



City of Nedlands

Minutes

Council Meeting

22 March 2016

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.

Table of Contents

Declaration of Opening	4
Present and Apologies and Leave Of Absence (Previously Approved)	4
1. Public Question Time	5
1.1 Mr Alan Park – 8 Bedford Street, Nedlands – Local Planning Scheme	5
2. Addresses by Members of the Public.....	7
3. Requests for Leave of Absence	7
4. Petitions	8
5. Disclosures of Financial Interest	8
6. Disclosures of Interests Affecting Impartiality.....	8
6.1 Councillor Hassell – CM02.16 – Community Sport and Recreation Facilities Fund Application – Dalkeith Tennis Club Floodlight Upgrade	8
7. Declarations by Members That They Have Not Given Due Consideration to Papers.....	8
8. Confirmation of Minutes	8
8.1 Ordinary Council meeting 23 February 2016	8
9. Announcements of the Presiding Member without discussion	9
10. Members announcements without discussion.....	10
10.1 Councillor Hassell	10
10.2 Councillor Argyle	10
11. Matters for Which the Meeting May Be Closed	10
12. Divisional reports and minutes of Council committees and administrative liaison working groups.....	10
12.1 Minutes of Council Committees	10
12.2 Planning & Development Report No's PD08.16 to PD11.16 (copy attached)	12
PD08.16 No. 71 (Lot 371) Princess Road, Nedlands – Increase to Seating for Café/Restaurant (Feast Cafe).....	12
PD09.16 (Lot 589) No. 35 Stirling Highway, Nedlands – Proposed Non-Illuminated Roof Sign and Projecting Signs	14
PD10.16 (Lot 734) No. 115 Melvista Avenue, Nedlands - Two Storey Single House and Ancillary Accommodation.....	18
PD11.16 Proposed Modifications to the Schedule of Planning Fees and Charges	22
12.3 Technical Services Report No's TS03.16 to TS06.16 (copy attached)	23
TS03.16 Proposed Parking Restrictions in Baird Avenue and Bulimba Road, Nedlands	23
TS04.16 All Abilities Play Space Staging and Whole of Life Costs.....	24
TS05.16 Tender No. 2015/16.06 – Street Tree Pruning under Power Lines	26
TS06.16 Allen Park Pavilion Refurbishment and Upgrade	27
12.4 Community & Organisational Development Report No's CM02.16 (copy attached).....	29
CM02.15 Community Sport and Recreation Facilities Fund Application – Dalkeith Tennis Club Floodlight Upgrade.....	29

12.5	Corporate & Strategy Report No's CPS06.16 to CPS11.16 (copy attached)	31
CPS06.16	List of Accounts Paid – January 2016	31
CPS07.16	Corporate Business Plan – Quarter 2 2015/16	32
CPS08.16	2015 Compliance Audit Return	33
CPS09.16	Policy Review	34
CPS10.16	Mid-Year Budget Review – 2015/16	35
CPS11.16	WATERWISE Council Program	36
13.	Reports by the Chief Executive Officer	37
13.1	List of Delegated Authorities – February 2016	37
13.2	Monthly Financial Report – February 2016	38
13.3	Investment Report – February 2016.....	42
13.4	Shenton Park Rehabilitation Hospital Draft Improvement Scheme – Lot 3240 (No. 6) Selby Street, Shenton Park – Request for Comment.....	45
14.	Elected Members Notices of Motions of Which Previous Notice Has Been Given.....	59
14.1	Mayor Hipkins – Pesticides	59
14.2	Mayor Hipkins – Review of Development Assessment Panels.....	62
15.	Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 26 April 2016	66
15.1	Councillor Smyth – Naming of Bushland Reserves.....	66
16.	Urgent Business Approved By the Presiding Member or By Decision	67
17.	Confidential Items	67
	Declaration of Closure	67

City of Nedlands

Minutes of an ordinary meeting of Council held in the Council chambers, Nedlands on Tuesday 22 March 2016 at 7 pm.

Declaration of Opening

The Presiding Member declared the meeting open at 7 pm and drew attention to the disclaimer below.

(NOTE: Council at its meeting on 24 August 2004 resolved that should the meeting time reach 11.00 p.m. the meeting is to consider an adjournment motion to reconvene the next day).

Present and Apologies and Leave Of Absence (Previously Approved)

Councillors	His Worship the Mayor, R M C Hipkins (Presiding Member)	
	Councillor N W Shaw	Melvista Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor I S Argyle	Dalkeith Ward
	Councillor W R B Hassell	Dalkeith Ward
	Councillor R M Binks	Hollywood Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor L J McManus	Coastal Districts Ward

Staff	Mr G K Trevaskis	Chief Executive Officer
	Mr A D Melville	Acting Director Corporate & Strategy
	Miss J Heyes	Acting Director Planning & Development
	Miss M Hulls	Acting Director Technical Services
	Ms M E Granich	Manager Community Development
	Mrs N M Ceric	Executive Assistant

Public There were 16 members of the public present.

Press The Post Newspaper representative.

Leave of Absence (Previously Approved)	Councillor T P James	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward

Apologies	Councillor G A R Hay	Melvista Ward
	Councillor S J Porter	Dalkeith Ward

Absent Nil.

Disclaimer

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

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1. Public Question Time

1.1 Mr Alan Park – 8 Bedford Street, Nedlands – Local Planning Scheme

Section 1

(Delays in approval of LPS) State Planning Policy 4.2 requires higher zoning densities within a 200 metre walkable catchment area of Activity Centres.

Question 1

Given the Council decided to exclude higher density zoning around the Dalkeith, Mount Claremont and Floreat Activity Centres in the 3rd draft of its Local Planning Strategy (LPS) in October 2015, is this non-compliance one of the reasons for the most recent delay in approval of the latest 4th draft of the LPS by the WAPC?

Answer 1

The City responded to some minor requests for modifications in a timely manner and the approval was subsequently provided from WAPC in a timely manner.

Question 2

If so, why was it submitted to the WAPC knowing it was non-compliant?

Answer 2

The application of Policy always has a level of opinion in interpretation, especially in terms of application on a local level.

Question 3

If not, what are the specific issues which are responsible for the latest delay in the approval by the WAPC? [For example, from my review of the 2nd draft LPS (2011) which I obtained under the FOI Act, the City proposed more restrictive controls than required in the Planning and Development Regulations Act's Zoning Table – for example retaining the current 9 metre setbacks and other restrictions].

Answer 3

The times involved were considered acceptable in terms of a project of this size.

Section 2 (Proposed advertising of LPS)

Question 4

Assuming the WAPC approves the 4th LPS, why isn't the City intending to comply with the terms of the October 2015 WAPC letter of extension which specifically requires the City to advertise it concurrently with the 3rd draft of TPS3 when it is approved (and which has a deadline of 31 May 2016 for submission)?'

Answer 4

The LPS was certified for advertising from the WAPC on 16th March 2016, and is being advertised from the 29th March 2016. They were not advertised concurrently because the LPS was ready to be advertised and therefore there did not seem any reason to delay the advertising of the LPS.

Question 5.

If the City proposes to advertise the 4th draft of the LPS separately, has it obtained written consent from the WAPC to vary the terms of the WAPC letter of extension?

Answer 5

Certification for advertising has been given.

Question 6

If not, why not?

Answer 6

See above.

Section 3 (Compliance with in-fill under Directions 2031)

In the 2nd draft of the LPS, the City assumed it would create 1,400 new dwellings along the 1 8 MAR 2016 Stirling Highway Control Area. Further, in its answer to my question at the May 2015 Council Meeting, the City advised it had assumed 1,600 new dwellings will be created from the Shenton Hospital Site.

However, in its Agenda item for tonight's meeting, the Shenton Hospital Site is now only expecting to create in 1,100 new dwellings (ie. 500 less dwellings), and a simple analysis of the Stirling Highway area indicates only 500 new dwellings (not 1,400) would be created from that area (even with up to 8 storeys mixed residential towers along the highway).

Question 7

Has the City taken into account the combined reduction of 1,400 dwellings from these two areas when considering how the City proposes to achieve the 4,400 new dwelling required under Directions 2031/2050 in the latest drafts of LPS and TPS3?

Answer 7

The Shenton Hospital site documentation estimates a minimum of 1,100 and maximum of 1,600. The report stated the 1,100 and highlighted that it was a minimum. The City considers the 4,400 new dwellings is achievable under the draft LPS.

Section 4 (Transparency and Accountability)

The process for approval of draft TPS3 commenced in 1996. Despite approval by the WAPC of the TPS3 in March 2015, the Council decided to restart the process, even though 20 years had passed. Further at the May 2015 Council meeting the Council passed a motion to complete TPS3 "urgently". A further 12 months has now elapsed with no result and there is still no sign of the City being able or willing to meet requirements of the legislation administered by the WAPC.

Question 8

Will the Council finally account to the ratepayers in a fully transparent manner and provide a report to the community outlining (a) the reasons why the new TPS3 is still not approved, and (b) explain how the City proposes to change its approach from confrontation to cooperation with the WAPC to ensure this merry-go-round isn't happening again?

Answer 8

The Council is moving to the best of its ability in getting a new Local Planning Scheme approved.

The Mayor took Mr Park's questions on notice as the questions along with the answers will be published in the minutes.

2. Addresses by Members of the Public

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

Mr John Battley, 11A Hamersley Street, Cottesloe
(spoke in support of recommendation 1)

PD09.16

Mr Peter Plaisted, 22 Vincent Street, Nedlands
(spoke in relation to problems with Kinnimont Avenue Nedlands Roadwork Design)

Mr Alan Park, 8 Bedford Street, Nedlands
(spoke in relation to 3rd Draft of TPS3)

3. Requests for Leave of Absence

Any requests from Councillors for leave of absence to be made at this point.

Nil.

4. Petitions

Petitions to be tabled at this point.

Nil.

5. Disclosures of Financial Interest

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

There were no disclosures of financial interest.

6. Disclosures of Interests Affecting Impartiality

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

6.1 Councillor Hassell – CM02.16 – Community Sport and Recreation Facilities Fund Application – Dalkeith Tennis Club Floodlight Upgrade

Councillor Hassell disclosed an impartiality interest in Item CM02.16 – Community Sport and Recreation Facilities Fund Application – Dalkeith Tennis Club Floodlight Upgrade. Councillor Hassell disclosed he has an association with the club as he has been a member since 1961 and as a consequence, there may be a perception that his impartiality on the matter may be affected. He declared that he would consider this matter on its merits and vote accordingly.

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

Nil.

8. Confirmation of Minutes

8.1 Ordinary Council meeting 23 February 2016

Moved – Councillor Argyle
Seconded – Councillor Binks

That the minutes of the ordinary Council meeting held 23 February 2016 be confirmed.

CARRIED UNANIMOUSLY 9/-

9. Announcements of the Presiding Member without discussion

Functions the Mayor had represented the City since the last Council meeting:

24 February 2016	Institute of Public Works Engineering Australia	Engineering Awards
24 February 2016	Institute of Architects	Global Architecture and Identity Workshop
26 February 2016	Committee for Economic Development of Australia	Economic & Political Overview (Mike Nahan)
28 February 2016	City of Nedlands	Summer Concert (Dot Bennett)
1 March 2016	Australian Institute of Architects	Urban Design Committee
3 March 2016	Broadway Fair	Site Inspection
3 March 2016	Planning Institute of Australia	Fellows Colloquium
4 March 2016	WA Historical Society	Launch of Data Base
4 March 2016	Active Foundation	Artspace Exhibition Opening
6 March 2016	City of Nedlands	Clean Up Australia Day
9 March 2016	CRC Water Sensitive Design	Statutory Workshop
10 March 2016	Australian Institute of Architects	Presidents Networking Party
14 March 2016	National Trust of WA	Council Meeting
15 March 2016	City of Nedlands	Director Corporate Strategy Interviews
16 March 2016	CRC Water Sensitive Design	Regional Board Meeting
16 March 2016	Defence Housing Authority	Site Inspection Fremantle
16 March 2016	City of Nedlands	Director Corporate Strategy Interviews
16 March 2016	National Trust of WA	CY O'Connor Lecture (Gov. Kerry Sanderson)
17 March 2016	City of Nedlands	Meeting with Local Member Hon. Bill Marmion (MLA)
17 March 2016	City of Nedlands	Director Corporate Strategy Interviews
17 March 2016	Dalkeith Bowling Club	Quiz Night
19 March 2016	City of Nedlands & Town of Cottesloe	Earth Hour (Mayo Garden)
21 March 2016	Sustainable Energy Now	Presentation on Local Planning Scheme Provisions
22 March 2016	Local Government Planners Association	Planning for Bushfires

10. Members announcements without discussion

10.1 Councillor Hassell

Councillor Hassell announced clearly that as far as he is aware that this Council is not in dispute with the State Planning Department in relation to the Town Planning Scheme or Strategy. The City is conscientiously following the process as requested by the Department.

10.2 Councillor Argyle

Councillor Argyle attend World Day of Prayer Holy Rosary in Nedlands. Thoroughly enjoyed it.

11. Matters for Which the Meeting May Be Closed

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

Nil.

12. Divisional reports and minutes of Council committees and administrative liaison working groups

12.1 Minutes of Council Committees

Moved – Councillor Hodsdon
Seconded – Councillor McManus

That the Minutes of the Audit & Risk Committee meeting 3 March 2016 Circulated to Councillors on 8 March 2016 be received.

CARRIED UNANIMOUSLY 9/-

Moved – Councillor Shaw
Seconded – Councillor McManus

That the Minutes of the Council Committee meeting 8 March 2016 Circulated to Councillors on 11 March 2016 be received.

CARRIED UNANIMOUSLY 9/-

Note: As far as possible all the following reports under items 12.2, 12.3, 12.4 and 12.5 will be moved en-bloc and only the exceptions (items which Councillors wish to amend) will be discussed.

En Bloc

Moved - Councillor Hassell

Seconded – Councillor Shaw

That all Committee Recommendations relating to Reports under items 12.2, 12.3, 12.4 and 12.5 with the exception of Report Nos. PD09.16 & TS04.16 be adopted en bloc.

**CARRIED 8/1
(Against: Cr. Binks)**

12.2 Planning & Development Report No's PD08.16 to PD11.16 (copy attached)

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

PD08.16	No. 71 (Lot 371) Princess Road, Nedlands – Increase to Seating for Café/Restaurant (Feast Cafe)
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Committee	08 March 2016
Council	22 March 2016
Applicant	Feast Cafe
Owner	P Lampropoulos & K Kikiros
Officer	Kate Bainbridge – Senior Statutory Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	PR3/71 – DA15/298
Previous Item	D51.09 – Approved at SAT 13 April 2010
Attachments	1. Site/ Floor Plan 2. Applicant Submission 3. Site Photographs

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation

Council approves the retrospective application for increased seating of 30 seats at No. 71 (Lot 371) Princess Road, Nedlands in accordance with the application dated 21 August 2015 and plans dated 13 January 2016 subject to the following conditions and advice:

- 1. This application relates only to the increase in seating from 20 to 30 seats.**
- 2. A maximum of 30 seats are permitted for the restaurant/café land use (including external seating).**

Advice Notes:

- 1. Any additional seating, which is not in accordance with the original application or conditions of approval, as outlined above, will result in compliance action being undertaken by Council.**
- 2. Patron toilets for male and female persons and an accessible toilet to be provided as per the BCA.**
- 3. Noise from service and/or delivery vehicles should be mitigated and such vehicles should not service the premises before 7.00 am or after 7.00 pm Monday to Saturday, or before 9.00 am or after 7.00 pm on Sundays and Public Holidays in order to meet the Environmental Protection (Noise) Regulations 1997.**
- 4. New signage not in accordance with the City's Advertising Signs Local Planning Policy requires further planning approval.**

Recommendation to Committee

1. Council Refuses the retrospective application for the increase in seating to Feast Café from 20 seats to 35 seats at No. 71 (Lot 371) Princess Road, Nedlands due to the following reasons:
 - a) In accordance with Clause 5.4.1.4 and Schedule 3 of the City's Town Planning Scheme No. 2, there is an insufficient number of car parking bays to accommodate the increase in seating, thus creating safety issues for pedestrians and road users;
 - b) The proposal does not satisfy Clause 5.5.1 of the City's Town Planning Scheme No. 2 and Clause 67 (s) and (t) of the Planning and Development (Local Planning Schemes) Regulations 2015 as the increase in car parking has a detrimental impact on the amenity of the locality in terms of traffic congestion and hazard.
2. Instructs the landowner/applicant to remove additional seating above the approved 20 seats within 21 days of this resolution.

PD09.16	(Lot 589) No. 35 Stirling Highway, Nedlands – Proposed Non-Illuminated Roof Sign and Projecting Signs
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Committee	08 March 2016
Council	22 March 2016
Applicant	Globetrotter Corporate Travel
Owner	R Edwards
Officer	Andrew Bratley – Coordinator Statutory Planning
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2015/438 – ST6/35
Previous Item	Item E185.01 – 11 December 2001 Item E140.04 – 23 November 2004
Attachments	<ol style="list-style-type: none"> 1. Site Plan (A3) 2. Stirling Highway Elevation (A3) 3. Meriwa Street Elevation (A3) 4. Elevation for Non-Illuminated Projecting Signs on Stirling Highway facade (A3) 5. Elevation for Non-Illuminated Projecting Sign on Stirling Highway facade (A3) 6. Elevation for Non-Illuminated Projecting Signs on Meriwa Street facade (A3) 7. Artist’s Impression of Proposed Signage (A3) 8. Photograph of the property as seen from Stirling Highway 9. Photograph of the property as seen from Meriwa Street 10. Municipal Heritage Inventory Place Record Form – 35 Stirling Highway, Nedlands 11. Applicant’s Justification

Regulation 11(da) – Council agreed to approve the larger sign outside of policy and formed the view that the larger sign was appropriate at this location.

Moved – Councillor Shaw

Seconded – Councillor Binks pro forma

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

Amendment

Moved - Councillor Wetherall

Seconded - Councillor Hassell

That the Motion be amended by replacing clause 2 with the following:

- 2. Approves the component of the application for the installation of a non-illuminated roof sign at (Lot 589) No. 35 Stirling Highway, Nedlands.**

The Amendment was PUT and CARRIED 6/3 and became the Substantive Motion

(Against: Mayor Hipkins Crs. Shaw & Smyth)

The Substantive Motion was PUT and CARRIED 7/2

(Against: Crs. Shaw & Smyth)

Council Resolution

Council:

- 1. Approves the component of the application for the installation of 7 non-illuminated projecting signs at (Lot 589) No. 35 Stirling Highway, Nedlands, subject to the following conditions and advice:**
 - a) The development shall at all times comply with the approved plans.**
 - b) The signs being maintained by the landowner to the City's satisfaction.**
 - c) All street trees in the verge are to be retained and not removed without prior written approval from the Manager Parks Services.**
 - d) The existing unauthorised 'Globetrotter' roof sign being removed within 60 days from the date of this decision, to the City's satisfaction.**
 - e) The signs shall not contain fluorescent, reflective or retro reflective colours or materials.**

Advice Notes specific to this approval:

- a) Development approval is required to be sought and obtained from the City for any proposed signage not included in this development approval.**

- b) The applicant is advised that Condition e) is based on comments received from Main Roads Western Australia. In addition, the following advice has been provided by Main Roads Western Australia in relation to the proposed development:**
- i. The property is significantly affected by the existing Metropolitan Region Scheme (MRS). However, MRS major amendment 1210/41 proposes to decrease the current MRS land requirement as shown on Diagram No. 1.7145. However, this is still subject to the completion of the amendment process. Further information on amendment 1210/41 is available on the Department of Planning's website at the following link:
<http://www.planning.wa.gov.au/publications/6242.asp>**
 - ii. The project for the upgrading/widening of Stirling Highway is not in Main Roads current 4 year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided.**
- c) This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.**
- 2. Approves the component of the application for the installation of a non-illuminated roof sign at (Lot 589) No. 35 Stirling Highway, Nedlands.**

Committee Recommendation / Recommendation to Committee

Council:

1. Approves the component of the application for the installation of 7 non-illuminated projecting signs at (Lot 589) No. 35 Stirling Highway, Nedlands, subject to the following conditions and advice:
 - f) The development shall at all times comply with the approved plans.
 - g) The signs being maintained by the landowner to the City's satisfaction.
 - h) All street trees in the verge are to be retained and not removed without prior written approval from the Manager Parks Services.
 - i) The existing unauthorised 'Globetrotter' roof sign being removed within 60 days from the date of this decision, to the City's satisfaction.

