - Ill	Lux	0.36
Spill - Melvista Ave_3_Ill_Seg2	Obtrusive - Ill	Lux	0.33
Spill - Princess Rd_1_Cd_Seg1	Obtrusive - Cd	N.A.	2921
Spill - Princess Rd_1_Cd_Seg2	Obtrusive - Cd	N.A.	3867
Spill - Princess Rd_1_Cd_Seg3	Obtrusive - Cd	N.A.	3864
Spill - Princess Rd_1_Ill_Seg1	Obtrusive - Ill	Lux	0.07
Spill - Princess Rd_1_Ill_Seg2	Obtrusive - Ill	Lux	0.42
Spill - Princess Rd_1_Ill_Seg3	Obtrusive - Ill	Lux	0.59
Spill - Princess Rd_2_Cd_Seg1	Obtrusive - Cd	N.A.	4005
Spill - Princess Rd_2_Cd_Seg2	Obtrusive - Cd	N.A.	4136
Spill - Princess Rd_2_Cd_Seg3	Obtrusive - Cd	N.A.	4213
Spill - Princess Rd_2_Ill_Seg1	Obtrusive - Ill	Lux	0.12
Spill - Princess Rd_2_Ill_Seg2	Obtrusive - Ill	Lux	0.51
Spill - Princess Rd_2_Ill_Seg3	Obtrusive - Ill	Lux	0.61
Spill - Princess Rd_3_Cd_Seg1	Obtrusive - Cd	N.A.	3433
Spill - Princess Rd_3_Cd_Seg2	Obtrusive - Cd	N.A.	3425
Spill - Princess Rd_3_Ill_Seg1	Obtrusive - Ill	Lux	0.15
Spill - Princess Rd_3_Ill_Seg2	Obtrusive - Ill	Lux	0.18
TI - Bay Rd_1	Obtrusive - TI	%	1.45
TI - Bay Rd_2	Obtrusive - TI	%	4.72
TI - Loton Rd	Obtrusive - TI	%	0.29
TI - Melvista Ave_1	Obtrusive - TI	%	0.35
TI - Melvista Ave_2	Obtrusive - TI	%	0.57
TI - Parker Rd	Obtrusive - TI	%	0.79
TI - Princess Rd_1	Obtrusive - TI	%	0.10
TI - Princess Rd_2	Obtrusive - TI	%	0.08
TI - Rokton Rd	Obtrusive - TI	%	0.12

18.2 CSD06.08.23 – Age-Friendly Nedlands Working Group Terms of Reference

Meeting & Date	Council Meeting – 8 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Patricia Panayotou, Manager Community Service Centres
CEO	Bill Parker
Attachments	<ol style="list-style-type: none"> 1. Draft Terms of Reference – Age-Friendly Nedlands Working Group. 2. Draft Terms of Reference – Age-Friendly Nedlands Working Group – updated with Track Changes

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Youngman

That the Revised Officer Recommendation be adopted.
(Printed below for ease of reference)

CARRIED 6/3
(Against: Crs. Coghlan Amiry & Bennett)

Council Resolution / Revised Officer Recommendation

That Council approves the proposed Terms of Reference to support an Age Friendly Nedlands Working Group (AFNWG) as per Attachment 2.

Recommendation

That Council approves the proposed Terms of Reference to support an Age Friendly Nedlands Working Group (AFNWG) as per Attachment 1.

Purpose

This report provides proposed Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG) as required by Council Resolution of 27 June 2023, item 17.2 CSD03.06.23 Developing an Age-Friendly Strategy.

Voting Requirement

Simple Majority.

Background

Council resolved at its Ordinary Meeting on 27 June 2023 as follows:

That Council:

1. supports the development of an Age-Friendly Nedlands Strategy.
2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and
3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).

This report addresses the second requirement in the Council Recommendation, which is to submit the Terms of Reference for an AFNWG to the August 2023 Council meeting.

Discussion

Council resolved to support the development of an Age-Friendly Nedlands Strategy and further resolved for the CEO to submit Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council.

In-line with the City's Advisory & Working Groups Policy, Administration staff have developed a draft Terms of Reference (Attachment 1) for a future AFNWG.

The Terms of Reference can be provided at this time as the City's Advisory & Working Groups Policy allows for Terms of Reference to be determined before a Working Group is established.

Terms of Reference

The following items are in the draft Terms of Reference and are in-line with the Advisory & Working Groups Policy - Policy Principles - 1.2 Operations, which required determination by Administration as part of the document development:

1. Purpose

The Age-Friendly Nedlands Working Group (AFNWG) is responsible for the development of the Age-Friendly Strategy and its subsequent implementation.

The role of the AFNWG is to act in an advisory and consultative capacity, providing the Council and Administration with its views and proposals on age friendly issues. The AFNWG will provide strategic direction and leadership to ensure:

- A link between Council, the Administration and the Nedlands community; and
- Provide community members with the opportunity to assist in the development and implementation of the City's Age Friendly strategy.

2. Objective

The AFNWG will:

- Provide recommendations, feedback and monitor the progress of the Age Friendly Strategy.
- Provide forums to identify and articulate relevant information on developments, services and activities of interest in the City of Nedlands.
- Raise issues and opportunities that impact Age Friendly initiatives.
- Represent community views on matters brought before the Working Group.

3. Membership and Chair

The AFNWG will comprise 14 members. The members shall include:

- Two (2) Council members
- Three (3) City of Nedlands officers:
 - Manager Community Service Centres
 - Coordinator Community Development
 - Positive Ageing Supervisor
- Seven (7) Community members
- Two (2) Service providers and relevant stakeholders

The inclusion of three City of Nedlands officers is proposed as it reflects the diversity of current support to aged community members across two Administration business units – Positive Ageing and Community Development.

The AFNWG can seek information from other business units in Administration when required, as part of the Terms of Reference.

Consultation

N/A

Strategic Implications

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

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

Values **Great Communities**
We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Budget/Financial Implications

There is no budget implication for the submission of the draft Terms of Reference. Any future financial implications may occur based on the outcomes of the AFNWG once it is operational.

Legislative and Policy Implications

The proposed Terms of Reference for the AFNWG is compliant with the City's Advisory & Working Groups Policy.

Decision Implications

If Council endorses the recommendation, the Terms of Reference will be available for when an AFNWG is formed.

If Council does not support the recommendation, the Terms of Reference may not be available when an AFNWG is formed.

Conclusion

Council supports the development of an Age Friendly Nedlands Strategy and has requested Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members be submitted to the August Council meeting.

Administration has created Terms of Reference for an AFNWG in-line with the City's Advisory & Working Groups Policy. If Council endorses the draft Terms of Reference, it will remove the need to develop Terms of Reference when an AFNWG is established.

It is recommended that Council endorses the Terms of Reference presented in this report.

Further Information

Question

Councillor Youngman – review clause 13 Tenure of Appointment re leave of absence for a Councillor.

Answer

The Terms of Reference has been updated to reflect the above request. Clause 13 refers now to community and stakeholder members only, excluding Councillors and officers from the provision. The provisions of the Standing Orders will apply to Councillors, and any leave of absence requested at a Council meeting will carry over to include the AFNWG. Officers will be required to provide notice to the CEO of any leave and the CEO will provide notice to the Chair. The provision was included to ensure that community members and stakeholders were engaged and committed to the working group, acknowledging that there may be a number of residents that may apply for membership.

Please Note: The Terms of Reference have had additional amendments (as shown in track changes attachment 2) these were in response to items raised by Councillors subsequent to the Council Meeting Agenda Forum.

Therefore, the following Revised Officer Recommendation is now provided:

Revised Officer Recommendation

That Council approves the proposed Terms of Reference to support an Age Friendly Nedlands Working Group (AFNWG) as per Attachment 2.

Terms of Reference – Age-Friendly Nedlands Working Group

1. Purpose

The Age-Friendly Nedlands Working Group (AFNWG) is responsible for the development of the Age-Friendly Strategy and its subsequent implementation.

The role of the AFNWG is to act in an advisory and consultative capacity, providing the Council and Administration with its views and proposals on age friendly issues.

The AFNWG will provide strategic direction and leadership to ensure:

- A link between Council, the Administration and the Nedlands community; and
- Provide community members with the opportunity to assist in the development and implementation of the City's Age – Friendly strategy.

2. Objective

The AFNWG will:

- Provide recommendations, feedback and monitor the progress of the Age – Friendly Strategy.
- Provide forums to identify and articulate relevant information on developments, services and activities of interest in the City of Nedlands.
- Raise issues and opportunities that impact Age – Friendly initiatives.
- Represent community views on matters brought before the Working Group.

3. Membership and Chair

The AFNWG will be comprised of 14 members. The members shall include:

- Two (2) Council members
- Three (3) City of Nedlands Officers –
 - Manager Community Service Centres
 - Coordinator Community Development
 - Positive Ageing Officer
- Seven (7) Community members
- Two (2) Service providers and relevant stakeholders

In accordance with the Council adopted Advisory and Working Groups Policy, the AFNWG shall be chaired by a Council member, or a Senior Officer. The chair shall be appointed by the Council. The role of the Chair is to preside at all meetings of the AFNWG.

In the absence of the Chair, a person elected by the quorum at a meeting will assume the Chair for that meeting.

4. Membership Terms

AFNWG members will be appointed for a period of two (2) years in line with each local government election.

Expressions of Interest (EOI) are to be called for all community and relevant stakeholder membership positions.

Following the close of EOIs, the chairperson and two City of Nedlands' officers appointed to the AFNWG, will make a recommendation to the City's Executive Management Team (EMT) for endorsement of membership.

5. Resignation

The chair may resign from their position at any time but is requested to submit their intention to resign in writing.

Community members may relinquish their appointment to the AFNWG upon written notification to the Chair. Should a member resign from the AFNWG, the CEO may appoint a replacement member from the EOI list or by a call for nominations.

6. Termination date

The working group shall cease either:

- a. two years from the establishment date;
- b. the date resolved by Council;
- c. the date the working group completes its purpose and function; or
- d. close of business on the day before ordinary elections whichever is the earlier.

7. Meeting Frequency

At the first meeting, the AFNWG shall determine a Schedule of Meeting dates for the remainder of the year. Additional meetings may be convened at the discretion of the Chief Executive Officer. Meetings shall be held when required and will be scheduled for two (2) hours unless prior agreement is requested to extend the meeting.

Meetings will be held at the City of Nedlands Council Chamber, unless otherwise agreed to be held at another community venue.

Meetings may only be called by City of Nedlands officers and an officer must be present at all meetings. City officers will provide administrative support to the AFNWG.

Officers will be responsible for the following:

- Issuing of the agenda;
- Recording of apologies prior to the meeting;
- Preparation of the minutes;
- Room booking; and
- Bringing recommendations to Council.

8. Quorum

A quorum will be by simple majority plus one.

9. Agenda

The Chair will determine the agenda for each meeting. Members may submit items for consideration and listing on the agenda.

All meetings shall be confined to items listed on the agenda. However, the Chair may bring an urgent item to the meeting.

10. Delegation

The working group acts in an advisory capacity only and has no delegated authority.

The working group cannot:

- a. enter into contractual relationships on behalf of the council or the City of Nedlands.
- b. issue a media release on behalf of the working group or the City of Nedlands.
- c. use the City of Nedlands' logo for external purposes.

11. Key performance indicators

The development of the Age-Friendly Strategy.

12. Statement of adherence to the Code of Conduct

Non – Council members of the AFNWG shall adhere to the City of Nedlands' *Code of Conduct for Employees*, and the City of Nedlands Integrity Framework.

Council members shall adhere to the City of Nedlands *Code of Conduct for Council Members, Committee Members and Candidates*.

Members will be advised of the requirements of the Code and a copy will be provided to each member on their appointment.

13. Tenure of Appointment

If a member fails to attend three (3) consecutive meetings of the AFNWG, their appointment shall be automatically terminated, unless a Leave of Absence has been granted and approved by the AFNWG.

The Chief Executive Officer shall advise the member, in writing, when their membership has been terminated.

The Council may terminate the appointment of any member prior to the expiry of their term, if:

- (a) the member is found to be in breach of the Code of Conduct or a serious contravention of the *Local Government Act 1995*; or
- (b) a member's conduct, action or comments brings the City of Nedlands into disrepute.

14. Insurances

The City will arrange all insurance to cover AFNWG members whilst discharging their normal course of duty.

15. Advisory and Working Groups Policy

Members of the AFNWG shall comply with the Advisory and Working Groups Policy.

Definitions

In these Terms of Reference:

Community Member means an individual who lives in the City of Nedlands and is representing themselves as opposed to an organisation.

Council means the Council of the local government.

Local government means the City of Nedlands.

Alternative Formats

This document is available on the City of Nedlands' website and can be requested in alternative formats including electronic format by email, in hardcopy both in large and standard print. For further information please contact the Manager Community Care Services on 9273 3500.



Terms of Reference – Age-Friendly Nedlands Working Group

1. Purpose

The role of the AFNWG is to act in an advisory and consultative capacity, providing the Council and Administration with its views and proposals on age friendly issues.

The AFNWG will provide strategic direction and leadership to ensure:

- A link between Council, the Administration and the Nedlands community; and
- Provide community members with the opportunity to assist in the development and implementation of the City’s Age – Friendly strategy.

Deleted: The Age-Friendly Nedlands Working Group (AFNWG) is responsible for the development of the Age-Friendly Strategy and its subsequent implementation.

2. Objective

The AFNWG will:

- Provide recommendations, feedback and monitor the progress of the Age – Friendly Strategy [in Nedlands](#).
- Provide forums to identify and articulate relevant information on developments, services and activities of interest in the City of Nedlands.
- Raise issues and opportunities that impact Age – Friendly initiatives.
- Represent community views on matters brought before the Working Group.

3. Membership and Chair

The AFNWG will ~~comprise of 15~~ members. The members shall include:

- ~~Three (3)~~ Council members ~~including the Chairperson~~
- Three (3) City of Nedlands officers ~~appointed by the CEO~~ –
 - ~~Two~~
- Seven (7) Community members
- Two (2) Service providers and relevant stakeholders

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- Deleted:** Manager Community Service Centres ¶
- Coordinator Community Development ¶¶
- Positive Ageing Officer
- Deleted:** , or a Senior Officer. The chair shall be

In accordance with the Council adopted Advisory and Working Groups Policy, the AFNWG shall be chaired by a Council member, ~~appointed by the Council~~. The role of the Chair is to preside at all meetings of the AFNWG.

In the absence of the Chair, a person elected by the quorum at a meeting will assume the Chair for that meeting.

4. Membership Terms

AFNWG members will be appointed for a period of two (2) years in line with each local government election.

Expressions of Interest (EOI) are to be called for all community and relevant stakeholder membership positions.

Following the close of EOIs, the Councillors and officers appointed to the AFNWG, will make a recommendation to the Council for endorsement of membership.

Deleted: chairperson and two City of Nedlands' officers

Deleted: City's Executive Management Team (EMT)

5. Resignation

The chair and Councillors may resign from their position at any time but are requested to submit their intention to resign in writing to the CEO.

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Community members may relinquish their appointment to the AFNWG upon written notification to the Chair. Should a member resign from the AFNWG, the CEO may appoint a replacement member from the EOI list or by a call for nominations.

6. Termination date

The working group shall cease either:

- a. two years from the establishment date;
- b. the date the working group completes its purpose and function; or
- c. close of business on the day before ordinary elections whichever is the earlier.

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7. Meeting Frequency

At the first meeting, the AFNWG shall determine a Schedule of Meeting dates for the remainder of the year. Additional meetings may be convened by the Chief Executive Officer. Meetings shall be held when required and will be scheduled for two (2) hours unless prior agreement is requested to extend the meeting.

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An officer must be present at all meetings. City officers will provide administrative support to the AFNWG.

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- Issuing of the agenda;
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A quorum will be by simple majority plus one.

9. Agenda

The Chair will determine the agenda for each meeting. Members may submit items for consideration and listing on the agenda.

All meetings shall be confined to items listed on the agenda. However, the Chair may bring an urgent item to the meeting.

10. Delegation

The working group has no delegated authority.

Deleted: acts in an advisory capacity only and

The working group cannot:

- a. enter into contractual relationships on behalf of the council or the City of Nedlands.
- b. issue a media release on behalf of the working group or the City of Nedlands.
- c. use the City of Nedlands' logo for external purposes.

11. Key performance indicators

The development of the Age-Friendly Strategy.

12. Statement of adherence to the Code of Conduct

Non – Council members of the AFNWG shall adhere to the City of Nedlands' *Code of Conduct for Employees*, and the City of Nedlands Integrity Framework.

Council members shall adhere to the City of Nedlands *Code of Conduct for Council Members, Committee Members and Candidates*.

Members will be advised of the requirements of the Code and a copy will be provided to each member on their appointment.

13. Tenure of Appointment – Community and stakeholder members

If a Community or stakeholder member fails to attend three (3) consecutive meetings of the AFNWG, their appointment shall be automatically terminated, unless a Leave of Absence has been granted and approved by the AFNWG.

The Chief Executive Officer shall advise the Community or stakeholder member, in writing, when their membership has been terminated.

The Council may terminate the appointment of any member prior to the expiry of their term, if:

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- (a) the member is found to be in breach of the Code of Conduct or a serious contravention of the *Local Government Act 1995*; or

(b) a member's conduct, action or comments brings the City of Nedlands into disrepute.

14. Insurances

The City will arrange all insurance to cover AFNWX members whilst discharging their normal course of duty.

15. Advisory and Working Groups Policy

Members of the AFNWX shall comply with the Advisory and Working Groups Policy.

Definitions

In these Terms of Reference:

Community Member means an individual who lives in the City of Nedlands and is representing themselves as opposed to an organisation.

Council means the Council of the local government.

Local government means the City of Nedlands.

Alternative Formats

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19. Divisional Reports - Corporate Services Report No's CPS34.08.23 to CPS37.08.23

19.1 CPS34.08.23 – Monthly Financial Report – June 2023

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	<ol style="list-style-type: none"> 1. Statement of Financial Activity – 30 June 2023 2. Statement of Net Current Assets – 30 June 2023 3. Statement of Comprehensive Income – 30 June 2023 4. Statement of Financial Position – 30 June 2023 5. Reserve Movements – 30 June 2023 6. Borrowings – 30 June 2023 7. Capital Works Program – 30 June 2023

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council receive the Monthly Financial Report for 30 June 2023.

Purpose

Administration is required to provide Council with a monthly financial report in accordance with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Material variances are highlighted to Council in the attached Monthly Financial Report.

It should be noted that this is an interim report. The final position is subject to the completion of the annual financial statements and subsequent sign off by audit.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of June 2023. The municipal closing surplus as at 30 June 2023 is \$1,636,538 which is a \$3,303,284 favourable variance, compared to a budgeted deficit for the same period of \$1,666,746.

The operating revenue at the end of June 2023 was \$37,653,598 which represents a \$1,144,093 favourable variance compared to the year-to-date budget, primarily in operating grants, subsidies, and contributions and other revenue.

The operating expense at the end of June 2023 was \$37,995,781, which represents a \$397,781 favourable variance compared to the year-to-date budget, primarily in employee costs, and materials and contracts.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions

Favourable variance of \$471,068 primarily due to timing of revenue recognition of Nedlands Community Care grants.

Fees and charges

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

Service charges

No variance analysis required as variance to budget is less than \$20,000.

Interest earnings

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

Other revenue

Favourable variance of \$748,224 primarily due to unbudgeted sundry income in civil maintenance.

Employee costs

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

Materials and contracts

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

Utility charges

Unfavourable variance of \$201,493 primarily due to timing of water and electricity bills.

Depreciation and amortisation

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

Insurance expenses

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Interest expenses

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Other expenditure

Unfavourable variance of \$102,743 primarily due to timing of sundry purchasing in the Information Technology business unit.

Loss on disposal of assets

Favourable variance of \$64,740 due to profit made on disposal of asset.

Investing Activities

Non-operating grants, subsidies, and contributions

Unfavourable variance of \$1,503,639 primarily due to timing of grant revenue recognition.

Proceeds from disposal of assets

Unfavourable variance of \$176,563 due to timing of asset disposals.

Purchase of property, plant, and equipment

Favourable variance of \$1,051,747 due to timing of asset acquisitions.

Purchase and construction of infrastructure

Favourable variance of \$2,859,000 primarily due to timing of accounts being settled for completed projects.

Payments for intangible assets

Favourable variance of \$994,220 primarily due vacant positions within the OneCouncil team and rescheduling of consultant bookings.

Financing Activities

Repayment of borrowings

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Recoup from self-supporting loans

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Payment for principal portion of lease liability

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Transfer to reserves

Favourable variance of \$1,296,899 due to timing of transfers being processed.

Transfer from reserves

Favourable variance of \$1,857,508 due to timing of transfers being processed.

Rates

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

Outstanding rates debtors are \$595,144 as at 30 June 2023 compared to \$176,000 as at 30 June 2022. Breakdown as follows:

Receivable	30-Jun-23 (\$)	30-Jun-22 (\$)	Variance (\$)
Rates & UGP	493,382	99,000	394,382
Rubbish & Pool	38,554	33,000	5,554
Pensioner Rebates	31,027	14,000	17,027
ESL	32,180	30,000	2,180
Total	595,144	176,000	419,144

Employee Data

Description	Number
Full time / Part time / Casual - Total Headcount	186.00
Establishment (Budgeted FTE)	169.04
Occupied positions (FTE)	147.58
Casual positions (FTE)	10.68
Contract employees - temporary/agency (FTE)	10.00
Resignations (employee number)	3.00

The figures reported are as at the end of the calendar month of June 2023.

Consultation

N/A

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

The 2022/23 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a zero-based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

- a. Operating items – Greater than 10% and a value greater than \$20,000
- b. Capital items – Greater than 10% and a value greater than \$50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

[Local Government Act 1995, Local Government \(Financial Management\) Regulations 1996, and Australian Accounting Standards.](#)

Decision Implications

Nil.

Conclusion

The municipal surplus as at 30 June 2023 is \$1,636,538 which is favourable, compared to a budgeted deficit for the same period of \$1,666,746 being a 198.19% variance.

The operating revenue at the end of June 2023 was \$37,653,598 which represents a \$1,144,093 or 3.13% favourable variance compared to the year-to-date budget of \$36,509,505, primarily in operating grants, subsidies, and contributions and other revenue.

The operating expense at the end of June 2023 was \$37,995,781, which represents a \$397,781 or 1.04% favourable variance compared to the year-to-date budget of \$38,393,562, primarily in materials and contracts and employee costs.

Further Information

Nil.



