City of Nedlands

AGENDA

Council Meeting Agenda

23 August 2022

Notice of Meeting

To Mayor & Councillors

A Council Meeting Agenda of the City of Nedlands is to be held on Tuesday, 23 August 2022 in the Council chambers at 71 Stirling Highway Nedlands commencing at 6pm.

Bill Parker
Chief Executive Officer
18 August 2022

Information

Council Meetings are run in accordance with the City of Nedlands Standing Orders Local Law. If you have any questions in relation to items on the agenda, procedural matters, public question time, addressing Council or attending meetings please contact the Executive Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

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

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

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

Addresses by Members of the Public

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

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

Disclaimer

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

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1. Declaration of Opening

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

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

Leave of Absence (Previously Approved) Nil.

Apologies None at distribution of this agenda.

3. Public Question Time

Questions received from members of the public will be read at this point.

The order in which the CEO receives questions shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

4. Addresses by Members of the Public

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

5. Requests for Leave of Absence

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

6. Petitions

Petitions to be tabled at this point.

7. Disclosures of Financial / Proximity Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

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

Members who have not read the business papers to make declarations at this point.

10. Confirmation of Minutes

10.1 Ordinary Council Meeting Minutes – 26 July 2022

The minutes of the Ordinary Council Meeting held 26 July 2022 are to be confirmed.

10.2 Special Council Meeting Minutes – 11 August 2022

The minutes of the Special Council Meeting held 11 August 2022 are to be confirmed.

11. Announcements of the Presiding Member without discussion.

Any written or verbal announcements by the Presiding Member to be tabled at this point.

12. Members Announcements without discussion.

Written announcements by Council Members to be tabled at this point. Council Members may wish to make verbal announcements at their discretion.

13. Matters for Which the Meeting May Be Closed

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

14. En Bloc Items

That the officer recommendations for Items 15.1, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 16.11, 16.12, 16.13 17.1, 17.2, 18.1, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6 and 20.1 be adopted en bloc and the remaining items 16.10 and 22.1 be dealt with separately.

15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

The Minutes of the following Committee Meetings & Working Group Meetings (in date order) are to be received:

Foreshore Management Steering Committee Meeting **8 August 2022**
Unconfirmed, circulated to Councillors on 12 August 2022

16. Divisional Reports - Planning & Development Report No's PD45.08.22 to PD57.08.22

16.1 PD45.08.22 Consideration of Development Application – Partial change of use to "Small bar" and additions to an existing commercial tenancy (patio) – 161 Broadway, Nedlands

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Peter Webb & Associates
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans and Planning Report 3. CONFIDENTIAL ATTACHMENT - Submissions

Purpose

The purpose of this report is for Council to consider a development application for a partial change of use to "Small bar" and additions to an existing commercial tenancy (patio) at 161 Broadway, Nedlands ("The Little Way").

Recommendation

In accordance with Clause 68(2)(c) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council refuses the development application in accordance with the plans date stamped 20 June 2022 for a partial change of use to "Small bar" and additions to an existing commercial tenancy (patio) at 161 (Lot 735) Broadway, Nedlands, for the following reasons:

1. **The proposed partial change of use to "Small bar" does not meet the objectives of the Local Planning Scheme No. 3 Mixed Use zone in that it is likely to generate parking and noise nuisances detrimental to the amenity of the locality and adjoining residents.**

2. **The application has not adequately demonstrated that noise from the premises will achieve compliance with the *Environmental Protection (Noise) Regulations 1997.***

3. **The proposal is inconsistent with the City's Parking Local Planning Policy.**

Voting Requirement

Simple Majority.
This report is of a quasi-judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Mixed Use
R-Code	R-AC3
Land area	769m2
Existing Land Use	Restaurant/café
Proposed Land Use	Restaurant/café and Small bar
Use Class	'A' Use

The site is located towards the south end of Broadway within the street block bounded by Hillway to the north and The Avenue to the south. The site is zoned Mixed Use R-AC3. The lots directly abutting the site to the west are zoned Residential R60. On the eastern side of Broadway is the City of Perth Local Government Area and are zoned Residential R80.

The site currently operates as a "restaurant/café" known as "The Little Way".

History

1985 - 1991
The City's records of the subject site begin circa 1985, and the property had a complex history between 1985-1991. During this time, the premises was operating as "Caffe Greco". The City's records contain various correspondence detailing approved seating numbers and car parking arrangements.

1991 Approval
On 7 March 1991, a Change of Use approval for 'restaurant' was granted, subject to a condition of a maximum of 142 seats and minimum 16 car bays on site.

This application required 23 car parking bays, however a reduction to 16 was approved. The 16 parking bays were accommodated at the rear of the lot, with access via 165 (Lot 736) Broadway (**Figure 1**). The City's records show that there was an informal License Agreement in place dated 1992, between the owners of 165 Broadway and 161 Broadway to allow for access over a portion of 165 Broadway to access the parking.

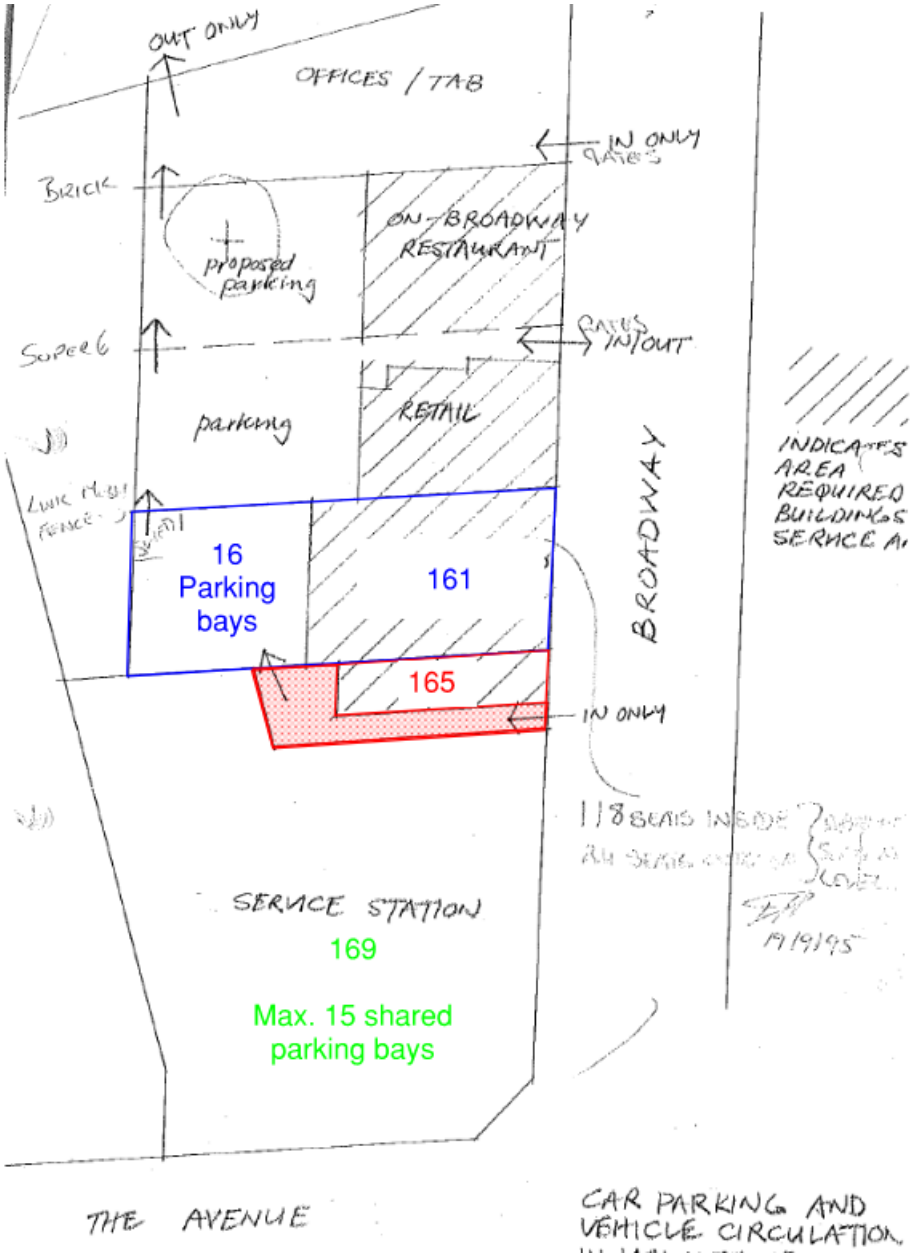


Figure 1: 1991 approval - 16 car bays at the rear of 161 Broadway accessed via a License Agreement over the red shaded portion of 165 Broadway.
1993 approval - maximum of 15 car bays shared between Service Station (165 Broadway) and 161 Broadway.

A further application was approved on 29 July 1993 to "extend the car parking for Cafe Greco at 161 Broadway onto the adjoining Shell Service Station property at 169 Broadway" (**Figure 1**). This approval was subject to a satisfactory agreement being negotiated between the two landowners and a maximum of 15 car bays being provided for within 169 Broadway.

2015/16 Approvals

On 25 January 2000 the Council approved a Mixed Use development at 169 Broadway (now 29 The Avenue), the old Service Station site. It is assumed that the redevelopment of this site in effect removed the previous reciprocal parking arrangements with the landowner of 161 Broadway. In August 2000, the informal License Agreement with 165 Broadway was terminated due to a "breach". The combination of these two factors effectively removed all onsite and offsite parking from 161 Broadway.

In 2015, to address this, the City requested that the applicant lodge a retrospective development application to consider the continuation of the restaurant land use without any onsite parking. At the 27 October 2015 Ordinary Council Meeting, Council resolved to approve the development application for the continuation of the restaurant land use. The approval contained conditions which limited the capacity to 120 seats in total, and restricted opening hours from Monday to Sunday 7:30am - midnight. The approval of this application effectively revoked the 1991 condition for 16 bays to be provided on site. At the Council meeting, it was moved that the following advice note be included on the determination notice:

1. The landowner/applicants are advised that in the event of any future change to the premise being proposed it is unlikely that the approval will be granted unless access to the rear of the property is restored and parking provided in the rear open area.

A second development application was approved at the 27 September 2016 Ordinary Council Meeting for a new 65m^2 outdoor seating area (**Figure 2**). This approval also conditioned the operating hours and 120 seating capacity consistent with the 2015 approval. The application resulted in an increase in the existing car parking shortfall from 60 to 83 bays. A further advice note was placed on the determination notice stating:

> The landowners/applicants are advised that should any further seats or seating be proposed to the restaurant, there will be a requirement for on-site car bays to be provided.

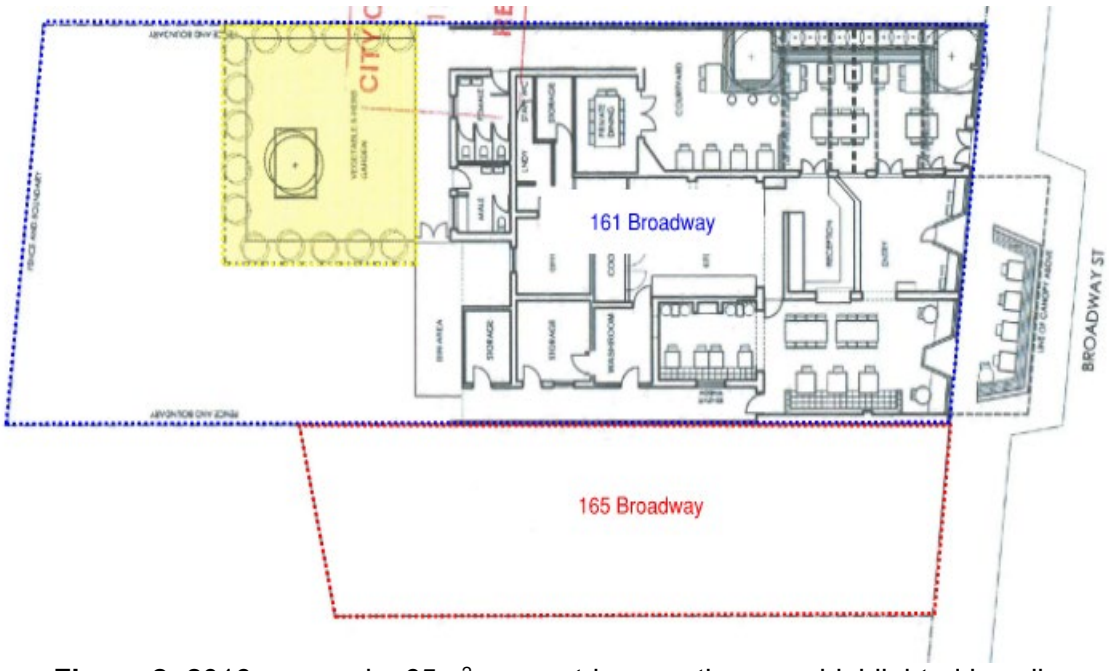


Figure 2: 2016 approval – 65m^2 new outdoor seating area highlighted in yellow

Current Application

161 Broadway currently holds a small bar liquor license for part of the premises. On 23 October 2021, the Little Way applied for a Section 40 Certificate to extend the Small bar liquor license into a new 168m^2 outdoor area called "The Park" (**Figure 3**). Upon lodgement of the Section 40 the City became aware that unauthorised works had been undertaken within "The Park" area. A retrospective development application was approved on 14 January 2022 for the following works:

- 1.5m high breezeblock wall;
- 0.8m high limestone planter;
- two x 0.42m high limestone planters; and
- various paving and landscaping works.

Note that car parking was not assessed as part of this application as there was no proposed change to the land use. The land use approval of "Restaurant/café" granted in 2015 currently applies to the whole of the lot.

On 18 November 2021 the City advised that it was not in a position to support the Section 40 application for a "Small bar" as it was inconsistent with the approved 'Restaurant/café' land use. The applicant was advised that for the City to issue a Section 40 for The Park area, a development application for a change of use, or partial change of use, to "Small bar" would have to be applied for and approved by the City.

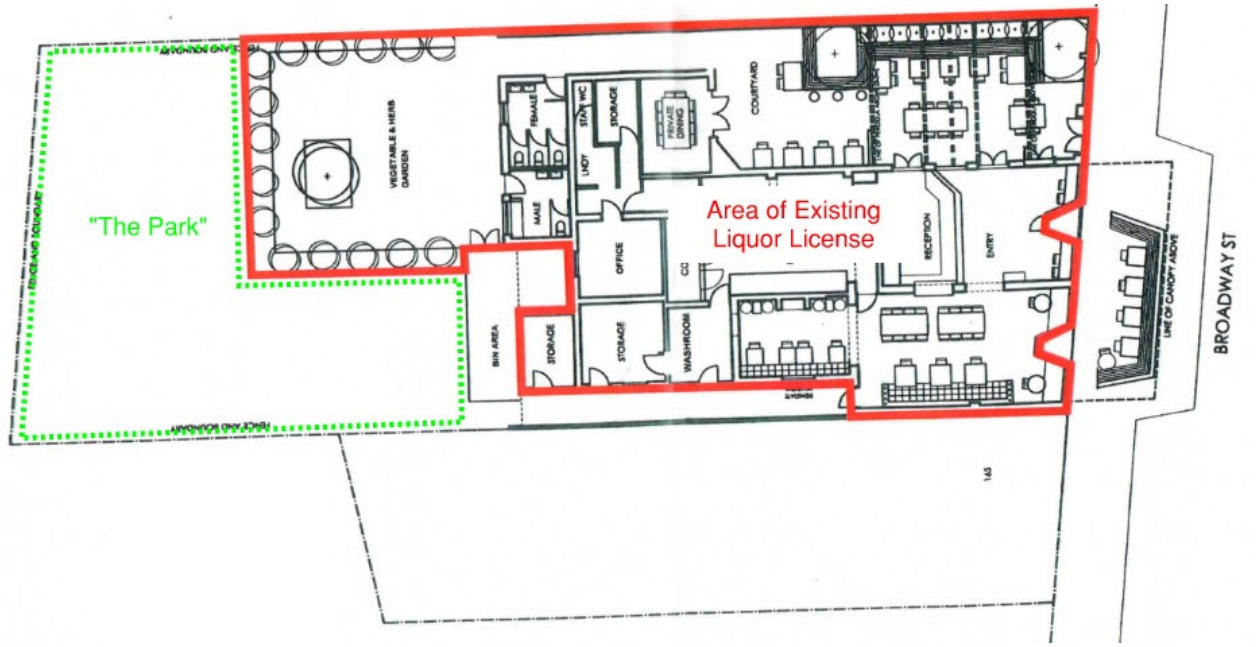


Figure 3: Boundary of existing "Small bar" liquor license and proposed area "The Park"

Application Details

This development application seeks approval for a partial change of use to "Small bar" and a patio addition to the existing "restaurant/café" at 161 Broadway, Nedlands ("The Little Way"), as detailed below.

Works
The application proposes a skillion roof patio in the rear of the lot in the new outdoor area known as "The Park" (**Figure 4**). The patio measures 6.5m x 6.4m and is a maximum height 3.2m.

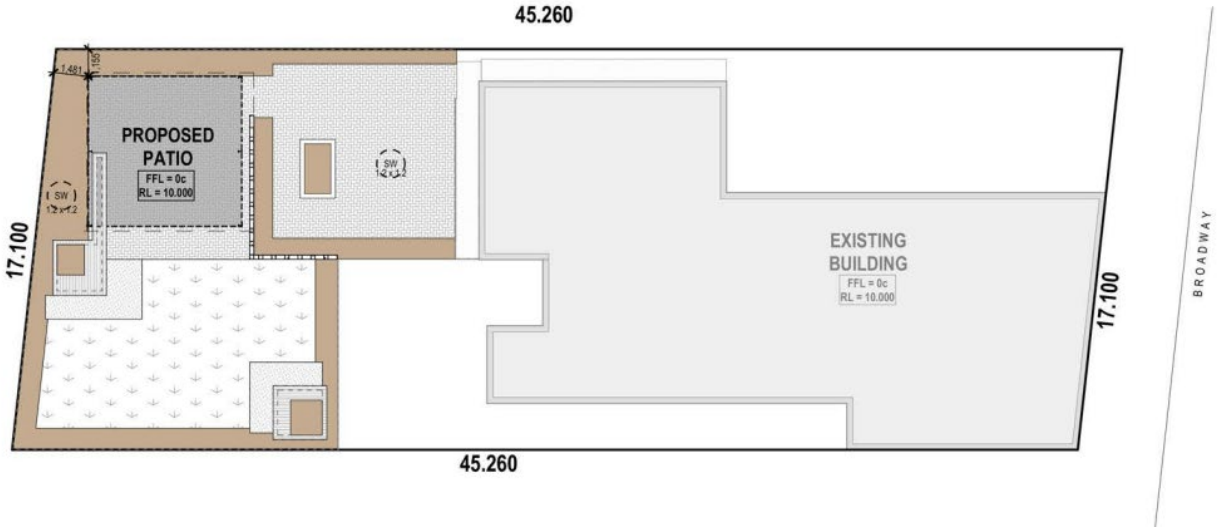


Figure 4: Patio as proposed by current application.

Land Use
The application seeks to add a "Small bar" land use to the existing approved land use of "Restaurant/café". "Small bar" is defined in Local Planning Scheme No. 3 (LPS 3) as being a premises subject of a small bar license granted under the *Liquor Control Act 1988.* The small bar license limits the number of persons who may be on the licensed premises to 120. Should the application be approved, both land uses would apply to the entirety of the lot.

The trading hours approved via the 2015 approval are Monday to Sunday 7.30am – midnight. The application states that there are no proposed changes to the current operating hours which are as follows:

- Monday – Saturday: 7.30am – 10pm.
- Sunday: 7.30am – 3.30pm.

The application proposes a maximum occupancy of 120 people. This is consistent with the 2015 approval ("120 seats"), and the definitions of the "Small bar" land use. There is no proposed increase to the maximum patronage as part of this application.

Discussion

Local Planning Scheme No. 3
A "Small bar" is an 'A' use within the Mixed Use zone in accordance with LPS 3 Clause 17 Zoning Table. This means that the use is not permitted unless the Local Government has exercised its discretion by granting approval and after conducting public consultation. In considering approving a discretionary land use, the proposal must be consistent with the objectives of the zone.

The proposed partial change of use to “Small bar” in this case is not considered to meet the following objective of the Mixed-Use zone:

“To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.”

The proposed “Small bar” land use is not considered appropriate given the proximity of the site to residential properties and potential noise concerns, and the lack of parking on site, as further detailed in this report.

Noise
The applicant has provided an Acoustic Assessment to consider the potential noise impact of the “Small bar” land use on adjacent areas. Of particular concern is the impact on the immediately adjoining Residential R60 properties. The site has a history of receiving noise complaints, mostly in relation to live music and private functions. It is acknowledged that the City has not received any noise complaints regarding the venue since 2019. However, adding a patio into the rear of the lot is likely to extend potential noise generating activities closer to the residential lots to the rear.

The premises must comply with *Environmental Protection (Noise) Regulations 1997* (Noise Regulations). To adequately address and control noise emissions from a development, an approach based on the hierarchy of control method should be used, this being:

- Elimination – remove the noise source
- Substitution – use quieter alternatives
- Isolation/Engineering Control - solutions that do not require human interference e.g., permanent barriers, enclosures etc
- Administration – operational measures/noise management plan

Best practice is the use of a combination of control methods. However, the applicant’s Acoustic assessment relies solely on management measures to control noise from the premises, including the proposed rear outdoor area, rather than any engineering solutions. Officers are not supportive of relying solely on management to actively mitigate noise impacts, and an engineering solution should be implemented should the application be considered for approval.

The applicant’s acoustic report notes “there is reasonable risk of exceeding Assigned Noise Levels, particularly in the context of the rear outdoor area and residences to the immediate southwest”, and that “the outdoor garden areas would further benefit from sound absorptive panels”. Despite this advice from the applicant’s Acoustic consultants, no acoustic absorptive panels or similar have been proposed as part of this application.

The acoustic report notes that a 3.2m high wall with sound absorptive material facings would be effective towards achieving compliance with the Noise Regulations assigned noise limits. Should the application be considered for approval, the City would recommend that the application be deferred to facilitate further discussions with the applicant in relation to noise management. The provision of a sound absorptive wall is considered a sub-optimal measure.

Further, the sound modelling of the proposed wall is based only on the existing surrounding development. The abutting R60 coded properties may accommodate residential development up to three storeys. Should these properties choose to redevelop to this extent, the 3.2m high sound absorptive wall would likely be inadequate to ensure the top floors are protected from noise.

Wholistically it is not appropriate to entertain a "Small bar" land use in an unenclosed space which abuts residential properties.

Parking Local Planning Policy

Car parking requirements for commercial development are defined within the City's Parking Local Planning Policy (Parking LPP). The Parking LPP is not clearly applied where a single tenancy contains multiple land uses. For the purposes of this assessment, only the additional 168m^2 of seating/public area proposed as 'The Park' has been considered, and an average of the 'Restaurant/café' and 'Small bar' land uses has been regarded, as detailed in **Table 1**.

Table 1: Parking LPP Assessment

Land Use	LPP provisions	Required	Available on Site
Restaurant/Cafe	1 per 2.6m^2 of restaurant seating area or 1 per 2 persons (whichever is greater)	65 bays	Nil
Small Bar	1 per 1.3m^2 of bar and public areas (excluding toilets); and 1 per employee.	129 bays	
Average		bays	

It is important to note that the 2016 approval approved a shortfall of 83 car bays. In considering the entire site, this application seeks to increase the overall parking shortfall to 180 bays.

It is acknowledged that it would not be feasible to provide 180 car bays on the site. Given the planning approval limits the patrons to 120, it may be appropriate, given the limitations of the Parking LPP to consider that maximum parking shortfall as 120 bays.

Along Broadway there is one hour street parking available, time limited between 8am-5pm weekdays. Whilst this can be used by customers of the Little Way, the street parking is not plentiful, having only 7 bays available on the western side of Broadway between Hillway and The Avenue. Further, the street parking does not cater to staff, who require parking for extended periods of time.

The City's records show that staff and owners of the subject site have previously contacted the City with complaints about the lack of street parking available and requesting parking permits. The City does not offer parking permits for business proprietors. Other businesses in the area utilise a combination of both on-site parking and street parking.

There are some public transport options available including the No. 24 Bus to Claremont station with a stop approximately 130m from the site and the Purple CAT bus with a stop 210m from the site.

It is acknowledged that there is no proposed increase in the patron numbers as a result of this application. Thus, the proposed use of The Park as part of the "Small bar" use, may have little, if any additional impact on parking demand within the area. The proposal is contrary to the Council's advice of 2015 and 2016, being that any change to the premise would require the provision of car parking on site. Practically, parking being provided on site will require the formal agreement of adjacent landowner, with No. 153 Broadway providing the most practical access, to facilitate the provision of 4 bays on No. 161 Broadway, the loss of bays on No. 153 and the inability of the proposed patio to go ahead. Further modifications at No. 161 could facilitate up to 12 car parking spaces on site. Other access options would require further modifications at No.161 and/or agreement with other landowners.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to owners and occupiers within a 100m radius of the site. The application was advertised for a period of 14 days from 10 May to 24 May 2022. At the close of the advertising period, four objections and three submissions of support were received.

Table 2 provides a summary of the objections raised and the Administration's responses.

Table 2: Summary of Submissions	
Concern	Response
Noise Noted history of the premises receiving noise complaints. Concerns with the open-air area resulting in excessive noise.	This concern is upheld and is one of the reasons refusal is recommended. Should Council approve the application it is recommended that a 3.2m high sound absorptive panels be installed to partially mitigate potential noise issues.
Parking Oppose no on-site parking. Existing customers parking on private property of neighbouring businesses.	This concern is upheld and is one of the reasons refusal is recommended. It is considered that the applicant should provide evidence demonstrating that the possibility of rear access, or alternate parking arrangements, have been thoroughly investigated prior to any further parking shortfall being granted.
Land Use • Concerns regarding the potential use as a function centre.	The application is for a partial change of use to "Small bar" and does not seek any "Reception Centre" land use. A "Reception Centre" is an 'X' use in the Mixed Use Zone. It is acknowledged that the City has previously provided advice to The Little Way in 2019 that informal functions can occur ancillary to the existing 'Restaurant/café' land use subject to the following: • Maximum 50 persons (within the total 120 person seating limit); and • May include sectioning off an area from the general public, but not the entire restaurant. This advice remains unchanged.

Strategic Implications

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

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

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

Priority Area

- Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

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

Decision Implications

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

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will give regard to the City of Nedlands Local Planning Scheme No. 3 and the *Deemed Provisions*. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal

Conclusion

The application for a development description has been presented for Council consideration due to being an 'A' use class permissibility and objections being received. The proposal is not considered to achieve the objectives of the Mixed Use zone and may result in adverse impact to the amenity of the area and neighbouring properties in relation to noise and parking.

Though the total number of 120 patrons is not proposed to increase, the addition of a covered structure to the rear of the site will increase the use of this area. This brings sustained noise generating activities closer to the residential zones to the rear, which will impact residential amenity. Further, the extended use of the rear of the site and the patio will preclude any potential for future car parking and vehicle access. Accordingly, it is recommended that the application be refused by Council.

Further Information

Question
Councillor Mangano – Is the patio compliant with the setback requirements?

Officer Response
There are no stipulated compliant setbacks for commercial development. In terms of bulk and scale, the patio is considered to be an acceptable transition to the residential properties.

Question
Councillor Amiry – can clarity please be provided on consultation done with immediate neighbours and trading hours.

Officer Response
The development application was advertised to landowners and occupiers within a 100m radius of the site. No submissions were receieved from the residential properties in close proxmity to the rear of the site.

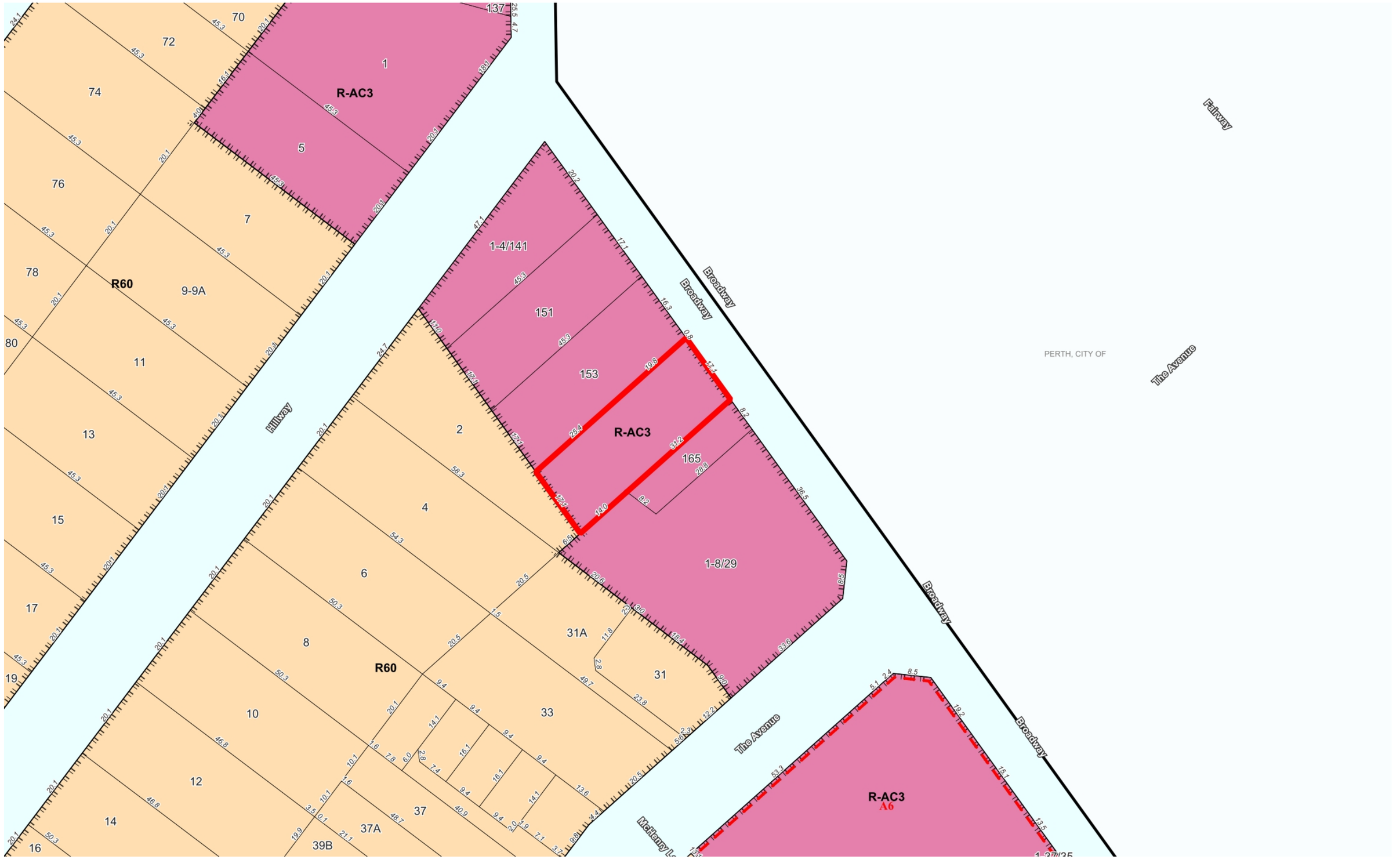
The applicant has stated that their current trading hours are:
Monday – Saturday 7:30am – 10:00pm
Sunday: 7:30am – 3:30pm

The existing “Restaurant/Café” planning approval for the site limits operating hours to Monday to Sunday 7:30 – 12 midnight.

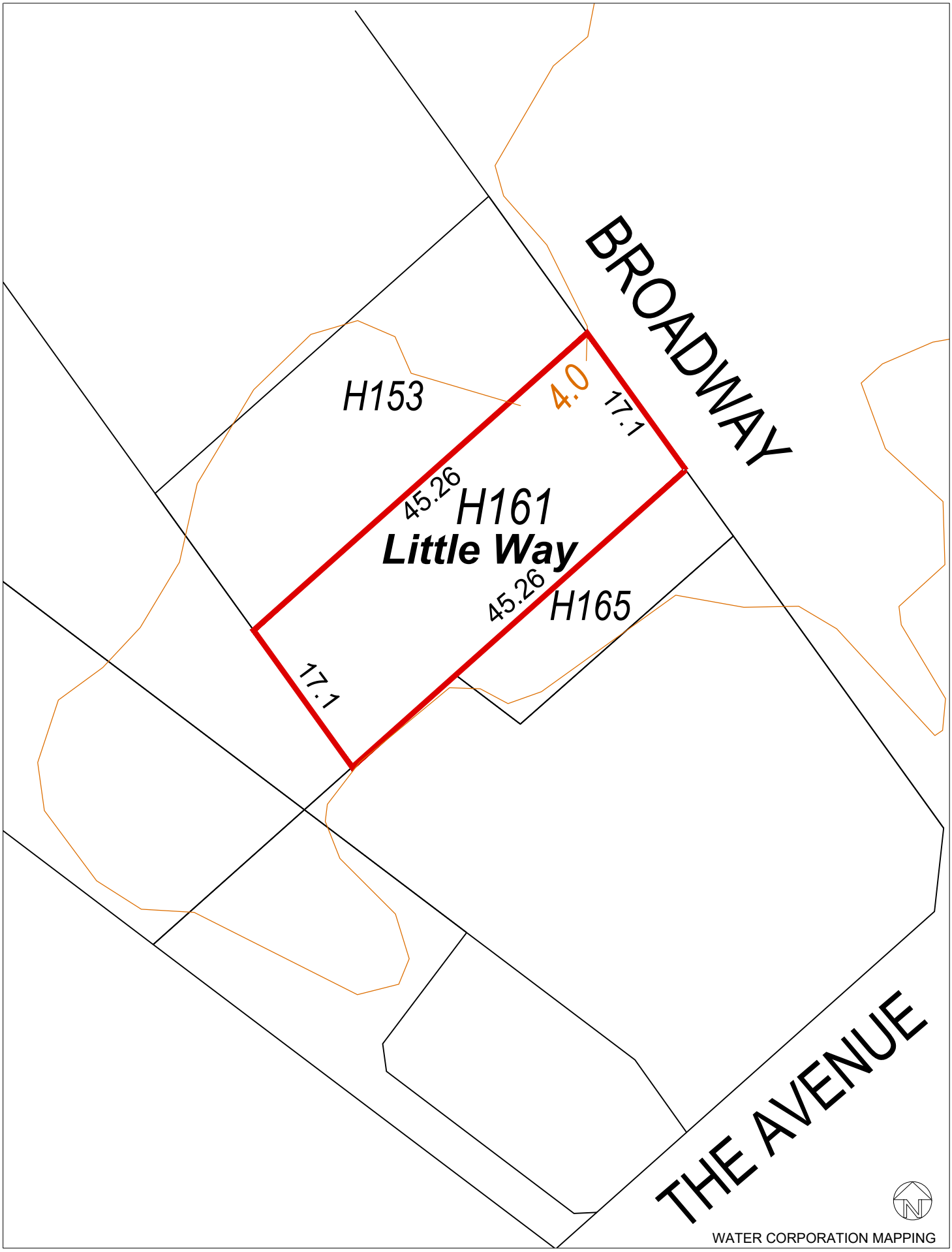
The Small Bar liquor license restricts liquor services to the following hours:
Monday – Saturday 6:00am – 12 midnight
Sunday: 10:00am – 12 midnight



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Aerial Map	6/07/2022 1:800	N



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Zoning Map	6/07/2022 1:800	N



CONTOUR MAPPING

LITTLE WAY - 161 BROADWAY, NEDLANDS

1:200@A4/P2485-01/27.04.22

PETER WEBB AND ASSOCIATES

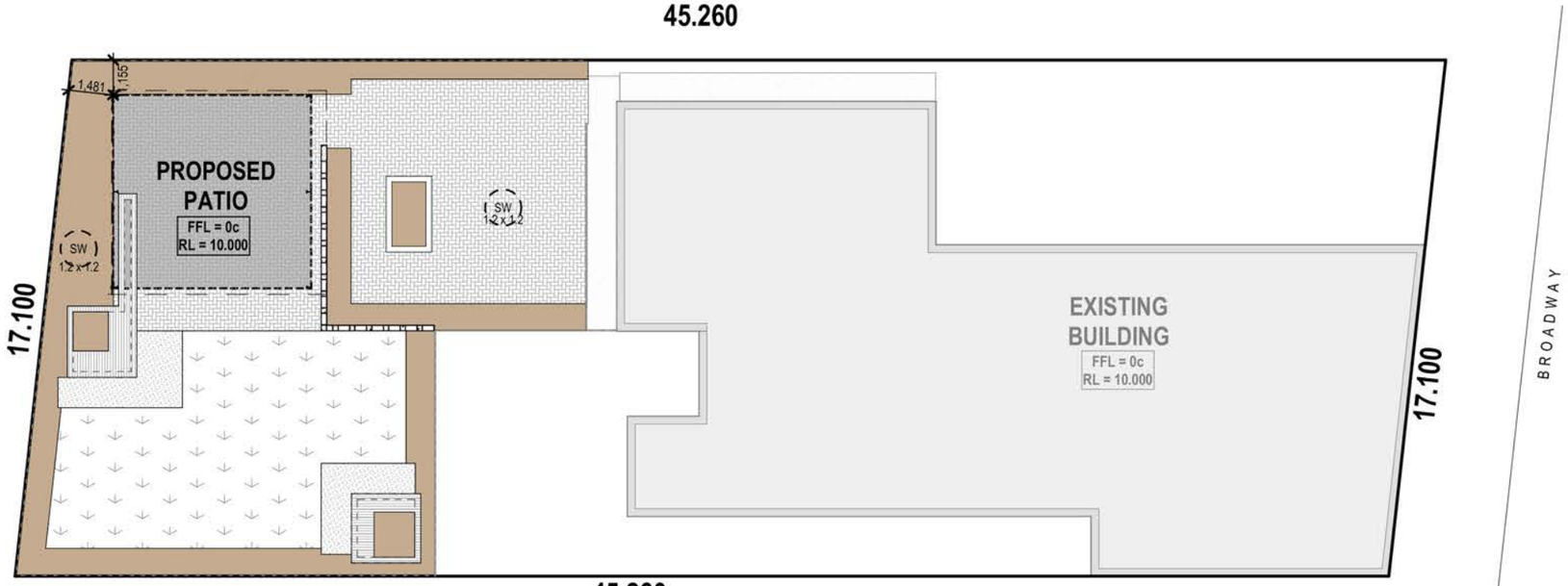
CONSULTANTS IN TOWN PLANNING & URBAN DESIGN

	No.	Soak Well Type
2.7 m3	2	SW 1200x1200
2.7 m3		Total Capacity
47.5 m2		Roof Area GF
77.0 m2		Paved Area
124.5 m2		Total Area
1.6 m3		Capacity Required (Area x 0.0125)
1.2 m3		Extra Capacity Provided

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE. LOCATIONS ARE INDICATIVE ONLY AND MAY BE REPOSITIONED TO SUIT SITE CONDITIONS.

AREA STATS	
EXISTING AREAS	
BUILDING	293.70
PROPOSED AREAS	
PATIO	41.57
	335.27 m²
ROOF AREAS GF:	
ROOF AREA ON SLOPE	**47.52**
ROOF AREA ON FLAT	**47.34**
PAVED AREAS	
PATH	117.37
	117.37 m²

NOTE: Boundary Measurements are Approximate only.



SITEPLAN
1:200

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PROPOSED PATIO & LANDSCAPING

SITEPLAN

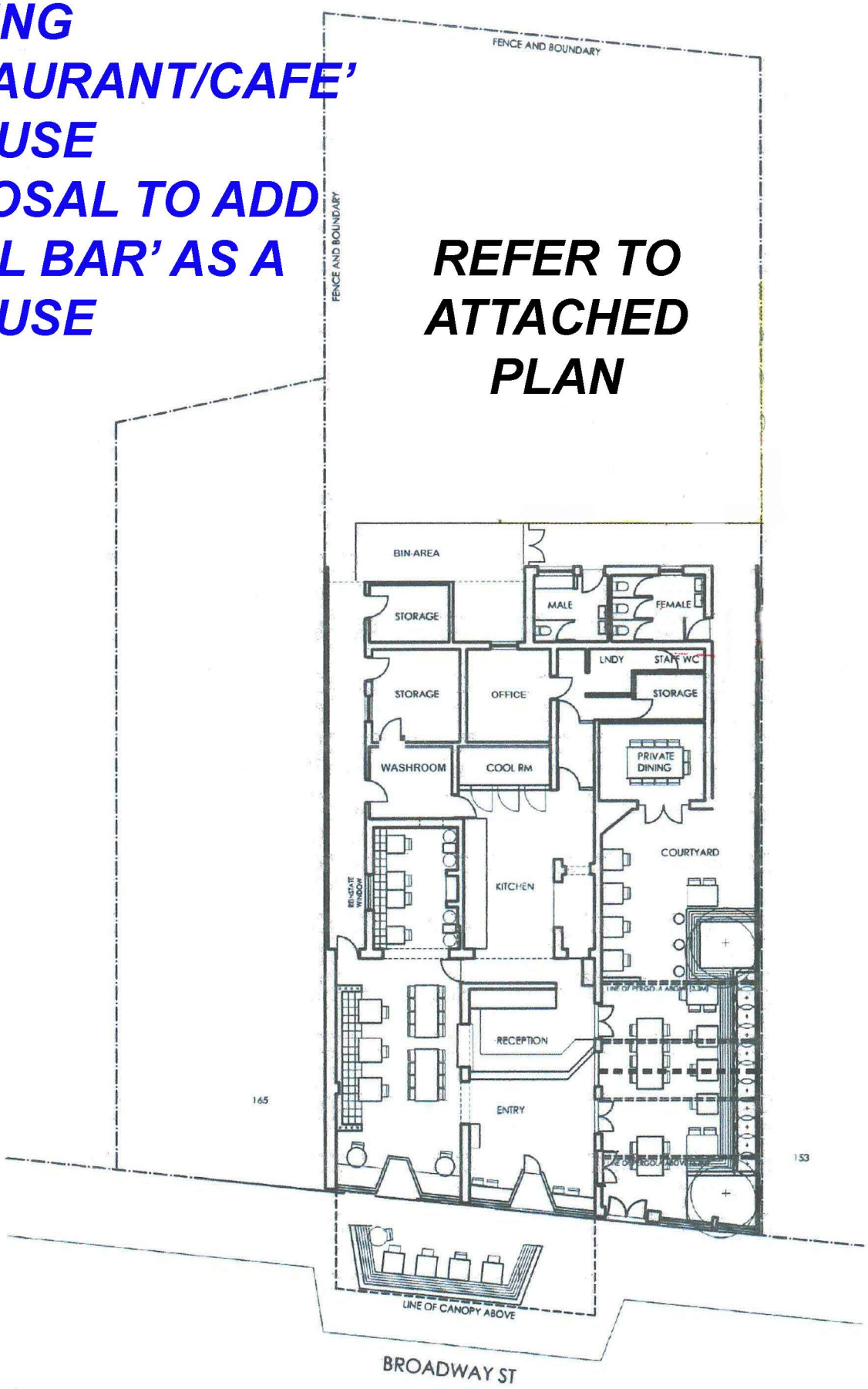
LITTLE WAY

161 BROADWAY NEDLANDS

Drawn: J.Reynolds
Status: BL
Date: 20/09/2021
Scale as shown @ A3
Sheet: A05
Project No: 11410
Printed: 20/09/2021

LITTLE WAY: EXISTING 'RESTAURANT/CAFE' LAND USE PROPOSAL TO ADD 'SMALL BAR' AS A LAND USE

REFER TO ATTACHED PLAN



161 BROADWAY ST, NEDLANDS (LOT: 735 D/P: P002948 735)

DA

Drawing	Scale	Date	Drawing No.
~~EXISTING~~ SITE	1:200	26/05/15	00.101

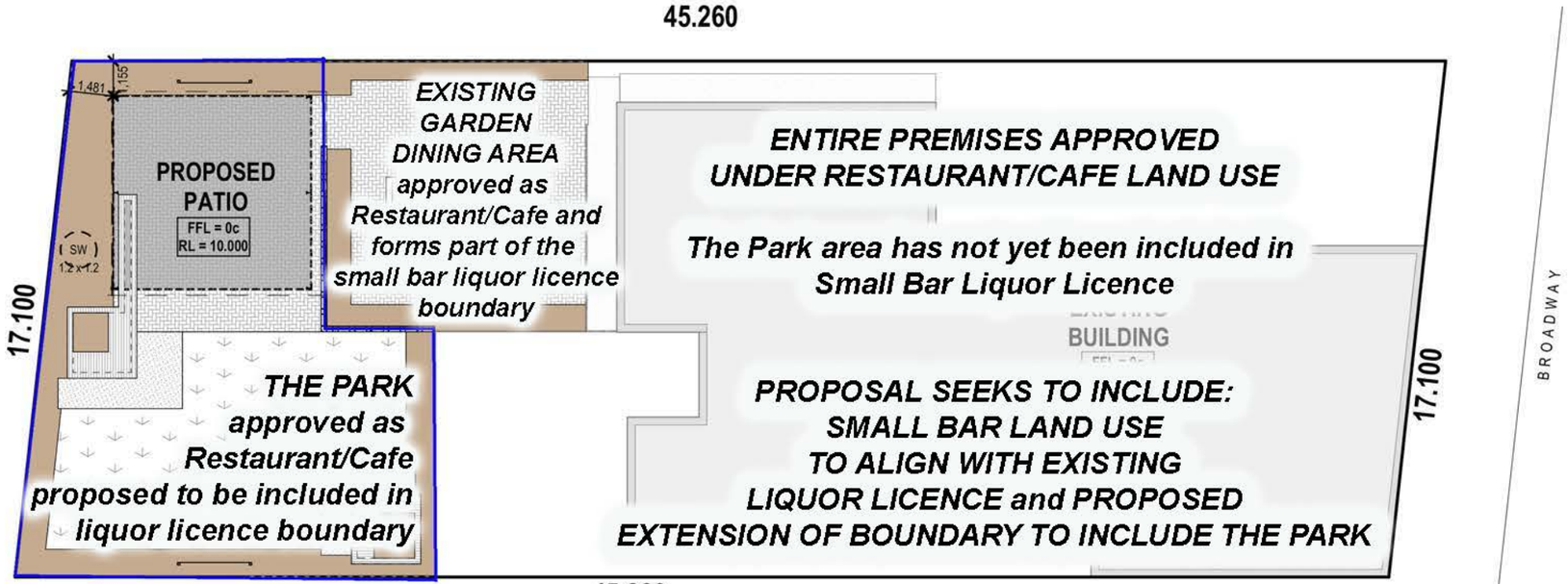
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No.	Soak Well Type
2.7 m3	2 SW 1200x1200
2.7 m3	Total Capacity
47.5 m2	Roof Area GF
77.0 m2	Paved Area
124.5 m2	Total Area
1.6 m3	Capacity Required (Area x 0.0125)
1.2 m3	Extra Capacity Provided

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE. LOCATIONS ARE INDICATIVE ONLY AND MAY BE REPOSITIONED TO SUIT SITE CONDITIONS.

AREA STATS	
EXISTING AREAS	
BUILDING	293.70
PROPOSED AREAS	
PATIO	41.57
	335.27 m²
ROOF AREAS GF:	
ROOF AREA ON SLOPE	**47.52**
ROOF AREA ON FLAT	**47.34**
PAVED AREAS	
PATH	117.37
	117.37 m²

NOTE: Boundary Measurements are Approximate only.



SITEPLAN
1:200

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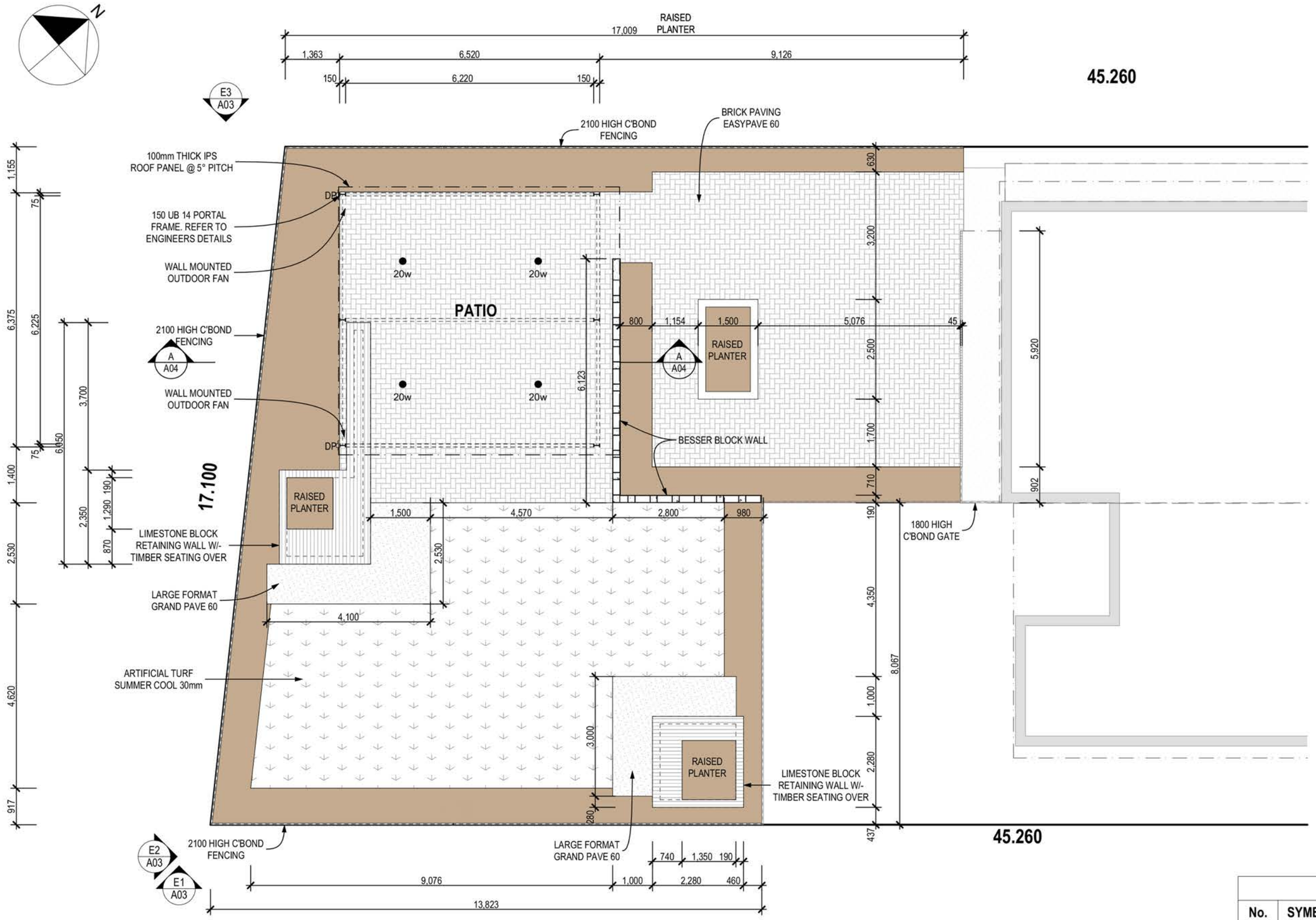
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SITEPLAN

LITTLE WAY
161 BROADWAY NEDLANDS

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Date: 20/09/2021
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Sheet: A05
Project No: 11410
Printed: 20/09/2021



AREA STATS

EXISTING AREAS	
BUILDING	293.70
PROPOSED AREAS	
PATIO	41.57
	335.27 m²

ROOF AREAS GF:	
ROOF AREA ON SLOPE	**47.52**
ROOF AREA ON FLAT	**47.34**

DIMENSION NOTE:

- DO NOT SCALE OFF DRAWINGS. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- CONTRACTORS SHALL CHECK ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING FABRICATION OR CONSTRUCTION. ANY DISCREPANCIES TO BE BROUGHT TO THE SUPERVISORS ATTENTION.
- ALL SIZES SHOWN ARE WITHOUT PLASTER (UNLESS NOTED OTHERWISE) AND SHOULD BE ALLOWED FOR.

STEEL FRAMING NOTE:

- STEEL FRAMING TO BE CONSTRUCTED IN ACCORDANCE WITH AS.4100 - STEEL STRUCTURES AND AS.4600 - COLD FORMED STEEL STRUCTURES
- REFER TO ENGINEERS DETAILS.

BUILDER NOTES:

- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEERING DRAWINGS, AND IF APPLICABLE ANY CONTRACT DOCUMENTATION INCLUDING ADENDAS, VARIATION OR SPECIFICATIONS.
- BUILDER TO CONSTRUCT RESIDENCE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODES NCC 2016 & ALL APPLICABLE AUSTRALIAN STANDARDS.

FLOORPLAN

1:100

ELECTRICAL LEGEND GF		
No.	**SYMBOL**	**TYPE**
4	● 20w	RECESSED LED DOWN-LIGHT (20w)

NOTE:

- ELECTRICAL POINTS MAY BE RELOCATED ONSITE TO SUIT CURRENT STATUTORY REQUIREMENTS.