- j) The signs shall not contain fluorescent, reflective or retro reflective colours or materials.

Advice Notes specific to this approval:

- d) Development approval is required to be sought and obtained from the City for any proposed signage not included in this development approval.
 - e) The applicant is advised that Condition e) is based on comments received from Main Roads Western Australia. In addition, the following advice has been provided by Main Roads Western Australia in relation to the proposed development:
 - iii. The property is significantly affected by the existing Metropolitan Region Scheme (MRS). However, MRS major amendment 1210/41 proposes to decrease the current MRS land requirement as shown on Diagram No. 1.7145. However, this is still subject to the completion of the amendment process. Further information on amendment 1210/41 is available on the Department of Planning's website at the following link: <http://www.planning.wa.gov.au/publications/6242.asp>
 - iv. The project for the upgrading/widening of Stirling Highway is not in Main Roads current 4 year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided.
 - f) This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Refuses the component of the application for the installation of a non-illuminated roof sign at (Lot 589) No. 35 Stirling Highway, Nedlands, for the following reasons:
- a) The roof sign being visually intrusive in terms of the heritage significance of the building.
 - b) The roof sign having an unacceptable impact on the streetscape due to its size and their being no other existing approved roof signs within the vicinity.

PD10.16	(Lot 734) No. 115 Melvista Avenue, Nedlands - Two Storey Single House and Ancillary Accommodation
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Committee	08 March 2016
Council	22 March 2016
Applicant	Webb & Brown Neaves Homes
Owner	D J & E E Sargent
Officer	Kate Bainbridge – Senior Statutory Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	ME2/115 DA15/389
Previous Item	Nil.
Attachments	<ol style="list-style-type: none"> 1. Survey Plan 2. Site Plan 3. Ground Floor Plan 4. Upper Floor Plan 5. Elevations 1 & 2 6. Elevations 3 & 4 7. Ancillary Accommodation Elevations 8. Fencing Plan 9. Fencing Elevations 10. Applicant Justification 11. Site photographs

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

**CARRIED EN BLOC 8/1
 (Against: Cr. Binks)**

Council Resolution / Committee Recommendation / Recommendation to Committee

Council approves the development application to construct a two storey single house and ancillary accommodation at (Lot 734) No. 115 Melvista Avenue, Nedlands, in accordance with the application received on 22 October 2015 subject to the following conditions and advice notes:

- 1. The development shall at all times comply with the approved plans.**
- 2. The existing outbuilding and patio in the north-west corner of the subject property shall be demolished/dismantled and materials removed from the site prior to occupation of the dwelling and ancillary accommodation.**

- 3. The use of the Ancillary Accommodation building shall be occupied only by persons related to the occupiers of the main dwelling.**
- 4. The landowner shall execute and provide to the City a notification pursuant to section 70A of the *Transfer of Land Act 1893*, to be registered on the title to the land as notification to prospective purchasers that the use of the ancillary accommodation building is subject to the restriction set out in this approval. The full costs of the notification shall be borne by the landowner; and this condition shall be fulfilled prior to the Building Permit being issued.**
- 5. The dividing fencing shall be 1.8m above the retained level at the lot boundary.**
- 6. All footings and structures to retaining walls shall be constructed wholly inside the site boundaries of the Certificate of Title.**
- 7. Front walls and fences in the primary street setback area, shall be:**
 - a) With regard to walls, a maximum height of 1.8m above Natural Ground Level at the base of the wall;**
 - b) With regard to brick piers, a maximum height of 2.1m above Natural Ground Level at the base of the wall;**
 - c) With regard to walls, visually Permeable above 1.2m in accordance with the Residential Design Codes 2013 and Council Policy with the exception of the approved solid section of front fence; and**
 - d) With regard to walls, truncated or reduced to no higher than 750mm within 1.5m of where walls and fences adjoin vehicle access points, including neighbouring properties with the exception of the fence piers.**
- 8. The existing redundant crossover to Melvista Avenue shall be removed and the verge reinstated to the City's satisfaction**
- 9. Any construction in the verge will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City's Technical Services, prior to construction. The following is to be demonstrated as part of the NSDA:**
 - a) All crossovers being constructed and drained to the City's specifications;**
 - b) The footpath in the verge adjacent to the subject property being retained with modification in accordance with Council Nature Strip / Verge Development Policy;**

- c) All street trees in the verge being retained and not being removed without prior written approval from the Manager Parks Services; and
 - d) All development in the verge complying with the Council's Nature Strip / Verge Development Policy.
10. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.

Advice Notes specific to this approval:

1. Prior to any construction, the applicant is required to obtain a building approval from the City of Nedlands.
2. A grated channel strip-drain should be constructed across the driveway, aligned with and wholly contained within the property boundary, and the discharge from this drain to run to a soak-well situated within the property.
3. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development.
4. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block.
5. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
6. The applicant is advised to consult the City's *Visual and Acoustic Privacy Advisory Information* in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration and visual impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours.

Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at www.fairair.com.au and use this as a guide to prevent noise affecting neighbouring properties.

Prior to installing mechanical equipment, the applicant is advised to consult neighbours, and if necessary, take measures to suppress noise.

- 7. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.**
 - a) Removal and disposal of ACM shall be in accordance with *Health (Asbestos) Regulations 1992, Regulations 5.43 - 5.53 of the Occupational Safety and Health Regulations 1996, Code of Practice for the Safe Removal of Asbestos 2nd Edition, Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.**
 - b) Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.**
- 8. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.**

PD11.16	Proposed Modifications to the Schedule of Planning Fees and Charges
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Committee	08 March 2016
Council	22 March 2016
Officer	Andrew Bratley – Coordinator Statutory Planning
Director	Peter Mickleson – Director Planning & Development Services
File Reference	ORN/116-04
Previous Item	Nil.
Attachments	<ol style="list-style-type: none"> 1. Proposed Modified Schedule of Planning Fees and Charges 2. Preliminary Planning Assessment Information Sheet 3. Requests to Amend an Approved Development Application Information Sheet

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. adopts the modifications to the schedule of Planning Fees and Charges, as highlighted on Attachment 1; and**
- 2. instructs Administration to give local public notice of its intention to introduce the new fees and the date from which the fees will be imposed, in accordance with Section 6.19 of the *Local Government Act 1995*.**

ABSOLUTE MAJORITY REQUIRED

12.3 Technical Services Report No's TS03.16 to TS06.16 (copy attached)

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

TS03.16	Proposed Parking Restrictions in Baird Avenue and Bulimba Road, Nedlands
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Committee	8 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Ivan Pereira – Engineering Technical Officer
Director	Mark Goodlet – Director Technical Services
File Reference	TS-CON-00004 – TS-CON-00012
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee**Council:**

1. Approves three hour parking restrictions on the east side of Baird Avenue between Bedford Street and Carrington Street, from 8am – 5pm, Monday to Friday and No Parking on the west side, from 8am – 5pm Monday – Friday; and
2. Approves three hour parking restrictions on the east side of Bulimba Road between Jenkins Avenue and Barcoo Avenue from 8am – 5pm, Monday to Friday and No Parking on the west side, from 8am – 5pm Monday – Friday.

TS04.16	All Abilities Play Space Staging and Whole of Life Costs
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Committee	8 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Mark Goodlet - Director Technical Services
Director	Mark Goodlet - Director Technical Services
File Reference	TS-PRJ-00023
Previous Item	CM09.12 – MOU – City of Nedlands & Rotary – All Abilities Play Space, Beaton Park – November 2012 CM10.12 – All Abilities Play Space – Concept Plan – December 2012 CM 05.15 - All Abilities Play Space Project – 23 June 2015

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
Seconded – Councillor Hodsdon

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

**CARRIED 8/1
(Against: Cr. Argyle)**

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Notes the operations, maintenance and whole of life costs associated with the All Abilities Play Space;**
- 2. Agrees to proceed with Phase 1 of the All Abilities Play Space to the extent of anticipated fund raising, to be considered in the 2016/17 budget;**
- 3. Agrees to consider increasing the City's operating budget by \$32,000 in 2017/18 to service the Phase 1 operating and maintenance activities of the All Abilities Play Space;**
- 4. Agrees to set up a Facilities and Infrastructure Reserve Fund commencing in the 2016/17 financial year, in part to amortise the future capital costs associated with the All Abilities Play Space;**

- 5. Agrees that the purpose of the Facilities and Infrastructure Reserve Fund shall be “to fund the capital costs of City of Nedlands facilities and infrastructure. Use of this reserve is ongoing”; and**
- 6. Agrees to consider setting aside an annual amount of \$120,000 in the 2017/18 annual budget into the Facilities and Infrastructure Reserve Fund over the life of the All Abilities Play Space, indexed to the consumer price index in following years.**

TS05.16	Tender No. 2015/16.06 – Street Tree Pruning under Power Lines
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Committee	8 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Andrew Dickson – Manager Parks Services
Director	Mark Goodlet – Director Technical Services
File Reference	TS-PRO-00078
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Agrees to award tender no. 2015/16.06 to the contractor Beaver Tree Services Aust Pty Ltd as per the schedule of rates submitted; and**
- 2. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

TS06.16	Allen Park Pavilion Refurbishment and Upgrade
Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher – Policy & Project Officer
Director	Mark Goodlet – Director Technical Services
File Reference	TS-PRO-00119 / TS-PRJ-00019
Previous Item	CM06.15 Community Sport and Recreation Facilities Fund Application – Allen Park Pavilion Upgrade (22 September 2015)

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

**CARRIED EN BLOC 8/1
 (Against: Cr. Binks)**

Council Resolution / Committee Recommendation

Council:

- 1. Receives the final architectural plan as prepared by Holton Connor Pty Ltd for the refurbishment and upgrade of the Allen Park Lower Pavilion;**
- 2. Agrees to increase the amount set aside in the 2016/17 budget from the North Street Reserve from \$320,000 to \$434,942 to cover the costs of the refurbishment and upgrade of the Allen Park Lower Pavilion;**
- 3. Agrees to award tender no. 2015/16.07 to McCorkell Constructions Pty Ltd for the Allen Park Pavilion refurbishment and upgrade as per the lump sum price (confidential Attachment 1) submitted;**
- 4. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender; and**
- 5. Agrees to consider setting aside an annual amount of \$28,000 commencing in the 2017/18 annual budget into the Facilities and Infrastructure Reserve Fund over the life of the Allen Park Pavilion, indexed to the consumer price index in following years.**

Recommendation to Committee

Council:

1. Receives the final architectural plan as prepared by Holton Connor Pty Ltd for the refurbishment and upgrade of the Allen Park Lower Pavilion;
2. Agrees to increase the amount set aside in the 2016/17 budget from the North Street Reserve from \$320,000 to \$434,942 to cover the costs of the refurbishment and upgrade of the Allen Park Lower Pavilion;
3. Agrees to award tender no. 2015/16.07 to McCorkell Constructions Pty Ltd for the Allen Park Pavilion refurbishment and upgrade as per the lump sum price (confidential Attachment 1) submitted;
4. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender;
5. Agrees to consider setting aside an annual amount of \$28,000 commencing in the 2017/18 annual budget into the Facilities and Infrastructure Reserve Fund over the life of the Allen Park Pavilion, indexed to the consumer price index in following years; and
6. Approves, in principle, but subject to further approvals and successful sale of land, to reimburse the North Street Reserve fund from revenue from the proposed Sayer Street land swap.

12.4 Community & Organisational Development Report No's CM02.16 (copy attached)

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

CM02.15	Community Sport and Recreation Facilities Fund Application – Dalkeith Tennis Club Floodlight Upgrade
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Committee	8 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Amanda Cronin – Senior Community Development Officer (Recreation) Marion Granich – Manager Community Development
Director	Andrew Melville – Acting Director Corporate and Strategy
File Reference	CD-005919
Previous Item	N/A

Councillor Hassell declared an Impartiality Interest for this item.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
Seconded – Councillor Shaw

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

**CARRIED EN BLOC 8/1
(Against: Cr. Binks)**

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Advises the Department of Sport and Recreation that it endorses the Dalkeith Tennis Club's Community Sport and Recreation Facilities Fund small grant application for \$49,024 (ex GST) towards an upgrade of floodlights;**
- 2. Rates the Club's application as A – well planned and needed by the sport; and**
- 3. Approves a grant of \$49,024 to Dalkeith Tennis Club towards its floodlight upgrade, subject to the following conditions:**
 - a) Funding approval for the project is also provided by the Department of Sport and Recreation; and**
 - b) The Club obtains all necessary building and planning approvals required.**

12.5 Corporate & Strategy Report No's CPS06.16 to CPS11.16 (copy attached)

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

CPS06.16	List of Accounts Paid – January 2016
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
Director	Andrew Melville – Acting Director Corporate & Strategy
File Reference	Fin/072-17
Previous Item	Nil

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of January 2016 (Refer to Attachment).

CPS07.16	Corporate Business Plan – Quarter 2 2015/16
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher - Policy & Projects Officer
Director	Andrew Melville – Acting Director Corporate & Strategy
File Reference	CS-BP-00002
Previous Item	CPS30.15 (Quarter 1 Report)

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

**CARRIED EN BLOC 8/1
 (Against: Cr. Binks)**

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the Quarter 2 2015/2016 report on progress towards “Nedlands 2023 – Making it Happen”, the Corporate Business Plan.

CPS08.16	2015 Compliance Audit Return
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher - Policy & Projects Officer
Director	Andrew Melville – Acting Director Corporate & Strategy
File Reference	CS-002814
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council adopts the 2015 Compliance Audit Return as per recommendation by the Audit & Risk Committee.

CPS09.16	Policy Review
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher - Policy & Projects Officer
Director	Andrew Melville – Acting Director Corporate & Strategy
File Reference	PP-PPR-00016
Previous Item	Not Applicable

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council agrees to update the Graffiti Management policy, as per Attachment 1.

CPS10.16	Mid-Year Budget Review – 2015/16
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
Director	Andrew Melville – Acting Director Corporate & Strategy
File Reference	FIN-BUD-00007
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

1. receives and adopts, in accordance with Regulation 33A of the Local Government (Financial Management) Regulations 1996, the budget review and the Revised Rate Setting Statement for the year ending 30 June 2016.
2. notes that following the audit of the 2014/15 Annual Financial Statements the Council had on 5 November 2015 approved changes to the 2015/16 adopted Budget, as reflected in the Revised Rate Setting Statement in Attachment 1.
3. notes the requested changes to the current 2015/16 Budget listed in Attachments 2 and 3, and summarised in the Report.
4. approves the Revised Budget incorporating all the changes listed in Attachments 2 and 3 of this Report, providing a net surplus of \$2,234,145.

ABSOLUTE MAJORITY REQUIRED

CPS11.16	WATERWISE Council Program
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Committee	08 March 2016
Council	22 March 2016
Applicant	City of Nedlands
Officer	Pollyanne Fisher - Policy & Projects Officer
Director	Andrew Melville – A/ Director Corporate & Strategy
File Reference	PP-EI-00016
Previous Item	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Hassell
 Seconded – Councillor Shaw

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

CARRIED EN BLOC 8/1
(Against: Cr. Binks)

Council Resolution / Committee Recommendation / Recommendation to Committee

Council authorises the Chief Executive Officer to sign a Memorandum of Understanding confirming the City’s commitment to participate in the Waterwise Council program (Attachment 1).

13. Reports by the Chief Executive Officer

13.1 List of Delegated Authorities – February 2016

Moved – Councillor Shaw
Seconded – Councillor McManus

That the attached List of Delegated Authorities for the month of February 2016 be received.

CARRIED UNANIMOUSLY 9/-

Record of Delegations of Authority and Authorisations

February 2016					
Date of use of delegation of authority	Title	Position exercising delegated authority (choose)	Act (choose)	Section of Act	Applicant City of Nedlands, property owner or other
02/02/2016	Approval to write off minor rates debt January 2016 - \$8.97	Chief Executive Officer	Local Government Act	Section 6.12 (1) (c)	City of Nedlands
02/02/2016	3020296 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Detective Sergeant Leach
2/2/2016	(APP) – DA15/459 – 51 Leon Road – Additions & Alterations	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Addstyle Constructions Pty Ltd
2/2/2016	(APP) – DA15/440 – 22 Boronia Ave – Additions to Single House	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Fringe Architects
05/02/2016	3020326 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Kasra Ahmadi
4/2/2016	(APP) – DA16/004– 48A Mayfair St, Mt Claremont – Additions & Alterations	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Dale Alcock Home Improvements
4/2/2016	(APP) – DA15/443– 43 Clifton St, Nedlands – Two Storey Dwelling	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Broadway Homes
5/2/2016	(APP) – DA15/456– 38 Loch St, Nedlands – Two Additions, Carport & Pool	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	S Sugars
5/2/2016	(APP) – DA16/027– 25 Kirwan St, Floreat – Front Screen Wall	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Mr. B J Cummins
8/2/2016	(CANCELLED) – DA16/005– 81 Beatrice Rd, Dalkeith – Ancillary Accommodation	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	H. M Eagle
9/2/2016	(APP) – DA15/444 – 69 Kingsway, Nedlands - Patio	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Green Start Consulting

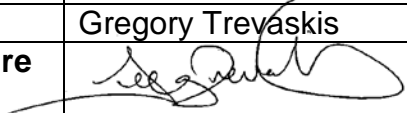
Record of Delegations of Authority and Authorisations

9/2/2016	(APP) – DA15/454 – 160 Melvista Ave, Nedlands – Pergola	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Eden Outdoor Living
11/2/2016	(APP) – DA16/018 – 89 Rosedale St, Floreat – Pool, Spa and Pool Fence	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	A1 Pools
12/2/2016	(APP) – DA16/012 – 5 Kirwan St, Floreat – Carport, Pergola & Fencing	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	A P Adrian Price Architect
16/02/2016	3020363 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Alexandria Budge
16/02/2016	3017559 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Rachel McGillivray
16/02/2016	3017599 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Rachel McGillivray
16/02/2016	3020621 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Miriam Laabei
16/02/2016	(CANC) – DA15/414 – 77 Meriwa St, Nedlands – Carport	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	N C Smith
16/02/2016	(APP) – DA16/010 – 34 The Avenue, Nedlands – Roofing of existing pergola	Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	M Peterson
17/02/2016	(APP) – DA15/462 – 7 Loneragen St, Nedlands – Two Storey Single House	Julian Berzins	City of Nedlands TPS2	Section 6.7.1	WABCA Pty Ltd
17/02/2016	(APP) – DA15/426 – 128 Victoria Ave, Dalkeith – Two Storey Single House	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	T Grapsas
	(APP) – DA16/036 – 140 Rochdale Road, Mt Claremont – Home Business Renewal	Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	D Watson
19/02/2016	3020661 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Ray Haysom

Record of Delegations of Authority and Authorisations

19/02/2016	3020672 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Sarah Watson
19/02/16	(APP) – DA16/41 – 13 Rockton Road, Nedlands – Retaining to rear and front fencing with letterbox	Julian Berzins	City of Nedlands TPS2	Section 6.7.1	P Golabin
19/02/2016	3018748 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Steven Mailey
19/02/2016	3019033 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Jacob Timmerman
19/02/2016	3018458 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Jennifer Chong Sue
22/02/16	(APP) – DA15/356 – 56 Jutland Parade, Dalkeith – Proposed Lift	Julian Berzins	City of Nedlands TPS2	Section 6.7.1	Grounds Kent Architects
22/02/2016	3018988 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Holly McComish
22/02/2016	3020368 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Angelina Alle
22/02/2016	3020705 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Kasem Goddard
22/02/2016	3018726 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Yee Shin Law
22/02/2016	3018546 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Richard Olsen
23/02/2016	3020745 – Parking Infringement Withdrawal (Other Compassionate Grounds)	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Jenny Howe
29/02/2016	(APP) – DA16/6 – 37 Leon Road, Dalkeith – Two Storey Additions	Julian Berzins	City of Nedlands TPS2	Section 6.7.1	Coatline Development

13.2 Monthly Financial Report – February 2016

Council	22 March 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
CEO	Gregory Trevaskis
CEO's Signature	
File Reference	FIN-FS-00005
Previous Item	Nil

Councillor Hodsdon left the room at 8.02 pm.