City of Nedlands Statement of Financial Activity

By Nature or Type
For the Period 1-Jul-2022 to 30-Jun-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	2,374,464	1,868,864	1,868,870	2,339,938	471,068	25.21%
Fees and charges	7,999,894	7,717,410	7,717,417	7,880,335	162,918	2.11%
Service charges	0	31,373	31,369	35,183	3,814	12.16%
Interest earnings	373,371	789,842	789,845	728,124	(61,722)	-7.81%
Other revenue	326,560	282,601	282,611	1,030,835	748,224	264.75%
Profit on disposal of assets	0	0	0	0	0	No Budget
	11,074,289	10,690,090	10,690,112	12,014,415	1,324,303	12.39%
Expenses						
Employee costs	(16,400,146)	(16,393,322)	(17,550,362)	(16,027,928)	1,522,434	-8.67%
Materials and contracts	(12,668,047)	(13,255,948)	(13,477,414)	(13,166,064)	311,350	-2.31%
Utility charges	(943,574)	(777,586)	(777,531)	(979,024)	(201,493)	25.91%
Depreciation and amortisation	(6,538,604)	(6,458,604)	(6,458,603)	(6,375,856)	82,747	-1.28%
Insurance expenses	(466,808)	(404,821)	(409,127)	(410,258)	(1,131)	0.28%
Interest expenses	(77,770)	(77,770)	(77,770)	(77,247)	523	-0.67%
Other expenditure	(928,551)	(856,660)	(856,660)	(959,403)	(102,743)	11.99%
Loss on disposal of assets	(44,871)	(44,871)	(44,871)	19,869	64,740	-144.28%
	(38,068,371)	(38,269,581)	(39,652,338)	(37,975,911)	1,676,427	-4.23%
Non-cash amounts excluded from operating activities	6,583,475	6,503,475	6,331,747	6,758,566	426,819	6.74%
Amount attributable to operating activities	(17,891,776)	(17,775,596)	(19,330,059)	(15,902,510)	3,427,549	-17.73%
Investing Activities						
Non-operating grants, subsidies, and contributions	3,669,804	3,893,959	3,783,459	2,279,820	(1,503,639)	-39.74%
Proceeds from disposal of assets	96,700	199,927	199,927	23,364	(176,563)	-88.31%
Purchase of property, plant, and equipment	(3,466,201)	(3,709,716)	(3,709,720)	(2,657,973)	1,051,747	-28.35%
Purchase and construction of infrastructure	(7,769,390)	(8,159,537)	(8,159,537)	(5,300,537)	2,859,000	-35.04%
Purchase of right of use assets	0	(21,483)	(21,483)	(21,483)	0	0.00%
Purchase of intangible assets	(1,834,198)	(1,742,198)	(1,742,198)	(747,978)	994,220	-57.07%
Amount attributable to investing activities	(9,303,285)	(9,539,048)	(9,649,552)	(6,424,788)	3,224,764	-33.42%
Financing Activities						
Repayment of borrowings	(1,109,194)	(1,109,194)	(1,109,194)	(1,128,993)	(19,799)	1.79%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	21,483	21,483	(0)	0.00%
Recoup from self supporting loans	18,506	18,506	18,506	17,280	(1,226)	-6.62%
Payments for principal portion of lease liability	(65,506)	(65,506)	(67,288)	(60,675)	6,613	-9.83%
Transfers to reserves	(1,239,743)	(1,555,338)	(1,555,335)	(2,852,234)	(1,296,899)	83.38%
Transfers from reserves	3,771,605	4,185,300	4,185,300	2,327,792	(1,857,508)	-44.38%
Amount attributable to financing activities	1,375,668	1,495,251	1,493,472	(1,675,347)	(3,168,819)	-212.18%
Surplus/(deficit) before imposition of general rates	(25,819,393)	(25,819,393)	(27,486,139)	(24,002,645)	3,483,493	-12.67%
Total amount raised by general rates	25,819,393	25,819,393	25,819,393	25,639,183	(180,210)	-0.70%
Surplus/(deficit) after imposition of general rates	0	0	(1,666,746)	1,636,538	3,303,284	-198.19%



City of Nedlands

Net Current Assets

	Balance As At 1-Jul-22	Balance As At 30-Jun-23
Current Assets		
Cash and cash equivalents	6,159,497	15,614,802
Other Financial Assets	12,118,917	(147)
Trade and other receivables	1,856,851	2,053,452
Inventories	40,738	56,650
Contract Assets	0	0
Total Current Assets	<u>20,176,003</u>	<u>17,724,757</u>
Current Liabilities		
Trade and other payables	(5,061,932)	(4,903,610)
Lease Liabilities	(65,506)	(8,468)
Borrowings	(1,136,520)	0
Provisions	(2,942,779)	(2,412,578)
Other liabilities	(590,595)	15,406
Total Current Liabilities	<u>(9,797,332)</u>	<u>(7,309,251)</u>
Adjustments to NCA		
Less: Reserves	(8,263,144)	(8,787,586)
Less: Restricted Cash		4
Less: Self Supporting Loans	(17,133)	147
Add: Borrowings	1,136,520	0
Add: Leases	65,506	8,468
Total Adjustments	<u>(7,078,251)</u>	<u>(8,778,967)</u>
Net Current Assets	<u>3,300,420</u>	<u>1,636,538</u>



City of Nedlands Statement of Comprehensive Income

By Nature or Type
For the Period 1-Jul-2022 to 30-Jun-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Revenue						
Rates	25,819,393	25,819,393	25,819,393	25,639,183	(180,210)	-0.70%
Operating grants, subsidies and contributions	2,374,464	1,868,870	1,868,870	2,339,938	471,068	25.21%
Fees and charges	7,999,894	7,717,417	7,717,417	7,880,335	162,918	2.11%
Service charges	0	31,369	31,369	35,183	3,814	12.16%
Interest earnings	373,371	789,845	789,845	728,124	(61,722)	-7.81%
Other revenue	326,560	282,611	282,611	1,030,835	748,224	264.75%
	<u>36,893,682</u>	<u>36,509,505</u>	<u>36,509,505</u>	<u>37,653,598</u>	<u>1,144,093</u>	<u>3.13%</u>
Expenses						
Employee costs	(17,564,645)	(17,550,362)	(17,550,362)	(16,027,928)	1,522,434	-8.67%
Materials and contracts	(12,728,329)	(13,477,414)	(13,477,414)	(13,166,064)	311,350	-2.31%
Utility charges	(943,574)	(777,531)	(777,531)	(979,024)	(201,493)	25.91%
Depreciation and amortisation	(6,538,604)	(6,458,603)	(6,458,603)	(6,375,856)	82,747	-1.28%
Insurance expenses	(471,420)	(409,127)	(409,127)	(410,258)	(1,131)	0.28%
Other expenditure	(928,551)	(856,660)	(856,660)	(959,403)	(102,743)	11.99%
Interest expenses	(77,770)	(77,770)	(77,770)	(77,247)	523	-0.67%
Overhead costing	1,229,394	1,213,905	1,213,905	0	(1,213,905)	-100.00%
	<u>(38,023,499)</u>	<u>(38,393,562)</u>	<u>(38,393,562)</u>	<u>(37,995,781)</u>	<u>397,781</u>	<u>-1.04%</u>
Net Operating	<u>(1,129,817)</u>	<u>(1,884,057)</u>	<u>(1,884,057)</u>	<u>(342,183)</u>	<u>1,541,874</u>	<u>-81.84%</u>
Non-operating grants, subsidies and contributions	3,669,804	3,783,459	3,783,459	2,279,820	(1,503,639)	-39.74%
Loss on Disposal of Assets	(44,871)	(44,871)	(44,871)	19,869	64,740	-144.28%
	<u>3,624,933</u>	<u>3,738,588</u>	<u>3,738,588</u>	<u>2,299,689</u>	<u>(1,438,899)</u>	<u>-38.49%</u>
Net Result for the Period	<u>2,495,116</u>	<u>1,854,531</u>	<u>1,854,531</u>	<u>1,957,506</u>	<u>102,975</u>	<u>5.55%</u>
Other Comprehensive Income						
Other Comprehensive Income	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	<u>2,495,116</u>	<u>1,854,531</u>	<u>1,854,531</u>	<u>1,957,506</u>	<u>102,975</u>	<u>5.55%</u>



City of Nedlands Statement of Comprehensive Income

By Business Unit
For the Period 1-Jul-2022 to 30-Jun-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Revenue						
Office of the CEO	35,000	40,000	40,000	3,960	(36,040)	-90.10%
Human Resources	0	2,640	2,640	2,635	(5)	-0.21%
Corporate Services	27,639,106	27,662,941	27,662,941	28,029,979	367,038	1.33%
Information & Communication Technology	119,184	119,184	119,184	152,503	33,319	27.96%
Community Support Services	2,732,202	2,224,781	2,224,781	2,229,323	4,542	0.20%
Community Development	440,556	567,404	567,404	643,675	76,271	13.44%
Urban Planning	706,508	656,505	656,505	662,616	6,111	0.93%
Building Services	847,900	830,001	830,001	884,011	54,010	6.51%
Health & Compliance	541,764	542,373	542,373	495,581	(46,792)	-8.63%
Technical Services	0	33,289	33,289	37,101	3,812	11.45%
City Projects & Programs	39,378	39,384	39,384	815,036	775,652	1969.46%
Park Services	82,492	82,492	82,492	99,022	16,530	20.04%
Assets	3,709,592	3,708,511	3,708,511	3,598,157	(110,354)	-2.98%
	36,893,682	36,509,505	36,509,505	37,653,598	1,144,093	3.13%
Expenses						
Office of the CEO	(1,736,273)	(1,773,678)	(1,773,678)	(1,802,662)	(28,984)	1.63%
Human Resources	0	(2,638)	(2,638)	0	2,638	-100.00%
Communication & Engagement	(497,283)	(470,594)	(470,594)	(440,640)	29,954	-6.37%
Corporate Services	(1,025,234)	(1,107,463)	(1,107,463)	(887,987)	219,476	-19.82%
Information & Communication Technology	(133,184)	(133,194)	(133,194)	(331,574)	(198,380)	148.94%
Community Support Services	(4,681,652)	(4,589,419)	(4,589,419)	(4,833,339)	(243,920)	5.31%
Community Development	(1,381,218)	(1,343,725)	(1,343,725)	(1,457,643)	(113,918)	8.48%
Customer & Community Services	0	0	0	0	0	No Budget
Planning & Development Services	(305,713)	(306,250)	(306,250)	(279,703)	26,547	-8.67%
Urban Planning	(2,698,680)	(2,681,803)	(2,681,803)	(2,221,393)	460,410	-17.17%
Building Services	(1,419,217)	(1,443,817)	(1,443,817)	(1,299,162)	144,655	-10.02%
Health & Compliance	(2,921,431)	(2,885,936)	(2,885,936)	(3,016,958)	(131,022)	4.54%
Technical Services	(700,871)	(600,752)	(600,752)	(640,735)	(39,983)	6.66%
City Projects & Programs	(9,611,163)	(9,673,119)	(9,673,119)	(9,903,426)	(230,307)	2.38%
Park Services	(6,277,662)	(6,415,197)	(6,415,197)	(5,733,390)	681,807	-10.63%
Assets	(4,633,918)	(4,965,977)	(4,965,977)	(5,147,171)	(181,194)	3.65%
	(38,023,499)	(38,393,562)	(38,393,562)	(37,995,781)	397,781	-1.04%
Net Operating	(1,129,817)	(1,884,057)	(1,884,057)	(342,183)	1,541,874	-81.84%
Non-operating grants, subsidies and contributions						
Urban Planning	0	110,500	110,500	110,500	(0)	0.00%
City Projects & Programs	3,650,754	3,653,909	3,653,909	2,169,320	(1,484,589)	-40.63%
Park Services	19,050	19,050	19,050	0	(19,050)	-100.00%
Loss on Disposal of Assets						
Assets	(44,871)	(44,871)	(44,871)	19,869	64,740	-144.28%
	3,624,933	3,738,588	3,738,588	2,299,689	(1,438,899)	-38.49%
Net Result for the Period	2,495,116	1,854,531	1,854,531	1,957,506	102,975	5.55%
Other Comprehensive Income						
Other Comprehensive Income	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	2,495,116	1,854,531	1,854,531	1,957,506	102,975	5.55%



City of Nedlands

Statement of Financial Position

	Balance As At 1-Jul-22	Balance As At 30-Jun-23
Assets		
Current Assets		
Cash and cash equivalents	(6,159,497)	(15,614,802)
Other Financial Assets	(12,118,917)	147
Trade and other receivables	(1,856,850)	(2,053,452)
Inventories	(40,738)	(56,650)
Contract Assets	0	0
Total Current Assets	(20,176,003)	(17,724,757)
Non Current Assets		
Trade and other receivables	(1,301,176)	(1,249,172)
Other Financial Assets	(195,875)	(195,875)
Property, plant and equipment	(107,509,451)	(108,300,978)
Infrastructure	(92,586,194)	(93,449,131)
Right of Use Assets	(84,318)	(76,033)
Intangible assets	(973,400)	(1,721,378)
Total Non Current Assets	(202,650,414)	(204,992,567)
Total Assets	(222,826,417)	(222,717,324)
Liabilities		
Current Liabilities		
Trade and other payables	5,136,478	4,903,610
Lease Liabilities	65,506	8,468
Borrowings	1,136,520	0
Grant and contract liabilities	590,592	216,558
Provisions	2,886,568	2,412,578
Other liabilities	(25,452)	(41,470)
Clearing accounts	7,120	(190,493)
Total Current Liabilities	9,797,332	7,309,251
Non Current Liabilities		
Trade and other payables	89,974	78,905
Borrowings	1,572,473	1,572,473
Lease Liabilities	142,099	159,945
Provisions	364,244	364,244
Total Non Current Liabilities	2,168,790	2,175,567
Total Liabilities	11,966,121	9,484,818
Equity		
Retained surplus	86,260,569	88,108,337
Reserves - cash backed	8,263,144	8,787,586
Revaluation surplus	116,336,582	116,336,582
Total Equity	210,860,296	213,232,505



City of Nedlands Reserve Movements

For the Period 1-Jul-2022 to 30-Jun-2023

Reserve	Adopted Budget				Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	695	(249,800)	35,439	284,544	1,498	(255,241)	30,801	284,528	118,495	(156,512)	246,511
City Development Reserve	1,439,166	1,507	(1,363,811)	76,862	1,439,166	3,241	(1,064,407)	378,000	1,439,110	252,907	26,262	1,718,279
North Street Reserve	136,868	2,737	0	139,605	136,868	5,882	0	142,750	136,636	2,737	0	139,373
Welfare Reserve	827,286	16,546	0	843,832	827,286	35,576	(117,000)	745,862	826,605	16,546	(117,000)	726,151
Service Reserve	12,794	256	0	13,050	12,794	546	0	13,340	12,590	256	0	12,846
Insurance Reserve	65,452	1,309	0	66,761	65,452	2,810	0	68,262	65,457	1,309	0	66,766
Underground Power Projects	2,191,096	954,599	(598,777)	2,546,918	2,191,096	1,004,996	(598,777)	2,597,315	2,189,974	1,004,996	(598,777)	2,596,193
Waste Management Reserve	1,291,004	139,845	(255,000)	1,175,849	1,291,004	222,639	(220,000)	1,293,643	1,290,573	139,845	(339,020)	1,091,398
Building Replacement Reserve	563,328	11,267	(532,867)	41,728	563,328	24,226	(559,397)	28,157	562,932	252,302	(252,664)	562,570
Swanbourne Development Reserve	135,429	2,709	0	138,138	135,429	5,825	(140,000)	1,254	135,379	2,709	0	138,088
Public Art Reserve	73,227	1,465	(40,000)	34,692	73,227	3,146	(40,000)	36,373	73,213	1,465	(30,841)	43,837
Business System Reserve	243,276	1,100	(188,279)	56,097	243,276	2,367	(418,279)	(172,636)	243,141	66,100	(244,240)	65,001
All Abilities Play Space	413,452	8,269	0	421,721	413,452	17,774	0	431,226	413,558	8,269	0	421,827
Major Projects	589,682	11,794	(395,000)	206,476	589,682	25,352	(615,000)	34	589,449	730,052	(615,000)	704,501
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	0	110,500	0	110,500
PRCC Reserve	143,746	85,645	(148,071)	81,320	143,746	88,957	(157,199)	75,504	0	143,746	0	143,746
Reserve Total	8,410,354	1,239,743	(3,771,605)	5,878,492	8,410,354	1,555,335	(4,185,300)	5,780,389	8,263,144	2,852,234	(2,327,792)	8,787,586.38



City of Nedlands Borrowings

For the Period 1-Jul-2022 to 30-Jun-2023

Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Adopted Budget			Actuals YTD			
					Repayment	Closing Balance	Interest	Repayment	Closing Balance	Interest	
Road Infrastructure	179	WATC	6.04%	285,748	(138,593)	147,155	(14,159)	285,749	(138,593)	147,156	(14,159)
Building Infrastructure	183	WATC	2.80%	537,226	(178,521)	358,705	(13,130)	537,226	(174,138)	363,088	(13,130)
Building Infrastructure	184	WATC	3.12%	519,065	(110,879)	408,186	(14,537)	519,065	(142,589)	376,476	(14,538)
Building Infrastructure	185	WATC	3.12%	245,662	(67,484)	178,178	(6,880)	245,662	(67,484)	178,178	(6,880)
Dalkeith Bowling Club	186	WATC	3.07%	50,272	(14,940)	35,332	(1,372)	50,272	(7,413)	42,859	(1,373)
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	(512,598)	0	(6,781)	512,598	(512,598)	0	(6,781)
Underground Power - West Hollywood	188	WATC	3.07%	446,816	(68,955)	377,861	(13,717)	446,816	(68,955)	377,860	(13,717)
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	(10,071)	55,190	(2,003)	65,260	(10,071)	55,189	(2,003)
Underground Power - Alderbury	190	WATC	3.07%	46,346	(7,153)	39,193	(1,423)	46,347	(7,153)	39,195	(1,423)
				2,708,994	(1,109,194)	1,599,800	(74,002)	2,708,993	(1,128,993)	1,580,000	(74,004)



City of Nedlands Capital Works Program

For the Period 1-Jul-2022 to 30-Jun-2023

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	160,298	169,426	0
Total	160,298	169,426	0
Health Buildings			
Nedlands Child health Centre(reroof)	137,280	205,874	76,802
Total	137,280	205,874	76,802
Recreation			
Allen Park Cottage Stage 2 Building upgr	75,465	86,844	0
Swanbourne Surf Life Saving Ext SNSLSC b	2,542,969	2,682,967	2,414,365
Total	2,618,434	2,769,811	2,414,365
Sports Facilities			
Adam Armstrong Pavillion Buildin Solar P	0	0	(5,000)
Total	0	0	(5,000)
Other Buildings			
City wide air-conditioning program	36,058	9,582	11,575
City wide flooring program	47,933	49,160	21,938
City wide painting program	42,385	42,979	28,693
Nedlands Library - External Upgrades	50,313	33,422	22,490
Total	176,689	135,143	84,696
Environmental Renewal			
Perth Flying Squadron Foreshore Rehab	0	105,956	91,340
Total	0	105,956	91,340
Park Development Renewal			
Public Arts Work	40,000	40,000	30,841
Lawler Park	39,974	0	1,075
Hamilton Park - UG irrigation system	0	18,356	16,840
Hamilton Park - Renew Garden Beds	0	55,296	48,387
Greenway - Foreshore Reserve 28307	27,403	32,270	0
Groundwater Bore Renewal	121,130	142,641	27,337
Urban Forest Strategy	173,220	176,640	0
College Park- Renew Central Capable Cab	7,607	8,958	0
Total	409,334	474,161	124,480
Drainage Construction			
Soakwell Install - 1 Birdwood Parade	29,851	29,000	30,042
Soakwell Install - 28 Watkins Road	29,851	29,000	41,521
Soakwell Install - 71 Philip Road	14,215	13,809	1,802

Soakwell Install - 33 Beatrice Road	38,380	37,285	28,141
Soakwell Install - 65 Hobbs Avenue	22,743	22,095	11,348
Soakwell Install 80-82 Monash Avenue	76,760	74,570	70,590
Total	211,800	205,759	183,443

Drainage Renewel

Drainage Implementation	190,245	219,437	51,395
Drainage Renewal	59,229	57,539	45,429
Flood Mitigation Design	236,914	230,155	0
Civil Works - 27 Loftus Street	7,108	6,905	83
Civil Works - 66 Archdeacon Street	7,108	6,905	10,502
Civil Works - 69 Bruce Street	14,214	13,809	83
Total	514,818	534,750	107,492

Road Improvements

Investigation and Design	296,143	287,695	103,298
Total	296,143	287,695	103,298

Road Rehabilitation

Foreshore Workshop	0	0	2,580
Brockway Rd - Lemnos to Underwood	0	31,115	27,038
Alfred Rd-Rochdale Rd intersection	357,740	299,202	246,688
Waratah - Road Resurfacing Project	1,048,732	1,141,144	1,553,479
Waratah Footpath Renewal Project	499,815	575,176	0
Portland St - Stirling Hwy to Karella St	520,194	577,806	529,792
Montgomery Avenue	92,000	119,594	103,924
Smyth Road Rehabilitation	2,298,067	2,232,511	2,049,634
Rochdale Road Rehabilitation	1,081,537	1,050,684	83,860
Aberdare Road (1) - Subiaco boundary	56,183	56,183	19,972
Carrington Street Parking Contrib	17,000	17,000	0
Total	5,971,268	6,100,415	4,616,968

Road Renewal

Aberdare Road (2) - Subiaco boundary	29,183	29,183	19,972
Total	29,183	29,183	19,972

Footpath Construction

Whadjuck Trail Footpath	0	140,000	0
Total	0	140,000	0

Footpath Rehabilitation

Broome Street	19,592	0	0
Birdwood P path(bushland to Tawarri)	62,252	61,618	53,545
Total	81,844	61,618	53,545

Parks Plant

1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Massey Ferguson 5609 4WD Turf Tractor	87,500	106,160	77,160
Total	237,500	256,160	77,160

Waste Plant

FOGO Implementation	255,000	220,000	0
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	Total	255,000	220,000	0
Other Plant & Equipment				
Fleet Item 134		0	39,306	7,203
1GJZ462:Subaru Forester Wagon-L		39,000	39,000	0
1BK0449:Toyota Hi Ace Commuter Bus		70,000	0	0
Fleet Item 135		0	0	2,748
	Total	109,000	78,306	9,950
IT capital				
OneCouncil Solution		1,528,919	1,595,919	735,318
Azure Migration		25,000	20,000	0
CCTV Management System		15,000	0	0
CAD Station Upgrade		5,000	0	0
Conference Room Interactive Screens		75,000	0	0
iPads for Councillors		12,000	0	0
Libraries, NCC & PRCC hardware		15,000	0	0
NTI XL2 Sound Level Meter and Net Box		1,279	1,279	0
Councilor Chambers Upgrade		15,000	75,000	0
The Client Alternative		15,000	15,000	6,727
WiFi Upgrade		10,000	10,000	4,772
Other IT Capital		0	0	1,161
Civica Authority Upgrade from 6 to 7		100,000	100,000	0
Setup AutoImage - online infringements		10,000	0	0
LMS Software		20,000	0	0
Communications Infrastructure Improvement		0	20,000	0
	Total	1,847,198	1,837,198	747,978
Capital Work Program Total				
		13,055,789	13,611,455	8,706,488

19.2 CPS35.08.23 – Monthly Financial Report – July 2023

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	<ol style="list-style-type: none"> 1. Statement of Financial Activity – 31 July 2023 2. Statement of Net Current Assets – 31 July 2023 3. Statement of Comprehensive Income – 31 July 2023 4. Statement of Financial Position – 31 July 2023 5. Reserve Movements – 31 July 2023 6. Borrowings – 31 July 2023 7. Capital Works Program – 31 July 2023

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah

Seconded – Councillor Amiry

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council receive the Monthly Financial Report for 31 July 2023.

Purpose

Administration is required to provide Council with a monthly financial report in accordance with regulation 34(1) of the *Local Government (Financial Management) Regulations 1996*. The monthly financial variance from the budget of each business unit is reviewed with the respective manager and the Executive to identify the need for any remedial action. Material variances are highlighted to Council in the attached Monthly Financial Report.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of July 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2023 as the Financial Statements for 2022/23 are still being finalised and as a result will be subject to change. The municipal closing surplus as at 31 July 2023 is \$156,064 which is a \$475,582 favourable variance, compared to a budgeted deficit for the same period of \$319,518.

The operating revenue at the end of July 2023 was \$682,030 which represents a \$184,750 unfavourable variance compared to the year-to-date budget of \$866,780, primarily due to lower fees and charges.

The operating expense at the end of July 2023 was \$2,590,560, which represents a \$749,288 favourable variance compared to the year-to-date budget of \$3,339,848, primarily in materials and contracts.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions

Favourable variance of \$40,251 compared to budget

Fees and charges

Fees and Charges revenue at the end of July 23 was \$526,421 which represents a \$160,718 unfavourable variance compared to the year to date budget.

Service charges

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Interest earnings

Unfavourable variance of \$20,975 primarily due to budget timing.

Other revenue

Unfavourable variance of \$43,308 primarily due to budget timing.

Employee costs

Unfavourable variance of \$283,160 primarily due to budget timing

Materials and contracts

Favourable variance of \$932,144 primarily due to budget timing.

Utility charges

Favourable variance of \$66,635 primarily due to timing of water and electricity bills.

Depreciation and amortisation

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

Insurance expenses

No variance analysis required as variance to budget is less than \$20,000

Interest expenses

No variance analysis required as variance to budget is less than \$20,000

Other expenditure

No variance analysis required as variance to budget is less than \$20,000

Loss on disposal of assets

No variance analysis required as variance to budget is less than \$20,000

Investing Activities

Non-operating grants, subsidies, and contributions

No variance analysis required as variance to budget is less than \$50,000.

Proceeds from disposal of assets

No variance analysis required as variance to budget is less than \$50,000.

Purchase of property, plant, and equipment

No variance analysis required as variance to budget is less than \$20,000.

Purchase and construction of infrastructure

No variance analysis required as variance to budget is less than \$50,000.

Payments for intangible assets

No variance analysis required as variance to budget is less than \$50,000.

Financing Activities

Repayment of borrowings

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Recoup from self-supporting loans

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Payment for principal portion of lease liability

No variance analysis required as variance to budget is less than \$20,000.

Transfer to reserves

No variance analysis required as variance to budget is less than \$20,000 and 10%

Transfer from reserves

No variance analysis required as variance to budget is less than \$20,000 and 10%.

Rates

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

Outstanding rates debtors are \$245,023 as at 31 July 2023 compared to \$416,630 as at 31 July 2022. Breakdown as follows:

Receivable	31-Jul-23 (\$)	31-Jul-22 (\$)	Variance (\$)
Rates & UGP	174,213	312,699	-138,486
Rubbish & Pool	32,665	29,250	3,415
Pensioner Rebates	9,989	-7,724	17,713
ESL	28,156	82,405	-54,249
Total	245,023	416,630	- 171,607

Employee Data

Description	Number
Full time / Part time / Casual - Total Headcount	189.00
Budgeted FTE as of 1 July 2023	170.20
Projected FTE as of 30 June 2024	164.36
Occupied positions (FTE)	152.78
Casual positions (FTE)	9.35
Contract employees - temporary/agency (FTE)	9.00

The figures reported are as at the end of the calendar month of July 2023.

Consultation

N/A

Strategic Implications

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

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

Values

Great Governance and Civic Leadership

We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

The 2023/24 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a zero-based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

- a. Operating items – Greater than 10% and a value greater than \$20,000
- b. Capital items – Greater than 10% and a value greater than \$50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

[Local Government Act 1995](#), [Local Government \(Financial Management\) Regulations 1996](#), and [Australian Accounting Standards](#).

Decision Implications

Nil.

Conclusion

The municipal surplus as at 31 July 2023 is \$156,064 which is favourable, compared to a budgeted deficit for the same period of \$373,445.

The operating revenue at the end of July 2023 was \$682,030 which represents a \$184,750 or 21% unfavourable variance compared to the year-to-date budget of \$866,780, primarily in fees and charges.

The operating expense at the end of July 2023 was \$2,590,560, which represents a \$749,288 or 22% favourable variance compared to the year-to-date budget of \$3,339,847, primarily in materials and contracts.

Further Information

Nil.