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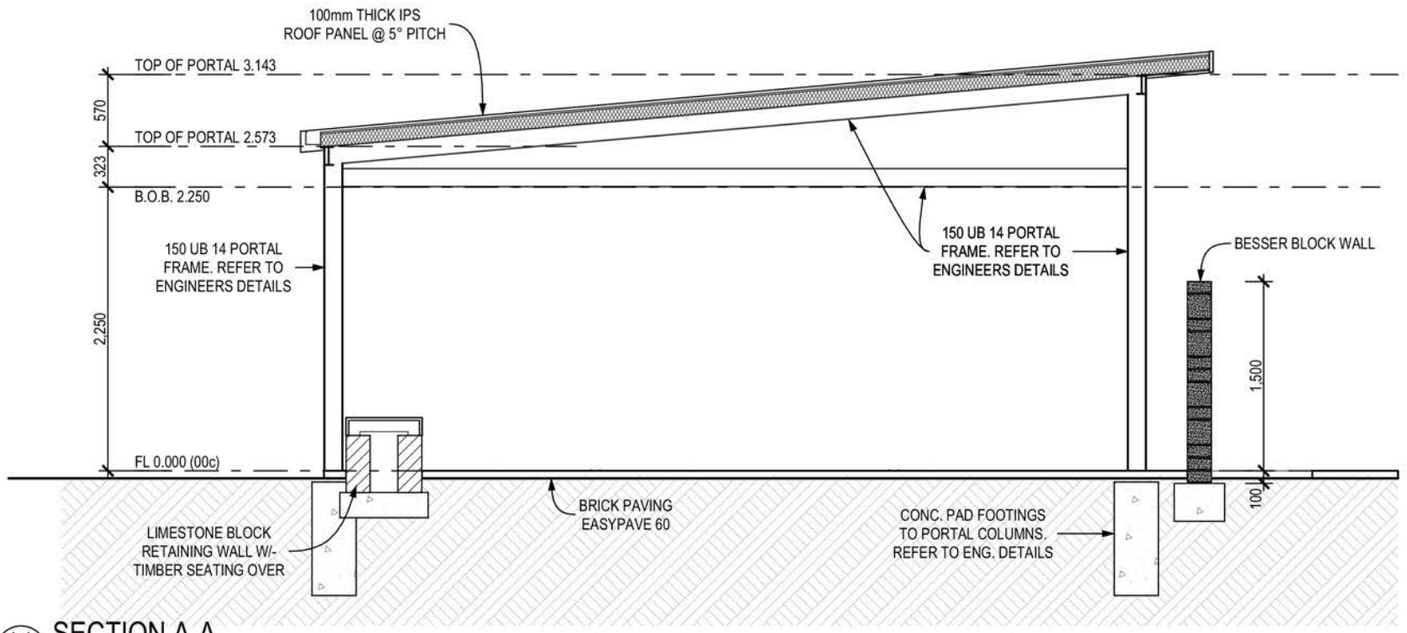
PROPOSED PATIO & LANDSCAPING

FLOORPLAN

LITTLE WAY

161 BROADWAY NEDLANDS

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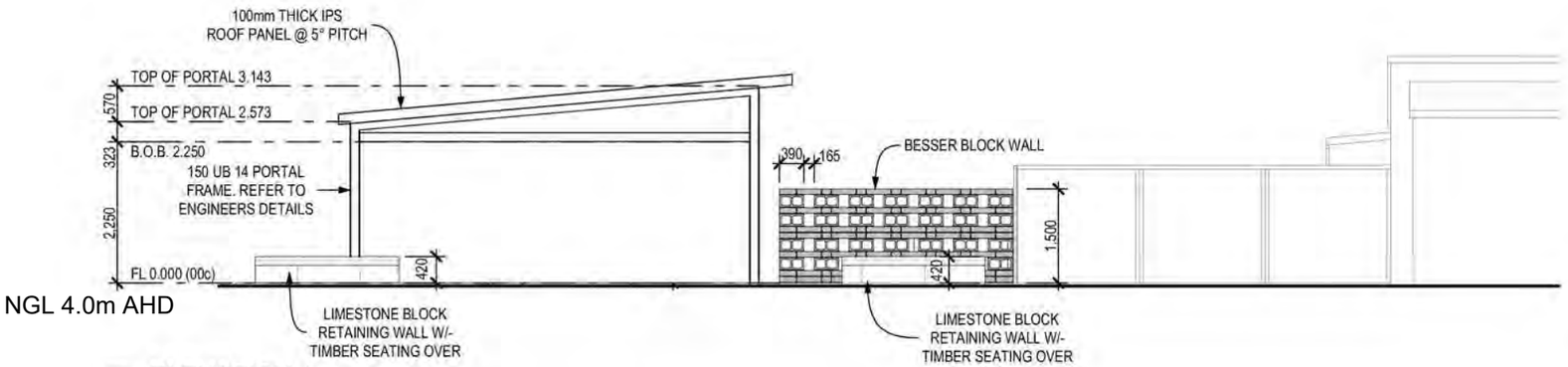
SECTION

LITTLE WAY

161 BROADWAY NEDLANDS

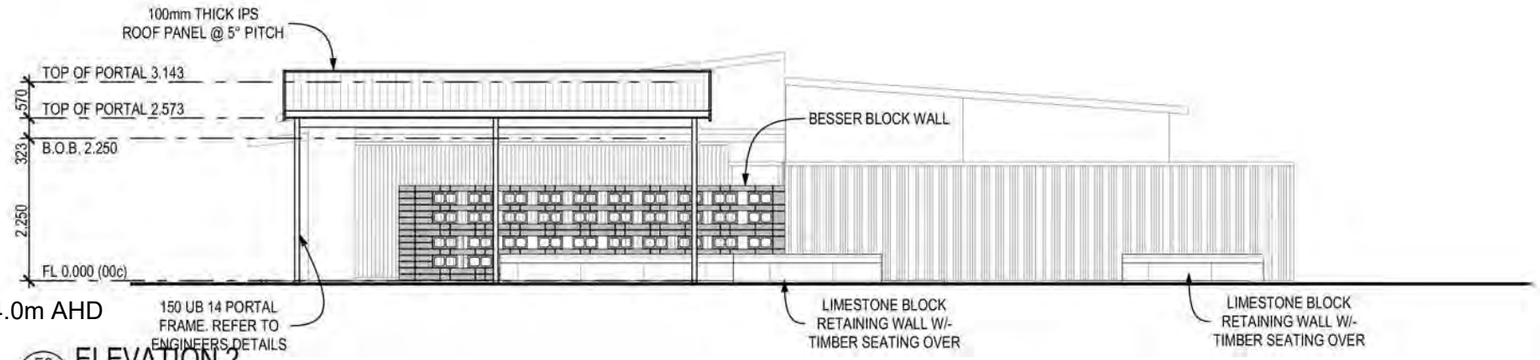
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Status: BL
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Project No: 11410
Printed: 20/09/2021

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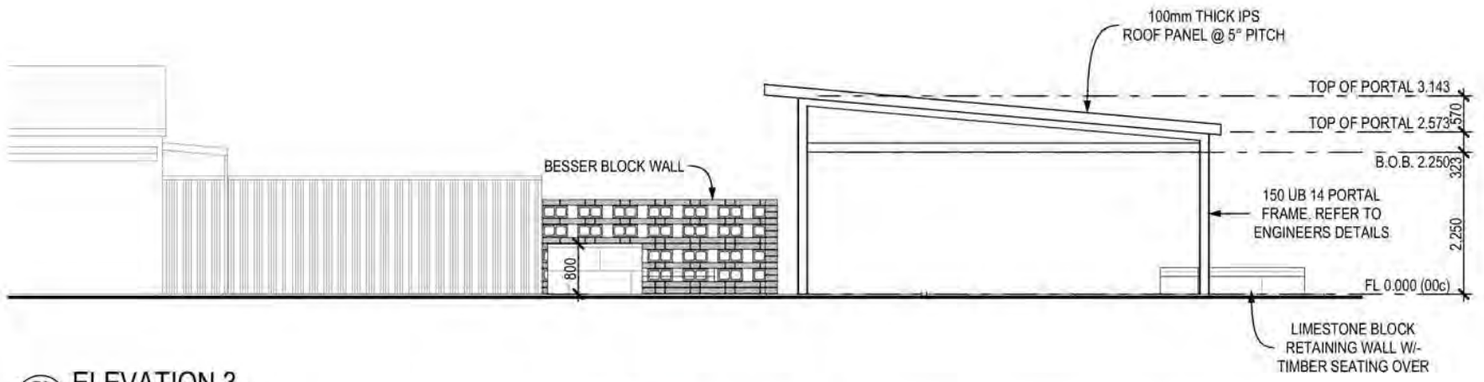
NGL 4.0m AHD

E1 ELEVATION 1
1:100
NORTH WEST



NGL 4.0m AHD

E2 ELEVATION 2
1:100
NORTH EAST



NGL 4.0m AHD

E3 ELEVATION 3
1:100
SOUTH EAST

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PROPOSED PATIO & LANDSCAPING

ELEVATIONS

LITTLE WAY

161 BROADWAY NEDLANDS

Drawn: J.Reynolds
Status: BL
Date: 20/09/2021
Scale as shown @ A3
Sheet: A03
Project No: 11410
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PROPOSED PATIO & LANDSCAPING

COVERSHEET

LITTLE WAY

161 BROADWAY NEDLANDS

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Status: BL		
Date: 20/09/2021	Sheet: A01	Printed: 20/09/2021

PLANNING APPLICATION

LITTLE WAY

Subsequent (Retrospective) Approval
to include
'Small Bar'
to the existing approved
'Restaurant' use
(to align use with the existing Small Bar Liquor Licence)

and

Approval
for
a proposed patio
in the
newly landscaped garden



PLANNING APPLICATION

Prepared by:

PETER WEBB & ASSOCIATES

PO Box 920
SUBIACO WA 6904
M: 0414 384 972
E: clare@webbplan.com.au

Consultant: Clare McLean
Job Number: C2485
Version/Date: 16 June 2022

Prepared for:

TJ HOLDINGS PTY LTD,
***trading as* LITTLE WAY**

EXECUTIVE SUMMARY

This Application seeks approval for the following land use and development works at *Little Way*.

The following proposals are sought to support the existing and continued operation of *Little Way* in its current format and in accordance with the existing maximum capacity requirement of 120 patrons being permitted at the venue at any one time.

1. Subsequent (retrospective) approval is sought to address the technical issue which has arisen from the venue operating under a 'Small Bar' liquor licence granted under the *Liquor Control Act 1988* and in accordance with the *Section 39* (**S39**) and *Section 40* (**S40**) Certificates issued by the City *of Nedlands* (**City**) on 1 and 14 December 2020, respectively. These Certificates confirm that *Little Way* complies with all the relevant planning laws of the City, namely *Local Planning Scheme No. 3* (**LPS 3**). The City issued S39 and S40 after confirming in writing to *Little Way* that the existing operations of the use of the premises by *Little Way* can occur under a 'Small Bar' liquor licence without being in breach of the approved land use of 'Restaurant/Café' for the venue. The City has however more recently advised *Little Way* that it cannot extend the Small Bar liquor licence to include the newly landscaped portion of the rear garden area as it is considered inconsistent with the approved land use of 'Restaurant/Café' for this area. At present, the City has advised that it can only support a 'Restaurant' liquor licence over this newly landscaped area. It is not possible to obtain approval for a business to hold two (2) different types of liquor licences. Therefore, in order to rectify this technical issue and allow the City to issue a S40 Certificate Application to extend the boundary of the Small Bar liquor licence to include this newly landscaped area, this Application seeks approval to include the 'Small Bar' land use classification as defined in the City's LPS 3 to the existing approved land use of 'Restaurant/Café'.
2. This Application also seeks approval to construct a fixed patio structure for shade purposes over portion of the newly landscaped section at the rear of the site.

The land and project details are described in the following Summary Table (**Table 1**).

TABLE 1: SUMMARY TABLE

Landowner:	*Jacqueline Jo Elizabeth and Zane Charles Norman* *Leased to Little Way: TJ Holdings Pty Ltd*
Property Description:	Lot 735 (No. 161) Broadway, Nedlands
Area:	769m^2
Certificate of Title:	Volume 1902, Folio 797
Approval Authority:	City of Nedlands
Planning Scheme:	Local Planning Scheme No. 3
Zoning:	Mixed Use (RAC-3)
Proposal:	This Application seeks: subsequent approval to include 'Small Bar' as an approved land use to the existing approved 'Restaurant/Cafe' land use in order to align the use with the existing approved Small Bar Liquor Licence and allow for it to be extended over the rear landscaped garden; and approval to construct a patio structure in the newly landscaped area at the rear of the site.

1.0 INTRODUCTION

Peter D Webb and Associates (**PWA**) act for *TJ Holdings Pty Ltd* (trading as *Little Way*), which Company leases the tenancy at Lot 735 (No. 161) Broadway, Nedlands from the landowners, *Jacqueline* and *Zane Norman*, for its current Restaurant/Café (and the occasional cocktail function) use as *Little Way*.

This Application is submitted on behalf of *Little Way* in order to seek subsequent approval to add 'Small Bar' to the existing approved 'Restaurant/Café' land use classification applied to the subject premises.

The inclusion of the 'Small Bar' land use is proposed to align the approved land use classifications for the venue with the existing use of the premises and the approved 'Small Bar' liquor licence. This is required in order to allow for the City to issue a S40 Certificate for a minor extension of the Small Bar liquor licensed boundary to include the newly landscaped section of the rear garden (known as ***The Park***). *The Park* incorporates the remaining area of the existing rear garden, which has recently been landscaped and is approved for use under the 'Restaurant/Café' land use, pursuant to LPS 3. The area is currently enjoyed by patrons at *Little Way*, albeit in a disjointed manner, as patrons are required to leave their alcoholic beverages within in the section of the garden dining area which is currently licenced before entering this new area of the garden. This is due to *The Park* not yet forming part of the licensed area.

This Application also seeks approval to construct a patio structure within the newly landscaped portion of *The Park*.

Accordingly, please find attached the completed Development Application Form 1, which is signed by the landowners, the necessary plans to support the application. **The required Application fee for $1032.00 will be submitted to the City on receipt of the invoice**, which fee is calculated to include $147.00 (based on the cost of development for the patio structure being not more than $50,000.00) together with the amount of $885.00 for the request for subsequent approval to include the land use category of Small Bar, pursuant to LPS 3).

The following report details the relevant background, design, and planning justification in support of this proposal.

2.0 LOCATION AND SITE PARTICULARS

The landholding the subject of this Application is described on Certificate of Title Volume 1902, Folio 797 and Plan 2948 as being Lot 735 (No. 161) Broadway, Nedlands. The landholding comprises of an approximate land area of 769m^2. (Refer to **Annexure 1**: Certificate of Title.)

The subject tenancy occupied by *Little Way* forms part of the row of traditional shopping tenancies which are located on the south western side of Broadway and is located 80 metres (walking distance) from Steve's Hotel. The tenancies are listed on the City's Municipal Heritage Inventory as the City recognises the significance of these traditional forms of shops to the community. The other existing uses operating from the tenancies include: *Broadway Pizza*; *Duet Property Group*; and the *Vina Vietnamese Café and Restaurant*. The area also provides a range of residential housing options, including single dwellings and apartments which are located on the upper level of the mixed-use development on the western corner of the intersection of The Avenue and Broadway and the upper levels at Steve's Hotel. The range of land uses in the immediate vicinity of the premises are identified at **Figure 1**: Location Plan.



Figure 1: Location Plan *(source: SLIP/AERIAL 2022)*

There are site constraints associated with *Little Way* operating from this tenancy. The subject premises does not have a vehicle crossover or driveway to enable on-site parking to be constructed on the site or access to be created to any such parking area. In recognition of these site limitations, the City has granted the approval for *Little Way* to operate as a Restaurant/Café with the occasional cocktail function without a requirement for on-site parking. Both the planning approval granted for *Little Way* by the City and the Small Bar liquor licence issued by the *Department of Racing, Gaming and Liquor* restrict the capacity of the venue to a maximum of 120 patrons at any one time.

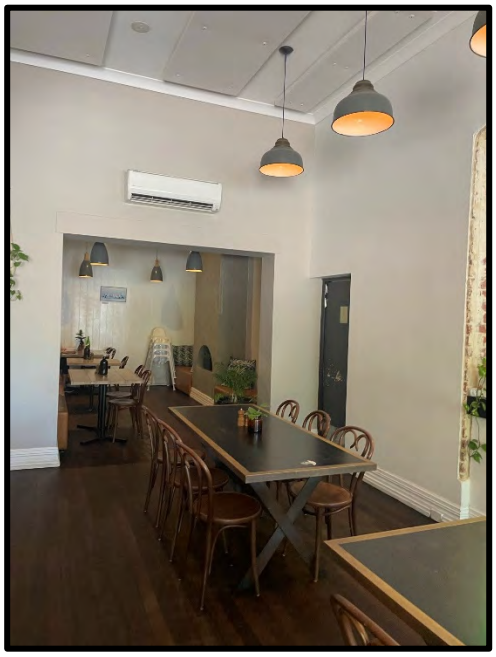
The following photographs show the existing *Little Way* operation, which demonstrates the casual and relaxed dining atmosphere provided to patrons, together with photographs of the newly landscaped remaining section of rear garden area (*The Park*), which is regularly used by families, with children enjoying this open space element of the venue.



Photograph 1: Looking in a south east direction along the frontage of Little Way to Broadway.



Photograph 2:
The main counter where patrons order food and alcoholic beverages, without being required to be seated to be served the alcoholic drink at the same time as a substantial meal. This relaxed dining experience is made possible by the Small Bar licence granted for *Little Way*.

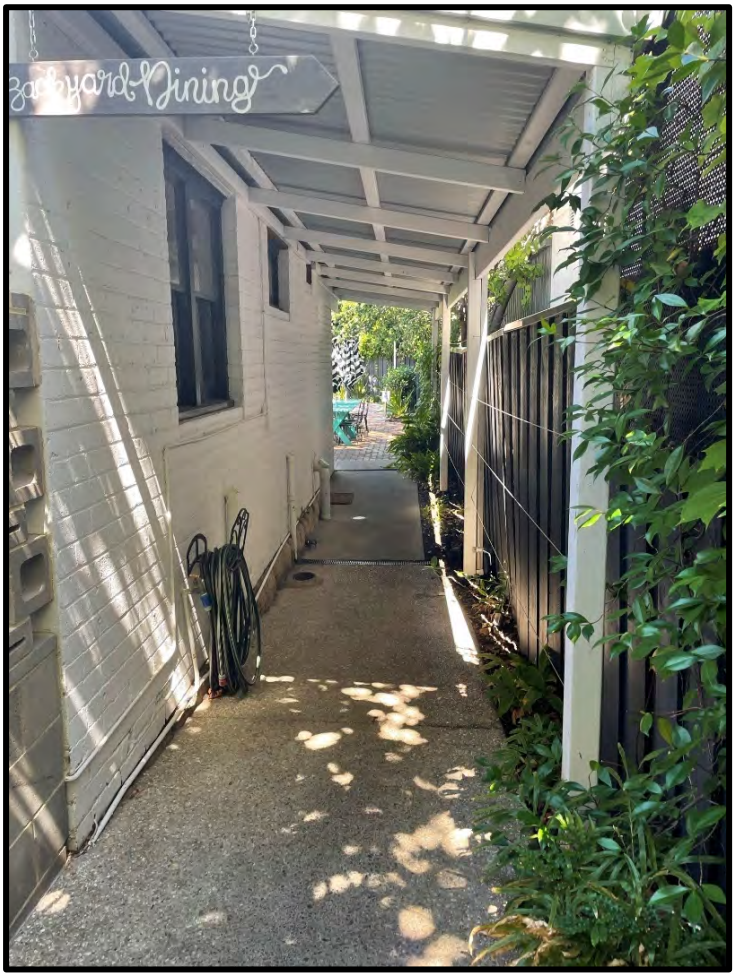




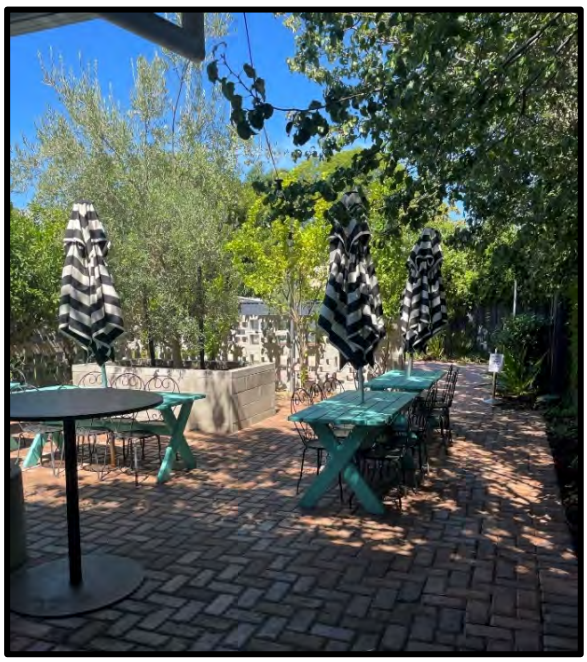
Photographs 3 and 4: Looking at the internal space of the venue, with the floor layout arranged with an assortment of tables and chairs, offering a range of seating options for patrons.



Photograph 5: Looking in a north easterly direction towards the alfresco and courtyard dining area. Note: this area is also set up with a range of tables and chairs for casual dining options.



Photograph 6: Looking south west along pathway access to dining area in the rear garden and the recently landscaped area (*The Park*).





Photographs 7 and 8: Looking in a south westerly direction at the existing licensed casual dining area layout of the rear garden; and *The Park* area which is not yet included in the licensed area. Patrons cannot walk past the wall shown in Photograph 8 with an alcoholic beverage until approval is granted for the existing Small Bar Licence to be extended to include this area.



Photograph 9: Standing in the new landscaped section of the garden area (*The* Park) and looking in a north easterly direction towards the existing licensed casual dining area the garden. Alcoholic beverages are currently not permitted to be carried beyond the wall visible in this photograph, into this new section of the garden.



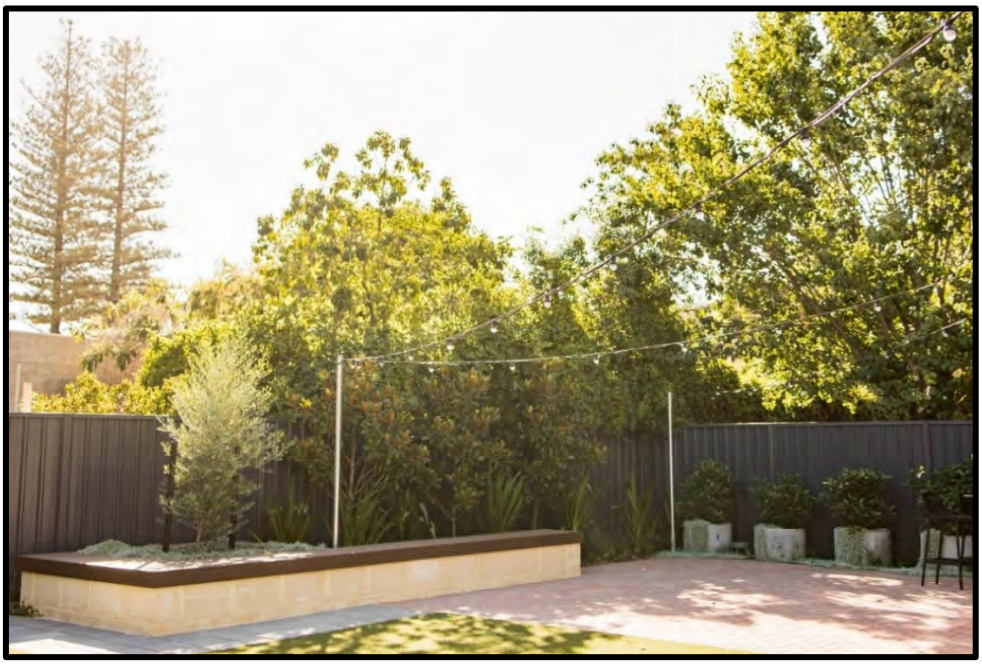
Photograph 10: Looking in a south easterly direction at the newly established *The Park* section of the rear garden. Note: two (2) storey mixed use development and Steve's Hotel residential apartments in the background of photograph.



Photograph 11: Looking north east towards rear of adjoining *Broadway Pizza* commercial tenancy and solid wall of nearby two (2) storey mixed-use building at the corner of Broadway and The Avenue.



Photograph 12: Looking in a south westerly direction across *The Park*.



Photograph 13: Looking in a western direction across *The Park*.

3.0 PLANNING FRAMEWORK

The land is zoned 'Urban' in the *Metropolitan Region Scheme* (**MRS**) and 'Mixed Use' with a residential density code of 'R-AC3' pursuant to the City's *Local Planning Scheme No. 3* (**LPS 3**) and the *Residential Design Codes of WA* (**R Codes**).

3.1 CITY OF NEDLANDS LOCAL PLANNING SCHEME No. 3

Planning Approvals

The most recent approvals issued by the City for *Little Way* in accordance with the operative *Local Planning Scheme No. 3* (**LPS 3**) are listed below.

1. The approval granted on 27 September 2016 (under the former *Local Planning Scheme No. 2* (**LPS 2**)) to utilise part of the rear garden area as a 'Restaurant'.
2. The S39 and S40 Certificates issued by the City for the premises to operate under a Small Bar Liquor Licence in accordance with LPS 3 granted on 1 and 14 December 2020, respectively. A copy of the S39 and S40 Certificates are attached at **Annexure 2**.
3. The Small Bar Licence approved by the *Director of Liquor Licensing* on 9 February 2021. A copy of the approved Small Bar Licence and Extended Permit Licence together with the existing boundaries of the licensed areas are attached at **Annexure 3**.
4. The subsequent planning approval granted on 14 January 2022 under the 'Restaurant/Café' land use, which additions include the landscaping and internal garden wall of the remaining area of the rear garden (*The Park*). A copy of the approved drawings are attached at **Annexure 4**.

The Planning approvals and the Small Bar Licence both require that the premises be restricted to an absolute maximum capacity of 120 patrons at any one time.

Summary of Land Use Proposal

The premises is approved for use as a 'Restaurant/Café' pursuant to LPS 3.

It is restricted to a maximum capacity of 120 patrons at any one time.

The 'Restaurant/Café' land use is defined in LPS 3 as meaning a:

> *'premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the Liquor Control Act 1988.'*

The City has approved liquor to be served at the premises under a Small Bar Licence in accordance with the approved 'Restaurant/Café' land use of LPS 3.

The 'Small Bar' land use is defined in LPS 3 as meaning a:

> *'premises the subject of a small bar licence granted under the Liquor Control Act 1988.'*

The 'Restaurant/Café' land use is required to be retained, as the use and operational characteristics of the venue are to remain unmodified. This is because the venue is set out with

tables and chairs for casual dining. The Small Bar liquor licence is applied as it provides the flexibility needed to support the casual dining atmosphere of the venue. Patrons can purchase alcoholic beverages from the main counter, as well as stand and consume an alcoholic drink without being seated and that drink being served alongside a 'meal of substance'. The existing Small Bar licence also facilitates the use of part of the venue for the occasional cocktail function.

The proposal to include 'Small Bar' to the approved 'Restaurant/Café' land use classification is now sought to ensure the planning laws most accurately align with the approved Small Bar Liquor Licence for the premises.

The need to include the Small Bar land use to the premises has arisen due to the City requiring it in order to support *Little Way* in its S40 Certificate application request for the existing boundary of licensed area to be extended to include remaining section of the rear garden area, *The Park*.

The Park is currently used by patrons. It is approved for use under the land use of 'Restaurant/Café' (refer to **Annexure 4**). It is to continue to be used on a regular basis by families with young children seeking to explore and enjoy the area as a breakout space. It is also used for the occasional cocktail function. However, as the area does not yet form part of the liquor licensed area, patrons are required to leave their alcoholic beverages on a table at the edge of the licensed section of the rear garden before entering this area. This creates a disconnect in the operation and management of the venue. In order to rectify this issue, this Application seeks the City's approval to include the land use of 'Small Bar' to the existing 'Restaurant/Café' use of *Little Way* which extends over the entire premises in order to obtain approval for a minor extension of the existing licensed area to include *The Park.*

Background on existing S39 and S40 Certificates for Small Bar Licence

The City approved and issued the S39 and S40 Certificates in December 2020, following written communication with the owners and operators of *Little Way* regarding the proposal to utilise areas within the Restaurant for occasional cocktail functions.

The City confirmed at that time in an email received in October 2019 that the occasional cocktail function held on the premises was deemed to be consistent with the approved land use of 'Restaurant/Cafe' as *Little Way* would remain open to the public for dining purposes when these small functions were held in a separate area of the premises. Noting that these functions typically comprised on average around 20-30% of the total maximum allowable capacity of 120 persons at the venue at any one time.

The commencement of the City's LPS 3 on 16 April 2019 included the new land use of 'Small Bar' as a separate land use classification. Notwithstanding that the granting of the S40 Certificate on 14 December 2020 for a Small Bar Licence confirms that the premises complies with the relevant planning laws of LPS 3, the City has more recently advised *Little Way* that it will not issue a S40 Certificate for the Small Bar Licence to be extended to include the remaining newly landscaped area of the garden. The reason given by the City is that it considers the extension of the Small Bar Licence to include *The Park* to potentially conflict with the approved 'Restaurant/Café' land use of the premises. The City has advised in writing that it is however prepared to issue a S40 Certificate

for a 'Restaurant/Café' to support the liquor licence application. This is not possible however, as it would mean two (2) licences would be proposed for the premises, which is not permitted under the *Liquor Control Act 1988*.

In order to ensure *Little Way* is operating under the correct range of land use classifications to allow for the City to issue a S40 Certificate for the Small Bar licence to be extended to include *The Park*, approval is now sought to include the land use classification of 'Small Bar' to the existing 'Restaurant/Café' land use approved for the premises. It is noted that the City can grant approval for more than one (1) land use classification for a single business under LPS 3. Further, it is often the case that such licensed venues will be approved with a land use which is specifically required to align with and support the required type of liquor licence.

Local Planning Policy – Parking

As this proposal will not result in any change/increase to the existing approved shortfall of car parking for this premises, it is not deemed to be a variation to the City's *Local Planning Policy – Parking*, pursuant to clause 5.1 of that policy.

The following justification is provided in support of this position.

- The operational characteristics of the venue offering patrons a casual dining experience in a relaxed setting will remain unchanged.
- The venue will retain its tables and seating in the current layout.
- The venue will continue to adhere to the maximum 120 patron capacity conditional requirement of the City's planning approvals and Small Bar Liquor Licence.
- The proposal to include Small Bar as an approved land use for the premises is simply sought to align the approved Small Bar Liquor Licence with the planning laws of the City, which will subsequently support the S40 Certificate Application for a minor extension of the existing Small Bar Licence boundary to include *The Park* section of the rear garden area. Therefore, the approved parking shortfall is maintained.

Proposed Patio Structure

This Application also seeks approval to construct an open sided patio structure within *The Park* area of the premises.

The patio is compliant with the relevant standards and specifications of the City. It is unenclosed on all sides and has a water impermeable roofing material. The roofing has an approximate surface area of 48m^2. A (1.2m x 1.2m) soakwell is designed to capture stormwater runoff with additional capacity provided, to satisfy the City's specifications and standards.

It is designed with a setback to the rear boundary of 1.48m (at its nearest point at the south western corner of the property); and a setback to the north western boundary of 1.15m (at its nearest point to the north western side boundary).

The patio has a skillion roof design at a 5-degree pitch, with the height ranging from 3.14m to 2.57m.

3.2 ACOUSTIC ASSESSMENT

An updated Acoustic Assessment has been prepared by *SLR Consulting Australia Pty Ltd* (**SLR**). This assessment has been undertaken to ensure the noise emissions from the use of this part of the rear garden area is able to comply with the *Environmental Protection (Noise) Regulations 1997.* The investigations conclude that the use of the site is compliant with the relevant Regulations, as it is currently being used and as proposed to be included within the licensed boundary area.

An earlier assessment had been prepared and supported the 2016 Planning Approval to use existing licensed portion of the rear garden as a dining area. This updated assessment incorporates the newly landscaping area of the garden, which was granted subsequent approval in January 2022.

A summary of the findings of the Assessment are provided below.

- The predicted noise levels of the rear garden area are considered able to be managed to maintain compliance with the Regulations, when assessed against the predicted assigned noise levels.
- Predicted levels are expected to be equal to or below ambient noise levels measured in the area. The level of crowd noise entering nearby residences is expected to be compliant with recommended standards for internal spaces such as AS/NZS 2107.
- In order to minimise the risk of excessive noise levels, it is recommended that the area be actively managed. This can be addressed through the implementation of a Noise Management Plan. This management plan is suggested in order to respond to any community feedback (should that occur as a result of the use of the space as part of the proposed extended licensed boundary area), which will ensure noise is mitigated to the acceptable level in order to maintain emissions to accord with the requirements of the relevant environmental regulations.

A complete copy of the updated Acoustic Assessment is attached at **Annexure 5**.

4.0 THE PROPOSAL

Little Way operates in accordance with the approved land use of 'Restaurant/Café' pursuant to the operative LPS 3 and the approved Small Bar liquor licence granted by the Director of Liquor Licensing. A copy of the approved plans for the premises are attached at **Annexure 6**.

Little Way has been operating under a Small Bar liquor licence since December 2020.

The existing liquor licence area, together with the S39 and S40 Certificates issued by the City in December 2020, includes the following areas of the venue:

- alfresco area on Broadway;
- internal dining area;
- side courtyard;
- private dining room; and
- part of the rear garden - dining area.

The only area not yet included in the licensed area (due to it only recently being developed for use as part of the premises) is:

- the remaining part of the rear garden (*The Park*).

Little Way seeks to include the newly landscaped area at the rear of the premises within the licensed area, so that it can be utilised in the same manner as the existing rear garden area and the other areas of the premises, wherein patrons can sit or stand, whilst enjoying an alcoholic beverage within the space.

The use of *The Park* area is approved under the land use 'Restaurant/Café', albeit without any alcoholic beverages being able to be consumed in the section of the garden area, at this time. It is important to highlight that alcohol can be consumed within part of the rear outdoor garden area, which area formed part of the 2016 Planning Approval for the venue and is therefore contained within the boundary of the existing Small Bar licensed area. It is the remaining section of this rear garden area which the licenced boundary does not currently extend to include as the area has only recently been developed for patron use.

The venue will continue to be operate in its current format, with the premises being set out with tables and chairs, offering a casual and relaxed dining venue for patrons. A maximum of 120 patrons are allowed on the premises at any one time. This is a requirement of the Small Bar Liquor Licence and is included as a condition of the Planning Approval. The maximum capacity requirement is to be upheld. This maximum capacity will not and cannot be increased as a result of the inclusion of the Small Bar land use classification to the existing approved Restaurant/Café land use for this venue. The venue will therefore continue to operate in accordance with the previous conditional requirements of the Planning Approvals granted for the venue (27 September 2016 and 14 January 2022).

The trading hours of the venue will remain in accordance with the Approvals, as set out in the following table.

EXISTING TRADING HOURS		
DAY OF THE WEEK	**TRADING HOURS**	**SPECIAL CONDITIONS**
Monday - Saturday	7:30am – 10:00pm	The small bar licence restricts liquor service to the hours of 6:00am to 12 midnight. The closing time is extended on occasion beyond the usual closing time of 10:00pm to 11:55pm, in order to accommodate patrons. The extended Trading Permit for the alfresco dining area on Broadway restricts liquor service to the hours of 7:30am to 12 midnight.
Sunday	7:30am to 3:30pm	The small bar licence restricts liquor service to the hours of 10:00am and 12 midnight. This includes the alfresco dining area. There is no liquor service for patrons in the alfresco area between the hours of 7:30am and 10:00am on Sunday.

The Small Bar liquor licence is the most appropriate licence to maintain for this venue as it allows patrons to order and collect alcoholic beverages from the main counter, instead of being required under a Restaurant liquor licence to be seated and only being able to be served an alcoholic beverage alongside a meal of 'sufficient substance'.

In regard to the total patron capacity conditional requirement, a revision to the wording of that requirement is requested, to ensure that the interpretation of this particular requirement is accurately applied to this venue. The current Planning Approval states that the venue can have a maximum number of 120 seats in its venue. The intent of this conditional requirement is to ensure that the venue capacity is capped to 120 patrons at any one time. It is not the physical number of seats provided at the venue which deems this requirement as having been met. The venue cannot permit any more than 120 people to enter the venue at any one time. It is therefore the management of the venue which ensures this capacity limit is upheld.

It is a strict requirement of the 'Small Bar' liquor licence that no more than 120 persons are able to be physically present at the venue at any one time. Any exceedance of this maximum capacity will result in significant penalties to the operators.

In order to ensure the planning condition is accurately applied, we respectfully request that the City consider a revision to the earlier conditional requirement of '120 seats' to instead stating that the venue is restricted to a '120-patron maximum capacity, with 24 patrons of that total capacity being the maximum permitted in the alfresco area on Broadway, at any one time'. This revision to the condition will ensure the use aligns with the Small Bar licence requirement and that the intent of

the earlier conditional requirement of the planning approval is correctly interpreted in the future. This being that the **number of patrons** (**not seats**) able to be physically present on the site must not exceed 120, at any one time.

The reason for requesting this specific revision is that there has been a recent issue whereby the City had requested that the seating plan for the venue only show 120 seats. The City had raised concern that the retained walls in the newly landscaped area could be used as seating, which now needed to be taken into consideration in the layout of the physical seats placed at tables provided throughout the venue. The intent of the condition does not aim to control the number of seats placed at the venue at any one time. It is the number patrons at the venue which is required to be controlled.

The floor area of *Little Way* is set out with a variety of seating arrangements. The chairs are essentially placed around a table to suit its size. This is the most visually cohesive and balanced approach. Not every group of people entering the venue will require the total number of chairs set around a table. Some patrons will be dining alone and others will only use a some of the seats provided at table (the unoccupied seats will not be used by another party during that time). The number physical seats provided around a table therefore has no bearing on the venue ensuring that the maximum capacity requirement is satisfied. It is the management of the venue to ensure that the number of people entering the premises at any one time does not exceed 120 that enables this requirement to be met. It is therefore far more appropriate and lawfully binding to word the conditional requirement to align with the Small Bar licence, which specifically restricts the venue to a maximum capacity of 120 persons at any one time. We therefore respectfully seek the City's support in reviewing the wording of this earlier conditional requirement when considering its inclusion in the decision on this Application.

5.0 CONCLUSION

Little Way is a venue which offers a relaxed and casual dining experience for patrons to enjoy, with the occasional cocktail function being approved by the City, to be held in part of the venue.

The entire premises is currently approved for use a 'Restaurant/Café', pursuant to LPS 3.

The City has approved the premises to operate under a Small Bar liquor licence, which allows for the occasional cocktail function to be held in areas of the premises and to support the more casual dining atmosphere of the venue. The City deemed that a Small Bar licence was suitable for the venue in issuing the current S40 Certificate, based on it deeming that it did not breech the existing approved Restaurant/Café land use assigned to the venue.

The City has advised that it cannot issue a S40 Certificate to support the extension of the existing Small Bar liquor licence to include the newly landscaped area (*The Park*) as it now considers the proposal to conflict with the approved 'Restaurant/Café' land use.

This Application therefore seeks the City's approval to include the 'Small Bar' land use classification to the existing approved 'Restaurant/Café' land use of *Little Way*, in order to ensure the planning laws of LPS 3 align with the Small Bar licence for the venue. The inclusion of the Small Bar land use classification will also support the S40 Certificate Application to extend the existing licensed area to include the newly landscaped garden area of *The Park*.

In addition, this Application seeks approval for a patio structure to be constructed within portion of the existing landscaped area at the rear of the premises, as depicted on the attached plans. The proposed patio is compliant with the relevant at requirements of the City.

Accordingly, we respectfully seek the support of the City in granting approval for this Application, with reasonable conditions attached.

Peter Webb and Associates

16.2 PD46.08.22 Consideration of Development Application – for Eight Grouped Dwellings at 10-12 Taylor Road, Nedlands

Meeting & Date	Council Meeting – 23 August 2022
Applicant	X Space Architects
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Neighbouring Development Context Map 3. Development Plans 4. Verge Landscaping Plan 5. CONFIDENTIAL ATTACHMENT - Submissions

Purpose

The purpose of this report is for Council to consider a development application for 8 grouped dwellings at 10 and 12 Taylor Road, Nedlands. The development proposal is being presented to Council for consideration due to the number of dwellings exceeding 4 and the proposal receiving an objection within the consultation period.

Recommendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the development application in accordance with the plans date stamped 13 June 2022 for 8 grouped dwellings at 10 and 12 Taylor Road, Nedlands, subject to the following conditions:

General Conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 13 June 2022. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

2. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

3. **Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City.**

4. **All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.**

5. **All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.**

6. **Prior to occupation of the development, all car parking bays are to be clearly line marked, drained and with visitor parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands**

7. **Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:**

    a. **Face brick;**
    b. **Painted render;**
    c. **Painted brickwork; or**
    d. **Other clean finish as specified on the approved plans.**

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

Landscaping Conditions:

8. **Prior to occupation, landscaping shall be completed in accordance with the approved plans dated 13 June 2022, or any approved modifications, to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.**

Verge Conditions:

9. **Prior to occupation, new or modified vehicle crossovers shall be constructed to the City's specification and thereafter maintained to the satisfaction of the City of Nedlands.**

10. **The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.**

Titles Conditions:

11. **Prior to occupation, 10 and 12 Taylor Road are to be legally amalgamated or alternatively the owner may enter into a legal agreement with the City of Nedlands, drafted by the City's solicitors at the expense of the owner and be executed by all parties concerned prior to the commencement of the works, to**

ensure that that the development and use approved on the lots operate concurrently at all times, with reciprocal access rights present across both parent lots.

12. **Prior to occupation, a notification, pursuant to section 70A of the Transfer of Land Act 1893, shall be placed on the certificate of title for the subject lot. The notification shall be created at the owner/applicants' expense and lodged with the Registrar of Titles for endorsement. The notification is to state as follows:**

    'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'

    The above requirement is a provision outlined in the State Planning Policy 5.4 'Road and Rail Noise.'

Voting Requirement

Simple Majority.
This report is of a quasi-judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	1846m^2 (total across 2 lots)
Land Use	Grouped Dwellings (8)
Use Class	'P' – Permitted Use

The development is split between two residential lots to the east of Taylor Road. The subject sites are located approximately 100m south of Stirling Highway, each with a 20m lot frontage. The subject sites are east west in orientation, regular in shape and are

topographically flat. The subject sites have been cleared of all buildings, structures and vegetation.

The northern neighbouring lot of the development is coded higher than the subject site (R60), having a R160 density code.

To the immediate north of the subject site at 8 Taylor Road (Residential R160), a four-storey, 9 multiple dwellings (apartments) development was approved by Council at the 24 May 2022 Ordinary Council Meeting.

To the immediate south of the subject sites at 14 Taylor Road, a subdivision application for 4 lots has been lodged with the Western Australian Planning Commission.

Application Details
The proposed 8 grouped dwellings are two-stories in height and contain three bedrooms and two bathrooms each. The dwellings have been designed to meet the Silver Level Liveable Housing Design standard, with each dwelling containing a lift.

Units 10A and 12A of the proposal are proposed to have independent pedestrian and vehicle access directly from Taylor Road, with the remaining 6 units obtaining access through a common property central driveway. The development proposes a total of three driveways and crossovers to Taylor Road, with a total width of 9.0m across the two original parent lots.

The development includes 2 on-site visitor parking bays located off the central common property access leg and installation of three new street trees within the verge fronting the sites.

Due to the fact that the development is across two lots and each requires reciprocal right of access across the other for vehicle entry, a condition has been included to ensure this access will be put in place in some manner.

Discussion

Assessment of Statutory Provisions
If a proposal does not satisfy the deemed to-comply provisions of the State Planning Policy 7.3: Residential Design Codes (R-Codes), Council is required to exercise a judgement of merit to determine the proposal against the design principles of the R-Codes. The R-Codes require the assessment to consider the relevant design principle only and to not apply the corresponding deemed-to-comply provisions. It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have an adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to height, scale, bulk and appearance, and the potential impact it will have on the local amenity.

Sustainability
The development proposes multiple sustainability initiatives including:

- Each dwelling will be constructed to exceed a 6 Star NatHERS rating.
- Each dwelling will be provided with a minimum 4.56kw photovoltaic system.
- Waterwise plants are proposed to be installed throughout the development, with extensive use of Australian native tree and plant species.
- Each dwelling will be provided with a 15amp power supply to each garage to accommodate electric vehicle charging infrastructure.

It is important to note that the above exceed the planning framework for R-Codes Volume 1 and can't be 'required' but are welcomed.

Landscaping
The landscaping requirements for grouped housing have been largely exceeded throughout the development. The Residential Design Codes require the designation of a single tree planting zone for each residential lot, which would result in a minimum 8 trees being installed across the development. The development proposes a landscaping outcome including the following:

- 10 trees, installed at 2.0m minimum height.
- 16 trees, installed at 1.5m minimum height.
- Various shrubs and smaller plants installed throughout the development site.
- 3 trees proposed to be planted within the verge immediately to the west of the subject site.

Landscaping comprises 12% of the development area.

State Planning Policy 7.3 - Residential Design Codes – Volume 1
The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway.

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to lot boundary setbacks, setback of garages and carports and vehicle access. As required by the R-Codes, Council, in assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions.

Clause 5.1.3 – Lot Boundary Setback
Unit 12D of the development proposes a boundary wall to the south, to a maximum height of 3.6m and a first floor with a minimum lot boundary setback of 1.4m. These lot boundary setbacks address the external southern lot boundary of 12 Taylor Road. The neighbouring southern lot, 14 Taylor Road, has received conditional WAPC approval for a 4-lot subdivision.

The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed southern boundary wall and first floor southern lot boundary setback are considered to meet the design principles for the following reasons:

- The development satisfies the deemed-to-comply provisions in relation to solar access.
- The proposed ground floor and first floor southern walls feature articulations along their length. The use of articulations within the wall's design reduces the impact of building bulk by breaking up the mass of built form addressing the southern lot.
- The development satisfies the deemed-to-comply provisions in relation to visual privacy.
- The use of boundary walls on the ground floor makes effective use of the lot's area, allowing for a uniform terraced housing development outcome fronting the common property driveway. Boundary walls also allow for a functional outdoor living area to the east, inclusive of a significant landscaping component facing external lot boundaries.
- The adjoining southern lot is likely to be re-developed within the immediate future as a subdivision application has been submitted and approved for the creation of 4 lots. The redevelopment of the southern lot will have regard to the buildings on 12 Taylor Road and can design dwellings to respond to the window placement and outdoor living areas of the subject site.
- The proposed lot boundary setbacks and boundary walls are consistent with the site's density code and a grouped dwelling proposal.

Clause 5.2.1 – Setback of Garages and Carports
Units 10A and 12A of the development propose a minimum garage primary street setback of 2.3m to Taylor Road. The garage is proposed to be located in front of the dwelling alignment.

The design principles for the setback of garages consider the impact of garages as viewed along the streetscape, the impact of the proposed garage locations in restricting views of neighbouring dwellings, the appearance of dwellings and the impact of driveways on pedestrian or cycle paths. The proposed garage setbacks of Units 10A and 12A meet the design principles for the following reasons:

- The proposed garage setbacks are consistent with the future streetscape of Taylor Road. Taylor Road has a R-Code of R60, permitting a minimum 2.0m primary street setback. The proposed garage setback of 2.3m responds to the site's density code and likely future streetscape, considering the approved 4 storey multiple dwelling to the north of the subject site and 4 lot subdivision to the south of the subject site.
- The first floor of Units 10A and 12A are set forward and cantilever over the garage. The vertical articulation of the first floor forward of the garage provides visual interest to the development and reduces the impact of the garages to the streetscape.
- The garages and supporting structures are proposed to be faced with a dark render/materials
- The garages are proposed to occupy a maximum 6.2m (38%) of the lot frontages of Units 10A and 12A. The garages are proposed to be a functional minimum width to provide the parking of two vehicles.
- The impact of the proposed garages to the streetscape is further reduced by tapering the proposed driveway and crossovers to a functional minimum width of 3.0m.
- The development proposes inclusion of heavily landscaped front setback areas immediately adjacent to the proposed garages. These landscaped areas include provision for the installation of two new trees per lot, to be installed at a minimum 2.0m height at the time of installation in addition to smaller trees at the front of each lot. The

inclusion of a heavily landscaped front setback area adjacent to the proposed garages reduces the impact of the garages and the development as viewed from the street.

Clause 5.3.5 – Vehicle Access
The development proposes independent vehicle access for Units 10A and 12A in addition to a common property driveway located at the centre of the development.

The design principles for vehicle access consider vehicle safety, the impact of the access points on the streetscape, legible access and landscape features. The proposed vehicle access arrangements meet the design principles for the following reasons:

- The development has kept driveways and crossovers to a functional minimum width of 3.0m per lot, with the total combined access width of 9.0m fronting to Taylor Road, across a 40m frontage.
- The development proposes the inclusion of significant landscaping within the front setback area of the front units and common property. Seven new trees are proposed to be planted at the front of the development in addition to three new street trees being installed within the verge to the west of the subject sites. The inclusion of significant landscaping at the front of the development and additional street trees assists in minimising the impacts of additional vehicle access points from the development and softens the development's interface to the street.
- The design of the development presents as two single houses as viewed from the street, with Units 10A and 12A having independent vehicle and pedestrian access from Taylor Road. The remaining units are serviced by a single access leg located in the middle of the development and are obscured from Taylor Road by the front two units. Provision of individual access for the front units assists in providing a consistent streetscape and legible access for the development.

Consultation

The application is seeking assessment under the design principles of the R-Codes for lot boundary setbacks, setback of garages and carports and vehicle access.

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to 20 adjoining properties. The application was advertised for a period of 14 days from 26 April 2022 to 10 May 2022. At the close of the advertising period, one objection was received.

The objection received raised concerns regarding the number of vehicle crossovers proposed as part of the development.

Administration supports the proposed vehicle access arrangements, as the development proposal is consistent with the immediate development context and is unlikely to negatively impact the amenity of adjoining landowners or the streetscape. The use of individual crossovers for Units 10A and 12A allows the development to present as two single houses, which is in keeping with the streetscape. The crossovers and vehicle access points have been restricted to a functional minimum width, not exceeding 9m in total across the whole of the development's street frontage. The development also proposes significant landscaping

within the front setback, and additional trees within the verge. Please see the full assessment under the Discussion section above.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

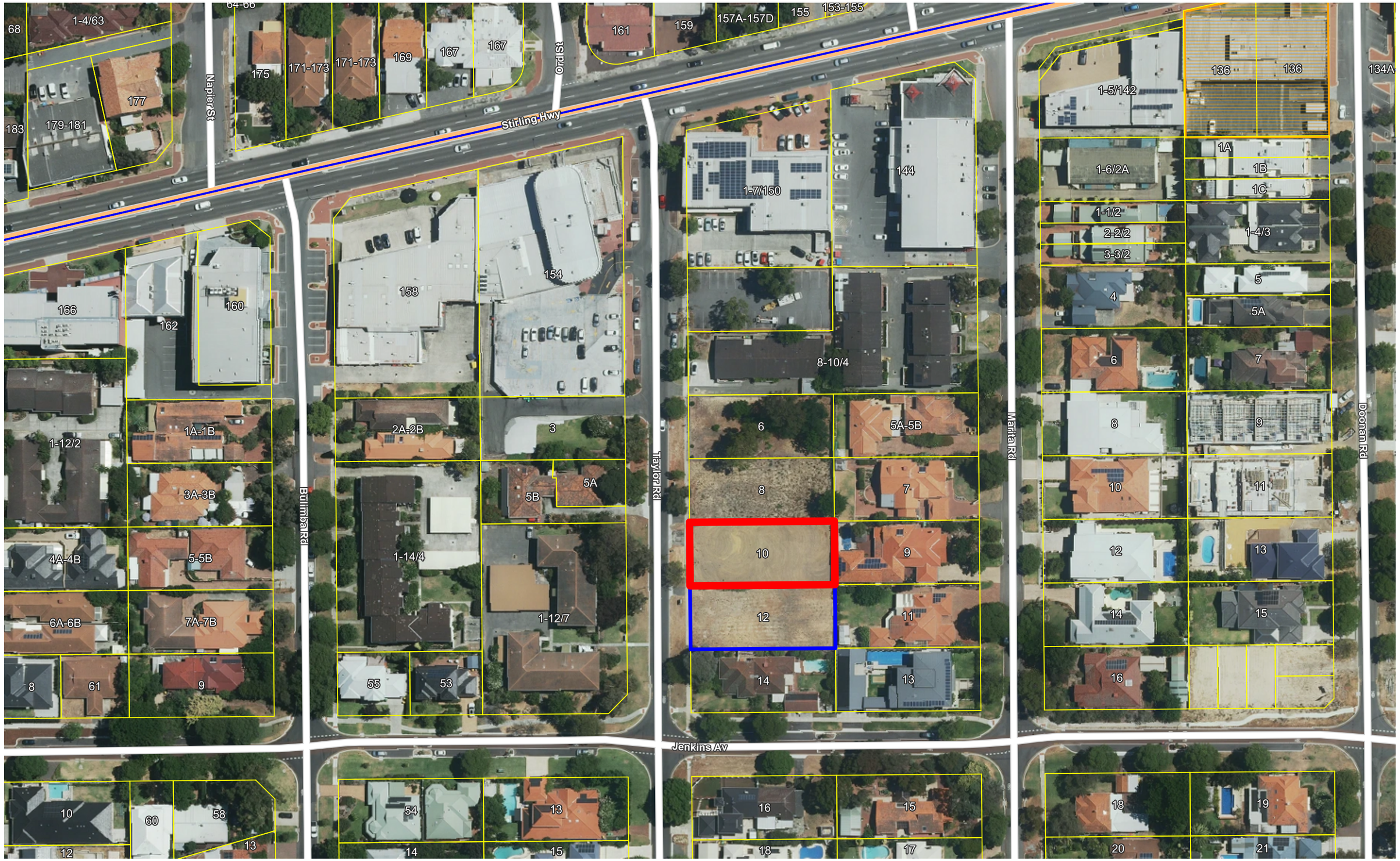
The application for 8 grouped dwellings has been presented for Council consideration due to the number of dwellings exceeding 4 and the application receiving objections during the consultation period. The proposal is considered to meet the key amenity related elements of R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal appropriately interfaces with two other development sites

to the north and south of the development sites. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality, and future streetscape character.

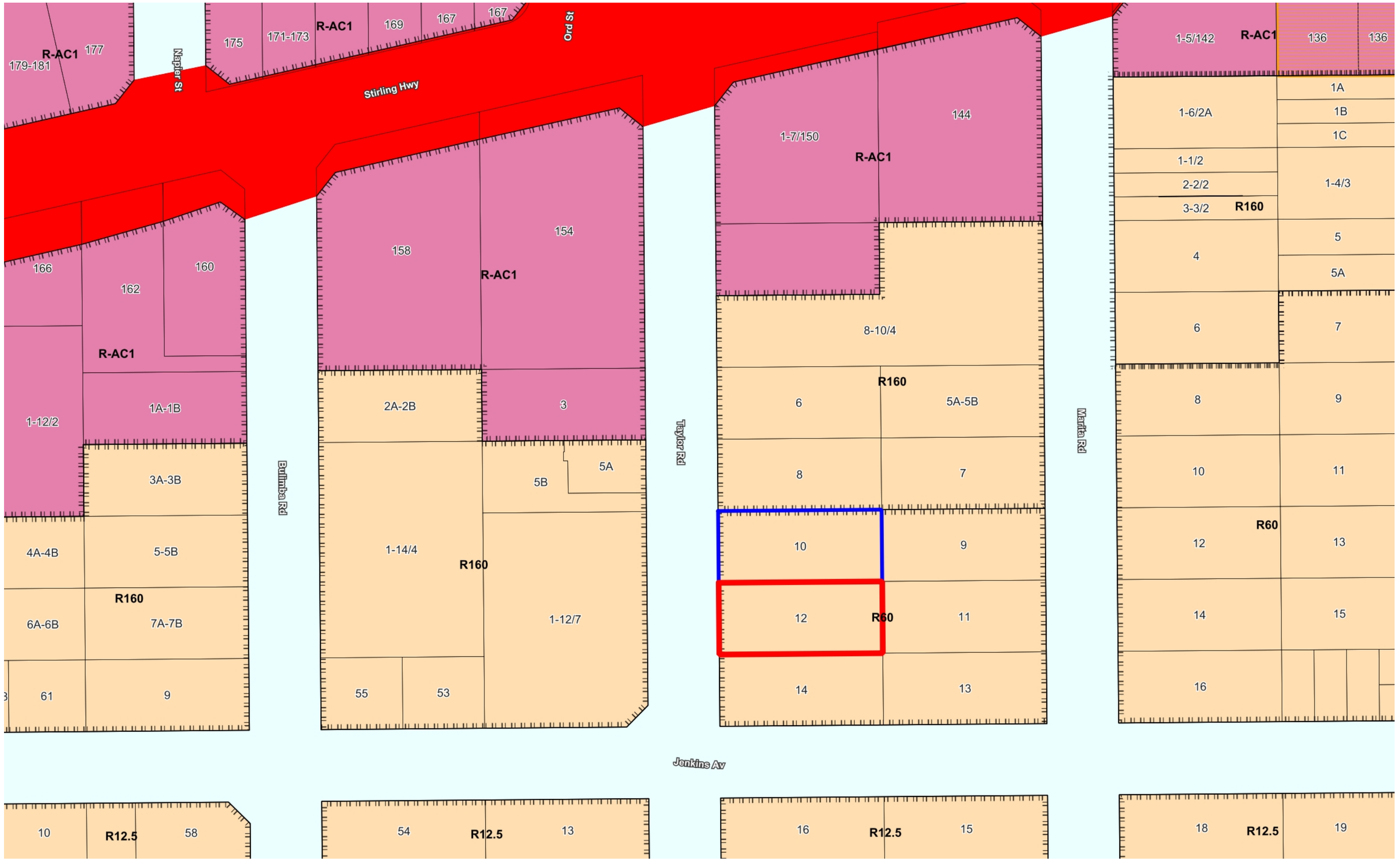
Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Nil.