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Shaw
 Seconded – Councillor Binks

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

CARRIED UNANIMOUSLY 8/-

Council Resolution / Recommendation to Council

Council receives the Monthly Financial Report for February 2016.

Executive Summary

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. Significant variances are highlighted to Council in the attached Monthly Financial Report.

Strategic Plan

KFA: Governance and Civic Leadership

This report will ensure the City meets its statutory requirements.

Background

Regulation 34(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to prepare a monthly statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

A statement of financial activity and any accompanying documents are to be presented to the Council at the next ordinary meeting of the Council following the end of the month to which the statement relates, or to the next ordinary meeting of the council after that meeting.

In addition to the above and in accordance with *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, each year Council is required to adopt a percentage or value to be used in the reporting of material variances. For this financial year the amount is \$10,000 or 10% whichever is the greater.

Consultation

Required by legislation:

Yes No

Required by City of Nedlands policy:

Yes No

Legislation / Policy

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

Budget/Financial Implications

As outlined in the Monthly Financial Report.

Risk Management

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. Significant variances are highlighted to Council in the Monthly Financial Report.

Discussion

This report gives an overview of the revenue and expenses of the City for the month of February 2016.

The operating revenue at the end of February 2016 was \$ 28.88 million which represents a \$0.35M favourable variance compared to the year-to-date Budget.

The total operating expense at the end of February 2016 was \$ 19.84 million, showing a favourable budget variance of \$0.94 million.

The attached Operating Statement compares “Actual” with “Budget” by Business Units. Variations from the Budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

Governance

Expenditure:	Unfavourable variance of	\$ 95,725
Revenue:	Favourable variance of	\$ 114,033

The unfavourable expenditure variance is mainly due to WESROC projects, timing issue on insurance premium payments and election expense.

Unbudgeted election expense will be addressed at the Mid-Year Budget Review.

Over expenditure of WESROC projects are supported by the favourable revenue collected from other WESROC participating Councils.

The favourable revenue variance is mainly due to the receipt the parking revenue from Hollywood Bowling Club and WALGA heritage loan subsidy contribution.

Corporate and Strategy

Expenditure:	Favourable variance of	\$ 98,080
Revenue:	Favourable variance of	\$ 170,232

The favourable expenditure variance is mainly due to timing differences in the software licence and support payments and yet-to-start Finance project (Authority upgrade). Anticipated Finance project start date will be sometime in March 2016.

The favourable revenue variance is due to a better outcome in interim rates collection and above budget investment interest received as a result of larger principal amount invested.

Community Development

Expenditure:	Favourable variance of	\$ 150,545
Revenue:	Favourable variance of	\$ 204,768

The favourable expenditure variance is mainly due to the delay on providing CSRFF donation, employment and other expenses.

The favourable revenue variance is due to the increased receipt of Tresillian Art Centre course fees and HACC grants received.

Planning and Development

Expenditure:	Favourable variance of	\$ 439,633
Revenue:	Unfavourable variance of	\$ 86,604

The favourable expenditure variance is due to the difference in profiling of legal and consultants in Strategic Town Planning, expenditure in Environmental Conservation, Sustainability and Environmental Health project expenses between the budget and actual expenditure. The pattern of expenditure has not truly reflect the actual in the earlier months of the financial year. The favourable variance is thus a timing difference.

The unfavourable revenue variance is due to a reduced amount of planning and building permit applications received over the Christmas (December to February) period.

Technical Services

Expenditure:	Favourable variance of	\$ 293,421
Revenue:	Unfavourable variance of	\$ 211

The favourable expenditure variance is largely due to delays in receiving of invoices for labour hire, infrastructure maintenance works and utilities.

The small unfavourable revenue variance is due to profiling of several income items, and reduced and slow rental market of the City's two residential properties.

Capital Works Programme

At the end of February the expenditure on capital works were \$5.34 million with further commitments of \$1.95 million which is 52.43% of a total budget of \$13.90 million.

Conclusion

The financial statements to the end of February 2016 indicate that the operating expenses are under the year-to-date Budget by 4.52% or \$0.94 million, while revenue is above the Budget by 1.22% or \$348,417.

Attachments

1. Statement of Financial Activity by Directorate – 29 February 2016
2. Notes to the Statement of Financial Activity - Closing Funds – 29 February 2016
3. Financial Summary (Operating) by Business Units – 29 February 2016
4. Capital Works & Acquisitions – 29 February 2016

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 29 February 2016

Note	Revised_1 Budget \$	February YTD Budget \$	February YTD Actual \$	February YTD Variance \$	Variance %
Operating Income					
Governance	104,900	69,936	183,969	114,033	163%
Corporate & Strategy	22,072,300	21,727,232	21,897,464	170,232	1%
Community Development	2,408,600	1,605,820	1,756,365	150,545	9%
Planning & Development Services	2,006,900	1,382,744	1,296,140	(86,604)	-6%
Technical Services	3,966,300	3,745,018	3,745,229	211	0%
	30,559,000	28,530,750	28,879,167	348,417	
Operating Expense					
Governance	(2,513,900)	(1,691,560)	(1,787,285)	(95,725)	-6%
Corporate & Strategy	(793,700)	(551,432)	(453,352)	98,080	18%
Community Development	(5,381,700)	(3,579,366)	(3,374,599)	204,768	6%
Planning & Development Services	(5,431,000)	(3,743,374)	(3,303,741)	439,633	12%
Technical Services	(16,814,100)	(11,218,417)	(10,924,996)	293,421	3%
	(30,934,400)	(20,784,149)	(19,843,972)	940,177	
Capital Income					
Grants Capital	2,896,300		1,480,360		
Proceeds from Disposal of Assets	250,900		143,803		
New Borrowings	2,122,000		2,122,000		
Self Supporting Loan Principal Repayments	2,900		3,004		
Transfer from Reserve	653,500		643,940		
	5,925,600		4,393,107		
Capital Expenditure					
Grants Capital	0		(294,077)		
Self Supporting Loan Disbursements	(140,000)		(140,000)		
Land & Buildings	(4,690,100)		(2,363,236)		
Infrastructure	(8,449,800)		(2,515,724)		
Plant & Equipment	(898,500)		(431,588)		
Furniture & Equipment	(170,000)		(33,972)		
Repayment of Debentures	(719,800)		(507,183)		
Transfer to Reserves	(240,800)		(89,510)		
	(15,309,000)		(6,375,291)		
Total Operating and Non-Operating	(9,758,800)		7,053,011		
Adjustment - Non Cash Items					
Depreciation	6,069,900		4,563,654		
Receivables/Provisions/Other Accruals	(14,600)		24,000		
(Profit) on Sale of Assets	(51,200)		(46,014)		
Loss on Sale of Assets	9,300		214		
ADD - Surplus/(Deficit) 1 July b/f	5,957,145		5,957,145		
LESS - Surplus/(Deficit) 30 June c/f	2,211,745		17,552,010		
	9,758,800		(7,053,011)		

CITY OF NEDLANDS
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
CLOSING FUNDS

FOR THE PERIOD ENDING 29 FEBRUARY 2016

	2015/16 YTD 29 February 2016	2014/15 YTD 30 June 2015
Current Assets		
Cash & Cash Equivalents	20,595,382	12,843,046
Receivable - Rates Outstanding	3,451,491	315,038
Receivable - Sundry Debtor	237,240	363,448
GST Receivable	111,219	220,474
Prepayments	169,673	243,349
Less: Provision for Doubtful Debts	(24,522)	(24,522)
Inventories	11,941	18,148
	24,552,424	13,978,981
Current Liabilities		
Payable - Sundry Creditors	244,632	1,949,867
Payable - ESL	1,424,100	(6,214)
Accrued Salaries and Wages	40,741	96,703
Staff Provisions	1,721,017	1,847,389
Borrowings	1,154,874	696,636
	4,585,364	4,584,381
	19,967,060	9,394,600
Less: Restricted Reserves	(3,568,991)	(4,134,091)
Add Back: Loan Repayment	1,154,874	696,636
*Net Current Assets	17,552,943	5,957,145

*Note: For the corresponding 12 months to February 2015, the Net Current Assets position was \$13,649,083.

CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 29 February 2016

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
Governance							
Governance							
Expense							
20420	Salaries - Governance	502,598	504,826	2,228	0	757,200	375,363
20421	Other Employee Costs - Governance	22,860	35,000	12,140	276	52,500	30,720
20423	Office - Governance	13,408	11,280	(2,128)	553	16,900	3,881
20424	Motor Vehicles - Governance	8,125	11,946	3,821	0	17,900	11,773
20425	Depreciation - Governance	95,982	82,664	(13,318)	0	124,000	62,002
20427	Finance - Governance	148,320	148,336	16	0	222,500	111,260
20428	Insurance - Governance	209,214	125,456	(83,758)	0	188,200	(19,095)
20430	Other - Governance	9,965	24,464	14,499	0	36,700	26,735
20434	Professional Fees - Governance	16,224	29,600	13,376	0	44,400	28,176
20450	Special Projects - Governance / PC93	165,501	30,000	(135,501)	49,993	40,000	(124,699)
Expense Total		1,192,197	1,003,572	(188,625)	50,821	1,500,300	506,116
Income							
50410	Sundry Income - Governance	(155,838)	(43,272)	112,566	0	(64,900)	83,882
Income Total		(155,838)	(43,272)	112,566	0	(64,900)	83,882
Total		1,036,359	960,300	(76,059)	50,821	1,435,400	589,998
Governance Total		1,036,359	960,300	(76,059)	50,821	1,435,400	589,998
Human Resources							
Expense							
20520	Salaries - HR	190,177	194,040	3,863	0	291,100	141,093
20521	Other Employee Costs - HR	109,698	138,648	28,950	9,686	208,000	95,689
20522	Staff Recruitment - HR	14,828	29,000	14,172	2,118	43,500	31,430
20523	Office - HR	4,762	12,298	7,536	0	18,500	16,988
20524	Motor Vehicles - HR	7,559	6,384	(1,175)	0	9,600	3,907
20525	Depreciation - HR	336	336	0	0	500	248
20527	Finance - HR	(389,840)	(389,800)	40	0	(584,700)	(292,320)
20530	Other - HR	0	1,736	1,736	0	2,600	2,600
20534	Professional Fees - HR	43,072	34,000	(9,072)	14,658	51,000	1,129
Expense Total		(19,407)	26,642	46,049	26,461	40,100	765
Income							
50510	Contributions & Reimbursements - HR	(28,131)	(26,664)	1,467	0	(40,000)	(12,812)
Income Total		(28,131)	(26,664)	1,467	0	(40,000)	(12,812)
Total		(47,538)	(22)	47,516	26,461	100	(12,047)
Human Resources Total		(47,538)	(22)	47,516	26,461	100	(12,047)
Members Of Council							
Expense							
20323	Office - MOC	2,144	3,400	1,256	0	5,100	2,956
20325	Depreciation - MOC	600	600	0	0	900	450
20329	Members of Council - MOC	313,699	298,744	(14,955)	0	448,100	205,339
20330	Other - MOC	2,496	4,664	2,168	0	7,000	6,530
Expense Total		318,939	307,408	(11,531)	0	461,100	215,275
Total		318,939	307,408	(11,531)	0	461,100	215,275
Members Of Council Total		318,939	307,408	(11,531)	0	461,100	215,275
Communications							
Expense							
28320	Salaries - Communications	161,773	189,506	27,733	0	284,300	164,321
28321	Other Employee Costs - Communications	5,227	9,800	4,573	0	14,700	10,083
28323	Office - Communications	57,620	52,080	(5,540)	7,150	78,100	18,109
28327	Finance - Communications	50,640	50,600	(40)	0	75,900	37,920
28330	Other - Communications	7,690	10,928	3,238	949	16,400	11,548
28334	Professional Fees - Communications	0	3,200	3,200	700	4,800	4,100
28335	ICT Expenses - Communications	545	824	279	0	1,200	655
28350	Special Projects - Communications / PC 90	12,061	37,000	24,939	10,753	37,000	18,710
Expense Total		295,556	353,938	58,382	19,552	512,400	265,446
Total		295,556	353,938	58,382	19,552	512,400	265,446
Communications Total		295,556	353,938	58,382	19,552	512,400	265,446
Governance Total		1,603,316	1,621,624	18,308	96,834	2,409,000	1,058,671

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
Corporate & Strategy							
Corporate Strategy & Systems							
Corporate Services							
Expense							
21220	Salaries - Corporate Services	0	0	0	0	0	0
21221	Other Employee Costs - Corporate Services	0	0	0	0	0	0
21224	Motor Vehicles - Corporate Services	0	0	0	0	0	0
Expense Total		0	0	0	0	0	0
Corporate Services Total		0	0	0	0	0	0
Customer Services							
Expense							
21320	Salaries - Customer Service	175,549	162,432	(13,117)	0	243,600	109,044
21321	Other Employee Costs - Customer Service	3,579	5,464	1,885	138	8,200	5,002
21323	Office - Customer Service	3,841	3,360	(481)	3,755	5,000	(694)
21325	Depreciation - Customer Service	102	136	34	0	200	98
21327	Finance - Customer Service	(172,080)	(172,066)	14	0	(258,100)	(129,040)
21330	Other - Customer Service	0	664	664	0	1,000	1,000
Expense Total		10,990	(10)	(11,000)	3,893	(100)	(14,591)
Customer Services Total		10,990	(10)	(11,000)	3,893	(100)	(14,591)
ICT							
Expense							
21720	Salaries - ICT	270,085	282,072	11,987	0	423,100	211,145
21721	Other Employee Costs - ICT	16,154	21,144	4,990	0	31,700	16,518
21723	Office - ICT	29,647	33,336	3,689	653	50,000	26,766
21724	Motor Vehicles - ICT	11,847	18,744	6,897	0	28,100	23,767
21725	Depreciation - ICT	149,934	138,018	(11,916)	0	207,000	103,500
21727	Finance - ICT	(1,058,480)	(1,058,396)	84	0	(1,587,600)	(793,740)
21728	Insurance - ICT	3,698	3,848	150	0	5,800	2,102
21730	Other - ICT	575	664	89	0	1,000	529
21734	Professional Fees - ICT	20,280	36,664	16,384	19,040	55,000	20,360
21735	ICT Expenses - ICT	421,061	459,872	38,811	122,619	689,800	257,702
21750	Special Projects - ICT	9,772	64,000	54,228	45,665	96,000	41,644
Expense Total		(125,427)	(34)	125,393	187,976	(100)	(89,708)
ICT Total		(125,427)	(34)	125,393	187,976	(100)	(89,708)
Records							
Expense							
22020	Salaries - Records	237,119	204,192	(32,927)	0	306,300	118,995
22021	Other Employee Costs - Records	5,945	12,064	6,119	0	18,100	12,803
22023	Office - Records	362	664	302	0	1,000	691
22025	Depreciation - Records	150	200	50	0	300	150
22027	Finance - Records	(244,880)	(244,866)	14	0	(367,300)	(183,640)
22030	Other - Records	7,252	11,962	4,710	5,885	18,000	4,929
22034	Professional Fees - Records	14,901	9,336	(5,565)	0	14,000	(883)
22035	ICT Expenses - Records	9,600	6,864	(2,736)	0	10,300	5,500
Expense Total		30,448	416	(30,032)	5,885	700	(41,456)
Income							
52001	Fees & Charges - Records	(610)	(408)	202	0	(600)	(260)
Income Total		(610)	(408)	202	0	(600)	(260)
Records Total		29,838	8	(29,830)	5,885	100	(41,716)
Corporate Strategy & Systems Total		(84,599)	(36)	84,563	197,754	(100)	(146,015)
Finance							
Rates							
Expense							
21920	Salaries - Rates	46,907	57,672	10,765	0	86,500	51,327
21921	Other Employee Costs - Rates	1,146	936	(210)	0	1,400	435
21923	Office - Rates	1,701	0	(1,701)	2,057	0	(2,057)
21927	Finance - Rates	88,655	85,000	(3,655)	0	127,500	56,555
21930	Other - Rates	23,883	24,000	117	2,727	36,000	11,646
21934	Professional Fees - Rates	63,204	44,664	(18,540)	1,689	67,000	17,795
Expense Total		225,496	212,272	(13,224)	6,474	318,400	135,701
Income							
51908	Rates - Rates	(21,163,800)	(21,064,524)	99,276	0	(21,120,200)	(12,537)
Income Total		(21,163,800)	(21,064,524)	99,276	0	(21,120,200)	(12,537)
Rates Total		(20,938,304)	(20,852,252)	86,052	6,474	(20,801,800)	123,163

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
General Finance							
Expense							
21420	Salaries - Finance	495,269	489,930	(5,339)	0	734,900	340,858
21421	Other Employee Costs - Finance	29,152	26,568	(2,584)	3,375	39,800	11,895
21423	Office - Finance	88,486	66,394	(22,092)	15,920	99,600	17,975
21424	Motor Vehicles - Finance	7,192	18,664	11,472	0	28,000	22,577
21425	Depreciation - Finance	1,966	2,000	34	0	3,000	1,500
21427	Finance - Finance	(633,432)	(636,066)	(2,634)	5,873	(954,100)	(490,336)
21428	Insurance - Finance	0	344	344	0	500	500
21430	Other - Finance	1,581	1,264	(317)	140	1,900	179
21434	Professional Fees - Finance	56,244	52,328	(3,916)	7,432	65,500	17,733
21450	Special Projects - Finance	0	40,600	40,600	13,440	40,600	27,160
Expense Total		46,458	62,026	15,568	46,181	59,700	(49,959)
Income							
51401	Fees & Charges - Finance	(46,313)	(41,680)	4,633	0	(62,500)	(23,778)
51410	Sundry Income - Finance	(33,587)	(17,480)	16,107	0	(26,200)	(5,600)
Income Total		(79,899)	(59,160)	20,739	0	(88,700)	(29,378)
General Finance Total		(33,441)	2,866	36,307	46,181	(29,000)	(79,336)
General Purpose							
Expense							
21631	Interest - General Purpose	192,259	211,866	19,607	0	317,800	212,194
Expense Total		192,259	211,866	19,607	0	317,800	212,194
Income							
51602	Service Charges - General Purpose	(17)	0	17	0	0	12
51604	Grants Operating - General Purpose	(272,009)	(272,010)	(1)	0	(366,100)	(184,761)
51607	Interest - General Purpose	(381,129)	(331,130)	49,999	0	(496,700)	(213,645)
Income Total		(653,154)	(603,140)	50,014	0	(862,800)	(398,393)
General Purpose Total		(460,896)	(391,274)	69,622	0	(545,000)	(186,199)
Shared Services							
Expense							
21523	Office - Shared Services	40,350	32,336	(8,014)	11,501	48,500	4,526
21534	Professional Fees - Shared Services	32,778	32,560	(218)	0	48,800	20,458
Expense Total		73,128	64,896	(8,232)	11,501	97,300	24,985
Shared Services Total		73,128	64,896	(8,232)	11,501	97,300	24,985
Finance Total		(21,359,513)	(21,175,764)	183,749	64,156	(21,278,500)	(117,387)
Corporate & Strategy Total		(21,444,112)	(21,175,800)	268,312	261,910	(21,278,600)	(263,402)
Community Development							
Community Development							
Community Development							
Expense							
28120	Salaries - Community Development	257,714	278,402	20,688	0	417,600	220,920
28121	Other Employee Costs - Community Development	10,804	15,760	4,956	1,557	23,600	13,210
28123	Office - Community Development	1,558	2,816	1,258	0	4,200	2,799
28124	Motor Vehicles - Community Development	9,232	6,728	(2,504)	0	10,100	3,104
28125	Depreciation - Community Development	2,684	2,800	116	0	4,200	2,100
28127	Finance - Community Development	127,120	127,136	16	0	190,700	95,360
28130	Other - Community Development	578	2,336	1,758	0	3,500	3,560
28134	Professional Fees - Community Development	0	1,336	1,336	0	2,000	2,000
28137	Donations - Community Development	104,190	128,583	24,393	550	187,200	98,235
28151	OPRL Activities - Community Development / PC82-87	67,786	77,950	10,164	43,128	142,300	48,510
Expense Total		581,666	643,847	62,181	45,235	985,400	489,798
Income							
58101	Fees & Charges - Community Development	(10,893)	(18,336)	(7,443)	0	(27,500)	(18,731)
58104	Grants Operating - Community Development	(7,500)	(17,170)	(9,670)	0	(25,800)	(19,300)
58106	Contributions & Reimbursemen - Community Development	(4,345)	(4,240)	105	0	(6,400)	(2,055)
58110	Sundry Income - Community Development	(18,182)	0	18,182	0	0	13,636
Income Total		(40,919)	(39,746)	1,173	0	(59,700)	(26,450)
Community Development Total		540,746	604,101	63,355	45,235	925,700	463,348
Community Facilities							
Income							
58201	Fees & Charges - Community Facilities	(7,937)	(7,176)	761	0	(10,800)	(5,027)
58206	Contributions & Reimbursemen -Community Facilities	(7,462)	(2,400)	5,062	0	(3,600)	3,862
58209	Council Property - Community Facilities	(129,524)	(135,280)	(5,756)	0	(202,900)	(94,352)