City of Nedlands Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2023 to 31-Jul-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	1,636,540	1,636,540	1,636,540	1,636,540	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	728,830	60,736	100,987	40,251	66.27%
Fees and charges	8,245,665	8,245,665	687,139	526,421	(160,718)	-23.39%
Service charges	0	0	0	0	0	No Budget
Interest earnings	910,824	910,824	75,902	54,927	(20,975)	-27.63%
Other revenue	516,045	516,045	43,004	(305)	(43,308)	-100.71%
Profit on disposal of assets	73,761	73,761	0	0	0	No Budget
	10,475,125	10,475,125	866,780	682,030	(184,750)	-21.31%
Expenses						
Employee costs	(17,476,533)	(17,476,533)	(1,456,378)	(1,739,538)	(283,160)	19.44%
Materials and contracts	(13,890,787)	(13,890,787)	(1,157,566)	(225,421)	932,144	-80.53%
Utility charges	(939,500)	(939,500)	(78,292)	(11,657)	66,635	-85.11%
Depreciation and amortisation	(6,537,872)	(6,537,872)	(544,823)	(528,906)	15,917	-2.92%
Insurance expenses	(536,291)	(536,291)	(44,691)	(38,047)	6,644	-14.87%
Interest expenses	(64,060)	(64,060)	(5,338)	(4,422)	917	-17.17%
Other expenditure	(633,138)	(633,138)	(52,762)	(42,569)	10,192	-19.32%
Loss on disposal of assets	0	0	0	0	0	No Budget
	(40,078,181)	(40,078,181)	(3,339,847)	(2,590,560)	749,290	-22.43%
Non-cash amounts excluded from operating activities	6,464,111	6,464,111	538,676	528,905	(9,771)	-1.81%
Amount attributable to operating activities	(21,502,405)	(21,502,405)	(297,851)	256,915	554,768	-186.26%
Investing Activities						
Non-operating grants, subsidies, and contributions	1,592,567	1,592,567	0	0	0	No Budget
Proceeds from disposal of assets	351,300	351,300	0	15,455	15,455	No Budget
Purchase of property, plant, and equipment	(1,838,669)	(1,838,669)	0	(18,973)	(18,973)	No Budget
Purchase and construction of infrastructure	(6,239,510)	(6,239,510)	0	0	0	No Budget
Purchase of right of use assets	(615,000)	(615,000)	0	0	0	No Budget
Purchase of intangible assets	(1,433,632)	(1,433,632)	0	(43,481)	(43,481)	No Budget
Amount attributable to investing activities	(8,182,944)	(8,182,944)	0	(46,999)	(46,999)	No Budget
Financing Activities						
Repayment of borrowings	(647,117)	(647,117)	(53,926)	(53,546)	380	-0.70%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	0	0	0	0	No Budget
Recoup from self supporting loans	15,404	15,404	0	0	0	No Budget
Payments for principal portion of lease liability	(259,109)	(259,109)	(19,592)	(306)	19,286	-98.44%
Transfers to reserves	(1,354,743)	(1,354,743)	0	0	0	No Budget
Transfers from reserves	3,030,287	3,030,287	0	0	0	No Budget
Amount attributable to financing activities	784,722	784,722	(73,519)	(53,852)	19,668	-26.75%
Surplus/(deficit) before imposition of general rates	(28,900,627)	(28,900,627)	(371,370)	156,064	527,433	-142.02%
Total amount raised by general rates	26,891,228	26,891,228	0	0	0	No Budget
Surplus/(deficit) after imposition of general rates	(2,009,399)	(2,009,399)	(371,370)	156,064	527,433	-142.02%



City of Nedlands

Net Current Assets

	Balance As At 1-Jul-23	Balance As At 31-Jul-23
Current Assets		
Cash and cash equivalents	15,614,802	12,897,857
Other Financial Assets	(147)	(147)
Trade and other receivables	2,053,452	1,693,431
Inventories	56,650	71,113
Total Current Assets	<u>17,724,757</u>	<u>14,662,254</u>
Current Liabilities		
Trade and other payables	(4,903,610)	(3,441,417)
Lease Liabilities	(8,468)	(8,162)
Borrowings	0	53,546
Provisions	(2,412,578)	(2,237,021)
Other liabilities	15,406	(454,259)
Total Current Liabilities	<u>(7,309,250)</u>	<u>(6,087,313)</u>
Adjustments to NCA		
Less: Reserves	(8,787,586)	(8,373,644)
Less: Restricted Cash	4	4
Less: Self Supporting Loans	147	147
Add: Borrowings	0	(53,546)
Add: Leases	8,468	8,162
Total Adjustments	<u>(8,778,967)</u>	<u>(8,418,877)</u>
Net Current Assets	<u>1,636,540</u>	<u>156,064</u>



City of Nedlands Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2023 to 31-Jul-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance (\$) YTD	Variance (%) YTD
Revenue						
Rates	26,891,228	26,891,228	0	0	0	No Budget
Operating grants, subsidies and contributions	728,830	728,830	60,736	100,987	40,251	66%
Fees and charges	8,245,665	8,245,665	687,139	526,421	(160,718)	-23%
Interest earnings	910,824	910,824	75,902	54,927	(20,975)	-28%
Other revenue	516,045	516,045	43,004	(305)	(43,308)	-101%
	<u>37,292,592</u>	<u>37,292,592</u>	<u>866,780</u>	<u>682,030</u>	<u>(184,750)</u>	<u>-21%</u>
Expenses						
Employee costs	(17,476,533)	(17,476,533)	(1,456,378)	(1,739,538)	(283,160)	19%
Materials and contracts	(13,890,787)	(13,890,787)	(1,157,566)	(225,421)	932,144	-81%
Utility charges	(939,500)	(939,500)	(78,292)	(11,657)	66,635	-85%
Depreciation and amortisation	(6,537,872)	(6,537,872)	(544,823)	(528,906)	15,917	-3%
Insurance expenses	(536,291)	(536,291)	(44,691)	(38,047)	6,644	-15%
Other expenditure	(633,138)	(633,138)	(52,762)	(42,569)	10,192	-19%
Interest expenses	(64,060)	(64,060)	(5,338)	(4,422)	917	-17%
Overhead costing	0	0	0	0	0	No Budget
Activity Based Costings	0	0	0	0	0	No Budget
	<u>(40,078,181)</u>	<u>(40,078,181)</u>	<u>(3,339,848)</u>	<u>(2,590,560)</u>	<u>749,290</u>	<u>-22%</u>
Net Operating	<u>(2,785,589)</u>	<u>(2,785,589)</u>	<u>(2,473,067)</u>	<u>(1,908,530)</u>	<u>564,541</u>	<u>-23%</u>
Non-operating grants, subsidies and contributions	1,592,667	1,592,667	0	0	0	No Budget
Profit on Disposal of Assets	73,761	73,761	0	0	0	No Budget
	<u>1,666,428</u>	<u>1,666,428</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>No Budget</u>
Net Result for the Period	<u>(1,119,161)</u>	<u>(1,119,161)</u>	<u>(2,473,067)</u>	<u>(1,908,530)</u>	<u>564,540</u>	<u>-23%</u>
Other Comprehensive Income						
Other Comprehensive Income	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	<u>(1,119,161)</u>	<u>(1,119,161)</u>	<u>(2,473,067)</u>	<u>(1,908,530)</u>	<u>564,540</u>	<u>-23%</u>



City of Nedlands

Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 31-Jul-23
Assets		
Current Assets		
Cash and cash equivalents	(15,614,802)	(13,311,799)
Other Financial Assets	147	147
Trade and other receivables	(2,053,452)	(1,693,431)
Inventories	(56,650)	(71,113)
Total Current Asstes	(17,724,757)	(15,076,195)
Non Current Assets		
Trade and other receivables	(1,249,172)	(1,249,172)
Other Financial Assets	(195,875)	(195,875)
Property, plant and equipment	(108,300,978)	(108,168,693)
Infrastructure	(93,449,131)	(93,079,392)
Right of Use Assets	(76,033)	(76,033)
Intangible assets	(1,721,378)	(1,764,859)
Total Non Current Assets	(204,992,567)	(204,534,024)
Total Assets	(222,717,324)	(219,610,219)
Liabilities		
Current Liabilities		
Trade and other payables	4,903,610	3,441,417
Lease Liabilities	8,468	8,162
Borrowings	0	(53,546)
Grant and contract liabilities	216,558	784,686
Provisions	2,412,578	2,237,021
Other liabilities	(41,470)	(58,327)
Clearing accounts	(190,493)	(272,101)
Total Current Liabilities	7,309,251	6,087,313
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	1,572,473	1,572,473
Lease Liabilities	159,945	159,945
Provisions	364,244	364,244
Total Non Current Liabilities	2,175,567	2,175,567
Total Liabilities	9,484,818	8,262,880
Equity		
Retained surplus	88,108,337	86,223,171

Reserves - cash backed	8,787,586	8,787,586
Revaluation surplus	116,336,582	116,336,582
Total Equity	213,232,505	211,347,339



City of Nedlands Reserve Movements

For the Period 1-Jul-2023 to 31-Jul-2023

Reserve	Adopted Budget				Amended Budget				Actuals YTD			
	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	30,801	0	0	30,801	30,801	0	0	30,801	246,511	0	0	246,511
City Development Reserve	378,000	0	0	378,000	378,000	0	0	378,000	1,718,279	0	0	1,718,279
North Street Reserve	142,750	0	0	142,750	142,750	0	0	142,750	139,373	0	0	139,373
Welfare Reserve	745,862	0	0	745,862	745,862	0	0	745,862	726,151	0	0	726,151
Service Reserve	13,340	0	0	13,340	13,340	0	0	13,340	12,846	0	0	12,846
Insurance Reserve	68,262	0	0	68,262	68,262	0	0	68,262	66,766	0	0	66,766
Underground Power Projects	2,597,315	0	0	2,597,315	2,597,315	0	0	2,597,315	2,596,193	0	0	2,596,193
Waste Management Reserve	1,293,643	0	0	1,293,643	1,293,643	0	0	1,293,643	1,091,398	0	0	1,091,398
Building Replacement Reserve	28,157	0	0	28,157	28,157	0	0	28,157	562,570	0	0	562,570
Swanbourne Development Reserve	1,254	0	0	1,254	1,254	0	0	1,254	138,088	0	0	138,088
Public Art Reserve	36,373	0	0	36,373	36,373	0	0	36,373	43,837	0	0	43,837
Business System Reserve	(172,636)	0	0	(172,636)	(172,636)	0	0	(172,636)	65,001	0	0	65,001
All Abilities Play Space	431,226	0	0	431,226	431,226	0	0	431,226	421,827	0	0	421,827
Major Projects	34	0	0	34	34	0	0	34	704,501	0	0	704,501
Lawler Park Infrastructure Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	110,500	0	0	110,500	110,500	0	0	110,500	110,500	0	0	110,500
PRCC Reserve	75,504	0	0	75,504	75,504	0	0	75,504	143,746	0	0	143,746
Reserve Total	5,780,389	0	0	5,780,389	5,780,389	0	0	5,780,389	8,787,586	0	0	8,787,586

City of Nedlands Borrowings



For the Period 1-Jul-2023 to 31-Jul-2023

Loan Description	Loan Number	Institution	Interest Rate	Adopted Budget				Actuals YTD			
				Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	0	285,748	(14,159)	147,156	0	147,156	0
Building Infrastructure	183	WATC	2.80%	537,226	0	537,226	(13,130)	363,088	0	363,088	0
Building Infrastructure	184	WATC	3.12%	519,065	0	519,065	(14,537)	376,476	(53,546)	322,930	2,937
Building Infrastructure	185	WATC	3.12%	245,662	0	245,662	(6,880)	178,178	0	178,178	1,390
Dalkeith Bowling Club	186	WATC	3.07%	50,272	0	50,272	(1,372)	35,332	0	35,332	0
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	0	512,598	(6,781)	0	0	0	0
Underground Power - West Hollywood	188	WATC	3.07%	446,816	0	446,816	(13,717)	377,860	0	377,860	0
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	0	65,261	(2,003)	55,189	0	55,189	0
Underground Power - Alderbury	190	WATC	3.07%	46,346	0	46,346	(1,423)	39,195	0	39,195	0
				2,708,994	0	2,708,994	(74,002)	1,572,473	(53,546)	1,518,927	4,326



City of Nedlands Capital Works Program

For the Period 1-Jul-2023 to 31-Jul-2023

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Education Buildings			
PRCC Cabinetry and storage	50,351	50,351	0
Total	50,351	50,351	0
Recreation			
Allen Park Cottage Stage 2 Building upgr	281,968	281,968	0
Total	281,968	281,968	0
Other Buildings			
City wide air-conditioning program	40,595	40,595	0
City wide flooring program	53,183	53,183	18,973
City wide painting program	58,218	58,218	0
Total	151,996	151,996	18,973
Park Development Renewal			
Allen park - Upgrade floodl 2 game stand	125,877	125,877	0
Groundwater Bore Renewal	118,064	118,064	0
Urban Forest Strategy	188,815	188,815	0
College Park- Renew Central Capable Cab	9,575	9,575	0
Total	442,331	442,331	0
Drainage Renewel			
Flood Mitigation Design	251,754	251,754	0
City wide drainage pipe program	71,062	71,062	0
City wide drainage soakwell program	62,938	62,938	0
Total	385,754	385,754	0
Road Improvements			
Investigation and Design	358,749	358,749	0
Total	358,749	358,749	0
Road Rehabilitation			
Rochdale Road Rehabilitation	1,659,439	1,659,439	0
Total	1,659,439	1,659,439	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0
Other Plant & Equipment			
1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
Total	39,000	39,000	0

19.3 CPS36.08.23 – Monthly Investment Report – July 2023

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 31 July 2023

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah

Seconded – Councillor Amiry

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council receive the Investment Report for the period ended 31 July 2023.

Purpose

In accordance with the Council's Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

Council's Investment of Funds report meets the requirements of Section 6.14 of the *Local Government Act 1995*.

The Investment Policy is structured to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

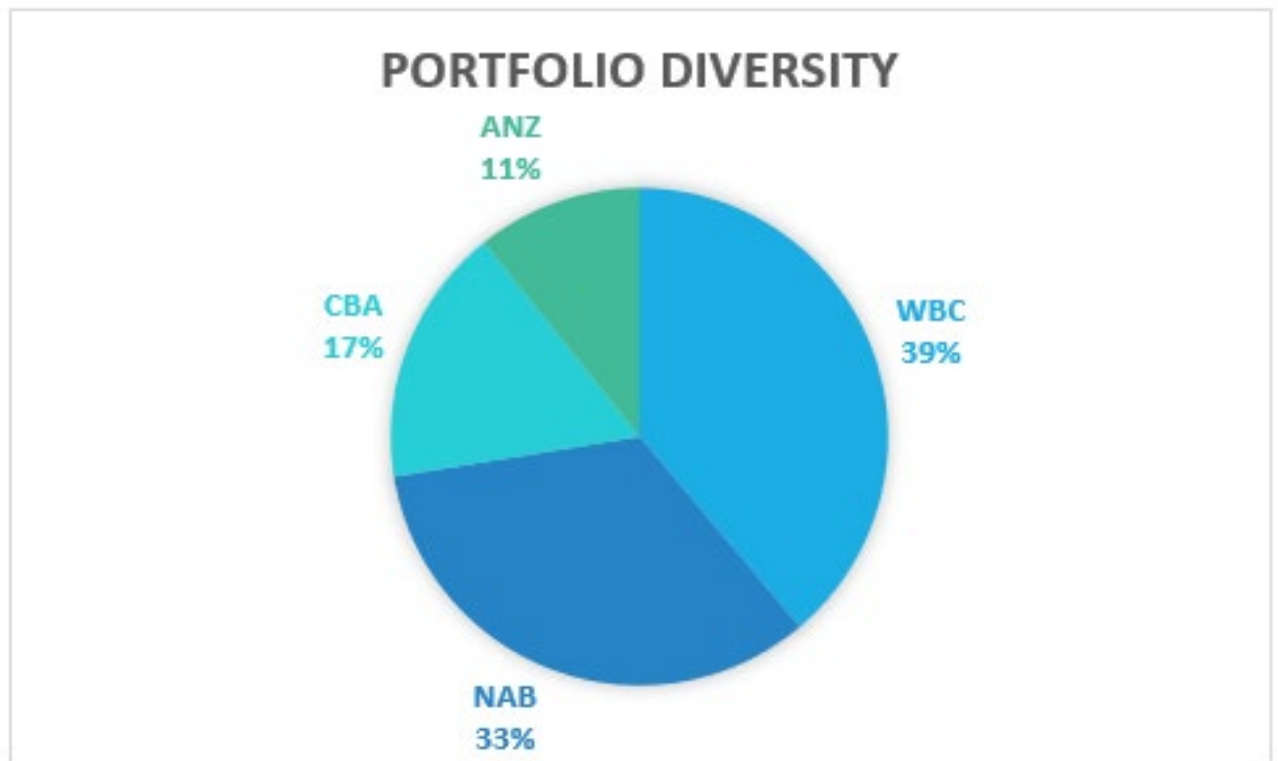
The Investment Summary shows that as at 31 July 2023 and 31 July 2022 the City held the following funds in investments:

Funds	31-Jul-23 (\$)	31-Jul-22 (\$)
Municipal	1,902,786	10,340,260
Reserve	8,741,467	3,839,039
Total Investments	10,644,253	14,179,299

The total interest earned from investments as at 31 July 2023 was \$43,265, comprising of \$3,878 received at maturity and \$39,387 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	\$ 3,563,002	33%
WBC	\$ 4,144,941	39%
ANZ	\$ 1,143,804	11%
CBA	\$ 1,792,506	17%
Total	\$ 10,644,253	100.00%



Consultation

N/A.

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The July 2023 YTD Actual interest income from investments is \$43,265.

Legislative and Policy Implications

[Investment of Council Funds Policy](#)

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil.



City of Nedlands Investments

For the Period 1-Jul-2022 to 31-Jul-2023

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	4.80%	23/05/2023	23/08/2023	3	140,461	1,275
Westpac Banking Corporation	4.80%	23/05/2023	23/08/2023	3	70,918	558
Westpac Banking Corporation	4.80%	23/05/2023	23/08/2023	3	144,480	1,311
Westpac Banking Corporation	4.75%	5/05/2023	4/08/2023	2	605,019	6,929
Westpac Banking Corporation	4.54%	10/07/2023	9/10/2023	2	2,075,957	5,681
Westpac Banking Corporation	1.05%	30/06/2023	31/07/2023	1	1,108,107	0
National Australia Bank	4.63%	16/05/2023	14/08/2023	2	96,136	927
National Australia Bank	4.63%	16/05/2023	14/08/2023	2	697,730	6,726
National Australia Bank	4.63%	16/05/2023	14/08/2023	2	9,322	90
National Australia Bank	4.63%	16/05/2023	14/08/2023	2	408,572	3,939
National Australia Bank	4.56%	15/05/2023	14/08/2023	2	292,051	2,809
National Australia Bank	4.65%	22/05/2023	22/08/2023	3	191,650	1,709
National Australia Bank	4.65%	22/05/2023	22/08/2023	3	1,398,662	16,037
National Australia Bank	4.65%	22/05/2023	22/08/2023	3	256,761	2,290
National Australia Bank	4.65%	22/05/2023	22/08/2023	3	193,526	1,726
National Australia Bank	4.65%	22/05/2023	22/08/2023	3	18,592	166
Commonwealth Bank Australia	4.44%	2/05/2023	2/08/2023	3	35,632	390
Commonwealth Bank Australia	4.86%	18/06/2023	18/09/2023	3	68,462	392
Commonwealth Bank Australia	4.44%	2/05/2023	2/08/2023	3	146,713	1,606
Commonwealth Bank Australia	4.44%	2/05/2023	2/08/2023	3	32,755	359
Commonwealth Bank Australia	4.94%	20/07/2023	19/10/2023	2	332,975	541
Commonwealth Bank Australia	4.44%	27/04/2023	1/08/2023	3	361,404	3,928
Commonwealth Bank Australia	4.86%	18/06/2023	18/09/2023	3	16,321	93
Commonwealth Bank Australia	4.44%	2/05/2023	2/08/2023	3	630,498	6,903
Commonwealth Bank Australia	4.94%	20/07/2023	19/10/2023	2	140,628	228
Commonwealth Bank Australia	4.86%	18/06/2023	18/09/2023	3	27,117	155
Australia & New Zealand Banking Group	3.05%	12/07/2023	11/10/2023	2	119,937	200
Australia & New Zealand Banking Group	3.05%	19/07/2023	18/10/2023	2	82,151	89
Australia & New Zealand Banking Group	3.05%	19/07/2023	18/10/2023	2	147,037	160
Australia & New Zealand Banking Group	3.05%	19/07/2023	18/10/2023	2	794,680	863
Total					10,644,253	68,079

19.4 CPS37.08.23 – List of Accounts Paid – July 2023

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. Creditor Payment Listing – July 2023; and 2. Credit Card and Purchasing Card Payments – July 2023

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

Council receives the List of Accounts Paid for the month of July 2023.

Purpose

The purpose of this report is to present list of accounts paid for the month of July 2023.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the Local Government (Financial Management) Regulations 1996 requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment;
3. the date of the payment; and

4. sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

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

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Priority Area

Nil.

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the [Local Government \(Financial Management\) Regulations 1996](#) administration is required to present the List of Accounts Paid for the month of September 2022 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of July 2023 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.



City of Nedlands - List of Accounts Paid

For the Period 01-Jul-2023 to 31-Jul-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					2,427,763.70
104080	7/07/2023	10255	Cr B G Hodsdon		1,988.42
JULY 2023	Meeting Fees			1,984.25	
JULY 2023	Travel and accommodation			4.17	
104081	7/07/2023	10379	Cr V R Senathirajah		1,988.42
JULY 2023	Meeting Fees			1,984.25	
JULY 2023	Travel and accommodation			4.17	
104082	7/07/2023	10455	Deputy Mayor L McManus		3,341.30
JULY 2023	Deputy Mayor Allowance			1,352.88	
JULY 2023	Travel and accommodation			4.17	
JULY 2023	Meeting Allowance			1,984.25	
104083	7/07/2023	10516	Cr K A Smyth		1,988.42
JULY 2023	Meeting Fees			1,984.25	
JULY 2023	Travel and accommodation			4.17	
104084	7/07/2023	10742	Cr A W Mangano		1,988.42
JULY 2023	Travel and accommodation			4.17	
JULY 2023	Meeting Fees			1,984.25	
104085	7/07/2023	11016	Cr R A Coghlan		1,888.42
JULY 2023	Meeting Fees			1,884.25	
JULY 2023	Travel and accommodation			4.17	
104086	7/07/2023	11021	Cr F Bennett		1,988.42
JULY 2023	Meeting Fees			1,984.25	
JULY 2023	Travel and accommodation			4.17	
104087	7/07/2023	11184	Cr N R Youngman		1,988.42
JULY 2023	Meeting Fees			1,984.25	
JULY 2023	Travel and accommodation			4.17	
104088	7/07/2023	11270	Mayor F E Argyle		8,076.34

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
JULY 2023	Mayor Allowance			5,411.50
JULY 2023	Travel and accommodation			4.17
JULY 2023	Meeting Allowance			2,660.67
104089	7/07/2023	11352	Cr Olinka Combes	1,988.42
JULY 2023	Meeting Fees			1,984.25
JULY 2023	Travel and accommodation			4.17
104090	7/07/2023	11369	Cr Blane Brackenridge	1,988.42
JULY 2023	Meeting Fees			1,984.25
JULY 2023	Travel and accommodation			4.17
104091	7/07/2023	11370	Cr H Amiry	1,988.42
JULY 2023	Meeting Fees			1,984.25
JULY 2023	Travel and accommodation			4.17
104092	7/07/2023	11569	Gresley Abas	6,380.00
2231-07	Superintendency services - Surf Club			6,380.00
104093	7/07/2023	11625	Lawfirst Pty. Ltd. t/as Bennett & Co	8,360.00
042649	Legal Representation			8,360.00
104094	7/07/2023	11639	Telstra Limited	20.00
3043361421 - JUNE	Bill ID - T311			20.00
104095	7/07/2023	11674	Australia Wide Investigations Pty Ltd	2,574.00
55351	Code of Conduct Investigations			2,574.00
104096	7/07/2023	11710	Gather Consultancy	1,100.00
2006	Consultant Assistance - DAIP			1,100.00
104097	7/07/2023	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	44.00
FORTNIGHT 18/06/2023	LGRCEU Union			44.00
104099	12/07/2023	10001	Australian Taxation Office	146,488.00
FORTNIGHT 02/07/2023	Withholding Tax (PAYG)			128,290.00
FORTNIGHT 02/07/2023	Extra Tax			970.00
FORTNIGHT 02/07/2023	HELP			1,984.00
FORTNIGHT 02/07/2023	TSL			3,924.00
FORTNIGHT 02/07/2023	Withholding Tax (PAYG)			11,320.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/07/2023			SGC Employer Contribution	355.17
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,192.39
FORTNIGHT 02/07/2023			SGC Employer Contribution	2,708.51
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,682.36
FORTNIGHT 02/07/2023			SGC Employer Contribution	3,120.11
FORTNIGHT 02/07/2023			SGC Employer Contribution	3,111.91
FORTNIGHT 02/07/2023			SGC Employer Contribution	460.28
FORTNIGHT 02/07/2023			SGC Employer Contribution	2,421.72
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,022.35
FORTNIGHT 02/07/2023			SGC Employer Contribution	862.20
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,037.38
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,617.40
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,548.01
FORTNIGHT 02/07/2023			SGC Employer Contribution	4,930.09
FORTNIGHT 02/07/2023			SGC Employer Contribution	1,262.14
FORTNIGHT 02/07/2023			SGC Employer Contribution	2,587.55
FORTNIGHT 02/07/2023			SGC Employer Contribution	440.59
FORTNIGHT 02/07/2023			SGC Employer Contribution	800.71
FORTNIGHT 02/07/2023			SGC Employer Contribution	909.40
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	71.94
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	89.38
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	263.45
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	150.24
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	120.28
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	76.92
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	377.57
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	90.89
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	109.14
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	41.76
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	56.71
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	66.80
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	359.89
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	135.02
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	67.57
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	57.95
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	176.77
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	178.91
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	515.59
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	229.90
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	47.08