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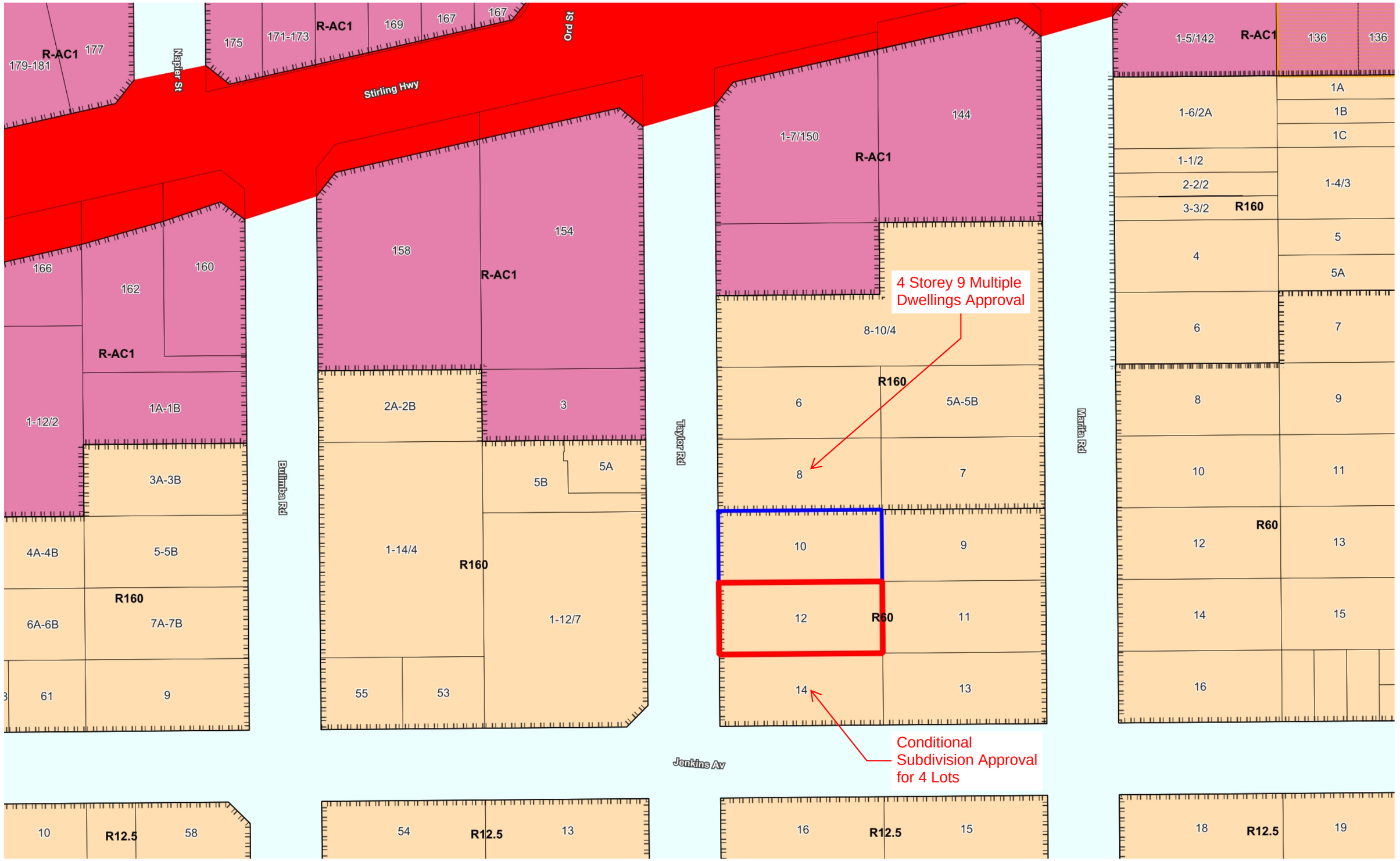


City of Nedlands

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City of Nedlands
Amended Plans Received
13 June 2022



1 GROUND FLOOR
1:100

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REFER TO THE SAFE WORK AUSTRALIA WEBSITE: WWW.SAFEWORKAUSTRALIA.GOV.AU

PROPOSED AREAS

LANDSCAPING AREAS #10 & #12

SITE AREA #10 AND #12	1845.8M2
MIN REQ. OF 1 TREE PER DWELLING	8X
MIN 2m x 2m PLANTING AREA PER TREE	32M2
% OF MINIMUM M2	1.73%
ACTUAL MIN TREES	10X
ACTUAL MIN 2m x 2m PLANTING AREA	40M2
PROPOSED NEW VERGE TREES	**3X**
PROPOSED LANDSCAPING #10	
PROPOSED M2 PER SITE	112.52m2
PROPOSED LANDSCAPING #12	
PROPOSED M2 PER SITE	112.99m2
PROPOSED COMBINED M2	**225.51m2**
% OF COMBINED #10 & #12	**12.22%**

PROPOSED AREAS #10

#10A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#10B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#10C & #10D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#10 TOTAL AREA	**914.07m2**

PROPOSED AREAS #12

#12A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#12B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#12C & #12D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#12 TOTAL AREA	**914.07m2**

LINEWORK COLOUR CODE LEGEND

- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- STORMWATER SERVICES
- MECHANICAL SERVICES

REV NO.	DATE	REASON FOR ISSUE	BY
REV L	13/06/2022	REISSUED FOR DA	OC
REV K	29/03/2022	REISSUED FOR DA	OC
REV J	09/03/2022	RE-ISSUED FOR SILVER LIVABLE ASSESSMENT	OC
REV H	01/03/2022	RE-ISSUED FOR DA	OC
REV G	01/03/2021	ISSUED FOR SILVER LIVABLE ASSESSMENT	OC
REV F	15/12/2021	ISSUED FOR DA	OC
REV E	15/12/2021	CONSOLIDATED SET - PRELIM ENERGY ASSESS	OC
REV D	1/12/2021	CONCEPT DESIGN PRESENTATION	OC
REV C	29/10/2021	SK: FLOOR PLANS PRESENTED TO CLIENT	OC
REV B	27/10/2021	SK: FLOOR PLANS ISSUED. INTERNAL REVIEW	OC
REV A	20/10/2021	SK: FLOOR PLANS ISSUED. INTERNAL REVIEW	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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Drawing Title:
COMBINED SITE AND GROUND FLOOR

Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A200

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City of Nedlands
Amended Plans Received
13 June 2022

PROPOSED #10 TAYLOR ROAD, NEDLANDS

OPEN SPACE AREA CALCULATIONS

#10A

PROPOSED LOT AREA	196.41m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	78.56m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	62.85m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+15.72M2 COMMON PROPERTY OPEN SPACE)	**212.12m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**121.69m2**
PROPOSED OPEN SPACE M2	90.43m2
PROPOSED OPEN SPACE %	**46%**

#10B

PROPOSED LOT AREA	180.40m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	72.16m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.72m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+14.32M2 COMMON PROPERTY OPEN SPACE)	**194.83m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.64m2**
PROPOSED OPEN SPACE M2	77.19m2
PROPOSED OPEN SPACE %	**43%**

#10C

PROPOSED LOT AREA	178.53m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	71.41m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.12m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+14.12M2 COMMON PROPERTY OPEN SPACE)	**192.814m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.56m2**
PROPOSED OPEN SPACE M2	73.08m2
PROPOSED OPEN SPACE %	**42%**

#10D

PROPOSED LOT AREA	178.56m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	71.42m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.13m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+14.12M2 COMMON PROPERTY OPEN SPACE)	**192.84m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.56m2**
PROPOSED OPEN SPACE M2	73.11m2
PROPOSED OPEN SPACE %	**42%**

PROPOSED #12 TAYLOR ROAD, NEDLANDS

OPEN SPACE AREA CALCULATIONS

#12A

PROPOSED LOT AREA	196.29m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	78.51m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	62.81m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+15.70M2 COMMON PROPERTY OPEN SPACE)	**211.99m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**121.69m2**
PROPOSED OPEN SPACE M2	90.30m2
PROPOSED OPEN SPACE %	**46%**

#12B

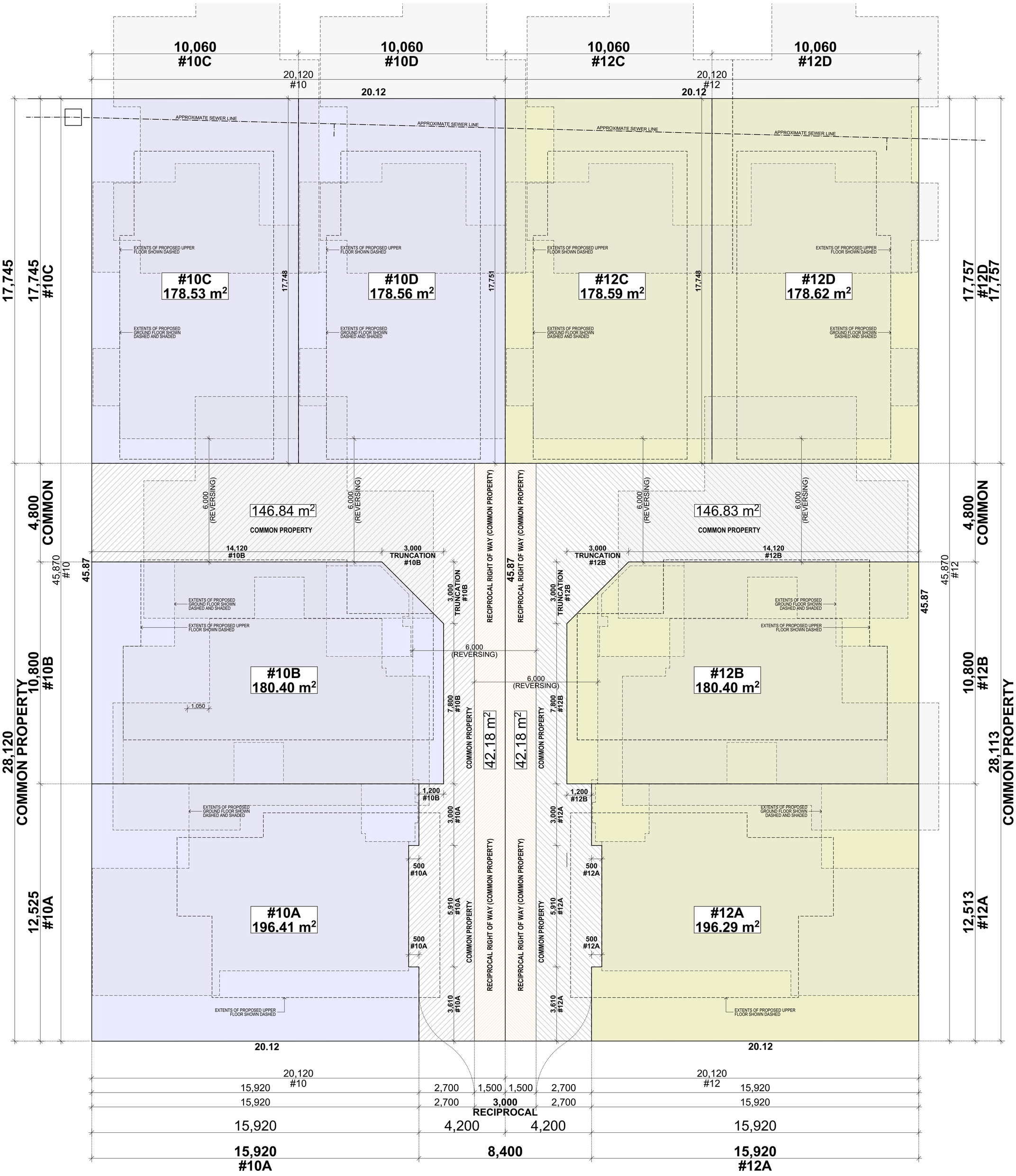
PROPOSED LOT AREA	180.40m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	72.16m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.72m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+14.32M2 COMMON PROPERTY OPEN SPACE)	**194.83m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.64m2**
PROPOSED OPEN SPACE M2	77.19m2
PROPOSED OPEN SPACE %	**43%**

#12C

PROPOSED LOT AREA	178.59m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	71.43m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.14m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+14.12M2 COMMON PROPERTY OPEN SPACE)	**192.87m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.56m2**
PROPOSED OPEN SPACE M2	73.14m2
PROPOSED OPEN SPACE %	**42%**

#12D

PROPOSED LOT AREA	178.62m2
OPEN SPACE REQUIRED @40% (WITHOUT COMMON PROPERTY DEDUCTIONS)	71.44m2
OPEN SPACE REQUIRED AFTER COMMON PROPERTY 20% DEDUCTION	57.15m2
REVISED LOT AREA FOR CALCULATING OPEN SPACE (+15.72M2 COMMON PROPERTY OPEN SPACE)	**192.91m2**
GROUND FLOOR AREA (FOR PLOT RATIO CALC)	**117.56m2**
PROPOSED OPEN SPACE M2	73.17m2
PROPOSED OPEN SPACE %	**42%**



1 PROPOSED STRATA LOT ALLOCATION PLAN
1:100

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REV E	13/06/2022	RE-ISSUED FOR DA	OC
REV D	29/03/2022	RE-ISSUED FOR DA	OC
REV C	01/03/2022	RE-ISSUED FOR DA	OC
REV B	15/12/2021	ISSUED FOR DA	OC
REV A	15/12/2021	ISSUED FOR PRELIMINARY STRATA PLANS	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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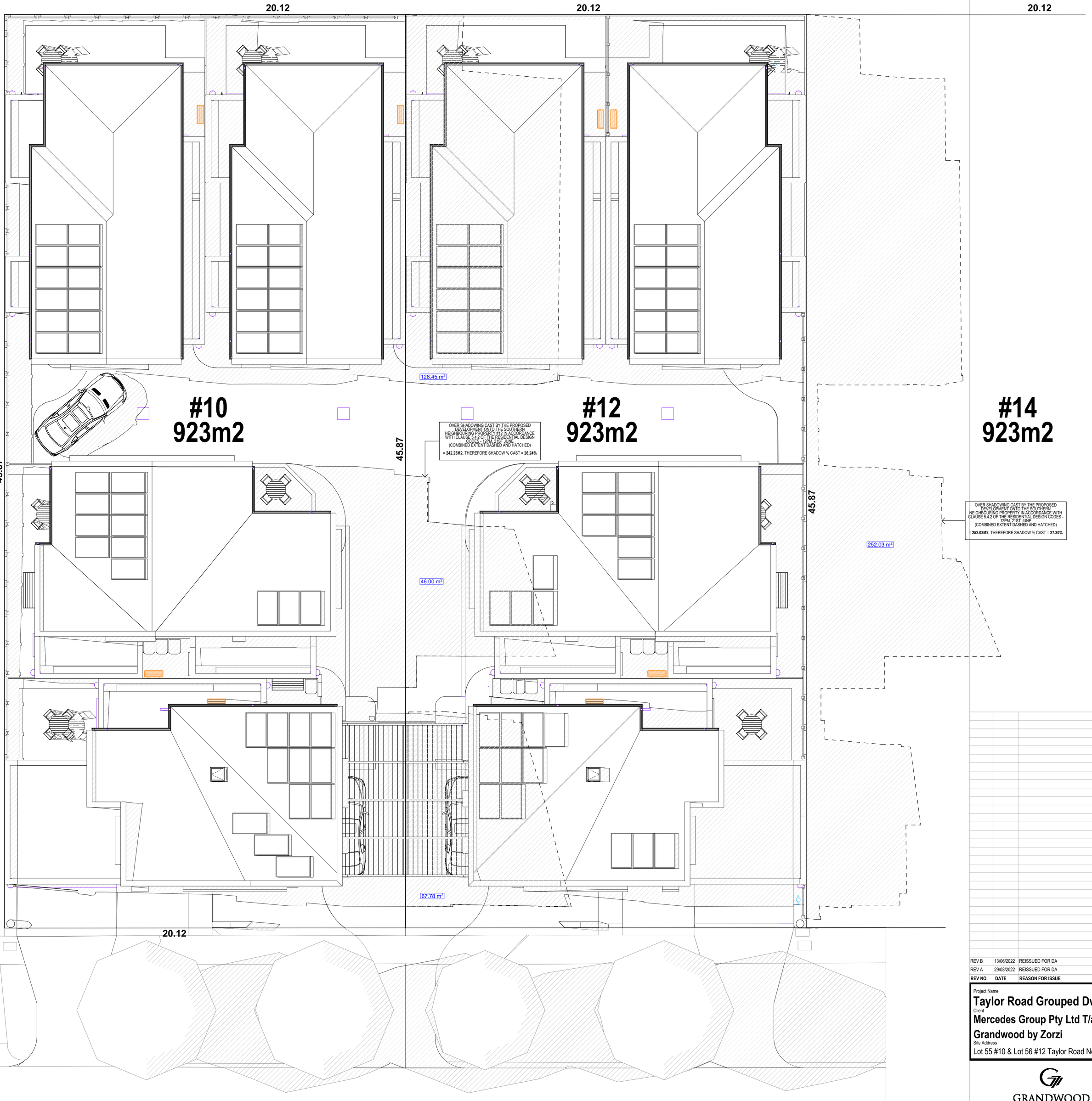
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PROPOSED STRATA LOT ALLOCATION PLAN

Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A000

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City of Nedlands
Amended Plans Received
13 June 2022



1 OVERSHADOW PLAN COMBINED
1:100

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REV B	13/06/2022	REISSUED FOR DA	OC
REV A	29/03/2022	REISSUED FOR DA	OC

Project Name
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Client
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Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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www.facebook.com/Xspacearchitects T: 9349 5705
xspacearchitects

Drawing Title:
No 10&12 OVERSHADOW PLAN

Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A001

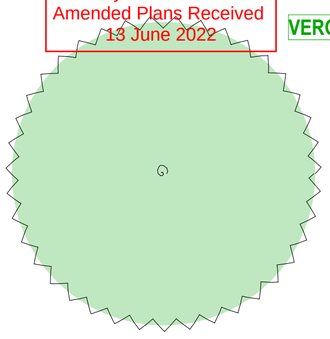
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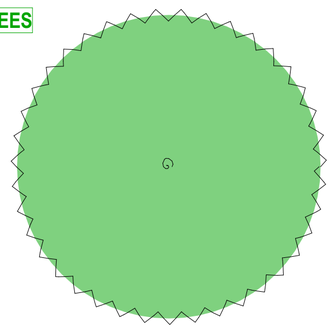
LANDSCAPING LEGEND

City of Nedlands
Amended Plans Received
13 June 2022

VERGE TREES



EXISTING VERGE TREE TO BE RETAINED



PROPOSED NEW VERGE TREE - BY COUNCIL
(100L MIN POT SIZE, IF AVAILABLE, TO LOCAL COUNCIL REQUIREMENTS)

TREES



FEATURE TREE 01 - LARGE 2x2 PLANTING ZONE
(200L MIN POT SIZE AND 2M MIN HEIGHT)





FEATURE TREE 02 - MEDIUM TREE
(45L MIN POT SIZE AND 1.5M MIN HEIGHT)





FEATURE TREE 03 - SMALL TREE
(45L MIN POT SIZE AND 1.5M MIN HEIGHT)



PLANTS



SHRUBS





STRAPPY LEAF PLANTS



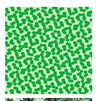
GRASS PLANTS AND GROUND COVER PLANTS



FEATURE PLANTS



CREEPERS AND VINES



FEATURE ARBOR - CREEPER/VINE



***NOTE: ALL TREE AND PLANT SELECTIONS TO BE CONFIRMED BY SPECIALISED LANDSCAPING CONSULTANT AND SUBJECT TO PLANT SPECIES AVAILABILITY**



1 LANDSCAPING GROUND FLOOR
1:100

LANDSCAPING HIGHLIGHTS

VERGE TREE RETAINED	NEW VERGE TREES	TOTAL M2 AREA OF SITE	TOTAL % OF SITE	2x2 MIN PLANTING ZONE TREES
1X	3X	225m2	12.22%	10X

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THE COMMISSIONING CLIENT IS RESPONSIBLE FOR COMMUNICATING SAFETY IN THE DESIGN ADVICE TO THE PRINCIPAL CONTRACTOR/S SELECTED TO UNDERTAKE CONSTRUCTION OF THE DESIGNED ELEMENTS AS WELL AS OCCUPANTS OF THE FACILITIES.
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REFER TO THE SAFE WORK AUSTRALIA WEBSITE: WWW.SAFEWORKAUSTRALIA.GOV.AU

PROPOSED AREAS

LANDSCAPING AREAS #10 & #12

SITE AREA #10 AND #12	1845.8M2
MIN REQ. OF 1 TREE PER DWELLING	8X
MIN 2m x 2m PLANTING AREA PER TREE	32M2
% OF MINIMUM M2	1.73%
ACTUAL MIN TREES	10X
ACTUAL MIN 2m x 2m PLANTING AREA	40M2
PROPOSED NEW VERGE TREES	**3X**
PROPOSED LANDSCAPING #10	
PROPOSED M2 PER SITE	112.52m2
PROPOSED LANDSCAPING #12	
PROPOSED M2 PER SITE	112.99m2
PROPOSED COMBINED M2	**225.51m2**
% OF COMBINED #10 & #12	**12.22%**

PROPOSED AREAS #10

#10A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#10B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#10C & #10D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#10 TOTAL AREA	**914.07m2**

PROPOSED AREAS #12

#12A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#12B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#12C & #12D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#12 TOTAL AREA	**914.07m2**

REV NO.	DATE	REASON FOR ISSUE	BY
REV B	13/06/2022	REISSUED FOR DA	OC
REV A	29/03/2022	REISSUED FOR DA	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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T: 9349 5705
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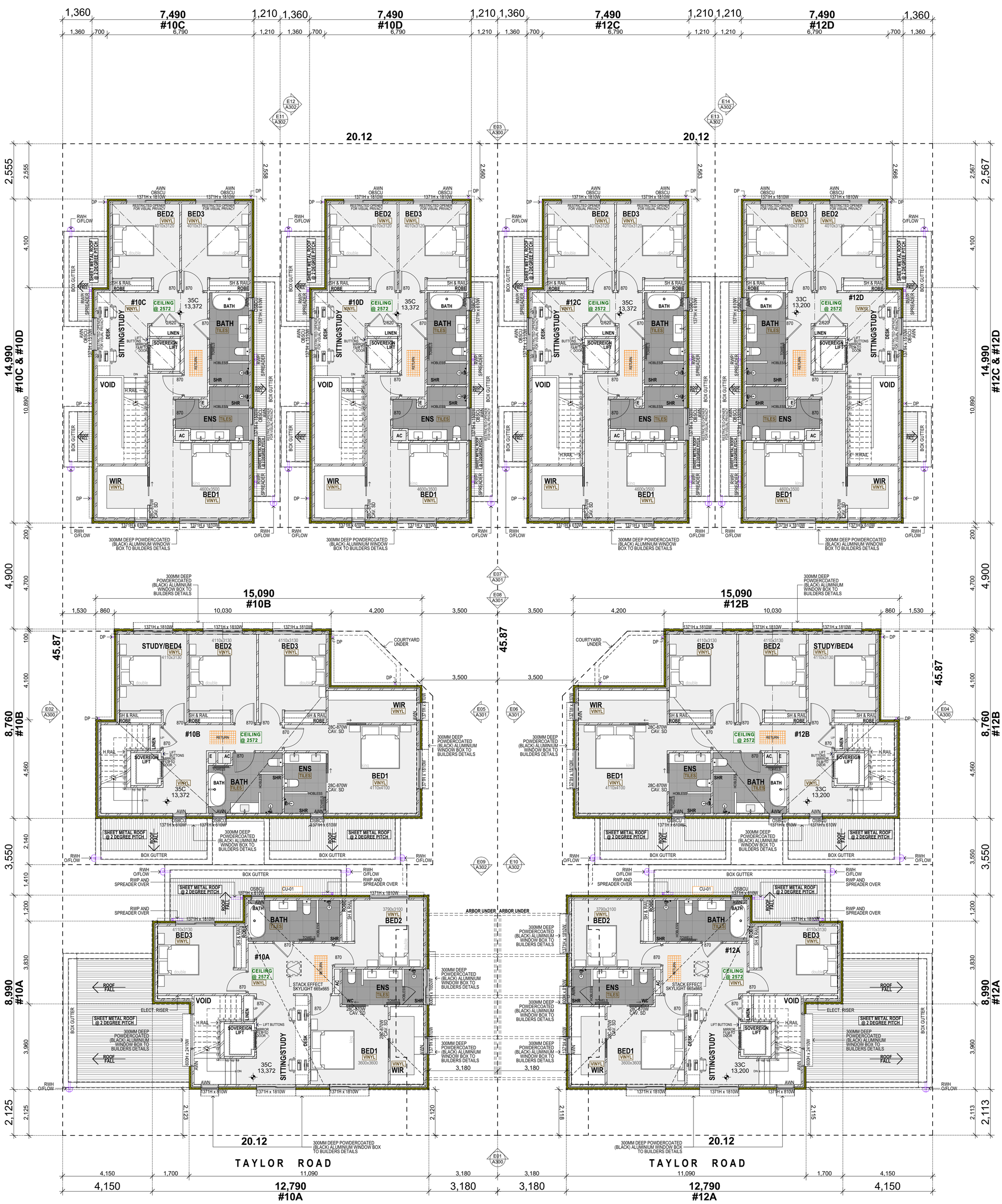
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COMBINED SITE AND GF LANDSCAPING

Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A210

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C:\00 Xspace\01 Projects\21005 Taylor Rd Grouped Dwellings\Drawings\10.12 Taylor Rd_DA 220611.pln

City of Nedlands
Amended Plans Received
13 June 2022



1 UPPER FLOOR PLAN
1:100

FIGURED DIMENSIONS TO BE USED, DO NOT SCALE. IF IN DOUBT ASK. REFER ALL DISCREPANCIES TO X-SPACE ARCHITECTS FOR CLARIFICATION PRIOR TO COSTING, SUPPLY, FABRICATION OR CONSTRUCTION. WORKS CARRIED OUT OR MATERIALS OR GOODS SUPPLIED FROM INFORMATION CONTAINED ON THIS DRAWINGS ARE SUBJECT TO X-SPACE ARCHITECTS STANDARD TRADING TERMS AND CONDITIONS.

SAFETY IN DESIGN
THERE ARE RISKS THAT MAY AFFECT THE HEALTH AND SAFETY AND MAY CARRY A RISK OF INJURY OR HARM TO INDIVIDUALS DURING THE CONSTRUCTION OCCUPANCY AND OPERATION OF THE DESIGNED ELEMENTS/FACILITIES SHOWN ON THIS DRAWING.
THE RECIPIENTS OF THIS DRAWING IS DEEMED TO HAVE ACKNOWLEDGED THESE HAZARDS EXIST INCLUDING BUT NOT LIMITED TO;
_HAZARDOUS SUBSTANCES OR FLAMMABLE MATERIALS INCLUDED IN THE DESIGN
_HEAVY OR AWKWARD PREFABRICATED ELEMENTS LIKELY TO CREATE HANDLING RISKS
_FEATURES THAT CREATE ACCESS PROBLEMS
_TEMPORARY WORK REQUIRED TO CONSTRUCT OR RENOVATE THE BUILDING AS DESIGNED
_FEATURES OF THE DESIGN ESSENTIAL TO SAFE OPERATION
_METHODS OF ACCESS WHERE NORMAL METHODS OF SECURING SCAFFOLD ARE NOT AVAILABLE
_ANY PARTS OF THE DESIGN WHERE RISKS HAVE BEEN MINIMISED BUT NOT ELIMINATED
_NOISE AND VIBRATION HAZARDS FROM PLANT AND EQUIPMENT

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PROPOSED M2 PER SITE	112.52m2
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PROPOSED M2 PER SITE	112.99m2
PROPOSED COMBINED M2	**225.51m2**
% OF COMBINED #10 & #12	**12.22%**

PROPOSED AREAS #10

#10A

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TOTAL	**121.69m2**

UPPER

LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#10B

GROUND

GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**

UPPER

LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#10C & #10D

GROUND

GARAGE & STORE	43.82m2
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STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**

UPPER

LIVING	97.17m2
STAIRS & VOID	9.36m2
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TOTAL	**109.40m2**
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#10 TOTAL AREA	**914.07m2**

PROPOSED AREAS #12

#12A

GROUND

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LIVING	71.14m2
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UPPER

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GROUND

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#12C & #12D

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LINEWORK COLOUR CODE LEGEND

- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- STORMWATER SERVICES
- MECHANICAL SERVICES

REV NO.	DATE	REASON FOR ISSUE	BY
REV J	13/06/2022	REISSUED FOR DA	OC
REV H	29/03/2022	REISSUED FOR DA	OC
REV G	01/03/2022	RE-ISSUED FOR DA	OC
REV F	01/03/2021	ISSUED FOR SILVER LIVABLE ASSESSMENT	OC
REV E	15/12/2021	ISSUED FOR DA	OC
REV D	15/12/2021	CONSOLIDATED SET - PRELIM ENERGY ASSESS	OC
REV C	1/12/2021	CONCEPT DESIGN PRESENTATION	OC
REV B	29/10/2021	SK: FLOOR PLANS PRESENTED TO CLIENT	OC
REV A	20/10/2021	SK: FLOOR PLANS ISSUED. INTERNAL REVIEW	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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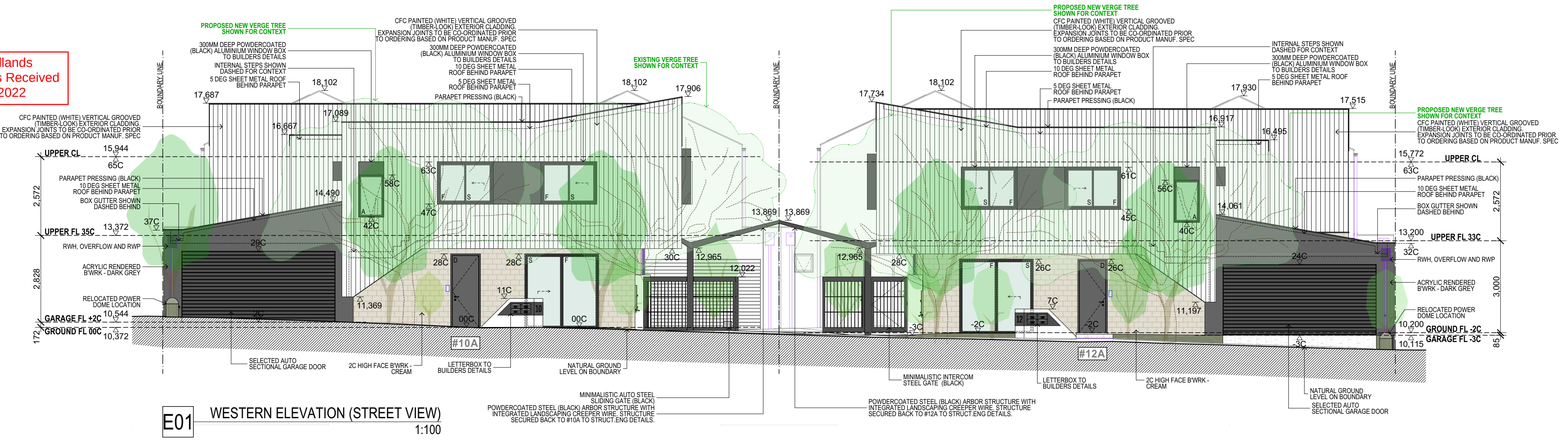
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Project No:	21005	Drawing No.:	A201

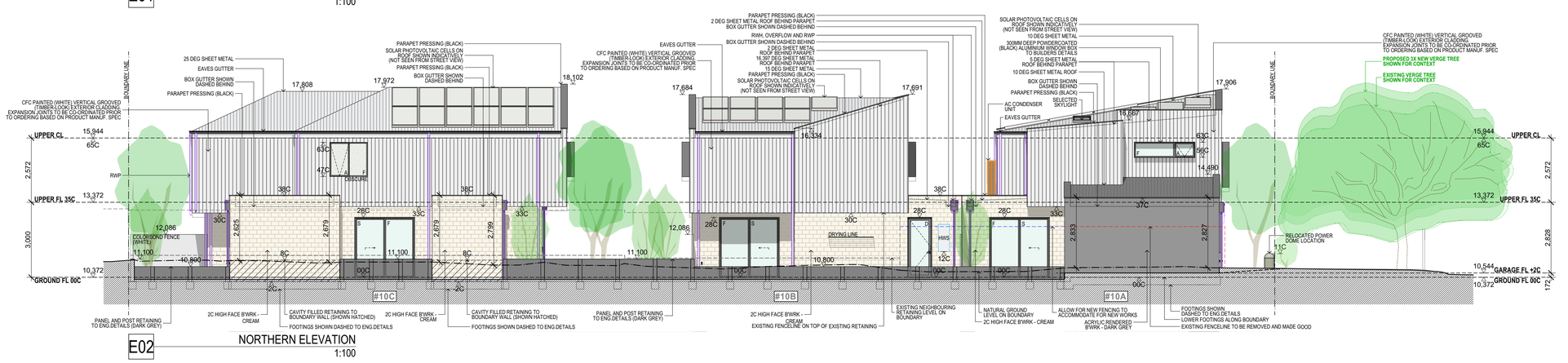
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City of Nedlands
Amended Plans Received
13 June 2022



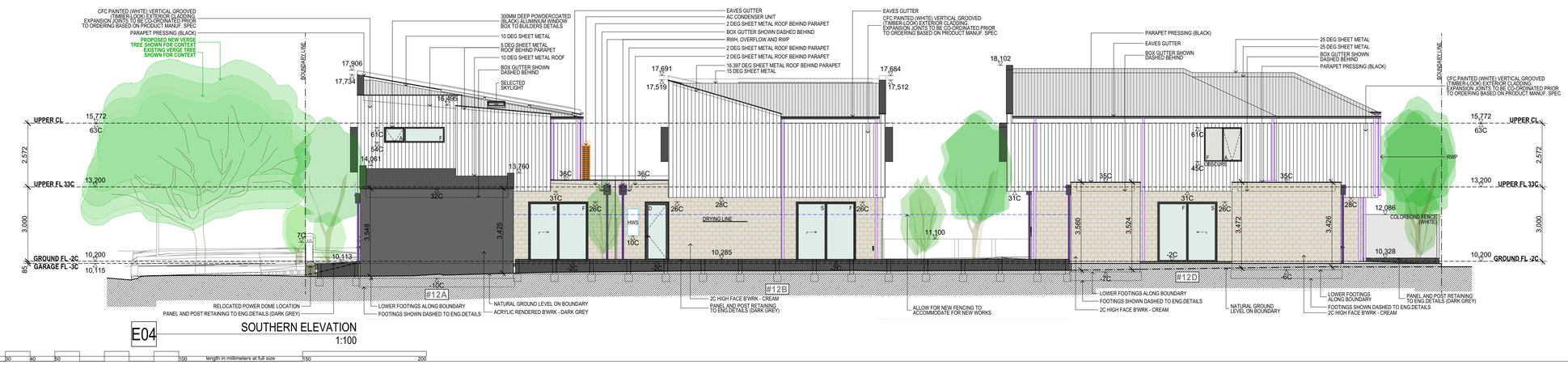
E01 WESTERN ELEVATION (STREET VIEW)
1:100



E02 NORTHERN ELEVATION
1:100



E03 EASTERN ELEVATION
1:100



E04 SOUTHERN ELEVATION
1:100

length in millimeters at full size

LINEWORK COLOUR CODE LEGEND

- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- STORMWATER SERVICES
- MECHANICAL SERVICES

REV NO.	DATE	REASON FOR ISSUE	BY
REV E	13/06/2022	REISSUED FOR DA	OC
REV D	29/03/2022	REISSUED FOR DA	OC
REV C	01/03/2022	RE-ISSUED FOR DA	OC
REV B	15/12/2021	ISSUED FOR DA	OC
REV A	15/12/2021	CONSOLIDATED SET - PRELIM ENERGY ASSESS	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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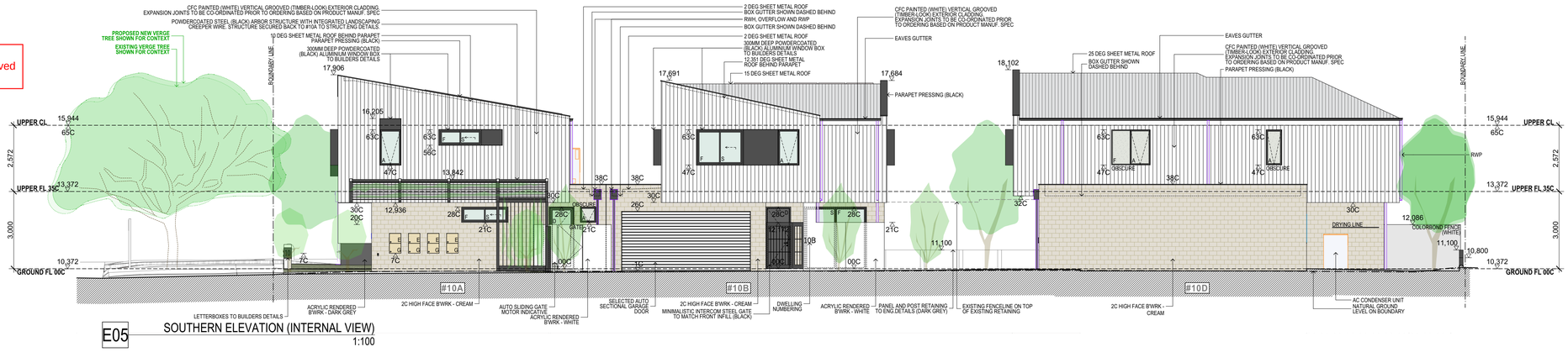
Drawing Title:
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Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
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Project No:	21005	Drawing No.:	A300

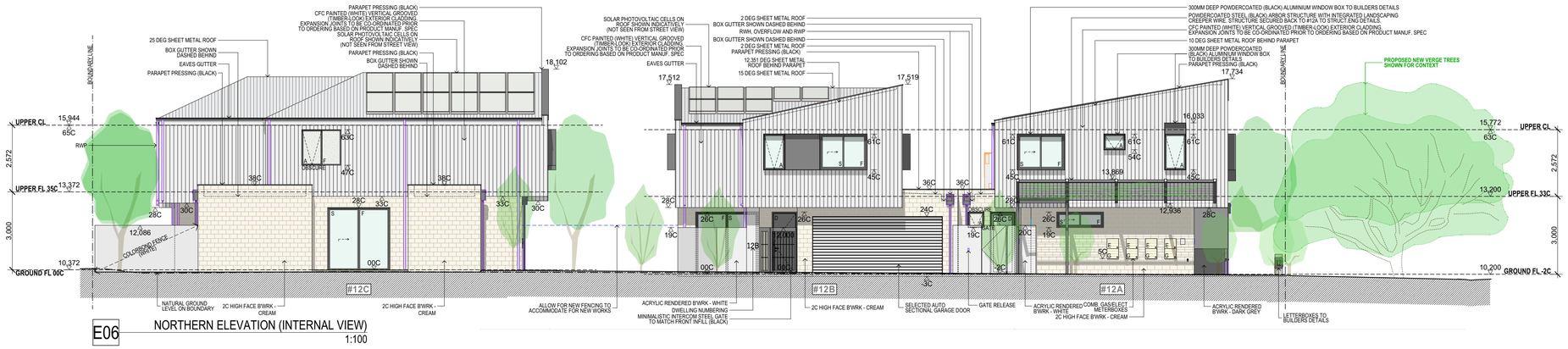
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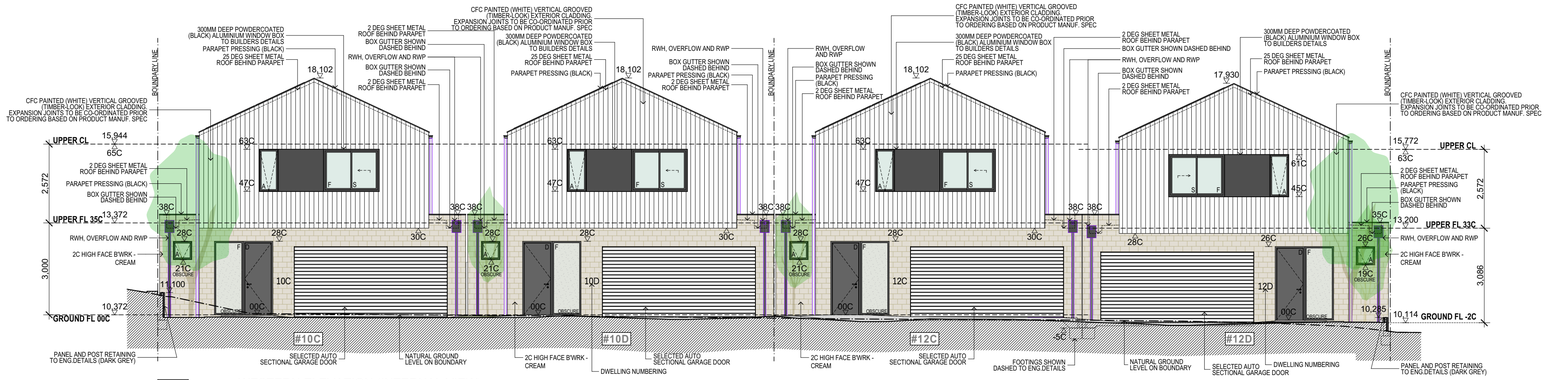
City of Nedlands
Amended Plans Received
13 June 2022



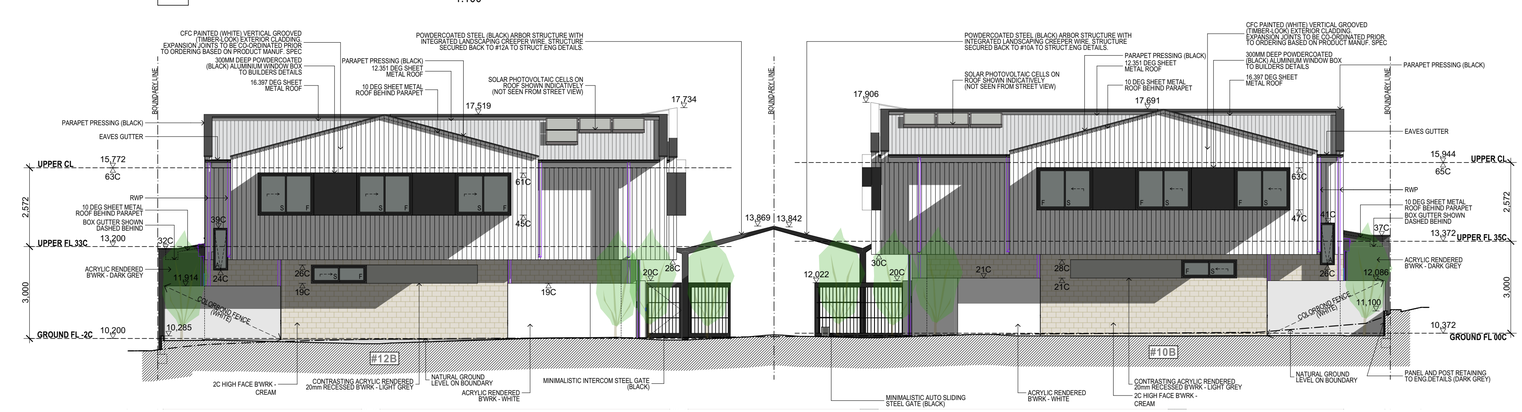
E05 SOUTHERN ELEVATION (INTERNAL VIEW)
1:100



E06 NORTHERN ELEVATION (INTERNAL VIEW)
1:100



E07 WESTERN ELEVATION (INTERNAL VIEW)
1:100



E08 EASTERN ELEVATION (INTERNAL VIEW)
1:100

length in millimeters at full size
10 20 30 40 50 100 150 200

LINEWORK COLOUR CODE LEGEND

- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- STORMWATER SERVICES
- MECHANICAL SERVICES

REV NO.	DATE	REASON FOR ISSUE	BY
REV E	13/06/2022	REISSUED FOR DA	OC
REV D	29/03/2022	REISSUED FOR DA	OC
REV C	01/03/2022	RE-ISSUED FOR DA	OC
REV B	15/12/2021	ISSUED FOR DA	OC
REV A	15/12/2021	CONSOLIDATED SET - PRELIM ENERGY ASSESS	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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xspacearchitects

Drawing Title:
ELEVATIONS

Plot Date:	13/06/2022	Project Leader:	OC
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Status:	DA	Checked By:	OC

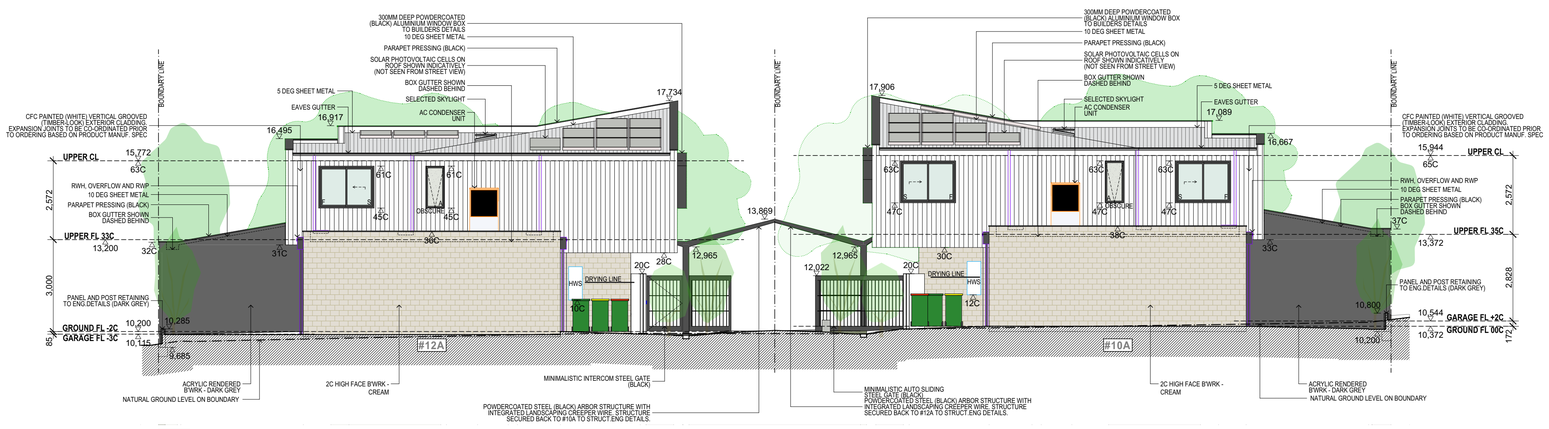
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21005

Drawing No.:
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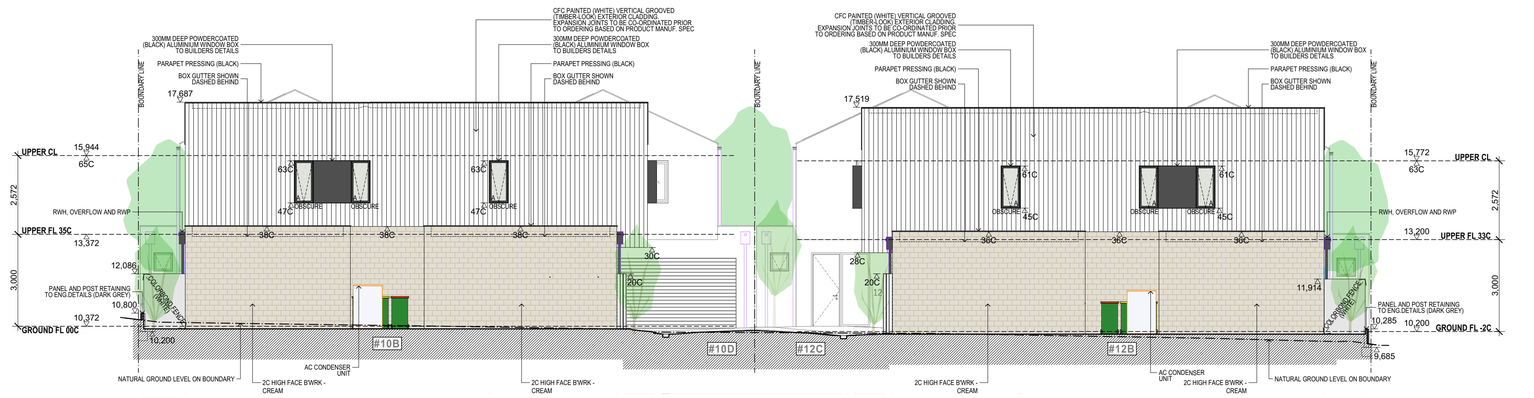
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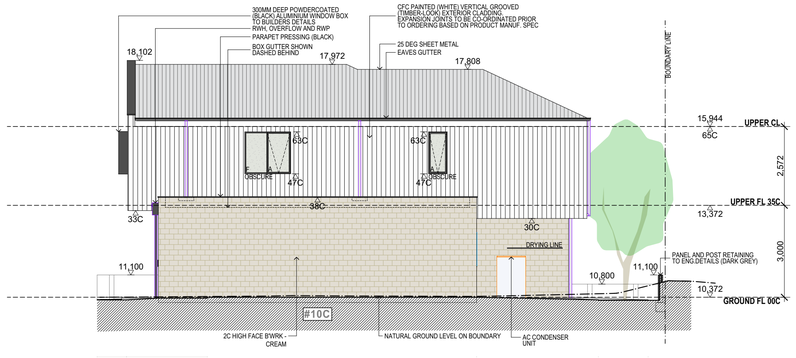
City of Nedlands
Amended Plans Received
13 June 2022



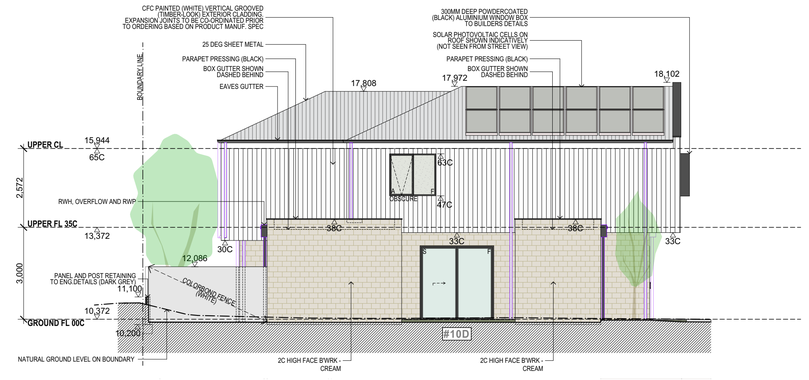
E09 WESTERN ELEVATION (INTERNAL VIEW)
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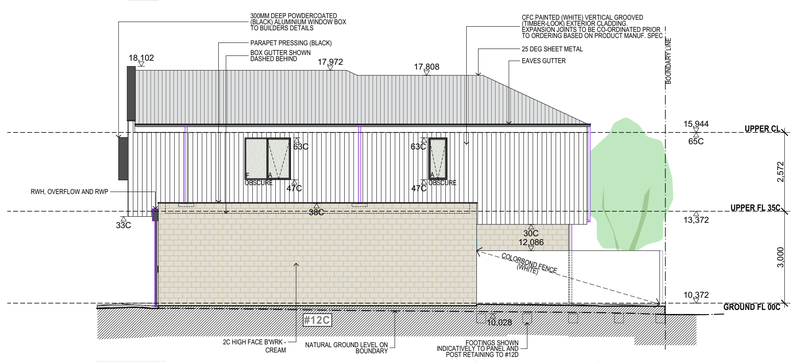
E10 EASTERN ELEVATION (INTERNAL VIEW)
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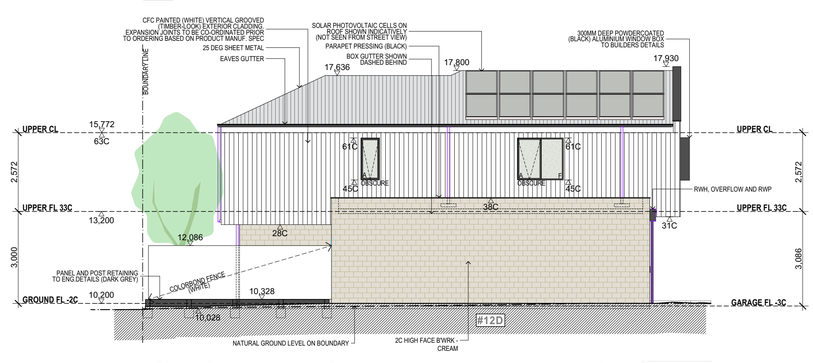
E11 SOUTHERN ELEVATION (INTERNAL VIEW)
1:100



E12 NORTHERN ELEVATION (INTERNAL VIEW)
1:100



E13 SOUTHERN ELEVATION (INTERNAL VIEW)
1:100



E14 NORTHERN ELEVATION (INTERNAL VIEW)
1:100

LINEWORK COLOUR CODE LEGEND

- ELECTRICAL SERVICES
- HYDRAULIC SERVICES
- STORMWATER SERVICES
- MECHANICAL SERVICES

REV NO.	DATE	REASON FOR ISSUE	BY
REV C	13/06/2022	REISSUED FOR DA	OC
REV B	29/03/2022	REISSUED FOR DA	OC
REV A	01/03/2022	RE-ISSUED FOR DA	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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Drawing Title:
ELEVATIONS

Plot Date:	13/06/2022	Project Leader:	OC
Sheet Original Size:	A1	Drawn By:	OC
Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A302

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length in millimeters at full size
10 20 30 40 50 100 150 200



TAYLOR ROAD STREET VIEW - ARTISTIC RENDER WITH PROPROSED VERGE TREES

Architect:
X- space architects
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www.facebook.com/Xspacearchitects T: 9349 5705
xspacearchitects

REV NO.	DATE	REASON FOR ISSUE	BY
REV B	08/07/2022	ISSUED FOR DA	OC
REV A	29/03/2022	ISSUED FOR DA	OC

Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

Sheet Original Size:	A3	Project Leader:	OC
Status:	DA	Plot Date:	8/07/2022
Project No:	21005	Drawing No.:	3D01

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TAYLOR ROAD STREET VIEW - ARTISTIC RENDER WITHOUT PROPROSED VERGE TREES

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: Mercedes Group Pty Ltd T/as Grandwood by Zorzi

Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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REV A	29/03/2022	ISSUED FOR DA	OC

Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

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Project Name
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Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**
Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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REV A	29/03/2022	ISSUED FOR DA	OC

Drawing Title:
VISUALISATION

Project Name
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Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**
Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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REV A	29/03/2022	ISSUED FOR DA	OC

Drawing Title:
VISUALISATION

Project Name
Taylor Road Grouped Dwellings
Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**
Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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Drawing Title: **VISUALISATION**

Project Name: **Taylor Road Grouped Dwellings**

Client: **Mercedes Group Pty Ltd T/as Grandwood by Zorzi**

Site Address: Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

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Status:	DA	Plot Date:	8/07/2022
Project No:	21005	Drawing No.:	3D08

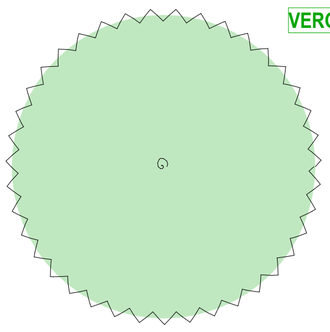
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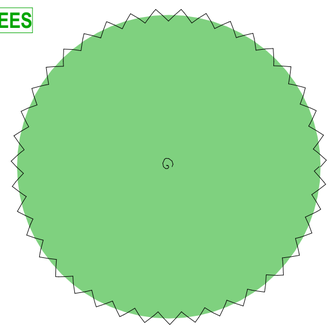
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LANDSCAPING LEGEND

VERGE TREES



EXISTING VERGE TREE TO BE RETAINED



PROPOSED NEW VERGE TREE - BY COUNCIL
(100L MIN POT SIZE, IF AVAILABLE, TO LOCAL COUNCIL REQUIREMENTS)

TREES



FEATURE TREE 01 - LARGE 2x2 PLANTING ZONE
(200L MIN POT SIZE AND 2M MIN HEIGHT)





FEATURE TREE 02 - MEDIUM TREE
(45L MIN POT SIZE AND 1.5M MIN HEIGHT)





FEATURE TREE 03 - SMALL TREE
(45L MIN POT SIZE AND 1.5M MIN HEIGHT)



PLANTS



SHRUBS





STRAPPY LEAF PLANTS





GRASS PLANTS AND GROUND COVER PLANTS

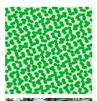




FEATURE PLANTS



CREEPERS AND VINES





FEATURE ARBOR - CREEPER/VINE

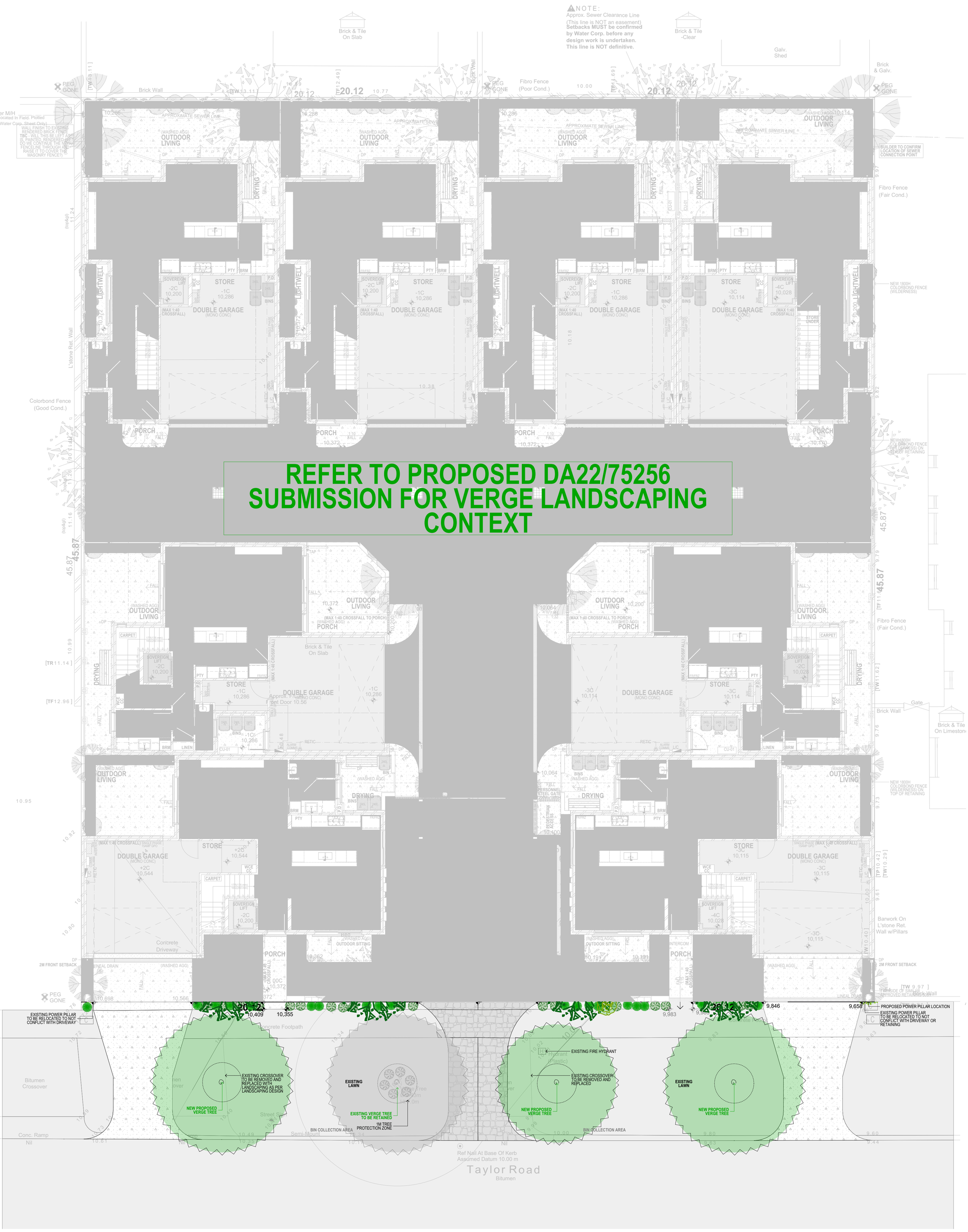
***NOTE: ALL TREE AND PLANT SELECTIONS TO BE CONFIRMED BY SPECIALISED LANDSCAPING CONSULTANT AND SUBJECT TO PLANT SPECIES AVAILABILITY**

FIGURED DIMENSIONS TO BE USED, DO NOT SCALE. IF IN DOUBT ASK. REFER ALL DISCREPANCIES TO X-SPACE ARCHITECTS FOR CLARIFICATION PRIOR TO COSTING, SUPPLY, FABRICATION OR CONSTRUCTION. WORKS CARRIED OUT OR MATERIALS OR GOODS SUPPLIED FROM INFORMATION CONTAINED ON THIS DRAWINGS ARE SUBJECT TO X-SPACE ARCHITECTS STANDARD TRADING TERMS AND CONDITIONS.