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
Income Total		(144,923)	(144,856)	67	0	(217,300)	(95,517)
Community Facilities Total		(144,923)	(144,856)	67	0	(217,300)	(95,517)
Volunteer Services VRC							
Expense							
29320	Salaries - Volunteer Services VRC	57,419	53,080	(4,339)	0	79,600	35,464
29321	Other Employee Cost - Volunteer Services VRC	2,692	1,911	(781)	0	2,700	735
29323	Office - Volunteer Services VRC	1,972	5,028	3,056	1,374	6,800	3,942
29327	Finance - Volunteer Services VRC	27,920	27,936	16	0	41,900	20,960
29330	Other - Volunteer Services VRC	4,062	6,536	2,474	495	9,300	5,410
Expense Total		94,066	94,491	425	1,869	140,300	66,512
Income							
59304	Grants Operating - Volunteer Services VRC	(22,267)	(19,200)	3,067	0	(28,600)	(6,333)
Income Total		(22,267)	(19,200)	3,067	0	(28,600)	(6,333)
Volunteer Services VRC Total		71,798	75,291	3,493	1,869	111,700	60,179
Volunteer Services NVS							
Expense							
29220	Salaries - Volunteer Services NVS	11,849	18,048	6,199	0	27,100	18,480
29221	Other Employee Costs - Volunteer Services NVS	468	672	204	120	1,000	477
29223	Office - Volunteer Services NVS	260	2,272	2,012	0	3,400	3,050
29227	Finance - Volunteer Services NVS	24,560	24,536	(24)	0	36,800	18,380
29230	Other - Volunteer Services NVS	427	2,616	2,189	522	3,900	1,693
29250	Special Projects - Volunteer Services NVS	1,534	2,600	1,066	0	3,900	3,900
Expense Total		39,098	50,744	11,646	642	76,100	45,981
Volunteer Services NVS Total		39,098	50,744	11,646	642	76,100	45,981
Tresillian Community Centre							
Expense							
29120	Salaries - Tresillian CC	173,028	159,600	(13,428)	0	239,400	103,872
29121	Other Employee Costs - Tresillian CC	3,286	4,536	1,250	0	6,800	4,020
29123	Office - Tresillian CC	18,028	15,536	(2,492)	830	23,300	7,300
29125	Depreciation - Tresillian CC	2,373	2,064	(309)	0	3,100	1,161
29127	Finance - Tresillian CC	72,266	73,040	774	0	109,600	54,060
29130	Other - Tresillian CC	10,176	8,672	(1,504)	465	13,000	6,040
29135	ICT Expenses - Tresillian CC	0	3,720	3,720	0	5,600	5,600
29136	Courses - Tresillian CC	109,933	116,072	6,139	33,508	173,900	39,488
29150	Exhibition	4,654	7,664	3,010	28	11,500	6,881
Expense Total		393,743	390,904	(2,839)	34,831	586,200	228,422
Income							
59101	Fees & Charges - Tresillian CC	(220,506)	(195,328)	25,178	0	(293,000)	(97,208)
59109	Council Property - Tresillian CC	(21,243)	(18,448)	2,795	0	(27,700)	(8,855)
59110	Sundry Income - Tresillian CC	(52)	(664)	(613)	0	(1,000)	(949)
Income Total		(241,800)	(214,440)	27,360	0	(321,700)	(107,012)
Tresillian Community Centre Total		151,943	176,464	24,521	34,831	264,500	121,410
Community Development Total		658,662	761,744	103,082	82,578	1,160,700	595,401
Community Service Centres							
Library Services							
Expense							
28521	Other Employee Costs - Mt Claremont Library	0	0	0	0	0	0
28523	Office - Mt Claremont Library	5,020	7,322	2,302	1,297	11,000	5,847
28525	Depreciation - Mt Claremont Library	800	800	0	0	1,200	600
28530	Other - Mt Claremont Library	17,894	23,640	5,746	6,195	35,500	14,329
28535	ICT Expenses - Mt Claremont Library	8,943	9,768	825	873	14,600	7,750
28720	Salaries - Library Services	593,461	619,988	26,527	0	930,000	493,336
28721	Other Employee Costs - Library Services	20,103	28,704	8,601	721	43,000	24,848
28723	Office - Nedlands Library	21,370	28,272	6,902	2,557	42,400	24,115
28724	Motor Vehicles - Nedlands Library	12,078	15,792	3,714	0	23,700	14,592
28725	Depreciation - Nedlands Library	4,668	4,736	68	0	7,100	3,548
28727	Finance - Nedlands Library	246,480	246,466	(14)	0	369,700	184,840
28730	Other - Nedlands Library	49,873	68,370	18,497	12,946	102,600	47,326
28731	Grants Expenditure - Nedlands Library	990	1,336	346	0	2,000	1,010
28734	Professional Fees - Nedlands Library	0	800	800	0	1,200	1,200
28735	ICT Expenses - Nedlands Library	21,624	20,424	(1,200)	1,630	30,600	11,951
28750	Special Projects - Nedlands Library	0	2,058	2,058	0	3,100	3,100
Expense Total		1,003,305	1,078,476	75,171	26,218	1,617,700	838,392
Income							

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
58501	Fees & Charges - Mt Claremont Library	(296)	(344)	(48)	0	(500)	(302)
58510	Sundry Income - Mt Claremont Library	0	(136)	(136)	0	(200)	(200)
58511	Fines & Penalties - Mt Claremont Library	(609)	(400)	209	0	(600)	(143)
58701	Fees & Charges - Nedland Library	(4,831)	(3,280)	1,551	0	(4,900)	(1,296)
58704	Grants Operating - Nedlands Library	0	(1,352)	(1,352)	0	(2,000)	(2,000)
58710	Sundry Income - Nedlands Library	(5,939)	(3,664)	2,275	0	(5,500)	(752)
58711	Fines & Penalties - Nedlands Library	(3,247)	(2,672)	575	0	(4,000)	(1,712)
Income Total		(14,922)	(11,848)	3,074	0	(17,700)	(6,405)
Library Services Total		988,383	1,066,628	78,245	26,218	1,600,000	831,987
Nedlands Community Care							
Expense							
28620	Salaries - NCC	21,440	0	(21,440)	0	0	1
28625	Depreciation - NCC	13,368	0	(13,368)	0	0	(13,368)
28626	Utility - NCC	986	0	(986)	0	0	0
28664	Hacc Unit Cost - NCC / PC66	808,609	852,192	43,583	22,280	1,278,000	634,926
Expense Total		844,403	852,192	7,789	22,280	1,278,000	621,559
Income							
58601	Fees & Charges - NCC	(63,494)	(62,280)	1,214	0	(93,400)	(46,184)
58604	Grants Operating - NCC	(815,528)	(667,088)	148,440	0	(1,000,600)	(450,244)
Income Total		(879,022)	(729,368)	149,654	0	(1,094,000)	(496,428)
Nedlands Community Care Total		(34,619)	122,824	157,443	22,280	184,000	125,131
Positive Ageing							
Expense							
27420	Salaries - Positive Ageing	23,928	32,400	8,472	0	48,600	29,620
27421	Other Employee Costs - Positive Ageing	1,026	2,536	1,510	0	3,800	2,878
27427	Finance - Positive Ageing	6,640	6,664	24	0	10,000	5,020
28437	Donations - Positive Ageing	2,786	7,064	4,278	2,129	10,600	6,160
28450	Other - Positive Ageing	4,648	9,472	4,824	273	14,200	9,727
Expense Total		39,028	58,136	19,108	2,402	87,200	53,404
Income							
58420	Fees & Charges - Positive Ageing	(6,975)	(5,056)	1,919	0	(7,600)	(2,213)
58423	Grants Operating - Positive Ageing	0	(344)	(344)	0	(500)	(500)
Income Total		(6,975)	(5,400)	1,575	0	(8,100)	(2,713)
Positive Ageing Total		32,053	52,736	20,683	2,402	79,100	50,692
Point Resolution Child Care							
Expense							
28820	Salaries - PRCC	286,621	293,176	6,555	0	439,800	192,191
28821	Other Employee Costs - PRCC	6,410	9,464	3,054	0	14,200	7,449
28823	Office - PRCC	5,582	6,152	570	84	9,200	4,263
28824	Motor Vehicles - PRCC	4,500	0	(4,500)	0	0	(3,150)
28825	Depreciation - PRCC	500	600	100	0	900	450
28826	Utility - PRCC	4,306	7,416	3,110	0	11,100	7,533
28827	Finance - PRCC	60,391	60,200	(191)	0	90,300	45,120
28830	Other - PRCC	8,441	19,408	10,967	1,794	29,100	20,121
28835	ICT Expenses - PRCC	1,175	824	(351)	0	1,200	1,200
28850	Special Projects - PRCC	1,365	3,336	1,971	0	5,000	5,000
28833	Building - PRCC	0	10,000	10,000	0	10,000	10,000
Expense Total		379,291	410,576	31,285	1,877	610,800	290,177
Income							
58801	Fees & Charges - PRCC	(405,537)	(437,498)	(31,961)	0	(656,300)	(316,822)
58804	Grants Operating - PRCC	0	(3,464)	(3,464)	0	(5,200)	(5,200)
Income Total		(405,537)	(440,962)	(35,425)	0	(661,500)	(322,022)
Point Resolution Child Care Total		(26,246)	(30,386)	(4,140)	1,877	(50,700)	(31,845)
Community Service Centres Total		959,571	1,211,802	252,231	52,778	1,812,400	975,965
Community Development Total		1,618,233	1,973,546	355,313	135,356	2,973,100	1,571,366
Planning & Development Services							
Planning Services							
Town Planning - Administration							
Expense							
24820	Salaries - Town Planning Admin	65,971	64,016	(1,955)	0	96,000	46,943
24821	Other Employee Costs-Town Planning Admin	35,007	36,424	1,417	0	54,600	21,601
24823	Office - Town Planning Admin	4,825	10,184	5,359	651	15,300	10,252
24824	Motor Vehicles - Town Planning Admin	31,035	41,472	10,437	0	62,200	38,809

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
24825	Depreciation - Town Planning Admin	1,600	2,000	400	0	3,000	1,500
24827	Finance - Town Planning Admin	237,378	238,328	950	0	357,500	179,202
24830	Other - Town Planning Admin	728	4,080	3,352	1,454	6,100	3,918
Expense Total		376,544	396,504	19,960	2,105	594,700	302,226
Income							
54801	Fees & Charges - Town Planning Admin	(301,875)	(350,674)	(48,799)	0	(526,000)	(294,694)
54810	Sundry Income - Town Planning Admin	(17,262)	0	17,262	0	0	17,262
54811	Fines & Penalties - Town Planning	(410)	0	410	0	0	410
Income Total		(319,547)	(350,674)	(31,127)	0	(526,000)	(277,022)
Town Planning - Administration Total		56,997	45,830	(11,167)	2,105	68,700	25,204
Statutory Planning							
Expense							
24320	Salaries - Statutory Planning	274,297	296,090	21,793	0	444,100	233,379
24321	Other Employee Costs - Statutory Planning	5,653	5,600	(53)	138	8,400	2,609
24334	Professional Fees - Statutory Planning	15,886	74,672	58,786	360	112,000	107,101
Expense Total		295,836	376,362	80,526	498	564,500	343,089
Statutory Planning Total		295,836	376,362	80,526	498	564,500	343,089
Strategic Planning							
Expense							
24857	Strategic Projects - Strategic Planning	90,067	144,664	54,597	87,542	148,000	(7,671)
24920	Salaries - Strategic Planning	269,898	227,592	(42,306)	0	341,400	133,195
24921	Other Employee Costs - Strategic Planning	7,588	5,064	(2,524)	0	7,600	4,801
24934	Professional Fees - Strategic Planning	2,375	31,672	29,297	0	47,500	46,675
Expense Total		369,929	408,992	39,063	87,542	544,500	177,000
Strategic Planning Total		369,929	408,992	39,063	87,542	544,500	177,000
Planning Services Total		722,761	831,184	108,423	90,145	1,177,700	545,292
Health & Compliance							
Sustainability							
Expense							
24620	Salaries - Sustainability	67,874	49,224	(18,650)	0	73,800	23,517
24621	Other Employee Costs - Sustainability	4,434	15,416	10,982	0	23,100	18,835
24623	Office - Sustainability	856	2,800	1,944	0	4,200	3,367
24624	Motor Vehicles - Sustainability	12,700	16,208	3,508	0	24,300	14,723
24625	Depreciation - Sustainability	2,084	2,400	316	0	3,600	1,800
24627	Finance - Sustainability	19,200	19,200	0	0	28,800	14,400
24630	Other - Sustainability	1,280	7,328	6,048	0	11,000	9,720
24634	Professional Fees - Sustainability	1,605	0	(1,605)	1,109	0	(2,005)
24638	Operational Activities - Sustainability / PC79	13,239	36,000	22,761	4,691	36,000	18,070
Expense Total		123,273	148,576	25,303	5,800	204,800	102,426
Income							
54609	Council Property - Sustainability	(28)	0	28	0	0	28
54610	Sundry Income - Sustainability	(51)	(1,336)	(1,285)	0	(2,000)	(1,949)
Income Total		(79)	(1,336)	(1,257)	0	(2,000)	(1,921)
Sustainability Total		123,194	147,240	24,046	5,800	202,800	100,505
Environmental Health							
Expense							
24720	Salaries - Environmental Health	267,004	275,824	8,820	0	413,700	203,806
24721	Other Employee Costs - Environmental Health	13,278	11,882	(1,396)	0	17,800	5,442
24723	Office - Environmental Health	1,819	2,728	909	633	4,100	1,647
24725	Depreciation - Environmental Health	3,479	3,136	(343)	0	4,700	2,348
24727	Finance - Environmental Health	69,440	69,400	(40)	0	104,100	52,020
24730	Other - Environmental Health	19,780	81,370	61,590	5,797	122,100	96,685
24734	Professional Fees - Environmental Health	4,119	6,664	2,545	364	10,000	9,636
24751	OPRL Activities - Environmental Health PC76,77,78	25,523	36,800	11,277	15,136	36,800	11,063
Expense Total		404,443	487,804	83,361	21,930	713,300	382,648
Income							
54701	Fees & Charges - Environmental Health	(42,915)	(40,320)	2,595	0	(60,500)	(19,658)
54710	Sundry Income - Environmental Health	(1,226)	(3,336)	(2,110)	0	(5,000)	(3,947)
54711	Fines & Penalties - Environmental Health	(23,782)	(20,000)	3,782	0	(30,000)	(9,750)
Income Total		(67,923)	(63,656)	4,267	0	(95,500)	(33,355)
Environmental Health Total		336,520	424,148	87,628	21,930	617,800	349,293
Environmental Conservation							
Expense							
24221	Other Employee Costs - Environmental Conservation	2,004	2,664	660	0	4,000	1,996

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
24223	Office - Environmental Conservation	690	664	(26)	0	1,000	310
24227	Finance - Environmental Conservation	45,440	45,464	24	0	68,200	34,120
24230	Other - Environmental Conservation	0	1,336	1,336	0	2,000	2,000
24237	Donations - Environmental Conservation	0	800	800	0	1,200	1,200
24251	Operational Activities-Environ Conservation / PC80	339,038	445,500	106,462	77,526	589,700	227,315
Expense Total		387,171	496,428	109,257	77,526	666,100	266,942
Income							
54204	Grants Operating - Environmental Conservation	(36,476)	(22,936)	13,540	0	(34,400)	2,076
54210	Sundry Income - Environmental Conservation	(8,071)	(4,064)	4,007	0	(6,100)	1,971
Income Total		(44,546)	(27,000)	17,546	0	(40,500)	4,046
Environmental Conservation Total		342,625	469,428	126,803	77,526	625,600	270,988
Ranger Services							
Expense							
21120	Salaries - Ranger Services	352,325	367,264	14,939	0	550,900	282,447
21121	Other Employee Costs - Ranger Services	15,333	17,208	1,875	1,422	25,800	12,121
21123	Office - Ranger Services	9,431	11,296	1,865	3,792	16,900	4,338
21124	Motor Vehicles - Ranger Services	33,489	53,080	19,591	0	79,600	54,346
21125	Depreciation - Ranger Services	36,982	39,464	2,482	0	59,200	29,602
21127	Finance - Ranger Services	106,675	98,480	(8,195)	0	147,700	80,377
21130	Other - Ranger Services	58,190	47,064	(11,126)	3,834	70,600	13,193
21134	Professional Fees - Ranger Services	8,128	3,336	(4,792)	3	5,000	501
21135	ICT Expenses - Ranger Services	0	15,794	15,794	0	23,700	23,700
21137	Donations - Ranger Services	1,000	664	(336)	0	1,000	0
Expense Total		621,553	653,650	32,097	9,052	980,400	500,624
Income							
51101	Fees & Charges - Ranger Services	(71,778)	(56,816)	14,962	0	(85,200)	(24,522)
51106	Contributions & Reimbursements- Rangers Services	(27,072)	(16,480)	10,592	0	(24,700)	2,372
51110	Sundry Income - Ranger Services	0	(4,136)	(4,136)	0	(6,200)	(6,200)
51111	Fines & Penalties - Rangers Services	(289,631)	(234,000)	55,631	0	(351,000)	(133,548)
Income Total		(388,480)	(311,432)	77,048	0	(467,100)	(161,898)
Ranger Services Total		233,073	342,218	109,145	9,052	513,300	338,726
Health & Compliance Total		1,035,413	1,383,034	347,621	114,308	1,959,500	1,059,512
Building Services							
Building Services							
Expense							
24420	Salaries - Building Services	459,394	463,514	4,120	0	695,300	338,074
24421	Other Employee Costs - Building Services	23,699	29,568	5,869	2,702	44,400	19,727
24423	Office - Building Services	3,859	9,504	5,645	0	14,300	10,798
24424	Motor Vehicles - Building Services	20,830	23,344	2,514	0	35,000	19,309
24425	Depreciation - Building Services	423	400	(23)	0	600	300
24427	Finance - Building Services	202,640	204,264	1,624	0	306,400	154,420
24430	Other - Building Services	1,357	2,328	971	0	3,500	2,143
24434	Professional Fees - Building Services	12,791	42,136	29,345	0	63,200	53,923
Expense Total		724,992	775,058	50,066	2,702	1,162,700	598,694
Income							
54401	Fees & Charges - Building Services	(374,358)	(533,782)	(159,424)	0	(733,500)	(396,889)
54410	Sundry Income - Building Services	(93,748)	(81,528)	12,220	0	(122,300)	(43,455)
54411	Fines & Penalties - Building Services	(3,669)	(13,336)	(9,667)	0	(20,000)	(16,331)
54406	Contributions & Reimbursements - Building Services	(3,790)	0	3,790	0	0	3,790
Income Total		(475,565)	(628,646)	(153,081)	0	(875,800)	(452,885)
Building Services Total		249,427	146,412	(103,015)	2,702	286,900	145,809
Building Services Total		249,427	146,412	(103,015)	2,702	286,900	145,809
Planning & Development Services Total		2,007,601	2,360,630	353,029	207,155	3,424,100	1,750,613
Technical Services							
Engineering							
Infrastructure Services							
Expense							
26220	Salaries - Infrastructure Svs	1,146,753	1,201,948	55,195	2,716	1,802,900	937,252
26221	Other Employee Costs - Infrastructure Svs	125,914	120,176	(5,738)	8,416	180,300	65,207
26223	Office - Infrastructure Svs	17,643	32,664	15,021	3,104	49,000	31,785
26224	Motor Vehicles - Infrastructure Svs	46,267	57,336	11,069	0	86,000	47,192
26225	Depreciation - Infrastructure Svs	10,236	10,000	(236)	0	15,000	8,750
26227	Finance - Infrastructure Svs	(1,347,190)	(1,233,604)	113,586	0	(1,850,400)	(779,684)

Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
26228	Insurance - Infrastructure Svs	87,270	57,952	(29,318)	0	86,900	(370)
26230	Other - Infrastructure Svs	22,026	52,688	30,662	17,059	79,100	47,483
26234	Professional Fees - Infrastructure Svs	108,807	120,000	11,193	58,126	180,000	47,879
26235	ICT Expenses - Infrastructure Svs	15,287	6,616	(8,671)	510	9,900	479
Expense Total		233,013	425,776	192,763	89,930	638,700	405,974
Infrastructure Services Total		233,013	425,776	192,763	89,930	638,700	405,974
Plant Operating							
Expense							
26525	Depreciation - Plant Operating	700,843	480,666	(220,177)	0	721,000	360,366
26527	Finance - Plant Operating	(725,107)	(698,418)	26,689	0	(1,047,600)	(447,892)
26532	Plant - Plant Operating	394,003	432,762	38,759	27,563	649,100	298,820
26533	Minor Parts & Workshop Tools - Plant Operating	17,364	34,000	16,636	1,854	34,000	18,706
26549	Loss Sale of Assets - Plant Operating	214	6,200	5,986	0	9,300	9,086
Expense Total		387,317	255,210	(132,107)	29,416	365,800	239,085
Income							
56501	Fees & Charges - Plant Operating	(27,526)	(17,336)	10,190	0	(26,000)	(5,589)
56515	Profit Sale of Assets - Plant Operating	(46,014)	(34,136)	11,878	0	(51,200)	(5,186)
Income Total		(73,539)	(51,472)	22,067	0	(77,200)	(10,775)
Plant Operating Total		313,778	203,738	(110,040)	29,416	288,600	228,310
Streets Roads and Depots							
Expense							
26625	Depreciation - Streets Roads & Depots	2,163,510	2,185,736	22,226	0	3,278,600	1,638,048
26626	Utility - Streets Roads & Depots	326,326	333,330	7,004	0	500,000	255,348
26630	Other	11,973	30,400	18,427	0	45,600	36,401
26640	Reinstatement - Streets Roads & Depot	8,798	5,376	(3,422)	0	8,100	(698)
26667	Road Maintenance / PC51	333,893	400,304	66,411	158,204	600,700	170,819
26668	Drainage Maintenance / PC52	251,371	303,944	52,573	136,559	456,100	105,461
26669	Footpath Maintenance / PC53	73,369	133,608	60,239	10,941	200,500	149,483
26670	Parking Signs / PC54	50,018	59,976	9,958	2,932	90,000	47,770
26671	Right of Way Maintenance / PC55	84,923	54,648	(30,275)	527	82,000	7,134
26672	Bus Shelter Maintenance / PC56	5,129	13,664	8,535	0	20,500	19,247
26673	Graffiti Control / PC57	13,473	18,328	4,855	3,755	27,500	15,613
26674	Streets Roads & Depot / PC89	86,008	74,640	(11,368)	45,891	112,000	3,124
Expense Total		3,408,791	3,613,954	205,163	358,809	5,421,600	2,447,750
Income							
56601	Fees & Charges - Streets Roads & Depots	(51,360)	(55,304)	(3,944)	0	(83,000)	(46,131)
56606	Contributions & Reimburse - Streets Roads & Depots	(33,101)	(10,298)	22,803	0	(15,500)	17,337
56610	Sundry Income - Streets Roads & Depots	(6,292)	(4,000)	2,292	0	(6,000)	(6,000)
Income Total		(90,752)	(69,602)	21,150	0	(104,500)	(34,794)
Streets Roads and Depots Total		3,318,039	3,544,352	226,313	358,809	5,317,100	2,412,956
Waste Minimisation							
Expense							
24520	Salaries - Waste Minimisation	116,003	127,400	11,397	0	191,100	98,327
24521	Other Employee Costs - Waste Minimisation	4,340	5,464	1,124	0	8,200	4,300
24525	Depreciation - Waste Minimisation	120,066	60,464	(59,602)	0	90,700	45,352
24527	Finance - Waste Minimisation	129,931	129,936	5	0	194,900	97,451
24528	Insurance - Waste Minimisation	3,698	3,848	150	0	5,800	2,102
24538	Purchase of Product - Waste Minimisation	1,572	4,040	2,468	1,796	6,100	2,956
24552	Residential Kerbside - Waste Minimisation / PC71	1,154,972	1,210,448	55,476	725,539	1,816,400	216,676
24553	Residential Bulk - Waste Minimisation / PC72	257,586	374,848	117,262	5,965	562,500	346,024
24554	Commercial - Waste Minimisation / PC73	48,524	63,312	14,788	38,582	95,000	19,727
24555	Public Waste - Waste Minimisation / PC74	82,066	89,896	7,830	48,211	134,900	50,315
24556	Waste Strategy - Waste Minimisation / PC75	8,247	74,240	65,993	0	111,400	103,344
Expense Total		1,927,005	2,143,896	216,891	820,094	3,217,000	986,575
Income							
54501	Fees & Charges - Waste Minimisation	(3,281,803)	(3,326,266)	(44,463)	0	(3,338,100)	(61,743)
Income Total		(3,281,803)	(3,326,266)	(44,463)	0	(3,338,100)	(61,743)
Waste Minimisation Total		(1,354,798)	(1,182,370)	172,428	820,094	(121,100)	924,832
Building Maintenance							
Expense							
24120	Salaries - Building Maintenance	172,656	158,458	(14,198)	0	237,700	109,992
24121	Other Employee Costs - Building Maintenance	2,895	6,600	3,705	909	9,900	7,411
24123	Office - Building Maintenance	688	944	256	139	1,400	1,036
24124	Motor Vehicles - Building Maintenance	19,622	29,936	10,314	0	44,900	31,101

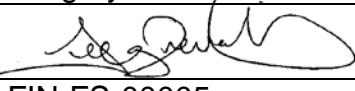
Master Account		February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget	Budget Available
24125	Depreciation - Building Maintenance	771,249	550,986	(220,263)	0	826,500	413,250
24126	Utility - Building Maintenance / PC41,42,43	161,736	141,064	(20,672)	0	211,600	100,197
24127	Finance - Building Maintenance	88,000	88,000	0	0	132,000	66,000
24128	Insurance - Building Maintenance	46,653	85,000	38,347	0	85,000	38,550
24130	Other - Building Maintenance	2,251	2,200	(51)	1,492	3,300	(443)
24133	Building - Building Maintenance / PC58	675,653	708,920	33,267	142,696	1,063,400	377,730
Expense Total		1,941,403	1,772,108	(169,295)	145,235	2,615,700	1,144,825
Income							
54106	Contributions & Reimbursement - Building Maintenance	(34,456)	(17,856)	16,600	0	(26,800)	4,458
54109	Council Property - Building Maintenance	(205,398)	(218,472)	(13,074)	0	(327,700)	(173,708)
Income Total		(239,853)	(236,328)	3,525	0	(354,500)	(169,250)
Building Maintenance Total		1,701,550	1,535,780	(165,770)	145,235	2,261,200	975,574
Engineering Total		4,211,582	4,527,276	315,694	1,443,484	8,384,500	4,947,647
Parks Services							
Parks Services							
Expense							
26360	Depreciation - Parks Services	443,931	449,664	5,733	0	674,500	337,252
26365	Maintenance - Parks Services / PC59	2,583,534	2,557,809	(25,725)	202,962	3,880,800	1,642,745
Expense Total		3,027,465	3,007,473	(19,992)	202,962	4,555,300	1,979,997
Income							
56301	Fees & Charges - Parks & Ovals	(378)	0	378	0	0	237
56306	Contributions & Reimbursements - Parks Services	(864)	(9,616)	(8,752)	0	(14,400)	(13,536)
56309	Council Property - Parks Services	(49,126)	(46,398)	2,728	0	(69,600)	(30,542)
56310	Sundry Income - Parks Services	(7,612)	(5,336)	2,276	0	(8,000)	(1,869)
56312	Fines & Penalties - Parks & Ovals	(1,300)	0	1,300	0	0	1,300
Income Total		(59,281)	(61,350)	(2,069)	0	(92,000)	(44,411)
Parks Services Total		2,968,185	2,946,123	(22,062)	202,962	4,463,300	1,935,587
Parks Services Total		2,968,185	2,946,123	(22,062)	202,962	4,463,300	1,935,587
Technical Services Total		7,179,766	7,473,399	293,633	1,646,446	12,847,800	6,883,233
City of Nedlands Total		(9,035,195)	(7,746,601)	1,288,594	2,347,700	375,400	11,000,481

CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 29 February 2016

		February Actual YTD	Committed Balance	Annual Budget	Budget Available	
2	Footpath Rehabilitation					
	4101	Melvista Reserve	0	2,850	49,500	46,650
	2173	Reeve St	18,377	0	25,500	7,123
	2500	Stirling HWY	207,956	13,591	388,700	167,153
	2171	Knutsford Street	12,701	0	10,600	(2,101)
		Footpath Rehabilitation Total	239,034	16,441	474,300	218,825
3	Road Rehabilitation					
	2012	Waratah Avenue	0	63,898	60,000	(3,898)
	2024	Carrington Street	3,141	0	0	(3,141)
	2038	Jenkins Ave	249	162,030	192,000	29,721
	2095	Hardy Road	220,057	3,994	437,600	213,549
	2109	Weld Street	2,000	0	0	(2,000)
	2150	Circe Circle North	219,491	272	279,000	59,237
	2195	Circe Circle South	202,050	11,837	224,000	10,114
	2118	Burwood Street	969	0	0	(969)
	2105	Kinninmont Avenue	223,247	304,414	510,000	(17,660)
		Road Rehabilitation Total	871,203	546,443	1,702,600	284,954
4	Drainage Rehabilitation					
	2024	Carrington Street	156,129	3,610	210,000	50,261
	2145	Zamia Road	5,713	0	0	(5,713)
	2200	John XXII Avenue	42,220	35,936	150,000	71,845
	9000	City Wide	11,835	0	10,000	(1,835)
	2085	Walpole Street	0	11,823	75,000	63,177
	2450	Sump Infrastructure	2,273	0	0	(2,273)
	2050	Strickland Street	0	9,500	112,500	103,000
		Drainage Rehabilitation Total	218,170	60,869	557,500	278,461
5	Street Furniture / Bus Shelter					
	9000	City Wide	15,317	17,820	40,000	6,863
		Street Furniture / Bus Shelter Total	15,317	17,820	40,000	6,863
6	Grant Funded Projects					
	2019	Princess Road	0	8,237	8,400	163
	2084	Clement Street	144,658	16,530	185,000	23,812
	2401	INTXN - Brockway/Brookdale /Underwood	18,458	10,297	0	(28,755)
	2403	INTXN - Gugeri St/Railway Rd/Loch St	6,220	8,000	20,000	5,781
	2405	INTXN - Stirling Hwy / Broadway	0	108,000	108,000	(0)
	2500	Stirling HWY	1,388	0	1,400	13
	2069	Bulimba Road	178	12,040	968,000	955,782
	2072	Barcoo Avenue	327	34,665	540,000	505,008
	2169	Greenville Street	57,908	121,719	279,000	99,374
		Grant Funded Projects Total	229,136	319,488	2,109,800	1,561,176
11	Building Construction					
	4000	100 Princess Rd - John Leckie Pavilion	20,045	0	0	(20,045)
	4001	Kirkwood Rd - Allen Park Lower Pavilion	57,707	731	670,200	611,762
	4002	97 Waratah Ave - Dalkeith Hall	8,747	0	0	(8,747)
	4003	Broome St - Council Depot	36,059	10,738	154,000	107,202
	4004	Webster St - Drabble House	18,592	0	30,000	11,408
	4006	2 Draper St - Hackett Playcentre	15,247	0	21,300	6,053
	4008	60 Stirling Hwy - Nedlands Library	2,559	0	82,000	79,441
	4009	53 Jutland Pde - PRCC	85,031	0	140,000	54,969
	4010	97 Wartah Ave - NCC	16,257	0	55,500	39,243
	4012	19 Haldane St - MTC Community Centre	26,505	0	112,500	85,995
	4015	118 Wood St - Friends of Allen Park	0	0	48,000	48,000
	4016	67 Stirling Highway - Maisonettes	282	4,603	10,000	5,115
	4018	21 Tyrell St - Tresillian	45,349	8,000	125,500	72,151
	4019	84 Beatrice Rd - DCR Pavilion (Collegians AFC)	1,671,465	645,283	1,857,100	(459,648)
	4020	71 Stirling Hwy - Administration Bldg	44,164	7,943	202,000	149,893
	4021	110 Smyth Road - Cottage Bldg	0	0	45,000	45,000
	4053	42 Smyth Rd - Hollywood Subiaco Bowling	309,813	0	252,000	(57,813)
	4164	100A Princess Rd - College Park Family Centre	5,300	0	0	(5,300)
	9000	City Wide	0	0	75,000	75,000
	4027	Mt Claremont Changerooms	113	0	15,000	14,887

		February Actual YTD	Committed Balance	Annual Budget	Budget Available
	4032 55 Jutland Pde - Dalkeith Bowling Club	0	0	490,000	490,000
	Building Construction Total	2,363,236	677,298	4,385,100	1,344,565
12	Off Street Parking				
	2007 Smyth Road	17,084	14,061	150,000	118,855
	2175 Odern Crescent (Bridge Club)	53,510	0	227,600	174,090
	4057 Beaton Park	0	0	160,000	160,000
	Off Street Parking Total	70,594	14,061	537,600	452,945
14	Parks & Reserves Construction				
	4057 Beaton Park	11,044	53,330	1,634,900	1,570,526
	4059 Beatrice Road Reserve	15,161	0	16,100	939
	4060 Birdwood Parade Reserve	15,929	0	23,000	7,071
	4067 Campsie Park	21,627	0	20,100	(1,527)
	4083 Sunset Foreshore	82,349	0	162,600	80,251
	4085 Genesta Park	2,047	0	2,200	153
	4092 Hollywood Tennis Court Reserve	22,820	0	28,900	6,080
	4096 Lawler Park	75,715	0	76,000	285
	4100 Masons Gardens	18,298	0	18,500	202
	4101 Melvista Reserve	76,172	0	77,000	828
	4105 Mossvale Gardens	2,047	0	2,200	153
	4107 Mount Claremont Reserve	29,228	0	35,200	5,972
	4108 Alfred Rd/Montgomery Ave - MTC Oval	47,443	0	60,400	12,957
	4111 Nedlands Library Surrounds	4,094	0	4,300	206
	4118 Peace Memorial Rose Garden	16,402	165	48,000	31,433
	4127 Rogerson Gardens	16,566	0	23,000	6,434
	4130 St Peters Square Gardens	17,696	3,880	21,900	324
	4131 Street Gardens and Verges	400	8,961	66,700	57,339
	4133 Street Tree Replacement	2,995	0	10,000	7,005
	4137 Swanbourne Beach Reserve	173,369	9,330	179,700	(2,999)
	4142 Zamia Park	56,071	1,600	58,600	930
	4167 River Foreshore Maintenance	6,856	860	49,500	41,784
	4169 River Wall Restoration	34,664	1,485	33,500	(2,649)
	9000 City Wide	43,128	1,309	51,700	7,263
	4300 Bore Installation MTC G/Water Monitoring	0	19,409	60,000	40,591
	Parks & Reserves Construction Total	792,118	100,330	2,764,000	1,871,552
15	Plant & Equipment				
	7500 Technical Svs - Engineering	164,184	109,095	256,000	(17,279)
	7501 Development Svs - Town Planning	17,576	759	22,000	3,665
	7502 Development Svs - Building Svs	17,576	0	22,000	4,424
	7503 Corporate & Strategy - Corporate Svs	0	0	42,000	42,000
	7509 Technical Svs - Parks Svs	217,507	0	429,200	211,693
	7511 Community Svs - Service Centres	14,744	0	15,000	256
	Plant & Equipment Total	431,588	109,854	786,200	244,758
16	ICT Capital Projects				
	6039 Library System Software	0	0	100,000	100,000
	6053 Hardware	10,200	0	0	(10,200)
	6054 Software	0	0	80,000	80,000
	6055 Mobility	0	0	32,300	32,300
	ICT Capital Projects Total	10,200	0	212,300	202,100
17	Greenway Development				
	4060 Birdwood Parade Reserve	0	0	77,000	77,000
	4122 Point Resolution Reserve - Path Upgrade	80,167	14,545	147,000	52,287
	4161 Railway Reserve	(15)	0	0	15
	4172 Point Resolution Reserve - Greeway	0	3,925	40,000	36,075
	Greenway Development Total	80,153	18,471	264,000	165,377
18	Furniture & Fixture				
	4008 60 Stirling Hwy - Nedlands Library	7,989	0	0	(7,989)
	Furniture & Fixture Total	7,989	0	0	(7,989)
19	Public Art				
	9000 City Wide	15,783	64,744	70,000	(10,527)
	Public Art Total	15,783	64,744	70,000	(10,527)
City of Nedlands Total		5,344,521	1,945,820	13,903,400	6,613,060

13.3 Investment Report – February 2016

Council	23 February 2016
Applicant	City of Nedlands
Officer	Kim Chua – Manager Finance
CEO	Gregory Trevaskis
CEO's Signature	
File Reference	FIN-FS-00005
Previous Item	Nil

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Shaw
 Seconded – Councillor Binks

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

Councillor Hodsdon returned to the room at 8.05 pm.

CARRIED UNANIMOUSLY 9/-

Council Resolution / Recommendation to Council

Council receives the Investment Report for the period ended 29 February 2016.

Executive Summary

In accordance with the Council's Investment Policy, Administration is required to present a summary of investments to Council on a monthly basis.

Strategic Plan

KFA: Governance and Civic Leadership

This report is in accordance with the Council's Investment Policy and demonstrates the investment of City's surplus cash in a sustainable and responsible manner.

Background

Council's Investment Policy requires a summary of investments to be presented to Council on a monthly basis.

Consultation

Required by legislation:

Yes

No

Required by City of Nedlands policy:

Yes

No

Legislation / Policy

Investment of Council Funds Policy

Section 6.14 of the *Local Government Act 1995*

Budget/Financial Implications

Investment income is less than the adopted Budget due to the lower interest rates on Term Deposits offered by Banks.

Risk Management

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as 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.

Discussion

The Investment Summary shows that as at the end of February 2016 the City held the following funds in investments:

Municipal Funds	\$ 12,175,329.03
Reserve Funds	\$ 3,568,989.37
Total	<u>\$ 16,284,318.40</u>

The total interest earned from investments as at the end of February 2016 was \$328,167 (YTD January \$291,909).

Following Council's decision in December 2012, all investments are placed with the 'big four' banks.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$6,690,976.83	3.00% - 2.88%	41.09%
Westpac	\$3,038,738.06	2.95% - 2.75%	18.66%
ANZ	\$3,884,044.91	2.80% - 2.25%	23.85%
CBA	\$2,670,558.59	2.96% - 1.30%	16.40%
Total	\$16,284,318.40		100.00%

Conclusion

The Investment Report is presented to Council.