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	170.77
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	70.16
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	358.20
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	127.50
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	86.73
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	66.97
FORTNIGHT 02/07/2023			SGC Employer Contribution	147.90
FORTNIGHT 02/07/2023			SGC Employer Contribution	577.19
FORTNIGHT 02/07/2023			SGC Employer Contribution	98.00
FORTNIGHT 02/07/2023			Employer Contribution (Additional)	45.81
104105	12/07/2023	10007	Beclarwise	
FORTNIGHT 02/07/2023			Novated Lease Becarwise - Pre Tax	763.05
FORTNIGHT 02/07/2023			Novated Lease Becarwise- Post Tax	876.12
104106	12/07/2023	10129	Landgate - GRV	
385141			GRV Revaluation year Invoice	153,249.55
104107	12/07/2023	10302	Wilson Security	
W00307283			Nedlands evening patrol	386.30
W00307282			MTC Library evening patrol 6 months	237.07
104108	12/07/2023	10304	Synergy	
801870080			Synergy Invoice 3000201882	4,177.35
968214430			Synergy Invoice 2021872993	200.17
856995430			Synergy Invoice 2029868264	1,780.76
034081140			Synergy Invoice 2001907442	341.68
104109	12/07/2023	10331	Friends of Hollywood Reserve	
27062023			Administrative Assistance Grant	226.40
104110	12/07/2023	10447	Mrs N M Ceric	
11072023			Mobile Reimbursement March - June 23	120.00
104111	12/07/2023	10506	Dept of Planning, Lands and Heritage - DAP Application Fee	
11072023			DAP Fees for Lot 337	10,833.00
104112	12/07/2023	10547	Subaru Osborne Park	
F15833			Fleet 1365 Changeover	29,342.65
104113	12/07/2023	10640	Moore Australia WA Pty Ltd (Old Name:	
				990.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
430879			Risk Management Implementation	990.00
104114	12/07/2023	10817	Mowmentum	180.00
190			8 Fortnightly Mowing Services	180.00
104115	12/07/2023	11326	NOMA* Pty Ltd	9,703.10
2023-61			LPP design testing	2,640.00
2023-60			Design Review Panel Member Fees	7,063.10
104116	12/07/2023	11377	Malcolm Clingham	288.00
12072023			Vol. Vehicle Reimbursement	288.00
104117	12/07/2023	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	22.00
FORTNIGHT 02/07/2023			LGRCEU Union	22.00
104118	12/07/2023	11738	Australian Book Review INC	120.00
18885			ABR subscription 2023-2024	120.00
104120	18/07/2023	10001	Australian Taxation Office	135,748.00
FORTNIGHT 16/07/2023			Withholding Tax (PAYG)	128,884.00
FORTNIGHT 16/07/2023			Extra Tax	970.00
FORTNIGHT 16/07/2023			HELP	2,114.00
FORTNIGHT 16/07/2023			TSL	3,780.00
104121	18/07/2023	10002	Child Support Registrar	755.86
FORTNIGHT 16/07/2023			Child Support Agency	755.86
104122	18/07/2023	10003	Australian Services Union	228.50
FORTNIGHT 16/07/2023			Australian Services Union	228.50
104123	18/07/2023	10004	City of Nedlands - Social Club	432.00
FORTNIGHT 16/07/2023			Social Club	432.00
104124	18/07/2023	10005	Easi	6,720.46
FORTNIGHT 16/07/2023			Novated Lease Easifleet - Pre Tax	3,678.97
FORTNIGHT 16/07/2023			Novated Lease Easifleet- Post Tax	3,041.49
104125	18/07/2023	10006	Westpac Banking Corporation	78,986.40
FORTNIGHT 16/07/2023			Employee Additional Contrib Pre Tax (\$)	2,870.00
FORTNIGHT 16/07/2023			Employee Additional Contrib Pre Tax (%)	10,325.04

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/07/2023			Employee Additional Contrib Post Tax (%)	225.87
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,503.31
FORTNIGHT 16/07/2023			SGC Employer Contribution	491.62
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,838.26
FORTNIGHT 16/07/2023			SGC Employer Contribution	826.32
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,273.74
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,952.82
FORTNIGHT 16/07/2023			SGC Employer Contribution	423.08
FORTNIGHT 16/07/2023			SGC Employer Contribution	595.88
FORTNIGHT 16/07/2023			SGC Employer Contribution	4,381.40
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,046.07
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,764.06
FORTNIGHT 16/07/2023			SGC Employer Contribution	600.28
FORTNIGHT 16/07/2023			SGC Employer Contribution	565.77
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,197.05
FORTNIGHT 16/07/2023			SGC Employer Contribution	3,092.13
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,630.56
FORTNIGHT 16/07/2023			SGC Employer Contribution	812.50
FORTNIGHT 16/07/2023			SGC Employer Contribution	177.73
FORTNIGHT 16/07/2023			SGC Employer Contribution	932.17
FORTNIGHT 16/07/2023			SGC Employer Contribution	371.64
FORTNIGHT 16/07/2023			SGC Employer Contribution	355.17
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,192.39
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,542.24
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,682.36
FORTNIGHT 16/07/2023			SGC Employer Contribution	3,274.93
FORTNIGHT 16/07/2023			SGC Employer Contribution	3,251.55
FORTNIGHT 16/07/2023			SGC Employer Contribution	460.28
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,938.08
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,148.04
FORTNIGHT 16/07/2023			SGC Employer Contribution	926.15
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,198.45
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,617.40
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,564.94
FORTNIGHT 16/07/2023			SGC Employer Contribution	4,900.39
FORTNIGHT 16/07/2023			SGC Employer Contribution	1,445.99
FORTNIGHT 16/07/2023			SGC Employer Contribution	2,404.87
FORTNIGHT 16/07/2023			SGC Employer Contribution	440.59
FORTNIGHT 16/07/2023			SGC Employer Contribution	800.71
FORTNIGHT 16/07/2023			SGC Employer Contribution	909.40

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	71.94
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	89.38
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	255.76
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	150.24
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	152.36
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	76.92
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	377.57
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	90.89
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	109.14
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	41.76
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	56.71
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	336.59
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	120.83
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	67.57
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	57.95
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	176.77
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	178.91
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	540.98
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	155.49
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	47.08
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	170.77
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	70.16
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	358.20
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	127.50
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	86.73
FORTNIGHT 16/07/2023			Employer Contribution (Additional)	66.97
104126	18/07/2023	10007	Becarwise	
FORTNIGHT 16/07/2023			Novated Lease Becarwise - Pre Tax	763.05
FORTNIGHT 16/07/2023			Novated Lease Becarwise- Post Tax	876.12
104127	18/07/2023	10015	Apace Aid Inc	
13670			Plant Stock Swanbourne Estate 2023	1,837.00
13671			Plant Stock Swanbourne Estate 2023	3,069.00
104128	18/07/2023	10052	Tillys Home Helpers	
15786			Gardening to CHSP clients	1,595.00
104129	18/07/2023	10076	Kleenit Pty Ltd	
161490			Graffiti removal at 3 parks	264.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104130 632788	18/07/2023 Verge Bond	10154	Webb & Brown Neaves	1,700.00
104131 9016775055 9001453424	18/07/2023 Bill ID - 0071 Bill ID - 0110	10183	Water Corporation	461.72
104132 51710696	18/07/2023 Agency Staff Cover	10199	Hays Specialist Recruitment Aust Pty Ltd	2,191.16
104133 00072579 00072577 00072578 00072580 00072582	18/07/2023 Collection Hardwaste Bulk Rubbish 2023 Collection Hardwaste Bulk Rubbish 2023 Collection Hardwaste Bulk Rubbish 2023 Collection Hardwaste Bulk Rubbish 2023 Collection Hardwaste Bulk Rubbish 2023	10273	West Tip Waste Control Pty Ltd	70,569.41
104134 140860	18/07/2023 Equipment Hire for conservation projects	10293	Diamond Hire	70.10
104135 W00307217	18/07/2023 Jo Wheatley open and close	10302	Wilson Security	302.50
104136 00020496 00020497	18/07/2023 Mt C Oval Maintenance January - June Mt C Oval Maintenance January - June	10332	Natural Area Consulting Management	22,034.40
104137 7000004055	18/07/2023 Web Dewey 23-24 Renewal	10362	OCLC UK Ltd	413.78
104138 133002B	18/07/2023 Replace dishwasher - Admin staff Kitchen	10404	Perth Dishwashers	1,599.00
104139 45516 INV-45517	18/07/2023 Nedlands magazine renewal 23/24 Mt Claremont magazine renewal 23/24	10461	Isubscribe Pty Ltd	5,386.60
104140	18/07/2023	10467	The Information Management Group Pty Ltd	2,443.18

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
93511395	Archive Record Storage			2,319.98
93511396	On Demand Records Digitisation Services			123.20
104141	18/07/2023	10517	Insight Enterprises Australia Pty Ltd	1,937.27
100408823	Microsoft e5 license 1 user			1,937.27
104142	18/07/2023	10521	Univerus Software Pty Ltd (AssetFinda)	31,402.28
INV-0404	Annual License Fee			31,402.28
104143	18/07/2023	10584	Rubek Automatic Doors	2,161.50
00040181	Admin - Automatic Door Service			2,161.50
104144	18/07/2023	10688	Officeworks Ltd	99.55
607959785	Stationery Order			99.55
104145	18/07/2023	10693	The Fautleroy Family Trust & The Mihevc Family Trust Boyan Electrical Servis	242.38
48310	David Cruickshank Lamp Replacement			242.38
104146	18/07/2023	10735	WINC Australia Pty Ltd (Previous name	902.23
9042773897	Stationery Admin/CouncilChambers FY23/24			224.47
9042788208	Stationery Admin/CouncilChambers FY23/24			499.63
9042817723	Stationery Admin/CouncilChambers FY23/24			178.13
104147	18/07/2023	10772	Ream Clean Property Service	544.50
12/A/J 2023	Illegal dumping - Caladenia Parade			544.50
104148	18/07/2023	10804	Ilsa Smith	1,490.00
191	Chair Pilates (Day Centre) in June 2023			210.00
192	Affinity Club Activities Apr-June 2023			1,280.00
104149	18/07/2023	10878	Cupid Catering	1,056.00
IN00000003135	Catering for June Agenda Forum			528.00
IN00000003134	Catering for June Council Meeting			528.00
104150	18/07/2023	11047	Axiis Contracting Pty Ltd	21,670.19
7670	Remove/reinstate concrete footpath			956.35
7669	Concrete Replacement footpath			4,174.08
7668	Hospital Pram Ramps entrance 5			14,496.39
7667	Concete Footpath			2,043.37

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104151 001812	18/07/2023 Removal of bees in Camellia Ave	11185	Wild Honey Australia	385.00
104152 90725860	18/07/2023 Principal repayment of lease	11268	Kyocera Document Solutions Pty Ltd	4,734.72
104153 28623	18/07/2023 Affinity Club Tai Chill Apr-June 2023	11275	Life Choice Fitness	400.00
104154 889151	18/07/2023 Nedlands Library - Replace Louvre Motor	11291	CMS Engineering Pty Ltd	826.54
104155 18-0583	18/07/2023 RFQ 2022-23.01 FOR PUBLIC OPEN SPACE STR	11293	LK Advisory	2,200.00
104156 373	18/07/2023 Tree Pruning	11307	Liveable Group Pty Ltd T/A Professional	7,982.66
104157 621932	18/07/2023 Verge Bond	11316	Coastview Australia Pty Ltd	1,700.00
104158 FEB - JUNE 2023	18/07/2023 Childcare reimbursements	11352	Cr Olinka Combes	840.00
104159 JNH-20	18/07/2023 PA Affinity Club Ukelele Apr-June 2023	11380	John Heyworth	320.00
104160 821543364	18/07/2023 Deferred pensioner Audit - 30 June 2021	11412	KPMG	3,984.75
104161 00070669	18/07/2023 Premium Prepaid Services	11436	MOQdigital	5,052.50
104162 700141 669564	18/07/2023 Surf Club Construction Construction Bond	11489	Swan Group WA	179,269.86 1,700.00
104163 32639	18/07/2023 Annual Membership LG Pro	11490	Michael Cole	531.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104164 RF90-23	18/07/2023 Affinity Club ZUMBA Gold Apr-Jun 2023	11501	Rumbafit	500.00
104165 11072023	18/07/2023 Fuel Cost Reimbursement	11509	Mrs V Antcliff	100.01
104166 52977 52508	18/07/2023 Combination Tables at Bishop Rd Res JWAAPS Flying Fox repairs	11541	Miracle Recreation Equipment	5,665.00
104167 309681	18/07/2023 Mt Claremont Library newspapers 6 months	11579	Delisha Distributors Pty Ltd	167.80
104168 1185067 1185066	18/07/2023 Legal Advice Thomson Geer Law (TG Law) Legal Advice Thomson Geer Law (TG Law)	11623	Thomson Geer	9,905.50
104169 623874	18/07/2023 Verge Bond	11663	Distinctive Homes WA Pty Ltd.	1,700.00
104170 INV-1831	18/07/2023 Depot Verandah - Anti-slip coating	11672	RJM Belmont Pty Ltd t/as Hawk Concrete Floor Coatings	20,870.46
104171 2099853	18/07/2023 Staff Wages Payment	11718	Robert Walters Pty Ltd	2,857.60
104172 622596	18/07/2023 Verge Bond	11720	Extra Investments (WA) Pty Ltd	1,700.00
104173 T320231	18/07/2023 TAC - Tutor Fees	11724	Dominique Sharp	664.00
104174 FORTNIGHT 16/07/2023	18/07/2023 LGRCEU Union	11734	WESTERN AUSTRALIAN SHIRE COUNCILS	22.00
104175 00004795	18/07/2023 Grout Injection	11736	BMC Grout Injection Specialists Pty Ltd	6,520.00
104176	18/07/2023	11748	BEAUMONDE HOMES	1,700.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
617555	Verge Bond			1,700.00
104181	28/07/2023	10001	Australian Taxation Office	1,776.00
FORTNIGHT 16/07/2023	Withholding Tax (PAYG)			1,636.00
FORTNIGHT 16/07/2023	TSL			140.00
104182	28/07/2023	10006	Westpac Banking Corporation	957.51
FORTNIGHT 16/07/2023	Employee Additional Contrib Pre Tax (%)			265.97
FORTNIGHT 16/07/2023	SGC Employer Contribution			333.84
FORTNIGHT 16/07/2023	SGC Employer Contribution			251.31
FORTNIGHT 16/07/2023	Employer Contribution (Additional)			60.70
FORTNIGHT 16/07/2023	Employer Contribution (Additional)			45.69
104183	28/07/2023	10099	Optus Billing Services Pty Ltd	4,814.17
000369088451	Optus Mobile-Shared Data & Teams Calling			4,814.17
104184	28/07/2023	10185	Western Chainwire	4,147.00
00005930	Drain Safety Gate repairs			4,147.00
104185	28/07/2023	10304	Synergy	52,931.27
2077852027	Power May 4th to June 28th 2023			351.44
3000202613	Power April 5th to June 2nd			4,527.25
2029874223	Power May 10th to July 7th			309.80
2053852454	Power 25th May to 24th June			46,207.35
2029874222	Power May 10th to July 7th			655.40
2029874221	Power May 10th to July 7th			183.18
2097814210	Power May 10th to July 7th			387.05
401930540	Invoice 2029874223			309.80
104186	28/07/2023	10517	Insight Enterprises Australia Pty Ltd	3,494.13
100409773	Azure Plan for Commercial Business			3,494.13
104187	28/07/2023	11069	Realmstudios Pty Ltd	7,700.00
INV-2842	Whadjuk Trail Design and Documentation			7,700.00
104188	28/07/2023	11203	Sage Consulting Engineers Pty Ltd	1,980.00
INV-0531	Preliminary Lighting Concept Plan			1,980.00
104190	27/07/2023	10020	AIM - Australian Institute of Management	982.00
7149162	Microsoft word training			491.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
7149163	Microsoft word training			491.00
104191	27/07/2023	10025	Boc Limited	23.17
4034244658	Oxy Acetylene Bottle lease			23.17
104192	27/07/2023	10034	Chubb Fire & Security Pty Ltd	365.41
3168767	Admin - Fire Panels 2023/24			66.21
3132278	Admin - Fire Panels 2023/24			61.88
3132279	Admin - Fire Panels 2023/24			61.88
3168761	Admin - Fire Panels 2023/24			80.63
3168766	Admin - Fire Panels 2023/24			66.21
3132273	Admin - Fire Panels 2023/24			28.60
104193	27/07/2023	10038	City of Stirling	888.00
3923	Meals to be delivered to NCC in June2023			888.00
104194	27/07/2023	10053	Landgate	1,931.40
1296247	Land Title Searches - FY 23/24			1,931.40
104195	27/07/2023	10089	McLeods Barristers & Solicitors	4,446.20
130425	Legal expenses for a prosecution			466.00
130496	Legal expenses			719.40
130508	Legal expenses			871.75
130511	Matter No: 51108			804.85
130512	Matter No: 51109			779.35
130510	Matter No: 51107			804.85
104196	27/07/2023	10116	St John Ambulance Western Australia Ltd.	484.00
EHSINV000954641	First aid for Flip Shore youth event			484.00
104197	27/07/2023	10151	Civica Pty Ltd	907.50
C/LG032161	Rates on Demand Service Fees			907.50
104198	27/07/2023	10154	Webb & Brown Neaves	1,700.00
620924	Verge Bond			1,700.00
104199	27/07/2023	10199	Hays Specialist Recruitment Aust Pty Ltd	1,021.68
51710697	Temporary Recruitment - Payroll Officer			1,021.68
104200	27/07/2023	10223	Local Government Professionals Australia	990.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
35812	Procurement Course 21 July 2023			495.00
35814	Time Management Courses			495.00
104201	27/07/2023	10261	Donegan Enterprises Pty Ltd	5,588.00
00006839	Melvista Park Hockey Goal Repairs			5,588.00
104202	27/07/2023	10273	West Tip Waste Control Pty Ltd	102,399.13
00072576	Collection Hardwaste bulk rubbish 2023			21,638.10
00072572	Collection Hardwaste bulk rubbish 2023			20,653.62
00072575	Collection Hardwaste bulk rubbish 2023			18,584.82
00072573	Collection Hardwaste bulk rubbish 2023			20,924.31
00072571	Collection Hardwaste bulk rubbish 2023			20,598.28
104203	27/07/2023	10304	Synergy	376.42
2013880308	Power May 4th to June 29th 2023			376.42
104204	27/07/2023	10329	Flexipole Industries Pty Ltd	815.49
00002884	Mt Claremont Oval grassed car park gate			385.00
00002887	Bolt down bollard for Allen Park			300.96
00002889	Masons Gdns bollard/turtle gate repair			129.53
104205	27/07/2023	10402	DU Electrical Pty Ltd	3,261.50
00017505	Install electrics to bore- Harris Park			3,261.50
104206	27/07/2023	10430	South East Regional Centre for Urban	22,221.13
00005290	Shenton maintenance Jan - June			3,623.28
00005288	Pt Resolution winter revegetation			9,052.76
00005287	Shenton fence repairs			4,192.86
00005289	Shenton Autumn PVG Control			5,352.23
104207	27/07/2023	10435	West Coast Spring Water P/L	10.25
2693547	15L cooler water bottle			10.25
104208	27/07/2023	10446	Kool Digital Graphics	495.00
A9269	The Buzz Term 3 Graphic Design			495.00
104209	27/07/2023	10457	Instant Products Hire	184.15
159590	portaloo j23rd			184.15
104210	27/07/2023	10483	Drainflow Services Pty Ltd	2,345.71
00014421	City wide educating			2,345.71

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104211 RA5164782	27/07/2023 Agency staff	10493	Randstad	408.52
104212 25072023	27/07/2023 DAP Fees for Lot 535, 100 & 102	10506	Dept of Planning, Lands and Heritage - DAP Application Fee	28,475.00
104213 AU1378672	27/07/2023 Temporary support Communications	10520	Hudson Global Resources	1,991.09
104214 INV-1375	27/07/2023 Procurement Services - Bulk Rubbish	10532	Core Business Australia Pty Ltd	10,352.32
104215 TID0323M	27/07/2023 TAC - Supply of Life Models for Drawing	10553	Mr I De Souza	1,320.00
104216 34143	27/07/2023 IPWEA Practice Note Guides	10564	IPWEA Limited	1,580.32
104217 00076351 00076215	27/07/2023 Installation of Tennis Court signage Playground Safety Signs for JWAAPS	10608	Corsign WA Pty Ltd	2,387.00
104218 230605A 230610A	27/07/2023 Tube traffic count - Bruce Street Waratah Avenue parking survey	10614	Surveytech Traffic Surveys Pty Ltd	2,530.00
104219 11578	27/07/2023 Replace failed A/C unit	10617	Aus Chill Technical Services Pty Ltd	1,352.78
104220 00015302	27/07/2023 kerbing repairs	10638	All State Kerbing & Concrete	880.00
104221 CISC4593607	27/07/2023 Courier between WSLG - June 2023	10667	CTI Couriers Pty Ltd	569.88
104222 608162123	27/07/2023 Lenovo 23.8" FHD IPS	10688	Officeworks Ltd	332.98
104223	27/07/2023	10724	TechnologyOne	4,730.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
223783			GIS CONSULTANCY	4,730.00
104224	27/07/2023	10733	TPG Telecom	5,121.16
19311010			TPG Telecom - Internet Service	5,121.16
104225	27/07/2023	10769	Southern Cross Protection Pty Ltd	63.64
544906			Weekly cash collection pickup	31.82
536468			Weekly cash collection pickup	31.82
104226	27/07/2023	10861	Dept of Planning, Lands and Heritage - Lease	10,469.43
LD355452			6mnth lease rent - Shorehouse, Swanbourne	10,469.43
104227	27/07/2023	10866	Initial Hygiene - Rentokil Initial Pty	7.29
97708896			Admin - Hygiene 2022/23	2.46
97708897			Admin - Hygiene 2022/23	4.83
104228	27/07/2023	10878	Cupid Catering	528.00
IN00000003146			Catering for Council Agenda Forum	528.00
104229	27/07/2023	10880	Horizon West Landscape & Irrigation Pty	4,515.50
00012079			Perth Flying Squadron YC - Eco -zone	220.00
00012080			General Gardening June 2023	4,295.50
104230	27/07/2023	10902	Subiaco Painting Service	861.00
30062023			Park Name Sign and Seat Painting	861.00
104231	27/07/2023	10958	CMS Electracom	1,331.72
474452			Electrical supplies	1,331.72
104232	27/07/2023	11047	Axiis Contracting Pty Ltd	13,606.14
7665			Remove/reinstate concrete footpath	13,606.14
104233	27/07/2023	11063	Cameron Chisholm & Nicol (WA) Pty Ltd	338.25
10322.P19046.22			Design Review Panel Member Fees	338.25
104234	27/07/2023	11088	OtagoIT Pty Ltd	1,232.00
0000374			Tresillian updating courses 2023-2024	1,232.00
104235	27/07/2023	11160	Office Line	5,691.40
81627			Supply and deliver 6 desk frames	5,691.40

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104236 07	27/07/2023 TAC - Tutor Fees	11167	Debora Gregorio	342.00
104237 019	27/07/2023 TAC - Tutor Fees	11171	Tomomi Yamamoto	400.00
104238 388 385 386 387 371	27/07/2023 Prune from building Prune as per report Prune from building Ficus. Boundary prune Eucalypt removal	11307	Liveable Group Pty Ltd T/A Professional	11,473.11 1,963.50 2,365.00 1,537.25 946.00 4,661.36
104239 10013095 10013054	27/07/2023 Home support to CHSP clients Aug 2022 Domestic assistance to CHSP clients	11498	Carealot Home Health Services Pty Ltd	423.50 308.00 115.50
104240 171003	27/07/2023 Prep of Lease for ADHD	11527	Riverlord Holdings Pty Ltd atf Trinity Trust	1,524.20 1,524.20
104241 10433 10437 10435 10434 10436 10432	27/07/2023 PRCC - Water Unit hire & maintain Mt Claremont Hive - Water Unit hire Monthly rental of D5C freestanding water cooler Tresillian - Water Unit Hire & Maintain John XXIII - Water Unit hire & maintain Mt Claremont Library - Water Unit hire	11567	JMAP Enterprises Pty Ltd t/a Aqua Filter Services	297.00 49.50 49.50 49.50 49.50 49.50 49.50
104242 A01000036610 A01000036611	27/07/2023 Smythe Rd and Aberdare Rd Rehab Design Rochdale Rd Mount Claremont Design	11582	BG&E Pty. Ltd.	4,488.00 253.00 4,235.00
104243 670091	27/07/2023 Construction Bond	11605	Bruanne Pty. Ltd. T/A Modern Home Improvers	1,700.00 1,700.00
104244 749988	27/07/2023 Smyth Road Rehabilitation	11640	Downer EDI Works t/as DM Roads	765,057.51 765,057.51
104245	27/07/2023	11647	Kirsten Hocking	664.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
2302	TAC - Tutor Fees			664.00
104246 535087	27/07/2023 Bond Refund	11663	Distinctive Homes WA Pty Ltd.	1,700.00 1,700.00
104247 015 16	27/07/2023 Life Drawing Model Life Drawing Model	11673	Nola Britton	160.00 80.00 80.00
104248 669714	27/07/2023 Construction Bond	11703	W. Fairweather & Son Pty Ltd	1,700.00 1,700.00
104249 627964	27/07/2023 Verge Bond	11707	Moyse Pty Ltd t/as Malibu Pool and Spas	1,700.00 1,700.00
104250 621113	27/07/2023 Verge Bond	11711	Azure Construction Pty Ltd	1,700.00 1,700.00
104251 633556	27/07/2023 Verge Bond	11715	Tangent Nominees Pty Ltd	1,700.00 1,700.00
104252 419 420	27/07/2023 Valuation Infrastructure Assets Valuation Infrastructure Assets	11739	APV VALUERS AND ASSET MANAGEMENT	43,318.00 15,280.10 28,037.90
104253 603923 637417	27/07/2023 Verge Bond Verge Bond	11740	Brian Burke Homes/Refined Edge KATRINE INVESTMENTS PTY LTD	3,400.00 1,700.00 1,700.00
104254 560885	27/07/2023 Verge Bond	11755	Georgiou Group Pty Ltd	20,000.00 20,000.00
104255 024	27/07/2023 Life Drawing Model	11758	Cynthia Forrest	80.00 80.00
104268 76333 75396 75405 75389	31/07/2023 EHA full memberships x 6 EHA full memberships x 6 EHA full memberships x 6 EHA full memberships x 6	10019	Environmental Health Aust WA Inc	1,885.00 245.00 410.00 410.00 410.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
75356	EHA full memberships x 6			410.00
104269 1012521553	31/07/2023 Postage Charges	10021	Australia Post - 9484754	28.08 28.08
104270 P60785063	31/07/2023 Toll Global Express	10046	Toll Global Express-2085472(IPEC Pty	433.37 433.37
104271 18595	31/07/2023 PRCC monthly laundry	10079	Lightning Laundry	335.50 335.50
104272 9014278979 - JUNE 2023	31/07/2023 Bill ID - 0076	10183	Water Corporation	5.42 5.42
104273 CD-3567361	31/07/2023 Admin - Rheem 10L Lazer Staff Kitchen	10200	Waterlogic Australia	112.79 112.79
104274 369442	31/07/2023 Annual music subscription	10221	One Music Australia (APRA - Australasian	4,122.15 4,122.15
104275 313447070 239411960	31/07/2023 Invoice 2001918547 Invoice 2057866368	10304	Synergy	628.72 67.97 560.75
104276 00005301 00005300 00005299	31/07/2023 Shenton fence repairs Shenton Autumn PVG Control Shenton maintenance Jan - June	10430	South East Regional Centre for Urban	19,750.00 1,000.00 8,350.00 10,400.00
104277 1012533698	31/07/2023 Postage charges	10441	Australia Post - 604909	13.31 13.31
104278 00014492	31/07/2023 City wide educating	10483	Drainflow Services Pty Ltd	2,416.79 2,416.79
104279 100411058	31/07/2023 Cirrus User License	10517	Insight Enterprises Australia Pty Ltd	12,474.00 12,474.00
104280 AU1380663	31/07/2023 Temporary support - Communications	10520	Hudson Global Resources	3,166.35 3,166.35