SAFETY IN DESIGN
THERE ARE RISKS THAT MAY AFFECT THE HEALTH AND SAFETY AND MAY CARRY A RISK OF INJURY OR HARM TO INDIVIDUALS DURING THE CONSTRUCTION OCCUPANCY AND OPERATION OF THE DESIGNED ELEMENTS/FACILITIES SHOWN ON THIS DRAWING.
THE RECIPIENTS OF THIS DRAWING IS DEEMED TO HAVE ACKNOWLEDGED THESE HAZARDS EXIST INCLUDING BUT NOT LIMITED TO:
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_HEAVY OR AWKWARD PREFABRICATED ELEMENTS LIKELY TO CREATE HANDLING RISKS
_FEATURES THAT CREATE ACCESS PROBLEMS
_TEMPORARY WORK REQUIRED TO CONSTRUCT OR RENOVATE THE BUILDING AS DESIGNED
_FEATURES OF THE DESIGN ESSENTIAL TO SAFE OPERATION
_METHODS OF ACCESS WHERE NORMAL METHODS OF SECURING SCAFFOLD ARE NOT AVAILABLE
_ANY PARTS OF THE DESIGN WHERE RISKS HAVE BEEN MINIMISED BUT NOT ELIMINATED
_NOISE AND VIBRATION HAZARDS FROM PLANT AND EQUIPMENT

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THE COMMISSIONING CLIENT IS RESPONSIBLE FOR COMMUNICATING SAFETY IN THE DESIGN ADVICE TO THE PRINCIPAL CONTRACTOR/S SELECTED TO UNDERTAKE CONSTRUCTION OF THE DESIGNED ELEMENTS AS WELL AS OCCUPANTS OF THE FACILITIES.
THE RECIPIENT OF THIS DRAWING IS REQUIRED TO HAVE READ AND UNDERSTOOD AT THE DIRECTION OF THE CLIENT/CLIENT'S REPRESENTATIVE AND/OR PRINCIPAL CONTRACTOR, IN RESPECT OF THE NATIONAL HEALTH & SAFETY COMMISSION - NATIONAL STANDARD FOR CONSTRUCTION WORK - NOHSC: PRIOR TO ENTERING THE SITE, UNDERTAKING CONSTRUCTION WORK OR OPERATING/OCCUPYING THE FACILITIES.
REFER TO THE SAFE WORK AUSTRALIA WEBSITE: WWW.SAFEWORKAUSTRALIA.GOV.AU



REFER TO PROPOSED DA22/75256 SUBMISSION FOR VERGE LANDSCAPING CONTEXT

1 PRPOSED VERGE LANDSCAPING
1:100

LANDSCAPING HIGHLIGHTS

VERGE TREE RETAINED
1X

NEW VERGE TREES
3X

PROPOSED AREAS

LANDSCAPING AREAS #10 & #12

SITE AREA #10 AND #12	1845.8M2
MIN REQ. OF 1 TREE PER DWELLING	8X
MIN 2m x 2m PLANTING AREA PER TREE	32M2
% OF MINIMUM M2	1.73%
ACTUAL MIN TREES	10X
ACTUAL MIN 2m x 2m PLANTING AREA	40M2
PROPOSED NEW VERGE TREES	**3X**
PROPOSED LANDSCAPING #10	
PROPOSED M2 PER SITE	112.52m2
PROPOSED LANDSCAPING #12	
PROPOSED M2 PER SITE	112.99m2
PROPOSED COMBINED M2	**225.51m2**
% OF COMBINED #10 & #12	**12.22%**

PROPOSED AREAS #10

#10A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#10B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#10C & #10D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#10 TOTAL AREA	**914.07m2**

PROPOSED AREAS #12

#12A

GROUND	
GARAGE & STORE	42.66m2
LIVING	71.14m2
STAIRS, LIFT & STORE UNDER	7.89m2
TOTAL	**121.69m2**
UPPER	
LIVING	93.30m2
STAIRS, VOID & LIFT	9.91m2
TOTAL	**103.21m2**
GRAND TOTAL AREA	**224.90m2**

#12B

GROUND	
GARAGE & STORE	44.52m2
LIVING	61.50m2
STAIRS, LIFT & STORE UNDER	11.62m2
TOTAL	**117.64m2**
UPPER	
LIVING	107.72m2
STAIRS, VOID & LIFT	9.89m2
TOTAL	**117.61m2**
GRAND TOTAL AREA	**235.25m2**

#12C & #12D

GROUND	
GARAGE & STORE	43.82m2
LIVING	65.83m2
STAIRS & STORE UNDER	5.04m2
LIFT	2.87m2
TOTAL	**117.56m2**
UPPER	
LIVING	97.17m2
STAIRS & VOID	9.36m2
LIFT	2.87m2
TOTAL	**109.40m2**
GRAND TOTAL AREA	**226.96m2**
#12 TOTAL AREA	**914.07m2**

REV NO.	DATE	REASON FOR ISSUE	BY
REV A	13/06/2022	REISSUED FOR DA	OC

Project Name
Taylor Road Grouped Dwellings
Client
Mercedes Group Pty Ltd T/as Grandwood by Zorzi
Site Address
Lot 55 #10 & Lot 56 #12 Taylor Road Nedlands WA

GRANDWOOD BY ZORZI

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Drawing Title:
PROPOSED VERGE LANDSCAPING

Plot Date:	13/06/2022	Project Leader:	OC
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Status:	DA	Checked By:	OC
Project No:	21005	Drawing No.:	A211

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16.3 PD47.08.22 Consideration of Development Application – Single House Additions (Carport) at 14 Waroonga Road, Nedlands

Meeting & Date	Council Meeting - 23 August 2022
Applicant	A Ciprian
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Development Plans 2. Aerial Image & Zoning Map 3. CONFIDENTIAL ATTACHMENT – Submission

Purpose

The purpose of this report is for Council to consider a development application for a carport at 14 Waroonga Road, Nedlands.

Recommendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015,* Council approves the development application in accordance with the plans date stamped 1 December 2021 for a carport at 14 Waroonga Road, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 1 December 2021. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

2. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

3. **All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.**

Voting Requirement

Simple Majority.

This report is of a quasi-judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R12.5
Land area	923m^2
Land Use	Residential – Single House
Use Class	'P' Permitted Use

The site is located at 14 Waroonga Road, Nedlands. The site is relatively flat and features a single storey, single house. The carport is proposed to be erected over an existing uncovered paved car bay.

Discussion

Assessment of Statutory Provisions

If a proposal does not satisfy the deemed to-comply provisions of the State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes), Council is required to exercise a judgement of merit to determine the proposal against the design principles of the R-Codes. The R-Codes require the assessment to consider the relevant design principle only and to not apply the corresponding deemed-to-comply provisions. It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the R-Codes and contributes to the retention of a mature on-site tree.

Local Planning Scheme No.3

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

State Planning Policy 7.3 - Residential Design Codes – Volume 1
The R-Codes applies to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway.

The proposed development is seeking a design principle assessment pathway relating to setback of carports. As required by the R-Codes, Council when assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions. All other areas meet the deemed-to-comply provisions.

Clause 5.2.1 Setback of garages and carports
The design principles for carport setbacks include that they maintain clear sightlines along the street, not obstruct views of the dwelling and contribute positively to the streetscape. The carport is supported for the following reasons:

- The carport is setback 2.0m from the front lot boundary in order to retain a large pine tree on site. This mature tree (Figure 1) can be seen from the street and contributes positively to the character of the area. The carport maintains a distance of 2.2m from the base of the tree which is consistent with the general recommendation that structures are setback 2.0m from trees to protect their health.



***Figure 1** : Existing crossover and tree*

- The carport is consistent with the established streetscape (Figure 2). There are several lots in the vicinity with roofed structures set closer to the street than the 3.5m provision. These setbacks range from nil to 3.0m. Most notably, the lot directly across the road at 13 Waroonga Road features a carport set back 2.0m from the street.



Figure 2: Aerial image indicating existing roofed structures within the street setback along the street

- The carport is set back sufficiently to maintain sightlines along the street. The proposed setback and the 6.5m verge between the property and the road ensures vehicles and pedestrians have a clear view.

- The carport will not obscure the view of the dwelling from the street. The carport comprises only 30% of the lot frontage, has no wall or door, and will be placed along the northern boundary, allowing an unobstructed view of the house from Waroonga Road.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to 17 adjoining owners and occupiers. The application was advertised for a period of 14 days from 9 February 2022 to 23 February 2022. At the close of the advertising period, one objection was received.

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

1. The carport's setback from the street should achieve the deemed-to-comply provision.

   Development can either achieve the deemed-to-comply provisions or satisfy the design principles of the R-Codes Volume 1. The design principles for the carport are discussed above.

2. The carport's street setback will negatively impact the street and adjoining properties.

   The development proposal is seeking a judgement of merit for street setback. Please see above for the assessment. It should be noted that there are other roofed structures less than 3.5m from the front boundary in Waroonga Road.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

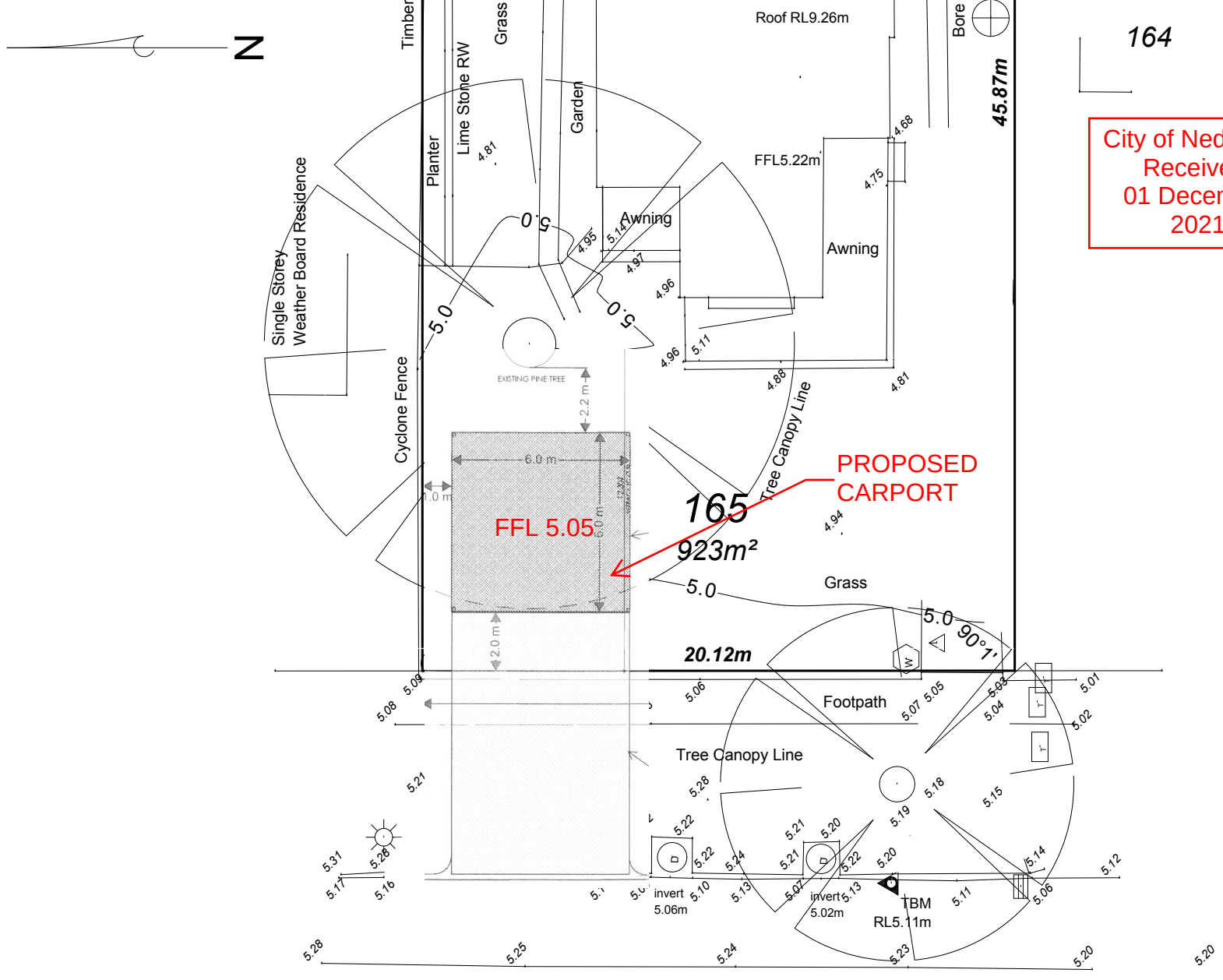
The application for a carport at 14 Waroonga Road, Nedlands has been presented for Council consideration due to an objection being received. The proposal has been assessed and satisfies the design principles of the R-Codes and is consistent with the immediate locality and streetscape character.

The objection received contends that the carport will have a negative impact on the street. An assessment against the design principles has identified that the proposal can be supported given it does not detract from the street, facilitates the retention of an on-site tree and is consistent with an established streetscape that features roofed structures with minimal setbacks from the front boundary.

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

Further Information

Nil.



City of Nedlands
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01 December
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WAROONGA ROAD

Approximate Sewer Main Location

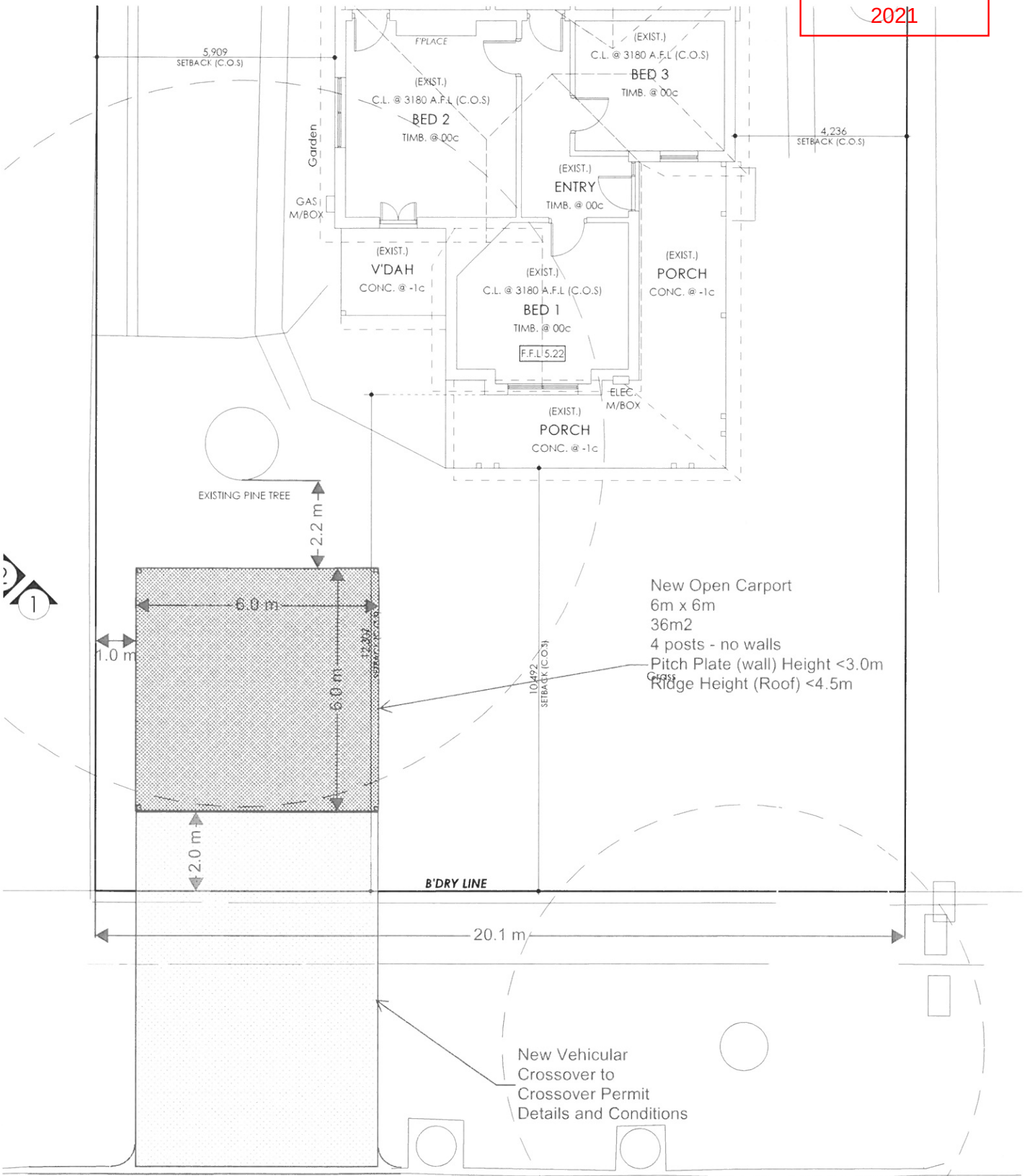
NORTH

SITE PLAN

SCALE 1:200

LOT 165 (#14) WAROONGA ROAD, NEDLANDS

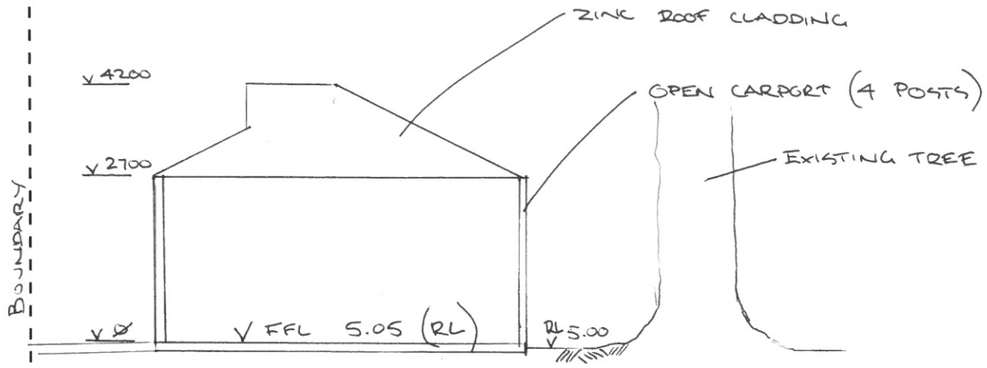
City of Nedlands
Received
01 December
2021



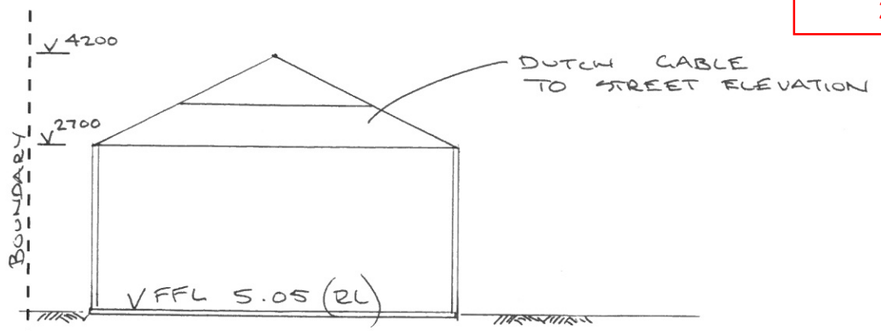
EXISTING FLOOR PLAN
SCALE 1:100

14 WAROONGA ROAD, NEDLANDS
DEVELOPMENT APPLICATION for
CARPORT
15 September 2021

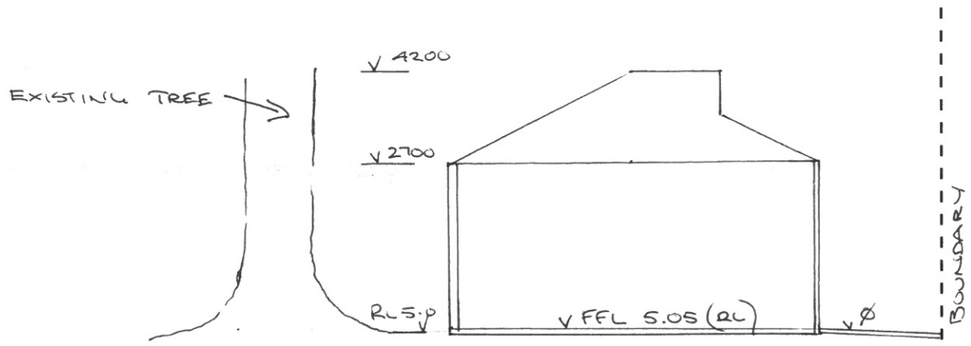
PD47.08.22 Attachment 1
City of Nedlands
Received
01 December
2021



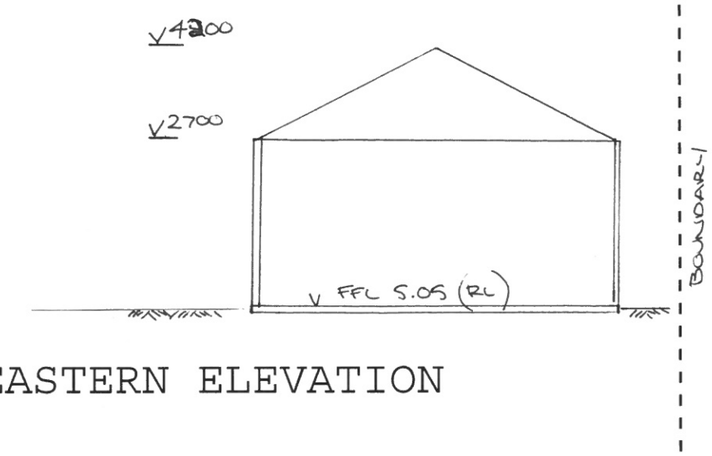
SOUTH ELEVATION



WESTERN ELEVATION



NORTHERN ELEVATION

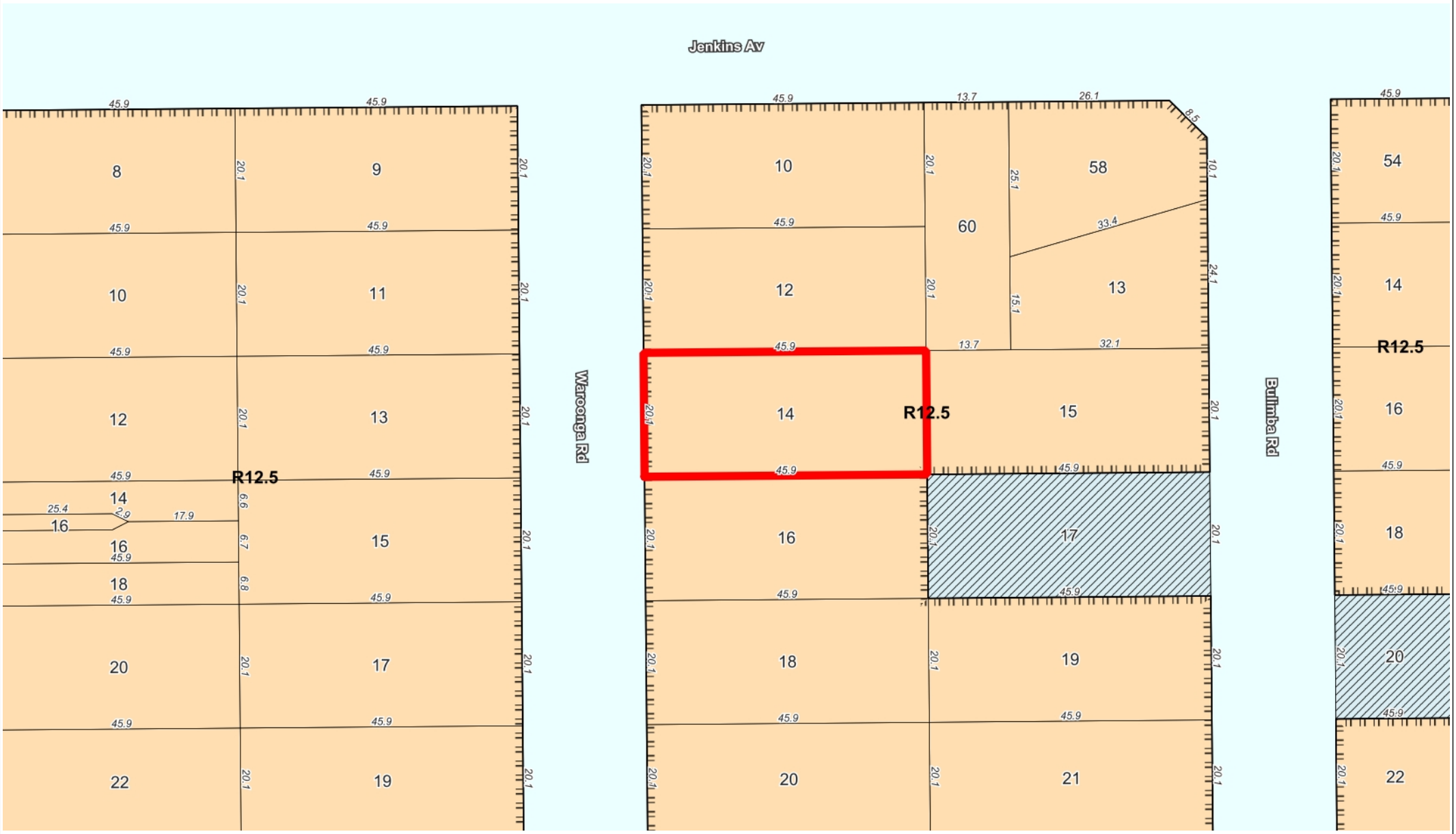


EASTERN ELEVATION

PROPOSED CARPORT ELEVATIONS

14 WAROONGA ROAD, NEDLANDS
DEVELOPMENT APPLICATION for
CARPORT

LOT 165 (#14) WAROONGA ROAD, NEDLANDS

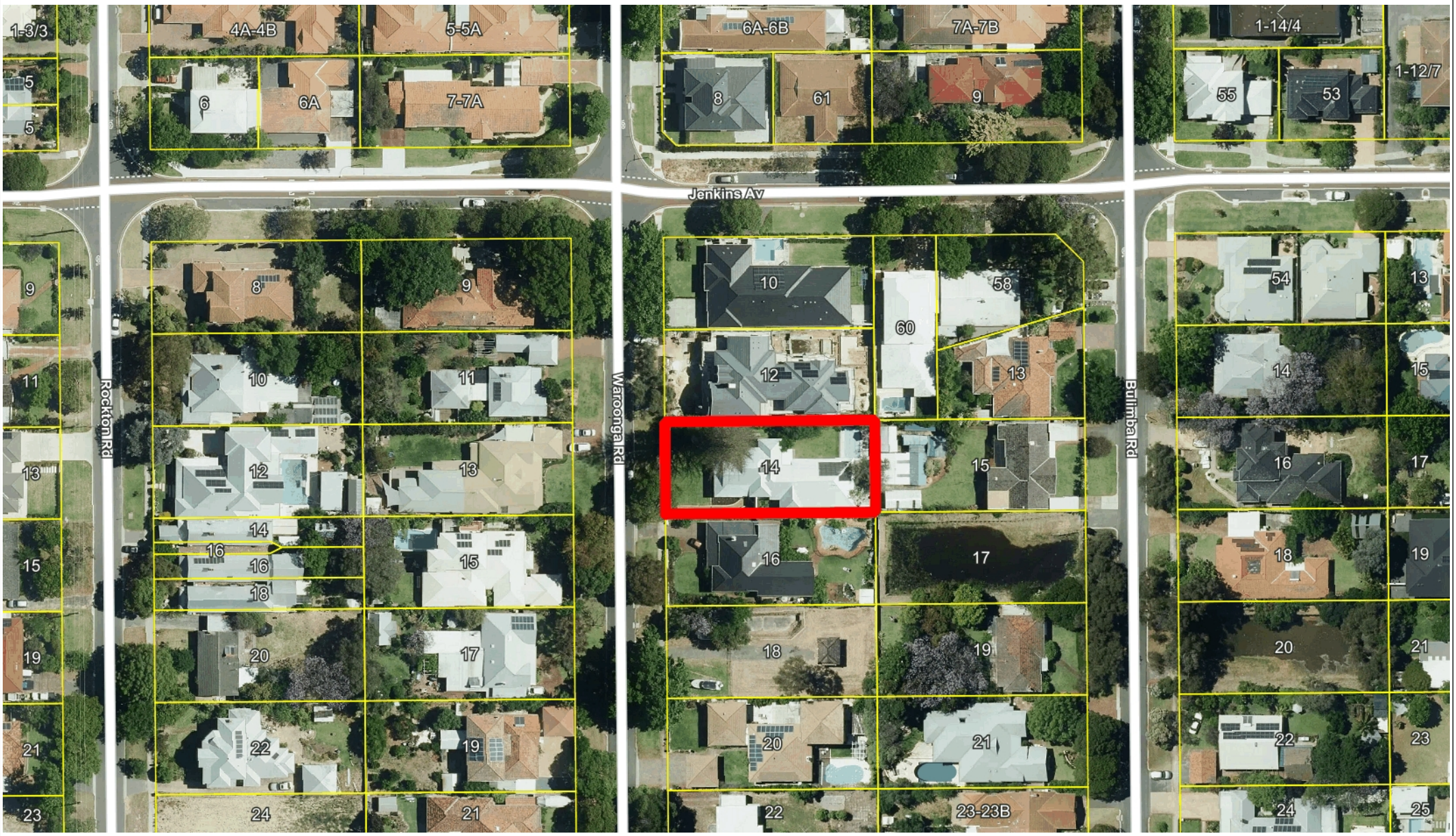


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9/03/2022

1:839



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1:1129

16.4 PD48.08.22 Consideration of Development Application – Removal of Approval Condition and Change to Approved Plans at 22 Vincent Street, Nedlands

Meeting & Date	Council Meeting – 23 August 2022
Applicant	R Dawson
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans

Purpose

The purpose of this report is for Council to consider an amendment to a previous development approval at 22 Vincent Street, Nedlands for 5 grouped dwellings. The applicant seeks amendments only to the house on the corner (shown on plans as House 01 - Lot 206) Vincent Street, for the following:

- Street fencing along the Jenkins Avenue and Vincent Street elevation.
- Removal of the requirement to have opaque glazing or frosted glass on the balcony balustrades, which was imposed as part of condition 14 of the original approval.

Recommendation

In accordance with Clause 77(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the amendment to 5 grouped dwellings at Lot 206 (No. 22) Vincent Avenue, as shown in red on plans dated 9 June 2022, subject to the same conditions as the original approval except where modified below:

A. Condition 14 be amended as follows:

14. All balcony balustrades, except for those on House 01 (Lot 206), shall be either opaque material or frosted glass.

All other conditions will remain as per the original determination.

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	234m^2
Land Use	Residential – Single House
Use Class	'P' – Permitted Use

The site is located at Lot 206 (No. 22) Vincent Street, Nedlands, which is a corner lot. The site has a primary frontage to Jenkins Avenue and a secondary frontage to Vincent Street.

The site has a fall of 1.5m from the north-eastern corner to the south-western corner of the lot.

History
The original application (Ref DA20-55087) included five grouped dwellings on one development application. At the 25 May 2021 Ordinary Council Meeting, Council resolved to approve the development subject to a number of conditions. Condition 14 states:

14. All balcony balustrades shall be either opaque material or frosted glass.

The balcony balustrades of all five houses front Jenkins Avenue to the south. House 01 (Lot 206), the subject site, also has a small portion of balcony balustrade facing Vincent Street to the west.

Since the original approval, the lot has been subdivided into five lots (one per dwelling). All dwellings are currently under construction.

Application Details
The application seeks an amendment to the design of the primary and secondary street fencing along Jenkins Avenue and Vincent Street. The fencing meets the deemed-to-comply provisions of the R-Codes and the City's Residential Development Policy and is not the subject of this report as it does not require development approval.

The application also seeks the modification of Condition 14, which relates to the balcony balustrading having either an opaque glazing or frosted glass. The application seeks to modify the condition as it relates to House 01 (Lot 206) only as no other lots are party to this application.

Houses 02-05 (Lots 207-210) are the subject of a separate application (Reference DA22-79513).

Discussion

Assessment of Statutory Provisions
It is recommended that the application be approved by Council as it is considered to satisfy the deemed-to-comply provisions of the State Planning Policy 7.3: Residential Design Codes (R-Codes), relating to street fencing and visual privacy. There is no discretion being sought by this application to the deemed to-comply provisions of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to the streetscape and visual privacy.

State Planning Policy 7.3 - Residential Design Codes – Volume 1
The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway. This application meets all the relevant deemed to-comply provisions relating to street fencing and visual privacy. Therefore, a design principle assessment is not required.

Condition 14
The application proposes the modification of condition 14 to make it not relate to House 01 (Lot 206). The condition states: "All balcony balustrades shall be either opaque material or frosted glass."

The removal of Condition 14 from House 01 (Lot 206) is supported for the following reasons:

- The balustrades directly front Jenkins Avenue and Vincent Street and overlook the public realm.

- The cone of vision will be confined to the street and there is no overlooking into any other residential property behind the street setback area. The nearest residential lot across the street is more than 23 metres from the balcony of Lot 206.
- Passive surveillance from the balcony onto Jenkins Avenue is a positive outcome, as it is generally a good planning principle to promote safety through providing opportunities for 'eyes on the street'.
- The intent of Condition 14 was to protect privacy of the lot across the street to the south. This intent would be unaffected by this amendment given the large separation distance between the balcony and the next closest residential lot across the street.
- There is already an existing condition on the approval (Condition 7) which addresses visual privacy screening and requires screening and obscure glass when required by the R-Codes directly facing residential properties.

Consultation

The application is not seeking assessment under the design principles of the R-Codes. All relevant deemed to-comply provisions of the R-Codes have been met by this application. In accordance with the City's Consultation Policy, no advertising was conducted as there is no discretion being sought by the proposed amendments.

Strategic Implications

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

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

Budget/Financial Implications

Should Council refuse to amend Condition 14 and the applicant seeks review from the State Administrative Tribunal, the City may be responsible for legal fees to defend its decision. Based on recent State Administrative Tribunal cases, costs of $30,000 to $50,000 can be anticipated depending on the complexity of the matter.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 77(4) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.77(4)(a)), approve with development with conditions (cl.77(4)(b)), or refuse the development (cl.77(4)(c)).

Decision Implications

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

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. In this case, the application is not seeking any discretion to the deemed-to-comply provisions of the R-Codes.

Conclusion

The application for amendments to the street fencing and the modification of Condition 14 at 22 Vincent Street, Nedlands, has been presented for Council consideration due to the proposal being an amendment to a previous application which was determined by Council.

The proposal satisfies all the relevant deemed-to-comply provisions of the R-Codes relating to street fencing and visual privacy. There is no discretion being sought by the proposal. Moreover, street surveillance is seen as a positive outcome by the R-Codes and visual privacy meets the deemed-to-comply provisions of the R-Codes.

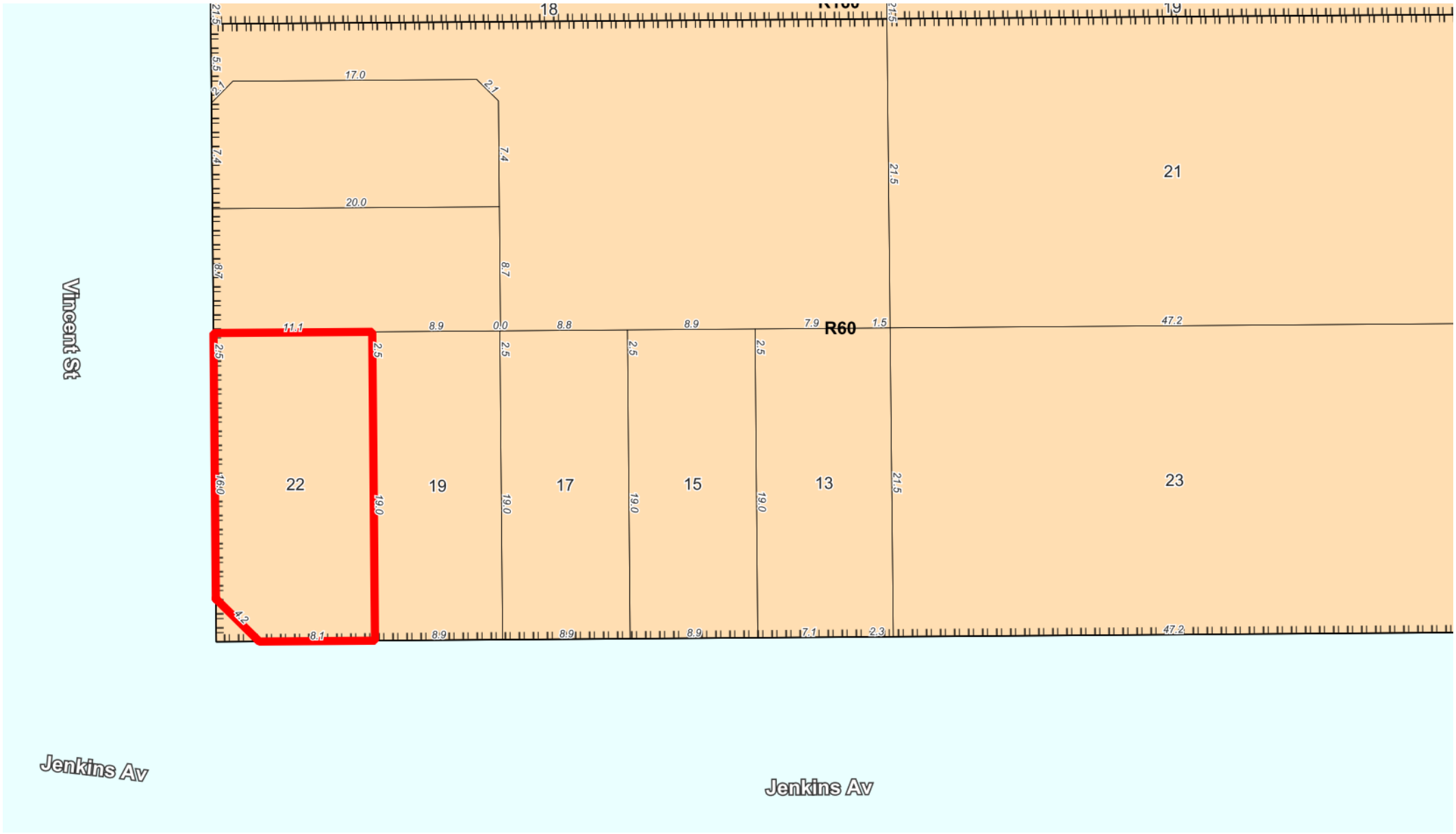
Accordingly, it is recommended that the amendment be approved by Council, subject to Administration's recommendation.

Further Information

Nil.



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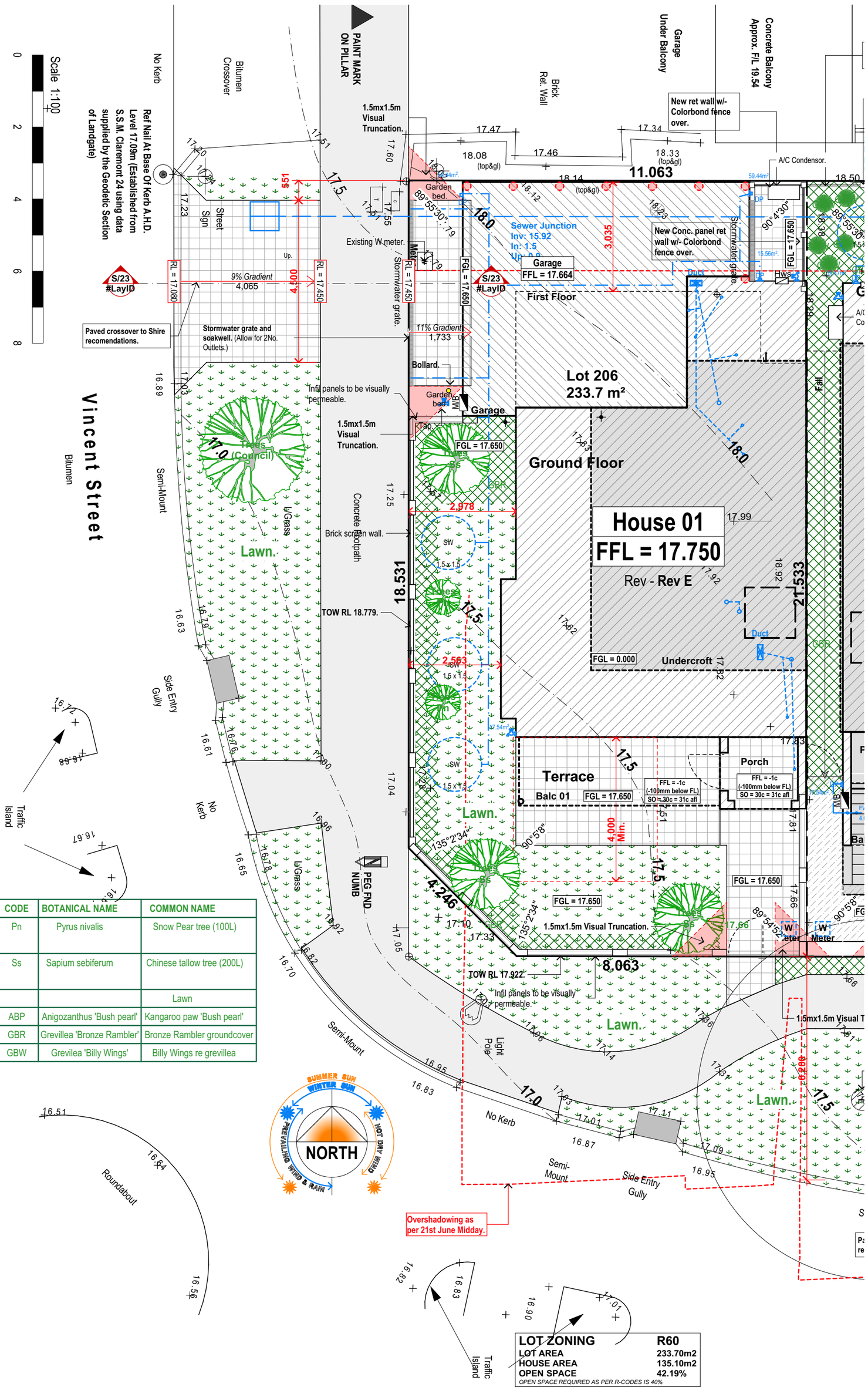


City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Zoning Plan – 22 Vincent Street, Nedlands	12/07/2022 1:361	N

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

Status:
Contract Documents.

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Garage	43.9	28,910.0
	Ground Floor	87.3	42,540.0
	Porch	4.8	8,770.0
	Terrace	10.6	14,960.0
		146.6 m²	**95,180.0 mm**
1 First Floor			
	Balc 01	10.6	14,960.0
	First Floor	103.7	45,690.0
		114.3 m²	**60,650.0 mm**
-1 Undercroft			
	Undercroft	47.9	29,140.0
		47.9 m²	**29,140.0 mm**
		308.8 m²	**184,970.0 mm**



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
Pn	Pn	Pyrus nivalis	Snow Pear tree (100L)
Ss	Ss	Sapium sebiferum	Chinese tallow tree (200L)
L/Grass			Lawn
ABP	ABP	Anigozanthus 'Bush pearl'	Kangaroo paw 'Bush pearl'
GBR	GBR	Grevillea 'Bronze Rambler'	Bronze Rambler groundcover
GBW	GBW	Grevilea 'Billy Wings'	Billy Wings re grevillea

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every 27m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. **Plumber to confirm Run Layout & location of soak wells.**
Drawings are indicative only.

DRAINAGE CALCULATIONS.
Impervious Area House 1 #22

Area A.	(Roof Area)	= 151.97m².
	(Paving)	= 4.84m²
	(Driveway)	= 8.83m²
Total Volume to Store		**= 6.14m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	3	7.95m³.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1800	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
	1800	2.03
900	900	0.57
	1200	0.76
	1500	0.95
	1800	1.14

City of Nedlands
Plans
Received
9 June 2022

Site Plan
Scale: 1:100

Site Plan - House 01 - 22 Vincent Street

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Nedlands, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn S.McChesney
Plot Date: 13/04/2022 at 3:43 PM

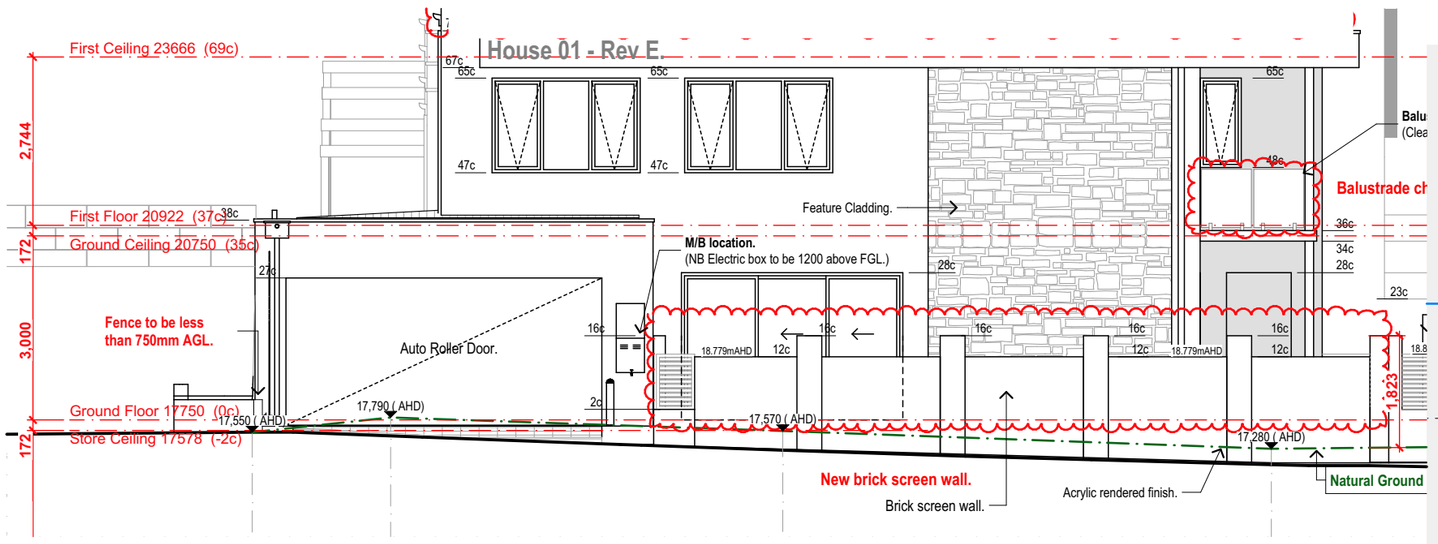
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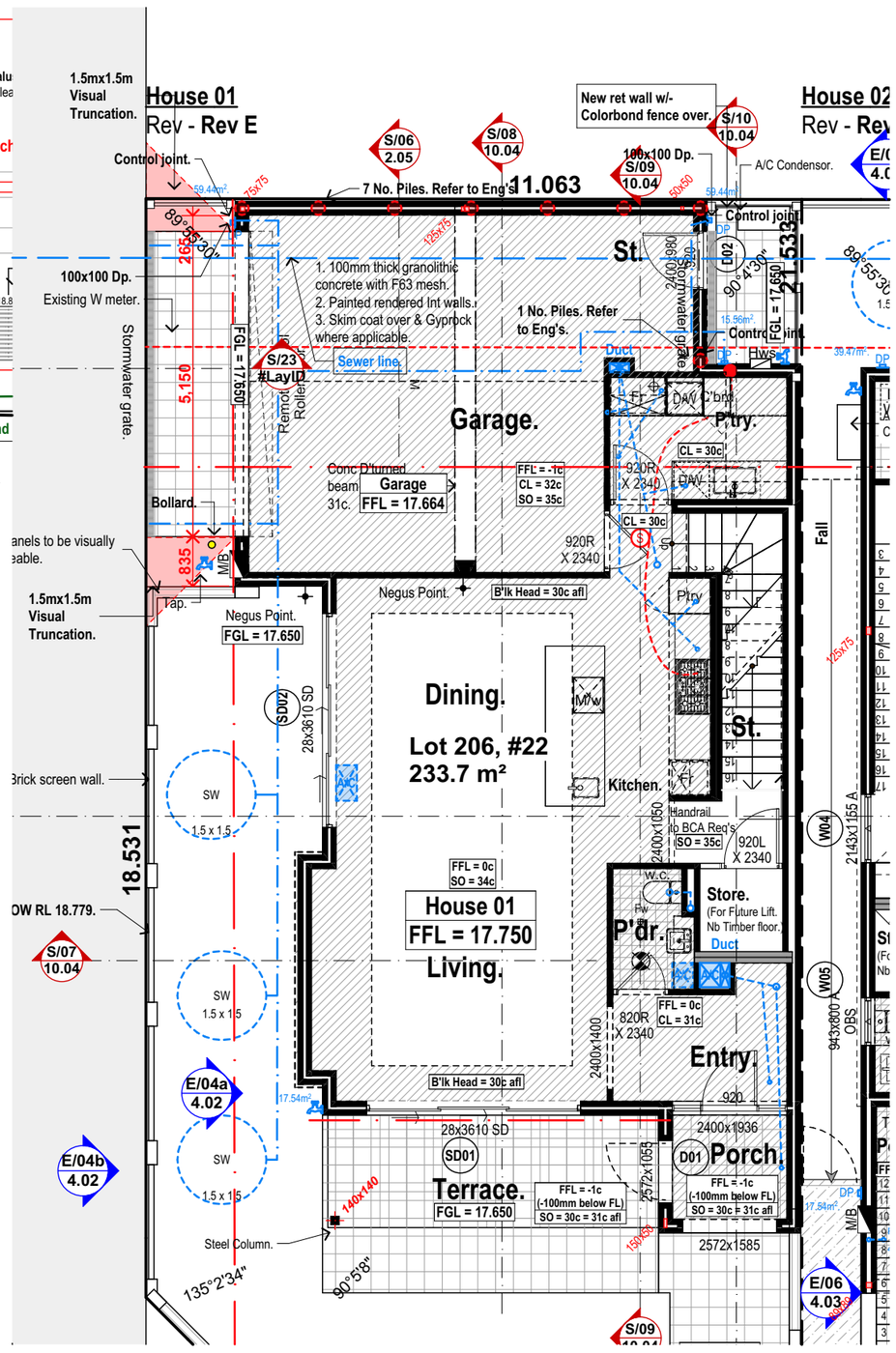
Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No. Rev E
Job No. 5009
Dwn No : 10.01

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Status:
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Sewer - 22 Vincent Street

BAL Rating: N/A.
Rev No.:
Job No.: 5009
Dwn No.: 10.10

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Nedlands, WA 6009

Wind Classification: T.B.C.
Local Authority: City of NEDLANDS
Drawn: S.McChesney
Plot Date: 13/04/2022 at 3:43 PM

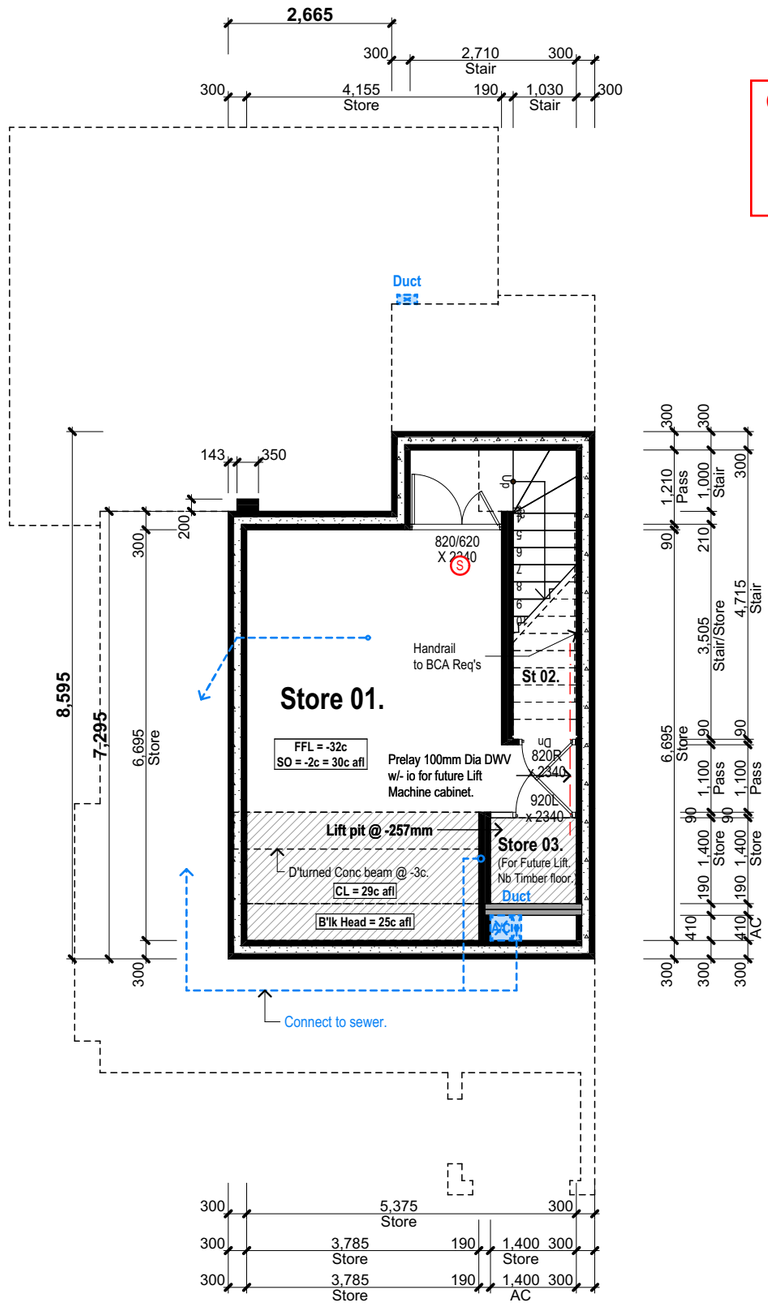
Amendments.