Attachments

1. Investment Report for the period ended 29 February 2016

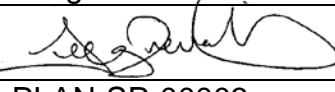
**INVESTMENTS REPORT
FOR THE PERIOD ENDED 29 FEBRUARY 2016**

No.	Particulars	Interest Rate	Invest. Date	Maturity Date	Period Days	NAB *AA-/Stable/A-1+	Westpac *AA-/Stable/A-1+	ANZ *AA-/Stable/A-1+	CBA *AA-/Stable/A-1+	Total	Interest YTD Accumulated
RESERVE INVESTMENTS											
E-1	Plant Replacement	2.60%	11-Feb-16	11-Aug-16	182			\$145,066.98		\$145,066.98	\$2,619.63
B-1	City Development - Western Zone	2.90%	26-Feb-16	26-May-16	90				\$378,033.82	\$378,033.82	\$7,181.96
C-1	North Street	3.00%	27-Jan-16	24-Aug-16	210	\$720,851.37				\$720,851.37	\$22,262.89
B-3	Welfare - General	2.90%	26-Feb-16	26-May-16	90				\$289,245.91	\$289,245.91	\$5,493.21
B-4	Welfare - NCC	2.90%	26-Feb-16	26-May-16	90				\$160,313.01	\$160,313.01	\$3,045.65
	Welfare - PRCC	1.30%	N/A	N/A	N/A				\$15,130.00	\$15,130.00	\$0.00
C-2	Services - Tawarri 1	3.00%	27-Jan-16	24-Aug-16	210	\$61,772.91				\$61,772.91	\$1,179.18
D	Services General	2.93%	5-Feb-16	3-Aug-16	180	\$899,780.74				\$899,780.74	\$17,349.57
E-2	Services - Tawarri 2	2.60%	11-Feb-16	11-Aug-16	182			\$106,306.74		\$106,306.74	\$1,919.70
F	Insurance	2.60%	11-Feb-16	11-Aug-16	182			\$59,166.58		\$59,166.58	\$1,061.26
B-5	Waste Management	2.90%	26-Feb-16	26-May-16	90				\$160,292.77	\$160,292.77	\$3,045.28
B-2	City Development - Swanbourne	2.90%	26-Feb-16	26-May-16	90				\$121,982.39	\$121,982.39	\$11,665.19
B-6	City Building Reserve - General	3.00%	27-Jan-16	24-Aug-16	210	\$436,046.15				\$436,046.15	\$294.00
B-7	City Building Reserve - PRCC	1.30%	N/A	N/A	N/A				\$15,000.00	\$15,000.00	\$2,317.43
B-8	Public Art - CLOSED								\$0.00	\$0.00	\$75.09
TOTAL RESERVE INVESTMENTS						\$2,118,451.18	\$0.00	\$310,540.30	\$1,139,997.89	\$3,568,989.37	\$79,510.05
MUNICIPAL INVESTMENTS											
NS31	Muni Investment NS31 - WBC	2.75%	29-Feb-16	29-Mar-16	29		\$2,029,739.67			\$2,029,739.67	\$29,838.67
111	Muni Investment #111 - ANZ - CLOSED							\$0.00		\$0.00	\$16,610.89
127	Muni Investment #127 - NAB	2.90%	17-Feb-16	16-Jun-16	120	\$517,143.96				\$517,143.96	\$9,883.08
129	Muni Investment #129 - CBA - CLOSED									\$0.00	\$771.78
130	Muni Investment #130 - WBC - CLOSED							\$0.00		\$0.00	\$7,840.50
131	Muni Investment #131 - ANZ	2.80%	18-Feb-16	18-Jun-16	121			\$500,459.59		\$500,459.59	\$18,045.17
135	Muni Investment #135 - CBA - CLOSED									\$0.00	\$1,005.13
136	Muni Investment #136 - CBA	2.96%	14-Dec-15	12-Apr-16	120				\$515,308.03	\$515,308.03	\$9,817.78
137	Muni Investment #137 - ANZ	2.25%	21-Jan-16	21-Jul-16	182			\$1,047,634.07		\$1,047,634.07	\$19,395.81
139	Muni Investment #139 - WBC - CLOSED							\$0.00		\$0.00	\$18,732.82
141	Muni Investment #141 - CBA - CLOSED								\$0.00	\$0.00	\$11,671.23
142	Muni Investment #142 - CBA	2.85%	16-Feb-16	16-May-16	90				\$1,015,252.67	\$1,015,252.67	\$15,252.67
143	Muni Investment #143 - ANZ	2.65%	7-Sep-15	7-Mar-16	182			\$1,012,705.48		\$1,012,705.48	\$12,705.48
144	Muni Investment #144 - ANZ	2.65%	7-Sep-15	7-Mar-16	182			\$1,012,705.48		\$1,012,705.48	\$12,705.48
145	Muni Investment #145 - NAB	2.93%	3-Dec-15	3-Jun-16	183	\$1,014,141.15				\$1,014,141.15	\$14,141.15
146	Muni Investment #146 - NAB	2.88%	4-Sep-15	8-Mar-16	186	\$1,014,044.93				\$1,014,044.93	\$14,044.93
147	Muni Investment #147 - NAB	2.88%	4-Sep-15	8-Mar-16	186	\$1,014,044.93				\$1,014,044.93	\$14,044.93
148	Muni Investment #148 - NAB	3.00%	22-Sep-15	22-Mar-16	182	\$1,013,150.68				\$1,013,150.68	\$13,150.68
149	Muni Investment #149 - WBC	2.95%	10-Feb-16	10-May-16	90		\$1,008,998.38			\$1,008,998.38	\$8,998.38
TOTAL MUNICIPAL INVESTMENTS						\$4,572,525.65	\$3,038,738.06	\$3,573,504.62	\$1,530,560.70	\$12,715,329.03	\$248,656.55
RESERVE & MUNICIPAL TOTAL						\$6,690,976.83	\$3,038,738.06	\$3,884,044.91	\$2,670,558.59	\$16,284,318.39	\$328,166.61

* Credit Rating - Source: Standard & Poor's

Proportion Portfolio 41.09% 18.66% 23.85% 16.40%

13.4 Shenton Park Rehabilitation Hospital Draft Improvement Scheme – Lot 3240 (No. 6) Selby Street, Shenton Park – Request for Comment

Committee	Nil
Council	22 March 2016
Applicant	Western Australian Planning Commission
Owner	Royal Perth Hospital Shenton Campus
Officer	Andrew Bratley – Coordinator Statutory Planning
CEO	Greg Trevaskis – Chief Executive Officer
CEO Signature	
File Reference	PLAN-SP-00003
Previous Item	Item PD06.15 – February 2015 Item PD37.15 – August 2015
Attachments	<ol style="list-style-type: none"> 1. Draft Scheme Map 2. Draft Structure Plan 3. Bushfire Management Plan (July 2015) 4. Draft Shenton Park Hospital Masterplan Options 5. Current Draft Master Plan (2015)

Councillor Hassell left the room at 8.09 pm.

Regulation 11(da) – Recommendation was adopted with additional requests for more details of development to be included on the Improvement Scheme Map re: open space and water sensitive design.

Moved – Mayor Hipkins
Seconded – Councillor Shaw

That the Recommendation to Council be adopted with changes to clause e) and the addition of two clauses h) and i) as follows:

- e) It is acknowledged that the Improvement Plan has already been gazetted but it is silent as to the importance of natural vegetation occurring on the site. The EPA has not assessed the proposed development but “notes there is a Banksia Woodland in "Very Good" condition located on the western side of the subject site.... The EPA supports the proposal to retain the Banksia woodland in Public Open Space and to also retain as much remnant vegetation as possible. The EPA expects that this advice will be implemented as part of the local planning scheme and subsequent subdivision and development applications." The City of Nedlands supports the EPA’s recommendation.
- h) It is acknowledged that areas of public open space are illustrated on the Structure Plan, however only “due regard’ is to be given to this plan. There is a local open space reserve shown on the Draft Scheme Map, off-site in the City of Subiaco. The City of Nedlands would have greater certainty if the Local Open Space Reserves within the site are also identified on the Improvement Scheme Map.

- i) **Water Sensitive Design is only briefly mentioned in Aims of the Scheme (part of the scheme text) and in Objectives (part of design guidelines). Availability of water will be important for maintenance of streetscapes and public spaces in the high density development proposed. Water Sensitive Design deserves to be specifically mentioned in the Improvement Scheme Text, Part 6 General Development Requirements.**

Councillor Hassell returned to the room at 8.10 pm.

Mr Greg Trevaskis left the room at 8.13 pm and returned at 8.15 pm.

Mr Andrew Melville left the room at 8.22 pm and returned at 8.24 pm.

**Carried 6/3
(Against: Crs. Binks Wetherall & Hassell)**

Council Resolution

Recommendation to Council

1. **Council advises the Western Australian Planning Commission that its comments and recommendations on the Improvement Scheme for Lot 3240 (No. 6) Selby Street, Shenton Park, are as follows:**

- a) **Despite Clause 2.2 of the Design Guidelines indicating that there are mandatory controls, the Scheme allows the provisions to be varied under Clause 2.3. Clause 2.3 effectively renders Clause 2.2 'non' mandatory. This leads to concerns regarding the potential impact unknown building heights, plot ratios and setbacks may have on the amenity of the surrounding area.**

It is recognised some discretion is required to enable minor changes for topographical reasons and the like, however it is recommended the discretion clause be reworded to provide more certainty regarding the specific circumstances where variation will be permitted, and these specific circumstances be made clear as to the maximum parameters of the discretion. At this stage the discretion clause effectively leaves it open for any height, plot ratio, setback and/or any other variation to be approved.

- b) **The bushfire management plan was not prepared by an accredited fire consultant in accordance with the *Planning and Development (Bushfire Risk Management) Regulations 2015*. It was also prepared in July 2015 using legislation which has since been superseded, and as such could be legally challenged in future. It is recommended that the current bushfire management plan be reviewed by an accredited fire consultant.**

- c) The permissibility of some land uses outlined under Table 1 do not accurately reflect their potential impact on the amenity of the Residential zone, for this reason it is recommended that the following changes be made:

Uses	Residential
Child Care Premises	D A
Civic Use	D A
Club Premises	D A
Home Business	A D
Hospital	D A
Place of Worship	X A
Recreation – Private	D A

- d) Table 2 (Additional Use) be amended to state 'Fast Food Outlet/Lunch Bar'.
- e) It is acknowledged that the Improvement Plan has already been gazetted but it is silent as to the importance of natural vegetation occurring on the site. The EPA has not assessed the proposed development but "notes there is a Banksia Woodland in "Very Good" condition located on the western side of the subject site.... The EPA supports the proposal to retain the Banksia woodland in Public Open Space and to also retain as much remnant vegetation as possible. The EPA expects that this advice will be implemented as part of the local planning scheme and subsequent subdivision and development applications." The City of Nedlands supports the EPA's recommendation.
- f) Further consideration be given to retention and adaptive reuse of Buildings 'S' and 'T' flanking the north side of Victoria Drive as they provide scale, depth and enclosure to Victoria House.
- g) The following matters under the Transport Assessment Report are requested for further assessment:
- i. The Western Australian Planning Commission (WAPC) document 'Structure Planning (Transport Assessment Guidelines for Developments)' requires consideration of intersections and road hierarchy within 2km of such development sites. Consideration therefore needs to be given to the road network west to Brockway Road and south to Aberdare Road as QEII and UWA are major attractors. The potential impacts on Nagal pass also need to be considered.

- ii. **The traffic generation figures should be independently verified through the WAPC for appropriateness as they may underestimate the level of additional traffic generated and associated parking requirements.**
- iii. **The intersection layout/treatment of Selby Street and Stubbs Terrace should be investigated in view of pedestrian/cycle connectivity, and the increased traffic on Selby Street and crash history. Reference to the MRWA “Pedestrian Crossings – Warrants and Crossing Times” for determination of appropriate treatment is recommended.**
- iv. **Footpaths 2.5m wide minimum should be provided within 400m of activity centres as per the Draft 2015 Liveable Neighbourhoods policy. Road reserve widths should be widened accordingly. While not an activity centre the densities are equal or greater than those of activity centres.**
- v. **Access Street C should be 17.2m wide and Access Street D 15.5m wide as per the Draft 2015 Liveable Neighbourhoods policy. Road reserve widths should be widened accordingly, particularly in the light of a desire to maximise on-street parking. This provides better opportunity for street trees, wider footpaths and utilities.**
- vi. **Austroads geometric designs should be used for the carriageway widenings at bends.**
- vii. **Approach angle to all the Selby Street intersections should be 90 degrees unless other determinants impact this. Should the angle be less than 90 degrees then sight line considerations will need to take account of this.**
- viii. **Confirmation should be obtained from Main Roads Western Australia as to whether the residential design speeds are appropriate and are compliant with the Austroads requirements.**
- ix. **The distance of the reverse curve to Selby Street should be further west as currently it is too close unless other determinants impact this.**
- x. **Separate car bays for the retail /commercial and the public open space should be considered.**
- xi. **The design speed should be as per Austroads requirements, not 40kph, in order to meet the State residential speed limit requirements.**

- h) It is acknowledged that areas of public open space are illustrated on the Structure Plan, however only “due regard” is to be given to this plan. There is a local open space reserve shown on the Draft Scheme Map, off-site in the City of Subiaco. The City of Nedlands would have greater certainty if the Local Open Space Reserves within the site are also identified on the Improvement Scheme Map.**
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Recommendation to Council

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- b) The bushfire management plan was not prepared by an accredited fire consultant in accordance with the *Planning and Development (Bushfire Risk Management) Regulations 2015*. It was also prepared in July 2015 using legislation which has since been superseded, and as such could be legally challenged in future. It is recommended that the current bushfire management plan be reviewed by an accredited fire consultant.

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It is understood that some vegetation is proposed to be removed so as to reduce the bushfire attack level to ‘low’, however more vegetation can be retained to achieve a ‘moderate’ bushfire risk level which will still allow for the development to occur.

- f) Further consideration be given to retention and adaptive reuse of Buildings ‘S’ and ‘T’ flanking the north side of Victoria Drive as they provide scale, depth and enclosure to Victoria House.
- g) The following matters under the Transport Assessment Report are requested for further assessment:
- i. The Western Australian Planning Commission (WAPC) document ‘Structure Planning (Transport Assessment Guidelines for Developments)’ requires consideration of intersections and road hierarchy within 2km of such development sites. Consideration therefore needs to be given to the road network west to Brockway Road and south to Aberdare Road as QEII and UWA are major attractors. The potential impacts on Nagal pass also need to be considered.

- ii. The traffic generation figures should be independently verified through the WAPC for appropriateness as they may underestimate the level of additional traffic generated and associated parking requirements.
- iii. The intersection layout/treatment of Selby Street and Stubbs Terrace should be investigated in view of pedestrian/cycle connectivity, and the increased traffic on Selby Street and crash history. Reference to the MRWA "Pedestrian Crossings – Warrants and Crossing Times" for determination of appropriate treatment is recommended.
- iv. Footpaths 2.5m wide minimum should be provided within 400m of activity centres as per the Draft 2015 Liveable Neighbourhoods policy. Road reserve widths should be widened accordingly. While not an activity centre the densities are equal or greater than those of activity centres.
- v. Access Street C should be 17.2m wide and Access Street D 15.5m wide as per the Draft 2015 Liveable Neighbourhoods policy. Road reserve widths should be widened accordingly, particularly in the light of a desire to maximise on-street parking. This provides better opportunity for street trees, wider footpaths and utilities.
- vi. Austroads geometric designs should be used for the carriageway widenings at bends.
- vii. Approach angle to all the Selby Street intersections should be 90 degrees unless other determinants impact this. Should the angle be less than 90 degrees then sight line considerations will need to take account of this.
- viii. Confirmation should be obtained from Main Roads Western Australia as to whether the residential design speeds are appropriate and are compliant with the Austroads requirements.
- ix. The distance of the reverse curve to Selby Street should be further west as currently it is too close unless other determinants impact this.
- x. Separate car bays for the retail /commercial and the public open space should be considered.
- xi. The design speed should be as per Austroads requirements, not 40kph, in order to meet the State residential speed limit requirements.

1.0 Executive Summary

The redevelopment of this property, amongst others, has been recognised by the State Government as a key priority, and in 2014 it was agreed by the Western Australian Planning Commission (WAPC) that an Improvement Plan and Improvement Scheme (Scheme) were the most appropriate mechanisms to facilitate the redevelopment. The Improvement Plan was gazetted on 3 July 2015 and the WAPC is currently advertising the Scheme for comment.

The Scheme will revoke the Metropolitan Region Scheme (MRS) and Town Planning Scheme, and will effectively be the Town Planning Scheme for the site until such time as the WAPC decide to remove it and 'normalise' the site. When the Scheme is removed the MRS and Town Planning Scheme will take effect again. The TPS will be amended to incorporate the new rules.

2.0 Strategic Community Plan

KFA: Natural and Built Environment

Land use planning is an important component of the natural and built environment. Council has the opportunity to influence land use outcomes by participating in and making comments on proposals as they are developed.

KFA: Governance and Civic Leadership

Part of the Council's leadership role is to comment on and influence the final outcomes of developments occurring within the City.

3.0 Legislation / Policy

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- Metropolitan Region Scheme
- City of Nedlands Town Planning Scheme No. 2
- Draft Perth and Peel @ 3.5 Million - Western Australian Planning Commission
- State Planning Policy 3.1 – Residential Design Codes
- State Planning Policy 3.7 – Planning in Bushfire Prone Areas
- Planning for Bush Fire Protection Guidelines (2015)
- State Heritage Register
- *Heritage of Western Australia Act 1990*
- Liveable Neighbourhoods - Western Australian Planning Commission
- Development Control Policy 2.3 – Public Open Space in Residential Areas

4.0 Budget / Financial Implications/Risk management

Nil.

5.0 Risk Management

Not applicable.

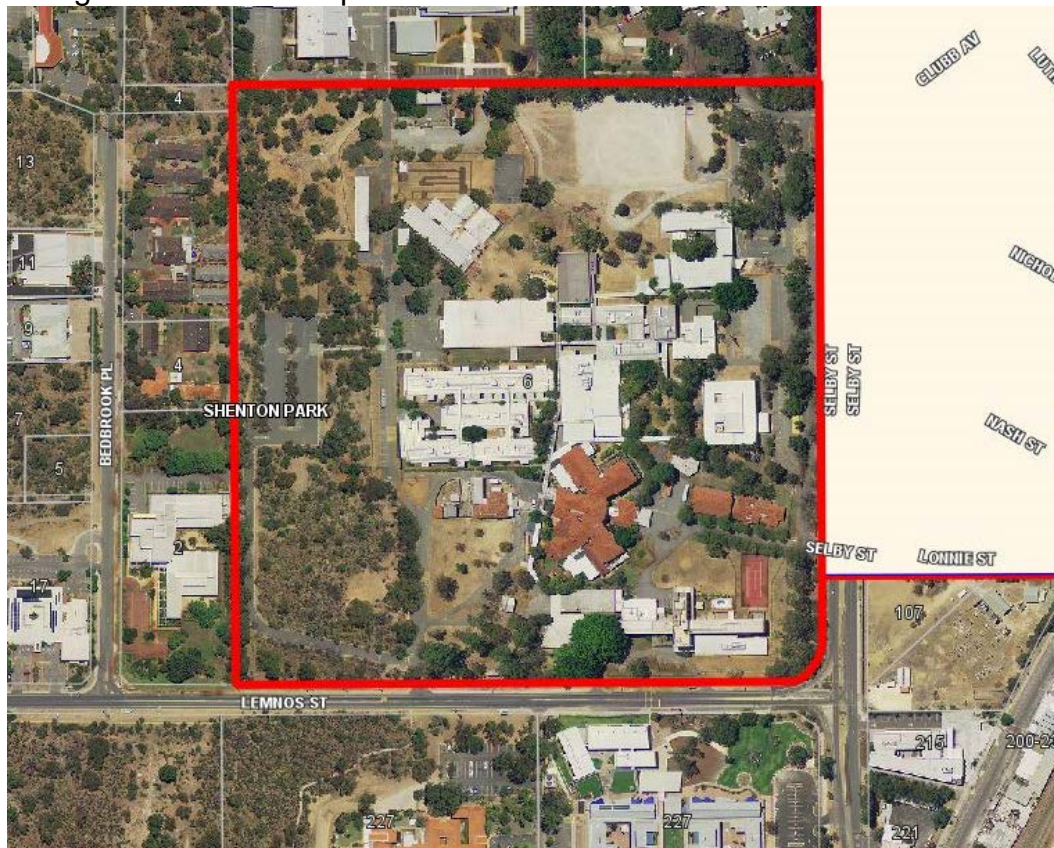
6.0 Background

The lot is currently zoned Public Purpose - Hospital reservation and contains buildings previously used in conjunction with the Shenton Park Rehabilitation Hospital (refer to the locality plan on the following page).