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104281 INV0125645	31/07/2023 Gardening - Orton Rd - Sept 22 - June 23	10556	Skyline Landscape Services	2,931.23 2,931.23
104282 107	31/07/2023 Internode IDC COLO: Full Rack Next DC	10561	Internode Pty Ltd	2,950.50 2,950.50
104283 607929662	31/07/2023 Stationery Order - June 2023	10688	Officeworks Ltd	257.94 257.94
104284 9042821951 9042837683	31/07/2023 Stationery Admin/CouncilChambers FY23/24 Stationery Admin/CouncilChambers FY23/24	10735	WINC Australia Pty Ltd (Previous name)	45.01 106.99 152.00
104285 SI-2531864	31/07/2023 Samsung ViewFinity S9 49"	10907	PLE Computers Pty Ltd	3,412.32 3,412.32
104286 4590103 4589656	31/07/2023 Agency Backfill - TSP&AO Agency Backfill - TSP&AO	11280	Programmed Skilled Workforce Limited	2,062.54 8,726.20 10,788.74
104287 192651	31/07/2023 Supply and install storage cabinetry	11571	Rynat Industries Australia Pty Ltd	9,625.00 9,625.00
104288 696790	31/07/2023 Infrastructure Bond	11715	Tangent Nominees Pty Ltd	2,000.00 2,000.00
104289 00012970	31/07/2023 Name Badges	11747	The Trustee for Wemyss Family Trust NamePlate Engravers	66.00 66.00
104290 25072023	31/07/2023 Annual Membership LG Pro	11761	Matthew MacPherson	531.00 531.00
Sundry EFT				29,223.97
104098 REFUND2023-21 (3)	7/07/2023 Refund of credit balance	99998	Merly S Lewis	324.59 324.59
104119 10072023	12/07/2023 Fuel for work vehicle	99998	Adam Greentree	50.00 50.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104177 681092	18/07/2023 Infrastructure Bond	99998	Davley Building Pty Ltd T/As GrannyFlats Infra Bond	2,000.00 2,000.00
104178 666587	18/07/2023 Construction Bond	99998	G & R Morabito Construction Bond	1,700.00 1,700.00
104179 656461	18/07/2023 Verge Bond	99998	Harrison Forward Verge Bond	1,700.00 1,700.00
104180 REFUND2021-01	18/07/2023 Refund Rates credit balance	99998	Estate of The Late Jeffery Garton Smith Refund Rates credit balance	132.85 132.85
104189 695549	28/07/2023 Infrastructure Bond	99998	Margaret (Fui Na) Lee Infra Bond,	2,000.00 2,000.00
104256 19072023	27/07/2023 Staff Leaving Reimbursement	99998	Despina Swain Staff Leaving Reimbursement	230.00 230.00
104257 20072023	27/07/2023 Fuel Reimbursement	99998	Andrew D Melville Fuel Reimbursement	157.66 157.66
104258 18072023	27/07/2023 Parking Ticket Reimbursement	99998	Zoe C Schwass Parking Ticket Reimbursement	4.04 4.04
104259 424860	27/07/2023 Verge Bond	99998	A & D Carecos Verge Bond	1,560.00 1,560.00
104260 662094	27/07/2023 Verge Bond	99998	Denby Builders Pty Ltd Verge Bond	1,700.00 1,700.00
104261 527702	27/07/2023 Verge Bond	99998	COASTLINE DEVELOPMENT PTY LTD Verge Bond	1,700.00 1,700.00
104262 620908	27/07/2023 Verge Bond	99998	Gosia Barley Verge Bond	1,700.00 1,700.00
104263 670258	27/07/2023 Refund partial dog registration	99998	Bernadette Nowak Refund partial dog registration	100.00 100.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
104264 17072023	27/07/2023 Relocation Fees	99998	Jana Jegathesan Relocation Fees	5,000.00
104265 660300	27/07/2023 Verge Bond	99998	Jason & Rachel Potalivo Verge Bond	1,700.00
104266 663861	27/07/2023 Verge Bond	99998	Red Lily Renovations P/L Verge Bond	1,700.00
104267 692088	27/07/2023 Verge Bond	99998	Diem Thi Kieu Vo Verge Bond	2,000.00
104291 28072023	31/07/2023 Parking Reimbursement	99998	P. N.B Dias Parking Reimbursement	28.35
104292 691351	31/07/2023 Infrastructure Bond	99998	Sascha Crawford Infrastructure Bond	2,000.00
104293 REFUND2024-02	31/07/2023 Refund of Rates Credit Balance	99998	Geoffrey John Harris Refund of Rates Credit Balance	1,686.48
104294 31072023	31/07/2023 HR Contribution – Farewell	99998	Miss Samantha Edwards HR Contribution – Farewell	50.00
Sundry Cheque				27,119.75
71274 011108339284	26/07/2023 City of Nedlands Registrations B9824	99999	Department of Transport City of Nedlands Registrations B9824	27,119.75
Direct Debit				2,876.86
100266 25776782	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	22.00
100267 25817925	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	22.00
100268 25860362	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	22.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100269 25776758	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	38.95
100270 25712720	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	48.75
100271 25712738	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	48.75
100272 25712951F	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	48.75
100273 25712969	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	242.72
100274 25776774	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	373.93
100275 25709627	3/07/2023 WBC Merchant Fees 20230703	10141	Westpac Banking Corporation	1,377.75
100276 MFEEJUL	3/07/2023 CBA MER FEE JULY 2023	11506	Commonwealth Bank Australia (CBA)	131.35
100277 STRIPE4J	4/07/2023 Stripe refund 4 JUL 2023	99996	Sundry Creditor - Purchase Cards	15.37
100278 227239532	3/07/2023 WBC Activity Fee	10141	Westpac Banking Corporation	450.36
100279 0245807JUL	17/07/2023 BPNT DIR DR FEES - JULY 2023	11506	Commonwealth Bank Australia (CBA)	34.18
Credit Card Refunds				25.00
100074 TRESIREF10	10/07/2023 TRESI Refund 20230710	99996	Sundry Creditor - Purchase Cards	25.00
Cancelled Payments				-5,265.00

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100264 Dept of Justice	5/07/2023	10871	Cancellation of Cancel EFT	-5,265.00
				-5,265.00
Payroll				1,246,284.46
FORTNIGHT 02/07/2023	2/07/2023	109000900010010	City of Nedlands	423,751.30
FORTNIGHT 02/07/2023	Additional Bank 1			8,950.00
FORTNIGHT 02/07/2023	Additional Bank 2			950.00
FORTNIGHT 02/07/2023	Net Pay			392,825.49
FORTNIGHT 02/07/2023	Net Pay			21,025.81
FORTNIGHT 16/07/2023	16/07/2023	109000900010010	City of Nedlands	410,059.27
FORTNIGHT 16/07/2023	Additional Bank 1			8,950.00
FORTNIGHT 16/07/2023	Additional Bank 2			950.00
FORTNIGHT 16/07/2023	Net Pay			395,146.85
FORTNIGHT 16/07/2023	Net Pay			5,012.42
FORTNIGHT 30/07/2023	30/07/2023	109000900010010	City of Nedlands	412,473.89
FORTNIGHT 30/07/2023	Additional Bank 1			8,950.00
FORTNIGHT 30/07/2023	Additional Bank 2			950.00
FORTNIGHT 30/07/2023	Net Pay			402,573.89
TOTAL PAYMENTS				3,728,028.74

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	Variance
Cheque	27,119.75	(27,119.75)	0.00
EFT	2,456,987.67	(2,456,987.67)	0.00
Direct Debit	2,876.86	(2,876.86)	0.00
Credit Card Refunds	25.00	(25.00)	0.00
Payroll	1,246,284.46	(1,246,284.46)	0.00
Cancel Payment	(5,265.00)	5,265.00	0.00
Total	3,728,028.74	(3,728,028.74)	0.00

City of Nedlands

Purchasing & Credit Card Payments - July 2023 (Statement period 28 Jun 2023 to 27 Jul 2023)

Date	Supplier	Description	AUD
28/06/2023	BROWNES DAIRY	Milk Admin Building	30.00
29/06/2023	COLES 0299	CEO Monthly Meeting	51.26
29/06/2023	COLES 0299	CEO Monthly Meeting	285.53
4/07/2023	BROWNES DAIRY	Admin Milk	40.00
4/07/2023	BROWNES DAIRY	Admin Milk Order	50.00
11/07/2023	BROWNES DAIRY	Admin Milk Order	40.00
11/07/2023	BROWNES DAIRY	Admin Milk Order	50.00
14/07/2023	Dominos Estore Nedlands	Depot Staff Price - Christmas Celebration	109.95
18/07/2023	BROWNES DAIRY	Admin Milk Order	50.00
18/07/2023	BROWNES DAIRY	Admin Milk Order	40.00
25/07/2023	BROWNES DAIRY	Admin Milk Order	40.00
25/07/2023	BROWNES DAIRY	Admin Milk Order	30.00
27/07/2023	CARD FEE	Card Fee	5.00
14/07/2023	DOME NEDLANDS	Receipt - Dome Cafe	14.15
27/07/2023	CARD FEE	Card Fee	5.00
29/06/2023	GALVINS PLUMBING SUPPL	Replacement Hand Basin	181.78
6/07/2023	BUNNINGS 309000	Silicone To Seal Green Room Vinyl	40.20
6/07/2023	HARVEY NORMAN AV/IT	Replacement Bracket And A/C Remote	90.00
6/07/2023	EC* OFFICELINE	Replacement Wall Mounted Cabinetry Items	583.00
7/07/2023	BP ROSEGARDEN 6161	Fuel Purchase Steve Crossman	92.45
7/07/2023	Jaycar Osborne Park	Cabling Supplies Front Office Manager Tv Link	89.95
10/07/2023	BUNNINGS 483000	Replacement Furniture Feet Drawer Unit Office	7.00
13/07/2023	BUNNINGS 483000	Cabling Supplies Parks Manager Office	46.74
14/07/2023	BUNNINGS 483000	Fixings For Key New Key Box	51.50
25/07/2023	REECE 6018	Adhesive For Backboards Front Office Depot	71.94
27/07/2023	BUNNINGS 483000	Mdf For Chambers Desk Templates	43.18
27/07/2023	CARD FEE	Card Fee	5.00
5/07/2023	R AND J MARINICH PTY LTD	Ppe And Uniform	399.56
27/07/2023	CARD FEE	Card Fee	5.00
18/07/2023	TOTALLYWORKWR MALAGA	Safety Boots - Daniel	231.20
27/07/2023	CARD FEE	Card Fee	5.00
11/07/2023	OUTDOOR TACTICAL PTY L	Ranger Boots	164.98
11/07/2023	WILD EARTH	Ranger Boots For Gerard And Joe	300.90
26/07/2023	AP NEDLANDS POST SHOP	Parcel Postage	24.34
27/07/2023	CARD FEE	Card Fee	5.00
7/07/2023	DALKEITH VILLAGE NEWS	Stationery	5.99
12/07/2023	EZI*ALIA	Alia (Aust Library & Info Ass)Corporate Membership	1,645.00
17/07/2023	LITTLE WAY	Catering For Meeting	9.50
20/07/2023	WANEWSDTI	Local Stock Newspapers - Nedlands Library	325.20
20/07/2023	CAFE ZAMIA KINGS PAR	Catering - Offsite Wslg Managers Meeting	11.20
27/07/2023	CARD FEE	Card Fee	5.00
4/07/2023	BLITZFIELD ENTERPRIS	Monthly Menu	6.49
4/07/2023	BLITZFIELD ENTERPRIS	Monthly Menu	73.08
6/07/2023	JACK'S WHOLEFOODS &	Monthly Menu	34.38
6/07/2023	JACK'S WHOLEFOODS &	Monthly Menu	100.00
6/07/2023	JACK'S WHOLEFOODS &	Monthly Menu	100.00
10/07/2023	COLES 0299	Monthly Menu	36.55
13/07/2023	TAYLOR RD IGA	Monthly Menu- Afternoon Tea	36.90
13/07/2023	EB *Unpacking the EYLF	Staff Training	104.50
17/07/2023	JACK'S WHOLEFOODS &	Monthly Menu	107.97
17/07/2023	EDUCATIONAL ART	Program Resources	122.75
19/07/2023	BLITZFIELD ENTERPRIS	Monthly Menu- Pj Week	25.19
19/07/2023	BLITZFIELD ENTERPRIS	Monthly Menu- Pj Week	4.38
21/07/2023	COLES 0299	Monthly Menu	16.06
21/07/2023	COLES 0299	Monthly Menu	81.39
25/07/2023	FARMER JACKS WOODLAN	Monthly Menu	0.99
25/07/2023	FARMER JACKS WOODLAN	Monthly Menu	88.93
25/07/2023	SPOTLIGHT INNALOO	Kitchen Items	23.00

City of Nedlands

Purchasing & Credit Card Payments - July 2023 (Statement period 28 Jun 2023 to 27 Jul 2023)

Date	Supplier	Description	AUD
27/07/2023	CARD FEE	Card Fee	5.00
17/07/2023	BUNNINGS 483000	5 X Tape Measure	57.50
21/07/2023	DMIRS - ONLINE PAYMENT	Licence Renewal	44.00
27/07/2023	CARD FEE	Card Fee	5.00
29/06/2023	COLES 0302	Catering For Staff Leaving Function	86.40
6/07/2023	BP ROSEGARDEN 6161	Fuel For Council Vehicle - Rangers	83.52
12/07/2023	FLEET CARD	Payment Of Fleet Card For Staff Vehicles	854.47
12/07/2023	FLEET CARD	Card Surcharge	9.83
18/07/2023	UNITED TILT TRAY SER	Towing Of Subaru Forrester Igvi 611	165.00
27/07/2023	CARD FEE	Card Fee	5.00
30/06/2023	BLITZFIELD ENTERPRIS	For use with Affinity Club activities	3.89
6/07/2023	COLES 0299	Coles 5/7/23	36.00
13/07/2023	OFFICEWORKS 0602	Officeworks 12.7.23	39.04
14/07/2023	OFFICEWORKS	Officeworks Invoice 12.7.23	95.87
10/07/2023	Canva* 03839-4746292	Canva* 03839-4746292Sydney036	164.99
13/07/2023	MICROSOFT#G025528212	Ms Azure Standard	79.38
14/07/2023	WWW.RECKON.COM	Tresillian Pos Reckon	87.00
14/07/2023	Mailchimp	July 2023-Communications-Mailchimp Subscription	107.02
17/07/2023	MSFT *<E020001HW6>	July 2023 Microsoft Payg-Cc-SQL	566.36
26/07/2023	BOSSTAB	iPad Stand For Reception Desk	153.90
27/07/2023	CARD FEE	Card Fee	5.00
24/07/2023	LIZO PTY LTD	Ranger Ppe Chainsaw Chaps	199.00
27/07/2023	CARD FEE	Card Fee	5.00
10/07/2023	SP JB HI-FI ONLINE	Adult Local Stock DVDs	562.50
10/07/2023	SP JB HI-FI ONLINE	Postage	16.98
19/07/2023	BOOKTOPIA PTY LTD	Nedlands Adult Local Stock	202.45
19/07/2023	BOOKTOPIA PTY LTD	Shipping	9.99
27/07/2023	MATILDA BOOKSHOP	Nedlands Adult Local Stock	75.00
27/07/2023	MATILDA BOOKSHOP	Postage	12.00
27/07/2023	CARD FEE	Card Fee	5.00
27/07/2023	CARD FEE	Card Fee	5.00
29/06/2023	UDIAWA	Refund Industry Lunch- Tony Free	- 185.00
27/07/2023	CARD FEE	Card Fee	5.00
28/06/2023	ALH VENUES/CHALGROVE AVE	Clients On Account Lunches	46.00
5/07/2023	Mt Henry Tavern	Clients On Account Lunches	71.60
20/07/2023	CHARLES HOTEL	Clients On Account Lunches	47.00
24/07/2023	TAYLOR RD IGA	Farewell Gift For Volunteer	39.98
26/07/2023	Byford & Districts Co	Clients On Account And Volunteers" Lunches	78.50
27/07/2023	CARD FEE	Card Fee	5.00
10/07/2023	Myer Pty Ltd	Classroom Equipment, Life Drawing Classes	128.95
20/07/2023	ALDI STORES - KARDINYA	Consumables, Cleaning And Kitchen	62.15
20/07/2023	ALDI STORES - KARDINYA	Consumables, Cleaning And Kitchen	38.12
20/07/2023	Nespresso Australia	Consumables - Staff Kitchen Coffee	107.60
24/07/2023	BUNNINGS 453000	Classroom Cleaning Resources	183.55
27/07/2023	CARD FEE	Card Fee	5.00
21/07/2023	LinkedIn JOB 8502222486	LinkedIn Advertisement - Requisition # 47	275.00
25/07/2023	AHRI LTD	Ahri Membership Renewal - Em	396.00
27/07/2023	COLES 0299	July Staff Meeting Catering	35.64
27/07/2023	COLES 0299	July Staff Meeting Catering	272.32
27/07/2023	CARD FEE	Card Fee	5.00
27/07/2023	SP OH CLOCKS	Wall Clock	106.45
27/07/2023	CARD FEE	Card Fee	5.00
5/07/2023	SUBWAY CLAREMONT	Councillor Concept Forum 4 July 2023	174.80
7/07/2023	RESTAURANT LHERMITAG	Councillor Concept Forum - 13 July 2023	204.00
10/07/2023	LOCAL GOVERNEMENT MANA	Lg Professionals - CEO	531.00
10/07/2023	LOCAL GOVERNEMENT MANA	Lg Professional - Executive Officer	531.00
19/07/2023	MISS MAUD	Councillor Concept Forum 20 July 2023	336.80
19/07/2023	MISS MAUD	Councillor Concept Forum 18 July 2023	209.95

City of Nedlands

Purchasing & Credit Card Payments - July 2023 (Statement period 28 Jun 2023 to 27 Jul 2023)

Date	Supplier	Description	AUD
19/07/2023	OFFICEWORKS 0602	Ring Lights	68.88
26/07/2023	Dominos Estore Nedlands	Depot Clean Up	218.76
27/07/2023	MISS MAUD	Managers & Executive Corporate Planning Workshop	62.95
27/07/2023	MISS MAUD	Managers & Executive Corporate Planning Workshop	211.65
27/07/2023	MISS MAUD	Catering Order 27 July 2023	- 62.95
27/07/2023	MISS MAUD	Managers & Executive Corporate Planning Workshop	45.00
27/07/2023	CARD FEE	Card Fee	5.00
14/07/2023	TENNIS ONLY NEDLAN	Tennis Court Squeegees	111.39
18/07/2023	EZI*Irrigation AUS	Ial Optus Stadium Course	544.50
20/07/2023	SP CITY WEST	Parking Pass For Dot Carpark	4.09
21/07/2023	DOT - LICENSING	Replacement Licence Plates	31.10
27/07/2023	CARD FEE	Card Fee	5.00
29/06/2023	CLASSIC HIRE	Portable Toilets	440.00
3/07/2023	CASTLEDEX PTY LTD	Chair Trolley - John Leckie	1,661.00
27/07/2023	CARD FEE	Card Fee	5.00
28/06/2023	DEPT OF JUSTICE-CTG PA	Document Lodgement For 116 Waratah Av	166.30
28/06/2023	DEPT OF JUSTICE-CTG PA	Document Lodgement 20B Vincent	166.30
28/06/2023	DEPT OF JUSTICE-CTG PA	Document Lodgement 2 Thomas	166.30
29/06/2023	Lawleys Bakery Cafe	Building Monthly Seminar Meeting	27.58
10/07/2023	AMPOL MIDVALE 55352F	Fleet Car Manager Building Services	82.47
27/07/2023	CARD FEE	Card Fee	5.00
14/07/2023	TAYLOR RD IGA	Consumables For Activities	28.47
14/07/2023	TAYLOR RD IGA	Consumables For Activities	5.00
25/07/2023	WOOLWORTHS/FLOREAT PARK S	Office Consumables	26.70
25/07/2023	WOOLWORTHS/FLOREAT PARK S	Office Consumables	2.20
27/07/2023	CARD FEE	Card Fee	5.00
3/07/2023	BUNNINGS 483000	Globes And Latch	32.61
27/07/2023	HARVEY NORMAN AV/IT	Husky Fridge	770.00
27/07/2023	CARD FEE	Card Fee	5.00
28/06/2023	EDUCATIONAL ART SUPP	Children's Program Resources	196.20
29/06/2023	BLITZFIELD ENTERPRIS	Children's Afternoon Tea	9.98
29/06/2023	BLITZFIELD ENTERPRIS	Children's Morning/Afternoon Tea	15.24
30/06/2023	KMART 1139	Children' S Program Resources	73.00
30/06/2023	THE PLAYROOM	Children's Play Equipment	150.00
3/07/2023	TARGET 5065	Children's Play Equipment	61.00
13/07/2023	THE PLAYROOM	Children's Play Equipment- Outdoor	749.99
17/07/2023	BUNNINGS 454000	Children's Program Resources	89.97
18/07/2023	BP NOOKENBURRA 6196	Fuel	78.27
18/07/2023	KMART 1139	Resources For Program Activities	61.00
27/07/2023	Woolworths Online	Children's Monthly Meals	2.31
27/07/2023	Woolworths Online	Children's Monthly Meals	200.64
27/07/2023	CARD FEE	Card Fee	5.00
12/07/2023	OFFICEWORKS	Emerge Items	72.42
12/07/2023	BUNNINGS GROUP LTD	Emerge Expenses	32.69
13/07/2023	YAMATAKO PTY LTD	Emerge Catering	100.00
13/07/2023	YAMATAKO PTY LTD	Emerge Catering	81.00
13/07/2023	YAMATAKO PTY LTD	Emerge Catering	100.00
13/07/2023	YAMATAKO PTY LTD	Emerge Catering	100.00
13/07/2023	YAMATAKO PTY LTD	Emerge Catering	100.00
24/07/2023	STRANGE GRAINS	Emerge Expenses	28.00
24/07/2023	NEDLAND WINE BOX	Emerge - Wine For Judges	79.99
24/07/2023	TAYLOR RD IGA	Emerge Catering	13.04
24/07/2023	Woolworths Online	Emerge Expenses	164.30
24/07/2023	BROADWAY IGA	Emerge Expenses	15.96
28/06/2023	WILSON PARKING PER112	Parking Ticket For Daip Reporting Meeting	12.15
14/07/2023	THE FLOWER RUN	Flowers For Staff Member - New Baby	82.00
27/07/2023	CARD FEE	Card Fee	5.00
27/07/2023	CARD FEE	Card Fee	5.00

City of Nedlands

Purchasing & Credit Card Payments - July 2023 (Statement period 28 Jun 2023 to 27 Jul 2023)

Date	Supplier	Description	AUD
27/07/2023	CARD FEE	Card Fee	5.00
13/07/2023	STRANGE GRAINS	Catering - Staff Farewell	30.00
21/07/2023	WOOLWORTHS/FLOREAT PARK S	Catering - 3 Staff Members Farewell	12.95
21/07/2023	WOOLWORTHS/FLOREAT PARK S	Catering - 3 Staff Members Farewell	37.31
24/07/2023	RED DOT	Stationery	6.50
24/07/2023	THE HERDSMAN MARKET	Catering - 3 Member Staff Farewell	11.99
24/07/2023	THE HERDSMAN MARKET	Catering - 3 Member Staff Farewell	23.99
24/07/2023	LIZZI BEE	Volunteer Gifting	60.00
27/07/2023	CARD FEE	Card Fee	5.00
13/07/2023	RAC CLUB API	Rac Roadside Assist For Registration 1Gvr532 Fleet	119.00
27/07/2023	CARD FEE	Card Fee	5.00
28/06/2023	ALH VENUES/CHALGROVE AVE	27.6.23 Leisure Inn Rockingham Client Staff And Vo	72.00
3/07/2023	KRUSTYKOB WARWICK	29.6.23 Krusty Knob Client Volunteer And Staff Lun	21.00
5/07/2023	Mt Henry Tavern	4.7.23 Mt Henry Tavern Client Volunteer And Staff	87.50
10/07/2023	COLES ONLINE	7.6.23 Coles Client Monthly Food Order For Centre	137.28
10/07/2023	COLES ONLINE	7.6.23 Coles Client Monthly Food Order For Centre	89.92
13/07/2023	GURUNG AND OH PTY LTD	11.7.23 Gracies Cafe Client ,Volunteer And Staff L	62.00
20/07/2023	CHARLES HOTEL	18.7.23 Charles Hotel Client Staff And Volunteer L	90.00
27/07/2023	CARD FEE	Card Fee	5.00
14/07/2023	BUNNINGS 483000	Materials For Environmental Conservation	96.37
27/07/2023	CARD FEE	Card Fee	5.00
			<u>22,214.82</u>

20. Reports by the Chief Executive Officer CEO20.08.23

20.1 CEO20.08.23 - Register of Outstanding Resolutions

Meeting & Date	Council Meeting – 22 August 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Bill Parker - CEO
Attachments	1. Register of Outstanding Council Resolutions

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
Seconded – Councillor Amiry

That the Recommendation be adopted.
(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 9/-

Council Resolution / Recommendation

That Council receives the Register of Outstanding Council Resolutions dated August 2023.