Signatures:
Client:
Client:
Builder:

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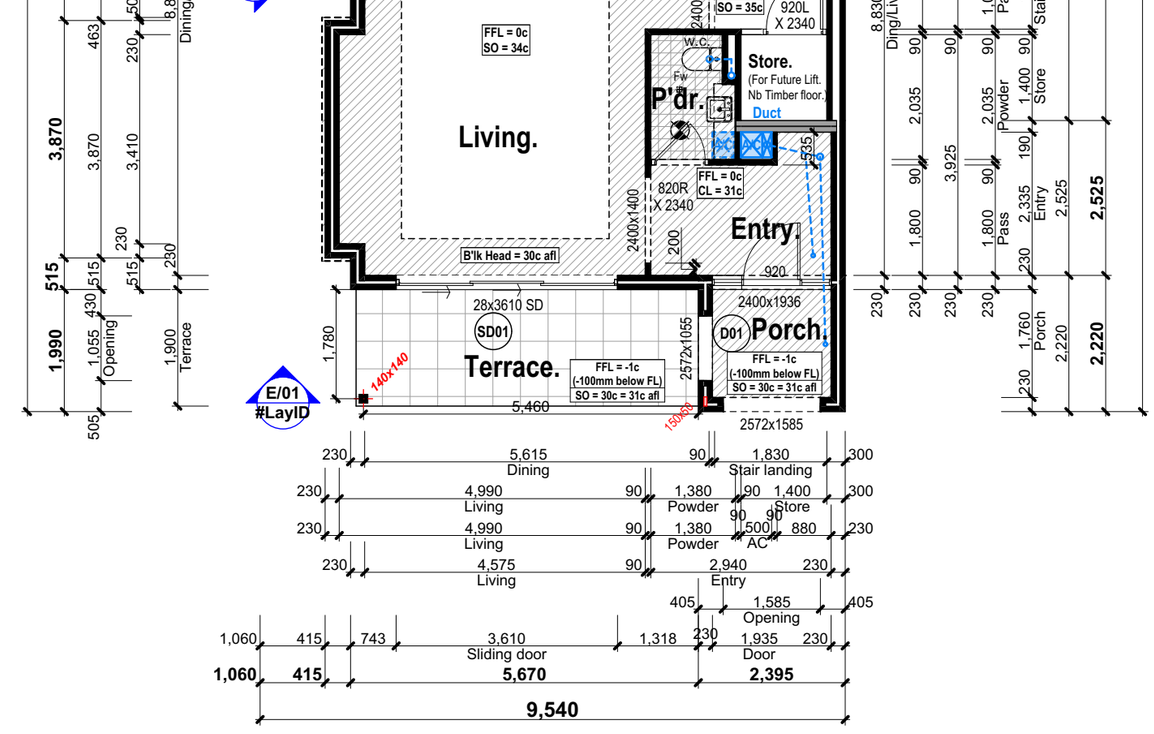
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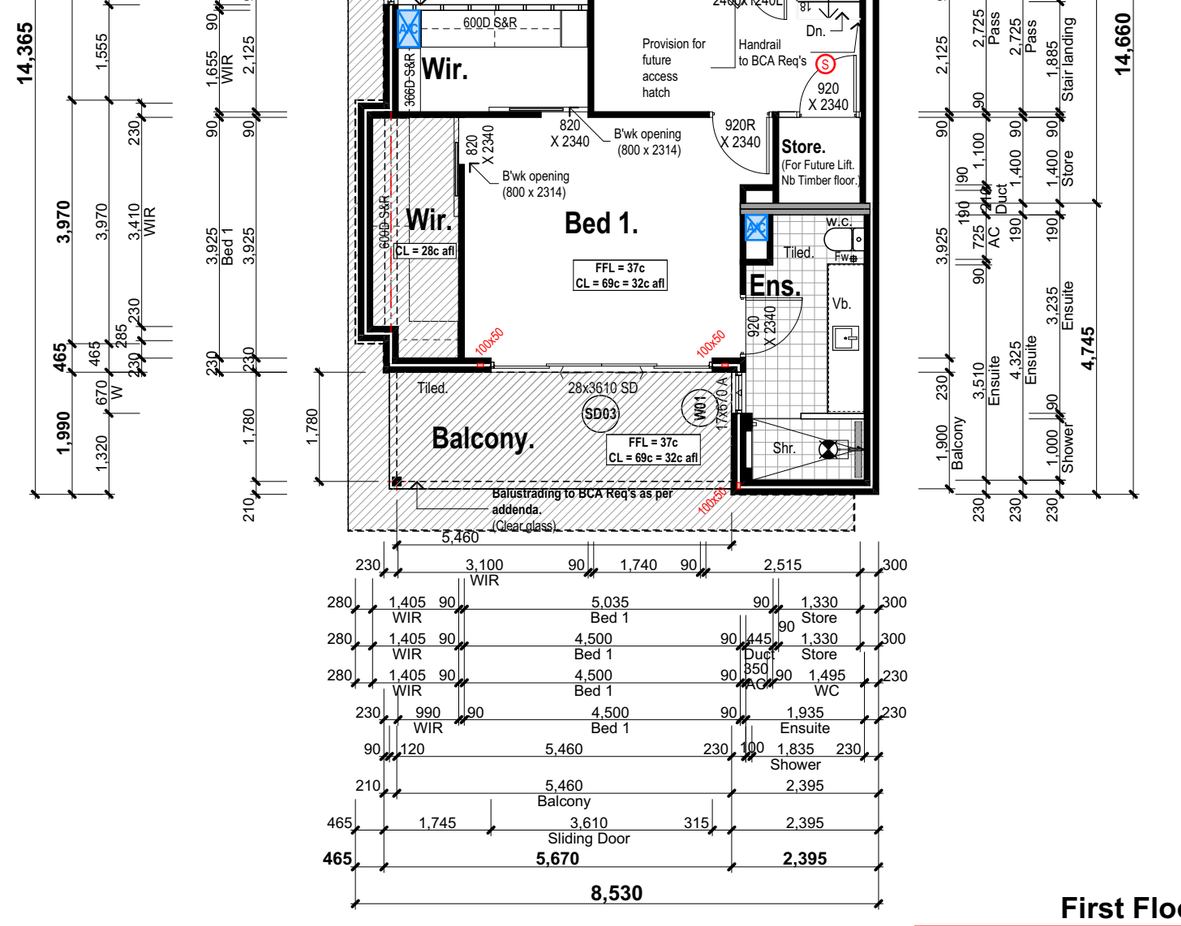
UCroft Floor

Scale: 1:100



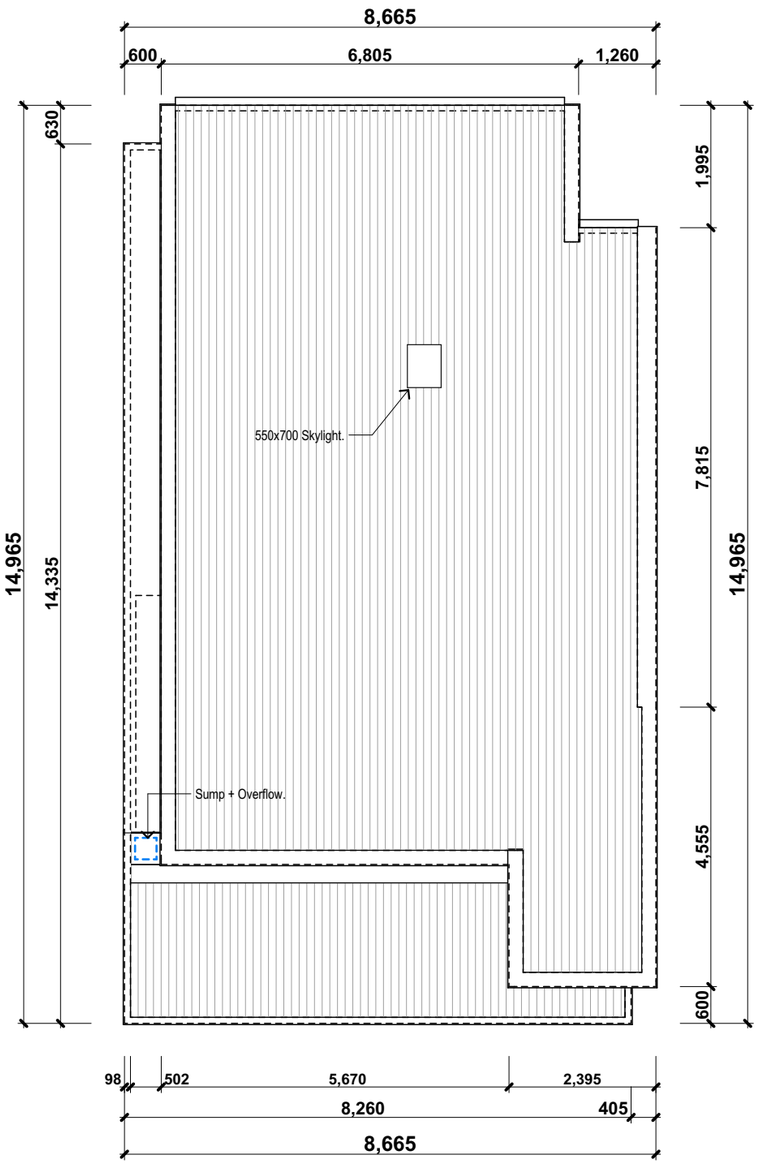
Ground Floor

Scale: 1:100



First Floor

Scale: 1:100



Roof Plan

Scale: 1:100

Floor Plans - House 01 - 22 Vincent Street

BAL Rating: N/A.
Rev No.: Rev E
Job No.: 5009
Dwn No.: 10.02

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Nedlands, WA 6009

Wind Classification: T.B.C.
Local Authority: City of NEDLANDS
Drawn: S.McChesney
Plot Date: 13/04/2022 at 3:43 PM

Amendments.
Rev E - Increase Roof height 4c - DA - 13/04/22
Rev D - V06 - DA - 27/01/22
Rev C - V04 DA - 11/1/22
Rev B - Slab increase - DA 11-11-21
Rev A - BL approved
BL 01-Council Submission-S.McC-19/05/21
DA 04 - Council changes - DZ-15/02/21
DA 03- Council Changes-S.McC-23/11/20

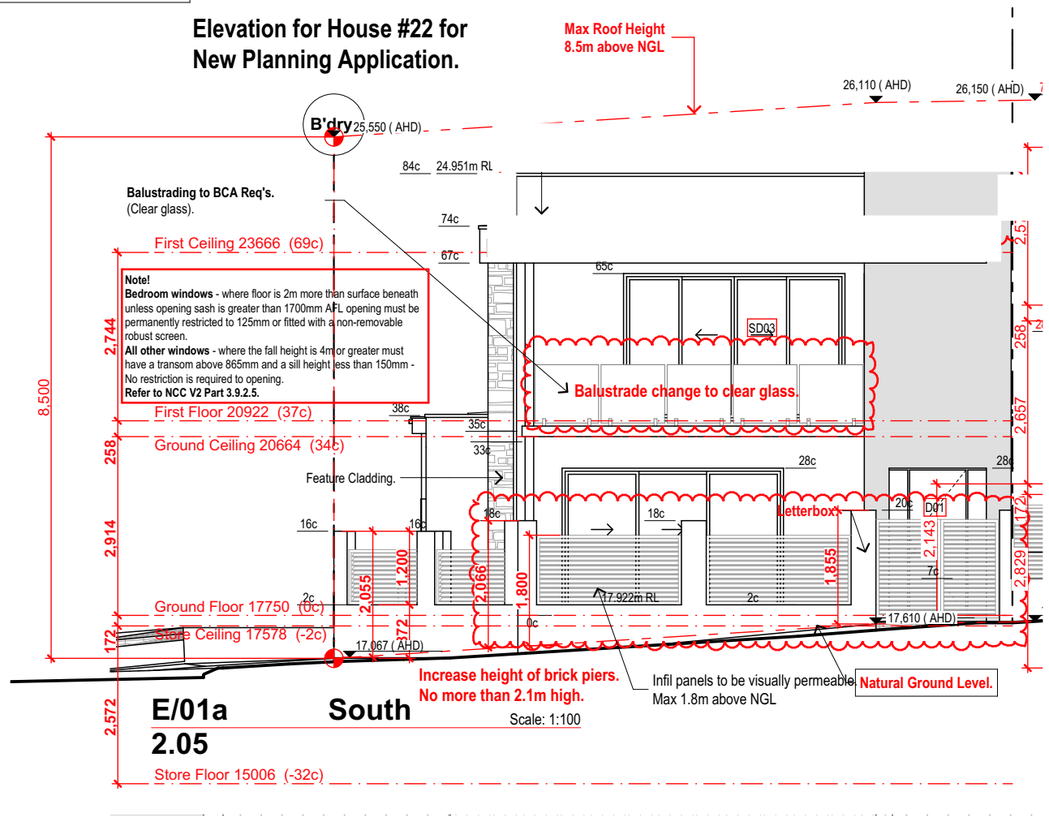
Signatures:
Client:
Client:
Builder:

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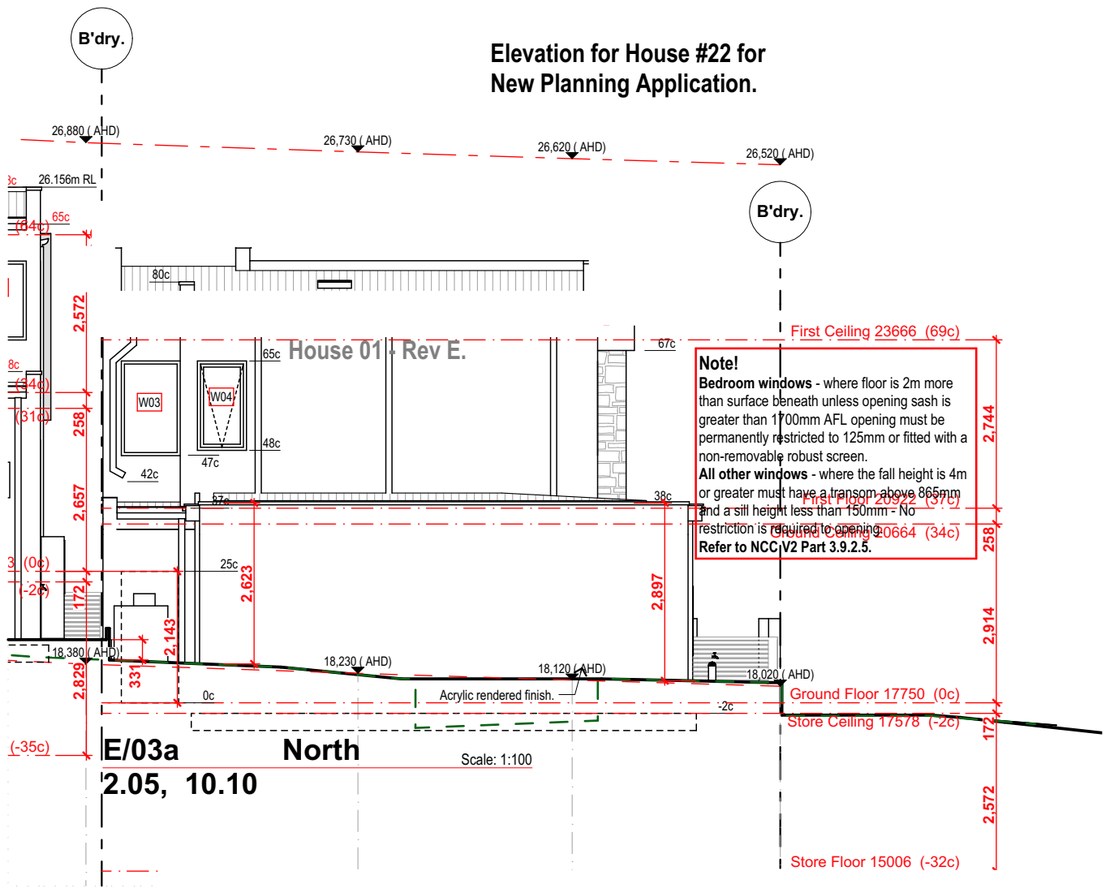
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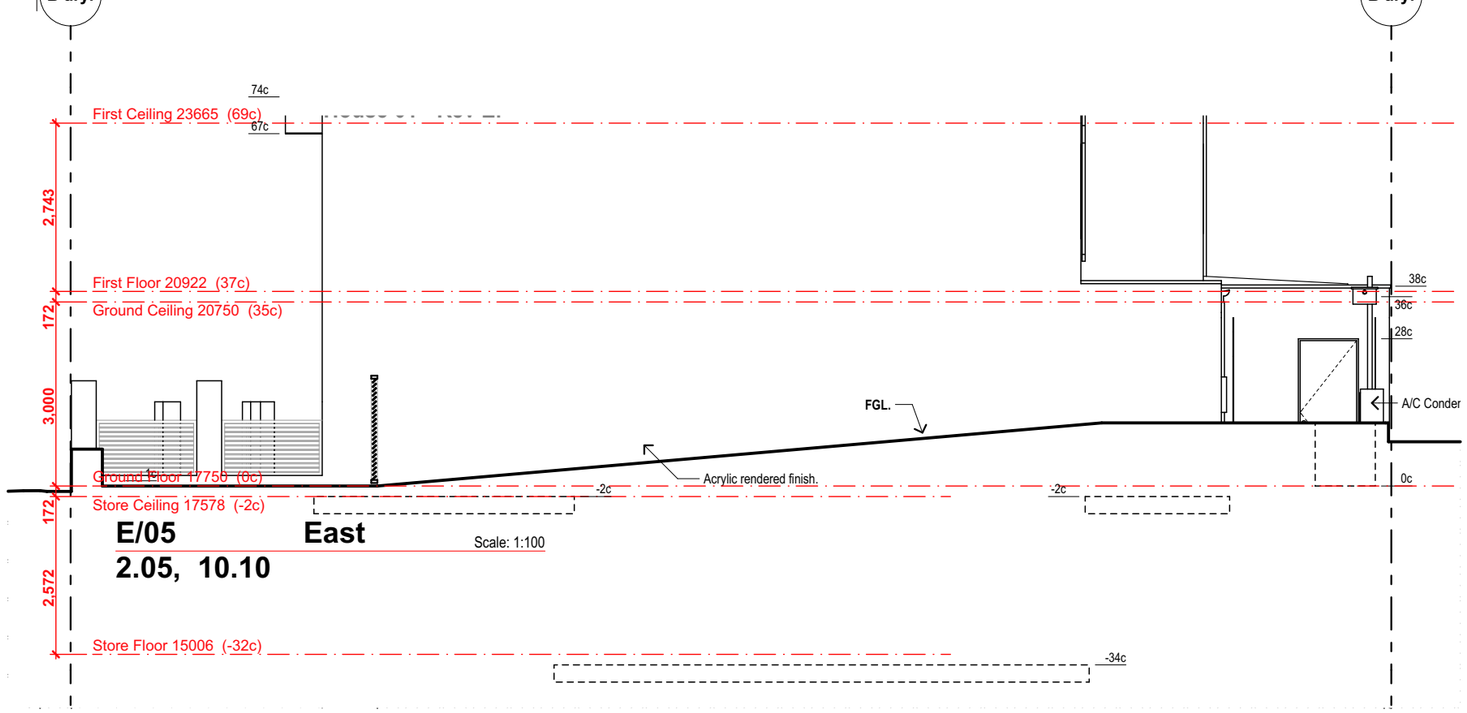
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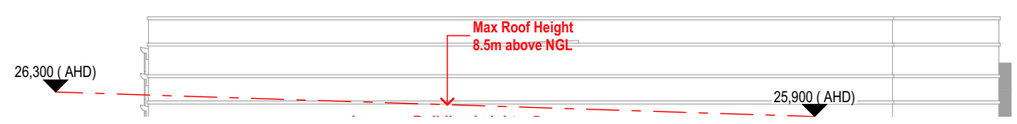
Elevation for House #22 for New Planning Application.



Elevation for House #22 for New Planning Application.







Elevations - House 01 - 22 Vincent Street

BAL Rating: N/A.
Rev No.: Rev E
Job No.: 5009
Dwn No.: 10.03

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Lenmal Pty Ltd
Lot206,207,208,209, 210 #22,19,17,15,13 Vincent/Jenkins ave
Nedlands, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn S.McChesney
Plot Date: 13/04/2022 at 3:43 PM

Amendments.

Signatures:
Client:
Client:
Builder:

16.5 PD49.08.22 Consideration of Development Application – Removal of Approval Condition at 13, 15, 17 and 19 Jenkins Avenue, Nedlands

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Coastview Australia Pty Ltd
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director/CEO	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans

Purpose

The purpose of this report is for Council to consider an amendment to a previous development approval. This application seeks the removal of condition 14 of the original development approval which requires the balcony balustrades to have opaque glazing or frosted glass. This application relates only to the dwellings at 13, 15, 17 and 19 Jenkins Avenue, Nedlands.

Recommendation

In accordance with Clause 77(b) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015,* Council approves the amendment to 5 grouped dwellings at Lots 207-210 (Nos. 13-19) Jenkins Avenue dated 25 May 2021 (DA20-55087) as shown on the plans dated 19 July 2022 subject to the same conditions as the original approval except where modified below:

A. Condition 14 be amended as follows:

14. All balcony balustrades, except for those on Houses 02-05 (Lots 207-210), shall be either opaque material or frosted glass.

All other conditions will remain as per the original determination.

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	Ranges from 191m^2 to 203m^2
Land Use	Residential – Single House
Use Class	'P' – Permitted Use

The subject sites are located at 13, 15, 17 and 19 Jenkins Avenue, Nedlands. All properties have a primary frontage to Jenkins Avenue.

History
The original application (Ref DA20-55087) included five grouped dwellings on one development application. At the 25 May 2021 Ordinary Council Meeting, Council resolved to approve the development subject to a number of conditions. Condition 14 states:

14. All balcony balustrades shall be either opaque material or frosted glass.

Since the original approval, the lot has been subdivided into five lots (one per dwelling).

The balcony balustrades of all dwellings front onto Jenkins Avenue to the south. All dwellings are currently under construction.

Application Details
The application seeks the removal of Condition 14, which relates to the balcony balustrading having either an opaque glazing or frosted glass. The application seeks the removal of Condition 14 for the following properties:

- Lot 210 (No. 13) Jenkins Avenue, Nedlands (House 5);
- Lot 209 (No. 15) Jenkins Avenue, Nedlands (House 4);
- Lot 208 (No. 17) Jenkins Avenue, Nedlands (House 3) and
- Lot 207 (No. 19) Jenkins Avenue, Nedlands (House 2)

Lot 206 (No. 22 – House 1) forms part of a separate application (Reference DA22-78292).

Discussion

Assessment of Statutory Provisions
It is recommended that the application be approved by Council as it is considered to satisfy the deemed-to-comply provisions of the State Planning Policy 7.3: Residential Design Codes (R-Codes) relating to visual privacy. There is no discretion being sought by this application to the deemed to-comply provisions of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to visual privacy.

State Planning Policy 7.3 - Residential Design Codes – Volume 1
The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway. This application meets all the relevant deemed-to-comply provisions relating to visual privacy. Therefore, a design principle assessment is not required.

Condition 14
The condition states: “All balcony balustrades shall be either opaque material or frosted glass.”

The removal of Condition 14 from the properties at 13, 15, 17 and 19 Jenkins Avenue, Nedlands is supported for the following reasons:

- The balustrades directly front Jenkins Avenue and overlook the public realm.
- The cone of vision will be confined to the street and there is no overlooking into any other residential property behind the street setback area.
- Passive surveillance from the balcony onto Jenkins Avenue is a positive outcome, as it is generally a good planning principle to promote safety through providing opportunities for ‘eyes on the street’.
- The intent of Condition 14 was to protect privacy of the lot across the street to the south. This intent would be unaffected by this amendment given the large separation distance between the balcony and the next closest residential lot across the street.
- There is already an existing condition on the approval (Condition 7) which addresses visual privacy screening and requires screening and obscure glass when required by the R-Codes directly facing residential properties.

Consultation

The application is not seeking assessment under the design principles of the R-Codes. All relevant deemed to-comply provisions of the R-Codes have been met by this application. In accordance with the City's Consultation Policy, no advertising was conducted as there is no discretion being sought by the proposed amendments.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Should Council refuse to remove Condition 14 and the applicant seeks review from the State Administrative Tribunal, the City may be responsible for legal fees to defend its decision. Based on recent State Administrative Tribunal cases, costs of $30,000 to $50,000 can be anticipated depending on the complexity of the matter.

Legislative and Policy Implications

Council is requested to make a decision in accordance with clause 77(4) of the Deemed Provisions. Council may determine to approve the development without conditions (cl.77(4)(a)), approve with development with conditions (cl.77(4)(b)), or refuse the development (cl.77(4)(c)).

Decision Implications

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

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes as a State Planning Policy. In this case, the application is not seeking any discretion to the deemed-to-comply provisions of the R-Codes.

Conclusion

The application seeks approval for the removal of Condition 14 from the properties at 13, 15, 17 and 19 Jenkins Avenue, Nedlands. The application has been presented for Council to consider due to the proposal being an amendment to a previous application which was determined by Council.

The proposal satisfies all the relevant deemed-to-comply provisions of the R-Codes relating to visual privacy. There is no discretion being sought by the proposal. Moreover, street surveillance is seen as a positive outcome by the R-Codes and visual privacy meets the deemed-to-comply provisions of the R-Codes.

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

Further Information

Question
Councillor Coghlan – Please confirm what is being constructed at the north of the site?

Officer Response
Three group dwellings have been approved at No 20 Vincent Street. These are 2 storey dwellings with courtyards to the south, matching a similar design to the dwellings fronting onto Jenkins Street.

Question
Councillor Smyth – what weight should be given to the contractual agreement the owners have with the builders?

Officer Response
Council is required to make a planning decision. Contractual agreements between present/previous owners, builders/developers are civil matters which are not relevant to the Council planning decision making function. Council should give no weight to any contractual arrangements which may or may not have existed.

Officers note that the primary living area of the dwellings (kitchen, living and dining) are all located on the ground floor and have an opening to the balcony on the ground floor (Balcony 1). The balustrading on the ground floor balcony if clear glass would provide an outlook from the primary living area, onto the street.

The ground floor balconies have a finished floor level of approximately 2.5 metres above the road level, this is because the undercroft parking is sunken into the property. For context, generally balconies on an upper floor have a finished floor level least 3 metres above the road level.

The provision of opaque or frosted glass on the balconies is not supported by the Residential Design Codes and will be difficult to successfully defend at the State Administrative Tribunal. Thus Council may wish to consider that the ground floor balcony balustrading be clear glass,

whilst the balcony on the first floor would still be required to have an opaque material or frosted glass on the balustrading.

If Council wished to approve the application for the balustrades to the opaque only on the first floor balcony, wording of the Council resolution should be as follows:

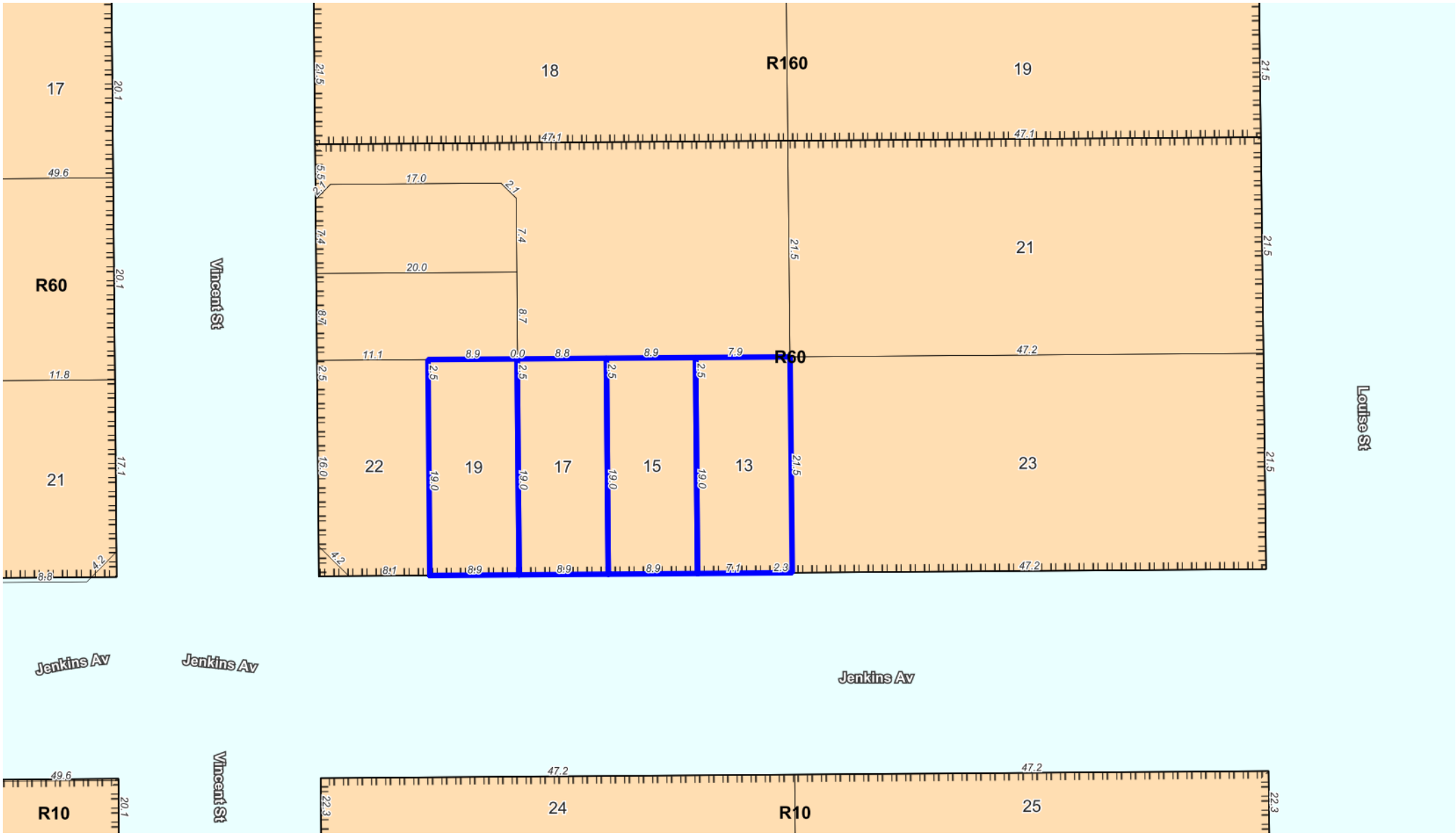
In accordance with Clause 77(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the amendment to 5 grouped dwellings at Lots 207-210 (Nos. 13-19) Jenkins Avenue dated 25 May 2021 (DA20-55087) as shown on the plans dated 19 July 2022 subject to the same conditions as the original approval except where modified below:

A. Condition 14 be amended as follows:

14. All balcony balustrades, except for Balcony 1 on the ground floor on Houses 02-05 (Lots 207-210), shall be either opaque material or frosted glass.



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Aerial Image	19/07/2022 1:300	N



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Zoning Plan	19/07/2022 1:517	N

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

City of Nedlands
Plans
Received
19 July 2022

C:\Users\Darian\Riverstone\Riverstone - Drafting\Drawings\Jobs ArchiCad\5009 Lemnal Pty Ltd v22 - #22\01 Archicad PLN\5009 Master v22.pln
Status
Contract Documents.

THIS APPLICATION ONLY RELATES TO HOUSE 2, 3 4 AND 5

Scale 1:100

0 2 4 6 8

Termite Protection.
All primary building elements used for the construction of this building will be consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2016.

Site Soil Classification.
1. Soil classification is made by surface visual inspection only.

Cavity Wall Insulation Throughout

NOTE:
Approx. Sewer Clearance Line
(This line is NOT an easement)

Setbacks MUST be confirmed by Water Corp. before any design work is undertaken. This line is NOT definitive.

NOTE:
Positions of all sewer manholes, junctions and sewer lines are approximate only due to lack of information. Please confirm all positions with Water Corp.

Nedlands Bowling Club

Vincent Street

Jenkins Avenue

Lot 206 233.7 m²

Lot 207 191.4 m²

Lot 208 191.4 m²

Lot 209 191.5 m²

Lot 210 203.1 m²

House 01 FFL = 17.750 Rev - Rev E

House 02 FFL = 19.893 Rev - Rev C

House 03 FFL = 20.322 Rev - Rev C

House 04 FFL = 20.836 Rev - Rev D

House 05 FFL = 21.264 Rev - Rev C

Ground Floor / First Floor / Undercroft / Alfresco / Porch / Garage / Balc 01 / Balc 02 / Terrace / Lawn / Proposed Crossover. / Existing Verge Tree (Council) / Existing Verge Tree (To be Relocated) / New Colorbond fence. / New ret wall w/- Colorbond fence over. / Existing L'stone Ret wall w/- New Colorbond fence over. / Timber Paling Visual Truncation Over Limestone Ret. Wall / Brick & Tile On Slab / Paint Mark On Concrete / Sewer MH (15.57) / Sewer Junction Inv: 16.62 In: 1.5 Up: 0.9 / Sewer Junction Inv: 17.21 In: 1.9 Up: 0.6 / Sewer Junction Inv: 17.80 In: 1.5 Up: 0.7 / Sewer Junction Inv: 17.40 In: 0.5 Up: 1.0 / Sewer MH From Water Corp Sheet

Paved crossover to Shire recomendations.

Overshadowing as per 21st June Midday.

Semi-Mount / Non-Mount / Kerb / No Kerb / Gully / Side Entry / Traffic Island / Roundabout / Fall

Sheet Piling refer to Coretec drawings

NOTE: Shoring within boundary. No encroachment on neighbouring lot. [TR 1.85]

Refer to Survey

[TR27.171]

LOT MISCLOSE
0.004 m

SOIL DESCRIPTION
Sand

NORTH

SUMMER SUN / WINTER SUN / PREVAILING WIND / DAM / RAIN WATER

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
	Pn	Pyrus nivalis	Snow Pear tree (100L)
	Ss	Sapium sebiferum	Chinese tallow tree (200L)
			Lawn
ABP	ABP	Anigozanthus 'Bush pearl'	Kangaroo paw 'Bush pearl'
GBR	GBR	Grevillea 'Bronze Rambler'	Bronze Rambler grevillea
GBW	GBW	Grevillea 'Billy Wings'	Billy Wings re grevillea

DRAINAGE NOTES:
1. Volumes are in cubic metres & Areas in square meters.
2. Volume to be stored based on 1m³ for every 27m² of impervious surface.
3. Down pipes to be located so each tank fills at same rate (i.e.. Roof Area to each tank is proportional to its Volume).
4. **Plumber to confirm Run Layout & location of soak wells. Drawings are indicative only.**

DRAINAGE CALCULATIONS.

Impervious Area House 1 #22

Area A.	(Roof Area)	= 151.97m².
	(Paving)	= 4.84m²
	(Driveway)	= 8.83m²
Total Volume to Store		**= 6.14m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	3	7.95m³.

Impervious Area House 2 #19

Area A.	(Rear Roof Area)	= 115m².
Total Volume to Store		**= 4.26m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³

Area B.	(Front Roof Area) + (Driveway)	= 70.46m²
Total Volume to Store		**= 2.61m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	1	2.65m³.

Impervious Area House 3 #17

Area A.	(Rear Roof Area)	= 115m².
Total Volume to Store		**= 4.26m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³

Area B.	(Front Roof Area) + (Driveway)	= 70.46m²
Total Volume to Store		**= 2.61m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	1	2.65m³.

Impervious Area House 4 #15

Area A.	(Rear Roof Area)	= 115m².
Total Volume to Store		**= 4.26m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³

Area B.	(Front Roof Area) + (Driveway)	= 70.46m²
Total Volume to Store		**= 2.61m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	1	2.65m³.

Impervious Area House 5 #13

Area A.	(Rear Roof Area)	= 115m².
Total Volume to Store		**= 4.26m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	2	5.3m³

Area B.	(Front Roof Area) + (Driveway)	= 70.46m²
Total Volume to Store		**= 2.61m³**

DIAM	DEPTH	No of TANKS	VOLUME
1500	1500	1	2.65m³.

TANK VOLUME.

DIAM	DEPTH	VOLUME
1500	900	2.29
	1200	3.05
	1500	3.82
	1800	4.58
1500	900	1.59
	1200	2.12
	1500	2.65
	1800	3.18
1200	900	1.02
	1200	1.36
	1500	1.70
	1800	2.03
900	900	0.57
	1200	0.76
	1500	0.95
	1800	1.14

LOT ZONING R60 — **House 01.**

LOT AREA	**233.70m2**
HOUSE AREA	**135.10m2**
OPEN SPACE	**42.19%**

OPEN SPACE REQUIRED AS PER R-CODES IS 40%

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Garage	43.9	28,910.0
	Ground Floor	87.3	42,540.0
	Porch	4.8	9,770.0
	Terrace	10.6	14,960.0
		146.6 m²	**95,180.0 mm**
1 First Floor			
	Balc 01	10.6	14,960.0
	First Floor	103.7	45,690.0
		114.3 m²	**60,650.0 mm**
-1 Undercroft			
	Undercroft	47.9	29,140.0
		47.9 m²	**29,140.0 mm**
		308.8 m²	**184,970.0 mm**

LOT ZONING R60 — **House 02.**

LOT AREA	**191.40m2**
HOUSE AREA	**103.30m2**
OPEN SPACE	**46.03%**

OPEN SPACE REQUIRED AS PER R-CODES IS 40%

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	20.1	18,130.0
	Balc 01	7.2	12,268.0
	Ground Floor	87.9	46,790.0
	Porch	2.4	6,242.0
		117.6 m²	**83,430.0 mm**
1 First Floor			
	Balc 02	3.7	7,690.0
	First Floor	105.5	43,470.0
		109.2 m²	**51,160.0 mm**
-1 Undercroft			
	Garage	38.9	25,748.0
	Undercroft	52.8	47,380.5
		91.7 m²	**73,128.5 mm**
		318.5 m²	**207,718.5 mm**

LOT ZONING R60 — **House 03.**

LOT AREA	**191.40m2**
HOUSE AREA	**103.30m2**
OPEN SPACE	**46.03%**

OPEN SPACE REQUIRED AS PER R-CODES IS 40%

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	20.1	18,130.0
	Balc 01	7.2	12,268.0
	Ground Floor	87.9	46,790.0
	Porch	2.4	6,242.0
		117.6 m²	**83,430.0 mm**
1 First Floor			
	Balc 02	3.7	7,690.0
	First Floor	105.5	43,470.0
		109.2 m²	**51,160.0 mm**
-1 Undercroft			
	Garage	38.9	25,748.0
	Undercroft	52.1	47,240.0
		91.0 m²	**72,988.0 mm**
		317.8 m²	**207,578.0 mm**

LOT ZONING R60 — **House 04.**

LOT AREA	**191.50m2**
HOUSE AREA	**103.30m2**
OPEN SPACE	**46.06%**

OPEN SPACE REQUIRED AS PER R-CODES IS 40%

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	20.1	18,130.0
	Balc 01	7.2	12,268.0
	Ground Floor	87.9	46,790.0
	Porch	2.4	6,242.0
		117.6 m²	**83,430.0 mm**
1 First Floor			
	Balc 02	3.7	7,690.0
	First Floor	105.5	43,470.0
		109.2 m²	**51,160.0 mm**
-1 Undercroft			
	Garage	38.9	25,748.0
	Undercroft	52.8	47,380.5
		91.7 m²	**73,128.5 mm**
		318.5 m²	**207,718.5 mm**

LOT ZONING R60 — **House 05.**

LOT AREA	**203.10m2**
HOUSE AREA	**103.30m2**
OPEN SPACE	**49.14%**

OPEN SPACE REQUIRED AS PER R-CODES IS 40%

Area Calculations			
	Name	Area	Perimeter
0 Ground Floor			
	Alfresco	20.1	18,130.0
	Balc 01	7.2	12,268.0
	Ground Floor	87.9	46,790.0
	Porch	2.4	6,242.0
		117.6 m²	**83,430.0 mm**
1 First Floor			
	Balc 02	3.7	7,690.0
	First Floor	105.5	43,470.0
		109.2 m²	**51,160.0 mm**
-1 Undercroft			
	Garage	38.9	25,748.0
	Undercroft	52.8	47,240.0
		91.0 m²	**72,988.0 mm**
		317.8 m²	**207,578.0 mm**

Site Plan

Scale: 1:100

Landscaping / Site Plan - New - MASTER

BAL Rating: N/A.
Rev No.:
Job No.: 5009
Dwn No.: 2.03

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Lenmal Pty Ltd
Lot206,207,208,209, 210 #22,19,17,15,13 Vincent Jenkins ave
Nedlands, WA 6009

Wind Classification: T.B.C.
Local Authority: City of NEDLANDS
Designer: S. MACKINNEY
Plot Date: 9/06/2022 at 11:35 AM

Amendments.
Signatures:
Client:
Client:
Builder:

This Drawing is to be read in conjunction with all relevant Drawings related to the Project for accurate co-ordination of services. The Contractor is to check all dimensions on site before the commencement of work. Should any discrepancies occur, notify the Builder immediately. These Drawings remain the property of the Builder and shall be returned upon request.

LEGEND

- (S) Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.5.

Boundary Walls To Provide Fire Separation | To comply with NCC Vol. 2 Part 3.7.1.8

Fireplace | To comply with NCC Vol.2 Part 3.7.3

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.1.3

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.20, citing AS 3500.5

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2016

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2016.

Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the Building Code of Australia

THIS APPLICATION ONLY RELATES TO HOUSE 2, 3 4 AND 5

City of Nedlands
Plans
Received
19 July 2022

House 01 Rev - Rev E
House 02 Rev - Rev C
House 03 Rev - Rev C
House 04 Rev - Rev D
House 05 Rev - Rev C

Lot 207 191.4 m²
Lot 208 191.4 m²
Lot 209 191.5 m²
Lot 210 203.1 m²
Lot 206 233.7 m²

Sewer Junction Inv: 16.62 In: 1.5 Up: 0.9
Sewer Junction Inv: 17.21 In: 1.5 Up: 0.6
Sewer Junction Inv: 17.80 In: 1.5 Up: 0.7
Sewer Junction Inv: 17.40 In: 0.5 Up: 1.0

Store 01. Timber floor
Garage.
St 02.
Store 03. (For Future Lift. Nb Timber floor.)
1. 100mm thick granolithic concrete with F63 mesh.
2. Painted rendered Int walls.
3. Skim coat-over.
Remote control Sectional door
Stormwater grate.
Stormwater grate and soakwell. (Allow for 2No. Outlets.)
Provision for AC Split System.
Internal leaf to suit AC duct.
Provisions for Future Lift.
Duct
Wine Cellar Rack.
Handrail to BCA Req's
Connect to sewer.
Concealed Dp.
D'turned Conc beam.
Control Joint.

Store FFL = 16.978 | Garage FFL = 16.893 | RL = 16.893 | RL = 17.143 | RL = 17.700 | RL = 17.950
Store FFL = 17.407 | Garage FFL = 17.321 | RL = 17.321 | RL = 17.571 | RL = 18.000 | RL = 18.250
Store FFL = 17.922 | Garage FFL = 17.836 | RL = 17.836 | RL = 18.086 | RL = 18.495 | RL = 18.745
Store FFL = 18.350 | Garage FFL = 18.264 | RL = 18.264 | RL = 18.514 | RL = 19.130 | RL = 19.380

Store FFL = 15.007

Lot 206 233.7 m²
4.246 | 135°2'34" | 90°5'58" | 89°54'52"

8.89 | 9.415 | 8.063 | 9.447

11.063 | 8.890 | 20 | 230 | 1,000 | 3,830 | 3,880 | 3,760 | 4,110 | 1,525 | 930 | 5,068 | 2,665 | 3,330 | 2,068 | 5,975 | 1,776 | 5,489 | 605 | 1,557

4,526 | 480 | 1,300 | 7,295 | 1,710 | 4,235 | 2,001 | 4,534 | 1,085 | 2,055 | 13,865 | 21.54 | 18.531 | 13.520 | 21.533 | 21.535 | 21.536 | 21.538

S/01 5.01 | S/02 5.02 | S/03 5.02 | S/04 5.02 | S/05 5.02 | S/07 10.04 | S/08 10.04 | S/09 10.04 | S/10 10.04 | S/11 20.4 | S/12 20.4 | S/13 20.4 | S/14 30.4 | S/15 30.4 | S/16 30.4 | S/17 40.4 | S/18 40.4 | S/19 40.4 | S/20 50.4 | S/21 50.4 | S/22 50.4 | S/23 #Layl'D

SUMMER SUN | WINTER SUN | PREVAILING WIND & RAIN | LIGHT AIR WIND | NORTH

UCroft Floor Scale: 1:100

U-Croft Plan - MASTER

BAL Rating: N/A.
Rev No.:
Job No.: 5009
Dwn No.: 2.04

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Nedlands, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Designer S.McChesney
Plot Date: 9/06/2022 at 11:35 AM

Amendments.

Signatures:
Client:
Client:
Builder:

5009 Lemnal Pty Ltd v22 - #22\01 Archicad PLN\5009 Master v22.pln

Status:
Contract Documents.

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LEGEND

- Smoke Alarm - Hard Wired, Interlinked and to AS 3786-2014
- Exhaust fan - flumed to external air and not into the roof space
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
All other windows - where the fall height is 4m or greater must have a transom above 865mm and a sill height less than 150mm - No restriction is required to opening.
Refer to NCC V2 Part 3.9.2.5.

Boundary Walls To Provide Fire Separation | To comply with NCC Vol. 2 Part 3.7.1.8

Fireplace | To comply with NCC Vol.2 Part 3.7.3

Parapet/Boundary Fireproofing | To comply with NCC Vol.2 Part 3.7.1.3

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.9.1 and 3.9.2 (Nom. 280 Going x 172 Riser).

Stormwater Drainage | To comply with NCC V2 Part 3.1.20, citing AS 3500.5

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Parapet Walls | FMC Homeguard as physical Termite barrier as per AS 3660.1 - 2014 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2016

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3660.1 and will comply with Part 3.1.3.2 of the Building Code of Australia - Volume 2, 2016.

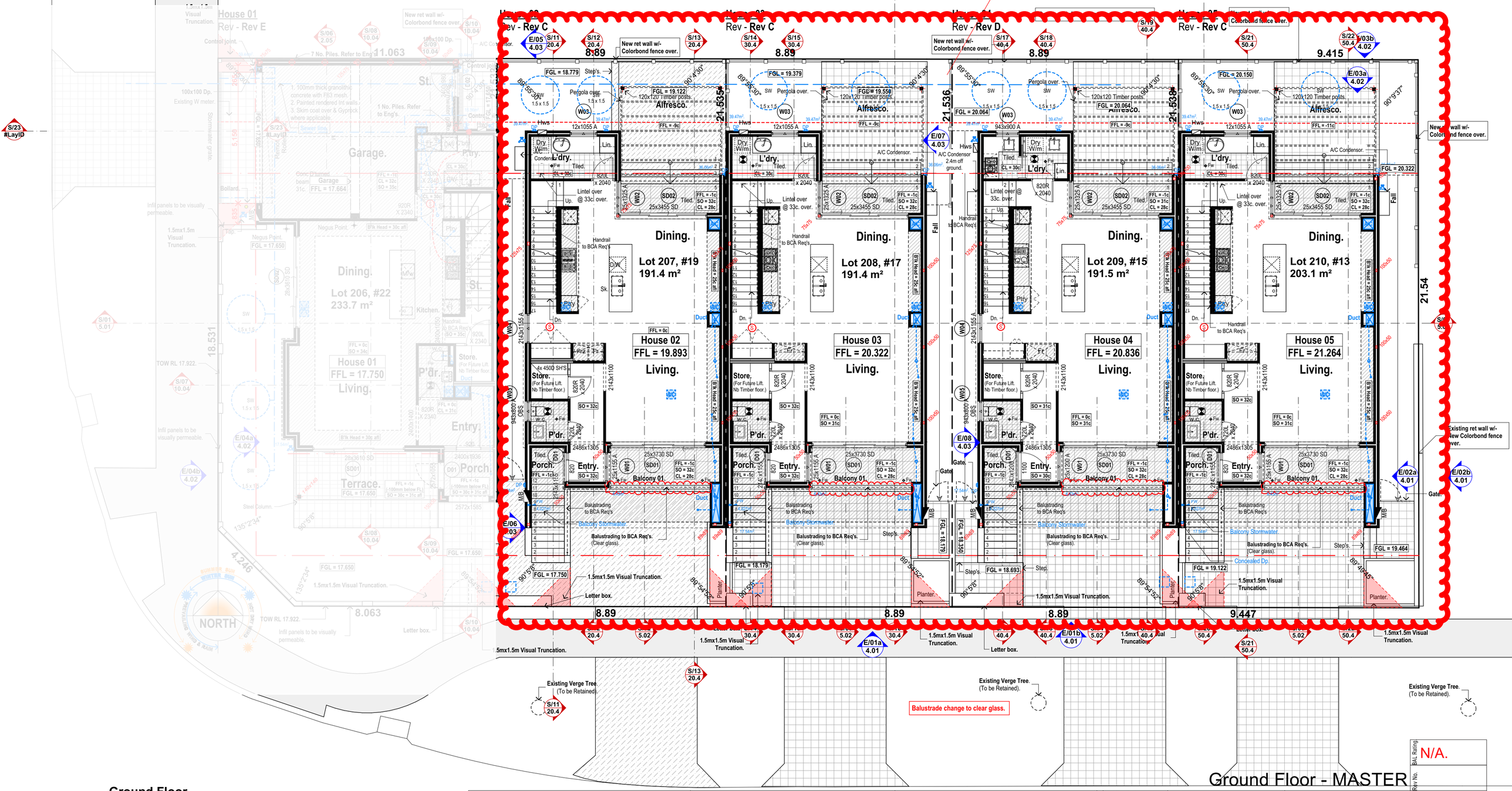
Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have anti-rust treatment in accordance with the Building Code of Australia.

THIS APPLICATION ONLY RELATES TO HOUSE 2, 3 4 AND 5

City of Nedlands
Plans
Received
19 July 2022

Cavity Wall Insulation



Ground Floor

Scale: 1:100

Ground Floor - MASTER

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Nedlands, WA 6009

Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn By S.McChesney
Plot Date: 9/06/2022 at 11:35 AM

Amendments.

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No.
Job No. 5009
Dwn No : 2.05

Status:
Contract Documents.

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LEGEND

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- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL opening must be permanently restricted to 125mm or fitted with a non-removable robust screen.
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Timber Framing | To comply with AS 1684

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Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the Building Code of Australia

THIS APPLICATION ONLY RELATES TO HOUSE 2, 3 4 AND 5

City of Nedlands
Plans
Received
19 July 2022

Cavity Wall Insulation Throughout

House 01
Rev - **Rev E**

House 02
Rev - **Rev C**

House 03
Rev - **Rev C**

House 04
Rev - **Rev D**

House 05
Rev - **Rev C**



First Floor

Scale: 1:100

First Floor - MASTER

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn By: S.McChesney
Plot Date: 9/06/2022 at 11:35 AM

Amendments.

Signatures:
Client:
Client:
Builder:

BAL Rating N/A.
Rev No.
Job No. 5009
Dwn No - 2.06

Status:
Contract Documents.