The Shenton Park Rehabilitation Hospital ceased operation in late 2014, when hospital uses transferred to the State Rehabilitation Centre at Fiona Stanley Hospital. Since this occurred, the buildings on site have become surplus to requirements, providing an opportunity for the redevelopment of the site.

The administration and wards block (Victoria House), as well as the Sir George Bedbrook Spinal Unit were recently included on the State Heritage Register.

The Perth and Peel @3.5 million document identifies the property as potentially falling within a redevelopment corridor.



In February 2015, Council was asked to provide comment on a draft master plan for the property. Two (2) options were put forward for consideration (refer to Attachment 4).

Council resolved to advise Landcorp that it does not support either option and requested several items including specific setbacks, heights, uses, landscaping

and environmental considerations, together with the retention and rehabilitation of bushland between the Lemnos Street entrance and the western boundary.

Subsequently modifications have been made to the draft Master Plan (refer to Attachment 5).

In August 2015, Council was asked to provide comment on MRS Amendment 1293/57 which proposed to transfer the site from the Public Purpose Hospital reserve to the Urban zone.

Council resolved to advise the WAPC that it generally supported the amendment with the exception of the Banksia woodland identified by the Environmental Protection Authority (EPA), which should be designated as an MRS reserve for Parks and Recreation. The Banksia woodland is located in the south west corner of the site and is deemed to be in good to very good condition by the EPA.

Council is currently being asked for formal comment on the Scheme and associated documents (Attachments 1 to 5). Those provisions which are either not supported or require further clarification are discussed in the following sections.

7.0 Draft Improvement Scheme

7.1 Purpose

Land Corp describes the purpose of the Scheme is to facilitate the coordinated redevelopment of the site from its historical use as an institutional hospital site into an exemplar urban village, providing a demonstration project of infill redevelopment within Perth's western suburbs.

The Scheme will be the statutory mechanism to facilitate future subdivision and development.

In accordance with the Planning and Development Act, the IS transfers decision-making powers from the City to the WAPC, for the period of operation of the Scheme.

7.2 Zonings

The Scheme includes the following three land use zones:

- a) Residential Zone;
- b) Mixed Use Zone; and
- c) Urban Development Zone.

The zones are consistent with the zones set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations). The use of these zones will allow for consistency and transferability across the IS

and the overarching planning framework, and considers the potential for normalisation into the City's Scheme in future.

The following is a summary of the key elements of the Residential zone:

- a) The Residential zoned area is proposed to occupy an area of 11.66ha.
- b) The minimum dwelling yield proposed is 970 dwellings.
- c) The maximum net lettable area proposed for non-residential development within the Additional Use area only, being 500sqm.

The following is a summary of the key elements of the Mixed Use zone:

- a) The Mixed Use zoned area is proposed to occupy an area of 2.22ha
- b) The minimum dwelling yield proposed is 130 dwellings.
- c) The maximum net lettable area proposed for retail/commercial uses being 5,000sqm.

A portion of land to the north-east of the Scheme Area (0.61ha) has been incorporated into an Urban Development zone, as it currently forms part of the broader Development zone to the north of the Scheme area under Town Planning Scheme No.2, as well as land to the west which is reserved for Public Purposes under the MRS. The rationale for the inclusion of this land within an Urban Development zone is to avoid sites which are split-zoned.

7.3 Zoning Table

Table 1 of the Scheme outlines the various land uses which are permissible in the Residential and Mixed Use zonings.

The land use types are consistent with the Regulations, however it is recommended that the permissibility of some of the land uses be changed to reflect their potential impact on the Residential area in particular. For example a hospital is a 'D' use in the Residential zone, meaning that the use is not permitted unless the WAPC has exercised its discretion by granting development approval. Whereas a home business is an 'A' use in the Residential zone, meaning that the use is not permitted unless the WAPC has exercised its discretion by granting development approval after advertising the proposal for public comment.

7.4 Additional Uses

Table 2 (Additional Uses) of the Scheme includes 'Fast Food Outlet' as an additional use which can be considered within the Residential zone.

The Scheme includes definitions for the uses 'Fast Food Outlet/Lunch Bar' and 'Drive Through Fast Food Outlet'. It is recommended that Table 2 (Additional Uses) of the IS be amended to provide certainty as to which type of fast food outlet is permitted.

7.5 Car Parking Requirements

Table 3 (Car Parking Standards) of the Scheme stipulates the minimum and maximum amount of car bays required for residential and non-residential land uses.

Although it is accepted that an assumption has been made that a large volume of those residing and/or working on the property will make use of the public transport, pedestrian and bicycle routes, this is not an Activity Centre under State Planning Policy and as such the car parking requirements appear to be very low.

It is recommended car parking standards be reconsidered and increased to ensure car parking will not impact on existing surrounding residents and/or new residents within the development.

7.6 Site Requirements

The Scheme stipulates that a bonus of up to 50% plot ratio is available for multiple dwellings and non-residential development subject to compliance with the Design Guidelines. The Design Guidelines require such development to comply with the plot ratio requirements under the R-Codes (0.7 for R60 and 2.0 for R160). The bonus plot ratio of 50% in addition to the normal R-Code requirement, together with all other parameters can be considered for variation subject to the development satisfying Design Excellence objectives.

It is considered this will lead to a lack of certainty as to what built form outcome will prevail and therefore what the impacts will be on the amenity of the development site and surrounding residents. It is therefore recommended that the requirements are amended to provide more certainty.

8.0 Draft Structure Plan and Design Guidelines

8.1 Purpose

A draft Structure Plan has been prepared over the Scheme Area to guide development in terms of spatial layout, criteria and considerations for future development.

8.2 Vegetation

It is acknowledged that the Improvement Plan has already been gazetted which shows the removal of vegetation along the western portion of the property, and the removal of this vegetation has already been approved by the Environmental Protection Authority (EPA). However, it is still recommended that as much vegetation as possible be retained and any degraded areas be rehabilitated.

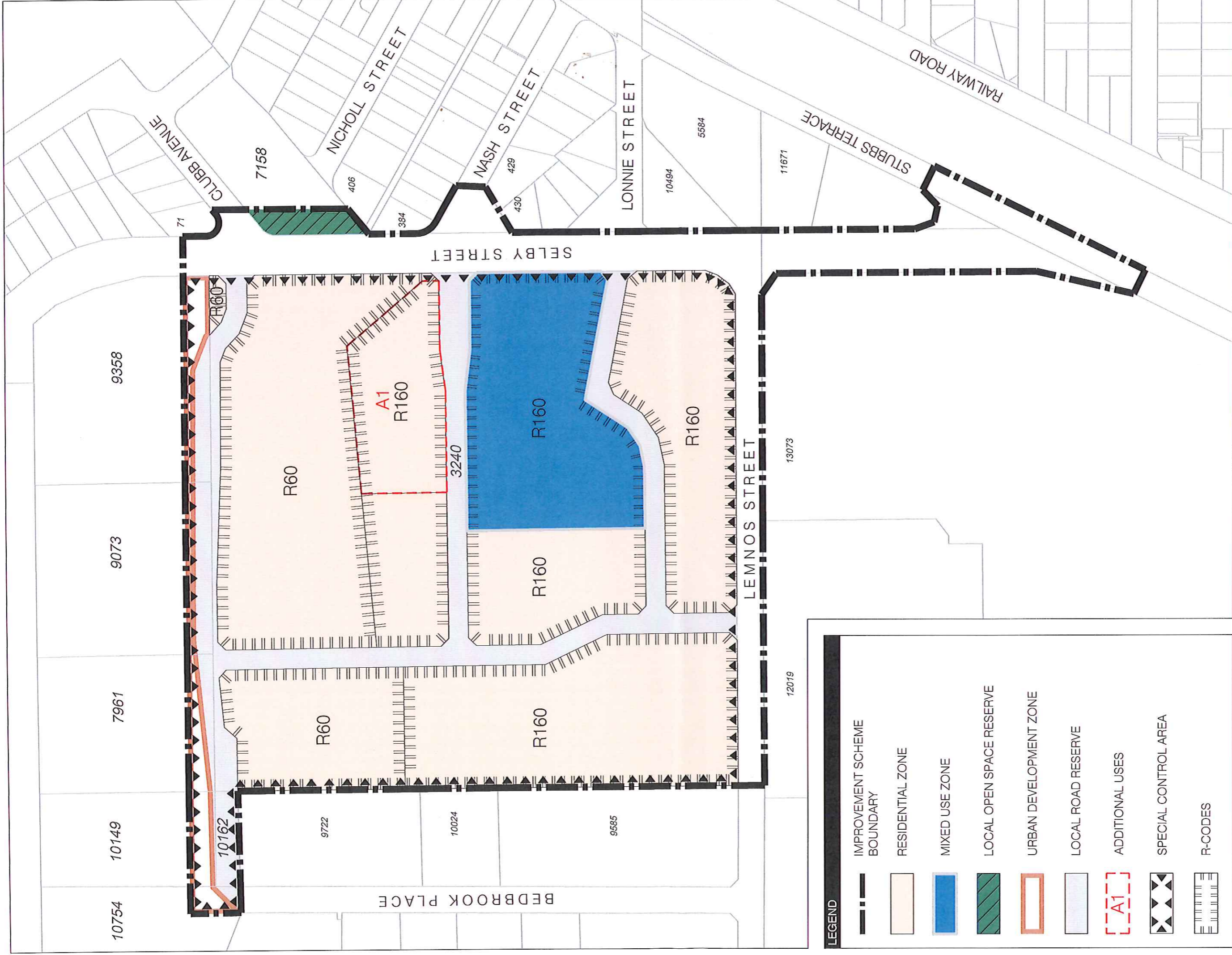
It is understood that some vegetation is proposed to be removed so as to reduce the bushfire attack level to 'low', however more vegetation can be

retained to achieve a 'moderate' bushfire risk level which will still allow for the development to occur.

9.0 Transport Assessment Report

The City's Director Technical Services has assessed the Transport Assessment Report and has advised that the following should be addressed:

- a) Consideration being given to the intersections and road hierarchy within 2km of the property in accordance with the Western Australian Planning Commission document 'Structure Planning (Transport Assessment Guidelines for Developments)'.
- b) The traffic generation figures should be independently verified through the WAPC for appropriateness as they may underestimate the level of additional traffic generated and associated parking requirements.
- c) The intersection layout/treatment of Selby Street and Stubbs Terrace should be investigated in view of pedestrian/cycle connectivity, and the increased traffic on Selby Street and crash history, particularly as these intersections are part of the Improvement Plan area. Reference to the MRWA "Pedestrian Crossings – Warrants and Crossing Times" for determination of appropriate treatment is recommended.
- d) Footpaths 2.5m in width should be provided within 400m of activity centres as per the Draft 2015 Liveable Neighbourhoods policy. While not an activity centre the densities are equal or greater than those of activity centres.
- e) Access Street C should be 17.2m wide and Access Street D should be 15.5m wide as per the Draft 2015 Liveable Neighbourhoods policy. This provides for wider footpaths, utilities and street trees.
- f) Austroads geometric designs should be used for the carriageway widenings at bends.
- g) Approach angle to all proposed Selby Street intersections should be 90 degrees, unless other determinants impact this. Should the angle be less than 90 degrees then sight line considerations will need to take account of this.
- h) Confirmation be obtained from Main Roads Western Australia as to whether the residential design speeds are appropriate and are compliant with the Austroads requirements.
- i) The distance of the reverse curve to Selby Street should be further west as currently it is too close unless other determinants impact this.



LEGEND	
	IMPROVEMENT SCHEME BOUNDARY
	RESIDENTIAL ZONE
	MIXED USE ZONE
	LOCAL OPEN SPACE RESERVE
	URBAN DEVELOPMENT ZONE
	LOCAL ROAD RESERVE
	ADDITIONAL USES
	SPECIAL CONTROL AREA
	R-CODES

DRAFT SCHEME MAP
SHENTON PARK HOSPITAL REDEVELOPMENT

PROJECT NO: PA1149
 CLIENT: LANDCORP
 DATE: 27/07/15
 DRAWING NO: SCH-01
 REV: 8
 SCALE: 1:2500@A3
 DRAWN: AN
 CHECKED: SLL



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 Base data supplied by: MNG
 Datum: Geocentric Datum of Australia 1994 (GDA94)
 Projection: MCA 04 Zone 50
 Positional accuracy: +/- 4m



LANDCORP

Scale 1:2,500 @ A3





LEGEND

- STRUCTURE PLAN BOUNDARY
- RESIDENTIAL (R60-R160)
- MIXED USE
- PUBLIC OPEN SPACE
- URBAN DEVELOPMENT ZONE
- LOCAL (ACCESS) ROAD
- POTENTIAL FUTURE LOCAL ACCESS ROAD
- EXISTING CADASTRE

10754 10149 7961 9073 9358

10162

9722

10024

9585

BEDBROOK PLACE

3240

12019

13073

LEMNOS STREET

7158

406

384

430

429

10494

5584

11671

CLUBB AVENUE

71

NICHOLL STREET

NASH STREET

LONNIE STREET

STUBBS TERRACE

RAILWAY ROAD

Scale 1:2,500 @ A3



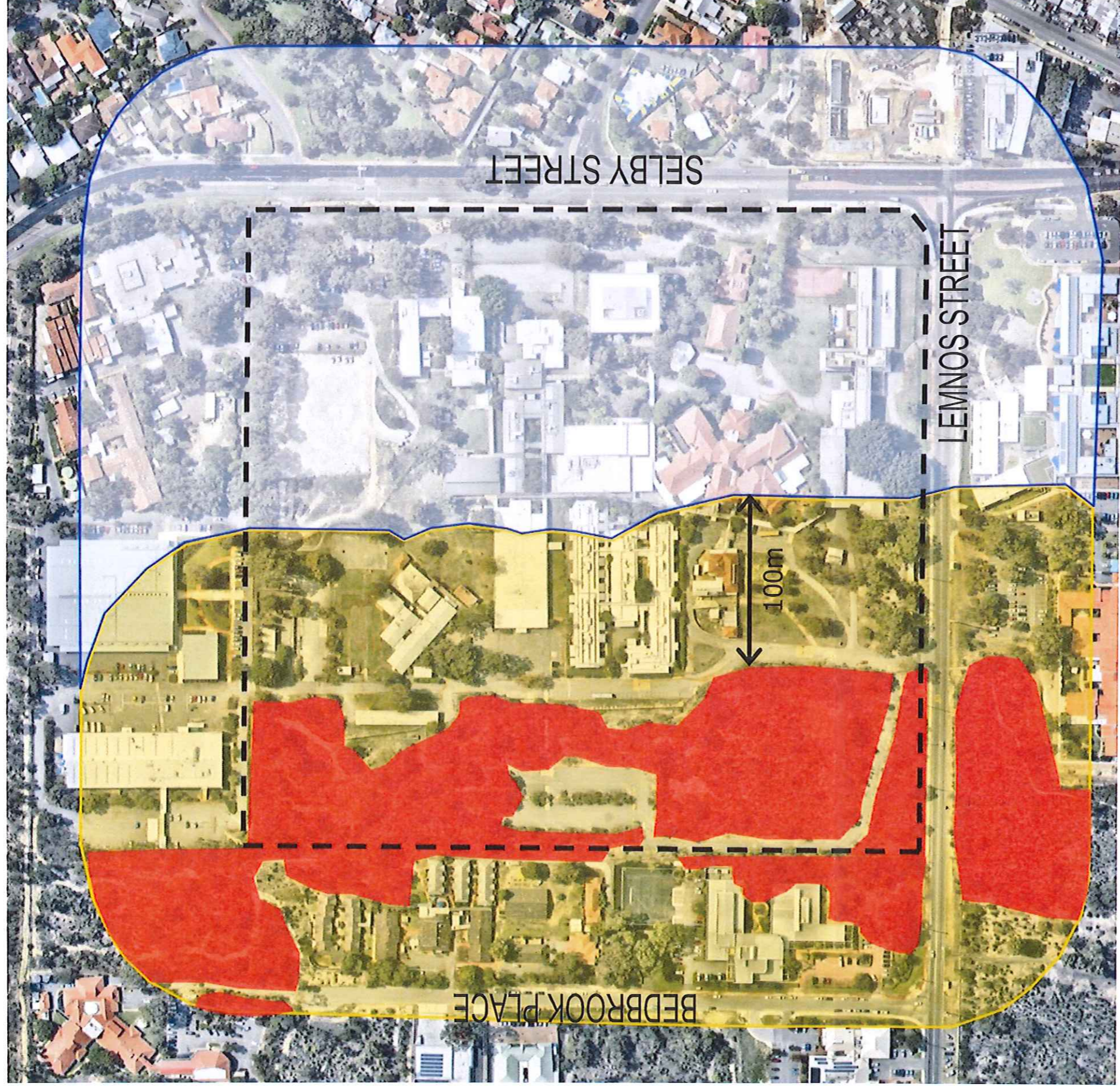
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 CLIENT: LANDCORP
 DATE: 21/09/15
 DRAWING NO: LSP-01
 REV: 5
 SCALE: 1:2000(A3)
 DRAWN: JN
 CHECKED: SLL

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 Projection: MGA 94, Zone 50
 Positional accuracy: +/- 4m



LANDCORP

STRUCTURE PLAN - PART ONE: IMPLEMENTATION SECTION
 SHENTON PARK HOSPITAL REDEVELOPMENT



LEGEND

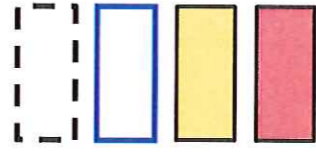
Subject Land

Low Hazard

Moderate Hazard

Extreme Hazard

Scale

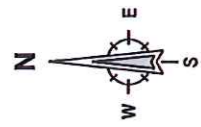


NOTES

The hazard mapping has been prepared in accordance with the methodology contained in Appendix 1 of Planning for Bush Fire Protection Guidelines (2010).

The draft 2014 Bushfire Risk Management Guidelines Appendix 2 designates that land with a "low" hazard rating which is located within 100m of land with an "extreme" or "moderate" hazard rating shall be classified as having a "moderate" hazard rating so as to reflect the increased level of risk.

**FIGURE 5
BUSHFIRE
HAZARD
ASSESSMENT**



E					
D					
C					
B	Rev Area	GL	3/07/2015		
A	Draft	GL	26/05/2015		
REV	DESCRIPTION	AUTHOR	DATE		

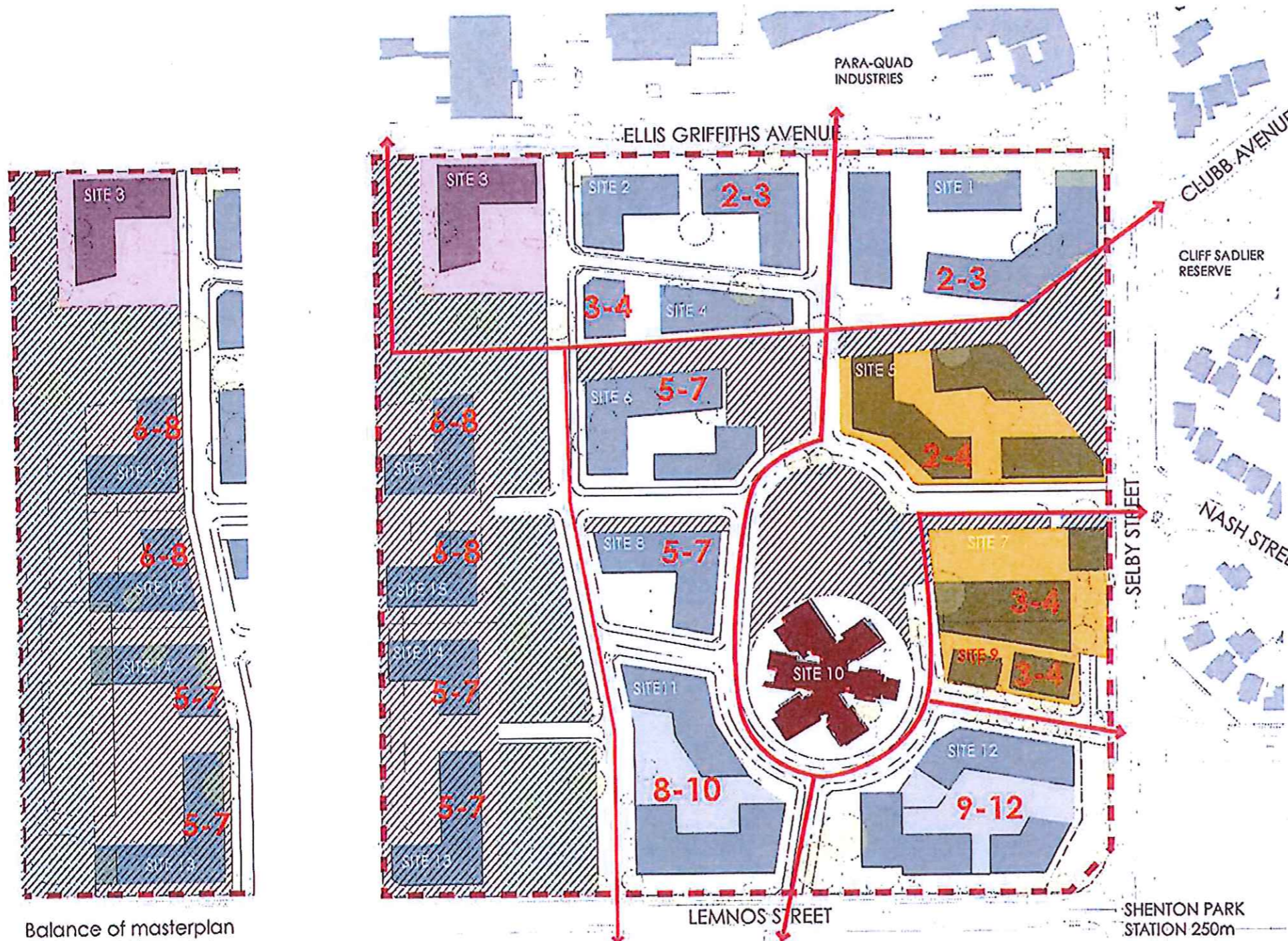
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THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.