Purpose

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

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM. The first OCR report was tabled at the March OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

- (i) have been completed since the last update and
- (ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information.

Consultation

Nil.

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995.

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Question

Councillor Bennett – Can an update on the Notice of Motion re ceasing providing rat bait?

Answer

Following the Council resolution of March 2022, the City has ceased dispensing second-generation rodenticide and is now dispensing first-generation rodenticide. A statement has been formulated confirming the City's position on rodenticides and aiming to encourage residents to cease using second-generation rodenticides and apply alternative methods to control rodents where appropriate. The City's pest and rodent control webpage has also been updated to include general information about rodent habitats, rodenticide and City's position statement. Ongoing communication and education pieces from the City will proceed to ensure residents understand the risks associated with second-generation rodenticide and what they can do to control rodents.

Outstanding Council Resolutions			
Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14 OCM 28/10/2014	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to \$500 for the following offences: a. Item 24, Damaging or removing whole or part of a street tree without authorisation (currently \$250); b. Item 25, Obstruction of thoroughfare (currently \$125); c. Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently \$125); d. Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently \$250); and e. Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently \$125).
CEO	Council Policy Reviews	13.1 OCM 23/02/2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward; 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being referred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	CEO06.03.23 Proposed Public Places and Local Government Property Local Law	19.4 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give Statewide and local public notice stating that: a. It is proposed to make a City of Nedlands Public Places and Local Government Property Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to regulate the care, control and management of property of and under the care, control and management of the City including thoroughfares. ii. The effect some City property is set aside for particular uses, some activities are allowed only under a permit or under a determination, and others are restricted or prohibited. The local law also establishes offences for inappropriate behaviour in or on City property. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; 4. in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law: a. 200m outside the district into the Indian Ocean; and b. 100m into the Swan River in the vicinity of the Sunset Foreshore Reserve between the westernmost alignment of the Adelm Place Road reserve and the easternmost alignment of the Iris Avenue road reserve, Dalkeith; and 5. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	CEO05.03.23 Proposed Parking Amendment Local Law	19.3 OCM 28/03/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Parking Amendment Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to amend the City of Nedlands Parking and Parking Facilities Local Law 2013 to ensure definitions reflect those in the Road Traffic Code 2000, add provisions preventing parking in culs de sac heads, add provisions about parking on or near painted traffic islands, clarify provisions relating to the parking of vehicles that may be abandoned, unregistered or disused, clarify provisions relating to stopping or parking in clearways when in operation; and increase penalties. ii. The effect is that the City of Nedlands Parking and Parking Facilities Local Law 2013 is amended. b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; and 4. the results of the public consultation be presented to Council for consideration of any submissions received.
CEO	CEO04.03.23 Proposed Dogs Local Law	19.2 OCM28/03/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Dogs Local Law, and a summary of its purpose and effect i. The purpose is to make provisions about the confinement of dogs, control the number of dogs that can be kept on premises in the district, and to require removal of dog excreta; ii. The effect is to extend the controls over dogs which exist under the Dog Act 1976 and Regulations; b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; and c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; 4. the results of the public consultation be presented to Council for consideration of any submissions received; 5. in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law 100m outside the district into the Swan River in the vicinity of the Sunset Foreshore Reserve as detailed in the report of the CEO; 6. gives local public notice under s31(3A) of the Dog Act 1976 of the areas where dogs are prohibited and where dogs may be exercised off leash as listed in Attachment 2 to this report; and 7. The proposed Dogs in Public Places Council Policy (attachment 4) and the "Places where Dogs are Prohibited Absolutely" (attachment 3) be modified to replace "b)" with the following: b) a theatre, picture gardens, playground, or public toilet area

CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	CEO02.02.23 Major Review – Strategic Community Plan & Corporate Business Plan	19.1 OCM 28/02/2023	That Council: 1. approves the Community Engagement Plan, as detailed in Attachment 2, to facilitate major review of the Strategic Community Plan and Corporate Business Plan; and 2. approves Option A, that the community survey be posted as unaddressed mail to all households, as part of Community Engagement Plan (Attachment 2), to reach a robust and representative community sample.
CEO	CEO13.06.23 Foreshore Management Steering Committee Replacement Member and Deputy Member	19.2 OCM 27/06/2023	That Council appoints Councillor Hodsdon as Member and Councillor Combes as Deputy Member to the Foreshore Management Steering Committee.
CEO	CEO14.06.23 Community Scorecard Report 2023	19.3 OCM 27/06/2023	That Council receives the 2023 Community Scorecard Report as provided in Attachment 1.
Community and Organisational Development	20.1 CSD03.05.22 Confidential Nominations for City Honors	20.1 OCM 24/05/2022	The Council resolution was confidential - Not for publication
Community and Organisational Development	CSD02.02.23 CONFIDENTIAL Request for Financial Assistance – Nedlands Croquet Club	22.1 OCM 28/02/2023	That Council: 1. approves a grant of \$8,700 to Nedlands Croquet Club for grass court maintenance; 2. requests the CEO ensure the City's administration supports the Club to explore ways of improving its financial viability; 3. requests Nedlands Croquet Club to advise the City if its financial position declines further.
Community and Organisational Development	CSD03.06.23 Developing an Age-Friendly Strategy	17.1 OCM 27/06/2023	That Council: 1. supports the development of an Age-Friendly Nedlands Strategy. 2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and 3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).
Corporate and Strategy	Land Investment Strategy and Policy	CPS26.20 OCM 27/10/2020	Council: 1. adopts the proposed changes to the City's 'Disposal of Land' Policy including the additional words 'environmental value' after each of 3 occurrence of the words 'financial value' and 'social value' in the policy, with the policy to be known as the 'Retention, Acquisition, Improvement and Disposal of Land' Policy for the purpose of public comment; and 2a. authorises administration to commence the undertaking of a formal 'Land Investment Strategy', to be presented to Council by June 2021, with the strategy to include detail surrounding the identification of potential projects and the due process for investigation and consultation with the community and Council; and 2b. acknowledges there will be costs associated with the preparations of the Land Investment Strategy and agrees to allocate funds in the forthcoming budget review to facilitate the Land Investment Strategy following a briefing to Council to be held prior to the forthcoming midyear budget review in December 2020; 3a. approves the \$40,000 currently budgeted to prepare a business case detailing the options considered and whole-of-life cost/benefit analysis for relocation of Broome Street Depot be reallocated to the 'Land Investment Strategy' as part of a holistic approach to land investment; and 3b. notes that the business case into the potential relocation of the Broome Street Depot is to be re-captured at a later date in line with the prioritisation of the potential 'Land Investment Strategy' projects; 4. approves the CEO to commence the S6 Dalkeith Road Sump Project and in particular project investigation into the 'best and highest use' of the site, undertake community and stakeholder consultation and provide a report to Council for consideration; and 5. notes that these recommendations are consistent with the CEO's Key Result Areas in particular; 5.3 Improved Asset and Wealth Management, 5.3.1 Develop an Asset, Investment and Wealth Management Policy and Guidelines for Council Adoption 5.3.2 Review the City's tangible assets with the intention of enhancing services, reducing costs and debt, and where possible increasing rate of return generated by assets.
Corporate and Strategy	Review of Point Resolution Child Care Centre Update	CPS04.21 OCM 23/02/2021	Council: 1. with respect to the current requirement to review the long-term needs for Child Care south of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders; a. notes that the Administration has been unsuccessful in appointing a consultant with the high level of direct experience and knowledge, deemed necessary to conduct the required review; and 2. with respect to the continued operation of Point Resolution Child Care until the review is conducted: a. notes that from 4 January 2021, the number of children that can be enrolled at PRCC has increased from 24 to 26, as per Council resolution on 24 November 2020; b. notes that fees for attendance at PRCC increased by \$15.00 per day, per child from 4 January 2021, as per Council resolution on 27 October 2020; and c. instructs the CEO to carry out a review of the financial viability of the continued operation of Point Resolution Child Care beyond 31 December 2021, based on the financial performance for the second half of the financial year 2020/21, including the impact of the implementation of (2 a) and (2 b) above." 3. with respect to the Sale of 64-66 Melvista Avenue, Dalkeith; a. agrees that the Committee/Council recommendation for report CPS21.20 to be 'deferred to the March 2021 round of meetings in order to review the long-term needs for Child Care South of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders' be revoked; and b. instructs the CEO to provide a separate report on the future of the City's property at 64-66 Melvista Avenue, Dalkeith, in line with the prioritisation of the potential 'Land Investment Strategy' Projects; and 4. instructs the CEO to ensure that the full complement of staff as per the approved Budget be implemented with immediate effect and examine opportunities for improvement of administrative processes
Corporate and Strategy	Land Swap Children's Hospice Project	13.8 OCM 27/10/2020	Council instructs administration to initiate and negotiate a land swap with the Minister of Health, the Department of Planning Lands and Heritage for the Children's Hospice Project, by requesting that as much of the land area Reserve 20074 (but not less than 4,896 m2) immediately adjacent to Shenton Bushland Reserve be exchanged for 5,000 m2 of A Class Reserves 7804 and 19349 at Allen Park.
Corporate and Strategy	CPS20.05.23 New Lease to St John Ambulance WA Ltd	17.2 OCM 23/05/2023	1. approves the lease for a 465 m ² (approx.) portion of the Nedlands Community Care Office and adjacent carpark at 97-99 Waratah Avenue Dalkeith (Part Lots 386 and 387 on Deposited Plan 3395) to St John Ambulance WA Ltd consistent with the key terms noted within this report; 2. approves an exemption to section 3.58 of the Local Government Act 1995 pursuant to Regulation 30 of the Local Government (Functions and General) Regulations 1996 for the lease of a 465 m ² (approx.) portion of the Nedlands Community Care Office and adjacent carpark at 97-99 Waratah Avenue Dalkeith (Part Lots 386 and 387 on Deposited Plan 3395); and 3. authorises the Chief Executive Officer and Mayor to execute all documents necessary to give effect to a lease and apply the City's Common Seal.
Corporate and Strategy	CPS30.07.23 – Dalkeith Nedlands Bowling Club Sublease to West Coast Padel	18.2 CPS25/07/2023	1. approve the sublease between Dalkeith Nedlands Bowling Club (Inc) and West Coast Padel Pty Ltd for a 1,600m ² (approx.) portion of the premises located at 55 Jutland Parade Dalkeith (Portion of Reserve 1668: Part Lot 14867 on Deposited Plan 35721) consistent with the key terms noted within this report; and 2. subject to Minister for Lands' consent, authorise the Chief Executive Officer and Mayor to execute all documents necessary to give effect to the approval of the sublease agreement and apply the City's Common Seal.
Councillor Notice of Motion	Options for Advancing Smart Cities	13.3 OCM 17/12/2019	Council Resolution / Committee Recommendation / Recommendation to Committee Council, while acknowledging the successful outcomes and practice with respect to local innovation within the City, requests the CEO, Mayor and Councillor Smyth investigate regional opportunities for Smart Cities by: 1. presenting the concept of a Smart Cities focus or group to the WESROC local governments, the Town of Cambridge, the City of Perth, the City of Fremantle, the City of Stirling and the City of Vincent, for discussion; and 2. report their findings back to Council.
Councillor Notice of Motion	Councillor Hodsdon - NoM - Weed Control	14.1 OCM 25/02/2020	Council: 1. requests the Chief Executive Officer investigate alternatives to use of glyphosate weed control on City controlled public land; and 2. considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlow Park	14.3 OCM 23/02/2021	Council instructs the CEO to provide an update on the care and management program for The Marlow Park R45965 being 2,509m ² of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.

Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8 OCM 23/02/2021	1. instructs the CEO to prepare a revision to Local Planning Policy, Residential Aged Care Facilities, in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, including the following amendment: Delete 4.3.4 2) b)(i) and replace with the following “(i) A minimum 9 m street set back applies; and” 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Councillor Bennett – Significant Tree Register	14.2 OCM 27/04/2021	That Council: 1. instructs the CEO to establish a Register of Significant Trees on Crown Reserves and City owned land using the criteria outlined below: a. reasons that a tree may be considered significant may include; tree size in excess of 12m height, tree age in excess of 60 years, or any tree with aesthetic, heritage, cultural or ecological importance; b. trees on this register may be nominated by the City, or by a resident/ratepayer of the City, and will be identified on the City's Intramaps database; c. residents/ratepayers who assist the City in maintaining leaves and tree debris from a significant tree will be eligible for assistance by the City, initially as an offer to provide an additional green waste bin as the most cost-effective regular way for recycling bulk green waste; and d. also, to be included on the above-mentioned Register of Significant Trees will be trees on private land nominated by the owner of that private land, with information provided to owners to properly protect private trees through registration on their certificate of title. The owner can remove their own tree from this register.
Councillor Notice of Motion	Councillor Mangano - Brick Bollards, Bishop Road Reserve	14.6 OCM 20/08/2021	Council Resolution Council requests that the removal of the failing brick bollards at Bishop Road Reserve is completed as part of the current works, including the removal of the steps and the replacement bitumen path and new railing continue to the base of the ramp.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1 OCM 23/11/2021	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council to reduce non-renewable energy use, with via development approvals. 2. prepares a report for Council's consideration on the merits and implications of preparing a strategy that: • Identifies opportunities to improve greening and biodiversity, as well as reduce non-renewable energy, water and waste within the City. • Sets realistic targets to achieve these sustainability measures based on quantifiable baseline data. • Is consistent with the City's Community Strategic Plan 2018- 2028.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2 OCM 23/11/2021	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of \$10,000 per linear metre of frontage be applied for all single residential developments exceeding \$1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8 OCM 26/04/2022	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.
Councillor Notice of Motion	Councillor Mangano – Press Release for Hospice	20.1 OCM 26/07/2022	Council Resolution That Council directs the CEO to send out a media release explaining the reasons for the Council and City's opposition to the Hospice in its current location to be released immediately prior to the SDAU meeting.
Councillor Notice of Motion	Councillor Mangano – Standing Orders Local Law Amendment	20.2 OCM 26/07/2022	Council Resolution That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	22.1 OCM 27/09/2022	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands; 2. By February 2023 rank each Laneway in terms of their need for repair/renewal to meet the Laneway Minimum Standard Condition, according to following 4 categories: a. To be repaired to min standard or above within 1 month; b. To be repaired to min. standard or above within 12 months; c. To be repaired to min standard or above within 36 months; d. To be repaired to min standard or above within 60 months; and e. Not expected to require repair in the next 60 months; 3. By March 2023 provide to Council list of those laneways that require repair/renewal identified in 2a above and if required seek specific Council approval for repair of a laneway where costs exceed CEO approval authority; 4. By April 2023 provide to Council confirmation of status with regards to work progressed on laneways in category 2a; and 5. By June 2023: a. have entered into the Long Term financial Plan the indicative cost to repair each of the laneways in category 2b, 2c and 2d to level II accuracy (+20%/-10%) or nearest as used by Admin. b. Include 2b costs in 2024 budget c. Review the Laneways Maintenance Programme and include into the City's related policies as appropriate.
Councillor Notice of Motion	Councillor Mangano – Carpark at Tawarri	22.3 OCM 27/09/2022	Council Resolution That Council requests the CEO to present a report to Council at the December Ordinary Council Meeting detailing solutions to the flooding in the Tawarri car park including increased soakwell capacity at the current location, additional soakwells, raising the roadway, or any other solutions
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4 OCM 23/08/2022	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by \$ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage.
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2 OCM 22/03/2022	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Bennett - Bird Water Stations	22.5 OCM 22/03/2022	Council requests the CEO to provide a report on the installation of bird watering stations, appropriate locations, possible grants and funding options, and consult with Birdlife WA in establishing a regular bird census similar to that conducted for the Lake Claremont Advisory Committee.

Councillor Notice of Motion	Councillor Youngman Cul de sac on Florence Road and Stanley Street	20.1 OCM 28/03/2023	That Council: 1. by absolute majority, allocate \$5,000 in the 2022-23 financial year budget for traffic modelling to determine the impacts of cul-de-sacs and one-way arrangements on: a. Florence Road, between Stirling Highway and Edward Street, Nedlands; and b. Stanley Street, between Stirling Highway and Edward Street, Nedlands; and In the vicinity of the southern boundary of the development at 71 Stirling Highway, Nedlands; and, 2. request the CEO present a report to Council in June 2023 following the completion and assessment of the modelling regarding: a. Potential road layout arrangements considered, b. The impacts of any proposed treatment, and, c. A preferred treatment of closure.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Youngman – Design Review Panel Representation	20.3 OCM 28/03/2023	That Council considers as part of the 2023/24 budget process increasing the budget allocation for the City of Nedlands Design Review Panel to facilitate the Chair of the Design Review Panel: 1. Presenting the Panel's findings at each Council Meeting Agenda Forum when a report is prepared that includes a Design Review Panel component; and 2. Presenting at JDAP or SDAU meetings when considered appropriate by Council.
Councillor Notice of Motion	Councillor Mangano – Street Tree Planting	20.2 OCM 28/02/2023	The Council directs the CEO: 1. to plant a minimum of 1000 street trees on City of Nedlands verges in the 2023 planting season. This number is not to include trees planted in parklands, or bushland; 2. to include for consideration as part of the 2023-24 budget development an allocation to enact a Street Tree Plan to systematically plant out all City streets according to the City's current Street Tree Policy, while amending the Preferred Street Tree Species List to exclude species that host the breeding cycle of the polyphagous shot-hole borer, concurrently updating the Street Tree Survey Data to be accurate in perpetuity as an asset management resource, so that 1000 endemic trees preferably of species known to provide a black cockatoo food source are to be planted in City of Nedlands verges each year for the next ten years starting in the 2023-24 planting season. This number is not to include trees planted in parklands, or bushland; 3. to immediately submit an order to purchase a selection of 1000 endemic tree species seedlings for this planting season as specified in the Preferred Street Tree Species List, and if this number of seedlings proves to be too ambitious the City will have in place an arrangement to donate surplus seedlings to residents, community groups or other local government authorities who operate nurseries; 4. to require monthly reporting with photographic evidence and justification needed for Council approval for the removal of all street trees except where a tree is dead, diseased or presents a risk to the public; and 5. to consult with the Water Corporation and commence a vulnerable street tree watering trial that establishes proof of concept to utilise remote operated irrigation timers connected to the water mains of each development site and using drip irrigation pipe coiled around the base of street trees that are predicted to be vulnerable to water shock over summer when verge works or nearby development will interrupt the normal verge irrigation schedule.
Councillor Notice of Motion	Councillor Coghlan – Safe Active Street	20.3 OCM 28/02/2023	That Council request the Chief Executive Officer to prepare a report for the June Ordinary Council Meeting considering: 1. Options to redesign streets which form part of Nedlands Safe Active Street network, in accordance with the relevant standard; 2. Design solutions to mitigate known flooding issues; 3. Outcomes of previous reports and surveys undertaken regarding Nedlands Safe Active Street network; 4. Scenarios for staging of design and construction activities; and 5. Associated costs for options and staging.
Councillor Notice of Motion	Councillor Mangano - Waratah Avenue Paving and Safety Rail Issues	20.6 OCM 28/02/2023	The CEO is directed to rectify all subsided paving, reinstate crossing safety rails and remove wheel stops in the Waratah Ave shopping strip, by 31st March 2023.
Councillor Notice of Motion	Mayor Argle - Waste Management	19.1 OCM 23/05/2023	That Council - 1. Agree to join the Western Metropolitan Regional Council (WMRC) community recycling waste treatment service as an affiliate member for the 2023/2024 period; 2. agree to add the \$8 annual charge to the waste management component of the 2023/2024 rates, fees and charges and 3. agree to review the City's waste management strategy with the commitment and plan to reduce and divert 91% of waste out of landfill by 30 November 2023.
Councillor Notice of Motion	Mayor Argyle - Stirling Highway Pedestrian Connectivity	19.2 OCM 23/05/2023	That Council - 1. agree to support an advocacy position to improve safe connectivity for non-motorised traffic across Stirling Highway, linking the northern and southern wards of the City as in underpasses; and 2. agree to direct the Mayor and CEO to liaise with the relevant stakeholders to explore potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar.
Councillor Notice of Motion	Councillor Mangano - Weekly Report on Planting of 1000 Trees	19.3 OCM 23/05/2023	Council Resolution That Council request the CEO to schedule a concept forum in early August 2023 to discuss a revision of the City's Urban Forest Strategy while considering associated City policies, strategies and documentation that directly relate to tree canopy.
Councillor Notice of Motion	Councillor Mangano – Report and Protection of Tram Stop Rotunda	19.4 OCM 23/05/2023	Council Resolution That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the CoN Heritage inventory.
Councillor Notice of Motion	Councillor Mangano – Deep Soil Planting Areas on R10-R35	19.5 OCM 23/05/2023	That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m. Justification 1. To maximise the opportunity for trees to be planted 2. To encourage the retention of trees on sites being rebuilt 3. To provide buffer zones between neighbouring properties, and the street 4. To reduce the amount of hard surfaces to allow better drainage on properties 5. To reduce the amount of heat reflected from hard surfaces.
Technical Services	Peace Memorial Rose Garden Restoration	TS06.19 OCM 23/04/2019	Council Resolution *Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9 OCM 27/10/2020	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.
Technical Services	Waratah Avenue Precinct Parking Prohibitions	13.4 OCM 25/05/2021	Council Resolution Council: 1. approves the parking prohibitions shown on Attachment 3 – Proposed Parking Prohibition Plan with Phillip Road and Leon Road removed to be implemented in June 2021; and 2. instructs the CEO to arrange for a parking survey to be undertaken two years following implementation of the parking prohibition to determine if any modifications to the parking prohibitions are required.
Technical Services	Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	13.7 OCM 24/11/2020	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport's (DOT) initiatives list to have a better understanding of the projects and their implications to actively respond to the DoT's development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City's review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council's consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.
Technical Services	Stirling Highway & Smyth Road Intersection Signals	13.6 OCM 26/05/2020	Council Resolution / Recommendation to Council Council: 1. supports signals at Smyth Road & Stirling Highway; a. to improve access and control increased traffic volumes resulting from the Captain Stirling development; b. to facilitate road network connectivity along distributor routes rather than residential streets; and c. to improve residential street vehicular impacts in the local neighbourhood; and 2. approves CEO submission of a grant funding application through either Black Spot Federal or Metropolitan Regional Road Group Road Improvement for the signalisation of Smyth Road & Stirling Highway intersection.
Technical Services	Allen Park Cottage - Structural Defects	16.1 OCM 23/11/2021	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS01.02.22 - Street Trees Policy Review	17.1 OCM 22/02/2022	Council: 1. adopts the revised Street Trees Policy as per attachment 1; 2. adopts the revised Approved Street Trees Species List as per attachment 2; and 3. requests the CEO report back to Council with a cost effective solution to update the City's street tree survey database to track the addition and removal of street trees in cooperation with community organisations who may be willing to volunteer time, expertise and resources towards a street tree audit.
Technical Services	TS25.12.22 Tawarri Car Park Drainage Improvement	17.1 OCM 22/12/2022	That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.
Technical Services	TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2 OCM 13/12/2022	That this item be deferred until the February 2023 Ordinary Council Meeting