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LEGEND

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- Exhaust fan - flumed to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

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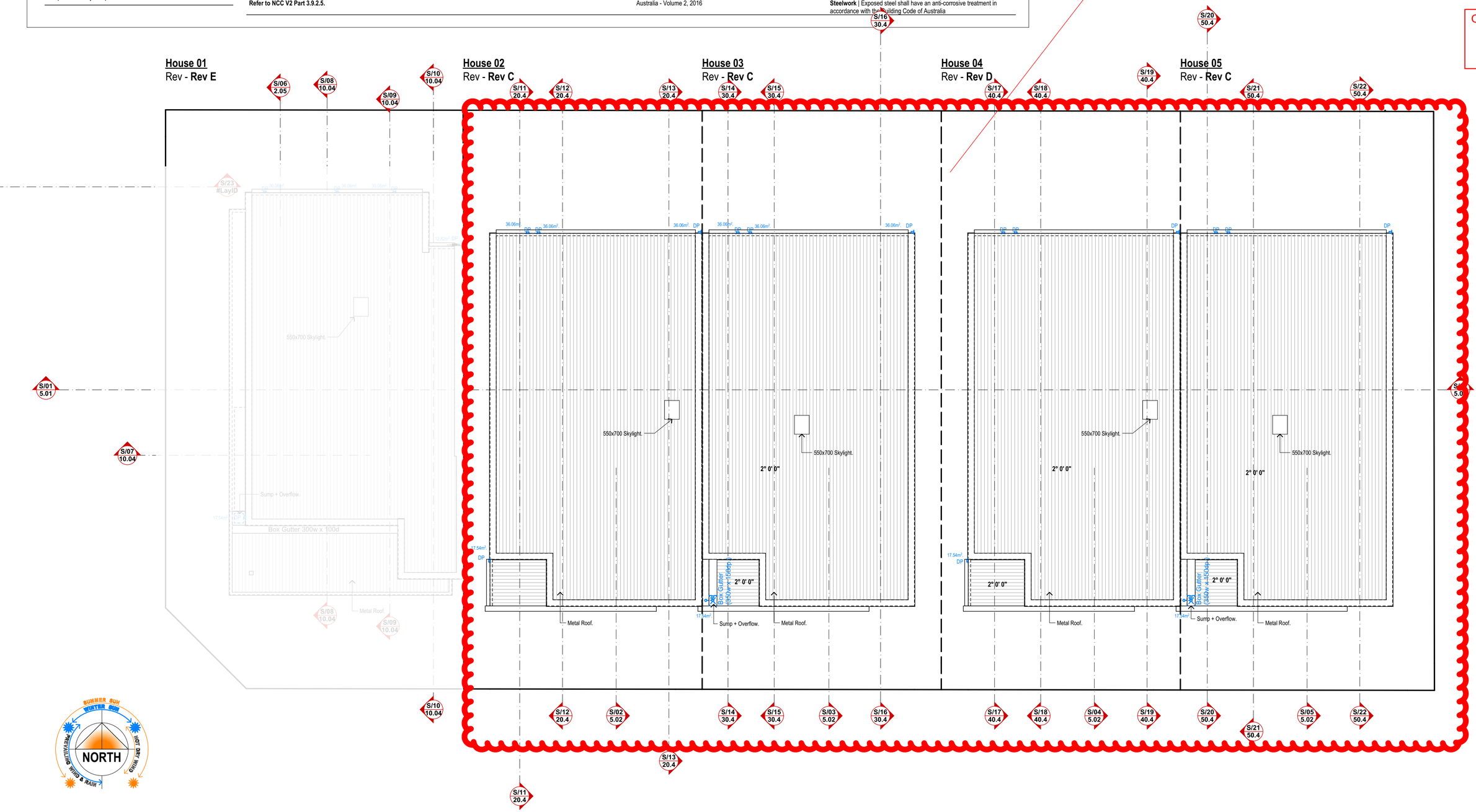
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Wet areas | To comply with NCC Vol.2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the Building Code of Australia

THIS APPLICATION ONLY RELATES TO HOUSE 2, 3 4 AND 5

City of Nedlands
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Roof Plan

Scale: 1:100

Roof Plan - MASTER

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn By S.McChesney
Plot Date: 9/06/2022 at 11:35 AM

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Builder:

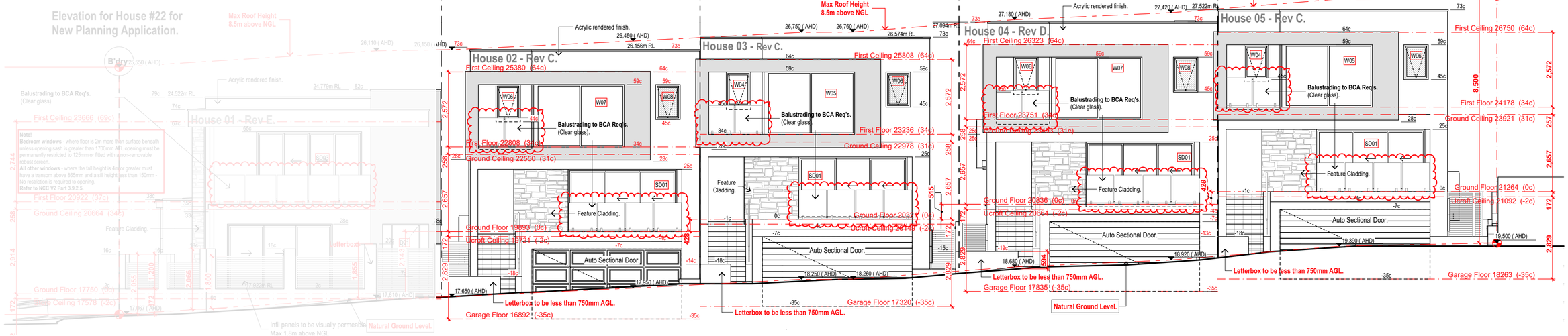
BAL Rating N/A.
Rev No.
Job No. 5009
Dwn No : 2.07

City of Nedlands
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Received
19 July 2022

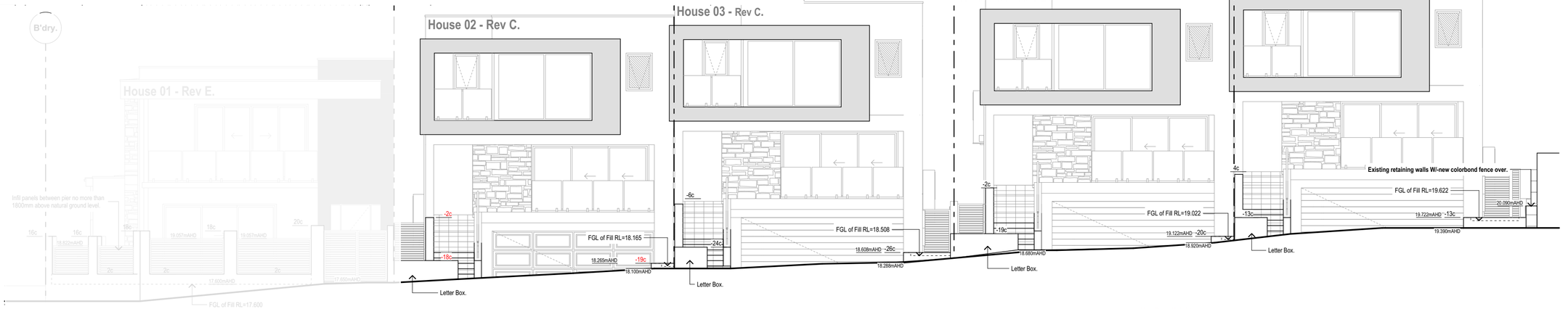
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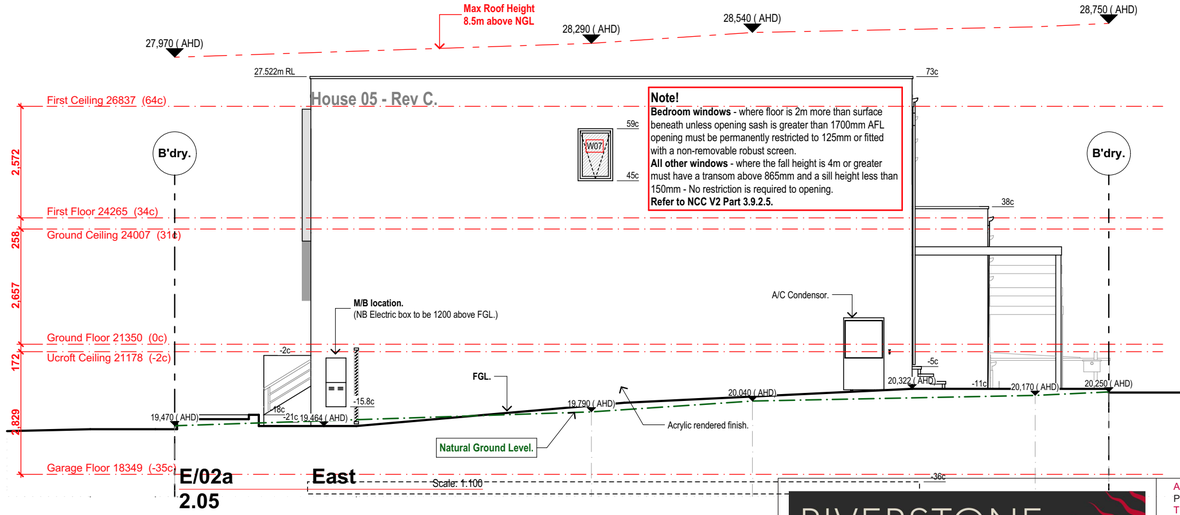
Balustrade change to clear glass.



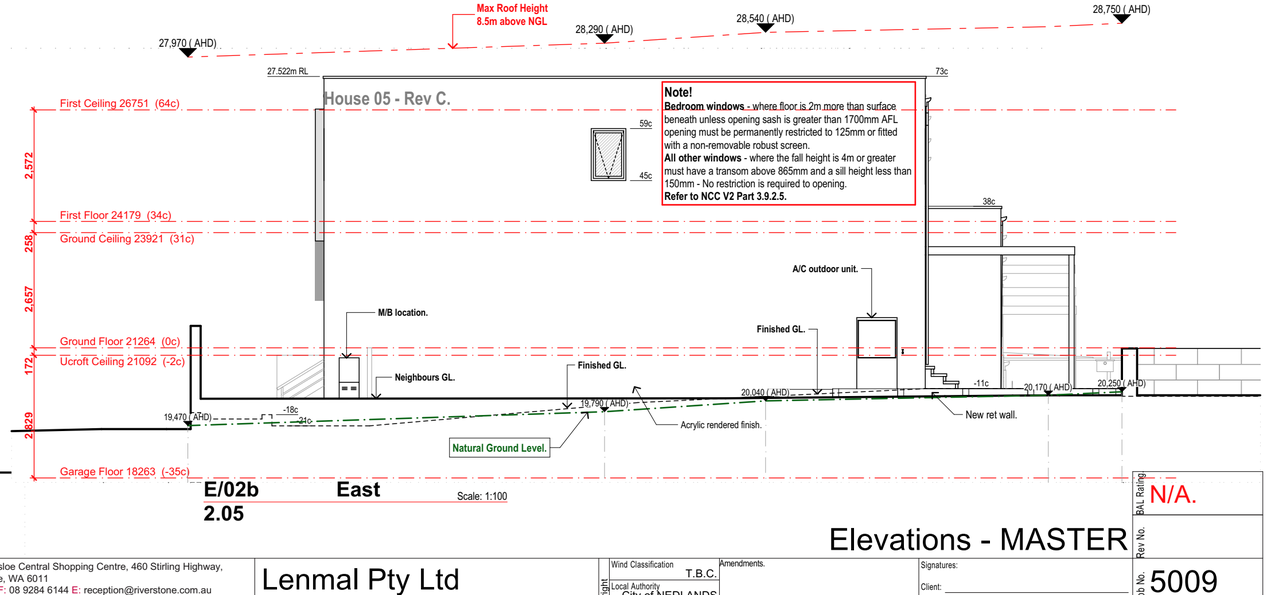
E/01a **South** Scale: 1:100
2.05



E/01b **South** Scale: 1:100
#LayID



E/02a **East** Scale: 1:100
2.05



E/02b **East** Scale: 1:100
2.05

Elevations - MASTER

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn By: S.McChesney
Plot Date: 9/06/2022 at 11:35 AM

Amendments.

Signatures:
Client:
Client:
Builder:

BAL Rating: N/A.
Rev No.
Job No.: 5009
Dwn No.: 4.01

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Elevation for House #22 for New Planning Application.



City of Nedlands
Plans
Received
19 July 2022

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Wind Classification T.B.C.
Local Authority City of NEDLANDS
Drawn S.McChesney
Plot Date: 9/06/2022 at 11:36 AM

Amendments.

Signatures:
Client:
Client:
Builder:

Elevations - MASTER

Rev No.
Job No. 5009
Dwn No - 4.02

16.6 PD50.08.22 Consideration of Development Application – Additions to a Single House at 93 Victoria Avenue, Dalkeith

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Ross McAndrew Architect
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans 3. CONFIDENTIAL ATTACHMENT – Submissions 4. Amended Development Plans dated 11 August

Purpose

The purpose of this report is for Council to consider a development application for additions to a single house at 93 Victoria Avenue, Dalkeith.

Recommendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the development application in accordance with the plans date stamped 26 July 2022 for additions to a single house at 93 Victoria Avenue, Dalkeith, subject to the following conditions:

1. **The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**

2. **Prior to the issue of a demolition permit and a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.**

3. **Prior to occupation of the development the external finish of the parapet walls is to be the same standard as the rest of the development in:**

    a. **Face brick;**
    b. **Painted render;**
    c. **Painted brickwork; or**
    d. **Other clean material as specified on the approved plans;**

and maintained thereafter to the satisfaction of the City of Nedlands.

4. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

5. **All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R10
Land area	1248m²
Land Use	Residential – Single House
Use Class	'P' – Permitted Use

The site is located at 93 Victoria Avenue, Dalkeith and has a single-storey house on the lot, which is to be retained.

The site is a corner lot, bound by Victoria Avenue to the west, Philip Road to the north and Silvereye Lane to the east. The site is 1248m² and relatively flat. The lot is rectangular in shape, albeit slightly irregular with a 20.1m frontage to Victoria Avenue and a 25m frontage to Silvereye Lane at the rear.

Application Details
The application seeks development approval for additions to a single house at 93 Victoria Avenue, Dalkeith. A ground floor extension to the garage is proposed, allowing for an increase from 2 to 3 car bays and additional storage area. Upper floor additions are also

proposed, including alterations to the existing loft above the garage to turn it into a bedroom, and a new sitting room and bathroom located over the ground floor storage area.
Amended plans were submitted reducing the height of the boundary wall from 2.9m to 1.8m high in response to submissions.

Discussion

Assessment of Statutory Provisions
If a proposal does not satisfy the deemed to-comply provisions of the R-Codes, Council is required to exercise a judgement of merit to determine the proposal against the design principles of the R-Codes. The R-Codes require the assessment to consider the relevant design principle only and to not apply the corresponding deemed-to-comply provisions. It is recommended that the application be approved by Council as it is considered to satisfy the design principles of the R-Codes. Further, it is considered unlikely that the development will have a significant adverse impact on the local amenity and character of the locality.

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to height, scale, bulk and appearance, and the potential impact it will have on the local amenity.

State Planning Policy 7.3 - Residential Design Codes – Volume 1
The R-Codes apply to all single and grouped dwelling developments. An approval under the R-Codes can be obtained in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway.

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to street setbacks and lot boundary setbacks. As required by the R-Codes, Council, in assessing the proposal against the design principles, should not apply the corresponding deemed-to-comply provisions. All other areas meet the deemed-to-comply provisions.

Clause 5.1.2 – Street setback
On the ground floor, the wall to the storage area proposes a 1.8m setback to the secondary street (eastern lot boundary). The design principles for street setbacks consider the established streetscape and providing adequate privacy and open space for dwellings. The proposed secondary street setback is considered to meet the design principle as:

- The existing building has a 1.8m setback from the laneway. The portion of this building facing the laneway remains predominantly the same except for the addition of a bike storage area along the southern boundary. The remainder of the building is already in place and is only proposed to be converted from a storage area to a third car bay.
- The storage area is consistent with the established laneway streetscape. Four of the six properties backing on to the laneway (including the existing garage on the subject site) have buildings located within their respective secondary street setback areas.

- Locating the storage area along the southern boundary and near the secondary street does not compromise open space to the outdoor living area and swimming pool area of the subject site.
- When viewed from the laneway, the dominance of the storage area wall is reduced as it is setback in line with the existing garage and proposes a similar wall height to the garage.

Clause 5.1.3 – Lot Boundary Setback
On the ground floor, the storage area wall proposes a nil setback to the southern lot boundary. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed southern lot boundary setback is considered to meet the design principles for the following reasons:

- The new boundary wall is 1.8m in height which is the typical height of a dividing fence. Therefore, the impact of the bulk of the wall is comparable to a standard dividing fence.
- The remainder of the building is set back in accordance with the deemed-to-comply provisions.
- The boundary wall allows for more effective of use of the garage and storage space. The reduced setback allows for additional vehicle parking space and areas for utilities.
- The enclosure of the storage area ensures privacy between the landowners and the adjoining landowners at 95 Victoria Avenue. The solidity of the boundary wall and absence of windows prevents any overlooking.
- The boundary wall does not compromise direct sunlight for the adjoining property to the south. The shadow cast from the boundary wall does not result in any significant overshadowing of the adjoining lot, especially as compared to the shadow cast from the existing garage and proposed upper floor addition.
- Ventilation to the adjoining lot is maintained due to the varying setbacks between the ground and upper floor. The upper floor is setback 1.3m from the southern lot boundary.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to two adjoining properties. The application was advertised for a period of 14 days from 29 April 2022 to 13 May 2022. At the close of the advertising period, one objection was received. Following the objection, the applicant submitted amended plans, reducing the height of the boundary wall from 2.9m to 1.8m high. Notwithstanding this, the objection stands.

The following is a summary of the concerns/comments raised in relation to the amended plans and the officer response and recommended action taken in relation to each issue:

1. Concerns with the bulk and scale of the boundary wall along the southern boundary.

Amended plans were received, which reduced the height of the boundary wall to the south. The boundary wall is now 1.8m in height which is equivalent to the height of a standard dividing fence.

Officers support the proposed boundary wall as the development proposal is unlikely to negatively impact the amenity of the adjoining landowner to the south or the streetscape. Please see the report above for further details.

2. The development proposes significant overshadowing to the back garden of the adjoining lot to the south.

The development achieves the deemed-to-comply provisions of the R-Codes in relation to solar access for adjoining sites. The shadow cast from the boundary wall does not result in any significant overshadowing of the adjoining lot. Additionally, when measuring overshadowing as per the R-Codes, boundary fence shadows are excluded from the calculations. This effectively results in the boundary wall having no impact on overshadowing calculations to the adjoining lot.

3. The development proposes an overwhelming 7-metre-high brick structure over 13 metres long, with a prominent sloping tiled roof.

The 7-metre-high portion of building is not located on the boundary. Rather, it has a setback ranging from 1.3m to 1.9m and exceeds the deemed-to-comply provisions of the R-Codes. The overall height achieves the Residential Development Local Planning Policy in relation to wall and roof height.

The development proposes multiple articulations when viewed from the southern elevation. The bulk of the building is set back from the boundary, and the sloping roof has been designed to be in keeping with the existing roof materiality and colour of the garage.

4. Concerns with stormwater run-off into the adjoining backyard.

The boundary wall includes a gutter to catch stormwater runoff. If development approval is granted, stormwater will be required to be contained on the subject lot in accordance with both planning and building legislation.

5. Lot boundary setbacks should be increased to 1m to the southern lot boundary.

The proposed nil setback is supported as the development proposal is unlikely to negatively impact the amenity of the adjoining landowner. If the storage area were setback 1m to the southern lot boundary, the wall could be increased to a height of 3.5m and still achieve the deemed-to-comply provisions of the R-Codes in relation to lot boundary setbacks. The relative impact on the adjoining landowner of a 1.8m high boundary wall is less than the impact of a 3.5m high wall setback 1m from the southern lot boundary.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

The application for additions to a single house at 93 Victoria Avenue, Dalkeith has been presented for Council consideration due to an objection being received. The proposal is considered to meet the key amenity related elements of R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to consistency with the immediate locality and streetscape character, and minimal impacts to adjoining properties.

The objection received relates to the impact of building on the boundary, overshadowing, building bulk and stormwater. An assessment against the design principles has identified that the proposal can be supported given the characteristics of the site and the affected property.

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

Further Information

Question
Request for amended plans to be included.

Officer Response
Amended plans were received 11 August 2022 relating to the addition of a box gutter to address concerns raised by the adjoining landowners at 95 Victoria Avenue (see Attachment 4).

The boundary wall to the southern boundary involves a box gutter design. The box gutter is located internally between the sloping roof of the store room and the boundary wall. A box gutter ensures appropriate drainage flow is maintained. The box gutter is concealed from view and located behind the boundary wall, when viewed from the south elevation.

The box gutter is setback from the southern lot boundary. This will ensure runoff is contained on site and will prevent any spillage onto the adjoining lot.

A revised officer recommnedation is submitted to reflect the amended plans.

Revised officer recommnendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the development application in accordance with the plans date stamped 11 August 2022 for additions to a single house at 93 Victoria Avenue, Dalkeith, subject to the following conditions:

1. **The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**

2. **Prior to the issue of a demolition permit and a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.**

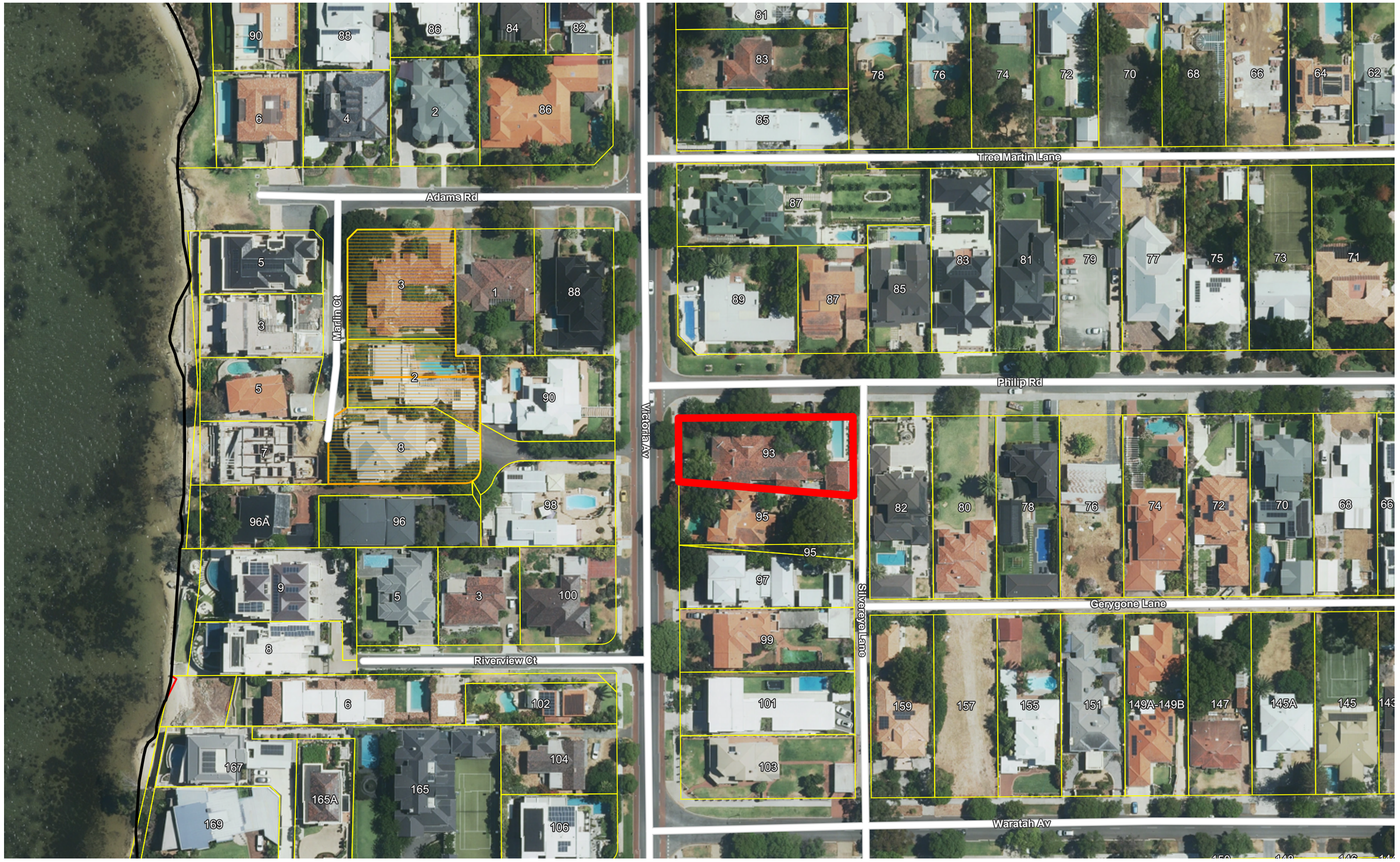
3. **Prior to occupation of the development the external finish of the parapet walls is to be the same standard as the rest of the development in:**

    a. **Face brick;**
    b. **Painted render;**
    c. **Painted brickwork; or**
    d. **Other clean material as specified on the approved plans;**

    and maintained thereafter to the satisfaction of the City of Nedlands.

4. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

5. **All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.**



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	93 Victoria Aerial Image	8/07/2022 1:1129	N



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	93 Victoria Zoning Map	8/07/2022 1:1129	N

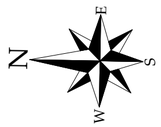
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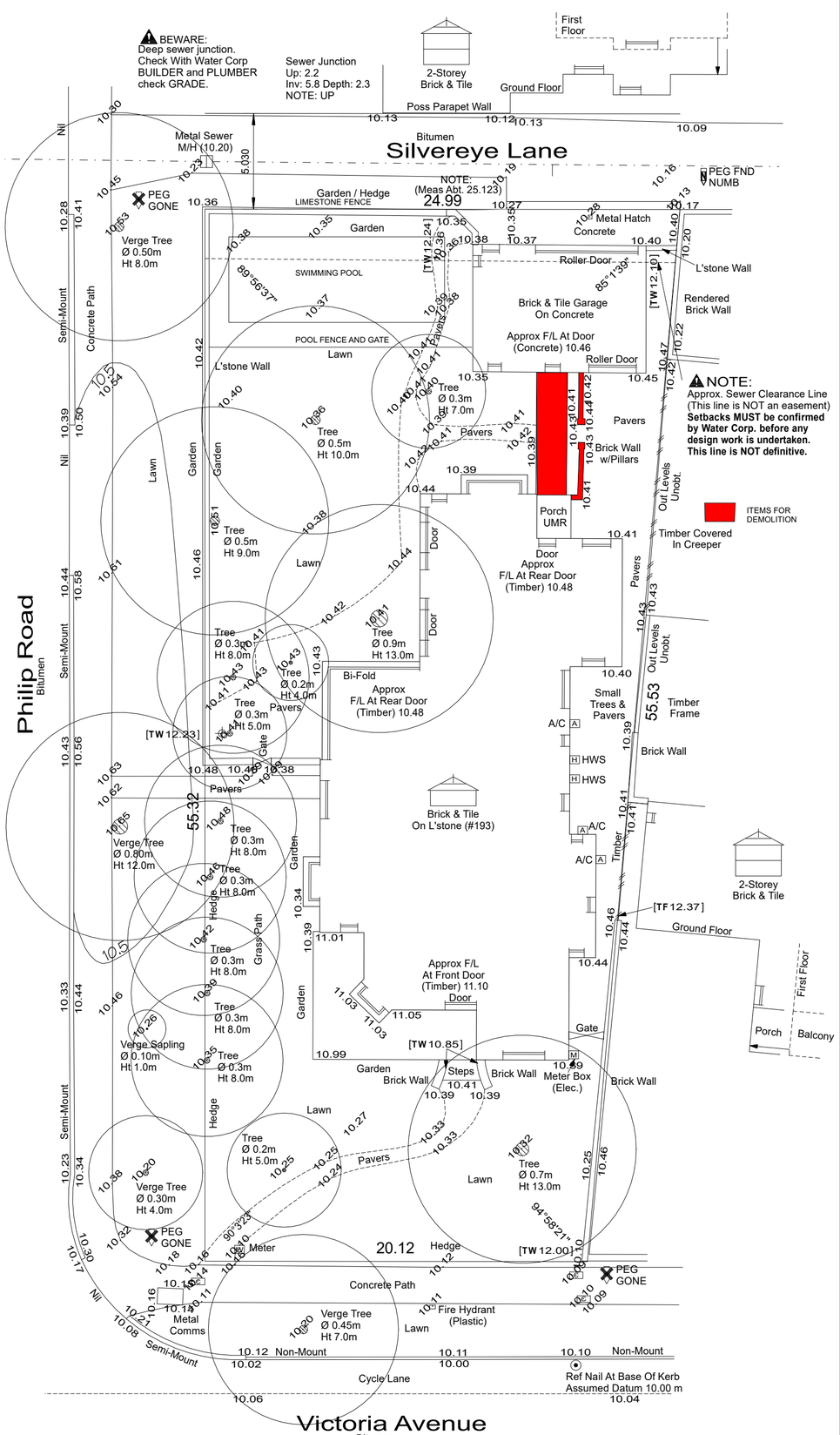
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City of Nedlands
Amended Plans
Received
1 June 2022

LOT MISCLOSE
0.003 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

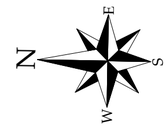
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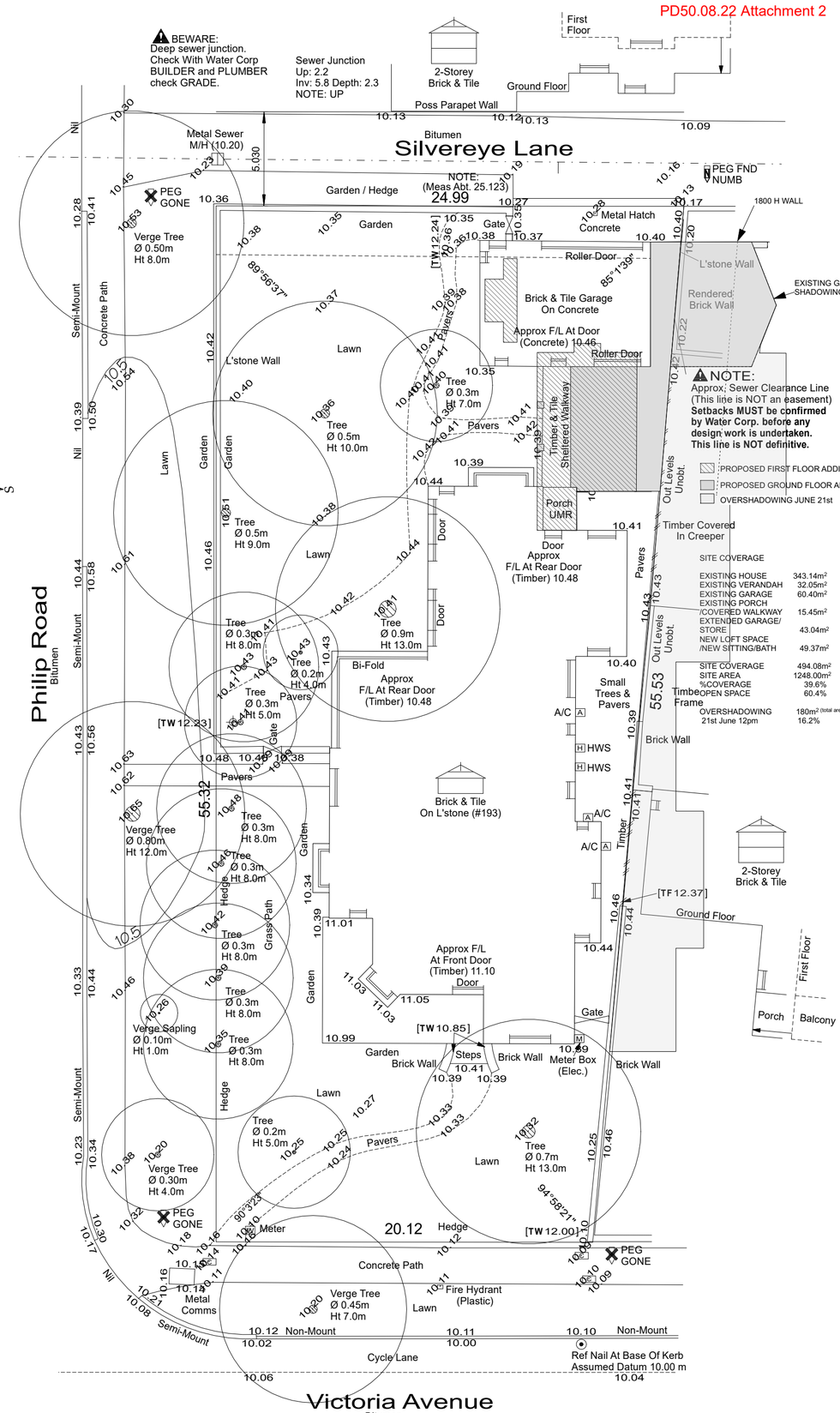
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SITE COVERAGE

EXISTING HOUSE	343.14m²
EXISTING VERANDAH	32.05m²
EXISTING GARAGE	60.40m²
EXISTING PORCH /COVERED WALKWAY	15.45m²
EXTENDED GARAGE/ STORE	43.04m²
NEW LOFT SPACE /NEW SITTING/BATH	49.37m²
SITE COVERAGE	494.08m²
SITE AREA	1248.00m²
%COVERAGE	39.6%
OPEN SPACE	60.4%
OVERSHADOWING 21st June 12pm	180m² (total area 113m2) 16.2%

LOT MISCLOSE
0.003 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

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job 2106
Addition and Renovation
for M & J JAYSUNDERA
93 VICTORIA AVENUE, DALKEITH

SITE PLAN

dwn scl
SRS
1:200 @ A2

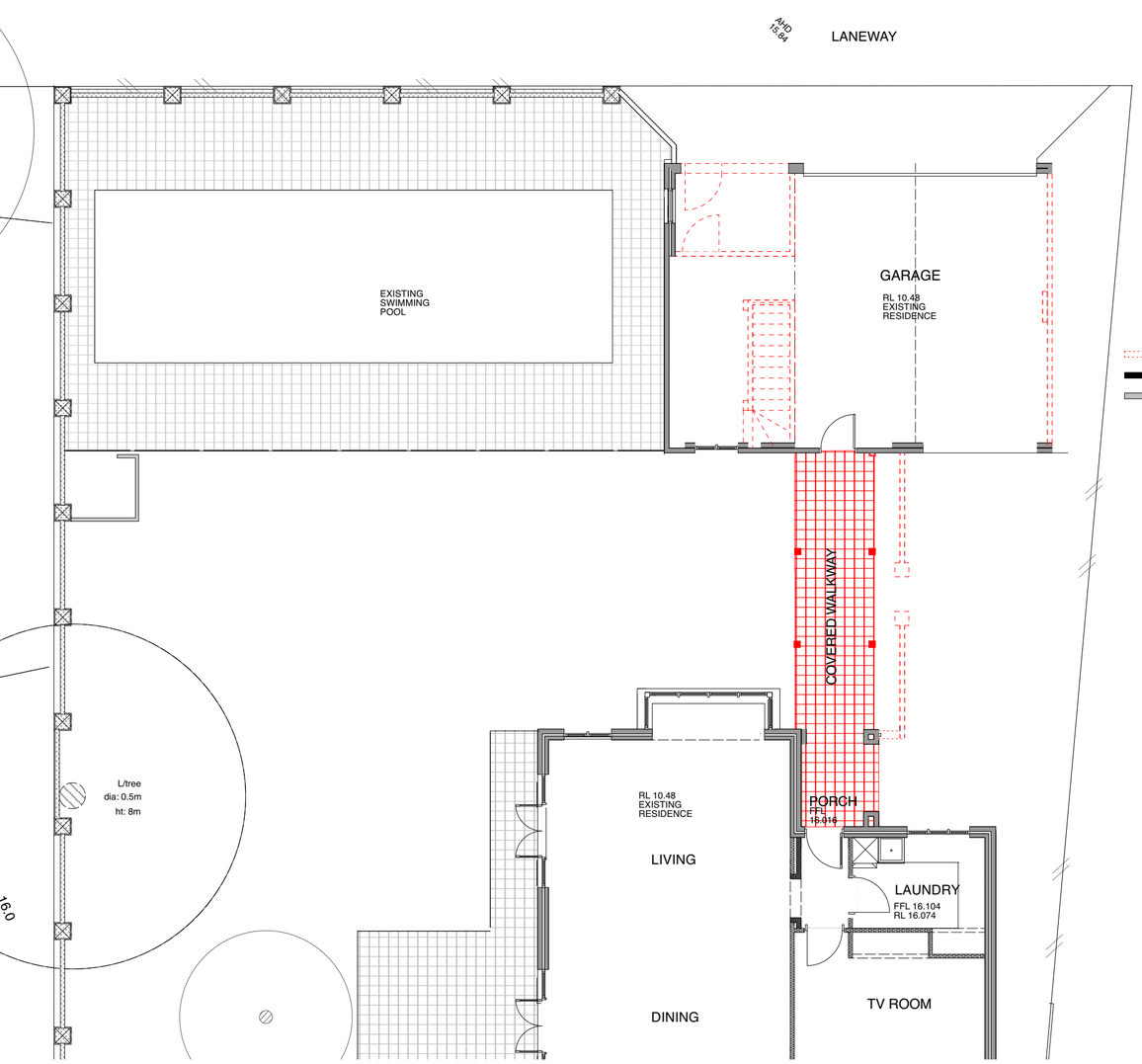
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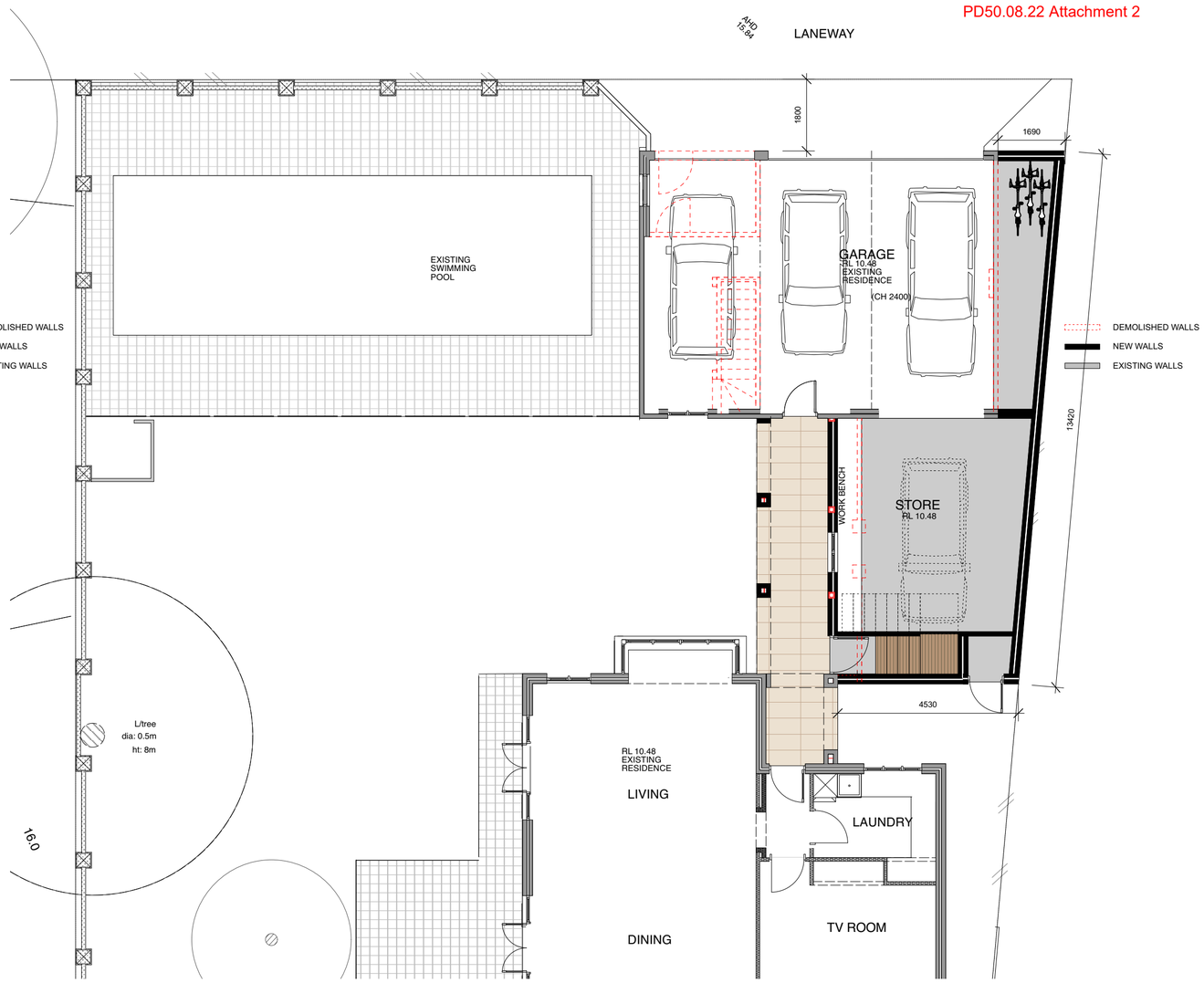
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PD50.08.22 Attachment 2



DEMOLITION GROUND FLOOR PLAN
Scale: 1:100



PROPOSED GROUND FLOOR PLAN
Scale: 1:100







City of Nedlands
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PLANS AND PERSPECTIVES

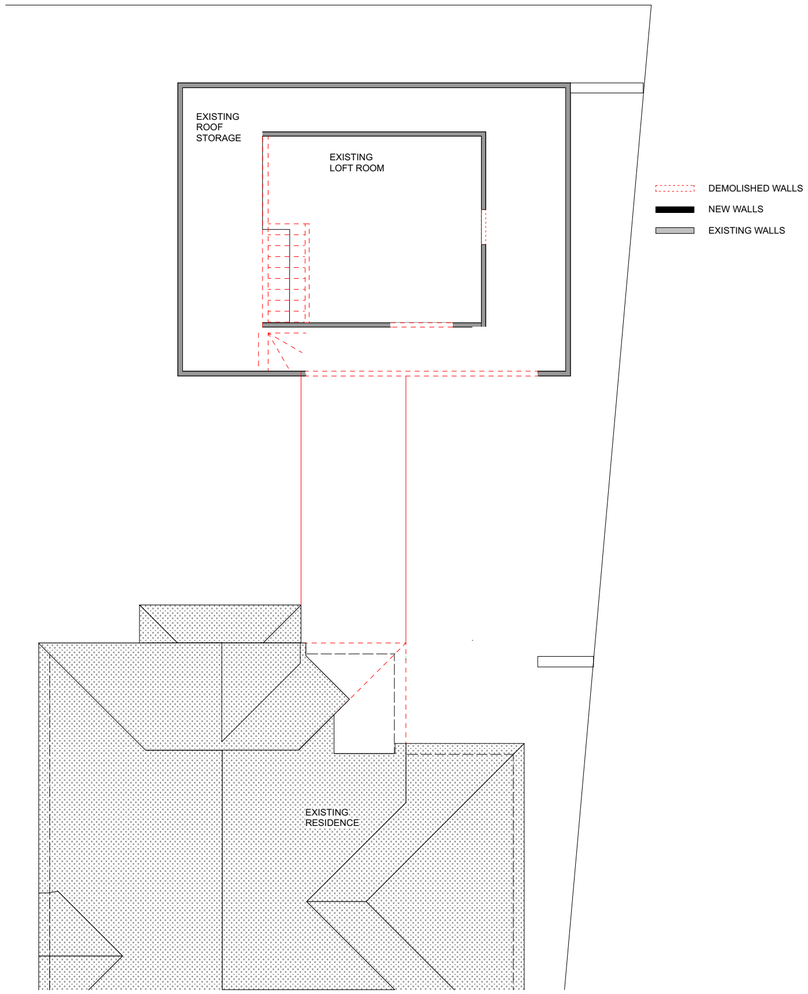
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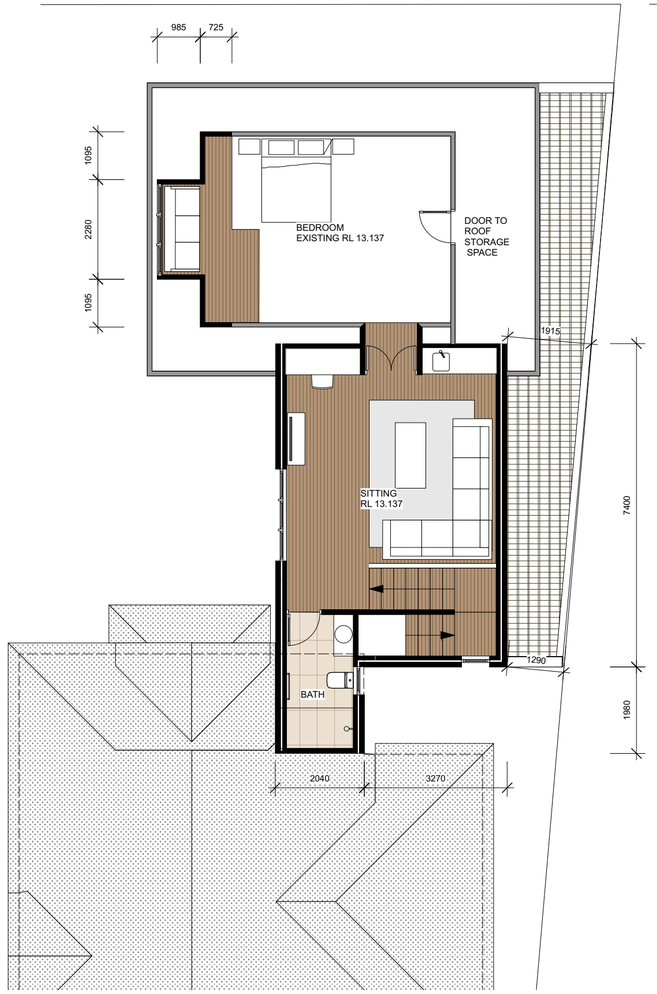
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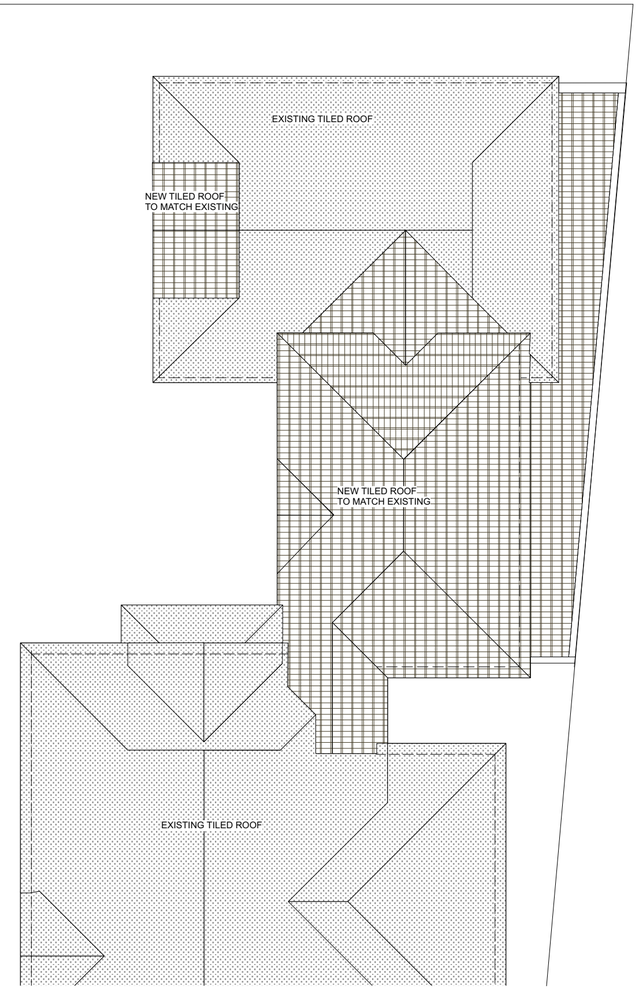
2106
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DEMOLITION FIRST FLOOR PLAN
Scale: 1:100



PROPOSED FIRST FLOOR PLAN
Scale: 1:100



PROPOSED ROOF PLAN
Scale: 1:100

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FIRST FLOOR PLANS

dwn SRS | scl 1:100 @ A2

north

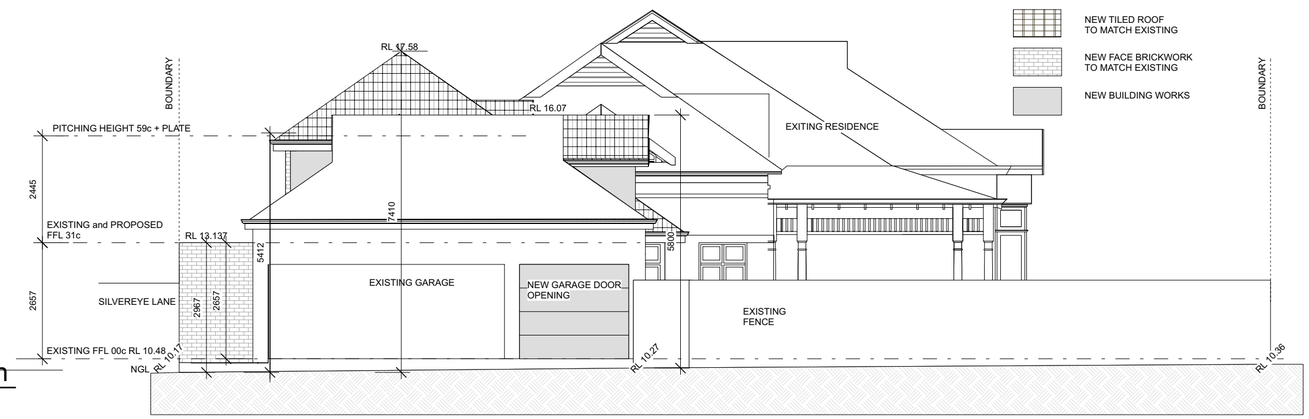
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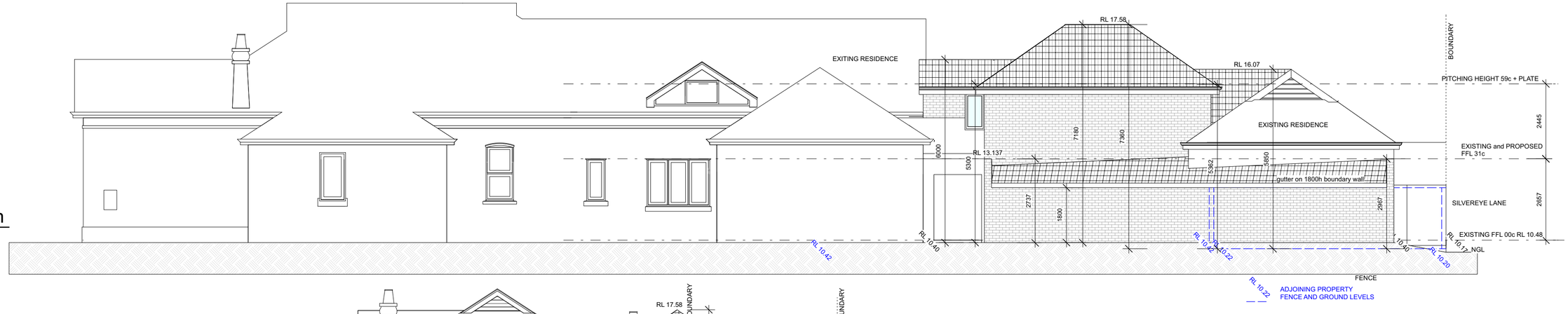
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North Elevation
Scale: 1:100



East Elevation
Scale: 1:100



South Elevation
Scale: 1:100



West Elevation
Scale: 1:100

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ELEVATIONS

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north

amendments	
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PLANNING
12.04.2022
2106
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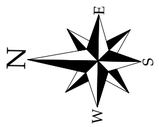
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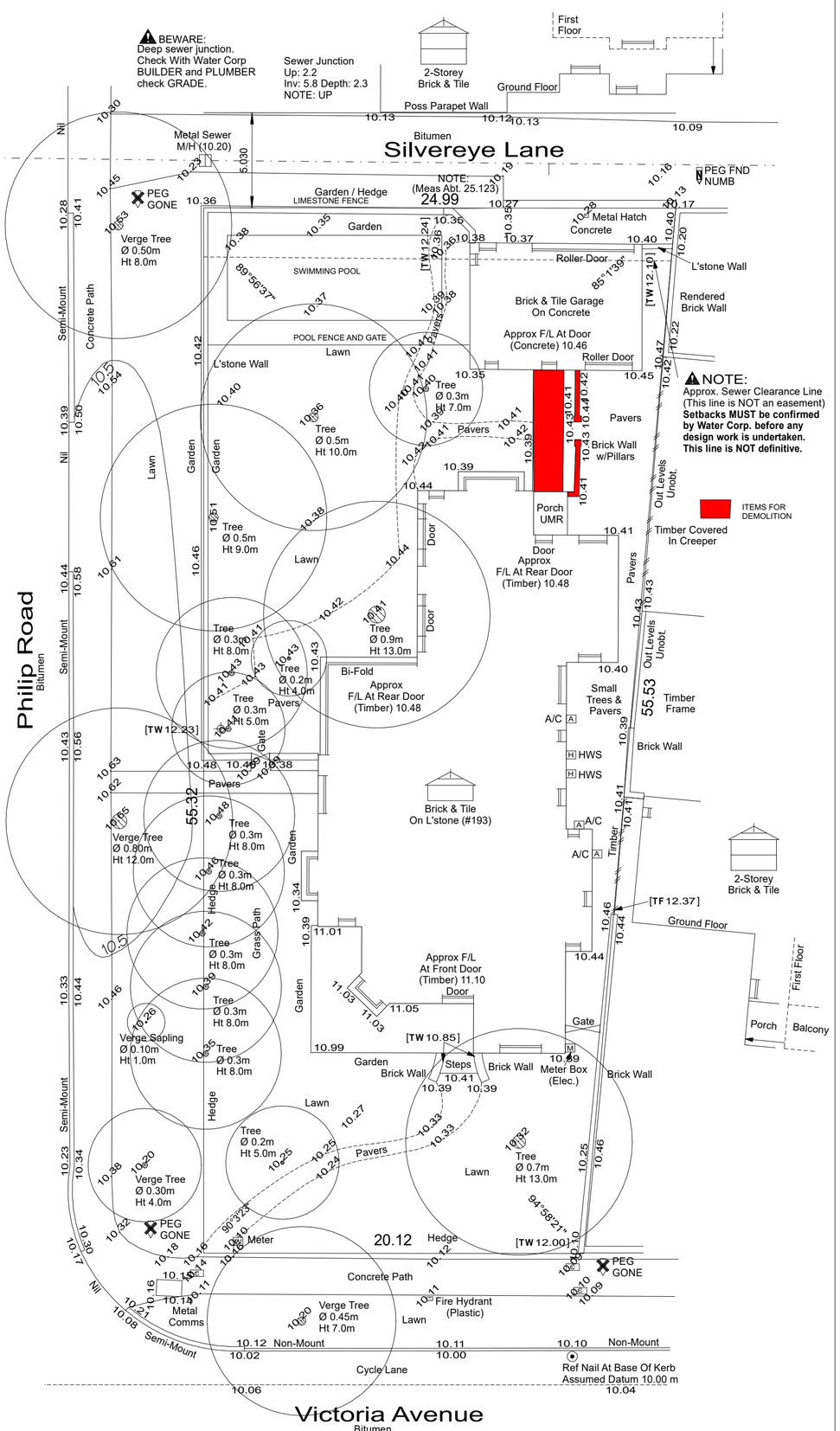
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LOT MISCLOSE
0.003 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

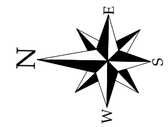
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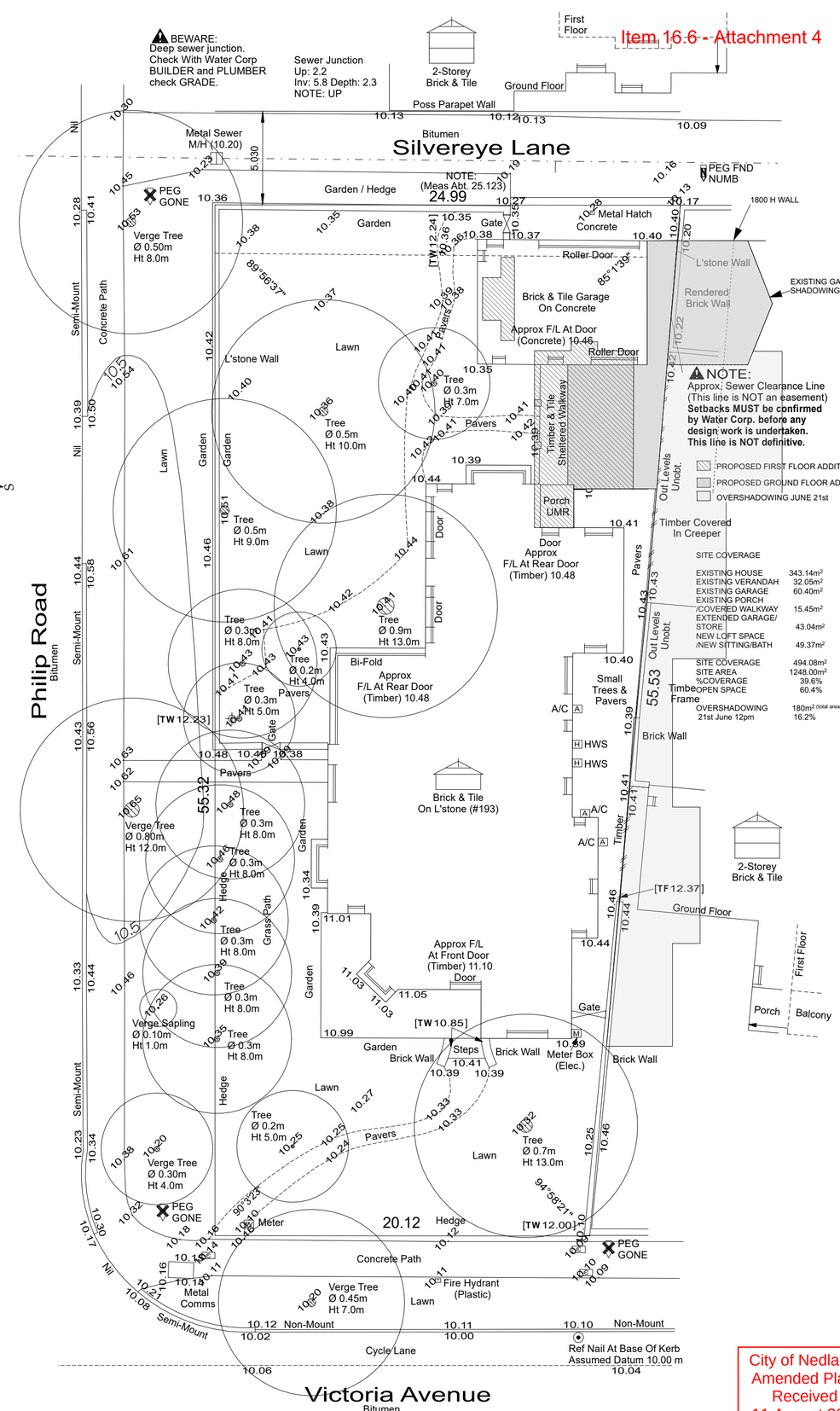
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LOT MISCLOSE
0.003 m

SOIL DESCRIPTION
Sand
Refer to Survey

Scale 1:200
0 2 4 6 8

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Amended Plans
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Addition and Renovation
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SITE PLAN