REF No 14099P

DRAFT MASTERPLAN OPTIONS



Indicative Storeys and Land Use

SITE	No. of Storeys	Land Use
SITE 1	2-3	Residential
SITE 2	2-3	Residential
SITE 3	2-3	Health
SITE 4	3-4	Residential
SITE 5	2-4	Mixed Use
SITE 6	5-7	Residential
SITE 7	3-4	Mixed Use
SITE 8	5-7	Residential
SITE 9	3-4	Residential
SITE 10	-	tbc
SITE 11	8-10	Residential
SITE 12	9-12	Residential
SITE 13	5-7	Residential
SITE 14	5-7	Residential
SITE 15	6-8	Residential
SITE 16	6-8	Residential

Total Land Developed	60%
Total Roads	15%
Public Open Space (POS)	10%
Bushland	11% (currently 22%)
Retained Green Street Edge	4%
Total POS	25%

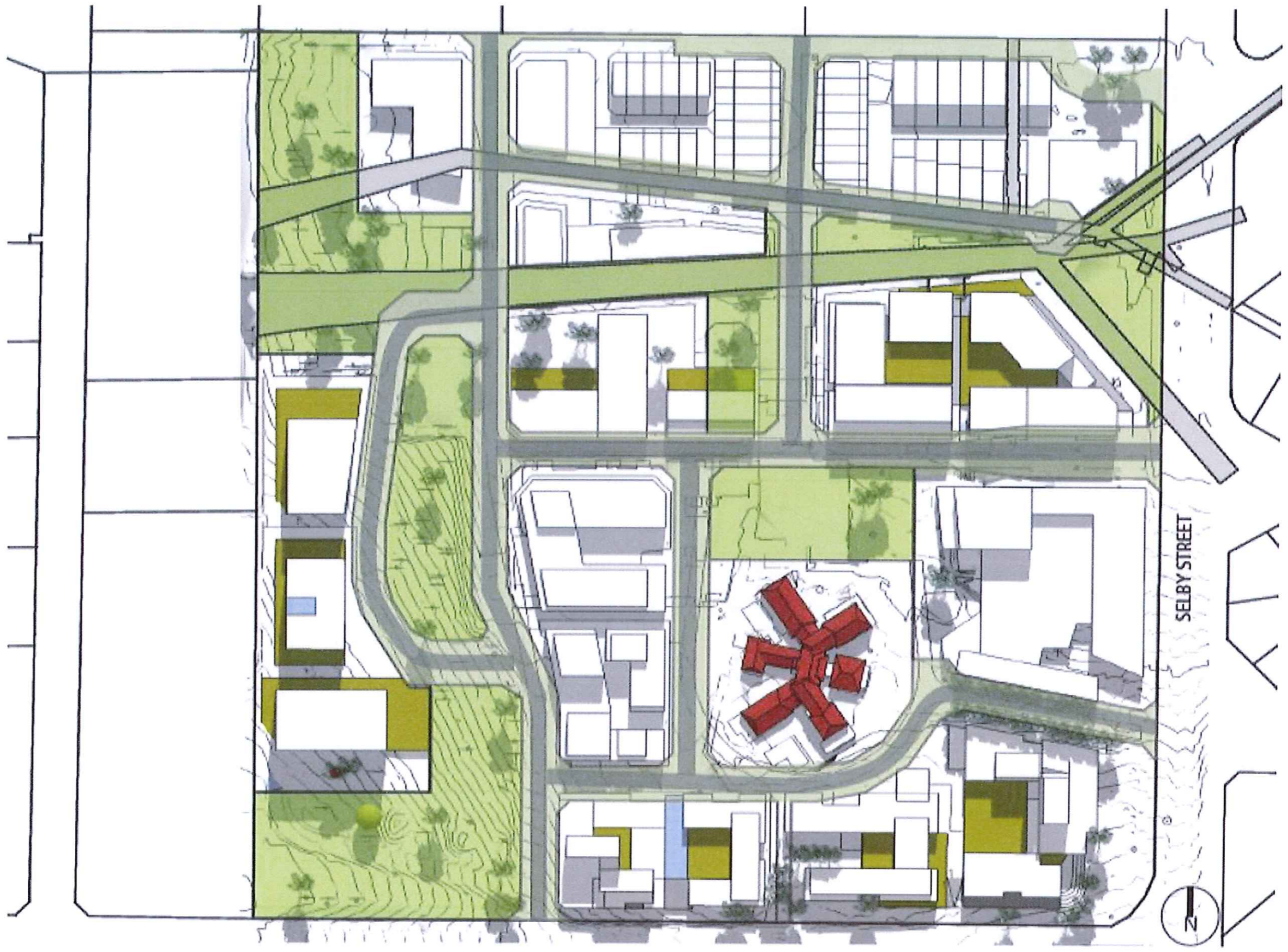
LEGEND

- HEALTH USES
- MIXED USE/RESIDENTIAL
- DEVELOPMENT SITES
- DEVELOPMENT SITES Further investigation required
- COMMUNITY/RESIDENTIAL/COMMERCIAL
- PUBLIC OPEN SPACE
- EXISTING BUSHLAND Further investigation required
- 2-3 INDICATIVE No. OF STOREYS
- EXISTING SIGNIFICANT TREES Indicative: under review
- PROPOSED MOVEMENT NETWORK

Balance of masterplan remains unchanged.

A

B



Current DRAFT Master Plan - 2015

- j) Separate car bays for the retail /commercial and the public open space should be considered.
- k) The design speed should be as per Austroads requirements, not 40kph, in order to meet the State residential speed limit requirements.

10.0 Bushfire Management

The bushfire management plan was not prepared by an accredited fire consultant in accordance with the *Planning and Development (Bushfire Risk Management) Regulations 2015*. It was also prepared in July 2015 using legislation which has since been superseded, and as such could be legally challenged in future.

It is recommended that the current bushfire management plan be reviewed by an accredited fire consultant.

11.0 Heritage

Comment was sought from the City's Heritage Consultant with regard to the Heritage Thematic Framework document being advertised by the WAPC, and it was recommended that:

- a) *“the concept of retention of sufficient fabric of Building G be retained for interpretation be vigorously supported;*
- b) *careful consideration be given to the possible retention of Buildings S and T for adaptive reuse as they provide scale, depth and enclosure to the approach to Victoria House; and*
- c) *the contents of the Heritage Thematic Framework are otherwise fully supported.”*

12.0 Conclusion

Following assessment of the Draft Improvement Scheme and associated documents, it is recommended Council advises the WAPC that further consideration be given and clarification and/or amendments be made to the documents as discussed in this report.

14. Elected Members Notices of Motions of Which Previous Notice Has Been Given

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

14.1 Mayor Hipkins – Pesticides

At the Council meeting on 23 February 2016 Mayor Hipkins gave notice of his intention to move the following at this meeting.

Moved – Mayor Hipkins

Seconded – Councillor Hodsdon

Council:

1. Acknowledges the review of the use of glyphosate and related products being undertaken by the Australian Pesticide and Veterinary Medicine Authority (APVMA) and the Federal Department of Health, expected to be completed by July 2016;
2. Asks APVMA and the Federal Department of Health as to whether they are considering issuing a pre-cautionary recommendation for glyphosate users to temporarily suspend any or all types of application of these products; and
3. Seeks immediate clarification from the City's insurers as to the liability of Councillors collectively and individually with respect to continued use of such products in view of the World Health Organisation's International Agency for Research on Cancer (IARC) upgrading its assessment of the common herbicide from "possibly" to "probably carcinogenic to humans".

Ms Jennifer Heyes left the room at 8.27 pm

Amendment

Moved - Councillor Hassell

Seconded - Councillor Wetherall

That clause 3 be deleted.

Ms Jennifer Heyes returned to the room at 8.29 pm.

The Amendment was PUT and CARRIED 6/3 and became the Substantive motion.

(Against: Mayor Hipkins Crs. Hosdon & Smyth)

The substantive motion was PUT and CARRIED UNANIMOUSLY 9/-

Council Resolution

Council:

- 1. Acknowledges the review of the use of glyphosate and related products being undertaken by the Australian Pesticide and Veterinary Medicine Authority (APVMA) and the Federal Department of Health, expected to be completed by July 2016;**
- 2. Asks APVMA and the Federal Department of Health as to whether they are considering issuing a pre-cautionary recommendation for glyphosate users to temporarily suspend any or all types of application of these products; and**

Administration Comment

The Australian Pesticide and Veterinary Medicine Authority (APVMA) may conduct a 'Chemical review' of an approved active constituent or registered product where new scientific information emerges indicating a change in the risks posed to human health, the environment, or animal or crop safety. A Chemical review is a formal legislative procedure, conferred under sections 31 to 34 of the *Agricultural and Veterinary Chemicals Code Act 1994*, conducted in order to determine whether, after scientific assessment of a chemical, regulatory changes are necessary in order that the continued use of the chemical is safe and effective or, if this is not practicable, it is removed from use. Chemical reviews are a prolonged process that have a statutory timeframe of up to five (5) years and the APVMA will seek to address regulatory issues through a range of alternative means before conducting a Chemical review. The most recent Chemical review of glyphosate (active ingredient) and related products was completed in June 1996.

Administration sought clarification from the APVMA relating to its current actions in regard to glyphosate. The APVMA has provided the following statement:

The APVMA's current position is that all currently registered glyphosate products can continue to be used safely by professionals and home gardeners according to the approved label instructions – no changes to the way glyphosate products are currently used are necessary. Any supplementary advice that is being considered does not replace or override the directions for use on the product label – these directions are based on a scientific risk assessment and are legally enforceable.

The IARC classification is a hazard-based rather than a risk-based assessment and is not automatically relevant for regulatory purposes because it does not consider how glyphosate is used (i.e. exposure). Other agents that IARC has classified in the same category as glyphosate include the consumption of red meat, indoor emissions from wood combustion, emissions from high-temperature frying, occupational exposure as a hairdresser or barber and shiftwork that involves circadian disruption. Agents classified in the highest category (carcinogenic to humans) include all alcoholic beverages, consumption of processed meat, solar and ultraviolet radiation (i.e. sunlight), engine exhaust (diesel), post-menopausal oestrogen and oestrogen-progestogen therapy, outdoor air pollution, occupational exposure as a painter, and soot and wood dust.

The APVMA is not currently undertaking a review of glyphosate as has been reported in the media – however, we are currently closely examining the scientific basis of the IARC report. We are also looking at comprehensive risk assessments conducted by the European Food Safety Authority (EFSA – which does the pesticide risk assessments for all of Europe) and Health Canada. The APVMA is also directly involved with an expert scientific group within the WHO – the Joint FAO/WHO Meeting on Pesticide Residues or JMPR – that will be meeting this May to undertake a full re-evaluation of glyphosate. All of these assessments will help shape our scientific view on glyphosate - we expect to publish a regulatory position on glyphosate in June this year when we decide whether glyphosate needs to be placed under formal legislative review or changes are necessary to the way glyphosate products are used.

14.2 Mayor Hipkins – Review of Development Assessment Panels

On the 10 March 2016 Mayor Hipkins gave notice of his intention to move the following at this meeting.

Moved – Mayor Hipkins

Seconded – Councillor Hassell

That Council:

1. Advocates for the abolition of Development Assessment Panels (DAPs) on the basis that:
 - 1.1 DAPs by means of their majority unelected membership are not democratic bodies representing the ratepayers and accordingly do not reflect the aspirations or values of the community;
 - 1.2 DAPs represent a significant erosion of planning powers by elected representatives who have been given a mandate by ratepayers to make these decisions; and
 - 1.3 Previous decisions made by the Metro West Joint Development Assessment Panel have gone well beyond the purpose, intent and application of relevant Local Planning Scheme and Policies adopted by the City of Nedlands; and
2. Advocates for consideration of the following reforms, in the event that DAPs remain in place, to ensure greater accountability, transparency and procedural fairness for ratepayers through the Panel's assessment and decision making processes:
 - ~~2.1 Abolishing the current opt-in mechanism which allows applicants to choose either elected Councils or the DAP as the decision maker and reinstating the minimum threshold for consideration of development applications by the DAP at \$7 million and indexed annually;~~
 - 2.1 Abolishing the current opt-in mechanism for applicants in favour of a Ministerial call-in power for projects of state or regional significance, with a minimal value of \$20 million, as has been adopted in the eastern states;
 - 2.2 Requiring equal membership on the DAP between Local Government and Appointed Specialist members, with an independent chair;
 - 2.3 Requiring the DAP to set the meeting date for consideration of the development applications ~~no later than five working days after the application being received~~ to enable inclusion within the community consultation process;

- 2.4 Requiring the DAP agenda and local government report and recommendation to be published no less than ten business days prior to the scheduled meeting date;
- 2.5 Requiring a minimum of five business days between publishing the DAP agenda and the date by which ratepayers can make public presentations to the DAP, to provide more time to prepare a formal response;
- 2.6 Mandating that respondents to the develop application can nominate email or Australia Post as their preferred contact method for information and requiring the local government to contact registered respondents throughout the process as deadlines are reached;
- 2.7 Providing a public template for ratepayers to assist with the preparation of feedback as part of the Community consultation process
- 2.8 Requiring any changes to a development application between the community consultation period and final proposal for decision by the DAP to be published on the local government's website and to notify all respondents to the original community consultation of those changes; and
- 2.9 Removing the need for the local government to obtain the applicant's consent for further consultation or an extension of time to report the applicant's development proposal to a DAP meeting for determination.

Councillor Shaw left the room at 8.34 pm and returned at 8.36 pm.

Councillor McManus left the room at 8.46 pm and returned at 8.47 pm.

The Mayor withdrew this motion.

Justification

Following the lead of the City of Vincent, several Councils including the Cities of Subiaco and Stirling and Towns of Mosman Park and Cambridge have either approved or are actively considering similar resolutions to the above (tracking shows differences to the original City of Vincent motion).

The following is based on the administration report to the City of Vincent.

DAPs have largely (and deliberately) removed opportunities for local 'political' and community-based issues to be considered in the decision-making process. These issues represent the fine-grain fabric of what is important to a local community in terms of its future character, landscape and amenity. Elected Council Members are best placed to interpret and represent those views.

Further, these local issues cannot always be easily captured through Local Planning Policies; as a result, subjectivity and discretion will always have a role to play in such decisions.

Whilst the specialist DAP members are well qualified and experienced in their fields, they do not have the same appreciation and ownership of local issues as elected members. Specialist DAP members will also typically not have the same enduring accountability to justify or 'live with' the consequences of DAP decisions as elected members have, which comes from being a resident of the local community.

DAPs may have a place in some local governments if and where local political or populist issues are influencing development outcomes at the expense of relevant planning considerations and established planning policies. However, this is not considered to be the case at the City of Nedlands, where the focus is on making good planning decisions that are well balanced and considerate of both allowable development standards and local issues. This view is supported by a number of recent planning decisions made by Council and administration which have resulted in well-informed and well-explained decisions.

The same cannot be said for DAP decisions, the most obvious example of which is the Aria development, opposed unanimously by Council on advice of its administration, universally condemned by local residents and the source of on-going frustration.

It is undemocratic for local government to be excluded from decision making in such cases and if the current process is to be retained, there should at least be legislative change to allow Councils to seek a review at the State Administrative Tribunal of all decisions.

However it is recommended that WA follow development assessment practice in the eastern states, where DAPs as we know them have now been abandoned in favour of Ministerial call-in powers. Such powers are confined to projects of state or regional significance, typically with a minimal value of \$20 million or more. Projects called-in by the Minister for Planning could be assessed by a DAP with equal representation from state and local governments and a neutral chair. The DAP would advise the Minister.

See:

http://www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/~/_media/68DE03AB808648EB8E805BE1B2D1B0C0.ashx

<http://www.dtpli.vic.gov.au/planning/planning-applications/ministerial-interventions-for-permit-applications>

<http://www.parliament.qld.gov.au/documents/explore/researchpublications/researchbriefs/2011/rbr201123.pdf>

Administration Comment

From a purely process point of view it makes no difference who the decision maker is so long as any decision considers matters that ought to be considered such as any relevant legislation, the local Town Planning Scheme and policies and any submissions made by affected persons in relation to the application. It naturally follows that the decision maker should also not consider any irrelevant matters and confine any discretion it may have to planning matters.

Whether the decision is made by a DAP or the Council is really a political issue as, in theory, both bodies should make the same decision if they are presented with the same information. However it is arguable that members of the local Council may have access to local knowledge that the Planning Officer (or consultant) writing the report or that members of the DAP may not have access to. This local knowledge may be significant enough to influence the discretion that the decision maker is able to exercise when considering the officer's report.

The reforms suggested under 2. are supported by Administration as they allow greater opportunity for public participation in the process albeit at the cost of delays to the applicant which was one of the reasons put forward for establishing DAPs in the first instance.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 26 April 2016

Disclaimer: Where administration has provided any assistance with the framing and/or wording of any motion/amendment to a Councillor who has advised their intention to move it, the assistance has been provided on an impartial basis. The principle and intention expressed in any motion/amendment is solely that of the intended mover and not that of the officer/officers providing the assistance. Under no circumstances is it to be expressed to any party that administration or any Council officer holds a view on this motion other than that expressed in an official written or verbal report by Administration to the Council meeting considering the motion.

Notices of motion for consideration at the Council Meeting to be held on 26 April 2016 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

15.1 Councillor Smyth – Naming of Bushland Reserves

That Council instructs administration to undertake a program to identify, name and signpost all bushland reserves, greenways, remanent bushland and drainage sumps.

Justification

City of Nedlands has already established a high degree of compliance to modern Geographic Naming conventions and Property Street Address standards. All roads, laneways, parks and community buildings have been named and signposted.

There are still some remaining pieces of land that are not uniquely identifiable or sign posted in the field. These include Bushland Reserves, Greenways, remanent bushland features and drainage sumps. It is proposed that the City undertakes a program to identify, name and signpost the remainder.

Reasons:

- To properly identify and locate City of Nedlands property assets.
- To promote community recognition of bushland environment.
- To conform to property street address standards.
- To facilitate emergency service call-out through accurate location details.
- To improve Park and Bushland operational management.
- To impart pride and good stewardship in our community.

16. Urgent Business Approved By the Presiding Member or By Decision

Nil.

17. Confidential Items

Nil.

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 9.04 pm.