<p>Technical Services</p>	<p>Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith</p>	<p>17.1 OCM 25/10/2022</p>	<p>Council: 1. endorses the proposal for a least cost solution for improvements to enhance the upkeep and presentation of the former tennis courts at David Cruickshank reserve in the short term; 2. requests a capital budget item is prepared to be included in the 2022/23 midyear budget review for Council's consideration, which if approved, will provide for the proposed works to be delivered in the fourth quarter of the 2022/23 financial year; and 3. requests that a capital budget item is prepared for the 2023/24 annual budget for Council's consideration to provide for a more comprehensive design and delivery project to deliver a permanent repurposing of the former tennis courts at David Cruickshank Reserve.</p>
<p>Technical Services</p>	<p>Safe Active Streets</p>	<p>17.1 TS08.07.23 OCM 25/07/2023</p>	<p>Council Resolution That Council: 1. defer the decision of the preferred course of action for the Safe Active Street until community consultation with the Melvista Ward residents has occurred; 2. instruct the CEO to undertake community consultation; 3. instruct the CEO that the consultation shall be in the form of a short survey mailed out to every property within the Melvista Ward and the final survey questions shall be agreed by Council by way of a Current Issue Briefing Note; 4. instruct the CEO to undertake direct liaison with the Nedlands Primary School; 5. instructs the CEO to present an updated report on the Safe Active Street to Council including community consultation results and the Department of Transport's final report into the Safe Active Street Program, 2 months after the City receives the Program report; and 6. instructs the CEO to commence discussions the relevant Government Authority with a view to seek funding to improve the current design of the SAS, these would include but no be limited to: • Intersection knick points. • Platforms causing drainage issues. • Removal of some on street parking to create safer passing sections. • Replacing all intersection signage currently with Give Way signs to Stop signs. • Street light provision.</p>
<p>Planning and Development</p>	<p>Adoption for Advertising – Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy and Scheme Amendment</p>	<p>19.5 OCM 23/05/2023</p>	<p>That Council: 1. Pursuant to section 75 of the Planning and Development Act 2005 adopts Scheme Amendment No. 13 to amend Local Planning Scheme No. 3 as follows: 1. Delete existing clause 26(3). 2. Insert new clause 26(3) as follows: "26(3). In relation to land coded R-AC1: 1. For the purposes of Acceptable Outcome A2.2.1 of the R-Codes, the building heights shall be the base heights shown on the map in Schedule 4, exclusive of plant and equipment such as lift overruns, air conditioning units and the like; and 2. The local government may grant development approval beyond the base height and up to the maximum discretionary building heights shown in Schedule 4 only where it is satisfied that all of the following are achieved: i. The development demonstrates high quality design; ii. The development exceeds Acceptable Outcomes with regard to the number of medium and/or large trees provided and which have sufficient dimension to promote healthy growth, and iii. The development incorporates at least two significant energy efficiency initiatives that exceed minimum practice. 3. The local government shall not grant development approval beyond the discretionary heights shown in Schedule 4 of the scheme." 3. Insert the following into Table 6 of clause 32: No. Description of land Requirement 32.7 All land coded R-AC1 1. All development is to ensure a minimum 25 per cent of the northern elevation of the maximum building envelope on the adjacent lot(s) receives more than 2 hours of direct sunlight between 9.00am and 3pm on 21 June. 32.8 All land having a frontage to Stirling Highway 1. All new development shall provide 1 medium or 1 large tree as defined by the R-Codes located adjacent to and outside of the Stirling Highway road reservation per 12 metres of Stirling Highway street frontage, measured at the future street boundary post-road widening. 2. Sub-clause (1) does not apply to an application for: (a) a change of use that does not involve works; (b) minor additions or alterations to an existing building or buildings that do not significantly alter the scale of the building; or (c) additions or alterations to single houses or grouped dwellings. 32.9 All land having a frontage to Stirling Highway Development shall not be granted vehicle access to Stirling Highway where the lot has legal access to a public street or right-of-way other than Stirling Highway. 32.10 All land having a frontage to Stirling Highway and adjoining the access network shown in Schedule 5 in this clause 'street block' means a length of land fronting Stirling Highway, between a public street or public right-of-way and the next public street or public right-of-way. Where there is no approved structure plan, local development plan and/or activity centre plan: 1. All development and subdivision is to allow a boundary setback sufficient to facilitate a minimum 6m wide carriageway in the location shown in Schedule 5. 2. All development and subdivision is to take vehicle access from the carriageway shown in Schedule 5 where it connects, either directly or via another carriageway, to a public street other than Stirling Highway. 3. Where the access network for the street block shown in Schedule 5 does not yet connect to a public street other than Stirling Highway, the development is to be designed to be modified in the future to take vehicle access from a rear carriageway once it connects to a public street other than Stirling Highway. 4. The local government shall not approve development or support subdivision that: i. prevents any new or existing lot within the same street block from obtaining access from a public street or carriageway other than Stirling Highway; or ii. prevents any new or existing lot within the same street block from obtaining access to the access network shown in Schedule 5; or iii. creates a new lot with sole vehicle access to Stirling Highway. 5. All development must account for any ground level differences in order to facilitate a carriageway across a street block. 6. The total 6m width may include portions of any existing public right-of-way. 7. Prior to issue of a building permit or subdivision clearance, suitable arrangements are to be made with the local government ensuring the 6m wide carriageway described in the above subclauses is burdened with public access rights in perpetuity. 8. The above clauses do not apply to an application for: (a) a change of use that does not involve works; (b) minor alterations or minor additions to an existing building or buildings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5; or (c) alterations and additions to single houses or grouped dwellings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5. 4. Insert Schedule 4: Nedlands Stirling Highway Activity Centre (NSHAC) Area Height as shown in Attachment 3. 5. Insert Schedule 5: Nedlands Stirling Highway Activity Centre (NSHAC) Access Network as shown in Attachment 4. 6. Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone, and amend the Scheme Map accordingly: a. Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive); b. Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive); c. Even street numbers 2 through 6 Florence Road, Nedlands (inclusive); d. Street numbers 7 and 9 Stanley Street, Nedlands; e. Street number 4 Mountjoy Road, Nedlands; f. Street numbers 52 and 56 Dalkeith Road, Nedlands; g. Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive); h. Street numbers 1A, 1B and 3 Vincent Street, Nedlands; i. Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands; j. Street number 26 Broome Street, Nedlands; k. Street numbers 34, 35 and 36 Martin Avenue, Nedlands; l. Street number 33 Baird Avenue, Nedlands; m. Even street numbers 36 through 56 Stirling Highway, Nedlands (inclusive) n. Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive); o. Odd street numbers 59 through 67 Stirling Highway, Nedlands (inclusive); p. Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive); q. Even street numbers 50 through 60 Kininmont Avenue, Nedlands (inclusive); r. Street number 103 Smyth Road, Nedlands; s. Street number 2 Stanley Street, Nedlands; t. Street number 1 Webster Street, Nedlands; u. Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; v. Street numbers 2B and 2C Tyrell Street, Nedlands; w. Odd street numbers 51 through 57 Portland Street, Nedlands (inclusive); and x. Street number 52 Langham Street, Nedlands. 8. In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the local government is of the opinion that the amendment is a Complex Amendment as it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality. 9. Pursuant to Section 81 of the Planning and Development Act 2005, refers Scheme Amendment 13 to the Environmental Protection Authority. 10. Authorises the Chief Executive Officer to sign relevant documents in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and submit 2 copies of proposed Scheme Amendment 13 and any other relevant documents to the Western Australian Planning Commission. 11. Subject to Section 84 of the Planning and Development Act 2005 advertises Scheme Amendment 13 in accordance with Regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015. 12. Advertises the Nedlands Stirling Highway Activity Corridor (NSHAC) strategy concurrently with Scheme Amendment 13.</p>
<p>Planning and Development</p>	<p>PD24.06.23 Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith</p>	<p>16.1 OCM 27/06/2023</p>	<p>That Council in accordance with Section 31(2)(c) of the State Administrative Tribunal Act 2004, set aside its refusal to grant development approval for four multiple dwellings at 5A and 5B Alexander Road, Dalkeith dated 13 December 2022 and substitutes the previous decision as follows: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 16 June 2023 for four multiple dwellings at 5A and 5B Alexander Road, Dalkeith, subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 16 June 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. 4. Prior to the issue of a building permit, an amended site plan shall be submitted which depicts the relocation of the bin storage area from the southern lot boundary to the western lot boundary. 5. The primary street setback to be increased to a minimum of 4m to any portion of the building to the satisfaction of the City of Nedlands. 6. Prior to the issue of a building permit, amended plans shall be submitted which depict a fully enclosed bin storage area to the satisfaction of the City of Nedlands. 7. Prior to the issue of a building permit, amended plans shall be submitted which depict additional landscaping along the southern boundary of the site to the satisfaction of the City of Nedlands. 8. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City. 9. Prior to the issue of a building permit, a minimum of 20% units (1 unit) are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands. 10. Prior to the issue of a building permit and the commencement of excavation works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties: a. Lot 101 (No. 7A) Alexander Road, Dalkeith b. Lot 1 (No. 3A) Alexander Road, Dalkeith In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City of Nedlands that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. 11. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands Landscaping 12. Prior to occupation, landscaping shall be completed in accordance with the plans dated 9 June 2023 to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 13. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands. 14. Prior to occupation, all communal and private open space areas with landscaping shall include a tap connected to an adequate water supply for the purpose of irrigation. 15. Prior to occupation, the applicant is to plant a minimum of one (1) x 100L tree located on the Alexander Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands. 16. Prior to the issue of a Building Permit the applicant is to lodge with the City of Nedlands an amended acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the Environmental Protection (Noise) Regulations 1997 to the satisfaction of the City of Nedlands. 17. Prior to occupation, the recommendations contained within the Kellett Design Group Energy Assessment Report dated 9 July 2021, or any approved modifications, are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands. 18. The development shall comply with the approved Waste Management Plan prepared by Instant Waste Management date stamped 21 April 2022 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City. 19. Prior to the issue of a Building Permit, the bin storage area shall be located and designed to meet the definition of a 'suitable enclosure' as defined by the City of Nedlands Health Local Law 2017. 20. Prior to occupation of the development, all car parking bays and visitor bicycle bays are to be clearly line marked, drained and with visitor car parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands. 21. All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6-2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands. 22. Prior to occupation, all bicycle racks shall be provided and installed to the satisfaction of the City of Nedlands and maintained for the lifetime of the development. 23. Prior to occupation, the portion of the laneway abutting the western boundary of the site being constructed and drained to its full width at the landowner/applicants cost and the remaining portion of the laneway from the western boundary of the site to the nearest constructed road being made trafficable. 24. Prior to occupation, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened to the satisfaction of the City of Nedlands.</p>
<p>Planning and Development</p>	<p>Consideration of Scheme Amendment No. 6 – Laneways and Vehicular Access</p>	<p>PD 31/07/2023 OCM 25/07/2023</p>	<p>That Council: 1. Pursuant to section 75 of the Planning and Development Act 2005 and in accordance with Regulation 41(3)(c) of the Planning and Development (Local Planning Schemes) Regulations 2015 resolves to not support Amendment No. 6 to the City of Nedlands Local Planning Scheme No. 3 for the following reasons: a. The Amendment does not result in a substantive change to the Scheme and is superfluous to contemporary planning requirements. b. The Amendment will not require new subdivisions to share a single access point or reduce the number of crossovers. c. The City has changed strategic direction on the ceding of laneways. d. The Amendment has largely been addressed through subsequent updates to the Residential Design Codes and the introduction of new local planning policies. 2. Resolves to provide a summary of the reasons why the City does not support Amendment No.6 to the City of Nedlands Local Planning Scheme No.3, and a schedule of submissions made on the Amendment, to the Western Australian Planning Commission within twenty-one (21) days of the Resolution, in accordance with Regulation 53 of the Planning and Development (Local Planning Schemes) Regulations 2015.</p>
<p>Planning and Development</p>	<p>Review of Local Planning Policies – Allen Park Residential Standard, St Peters Square Design Guidelines, Hollywood Design Guidelines and Swanbourne Design Guidelines</p>	<p>PD32/07/23 OCM 25/07/2023</p>	<p>That Council adopts the Allen Park Residential Estate Standard, St Peters Square Design Guidelines, Hollywood Design Guidelines and Swanbourne Design Guidelines Local Planning Policies (Attachments 1 – 4), in accordance with Regulation 5(2) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.</p>

<p>Planning and Development</p>	<p>Consideration of Development Application – Five Grouped Dwellings at No. 2 Philip Road, Dalkeith</p>	<p>PD33/07/23 OCM 25/07/2023</p>	<p>That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 12 June 2023 for five grouped dwellings at 2 Philip Road, Dalkeith, subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 12 June 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a building permit, a Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City. 4. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 5. Prior to occupation, landscaping shall be completed in accordance with the Landscaping Plan dated 12 June 2023. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 6. Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Adelma Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands. 7. Prior to the issue of a building permit, a suitably qualified arborist is to submit a plan to be approved by the City of Nedlands outlining tree protection measures to be undertaken to conserve the tree identified for retention as shown on the landscaping plans. The approved measures are to be monitored by the arborist and implemented for the duration of the demolition and construction process to the satisfaction of the City of Nedlands. 8. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands. 9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. 10. Prior to the issue of a building permit, the development plans shall be amended to include: i. Two convex mirrors mounted above either side of the upper end of the vehicle access ramp to provide exiting vehicles visibility in each direction along the footpath, to the satisfaction of the City of Nedlands. ii. Line markings at the top of the vehicle access ramp that shall be visible to exiting vehicles and painted in non-slip paint. The line markings shall consist of a red stop line and wording that reads "STOP WATCH FOR PEDESTRIANS" 11. Prior to occupation, new or modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Nedlands. 12. Prior to the issue of a building permit, the development plans shall be amended to include a stormwater retention plan which depicts the location of soak wells and demonstrates that the land is graded such that all stormwater generated on site is contained within the site and directed towards the soak wells or similar to the satisfaction of the City of Nedlands. 13. Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Philip Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands.</p>
<p>Planning and Development</p>	<p>Consideration of Development Application – Residential – Single House at No. 32 Philip Road, Dalkeith</p>	<p>PD34/07/23 OCM 25/07/2023</p>	<p>Following the submission of the modified plans 24 July 2023, a 2nd revised officer recommendation is presented, which lower the height of the upper floor and increase the setback of the building from the southern boundary, resulting in reduced overshadowing to the south. 1. That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 24 July 2023 for the single house at 32 Philip Road, Dalkeith, subject to the following conditions: 2. This approval relates only to the development as indicated on the approved plans dated 24 July 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 3. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 4. Prior to the issue of a Building Permit, revised stormwater plans shall be submitted and approved to the satisfaction of the City. 5. Prior to the issue of a Building Permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City of Nedlands. 6. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 7. Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development. 8. Prior to occupation, the two redundant crossovers on Philip Road shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands. 9. Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Philip Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands. 10. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands 11. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.</p>
<p>Planning and Development</p>	<p>Consideration of Development Application – Change of Use – "Restaurant" to "Small Bar" – 99A & 101 Waratah Avenue, Dalkeith</p>	<p>PD35/07/23 OCM 25/07/2023</p>	<p>That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 7 March 2023 for a partial change of use to a "Small bar" at 99a & 101 Waratah Avenue, Dalkeith, subject to the following conditions: 1. This approval is for the use of the development as a "Small Bar", as defined in the City of Nedlands Local Planning Scheme No.3. Any alternative use of the premises may require development approval. 2. This approval is for a maximum of 120 patrons (internal and external). 3. The Environmental Noise Assessment date stamped 5 July 2023 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands. 4. Prior to the use of the small bar, a Noise Management Plan shall be submitted and approved by the City of Nedlands and shall be complied with at all times to the satisfaction of the City. 5. The "isoletta Management Plan" submitted on 7 March 2023 forms part of this approval and shall be complied with at all times to the satisfaction of the City.</p>
<p>Planning and Development</p>	<p>Consideration of Development Application – Residential – Additions to Single House at 22 Clifton Street, Nedlands</p>	<p>PD 36/07/23 OCM 25/07/2023</p>	<p>That Council, in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 18 July 2023 for additions to the single house at 22 Clifton Street, Nedlands, subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 18 July 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City. 4. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 5. Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development. 6. Prior to occupation, the applicant is to plant a minimum of one (1) x 35L tree located on the Clifton Street verge, at the expense of the applicant and to the satisfaction of the City of Nedlands. 7. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.</p>
<p>Completed Council Resolutions - These will be removed at the next Council meeting</p>			
<p>CEO</p>	<p>CEO01.02.23 Review of Wards and Representation</p>	<p>8 SCM 13/02/2023</p>	<p>Council Resolution That the City of Nedlands Council recommends to the Local Government Advisory Board, in accordance with Schedule 2.2(9) that: 1. The current four ward structure at the City of Nedlands be retained; 2. An order be made that the name of the Coastal Districts Ward be amended to the Coastal Ward, all other ward names be retained; 3. An order be made under s. 2.2(1) for a boundary adjustment between the Coastal and Hollywood Wards as follows: a. The area bounded by Camelia Avenue to the North, Lantana Avenue to the West, Brockway Road to the East and Alfred Road to the South is moved from the current Coastal Ward to the Hollywood Ward. 4. An order be made under s. 2.18(3) to reduce the number of offices of Elected Member from 13 to 9 – comprised of a Mayor and 8 Councillors, and designates the following number of offices of councillor for each ward: Melvista (2), Hollywood (2), Dalkeith (2) and Coastal (2); 5. Authorises the Chief Executive Officer to prepare a report to be presented to the Local Government Advisory Board proposing that the orders resolved above be made under section 2.2(1) and s. 2.18(3) of the Local Government Act 1995; and 6. In the event that the Minister's proposed reforms to the Local Government Act 1995 to reduce the number of Council positions for local governments with populations between 5,000 to 75,000, to a maximum number of 9 elected members is not passed by State Parliament in time for the October 2023 Ordinary Local Government Elections, the City of Nedlands withdraws its application to the Local Government Advisory Board in respect to recommendation 4 of the Council resolution dated 13 February 2023, and retains the current representation of 13 elected members with 3 Councillors per each of the 4 wards for the 2023 election.</p>
<p>CEO</p>	<p>CEO07.03.23 Review of Local Laws under s3.16 of the Local Government Act 1995</p>	<p>19.5 OCM 28/03/2023</p>	<p>That Council: 1. adopts the outcome of the review of local laws undertaken pursuant to s3.16 of the Local Government Act 1995; and 2. notes that proposals to amend and/or repeal local laws of the City will be presented for consideration in due course pursuant to s3.12.</p>
<p>CEO</p>	<p>CEO 10.04.23 Annual Report 2021-22</p>	<p>18.2 OCM 26/04/2023</p>	<p>That Council - 1. Accepts the Annual Report including the Audited Annual Financial Statements for the year ending 30 June 2022. 2. Agrees to hold the Annual General Meeting of Electors at 6.00pm, Monday, 15 May 2023 in the Council Chamber 71 Stirling Highway Nedlands.</p>
<p>Councillor Notice of Motion</p>	<p>Councillor Mangano – Guttering and Downpipe Replacement – Nedlands Child Health Centre</p>	<p>18.4 OCM 26/04/2022</p>	<p>Council Resolution That Council instruct the Chief Executive Officer to replace all guttering and downpipes at Nedlands Child Health Centre.</p>
<p>Councillor Notice of Motion</p>	<p>Councillor Bennett - Bird Water Stations</p>	<p>22.5</p>	<p>Council requests the CEO to provide a report on the installation of bird watering stations, appropriate locations, possible grants and funding options, and consult with Birdlife WA in establishing a regular bird census similar to that conducted for the Lake Claremont Advisory Committee.</p>

<p>Planning and Development</p>	<p>PD09.03.23 Adoption for referral to WAPC - Scheme Amendment 12 and Local Planning Policy - Trees on Private Land</p>	<p>16.4 OCM 28/03/2023</p>	<p>That Council: 1. Pursuant to section 75 of the Planning and Development Act 2005 and in accordance with regulation 41(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 supports Scheme Amendment No. 12 to amend Local Planning Scheme No. 3 by inserting the following provisions into Schedule 1 – Supplemental Provisions: 60. Requirement for development approval 60A. No person shall cause or permit the removal, destruction, or damage to any tree that meets the following criteria on a lot zoned Residential with a density code of R20 or below unless development approval has been granted in accordance with Part 8 of the Deemed Provisions: a) Canopy diameter of 6m or greater; or b) Height of 8m or greater; or c) In the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or d) In the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimeters or greater, measured 1.4m above the ground. 61. Development for which development approval is not required Column 1 - Works 22. The removal, destruction or damage to a tree which meets the criteria set out in Clause 60A. Column 2 - Conditions Either – a) The tree is identified in a local planning policy as an unwanted species; or b) Tree pruning in accordance with Australian Standards for Pruning of Amenity Trees (AS4373); or c) Tree pruning or removal required for bushfire management purposes, in accordance with the Bush Fires Act 1954; or d) Tree pruning or removal to achieve necessary clearances from utilities. 2. Authorise the Mayor and CEO to sign the relevant documents necessary to refer the Policy and Amendment to the Western Australian Planning Commission. 3. In accordance with regulation 44 of the Planning and Development (Local Planning Schemes) Regulations 2015 submit the proposed Scheme Amendment No. 12 and all relevant documentation to the Western Australian Planning Commission for approval. 4. In accordance with regulations 4(3)(b)(i) and 4(3A) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, proceed with the Policy without modifications, and submit the proposed Local Planning Policy – Trees on Private Land to the Western Australian Planning Commission for approval.</p>
<p>Planning and Development</p>	<p>PD10.03.23 Consideration of Adoption of draft Hampden - Hollywood Precinct Local Planning Policy</p>	<p>16.5 OCM 28/03/2023</p>	<p>That Council: 1. adopts those elements of the draft Hampden-Hollywood Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Hampden-Hollywood Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of WAPC approval.</p>
<p>Planning and Development</p>	<p>PD11.03.23 Consideration of Adoption of draft Broadway Precinct Local Planning Policy</p>	<p>16.6 OCM 28/03/2023</p>	<p>That Council: 1. adopts those elements of the draft Broadway Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Broadway Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of the WAPC approval; and 3. revokes the Local Planning Policy – Interim Built Form Design Guidelines – Broadway Mixed Use Zone.</p>
<p>Planning and Development</p>	<p>PD13.04.23 Consideration of Development Application - Residential - Single House at 52 (Lot 80) Jutland Parade Dalkeith</p>	<p>16.1 OCM 26/04/2023</p>	<p>That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 20 February 2023 for a Residential – Single House at 52 Jutland Parade, Dalkeith, subject to the following conditions: General Conditions 1. This approval relates only to the development as indicated on the approved plans dated 20 February 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a demolition permit and a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City. 4. Prior to the issue of a building permit, a Geotechnical Report covering the development area is to be prepared by a suitably qualified practitioner at the applicant's cost, to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The Geotechnical Report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the Geotechnical Report. 5. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. face brick; b. painted render; c. painted brickwork; or d. other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 6. Prior to occupation, the balcony located on the south elevation as annotated in red on the approved plans shall be screened to prevent overlooking to 50A (Lot 13) Jutland Parade, Nedlands, in accordance with the Residential Design Codes by either; a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 metres above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 7. Prior to the issue of a building permit, the landscape plan prepared by Tristan Peirce Landscape Architecture is to be amended to align with the approved development plans. Prior to occupation, landscaping shall be completed in accordance with the amended landscape plan or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 8. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. DBCA Conditions 9. All works are to be undertaken in accordance with a Construction Environmental Management Plan approved by the Department of Biodiversity, Conservation and Attractions. 10. Stormwater runoff from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Biodiversity, Conservation and Attractions. 11. No dewatering effluent is to enter the River, either directly or indirectly (via the stormwater system), unless approved by the Department of Biodiversity, Conservation and Attractions 12. No pool water/backwash from the swimming pool is to be discharged onto the land, into the River or the local government drainage system. 13. The applicant shall implement appropriate on-site measures to ensure that: a. no construction material, sediment or rubbish enters the River, Parks and Recreation reserve or stormwater system, as a result of the works to the satisfaction of the Western Australian Planning Commission based on advice from the Department of Biodiversity, Conservation and Attractions; and b. during the works no vehicular access associated with the construction is permitted within the Parks and Recreation reserve without the prior approval of the manager of the reserve (Western Australian Planning Commission).</p>
<p>Planning and Development</p>	<p>PD14.04.23 Consideration of Development Application for a Home Business at 18 Boronia Avenue Nedlands</p>	<p>16.2 OCM 26/04/2023</p>	<p>That Council, in accordance with clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 25 January 2023 for a 'Home Business' at 18 Boronia Avenue, Nedlands, subject to the following conditions: 1. this development approval only relates to the 'Home Business'. The use shall be in accordance with the land use definition within City of Nedlands Local Planning Scheme No.3, approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot. 2. no materials and/or equipment associated with the home business are to be stored in areas that are visible from the street or neighbouring properties, or be located in areas set aside for the parking or access of vehicles or pedestrians. 3. this decision constitutes planning approval only and is valid for a period of three years from the date of the approval, after which the Home Business is to cease operating or a seek a new approval from the City of Nedlands. 4. service and/or delivery vehicles are not to service the premises before 7.00am or after 7.00pm Monday to Saturday, and/or before 9.00am or after 7.00pm on Sunday and Public Holidays. 5. the Home Business is to be operated only by the applicant, K. Vijayan, who must remain a permanent resident on site at the subject premises. The operation of the Home Business by any other person, or its operation at any other premises, is not permitted by this approval.</p>
<p>Planning and Development</p>	<p>PD15.04.23 Adoption of the amended Signage and Advertisements Local Planning Policy</p>	<p>16.3 OCM 26/04/2023</p>	<p>That Council adopts the Signage and Advertisements Local Planning Policy in accordance with Regulation 4(3)(b) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as attached.</p>
<p>Planning and Development</p>	<p>PD16.04.23 Consideration of Adoption of draft Nedlands Stirling Highway Activity Corridor - Residential Precinct Local Planning Policy</p>	<p>16.4 OCM 26/04/2023</p>	<p>That Council 1. adopts those elements of the draft Nedlands Stirling Highway Activity Corridor – Residential Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Nedlands Stirling Highway Activity Corridor - Residential Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of the WAPC approval; and 3. revokes the Local Planning Policy – Peace Memorial Rose Garden Precinct, Nedlands.</p>
<p>Planning and Development</p>	<p>PD18.04.23 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 91 Broadway Nedlands</p>	<p>16.5 OCM 26/04/2023</p>	<p>That Council adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the amendments to the approved mixed-use development at 91 Broadway, Nedlands as follows: It is recommended that the Metro Inner-North JDAP resolves to: 1. Accept that the DAP Application reference DAP/21/02110 as detailed on the DAP Form 2 dated 24 January 2023 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011; 2. Approve DAP Application reference DAP/21/02110 and accompanying plans dated stamped 6 April 2023 (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of Clause 16 of the City of Nedlands Local Planning Scheme No. 3, for the proposed amendments to the approved development of 17 multiple dwellings and an office at 91 Broadway, Nedlands. Amended Conditions 17. Prior to the issue of a building permit, a revised Landscape Plan is to be provided to the satisfaction of the City of Nedlands. New Advice Notes General Advice 9. The applicant/owner is advised that a public open space contribution will likely be required at the subdivision stage of the development, consistent with DC 2.3 Public Open Space in Residential Areas and the Planning and Development Act 2005. All other conditions and requirements detailed on the previous approval dated 1 February 2022 shall remain unless altered by this application.</p>
<p>Technical Services</p>	<p>TS06.03.23 - Rochdale Road Rehabilitation</p>	<p>21.1 OCM 28/03/2023</p>	<p>That Council: 1. approves the award of the contract for Rehabilitation Rochdale Road, to Downer EDI Works Pty Ltd T/A DM Roads, in accordance with the City's Request for Tender number RFT 2022-23.17 and comprising of that request, the City's Conditions of Contract, the Downer EDI Works Pty Ltd T/A DM Roads tender submissions inclusive of the Schedule of Rates, and all post tender clarifications and negotiations; 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Downer EDI Works Pty Ltd T/A DM Roads to be executed; 3. instructs the CEO to arrange for all other tender respondents to be advised of the tender outcome; and 4. approves a budget variation of up to \$213,610.30 from identified savings identified across the City from materials and contract services to cover the project budget overrun.</p>
<p>Technical Services</p>	<p>TS05.02.23 Pavement Core Testing for Road Rehabilitation Planning Works RFQ 2022-23.20</p>	<p>21.1 OCM 28/02/2023</p>	<p>That Council: 1. accepts the request for quotation received from Aslab Pty Ltd for "Pavement Core Testing for Road Rehabilitation Planning Works" for \$64,240 (Incl GST); 2. approves the award of the contract for "Pavement Core Testing for Road Rehabilitation Planning Works" in accordance with the City's Request for Quotation number RFQ 2022-23.20 and comprising of that request, the City's Conditions of Contract and Aslab Pty Ltd submission; and 3. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to Aslab Pty Ltd for execution.</p>
<p>Technical Services</p>	<p>TS27.12.22 Revised Stormwater Policy (Previously TS27.12.22 - Item 17.1)</p>	<p>17.3 OCM 28/02/2023</p>	<p>That this item be deferred until the March 2023 Ordinary Council Meeting</p>

21. Council Members Notice of Motions of Which Previous Notice Has Been Given

21.1 Councillor Bennett – Notice of Motion to Amend Council Resolution PD24.06.23 – Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith

Councillor Bennett, supported in writing by the Councillors as listed below has advised of his intention to move a motion to rescind condition 5 of Council’s decision of 27 June 2023 relating to Item PD 24.06.23 - Section 31 Reconsideration of Development Application – Four Multiple Dwellings at 5A & 5B Alexander Road, Dalkeith, as follows:

Supported by:

1. Councillor Bennett
2. Councillor Youngman
3. Councillor Coghlan
4. Councillor Senathirajah
5. Councillor McManus
6. Councillor Amiry

Councillor Brackenridge left the room at 7.29 pm.