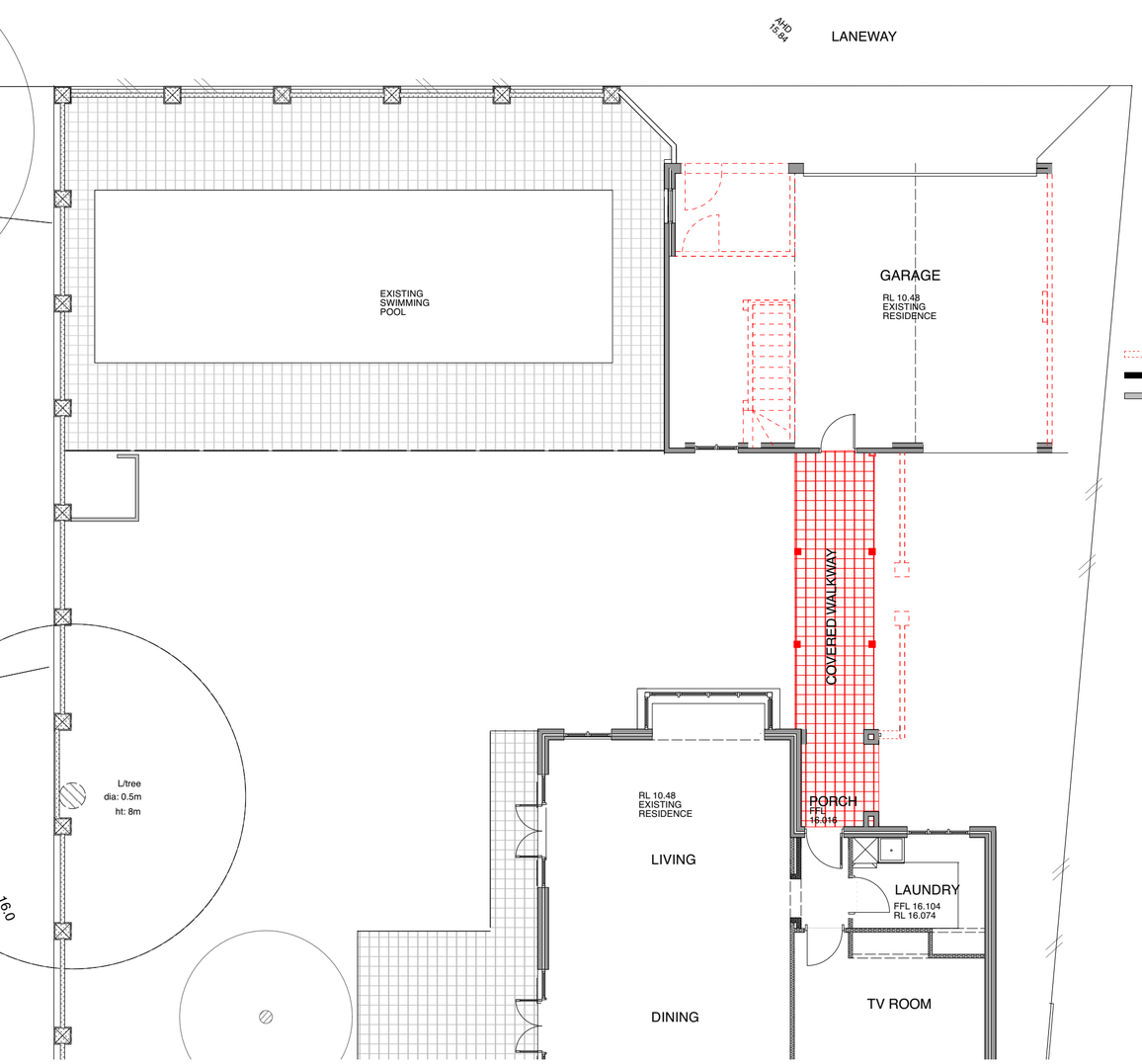
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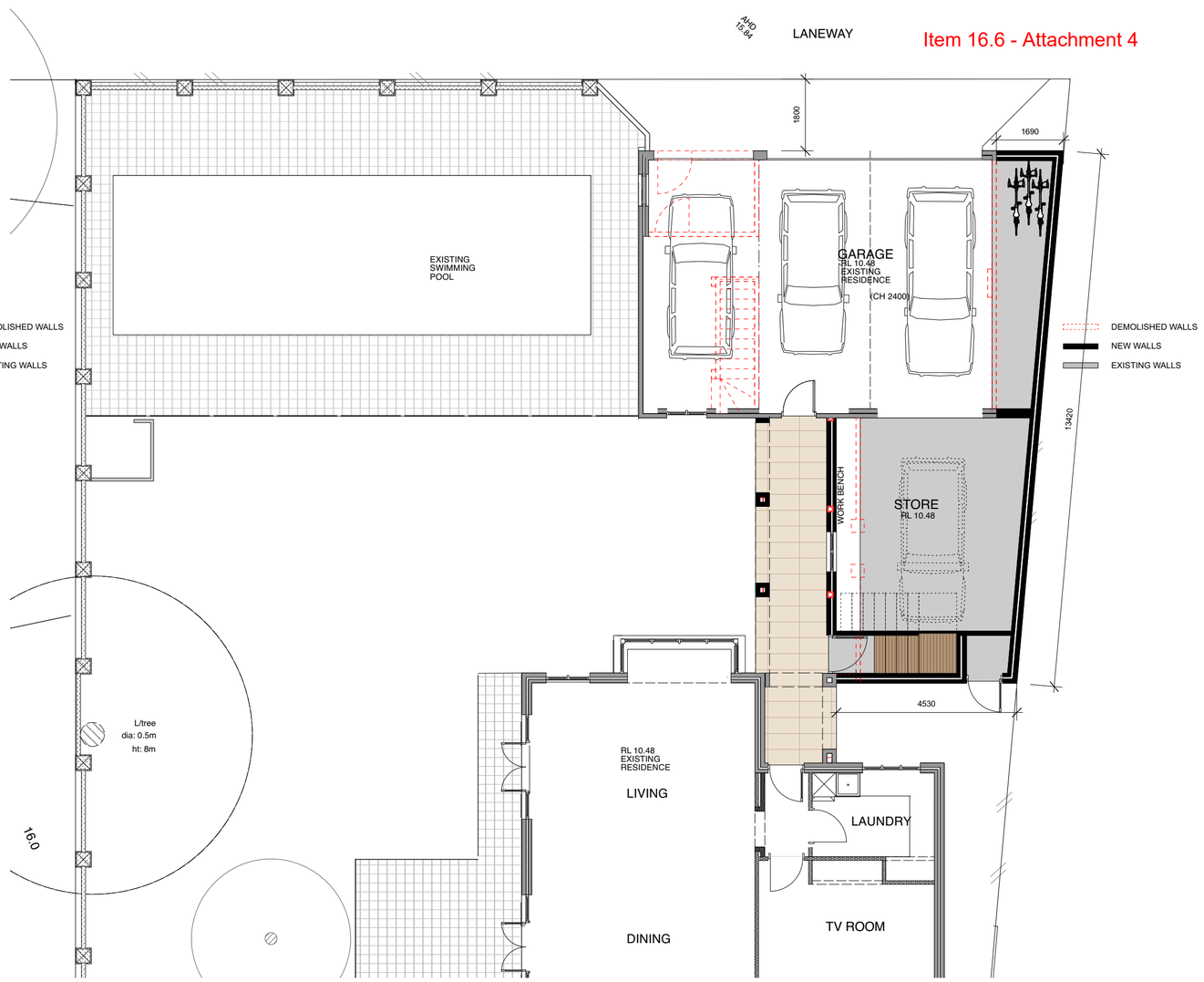
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10/08/2022	REVISED PLANNING SUBMISSION

12.04.2022

2106
100



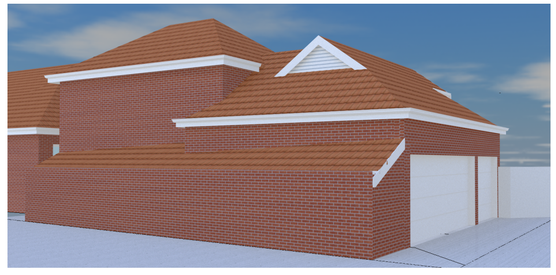
DEMOLITION GROUND FLOOR PLAN
Scale: 1:100



PROPOSED GROUND FLOOR PLAN
Scale: 1:100







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PLANS AND PERSPECTIVES

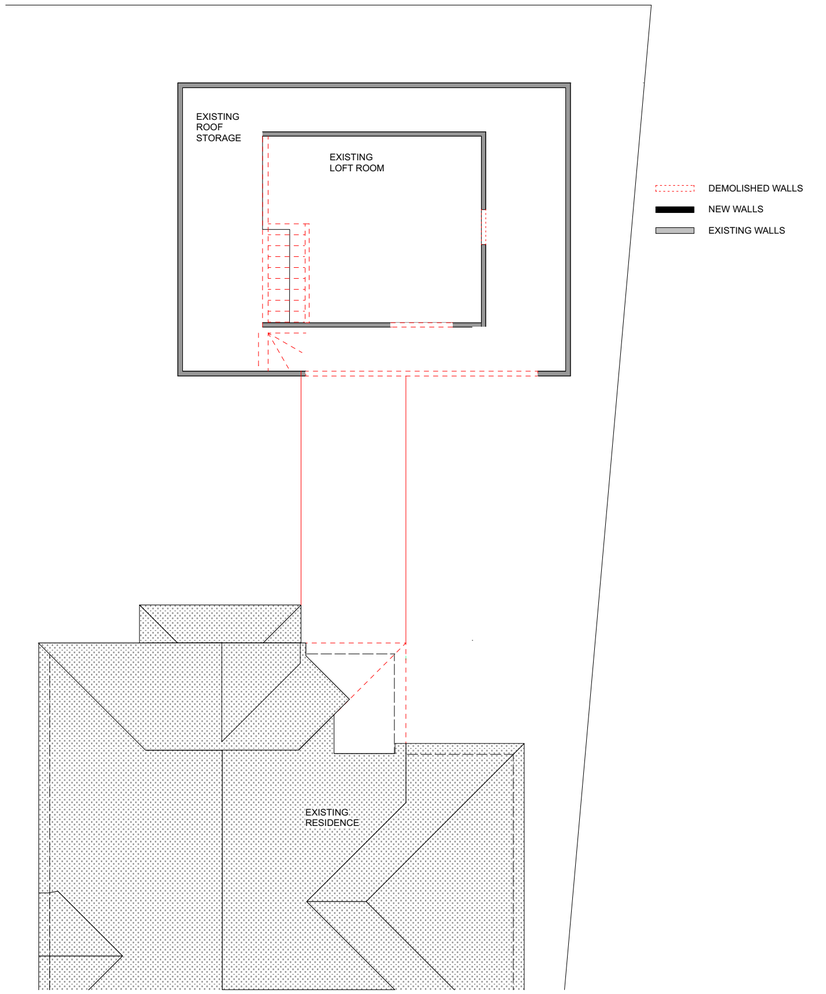
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north

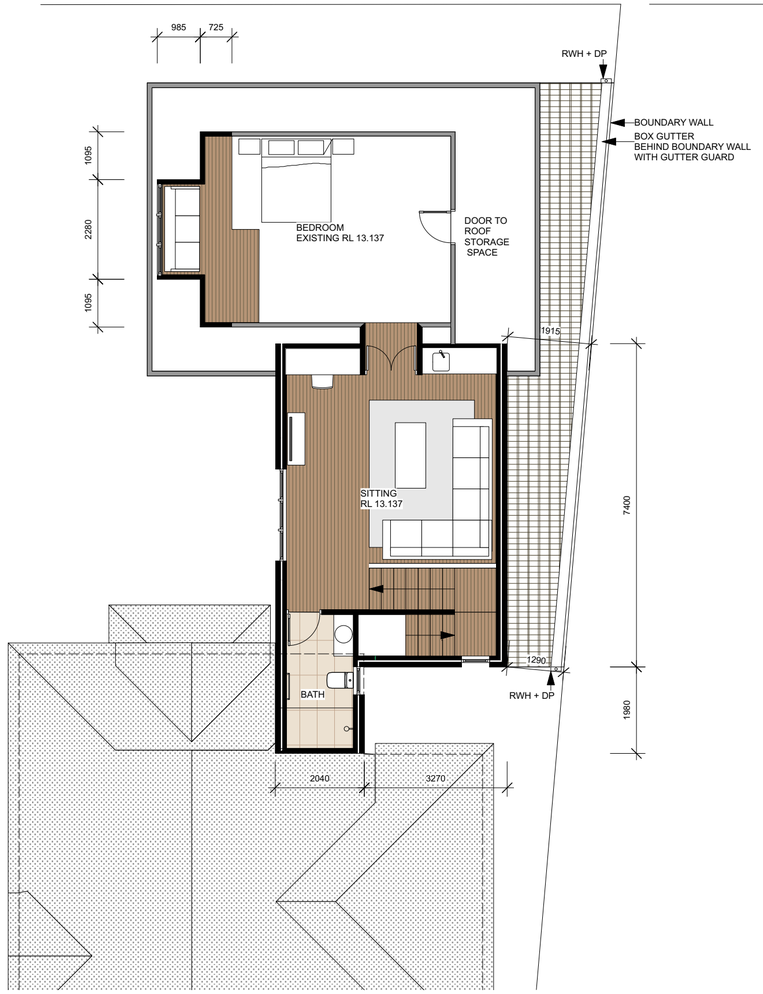
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10/08/2022	REVISED PLANNING SUBMISSION

PLANNING 12.04.2022

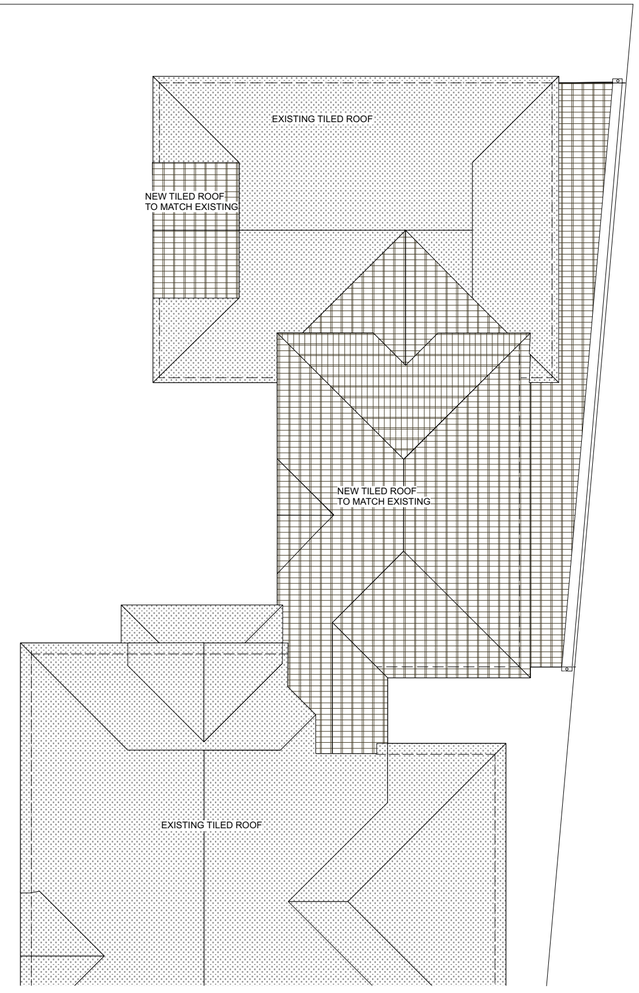
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DEMOLITION FIRST FLOOR PLAN
Scale: 1:100



PROPOSED FIRST FLOOR PLAN
Scale: 1:100



PROPOSED ROOF PLAN
Scale: 1:100

City of Nedlands
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FIRST FLOOR PLANS

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SRS 1:100 @ A2

north

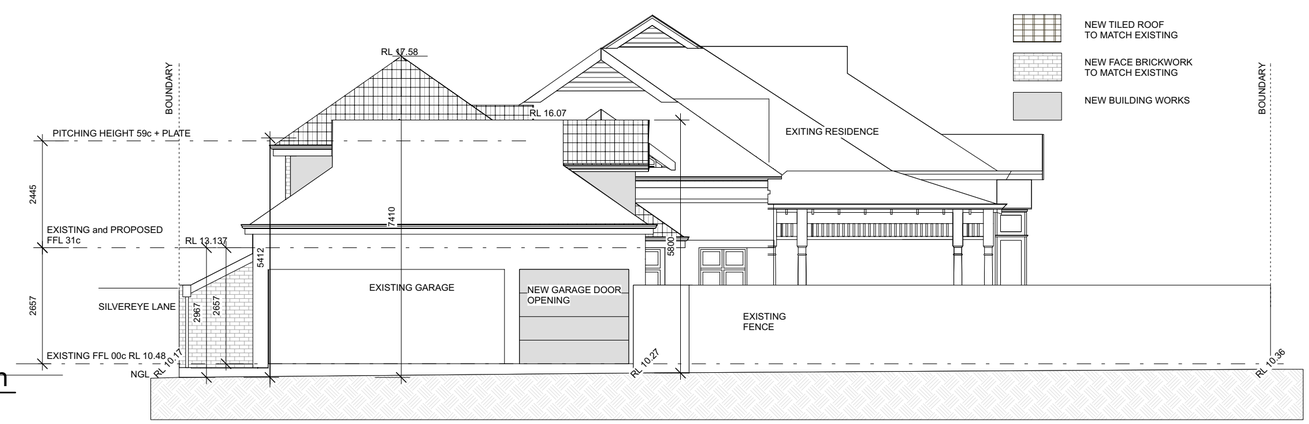
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PLANNING 12.04.2022

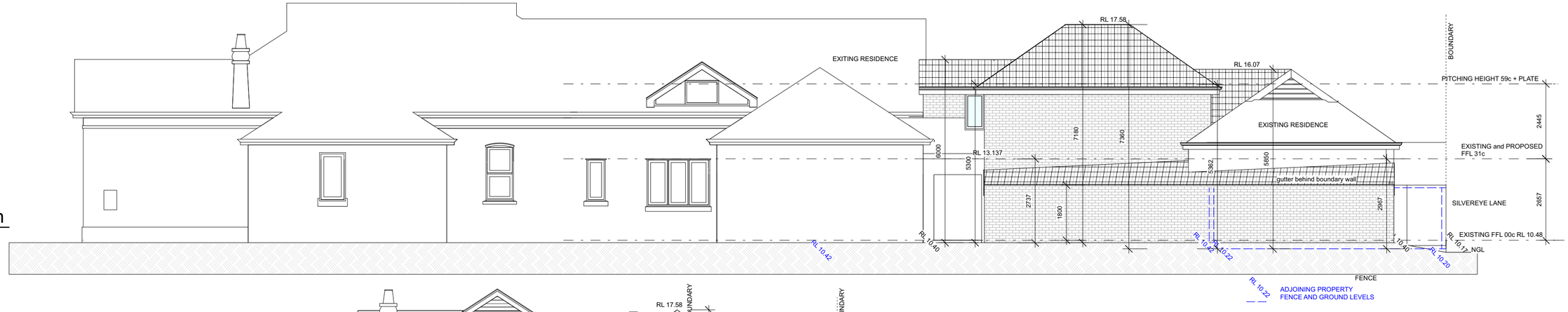
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North Elevation
Scale: 1:100



East Elevation
Scale: 1:100



South Elevation
Scale: 1:100



West Elevation
Scale: 1:100

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11 August 2022

55 Rule Street
North Fremantle, 6159, WA
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Tel: 08 **9430 7535**

rossmcandrew architect

job 2106
Addition and Renovation
for M & J JAYSUNDERA
93 VICTORIA AVENUE, DALKEITH

ELEVATIONS

dwn SRS | sct 1:100 @ A2

north

amendments	
12/04/2022	PLANNING SUBMISSION
13/04/2022	PLANNING SUBMISSION - NGL AND DIMENSIONS
30/05/2022	REVISED PLANNING SUBMISSION
25/07/2022	REVISED PLANNING SUBMISSION
10/08/2022	REVISED PLANNING SUBMISSION

PLANNING
12.04.2022
2106
103

16.7 PD51.08.22 Consideration of Development Application – Four Multiple Dwellings at 43 Napier Street, Nedlands

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Matt Buckley Designs
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans 3. R-Codes Assessment 4. CONFIDENTIAL ATTACHMENT – Submissions

Purpose

The purpose of this report is for Council to consider a development application for four multiple dwellings with a basement at 43 Napier Street, Nedlands.

Recommendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, Council approves the development application in accordance with the plans date stamped 1 July 2022 for four multiple dwellings at 43 Napier Street, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 1 July 2022. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

2. **All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site.**

3. **All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.**

Engineering and Design

4. **Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City.**

5. **Prior to the issue of a building permit, a minimum of 20% units (1 unit) are to be designed at building permit stage to the Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) and implemented prior to occupation to the satisfaction of the City of Nedlands.**

6. **Prior to the issue of a building permit, amended plans are to be submitted demonstrating that:**

    a. Ground floor air conditioning units are not visible from the street.
    b. Upper floor air conditioning units are located near the centre of the roof so as to be visually unobtrusive from adjoining lots.
    c. Utilities, including fire pumps and metre boxes, are accessible and integrated into the design of the building and landscaping.

    The above is to the satisfaction of the City of Nedlands.

7. **Prior to the issue of a building permit and the commencement of excavation works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:**

    - **Lot 87 (No. 41) Napier St, Nedlands**
    - **Lot 85 (No. 45) Napier St, Nedlands**
    - **Lot 128 (No. 42) Loftus St, Nedlands**
    - **Lot 129 (No. 44) Loftus St, Nedlands**
    - **Lot 130 (No. 46) Loftus St, Nedlands**

    In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City of Nedlands that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed.

8. **Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in:**

    a. Face brick;
    b. Painted render;
    c. Painted brickwork; or
    d. Other clean finish as specified on the approved plans.

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

Landscaping

9. **Prior to occupation, an amended landscaping plan shall be submitted providing species selection and demonstrating sufficient soil depth to support healthy plant growth based on Table 4.12 of the R-Codes Volume 2 to the satisfaction of the City of Nedlands.**

10. **Prior to occupation, landscaping shall be completed in accordance with the amended plans to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.**

11. **The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction processes to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands.**

12. **Prior to the issue of a Building Permit, an Arborist report is to be prepared and submitted to the City identifying tree protection strategies for the retained trees on site and neighbouring vegetation within 3m of the development site. The recommendations contained within the report must be complied with at all times to the satisfaction of the City of Nedlands.**

13. **Prior to occupation, all communal and private open space areas with landscaping shall include a tap connected to an adequate water supply for the purpose of irrigation.**

Acoustics and Visual Privacy

14. **Prior to the issue of a Building Permit the applicant is to lodge with the City of Nedlands an acoustic report prepared by a suitably qualified and licensed acoustic consultant demonstrating compliance of mechanical plants with the requirements of the *Environmental Protection (Noise) Regulations 1997* to the satisfaction of the City of Nedlands.**

15. **Prior to occupation, a notification, pursuant to section 70A of the Transfer of Land Act 1893, shall be placed on the certificate of title for the subject lot. The notification shall be created at the owner/applicants' expense and lodged with the Registrar of Titles for endorsement. The notification is to state as follows:**

    'This lot is in the vicinity of a transport corridor and is affected, or may in the future be affected, by road and rail transport noise. Road and rail transport noise levels may rise or fall over time depending on the type and volume of traffic.'

Sustainability

16. **Prior to occupation, the recommendations contained within the LBS Sustainable Design Assessment dated 29 April 2022, or any approved modifications, are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.**

Waste

17. **Prior to the issue of a Building Permit, a Waste Management Plan is to be prepared and approved to the satisfaction of the City of Nedlands. The Waste Management Plan is to be observed for the lifetime of the development.**

Parking

18. **Prior to occupation of the development, all car parking bays and visitor bicycle bays are to be clearly line marked, drained and with visitor car parking clearly marked or signage provided, and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.**

19. **All car parking dimensions (including associated wheel stops and headroom clearance), manoeuvring areas, ramps, crossovers and driveways shall comply with Australian Standard 2890.1-2004 - Off-street car parking and Australian Standard 2890.6:2009 - Off-street parking for people with disabilities (where applicable) to the satisfaction of the City of Nedlands.**

20. **Prior to occupation, all bicycle racks shall be provided and installed to the satisfaction of the City of Nedlands and maintained for the lifetime of the development.**

Screening and Lighting

21. **Prior to occupation, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened to the satisfaction of the City of Nedlands.**

22. **Prior to occupation, an external lighting plan must be submitted and approved by the City of Nedlands. The lighting is to be designed and located to prevent any increase in light spill onto the adjoining properties in accordance with Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting.**

Voting Requirement

Simple Majority.

This report is of a quasi judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60
Land area	696m^2
Land Use	Residential – Multiple Dwellings
Use Class	'P' – Permitted Use

The site is located at 43 Napier Street, Nedlands. The lot is rectangular in shape, has a 15m frontage and a total area of 696m^2. The site is relatively flat. The property is currently occupied by a single storey house with a freestanding carport.

Application Details
The application seeks development approval for the construction of a two storey building consisting of four multiple dwellings with basement car parking. Vehicle access will be obtained from a ramped driveway located along the south of the site which leads to parking in the basement. All resident parking, visitor parking, resident stores and bin stores are located within the basement.

Discussion

Assessment of Statutory Provisions

The proposal has been assessed against all relevant legislative requirements including Local Planning Scheme No.3 (LPS3), Residential Design Codes Volume 2 – Apartments (R-Codes) and Local Planning Policies.

The development achieves the Acceptable Outcomes of the Primary Controls of Volume 2 of the R-Codes for the following:

- Building height
- Street setbacks
- Plot ratio
- Building depth
- Building separation

It is noted that under Volume 2 of the R-Codes, development must ultimately meet the Element Objectives, not just the Acceptable Outcomes. This proposal meets the Element Objectives for the above criteria for the following reasons:

- This development presents as a two storey house when viewed from the street.
- The development fits comfortably within the existing streetscape context of predominantly single storey and two storey houses.
- The development provides a gradual transition to a higher density commensurate with the coding while matching the built form of nearby single houses.
- The development is designed so as to not impact adjoining solar collectors, and with side setbacks greater than those which would be deemed-to-comply for a single house of the same size.
- The development includes deep soil area between the house and the primary street boundary to compliment the existing landscaped character of the street.

Please refer to the assessment provided below for side and rear setbacks. A detailed R-Code assessment is also provided within **Attachment 3** to this report.

Local Planning Scheme No. 3
Schedule 2, Clause 67(2) (Consideration of application by Local Government) – identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, particularly in regard to height, scale, bulk and the potential impact it will have on the local amenity.

Sustainability
The following sustainability initiatives are implemented by the development:

- A minimum NatHERS rating of 6.4 stars and an overall average NatHERS rating of 7.1 stars (compared to the minimum 5 star and average 6 star requirement).
- R4.0 insulation throughout the development
- Waterwise plants
- Solar panels
- Natural cross-ventilation
- Water efficient plumbing fixtures and fittings
- Waterwise landscape reticulation
- Daylight and occupancy sensor lighting for communal areas

State Planning Policy 7.3 - Residential Design Codes – Volume 2 – Apartments
The proposal has been assessed against all relevant design elements of the Residential Design Codes Volume 2 – Apartments (R-Codes) which provides a comprehensive basis for the control of residential development. Those elements which require key consideration are detailed below.

Element 2.4 – Side and rear setbacks
The side setbacks to the north and south provide adequate separation to the neighbouring properties for the following reasons:

- The side setbacks do not contribute to adverse building bulk given the 2-storey design in lieu of the 3 stories envisaged under the Acceptable Outcomes. The immediate adjoining properties are of a similar bulk and scale proposed by the development.
- The house is similar in bulk and scale to a single house when viewed from the street and adjoining properties.
- The development includes side setbacks that exceeds the deemed-to-comply setbacks that would apply to a single house.
- The development satisfies the acceptable outcomes for visual privacy, with no overlooking of sensitive areas of neighbouring lots.
- The extent of shadow cast to the adjoining site is 39% on 21 June, which is below the 50% deemed-to-comply criteria by the R-Codes Volume 1 for single houses. For the remaining months of the year there is meaningful sunlight to habitable spaces.
- The applicant has demonstrated that solar collectors on the neighbouring southern lot are not affected by shadow cast from the development.

The rear (west) setback appropriately responds to the development's context and provides adequate separation to adjoining lots.

- The wall closest to the rear boundary consists of a single storey, unenclosed outdoor living area on the ground floor. The remainder of the development provides a 5.3m setback to the ground floor, and 4.7m setback to the upper floor.
- The rear setback provides for an appropriate separation to the adjoining neighbouring property.
- The proposed outdoor living area is open on the side facing the rear, thereby reducing the impact of any perceived building bulk as viewed from neighbouring lots.
- The additional setback of approximately 5m proposed for the majority of the built form of the development responds to the development's context of predominantly single houses, with large rear setback areas and gardens.
- The rear setback allows for an appropriate deep soil area and the retention of two existing trees on site.
- The proposed setback areas are well landscaped by small trees and supplementary vegetation. At maturity, this landscaping will soften the built form interface with adjoining lots and as viewed from the street.

Consultation

The application was advertised for 28 days from 2 May 2022 to 30 May 2022 by the following:

- Letters posted to all landowners and occupiers within a 200m radius of the site;
- A sign on site was installed at the site's street frontage for the duration of the advertising period;
- An advertisement was published on the City's website with all documents relevant to the application made available for viewing during the advertising period;
- Notice placed in the "Post" local newspaper;
- Posted on the City's social media platforms; and
- Community information session held on 18 May 2022.

Upon conclusion of advertising, a total of three responses were received objecting to the development. The key concerns in the objections related to:

- Traffic
- Car and bicycle parking
- Landscaping
- Side and rear setbacks
- Façade Design
- Visual privacy

A summary of the key issues raised is provided in the table below:

Issue Raised	Officer comments
Parking Insufficient parking and impacts on the street which will be exacerbated by this development.	**Parking achieves Acceptable Outcomes and is supported** The development exceeds the Acceptable Outcomes in relation to resident and visitor parking by providing 2 bays for every unit plus an additional visitor bay.
Traffic Increased traffic congestion & impacts to safety	**Traffic achieves Acceptable Outcomes and is supported** The development will increase traffic comparatively to that generated by the existing single house on the property. However, the density is consistent with the grouped dwellings approved on similarly coded sites in other areas of the City. The development is also consistent with the site's density coding and the expected traffic generated comparative to that density.
Noise Location of air-conditioning units, compactor and other services to be modelled as part of the proposal.	**Noise achieves Acceptable Outcomes subject to conditions and is supported** A revised Acoustic Report is recommended in the event the applicant is approved. This is to demonstrate the development meets the noise requirements, including in relation to mechanical noise and is to be undertaken prior to the issue of a Building Permit.
Setbacks Insufficient side and rear setbacks	**Setbacks achieve Element Objectives and are supported** The development proposal meets the Element Objectives in relation to side and rear setbacks. The bulk and scale is comparable to a single house, but the development exceeds the setbacks of the deemed-to-comply provisions of Volume 1 of the R-Codes for single houses. Refer to the Planning Assessment section of this report.
Landscaping and deep soil areas Insufficient landscaping provided.	**Landscaping achieves Acceptable Outcomes and is supported** The development proposal exceeds the Acceptable Outcomes by providing 16% deep soil area in lieu of 7%. The development also proposes the retention of 2 trees at the rear of the site plus planting of 6 additional trees and softscaping.

Plot ratio Plot ratio should comply	**Plot ratio achieves Acceptable Outcomes and is supported** The development meets the Acceptable Outcomes with a plot ratio of 0.79.
Solar access and shadow The development will overshadow neighbouring properties.	**Plot ratio achieves Acceptable Outcomes and is supported** The development overshadows 39% of the adjoining lot. The bulk, scale, height and overshadowing caused by the development is commensurate with that presented by a two storey single house.
Visual Privacy The development will result in overlooking of neighbouring properties to the west.	**Visual privacy setbacks achieve Acceptable Outcomes and are supported** Amended plans were received following consultation providing full height screening to the Unit 4 western balcony in question.

Following the advertising period, the City received amended plans and additional documentation on 1 July 2022 which propose the following changes:

- Installation of a full height screen on the western elevation of Unit 4's balcony.
- Addition of shading window treatments to windows.
- Addition of a planter box to the balconies of Units 3 and 4.
- Increase to driveway width of a minimum of 4.0m
- Addition of resident and visitor bike parking areas.

The amendments made are minor and do not trigger the need for formal re-advertising of the proposal. However, the amended plans were made available for public inspection at the City's Administration and are available on the City's Your Voice website.

Design Review
The development was reviewed by the City's Design Review Panel (DRP). The DRP summary is as follows:

DRP Design Quality Evaluation		
	Supported	
	Further Information Required	
	Not supported	
SPP 7.0 Principles	24 January 2022 DRP Review	25 July 2022 Chair Review
1. Context and Character		
2. Landscape Quality		
3. Built Form and Scale		
4. Functionality and Built Quality		
5. Sustainability		
6. Amenity		
7. Legibility		
8. Safety		
9. Community		
10. Aesthetics		

Amended plans were referred to the DRP Chair for review on 25 July 2022. The Chair was satisfied that the proponents engaged with DRP comments in a constructive manner and have improved the design accordingly. The chair strongly supports the proposal and finds that it has now addressed all 10 Design Principles.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

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

Decision Implications

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

In the event of a refusal, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the R-Codes (Volume 2) as a State Planning Policy. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

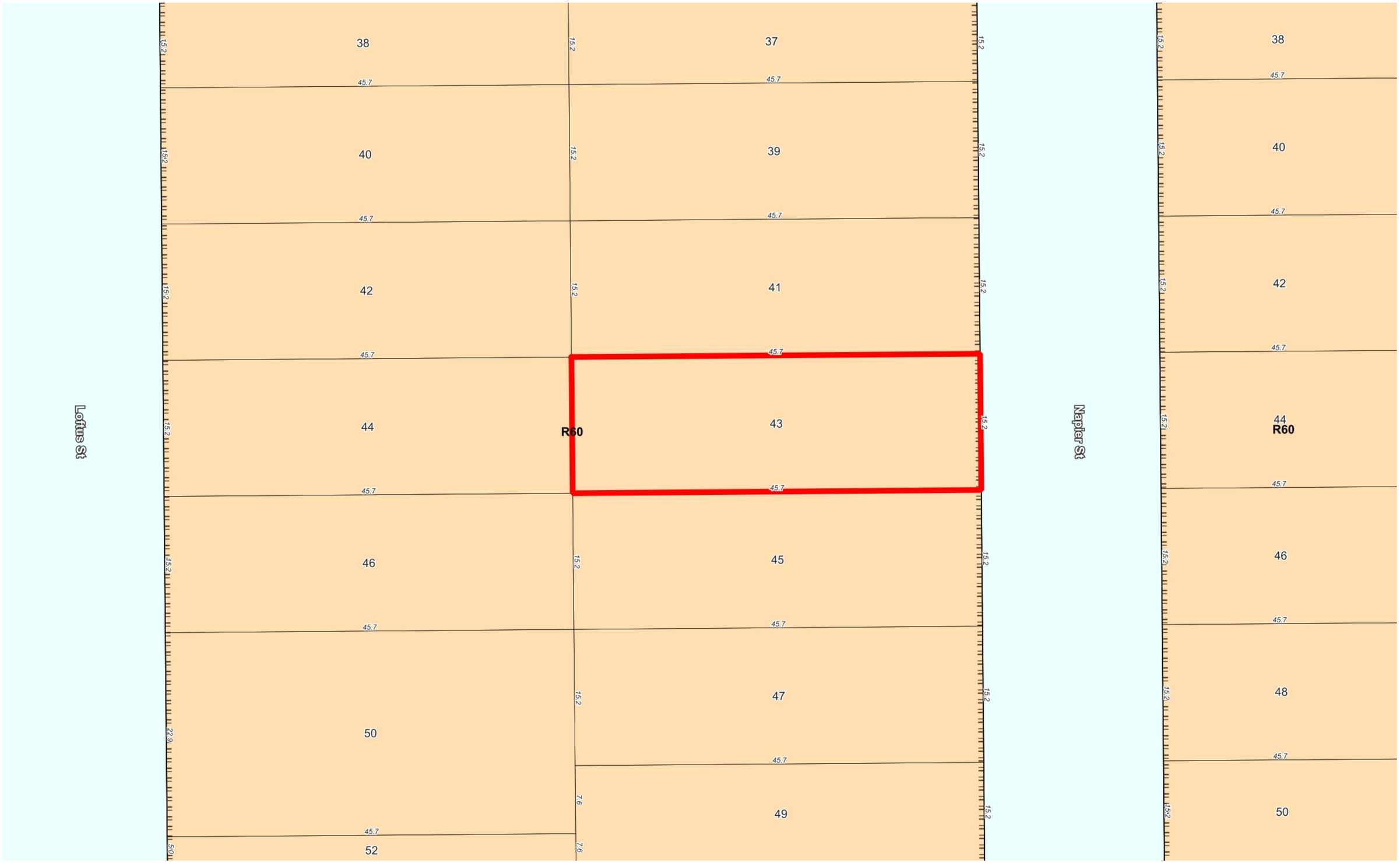
The application for four multiple dwellings with a basement has been presented to Council consideration due to objections being received. The objections received relate side and rear setbacks, visual privacy, traffic and façade design. An assessment against the relevant element objectives has identified that the proposal can be supported.

The development is generally well designed and sits comfortably within the built form outcomes anticipated by Volume 2 of the R-Codes and the site's development context. The siting, mass and scale of the building is sympathetic to the streetscape and surrounding lots and is consistent with the form of expected development within the immediate locality. The development presents with a similar bulk, scale and height as a two-storey single house as viewed from the street and adjoining lots.

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

Further Information

Nil.



City of Nedlands

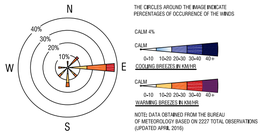
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22/07/2022

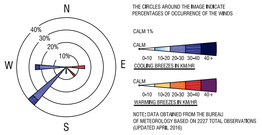
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City of Nedlands
Amended Plans Received
1 July 2022





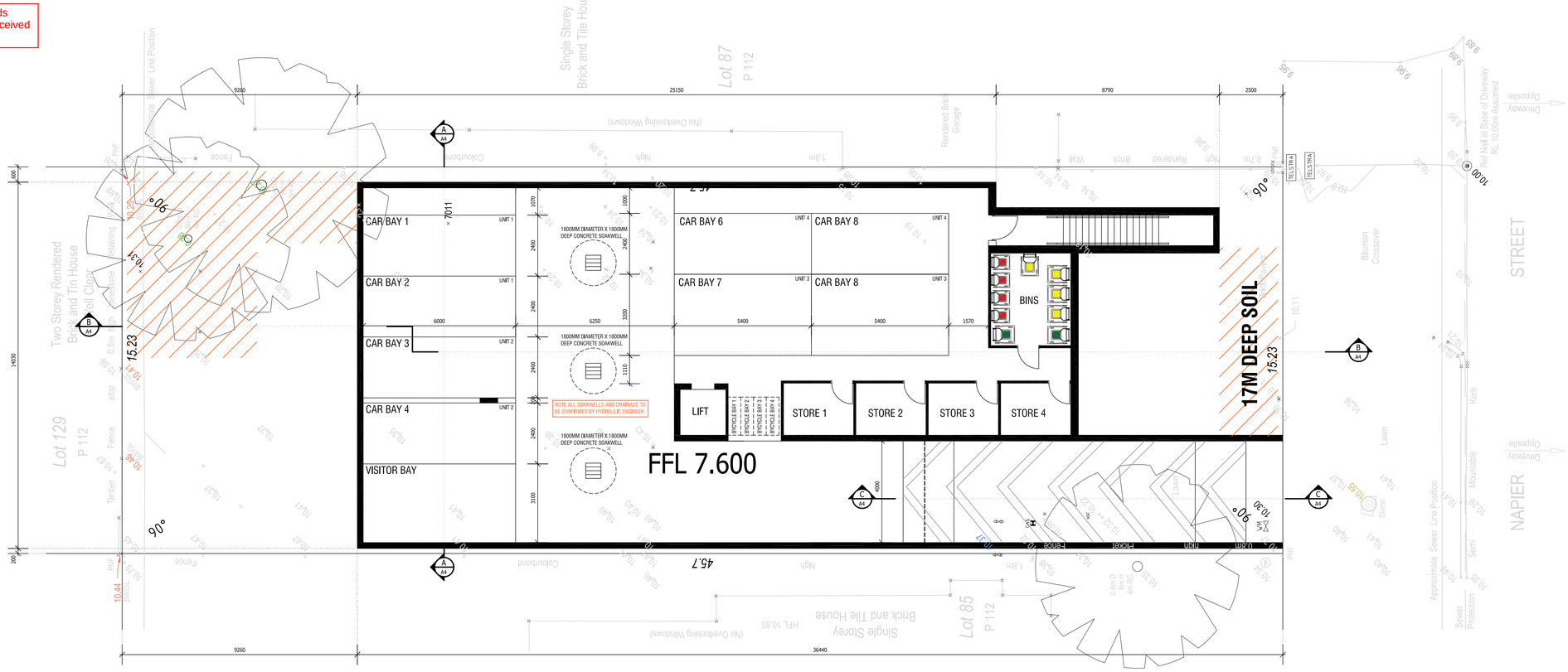
9AM JANUARY WIND SPEED AND DIRECTION ROSE
FOR PERTH WESTERN AUSTRALIA



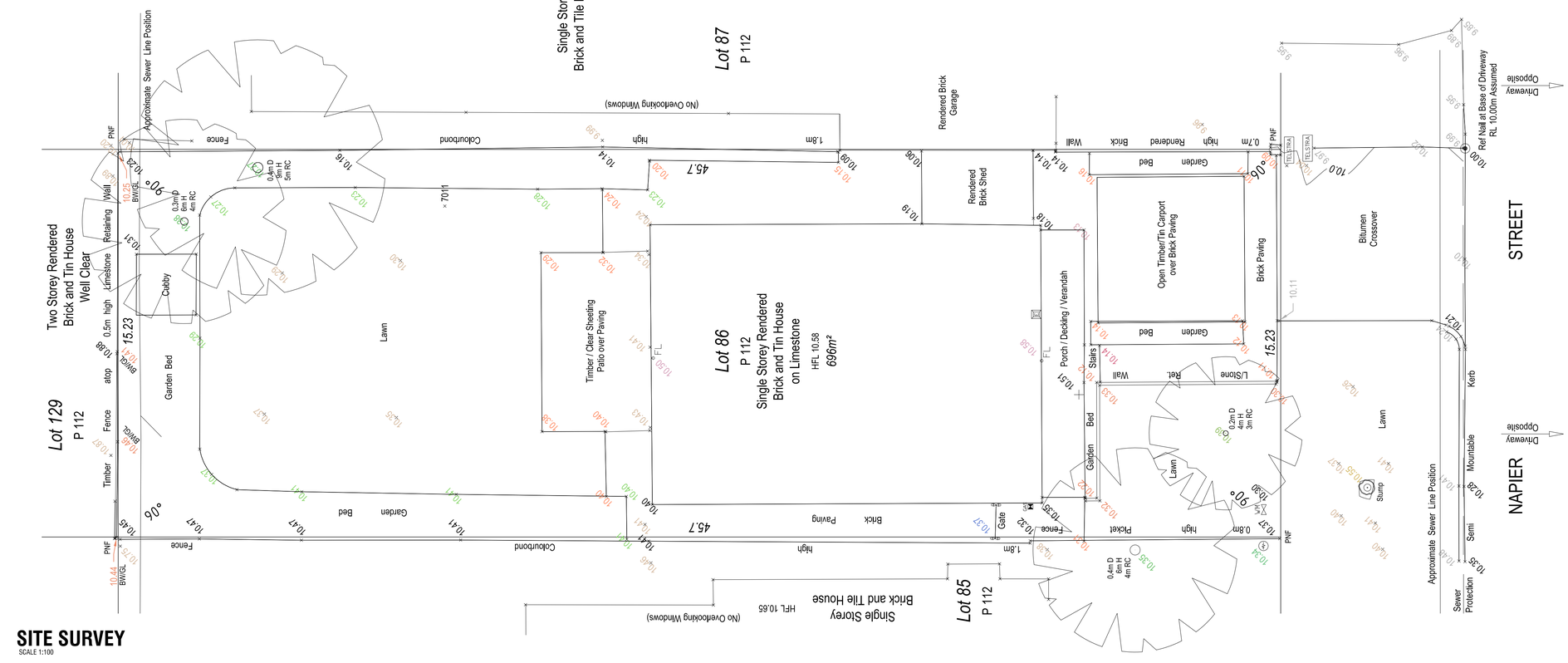
3PM JANUARY WIND SPEED AND DIRECTION ROSE
FOR PERTH WESTERN AUSTRALIA

INDICATES MAXIMUM EXTENT OF NOTHERN SUN PENETRATION IN WINTER

INDICATES CROSS FLOW VENTILATION BREEZE PATHS



BASEMENT PLAN
SCALE 1:100



SITE SURVEY
SCALE 1:100

LEGEND
SERVICES
ELECTRICITY DOME E
GAS METER BOX G
METER BOX W
TELSTRA PIT TELSTRA
WATER METER WM

LOT DETAIL
BW/GL = BOTTOM OF WALL/GROUND LEVEL
TW/GL = TOP OF WALL/GROUND LEVEL
TW = TOP OF WALL
IP/ = PEG FOUND
PNF= PEG NOT FOUND

TREE DETAIL
0.3m D = TRUNK DIAMETER
5m H = TREE HEIGHT
2m RC = TREE CANOPY RADIUS

NOTE:
CONTOUR INTERVAL 0.5m
HEIGHT DATUM - SITE
ORIGIN - NAIL AT Driveway RL10.00m

FOOTPATH:	None	ROAD:	Bitumen
WATER:	Meter Located	KERB:	Semi Mountable
GAS:	Meter Located	ELECTRICITY:	Below Ground
TELSTRA:	Located	VEGETATION:	Lawn/Garden
RE=ESC:	Recommended	MOVERS:	Not Visible

TABLE OF REVISIONS

REV	DATE	BY	CHANGES MADE
A	14/8/2020	AM	Initial Issue

CLIENT :	SURVEYED ON : 13/8/2020
AUTHORITY : CITY OF NEDLANDS	PROCESSED BY : J.S./A.M.
MAP REF : N/A	SURVEYED BY : J.S./T.B.

BUILDERS/CLIENTS
SITE SURVEY only, The information shown on this drawing is current as at the Date of Survey, Boundary information, Easements etc, to be verified from the Certificate of Title, Plan/Diagram or a Boundary Repeg, Boundary position approximate only, Location of boundary pegs or fences in relation to the boundary lines are not guaranteed, Sewer/Drainage may vary from location shown presentation, clears, Levels to be determined on site, Services Information to be confirmed with relevant AUTHORITIES, For underground services - ring "DIAL BEFORE YOU DIG" for confirmation of those services.

SCALE : 1:150 (0 2 4 6 8 10 12)
SHEET A3 PORTRAIT

LOT : 86 (#43) NAPIER STREET	
TOWN/SUB NEDLANDS	C/T : 21 / 241A
BUILDER : CAPITAL INDUSTRIES	P: 112

DENADA SURVEYS
LICENSED LAND & ENGINEERING SURVEYORS
Unit 4 / 14 Hulley Road, BALCATTA, WA, 6021
Telephone: (08) 9344 8885 Fax: (08) 9344 8889
Email: solutions@denada.net.au
ABN: 81 606 060 788

BUILDER REF No :	JOB No :	DWG No :	REV.
	22289	22289cf-001	A

ZONING: R60

PRIMARY CONTROLS

ITEM	PERMITTED	PROPOSED
BUILDING HEIGHT	3 LEVELS	2 LEVELS
FRONT SETBACK	2M	2.5M
BOUNDARY WALL	MAX 30.5M	4.5M
SIDE SETBACK	MIN 3M	1.38M*
REAR SETBACK	MIN 3M	1.5M*
PLOT RATIO	MAX 0.8 (556.8M)	*0.83 (578M)

LANDSCAPING

ITEM	REQUIRED	PROPOSED
DEEP SOIL REQUIRED	MIN 7% (48.72)	9.3 (65M)
TREES REQUIRED	1 MEDIUM TREE	2 MEDIUM TREES
OPEN SPACE		357M (51.3%)

AREAS

UNIT	LIVING	STORE	OPEN SPACE	CAR BAYS
1	141.4M	5.7M	30M	2 BAYS
2	143.6M	5.7M	153M	2 BAYS
3	141.4M	5.7M	21.4M	2 BAYS
4	129.2M	5.7M	23M	2 BAYS
TOTAL	555.6M	22.8M		8 BAYS

WASTE NOTES

WASTE
EACH APARTMENT IS TO HAVE THEIR OWN WASTE AND RECYCLING BIN, EACH RESIDENT WILL BE RESPONSIBLE FOR WHEELING THEIR OWN BIN TO THE VERGE FOR KERB SIDE COLLECTION BY THE CITY'S WASTE SERVICE.

WASTE BINS TO BE COLLECTED ONCE PER WEEK

RECYCLING
EACH APARTMENT IS TO HAVE THEIR OWN RECYCLING BIN, EACH RESIDENT WILL BE RESPONSIBLE FOR WHEELING THEIR OWN BIN TO THE VERGE FOR KERB SIDE COLLECTION BY THE CITY'S WASTE SERVICE.

RECYCLING BINS TO BE COLLECTED ONCE PER FORTNIGHT

GREEN WASTE
EACH GROUND FLOOR UNIT WILL BE PROVIDED WITH AN ADDITIONAL GREEN WASTE BIN, EACH GROUND FLOOR RESIDENT WILL BE RESPONSIBLE FOR WHEELING THEIR OWN BIN TO THE VERGE FOR KERB SIDE COLLECTION BY THE CITY'S WASTE SERVICE

RECYCLING BINS TO BE COLLECTED ONCE PER FORTNIGHT

THE MAXIMUM NUMBER OF BINS THAT WILL BE ON THE VERGE AT ANYONE TIME WILL BE 8, THIS WILL OCCUR ONCE PER FORTNIGHT, ALTERNATE WEEKS ONLY 6 BINS WILL BE ON THE VERGE.