Mayor Argyle left the room at 7.29 pm and the Deputy Mayor assumed the chair.

Moved – Councillor Bennett
Seconded – Councillor Youngman

Council Resolution

That Council:

1. **rescinds Condition 5 of the development approval granted on 27 June 2023 for four multiple dwellings at 5 Alexander Road, Dalkeith:**

**“Condition 5 - The primary street setback to be increased to a minimum of 4m to any portion of the building to the satisfaction of the City of Nedlands.”;
and**

2. **renumbers the remaining conditions accordingly.**

CARRIED BY ABSOLUTE MAJORITY 7/-

Justification

Condition 5 would cause a substantial change in the design and exposes the decision to be challenged at the SAT. The City Officers did not recommend condition 5 and it has the effect of frustrating the development. Previous SAT mediation related to overshadowing of the southern neighbour, not the primary street setback. The condition relating to bin storage remains as per neighbours wishes. A subsequent SAT challenge against condition 5 may require substantial City expenditure to engage a planning consultant to represent the Council.

Officer Comment

A rescission motion is dealt with under the *Local Government (Administration) Regulations 1996*.

Regulation 10 states:

10. Revoking or changing decisions (Act s. 5.25(1)(e))

- (1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported —
 - (a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or
 - (b) in any other case, by at least 1 /3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.
- (1a) Notice of a motion to revoke or change a decision referred to in sub regulation (1) is to be signed by members of the council or committee numbering at least 1 /3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.
- (2) If a decision is made at a council or committee meeting, any decision to revoke or change the decision must be made by an absolute majority.
- (3) This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

Councillor Brackenridge returned to the room at 7.31 pm.

Mayor Argyle returned to the room at 7.31 pm and resumed the Chair.

21.2 Mayor Argyle – Melvista West Parking Policy

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 9 August 2023, Mayor Argyle gave notice of her intention to move the following motion.

Moved – Mayor Argyle

Seconded – Councillor Coghlan

Council Resolution

That Council approves:

1. the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following:
 - a. adds Granby Crescent no parking Monday to Saturday 8 am until 5 pm to the MWPP and that Residential parking permit holders to be exempt;
2. a budget variation to increase the parking signs budget by \$54,000 with the source of funds to be listed for consideration in the Mid-Year Budget review.

ABSOLUTE MAJORITY REQUIRED

CARRIED BY ABSOLUTE MAJORITY 9/-

Justification

The Draft Melvista West Parking Policy is to be implemented as a matter of urgency. This follows the recent decision by the WAPC, on 27 July 2023 to extend substantial commencement by another 12 months for the Oryx aged care building. Our council was vehemently opposed to this large commercial development in a private residential street.

This parking policy will at least go some way to ensure residents lives are not adversely impacted during construction.

Draft Melvista West Parking Policy was drafted over a year ago and was advertised earlier this year in 2023. Given works have commenced in the Doonan Rd, Betty St precinct, on the 7th of August 2023, we have to bring these parking laws forward as a City of Nedlands priority.

This is a commercial construction, not residential. There will be a lot of bodies on site at various points in time.

This will entail, no verge (nature strip) parking, and NO parking on Doonan Road and Betty Street this should also apply to Granby Crescent. Unless of course, you are a resident of these streets.

This means residents in these streets will all get parking permits, and this will ensure the builder and tradespeople will undertake their commitment to walk to the site from authorised parking set aside at College Park.

This will be effective midnight 22 August 2023.

Administration Comment

It is proposed that the matter of the West Melvista parking restrictions will be presented to Council in September via the Council Agenda Forum.

From a governance perspective it's considered important the matter be appropriately considered within the governance framework as eight submissions on the proposed parking restrictions were received during the consultation undertaken in early 2023. To adopt the proposed motion without having probably considered the submissions received is considered inappropriate.

There are funding issues associated with the provision of the signage which were not considered when the matter was presented to Council in June 2022. There are insufficient funds in the Council budget of 2023/24 to fully implement the signage as indicated in the June 2022 report. There are a number of options on how this funding challenge could be addressed in relation to timing, funding sources and the extent / restrictions of signage which again from a governance perspective should be appropriately considered through the governance framework process (ie. via the Council Agenda Forum). In short adopting the motion as proposed is likely to result in the resolution not being able to be implemented and thus officers will be required to report back to Council at a later date.

Whilst forward works have commenced on the site, officers consider the parking for trades in the early stages of the construction process (until the end of 2023) can be relatively easily managed.

Based on the above it is not considered appropriate for Council to support the proposed motion until a report is received from officers, which is expected to occur in September.

Officers Recommendation

That the Chief Executive Officer be requested to present a report to Council in September 2023 in relation to the proposed parking restrictions for West Melvista.

21.3 Mayor Argyle – Amendment to Delegation 2.1.1 Grant a Building Permit

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 10 August 2023, Mayor Argyle gave notice of her intention to move the following motion.

Please note: The following motion was withdrawn by Mayor Argyle.

That Council amends delegation 2.1.1 Grant a Building Permit as contained in the Register of Delegations dated 22 September 2022 by inserting a condition on the delegation that states “building permits with a construction value of greater than \$10 million, must be referred to Council for consideration and determination”.

ABSOLUTE MAJORITY REQUIRED

Justification

This is to confirm compliance in all sectors, especially environmental commitments.

Administration Comment

As the motion proposes to amend a delegation (Delegation 2.1.1 - Grant of a Building Permit) an Absolute Majority decision of Council is required.

Under section 23 of the Building Act 2011, the City of Nedlands, as the Permit Authority, has 10 days to issue a certified building permit.

The role of the City as the Permit Authority in granting a certified building permit under Section 20 of the Act is largely administrative, hence the 10-day statutory time limit to grant the building permit.

The application information required under the Section 16 of the Act is largely administrative. The private certification process via Section 19 of the Act ensures the plans meet the minimum requirements of the National Construction Code and that a certificate of design compliance is issued by a private certifier to verify that the building works will comply. The City has no role in that process.

Under Section 23 of the Act if the building permit is not granted within the statutory 10 days, the City must refund the application fee.

In the event of the building permit not being granted within 10 days, it is taken to have been refused, deemed refusal, and a right of appeal to the State Administrative Tribunal exists. The City would be required to defend the deemed refusal, ie. mount a case as to why the building permit had not been granted.

For a building permit with a construction value of \$10million, the application fee for a residential application would be \$19,000 and a commercial application would be \$9,000.

Since March 2019, the City has issued 13 such building permits collecting over \$337,000 in fees.

If these building permits were to be presented to Council for determination, the 10-day statutory period would almost certainly never be met thus the fee would always be required to be returned. In addition, the City would be required to fund a defense at the State Administrative Tribunal.

Given that this process is largely administrative, the City may also be at risk of being held liable to pay the costs of the other party.

The benefit of such a proposal is difficult to see. Noting additionally that the City's involvement in building permits for Development Applications approved by the WAPC is significantly less.

In the case of matters determined by the Western Australian Planning Commission (via the SDAU) all planning conditions are to the satisfaction of the Western Australian Planning Commission. Thus, ultimately if the WAPC says that the conditions have been satisfied, there is no role for the City of Nedlands in this aspect of determining if the Building Permit should be issued.

A modification to the determining of building permits by officers to the Council has little merit. In the short term and at the operational level it is likely to be a costly exercise to the City in terms of fees lost, additional costs at SAT and including the potential for costs to be awarded against the City.

The Notice of Motion is not supported by the administration.

21.4 Councillor Coghlan – Loretto Primary School Site

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 10 August 2023, Councillor Coghlan gave notice of her intention to move the following motion.

Moved – Councillor Coghlan

Seconded – Councillor Senathirajah

Council Resolution

That Council requests that the Chief Executive Officer immediately engage with the owners of the Loretto Primary School site and the Heritage Council of WA and present the findings to Council by November 2023. This will consider:

1. The current zoning of the site;
2. Options for a structure plan on the site;
3. Existing vegetation including the significant trees on the site;
4. The need for Public Open Space in this area;
5. The heritage value of the buildings on the site; and
6. The surrounding residential area.

**CARRIED 8/1
(Against: Cr. Youngman)**

Justification

Explore which buildings are on the Heritage Council of WA's lists and their current status. Some of the buildings are already on the City of Nedlands Heritage Survey. The Palassis Report is available to the Administration and the Council. The current Council requested that this report be made available to read.

Whilst the site is currently zoned Private Community Purpose, the intentions of the owners are unknown at this stage.

Council should be proactive at this stage as the School owner, Loreto Ministries, has indicated it will not be using the site for education purposes after the end of the 2023 school year.

The community is keen to be ahead of the game in regarding the future use of the site. The site has historical and cultural significance for this area of Nedlands.

Generations of former students from a large catchment area have an attachment to the School site.

The closure of the school caught the school and greater community by surprise and people want to know what will happen on the site in the future.

As a result of the sudden announcement by Loreto Ministries to close the school, people are relying on the Council to show leadership in this space and to ensure that they are communicated with in a timely way regarding the future of this site. People have been very used to the school being there and its closure has caused much angst.

Administration Comment

The site is currently zoned “Private Community Purpose” which is very limiting in terms of how the site can be used. It would be reasonable to expect that the landowner would like the site to be re-zoned at some stage, hence it is appropriate that the City commence the process of exploring the potential of the site.

It would be appropriate for the City to give the site some consideration in terms of tree retention and the retention of the heritage building(s) on the site. This will need to occur in the context of the wider area.

Certainly, it is appropriate that the City engage with the landowner, officers have reached out to make this contact.

The current priority for the City in terms of Strategy Planning matters is currently as follows;

1. Stirling Highway height restrictions (Amendment 13)
2. Public Open Space Contributions
3. Heritage (to be presented to Council in early 2024)
4. Mt Claremont Master Plan
5. Landscaping in Residential areas
6. Commercial Policy / Scheme amendment

This program will have the City fully engaged until mid-2024.

It would be unrealistic for anything meaningful to be presented at a Concept Forum prior to July 2024.

Officers Recommendation

That Council requests that the Chief Executive Officer immediately engage with the owners of the Loreto Primary School site and the Heritage Council of WA and present to Council via Concept Forum the potential options for the site by July 2024. This will consider:

- 1. The current zoning of the site;**
- 2. Options for a structure plan on the site;**
- 3. Existing vegetation including the significant trees on the site;**
- 4. The need for Public Open Space in this area;**
- 5. The heritage value of the buildings on the site; and**
- 6. The surrounding residential area.**

21.5 Councillor Mangano - Fraseriana Lane and Gordon Street Signs

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 10 August 2023, Councillor Mangano gave notice of his intention to move the following motion.

Under the City of Nedlands Standing Orders Local Law clause 3.9(6)(a) a motion of which notice has been given will lapse unless the member who gave notice, or some other member authorised by him in writing moves the motion when called on. As Councillor Mangano needed to provide written permission for a Councillor to move this Notice of Motion on his behalf, which did not occur, the motion could not be moved and therefore lapsed.

That Council directs the Chief Executive Officer to raise the street signs at the corner of Fraseriana Lane and Gordon Street to 2.5m minimum height from the ground to the lowest blade.

Justification

1. It is a serious safety issue.
2. It is low enough that anyone over 2m tall will hit the lower blade.
3. 2 councillors have raised the issue as a concern.



Administration Comment

New sign installations and maintenance are guided and undertaken in line with the Australian Standards 1742 (specifically AS1742.2) as follows:

D2.3.4 *Height—rural*

In rural areas, roadside signs shall be mounted clear of roadside vegetation and be clearly visible under headlight illumination at night. The height of the sign should normally be not less than 1.5 m above the nearest edge of travelled way. For fingerboards and intersection direction signs, the height should be increased to 2 m.

D2.3.5 *Height—urban*

On kerbed roads in urban areas the sign shall be set a minimum of 2 m above the top of the kerb to prevent obstruction to occasional pedestrians, or to reduce interference from parked vehicles. Where neither pedestrians nor parked vehicles have to be considered, e.g. on a traffic island or median, the height given in Paragraph D2.3.4 may be more appropriate. Signs that may obscure sight distance, e.g. on a median on the approach to an intersection, may need to be height adjusted so that road users can see under or over them. Lowering signs may have maintenance implications and may leave insufficient vertical space to fit the signs. Signs that overhang a footway or cycle path shall have a height of 2.5 m min. above the level of the footway or cycle path.

Mounting height is also touched on other areas in the AS1742 suite of documents, which concur that 2.5m is the minimum height above footpaths (but not higher than 3m unless over a roadway).

Given the standards, a sign in this location is best set at around 2m in height to balance visibility and safety, noting there is a footpath on the opposite side of the road.

The Notice of Motion is not supported by the administration.

21.6 Councillor Bennett – Tree Canopy Rates Incentive

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 August 2023, Councillor Bennett gave notice of his intention to move the following motion.

Moved – Councillor Bennett
Seconded – Councillor Amiry

Council Resolution

That Council requests the CEO prepare a report before the 2023-24 mid-year budget review, investigating options for a rates based financial incentive that encourages the retention and growth of tree canopy in the City such as through a differential rates system, rates subsidy or rates discount that is calculated proportional to the tree canopy maintained on each ratable property.

CARRIED UNANIMOUSLY 9/-

Justification

Policies and regulations often act as a "stick" with no "carrot" to reward those who are already contributing to the community through maintaining large trees on their property and adjoining verge.

State government agencies and academics have already been using remote sensing data to calculate tree canopy coverage for individual land parcels across Perth for several years.

This remote sensing data could be used to impartially calculate a tree canopy percentage for each property then an incentive proportionately applied.

The financial incentive will reward and encourage the retention and growth of tree canopy in the City separate from planning schemes.

The incentive can be used by the ratepayer to offset the cost of maintaining large trees.

Administration Comment

A report can be prepared prior to the 2023-24 Mid-Year Budget Review. The report can review options for an incentive together with estimated costs of such incentives. Financial implications can be addressed in the report.

21.7 Councillor Bennett – Tree Bonds Adjacent to Development Sites

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 August 2023, Councillor Bennett gave notice of his intention to move the following motion.

Moved – Councillor Bennett
Seconded – Councillor Amiry

Council Resolution

That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters:

1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan;
2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of \$20,000;
3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis;
4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report.
5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the developer/applicant.

CARRIED UNANIMOUSLY 9/-

Council requests the CEO to draft a Tree Bond Policy to be presented to Council for consideration of inclusion in the 2024/2025 draft Annual Budget, so that where development or other activities have the potential to impact on the City's trees, the following is to occur:

1. The City will commission an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost to accompany the application. This will include a Tree Maintenance Plan;
2. A tree protection bond is to be held by the City prior to the commencement of demolition and development. The bond is to be held for twelve months following the confirmation of practical completion of construction when a BA7 form is submitted to the City. The bond value is to be as per the City's fees and charges. This includes application of the Helliwell (monetary) value for large trees up to a maximum value of \$20,000;
3. A maintenance fee is to be taken to cover inspections and watering over the course of the development and the 12 months following completion. The value of the maintenance fee is to be defined by fees and charges for tree watering and inspections and will be applied on an annual basis;
4. Tree protection fencing is to be installed around the tree prior to the commencement of construction. The type of fencing must be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report. The maximum boundary of the tree protection fencing is the entire verge, allowing a three-metre-wide easement for construction access and not obstruct any roads or footpaths;
5. Following the completion of works the trees are to be assessed by City Officers. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. If the tree(s) die due to the demolition and/or construction works, the full bond is to be taken from the developer/applicant; and

A fees and charges table relating to tree bonds is to be added to the City's schedule.

Justification

The continued loss of the City's trees outside development sites must be addressed.

An approach that collects a bond shifts the cost and responsibility to the developer and builder.

This approach was part of the Town of Cambridge Officer Recommendation adopted at the 23 May 2023 Ordinary Council Meeting.

Administration Comment

The intent of the motion is acknowledged and supported. The Town of Cambridge policy is also acknowledged, as are the cost implications identified in the Town of Cambridge officer report to their Council in terms of the additional resources required, being an additional officer / contract with an arborist, which their report estimates at being \$100,000.

It would be appropriate for Council to consider the legal implications / limitations in terms of planning approvals / demolition permits, acting under a local law, the taking of a maintenance fee and use of bonds prior to the introduction of a policy as proposed.

As suggested in the motion, consideration of these matters ahead of the 2024/25 budget is appropriate. There are potential implications on service levels at the City which should be factored into the individual business unit Service Plans ahead of the budget.

Given the potential legal, budget and service level consideration it would be appropriate that Council be provided with a full understanding of these matters via a Discussion Paper at a Concept Forum prior to Council considering such a policy. This can be achieved ahead of the final Council consideration of the 2024/25 budget.

This approach is reflected in the officer's recommendation following.

Officers Recommendation

That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters:

- 1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan;**
- 2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of \$20,000;**
- 3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis;**
- 4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report.**
- 5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being**

adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the developer/applicant.

21.8 Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 August 2023, Councillor Bennett gave notice of his intention to move the following motion.

Moved – Councillor Bennett
Seconded – Mayor Argyle

That Council requests the Chief Executive Officer to:

1. **implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides;**

ABSOLUTE MAJORITY REQUIRED

CARRIED BY ABSOLUTE MAJORITY 9/-

2. **immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and**

CARRIED 7/2

(Against: Crs. Senathirajah & McManus)

3. **draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.**

CARRIED 8/1

(Against: Cr. McManus)

Council Resolution

That Council requests the Chief Executive Officer to:

1. **implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides;**

2. immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and
3. draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.

Justification

Local government can write and enforce any reasonable condition or requirement as part of any permit process that requires local government approval.

Second Generation Rodenticides kill native birds such as owls, hawks, falcons and eagles when they inadvertently prey on poisoned rodents.

Rodenticides have also been known to kill native marsupials such as possums and bandicoots as well as pet dogs and cats.

The City of Nedlands is set within an urban forest framed by the environmentally sensitive areas of the Swan River foreshore, Indian Ocean coastline and freshwater wetlands.

There is an existing Notice of Motion relating to this that has not been actioned likely resulting in unnecessary wildlife poisoning.

Other Western Suburbs Councils are looking to the City of Nedlands for leadership on this matter.

The Interpretation Act 1984

s. 50 Statutory powers, construction of

- (1) Where a written law confers upon a person power to do or enforce the doing of any act or thing, all such powers shall also be deemed to be conferred on the person as are reasonably necessary to enable him to do or to enforce the doing of the act or thing.
- (2) Without prejudice to the generality of subsection (1), where a written law confers power -
 - (a) to provide for, prohibit, control or regulate any matter, such power includes power to provide for the same by the licensing or registration thereof or the granting of permits and power to prohibit acts whereby the prohibition, control, or regulation of such matter might be evaded;
 - (b) to grant a licence, registration, lease, right, permit, authority, approval, or exemption, such power includes power to impose reasonable conditions subject to which such licence, registration, lease, right, permit, authority, approval or

- exemption may be granted; (c) to approve any person, matter, or thing, such power includes power to withdraw approval thereof;
- (c) to give directions, such power includes power to express the same in the form of prohibitions.
- (3) Subject to section 3(3), this section applies to written laws passed or made after the commencement of this Act.

Building Regulations 2012 Regulation

r. 19 Grant of demolition permit (s. 21)

- (3) For the purposes of section 21(1)(o) it is a requirement for the granting of a demolition permit that the applicant has provided evidence to the local government of the local government district in which the demolition work is to be carried out that the building or incidental structure to be demolished has been treated so as to ensure that it is not infested by rodents at the time of the demolition.

Building Act 2011

s. 21 Grant of demolition permit

- (l) that the applicant, in relation to the demolition work, has complied or is complying with each provision of a written law that is prescribed for the purposes of this paragraph; and
- (m) that the applicant, in relation to the demolition work, has complied or is complying with each provision of a local government policy or requirement, not being a written law, that is prescribed for the purposes of this paragraph; and
- (n) that each notification that is prescribed for the purposes of this paragraph to be given in relation to the demolition work has been given; and
- (o) that the applicant has complied with each other prescribed requirement for the granting of a demolition.

Administration Comment

In addressing this motion, it is considered in its three parts, parts 2 and 3 being dealt with first.

Proposed Part 2 - Retrospective conditioning

This is not possible to achieve. Retrospective conditioning of a granted demolition permit is not possible. The City can't additionally condition any approval once issued.

Proposed Part 3 – Guidelines, Policy or Local law

Guidelines and policies can be drafted within a Council framework or under the City's Local Planning Scheme. However, they would not be mandatory in relation to a demolition permit assessed under the Building Act and whilst due regard may be required as part of

assessment, being non-mandatory, they can ultimately have no bearing on a demolition permit from a compliance point of view.

It may be possible to draft a local law to specify certain methods or products of rodent control. However, if the local law was found to be inconsistent with the Building Act in relation to demolition permits then the local law would cease to be operative and have no standing being effectively overridden by the Building Act. (Local Government Act 1995, s3.7).

There appears to be little value in pursuing this course of action.

Proposed Part 1 – Delegation Conditions

Delegation 2.1.2 (demolition Permits) provides the delegation for demolition permits.

If Council wishes to pursue part 1 of the motion the following wording is suggested;

That Council amends delegation 2.1.2 Demolition Permits dated 22 September 2022 by inserting a condition on the delegation that states the “treatment for rodent control must include a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second-generation rodenticides.

ABSOLUTE MAJORITY REQUIRED

Under section 27 of the Building Act 2011, the City of Nedlands, as the Permit Authority, may impose conditions on a demolition permit.

Any condition must relate specifically to the particular demolition work to which the permit applies but not work of a general nature. Conditioning a demolition permit that seeks to exclude a particular rodent control product from use or specify a particular product to use is possible, however a number of matters need to be considered.

As part of the assessment of a demolition permit, the Building Regulations 2012 regulation 19 require that an applicant provide evidence that the building to be demolished has been treated to ensure that it is not infested by rodents at the time of demolition. Currently evidence provided to the City as part of a demolition permit application comes in the form of verification from a registered pest management company being the suitably qualified expert in the field of rodent control. These companies are required to be registered with the Department of Health. The Health (Pesticide) Regulations 2011 set out the requirements for the registration and operation of pest management businesses. The Health (Miscellaneous Provisions) Act 1911 and the Regulations require that pest management technicians and provisional technicians be licensed to use pesticides in public and commercial places and be employed by a registered pest management business.

A condition to control the use of a specific rodent control method or bait used may seek to undermine the expertise of the registered pest management company and as the applicant will have a right of review to the State Administrative Tribunal (SAT), consideration needs to be given to the ability to successfully defend such a condition on appeal.

It is unclear as to the likelihood of the City successfully defending at the SAT a condition on the demolition permit as suggested in the motion, however a defence will be able to be mounted. It should be noted that second-generation rodenticides are legal and can be freely purchased at hardware stores and are significantly cheaper than alternatives.

In the event of the condition being imposed general compliance of that condition would then be through complaints as and when received. Should sufficient compliance importance be placed on the condition, however, it would then be a consideration for Council to provide additional operational resources to enable monitoring and deal with the policing of the condition. This would be addressed via the service plan process ahead of each annual budget.

If there is a desire to not have second-generation rodenticides being used as part of the demolition process, it is considered that a more appropriate path would be to advocate to the State Government to phase out the use of second-generation rodenticides across the community more broadly rather than just via demolition permits. Potentially a situation could arise where a resident of a dwelling in the City of Nedlands is using second-generation rodenticides on their property to address a rodent problem, and down the street at a demolition site, the use of the same product is not permitted. There appears to be a degree of inequity in this outcome and it would appear to be an inconsistent approach to public policy.

If Council wished to pursue the phasing out of second-generation rodenticides across the community more broadly rather than just via demolition permits, then the following wording is suggested:

That Council request that the Chief Executive Officer present a Discussion Paper at a Concept Forum on the potential for Council to consider an advocacy position seeking the use of second-generation rodenticides to be phased out.

On balance officers don't support the imposition of a condition on demolition permits requiring that a legally available product not be used during the demolition process. At this stage it's unclear to officers if a position to phase out second-generation rodenticides is appropriate and if it's a matter which the City of Nedlands should invest resources towards

22. Urgent Business Approved By the Presiding Member or By Decision

This item will be dealt with at this point.

Nil.

23. Confidential Items

Confidential items to be discussed at this point.

Nil.

24. Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 8.22 pm.