THE AMOUNT OF BINS PROVIDED ARE MORE THAN ADEQUATE FOR EACH APARTMENT, THE BINS PROVIDED ALLOW RESIDENTS TO MANAGE THEMSELVES AND UTILISE THE CITY'S WASTE SERVICE RATHER THAN HAVE TO RELY ON A STRATA COMPANY WHICH IS AN ADDITIONAL COST BURDEN. THE AMOUNT OF BINS PRESENT ON THE VERGE EACH WEEK WILL BE NO DIFFERENT THAN A 4 UNIT DEVELOPMENT

SOLAR AND DAYLIGHT ACCESS

REQUIRED
70% OF ALL DWELLINGS HAVE ACCESS TO NORTHERN LIGHT TO LIVING AREAS

PROVIDED
100% OF ALL DWELLINGS HAVE ACCESS TO NORTHERN LIGHT TO LIVING AREAS

NATURAL VENTILATION

REQUIRED
A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED

PROVIDED
100% OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED

UNIVERSAL DESIGN

REQUIRED
20% OF ALL DWELLINGS MEET SILVER STANDARD AS DEFINED BY LIVEABLE HOUSING DESIGN GUIDELENES

PROVIDED
25% OF ALL DWELLINGS MEET SILVER STANDARD AS DEFINED BY LIVEABLE HOUSING DESIGN GUIDELENES, (UNIT 4)

REVN G	01.07.22	ADDITIONAL INFORMATION ISSUED FOR PLANNING
REVN F	21.04.22	ADDITIONAL INFORMATION ISSUED FOR PLANNING
REVN E	27.03.22	ISSUED FOR PLANNING APPROVAL
REVN D	23.01.22	ELEVATIONS REFINED FOR DESIGN REVIEW PANEL
REVN C	18.11.21	ISSUED FOR DESIGN REVIEW PANEL

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M. 0423 036 091
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E. MATT@MATTBUCKLEYDESIGNS.COM.AU

CLIENT:
NICK AND ALI BURSTON

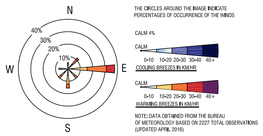
JOB ADDRESS:
43 NAPIER STREET
NEDLANDS

SURVEY & CONCEPT BASEMENT

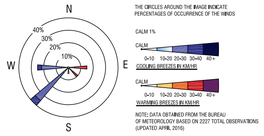
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M.BUCKLEY	1:100 (A1)	01.07.22
DATE:	JOB #:	SHEET OF
JUNE 2021	859	2 5

City of Nedlands
Amended Plans Received
1 July 2022





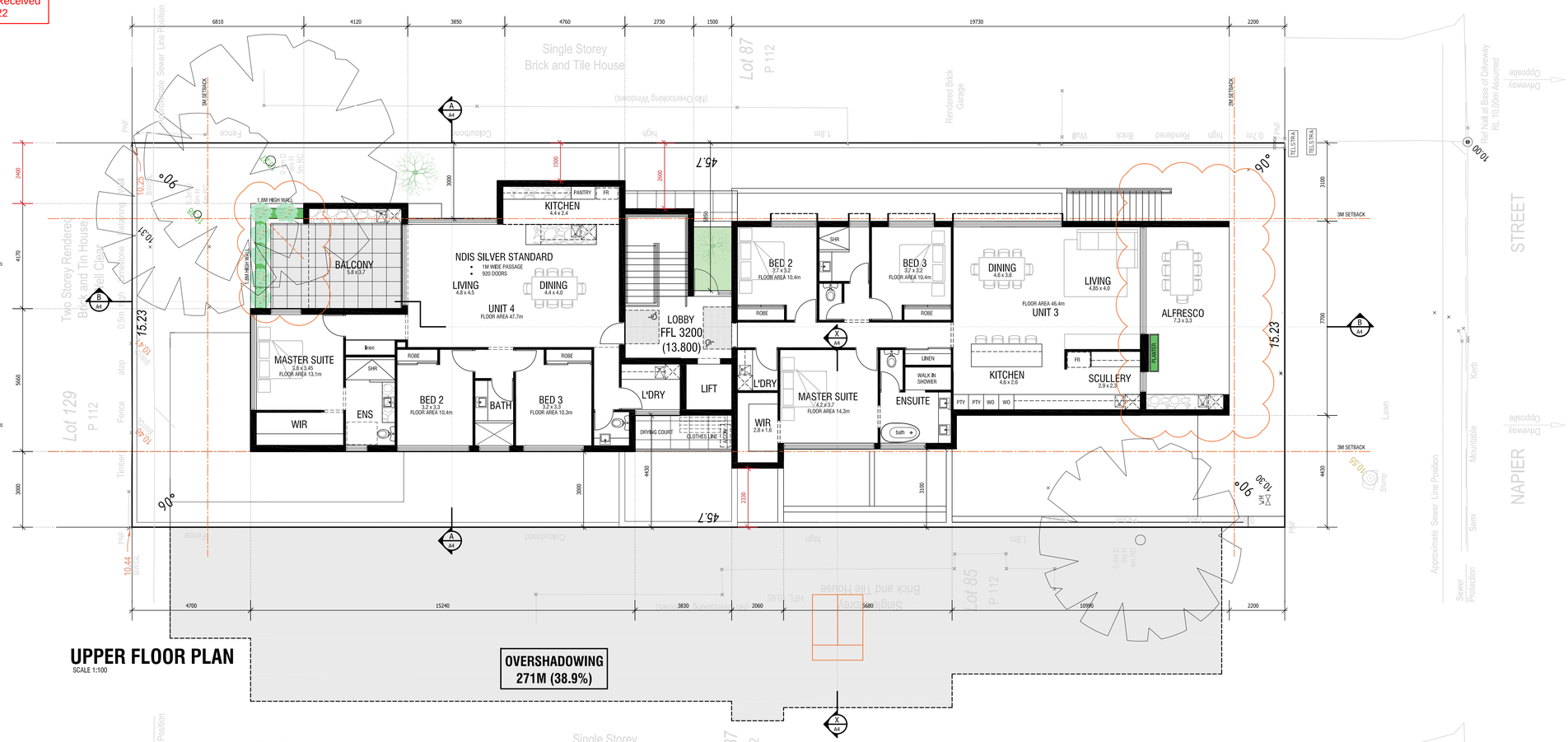
9AM JANUARY WIND SPEED AND DIRECTION ROSE FOR PERTH WESTERN AUSTRALIA



3PM JANUARY WIND SPEED AND DIRECTION ROSE FOR PERTH WESTERN AUSTRALIA

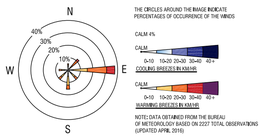
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INDICATES CROSS FLOW VENTILATION BREEZE PATHS

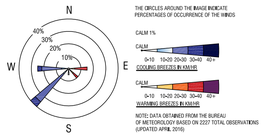

6810
4120
3850
4760
2730
1500
19730
2200
Single Storey
Brick and Tile House
Lot 87
P 112
Rendered Brick
Garage
(No Overlooking Windows)
3M SETBACK
2M SETBACK
Two Storey Rendered
Brick and Tin House
Lot 129
P 112
Lot 85
P 112
Single Storey
Brick and Tile House
(No Overlooking Windows)
Ref Nail at Base of Driveway
RL 10.00m Assumed
Approximate Sewer Line Position
STREET
NAPIER
Kerb
Mountable
Semi
Sewer Protection
Lawn
Driveway
Opposite
TELSTRA
1.8m High Colorbond Fence
1.8m High Rendered Brick Wall
Fence
Timber
Colorbond
Rendered
Brick
Wall
Concrete
Metal Roof
Tiled Roof
Asphalt
Lawn
Alfresco
Timber Deck
Paving
Concrete Path
Concrete Driveway
Garden
Tree
Shrub
Bin
Clothes Line
Air Con
Gas Meter
Water Meter
Power Pole
Light Pole
Fire Hydrant
Stormwater Pit
Sewer Manhole
Water Tap
Gas Tap
Power Box
Telstra Pit
Retaining Wall
Kerb
Driveway
Footpath
Boundary
Setback
Existing Building
Proposed Building
Overhang
Roof Above
Window
Door
Sliding Door
Bi-Fold Door
Skylight
Roller Door
Garage Door
Solar Panels
Solar Hot Water
Rainwater Tank
Evaporative Cooler
Ducted Air Conditioning
Split System Air Conditioning
Ceiling Fan
Exhaust Fan
Smoke Detector
Downpipe
Gutter
Ridge
Valley
Fall
Up
Down
Section Line
Elevation Line
Grid Line
Dimension
Level
Reduced Level
Finished Floor Level
Finished Ground Level
Natural Ground Level
Existing Ground Level
Proposed Ground Level
Boundary Wall
Parapet Wall
Retaining Wall
Fence
Gate
Letterbox
Intercom
Mailbox
Flagpole
Awning
Pergola
Verandah
Balcony
Deck
Steps
Ramp
Landing
Floor Waste
Trap
Vent Pipe
Soil Pipe
Stormwater Pipe
Sewer Pipe
Water Pipe
Gas Pipe
Electrical Conduit
Data Conduit
Telephone Conduit
Television Conduit
Security Conduit
Intercom Conduit
Fire Sprinkler
Fire Hose Reel
Fire Extinguisher
Fire Blanket
Fire Alarm
Fire Detector
Fire Hydrant
Fire Booster
Fire Pump
Fire Tank
Fire Valve
Fire Meter
Fire Pipe
Fire Conduit
Fire Cable
Fire Wiring
Fire Panel
Fire Zone

City of Nedlands
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1 July 2022

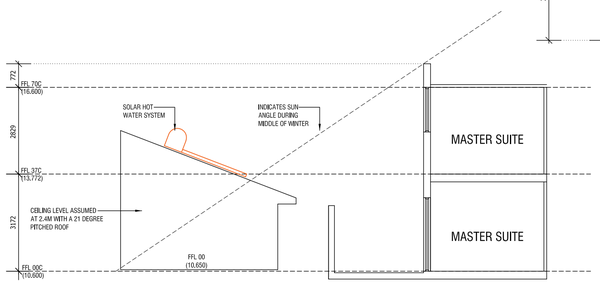




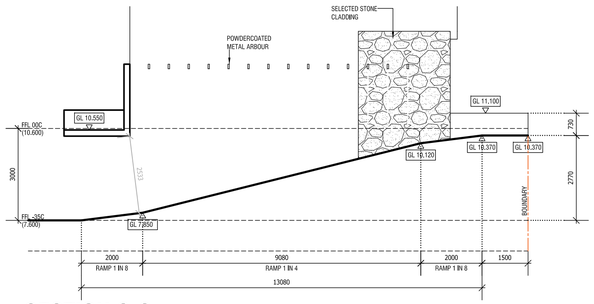
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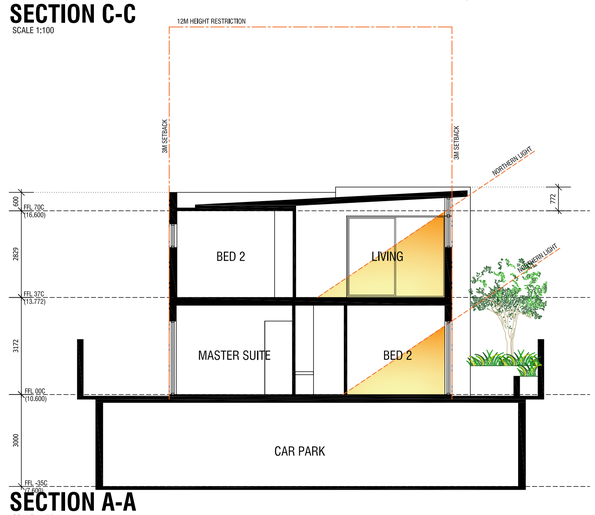
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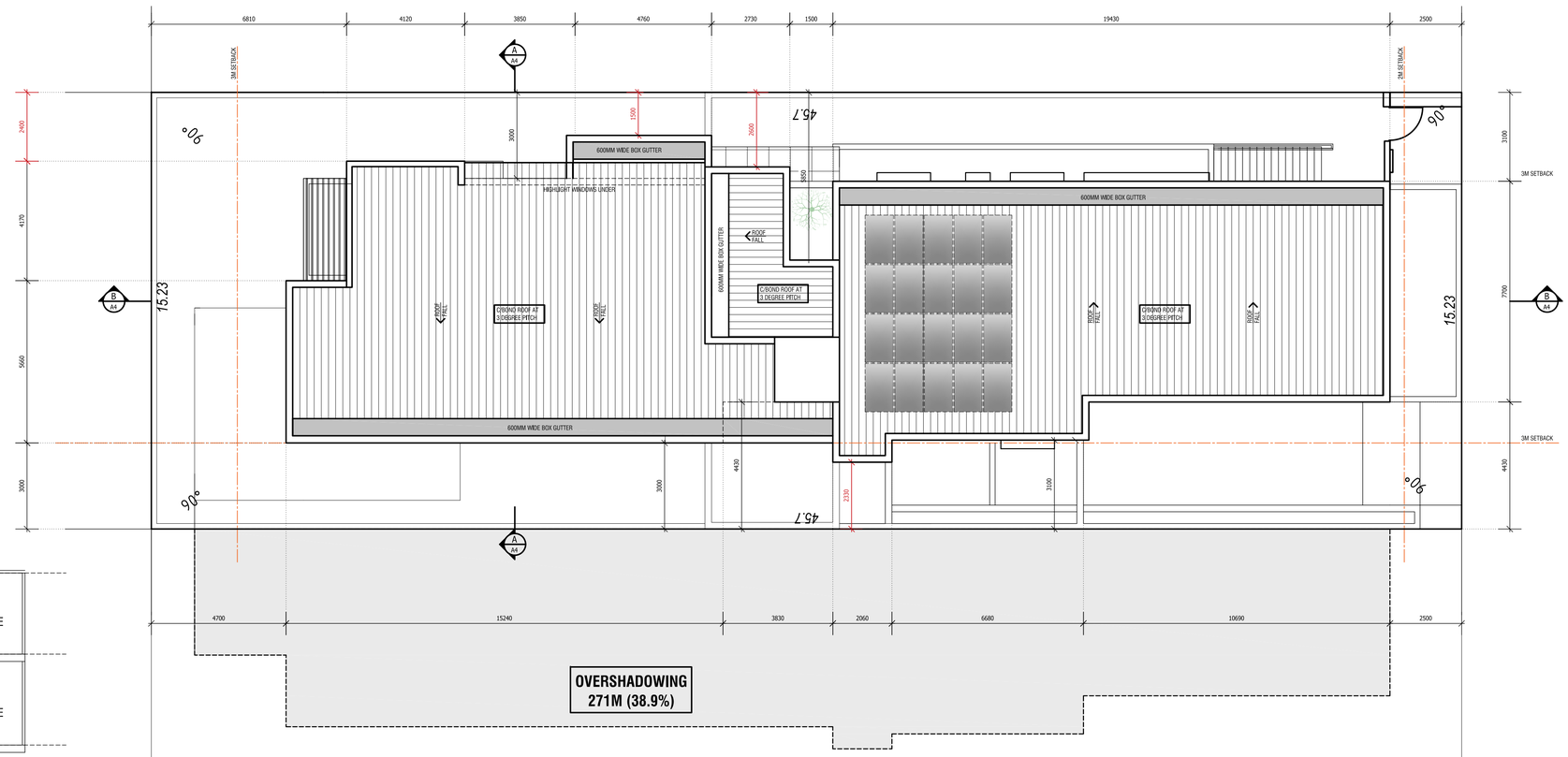
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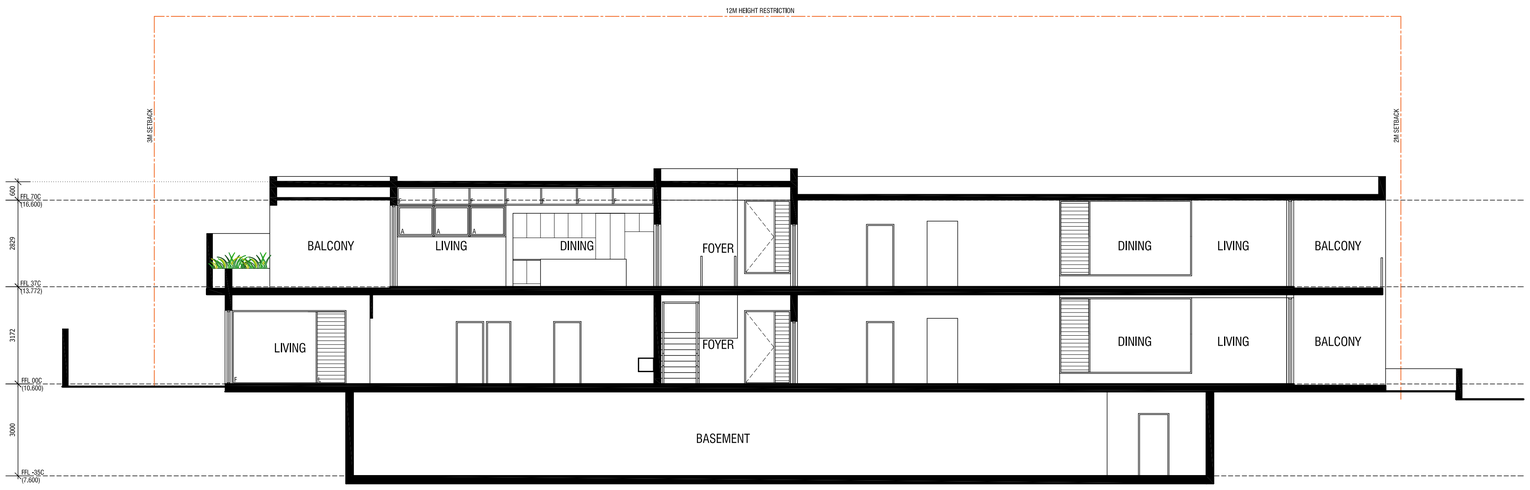
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SCALE 1:100



SECTION A-A
SCALE 1:100



ROOF PLAN
SCALE 1:100



SECTION B-B
SCALE 1:100

ZONING: R60

PRIMARY CONTROLS

ITEM	PERMITTED	PROPOSED
BUILDING HEIGHT	3 LEVELS	2 LEVELS
FRONT SETBACK	2M	2.5M
BOUNDARY WALL	MAX 30.5M	4.5M
SIDE SETBACK	MIN 3M	1.2M*
REAR SETBACK	MIN 3M	1.5M*
PLOT RATIO	MAX 0.8 (556.8M)	*0.83 (578M)

LANDSCAPING

ITEM	REQUIRED	PROPOSED
DEEP SOIL REQUIRED	MIN 7% (48.72)	9.3 (65M)
TREES REQUIRED	1 MEDIUM TREE	2 MEDIUM TREES
OPEN SPACE		357M (51.3%)

AREAS

UNIT	LIVING	STORE	OPEN SPACE	CAR BAYS
1	141.4M	5.7M	30M	2 BAYS
2	143.6M	5.7M	153M	2 BAYS
3	141.4M	5.7M	21.4M	2 BAYS
4	129.2M	5.7M	23M	2 BAYS
TOTAL	555.6M	22.8M		8 BAYS

WASTE NOTES

WASTE
EACH APARTMENT IS TO HAVE THEIR OWN WASTE AND RECYCLING BIN, EACH RESIDENT WILL BE RESPONSIBLE FOR WHEELING THEIR OWN BIN TO THE VERGE FOR KERB SIDE COLLECTION BY THE CITY'S WASTE SERVICE.

WASTE BINS TO BE COLLECTED ONCE PER WEEK

RECYCLING
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RECYCLING BINS TO BE COLLECTED ONCE PER FORTNIGHT

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SOLAR AND DAYLIGHT ACCESS

REQUIRED
70% OF ALL DWELLINGS HAVE ACCESS TO NORTHERN LIGHT TO LIVING AREAS

PROVIDED
100% OF ALL DWELLINGS HAVE ACCESS TO NORTHERN LIGHT TO LIVING AREAS

NATURAL VENTILATION

REQUIRED
A MINIMUM 60 PER CENT OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED

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100% OF DWELLINGS ARE, OR ARE CAPABLE OF, BEING NATURALLY CROSS VENTILATED

UNIVERSAL DESIGN

REQUIRED
20% OF ALL DWELLINGS MEET SILVER STANDARD AS DEFINED BY LIVEABLE HOUSING DESIGN GUIDELINES

PROVIDED
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REVN F	21.04.22	ADDITIONAL INFORMATION ISSUED FOR PLANNING
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M. 0423 036 091
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E. MATT@MATTBUCKLEYDESIGNS.COM.AU

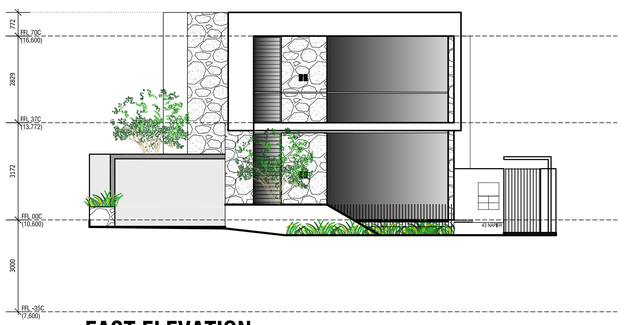
CLIENT:
NICK AND ALI BURSTON

JOB ADDRESS:
43 NAPIER STREET
NEDLANDS

ROOF PLAN & SECTION

DRAWN:	SCALE:	PLOT DATE:
M.BUCKLEY	1:100 (A1)	01.07.22
DATE:	JOB #:	SHEET OF
JUNE 2021	859	4 5

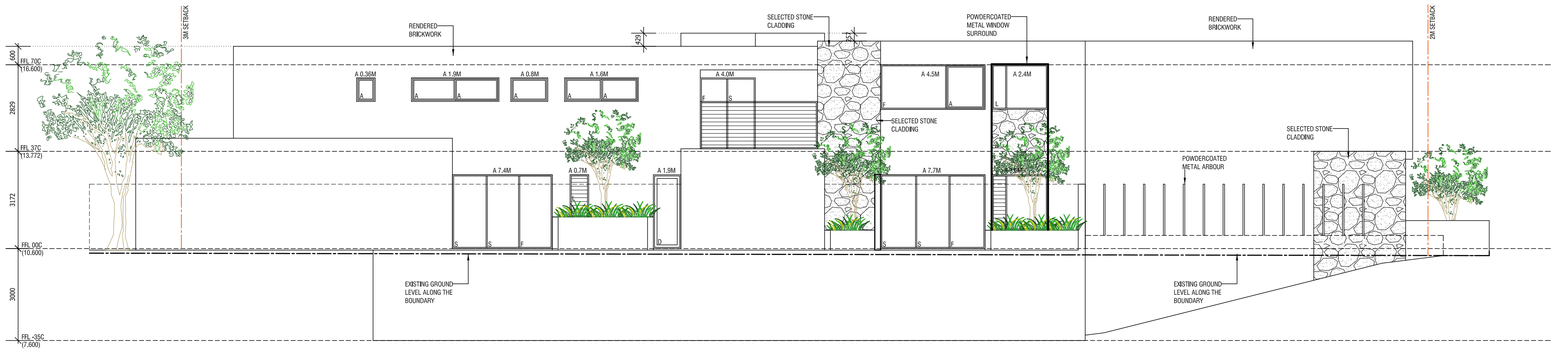
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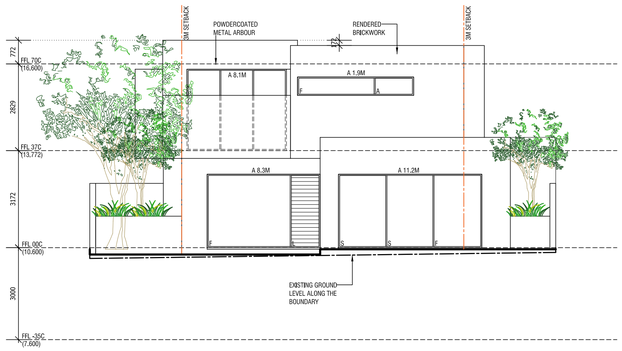
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SCALE 1:100



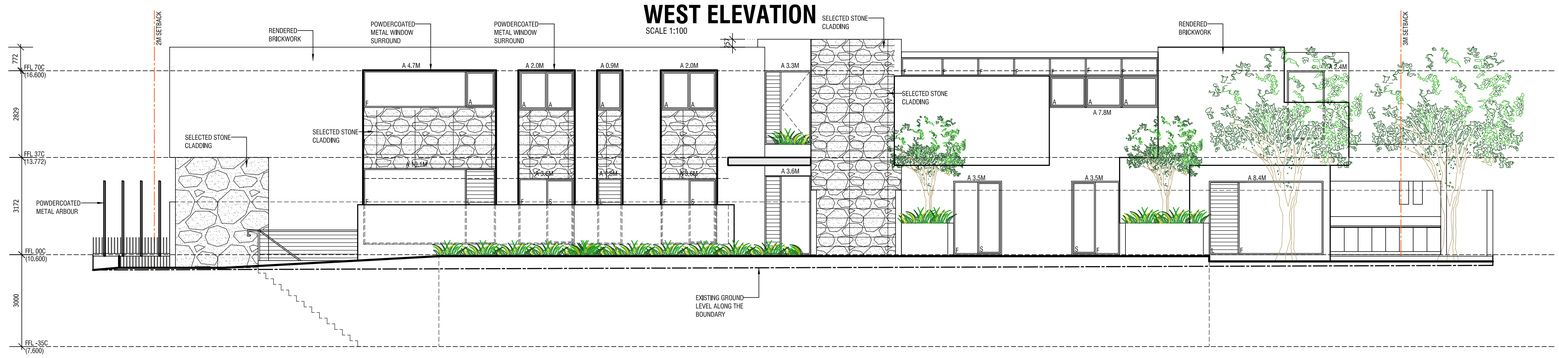
EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
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ZONING: R60

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CLIENT: NICK AND ALI BURSTON

JOB ADDRESS:
43 NAPIER STREET
NEDLANDS

CONCEPT ELEVATIONS

DRAWN:	SCALE:	PLOT DATE:
M.BUCKLEY	1:100 (A1)	01.07.22
DATE: JUNE 2021	JOB #: 859	SHEET OF 5 5

Attachment 3: 43 Napier Street, Nedlands – R-Codes Volume 2 Assessment – Development Description – DA Number

ELEMENT 2.2	BUILDING HEIGHT	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	**Complies** **Proposed 2 storey development. 3 Stories is permitted**	**O2.2.1 - Achieved** • The default acceptable outcome under Table 2.1 of the R-Codes for an R60 site is 3 storeys and a 12.0m indicative building height. The proposal is 2 storeys with a maximum height of 7.4m • The 2-storey height is considered to appropriately respond to the future scale and character of the street that is coded R60. The height is similar to the established built form of the streetscape along Napier St, which consists of a mixture of single storey and two storey single houses.
O2.2.2 – The height of buildings within a development responds to changes in topography.	**Complies**	**O2.2.2 Achieved** • The subject site has an approximate topographic change of 0.5m running from south to north (south high side). • The development makes use of a balance of cut and fill across the site, responding to the established topography of the site.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	**Complies** **Plans changed as per the DRP comments**	**O2.2.3 Achieved** • The development proposes a flat/concealed roof design which is obscured from the street and neighbouring lots. • The development makes use of a contrasting material and colour schedule to emphasise articulations and provide visual interest. • The roof is proposed to be non-accessible and not include communal space.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	**Complies** **Height limited to 2 stories, roof minimised to prevent further overshadowing.**	**O2.2.4 Achieved** • The development proposes a two storey built form outcome, respecting the site's context and adjoining lot's access to natural light. • The adjoining southern lot is coded R60. A maximum shadow cast of 50% can be

		considered at 12pm on the winter solstice. The proposal casts a shadow occupying 271m^2 (39%) of the southern lot. This shadow represents a worst-case scenario. The development has satisfied the acceptable outcome on the worst case scenario, with the real world shadow impact being less throughout the majority of the year. • The height of the development and shadow cast will result in overshadowing of the existing single house to the south of the subject site. Sectional drawings provided demonstrate that, though portions of the dwelling will be subject to shadow during the winter solstice, the solar hot-water system located on the roof of the adjoining southern property will remain free from shadow. • The area of overshadowing appropriately interfaces with the adjoining development at 45 Portland St, with the majority of the shadow falling over the built form of the southern lot and preserving solar access for the principle outdoor living area of the southern lot.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	

Acceptable outcome – 3 storeys

Proposed – 2 storeys

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 2.3	STREET SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.	**Complies** **2m required, 2.5m provided**	**O2.3.1 Achieved** • Table 2.1 recommends a minimum 2.0m primary street setback. The development proposes a minimum 2.2m primary street setback to the alfresco/balcony and a 5.4m setback to the remainder of the building. • The existing prevailing primary street setbacks of adjoining properties is 9.0m, with reductions along the street for carports, porches and balconies. The development softens its impact on the streetscape through the use of landscaping within the front setback area and use of balconies and outdoor living areas addressing the street. • The development proposal is the first redevelopment on the block under Local Planning Scheme No. 3, reflecting the R60 density code. The development responds to the existing character and the future character of the locality having regard to the site's R60 coding.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	**Common landscaping transitions to private landscaped open space which further transitions to private space**	**O2.3.2 – Achieved** • The development provides clear distinction between public and private reams through the use of street fencing, internal fencing, screening and gates.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	**Unit 1 has a landscaped front courtyard which adds a level of privacy between the apartment and the public realm**	**O2.3.3 – Achieved** • Unit 1 has its primary outdoor living area addressing the primary street. The 2.5m primary street setback area is proposed to be heavily landscaped and defined by a front fence. • The internal living areas of the Unit are setback 5.5m from the primary street. The combination of landscaping, distinction of the unit allocation by the proposed fence and primary street setback area provides appropriate visual privacy to Unit 1.

O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	**Passive surveillance is encouraged by orientating balconies and living areas towards the street**	**O2.3.4 – Achieved** • The proposed primary street setback allows for passive surveillance of the street through the orientation of buildings, use of permeable fencing and balconies.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks *refer 2.3*	4m [4]	2m	2m		2m		2m or Nil [5]	2m or Nil [5]	2m or Nil [5]		

(4) Minimum secondary street setback 1.5m
(5) Nil setback applicable if commercial use at ground floor

Acceptable outcome R60 – 2.0m
Ground floor 2.5m minimum setback (Alfresco)
First floor 2.2m minimum setback (Balcony)

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 2.4	SIDE AND REAR SETBACKS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	**Minor non compliance see written justification**	**O2.4.1 – Achieved** • The side and rear setbacks are not considered to contribute to adverse building bulk given the 2-storey design in lieu of 3 stories under the Acceptable Outcomes. The adjoining neighbouring buildings are of a similar size and scale. • The development has the equivalent bulk and scale of a two storey single house, but generally proposes setbacks in excess of those required under Volume 1 of the R-Codes for single houses. • The southern units of this development have no balconies and utilise highlight and obscure glazing to habitable rooms. This provides for an adequate and appropriate separation to neighbouring lots. • The rear setback (west) provides for an appropriate separation to the adjoining neighbouring property. The rear setback intrusion is confined to an unenclosed outdoor living area on the ground floor. The remainder of the development provides a 5.3m rear setback on the ground floor, and 4.7m to the upper floor. • The setbacks allow for an appropriate deep soil area and the retention of two existing trees on site. • The extent of shadow cast to the adjoining site is 39% on 21 June at its worst point. For the remaining months of the year there is the ability for meaningful sunlight to habitable spaces, major openings, solar panels and the primary outdoor living area.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	**Setbacks are greater than current setbacks within the existing streetscape**	**O2.4.2 – Achieved** • The existing streetscape comprises of predominantly single storey houses with reduced side setbacks and large rear setbacks. The future character of the street and area is likely to

		change with the increase in density to R60. For lower scale development (single houses and grouped dwellings) a nil lot boundary setback can be considered on two sides, up to 2/3 the length of the boundary and with a height of up to 3.5m. In that respect, the proposal provides larger lot boundary setbacks than some of the existing nearby single houses. • The development has provided a large rear setback and side setbacks which are consistent with the current streetscape character and a street setback which is anticipated to reflect the future character of the streetscape.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.	**2 large trees to the rear have been retained**	**O2.4.3 – Achieved** • The development includes 124sqm deep soil area within the development. This includes the planting of 6 small trees and retention of 2 existing trees on site. The development proposes to transplant the existing Poinciana, located at the front of the site into the verge. • Mature trees and deep soil areas have been provided addressing both side boundaries in addition to the front and rear setback areas. The setbacks provide for a sufficient area and volume to sustain health plant and tree growth and further reinforces the landscape character of the area.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.	**Setbacks are appropriate given the proposed built scale and future development potential of the area**	**O2.4.4 – Achieved** • The setbacks of the development respond to the intensity of development to the side and rear boundaries which are coded R60. • Though the site proposes multiple dwellings, it is consistent with the bulk and scale of a typical single house in Nedlands. • No redevelopment proposals have been submitted for the immediate adjoining properties.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*.		Table 2.1 recommends a minimum 3.0m side and rear setback with an average setback of 3.5m where the wall exceeds 16m in length. A boundary wall is permitted to a single lot boundary.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Boundary wall height (storeys)[1,2] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

(1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

(3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.

Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access*.

- The development proposes a minimum 1.6 rear setback to the alfresco of Unit 2 and a 5.3m rear setback to the remainder of the ground floor. The first floor of the development is setback 4.7m from the rear lot boundary.
- A single boundary wall is proposed on the ground floor to the development containing the communal Gym. The boundary wall is confined to a length of 4.7m and a height of 3.4m.
- The side setbacks (north and south) propose a minimum 1.5m setback on the ground floor south and 2.4m for the ground floor north. The first-floor side setbacks propose a minimum 2.3m southern setback and 1.5m northern setback.
- Overall, the development provides an average side lot boundary setback of approximately 2.7m to both the northern and southern lot boundaries.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 2.5	PLOT RATIO

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**Development has been limited to 2 stories to better fit in with the current streetscape.**	**O2.5.1 – Achieved** The overall bulk and scale of the development is considered appropriate for the existing and planned character of the area as – • The proposal is for 2 storeys, where 3 storeys can be considered for the site under the Acceptable Outcomes. • Building articulation has been provided to each level. • The bulk and scale have been supported by the City's Design Review Panel. The scale of the development is consistent with a R60 coding. • The shadow cast to the adjoining southern site is below the Acceptable Outcome of 50%, with 39% overshadowing proposed. • The development presents as a two storey house when viewed from the street, and is commensurate with the sizes of other two storey houses in Nedlands.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument. *(Excerpt from table 2.1)*		The Acceptable Outcome for a R60 coded lot is a plot ratio of 0.8 (556m^2). The proposal has a plot ratio of 0.79 (548m^2).

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio [7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 2.6	BUILDING DEPTH	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.	**Compliant** **All apartments have a north facing living area**	**O2.6.1 – Achieved** • The development proposes a maximum building depth of 10m. • App units are triple aspect. • Solar access and natural ventilation is achieved for each apartment and optimised due to the orientation of the units, openings and private open spaces.
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	**Compliant** **Northern sun is able to penetrate deep into each apartment, see sun study**	**O2.6.2 – Not Applicable** • All apartments have a maximum depth less than 20m and are triple aspect in design. Adequate access to ventilation and natural light is provided for dwellings within the development.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	**Room depths are appropriate given their northern orientation**	**O2.6.3 – Achieved** • All units provide a minimum 2.8m floor to ceiling height which enhances solar access and natural ventilation throughout the development. • Minimum apartment depth is proposed (<10m), with all apartments featuring triple aspect design characteristics providing opportunity for passive solar access and ventilation.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.		No single aspect apartments are proposed as part of this development.
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 2.7	BUILDING SEPARATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	**This clause is intended for larger scale developments.**	**O2.7.1 – Achieved** • The development presents as a two-storey building to the street and neighbouring lots (maximum height of 7.4m). The proposed building height is consistent with the height of a two-storey single house. • The development has appropriately responded to its context through setbacks, with particular respect to an average 5.0m rear setback. • The development has appropriately responded to the site's R60 coding. It is noted that the proposed building envelope is less than what would be permitted under a single house or grouped dwelling, with 48% site coverage proposed in lieu of 60% permitted under the deemed-to-comply provisions of Volume 1. • The building's bulk and scale allow for significant landscaping including tree retention within the site.
O2.7.2 – Building separation is in proportion to building height.	**Separation of buildings is in proportion to the scale of development.**	**O2.7.2 – Achieved** • The development proposes a 2-storey built form outcome in lieu of 3 storeys under the Acceptable Outcomes for a lot coded R60. • Building separation is considered to be proportional to the building's bulk and scale. The reduction to the indicative building separation recommended under the Acceptable Outcomes is acceptable having regard to the reduced building height and development potential of neighbouring lots. • The proposed building separation allows a significant landscaping outcome to be proposed addressing all lot boundaries, with emphasis on the street setback and rear setback areas.
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.	**Lobby can be ventilated through louvres and provides a buffer between apartments of the same level.**	**O2.7.3 – Achieved** • Table 2.7 recommends habitable rooms and balconies to be setback a minimum 3.0m if unscreened to address visual privacy. • The development has addressed visual privacy through a mixture of screening, highlight windows and setbacks. The development

<table>
<tr><td></td><td></td><td>satisfies the Acceptable Outcomes of Table 2.7 for Building Separation.
• Natural ventilation, sunlight, and outlook meet the Element Objectives. The extent of shadow cast is accepted.
• All services and car parking areas are sited in appropriate locations. The development screens parking and utility areas from view through the use of an undercroft.
• An acoustic report has been prepared which is supported.</td></tr>
<tr><td>O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings</td><td>Most private open spaces are in excess of the minimum requirement</td><td>O2.7.4 – Achieved
• The development proposes inclusion of a communal Gym, integrated within the ground floor of the development.
• Each ground floor unit has access to 2 private outdoor living areas. Each first floor unit has access to a balcony with access to northern light and of usable size.
• The development provides a positive landscaping response addressing all lot boundaries including the retention of multiple trees on site.</td></tr>
<tr><td colspan="3">ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided</td></tr>
<tr><td colspan="2">A2.7.1 – Development complies with the separation requirements set out in Table 2.7.
Table 2.7 Building separation
<table><tr><td rowspan="2"></td><td rowspan="2">Separation between:</td><td colspan="3">Building height</td></tr><tr><td>≤ 4 storeys
(up to 15m)</td><td>5-8 storeys
(up to 28m)</td><td>≥ 9 storeys
(over 28m)</td></tr><tr><td rowspan="3">Within site boundary</td><td>Habitable rooms/balconies</td><td>12m</td><td>18m</td><td>24m</td></tr><tr><td>Habitable and non-habitable rooms</td><td>7.5m</td><td>12m</td><td>18m</td></tr><tr><td>Non-habitable rooms</td><td>4.5m</td><td>6m</td><td>9m</td></tr><tr><td>To adjoining property boundaries</td><td>Habitable rooms/balconies and boundary</td><td>Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)</td><td>9m</td><td>12m</td></tr><tr><td colspan="5">Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.</td></tr></table></td><td>Refer to 2.4 and 3.5</td></tr>
<tr><td>LOCAL PLANNING FRAMEWORK</td><td colspan="2">REQUIREMENT</td></tr>
<tr><td>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</td><td colspan="2"></td></tr>
</table>

ELEMENT 3.2	ORIENTATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	**All apartments have north facing living areas**	**O3.2.1 – Achieved** • The building appropriately addresses the streetscape with open balconies, outdoor living areas, a landscaped front setback area and verge. • On the ground floor, direct pedestrian access to Unit 1 from the primary street is provided. • On the first floor, Unit 3 is designed to address the street through the use of an open balcony orientated east to Napier St. • The building is setback appropriately to respond the to lot's R60 coding. • Solar and daylight access is addressed in element 4.1 and have satisfied the Acceptable Outcomes.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	**Building height limited to two stories to minimise overshadowing** **R60 Zoning: 38.9% current overshadowing**	**O3.2.2 – Achieved** • Building bulk from the proposal is minimised by the 2-storey nature of the proposal. • The adjoining lot to the south is coded R60. A maximum shadow cast of 50% can be considered during the winter solstice. The development proposes 39% overshadowing. • It is noted that the shadow cast on the winter solstice represents a worst cast scenario. For the remainder of the year there is the ability for meaningful sunlight to be provided to the adjoining southern lot. The adjoining lot's principle outdoor living area maintains solar access. • The shadow cast from the development does not affect the southern lot's solar panels, with the neighbours panels remaining clear from shadow.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.	Unit 1 provides an independent pedestrian access point to the street.
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.	All Units are designed to be triple aspect and feature northern solar access for outdoor living areas or primary living spaces for the Unit. All Units meet the Element Objectives for solar access and cross ventilation.
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: – adjoining properties coded R25 and lower – 25% of the site area[1] adjoining properties coded R30 – R40 - 35% of the site area[1] – adjoining properties coded R50 – R60 – 50% of the site area[1] – adjoining properties coded R80 or higher – Nil requirements. (1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)	39% overshadowing is proposed of the southern lot during the winter solstice.
A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.	N/A

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.3	TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	**2 large healthy trees retained at rear of the block**	**O3.3.1 – Achieved** • There are three established trees on site prior to development. The proposal seeks to retain the two trees in the north-west corner of the site and transplant the tree within the front setback area into the verge as part of the development proposal. • The proposal seeks to install an additional 6 trees on site with associated low planting. • The proposal will result in a net increase in tree canopy coverage and landscaping over the pre-development state.
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	**1 Medium tree required** **2 large trees retained**	**O3.3.2 – Achieved** • A landscaping plan has been prepared by Basis which includes the planting of 6 trees and retention/transplanting of 3 existing trees on site. • The proposed landscaping plan results in a net increase in tree canopy coverage and overall landscaping within the site from its pre-development state. • The proposed landscaping to be installed within the site is subject to a landscape management plan and ongoing maintenance to ensure the Element Objective is satisfied.
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.	**Deep soil required 48.72m** **Deep soil provided 65m**	**O3.3.3 – Achieved** • The development retains 2 trees on site and seeks to transplant 1 tree within the verge at the front of the development. The Acceptable Outcome for the development is 7% of the site area provided as deep soil and 1 medium tree. • The development provides 16% of the lot area as deep soil, retains two large trees and provides an additional 6 small trees on site. • The proposal also includes additional on structure landscaping and other landscaping elements throughout the site.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A3.3.1 – Retention of existing trees on the site that meet the following criteria: – healthy specimens with ongoing viability **AND** – species is not included on a State or local area weed register **AND** – height of at least 4m **AND/OR** – trunk diameter of at least 160mm, measured 1m from the ground **AND/OR** – average canopy diameter of at least 4m.	2 trees located in the north-western corner of the subject site are proposed to be protected and retained as part of the development proposal.
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.	N/A
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.	The development is appropriately setback from landscaping located on adjoining lots.
A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.	Landscaping and deep soil areas are located around retained trees and serve as tree protection zones within the development. Over 100sqm of the development has been provided as deep soil (16%) with a total of 6 small trees, replanting of 1 tree and retention of 2 trees on site.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees [1]
Less than 700m²	10% **OR** 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m²		2 medium trees **OR** 1 large tree and small trees to suit area
› 1,000m²		1 large tree and 1 medium tree for each additional 400m² in excess of 1000m² **OR** 1 large tree for each additional 900m² in excess of 1000m² and small trees to suit area
[1] Minimum requirement for trees includes retained or new trees Refer Table 3.3b for tree sizes		

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided[1] (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m²	3m	2m (DSA) + 1m (RSZ)	200L
Large	›9m	›12m	64m²	6m	4.5m (DSA) + 1.5m (RSZ)	500L
[1] Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.						

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.	6 small trees and 2 retained medium trees proposed

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.	Deep soil areas do not include permeable paving.
A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.	N/A

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.4	COMMUNAL OPEN SPACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	**Communal open space not required for such a small development**	**O3.4.1 – Achieved** • The development includes a communal Gym located on the ground floor of the building. The gym provides additional internal amenity for the residents of the development. • Though the communal space is confined to areas internal to the built form, sufficient setbacks are provided to all lot boundaries to allow for a positive landscaping outcome. • The development is considered to satisfy the Element Objectives for landscaping and deep soil in accordance with O3.3.1-3.3.4.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	**Communal open space not required for such a small development**	**O3.4.2 – Achieved** • The areas of communal open space are located on the ground floor of the proposal and are universally accessible to all residents.
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	**Communal open space not required for such a small development**	**O3.4.3 – Achieved** • The communal spaces are designed to be integrated within the development and do not result in overlooking of private residences or neighbouring lots.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.4.1 – Developments include communal open space in accordance with Table 3.4		N/A

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m² per dwelling up to maximum 300m²	At least 2m² per dwelling up to 100m²	4m

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.	Gym is accessible from the street.
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.	N/A
A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.	Indoor communal space proposed.
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.	Additional noise insulation is proposed between the communal space and adjoining private apartments.
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.	N/A
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.	Communal gym is to be contained within the building envelope of the development.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.5	**VISUAL PRIVACY**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining	**The development complies with the visual privacy setbacks**	**O3.5.1 – Achieved** • Table 3.5 recommends setbacks from habitable rooms and private open spaces. These range from 3m – 6m depending on the space.

daylight and solar access, ventilation and the external outlook of habitable rooms.		• Direct overlooking of internal units and adjoining properties has been avoided. This has been achieved through the employment of screening, highlight windows and setbacks to adjoining lots. • The orientation of the units prevents any internal overlooking. • Daylight and solar access and ventilation have satisfied the element Objectives of 4.1 and 4.2. Additional landscaping has been proposed for upper level balconies and integrated within the building design. This is considered to enhance the liveability for future residents as it provides for a better external outlook that is similar to a courtyard space. The ground floor units have courtyards facing a landscaped garden at the front and rear of the development. • The first floor of the development appropriately addresses the street through the use of a large open balcony. • The Unit 4 balcony includes provision for a planter box inside the screen The use of a planter box allows for a green outlook from the primary living space and minimises the impact of the screen for internal residents.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

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

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).	Balconies for Unit 4 are proposed to be 100% screened.
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.	Unit 2 primary living space is proposed to have an outlook which is entirely screened.
A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.	The Acceptable outcomes for visual privacy have been achieved. The development relies upon full height screening and highlight windows to satisfy visual privacy.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	**A low fence provides a transition between public and private spaces**	**O3.6.1 – Achieved** • The development includes clear definition of public and private spaces through the use of landscaping, screening and fencing. • Surveillance is provided over the public domain whist providing opportunity for privacy of living spaces within the development for residents.
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	**The low front fence allows passive surveillance between the unit and public domain**	**O3.6.2 – Achieved** • A small tree is proposed to be planted within the front setback area of Unit 1 along with low level landscaping. An existing tree is proposed to be transplanted into the verge at the front of the development. The additional landscaping helps to soften the built form as viewed from the street. • Permeable primary street fencing is provided to delineate the public and private domain, enhancing security and privacy of Unit 1.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.	Direct access via pedestrian path is provided for the ground floor front unit.
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).	Car parking is provided through the use of an undercroft.
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	The front first floor unit fronts the primary street through the use of a large balcony achieving access from the primary living space.
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	The Unit 3 balcony facing the primary street is proposed to be constructed of clear glazing.
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.	Modification of site levels at the front of the development respect the existing site levels, with a maximum of 200mm fill proposed within the front setback area.

A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.	Primary street fencing is restricted to a maximum height of 1.0m, both solid and visually permeable fencing.
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	Fencing and landscaping within the development maintains passive surveillance from the public and private reals, minimising opportunities for concealment.
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	Bins located within the undercroft/basement and are not visible from the street.
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.[1] (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.	Services and utilities are integrated within the development and appropriately screened form the street.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

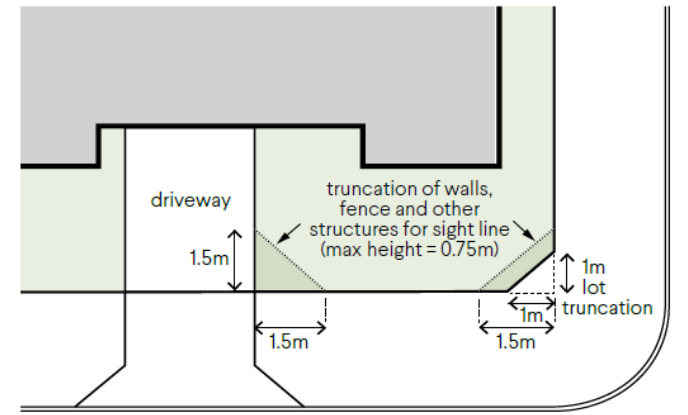
ELEMENT 3.7	PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	**Compliant**	**O3.7.1 – Achieved** • The development provides universal access points for all dwellings through the use of graded access paths and provision of a lift within the development. • Entry to the development is clear and legible through the use of a contrasting material schedule. • A separate pedestrian entry path has been provided at grade from the street in additional to a pedestrian access point within the basement of the development. • The pedestrian entry to the development is framed by an open arbour to increase legibility.
O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	**Compliant** **Arbor added as per DRP comments**	**O3.7.2 – Achieved** • A landscaped front setback area is proposed including provision for both trees and low-level landscaping elements. • A landscaped arbour has been provided to frame the pedestrian access leg servicing the development on the ground floor. • Services and utility areas such as parking is appropriately screened from the street through the use of an undercroft.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.		Legible pedestrian access has been provided by an independent pedestrian path and a framed arbour framing the pedestrian entry.
A3.7.2 – Pedestrian entries are protected from the weather.		A covered pedestrian lobby is provided.
A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.		The pedestrian entry point is overlooked from the street and private residences.
A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.		N/A

A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.	Services and utilities are located outside of pedestrian access points and integrated within the development.
A3.7.6 – Bins are not located at the primary pedestrian entry.	A dedicated bin store is provided outside of pedestrian entry points.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.8	VEHICLE ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.	**Vehicle access points separated from pedestrian access points**	**O3.8.1 – Achieved** • A separate vehicle and pedestrian entry point has been provided for the development to reduce possible conflicts at the point of vehicle ingress and egress from the development.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	**Vehicle access point located underground to limit impact on street frontage**	**O3.8.2 – Achieved** • The development includes an undercroft parking arrangement which screens vehicle parking from the street. • The driveway/crossover width is reduced to a functional minimum width, reducing the dominance of vehicle access and parking to the streetscape.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.	A single 4.0m wide vehicle access point is proposed for the development.
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.	A clear vehicle entry point has been provided to the south of the subject site, framed by an arbour and a defined crossover, which matches the driveway in colour and material.
A3.8.3 – Vehicle entries have adequate separation from street intersections.	The vehicle entry point has a setback of over 100m to the nearest street intersection.
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.	N/A undercroft parking

A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.	The driveway/crossover is restricted to a functional minimum width, being 4.0m.
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more **OR** the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.	A 4.0m wide driveway/crossover has been provided, allowing for vehicle to pass one another within the development. Vehicle manoeuvring allows for all vehicles to enter and exit the development site in forward gear.
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).  **Figure 3.8a** Truncation at street corner to provide sightlines (refer A3.8.7).	There are not obstructions to vehicle sight lines within the visual truncation area.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 3.9	CAR AND BICYCLE PARKING	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	**Stores are large enough to allow storage of bikes**	**O3.9.1 – Achieved** • The development is considered to within Location 'A'. • The proposal provides 8 resident bays 1 visitor bay and 5 bike bays.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	**2 car bays per unit has been provided**	**O3.9.2 – Achieved** • Parking has been provided in accordance with Table 3.9, with each unit being provided with 2 resident bays per unit despite the site being located within Location 'A' and requiring only a single bay per dwelling under the Acceptable Outcomes. • Parking and vehicle access has been screened from the street through the use of an undercroft parking arrangement.
O3.9.3 – Car parking is designed to be safe and accessible.	**Car parking is located away from pedestrian access points**	**O3.9.3 – Achieved subject to condition** • Car parking and vehicle manoeuvring is considered safe, legible and accessible for residents and visitors. • Standard condition recommended that parking meets AS2890.1, and that visitor bay is marked.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	**Carparking is located underground and has no visual impact upon the streetscape**	**O3.9.4 – Achieved** • The development proposes to provide visitor and resident parking below ground through an undercroft parking arrangement. Parking is screened from the street.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.		4 resident bays required – 8 bays provided 1 visitor bay required – 1 visitor bay provided 2 resident bike bays required – 4 resident bike bays provided. 1 visitor bike bay required - 1 visitor bike bay provided.

Table 3.9 Parking ratio

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

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

Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.	**As above**
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9.	Paring does not exceed double the bays specified in Table 3.9.
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	Parking and vehicle manoeuvring satisfies the Australian Standard and is considered safe.
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	Car parking located underground, through an undercroft and screened from the street.
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	Parking areas not visible from residences or the street.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	Visitor bay to be clearly marked and conditioned as part of the determination.

A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	N/A
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	N/A
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	Basement parking located wholly below natural ground level.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	**All units have living area facing north**	**O4.1.1 – Achieved** • All four units have living rooms and private open spaces which achieve a minimum 2 hours of sunlight on the winter solstice. • The development has achieved direct northern access or dual aspect frontage for all apartments
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.	**All units have living area facing north**	**O4.1.2 – Achieved** • Glazed areas for living spaces and bedrooms exceed 10% of the floor area satisfying the acceptable outcomes.
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: – from mid-spring to autumn in climate zones 4, 5 and 6 **AND** – year-round in climate zones 1 and 3.	**Metal window surrounds provide shading on windows**	**O4.1.3 – Achieved through condition** • All units within the development make use of a triple aspect design to provide multiple aspects for solar access and ventilation. No habitable rooms relies upon light wells or skylights as a source of daylight. • Window treatments including metal arbours are provided to protect the upper floor openings. However, there is no noted protection for openings of units located on the ground floor. • Condition recommended – External shading devices (possibly retractable, or louvered) are to be indicated on the plans at building permit stage and installed prior to occupation that minimise direct sunlight to habitable rooms and outdoor living areas between late September and early March and permit winter sun to habitable rooms in accordance with Element 4.1 of the Residential Design Codes.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.1.1 – In climate zones 4, 5 and 6 only: **a)** Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND	All units primary living spaces and outdoor living areas achieve a minimum 2 hours of sunlight between 9am and 3pm.	

b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.	
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.	All habitable rooms are provided with external openings (doors and windows) with a glazed area to a minimum 10% of the floor area of each dwelling.
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.	N/A
A4.1.4 – The building is oriented and incorporates external shading devices in order to: – minimise direct sunlight to habitable rooms: ▪ between late September and early March in climate zones 4, 5 and 6 only **AND** ▪ in all seasons in climate zones 1 and 3 permit winter sun to habitable rooms in accordance with A 4.1.1 (a).	External screening devices are proposed where necessary inclusive of louvered screens and metal window surrounds.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.2.1 – Development maximises the number of apartments with natural ventilation.	**All apartments have 3 sides open to natural light and allow cross flow ventilation**	**O4.2.1 – Achieved** • All units are triple aspect in design and feature operable openings on a minimum of two aspects. • Primary living spaces have direct operable openings on two sides providing direct ventilation access.

		• All bedrooms achieve ventilation through the use of internal openings (doors) and a direct opening to the exterior of the development.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	**All apartments have 3 sides open to natural light and allow cross flow ventilation**	**O4.2.2 – Achieved** • All Acceptable Outcomes have been met for all units. • All habitable rooms achieve direct natural ventilation through the development's triple aspect design.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	**All apartments have 3 sides open to natural light and allow cross flow ventilation**	**O4.2.3 – Not Applicable** • The development includes no single aspect apartments.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.	Achieved
A4.2.2 – **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building Single aspect apartments included within the 60 per cent minimum at (a) above must have: ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND** ▪ room depth no greater than 3 × ceiling height **(a)** For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.	All dwellings are capable of cross ventilation.
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.	N/A
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.	Achieved

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	**Furniture has been shown on all levels to show room sizes provided are appropriate for their intended use**	**O4.3.1 – Achieved** • All Units are 3 bedroom in design. The internal floor area of each unit exceeds 90m^2 (>120m^2) • Habitable spaces achieve minimum internal dimensions of the Acceptable Outcomes, allowing for flexibility of furniture and an adaptable variety of internal room layouts.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.	**2.7m minimum ceiling height to all living areas provided (excludes kitchen)**	**O4.3.2 – Achieved** • Ground floor units provide a minimum 2.9m ceiling height for all rooms. • First floor units provide a minimum 2.8m ceiling height for all rooms. • The proposed ceiling height assists the development in providing natural light, daylight access and natural ventilation for internal units. • All primary living areas are dual aspect in design.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.		All dwellings exceed the minimum floor area.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m²
1 bed	47m²
2 bed × 1 bath[1]	67m²
3 bed × 1 bath[1]	90m²

[1]An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.

<table>
<tr><td>A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms
<table><tr><th>Habitable room type</th><th>Minimum internal floor area</th><th>Minimum internal dimension</th></tr><tr><td>Master bedroom</td><td>10m²</td><td>3m[1]</td></tr><tr><td>Other bedrooms</td><td>9m²</td><td>3m[1]</td></tr><tr><td>Living room – studio and 1 bed apartments</td><td>N/A</td><td>3.6m</td></tr><tr><td>Living room – other dwelling types</td><td>N/A</td><td>4m</td></tr><tr><td colspan="3">[1] Excluding robes</td></tr></table></td><td>All habitable rooms meet or exceed minimum dimensions.</td></tr>
<tr><td>A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:
– Habitable rooms – 2.7m
– Non-habitable rooms – 2.4m
– All other ceilings meet or exceed the requirements of the NCC.</td><td>Minimum 2.8m ceiling heights proposed throughout.</td></tr>
<tr><td>A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.</td><td></td></tr>
<tr><td>LOCAL PLANNING FRAMEWORK</td><td>REQUIREMENT</td></tr>
<tr><td>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</td><td></td></tr>
</table>

ELEMENT 4.4	PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	**Unit 1 39m, Unit 2 153m** **Unit 3 21m, Unit 4 14.7m**	**O4.4.1 – Achieved** • Ground floor units exceed the minimum area and dimension for outdoor living areas, providing both covered and uncovered outdoor living areas for each unit. • First floor units provide balconies exceeding the minimum dimension and floor area of the Acceptable Outcomes. Each first-floor balcony includes an integrated outdoor kitchen area for entertaining. • The size of the outdoor living areas is appropriate and with accesses achieved from the primary internal living space of each unit allowing for integrated indoor outdoor living.
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	**All Open space is directly accessible from a living area**	**O4.4.2 – Achieved** • The private outdoor living areas of each unit are accessed from the primary living space of each unit. • All private spaces are clearly defined and appropriately screened to provide adequate privacy for outdoor pursuits and recreation. • Unit 4 includes provision for a landscaped planter affixed to the balcony.
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	**Complaint**	**O4.4.3 – Achieved** • This objective has been met through integration of the balconies and courtyards into the building design.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.	All dwellings have private open space with dimensions exceeding the minimum.	

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]
Studio apartment + 1 bedroom	8m²
2 bedroom	10m²
3 bedroom	12m²
Ground floor / apartment with a terrace	15m²

[1] Services and fixtures located within private open space, including but not limited to air-conditioner u from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.	Unit 4 has fully enclosed private open space and obscures the outlook from the living room.
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.	Private open space complements the design of the building.
A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.	No services shown. Condition needed.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**

	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	**Compliant**	**O4.5.1 – Achieved** • All acceptable outcomes have been met for this element. • The lobbies and corridors provide generous space for manoeuvrability and universal access.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	**Common gym provided in the common lobby/ entry to promote interaction between residents**	**O4.5.2 – Achieved through condition** • The circulation areas are well lit and do not provide areas for possible concealment. • Lighting of the basement and pedestrian access areas is to be conditions as part of the development's approval.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.5.1 – Circulation corridors are a minimum 1.5m in width.	Corridors are minimum 1.7m in length.
A4.5.2 – Circulation and common spaces are designed for universal access.	Universal access design demonstrated on plans.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.	Achieved
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.	Achieved
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.	Achieved – no bedrooms open onto common spaces.

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.6 STORAGE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.	**5.7m store provided for each unit**	**O4.6.1 – Achieved** • All acceptable outcomes have been met. • Storerooms are integrated within the basement providing private, lockable storage for each unit.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6. **Table 4.6** Storage requirements Dwelling type / Storage area[1] / Minimum dimension[1] / Minimum height[1] Studio dwelling – 3m² – 1.5m – 2.1m 1 bedroom dwelling – 3m² – 1.5m – 2.1m 2 bedroom dwellings – 4m² – 1.5m – 2.1m 3 bedroom dwellings – 5m² – 1.5m – 2.1m [1] Dimensions exclusive of services and plant.	Stores provided in basement with minimum area achieved.
A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.	Achieved
A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space[1], is integrated into the design of the building or open space and is not readily visible from the public domain. Storage on/adjacent to private open space is additional to required open space area and dimensions.	Stores are located in the basement out of view of the street.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.7	MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	**Compliant , see acoustic report**	**O4.7.1 & O4.7.2 – Achieved through Condition** An Acoustic Report prepared by Acoustic Engineering Solutions has been submitted. Insufficient information has been provided in order to demonstrate that the development is capable to meeting the *Environmental Protection (Noise) Regulations 1997.* Should Council consider this application for approval, this would ordinarily be included as a condition.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	**Compliant , see acoustic report**	

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).	Achieved
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.	**Achieved**
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.	Achieved

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.8	DWELLING MIX	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	**Silver level accessible housing provided for unit 4**	**O4.8.1 – Achieved** • The number of units does not exceed 10 (4 units) • The City currently does not have dwelling mix targets identified in a Local Housing Strategy or similar. • The development proposes 4 Units, each 3-bedroom in design. • The inclusion of a third bedroom within each unit is considered to increase functionality, allowing one bedroom to be converted to a study or home office.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.8.1 – **a)** Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument **OR** **b)** Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.	n/a
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.	n/a

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.9	UNIVERSAL DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	**Silver level accessible housing provided for unit 4**	**O4.9.1 – Achieved** • The development includes Unit 4 as a NDIS Silver Level Standard dwelling. • 25% of the provided units are proposed to meet the Silver Level requirements. • The development includes provision for a lift servicing all levels including the basement, enhancing universal access principles. • A condition of development approval will ensure Unit 4 is constructed to a Silver Level Standard.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.9.1 – **a)** 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) **OR** **b)** 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia).	1 of 4 units (25%) achieves silver level.	
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.10	FAÇADE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.	**Compliant** **Stone references church on corner of Napier Street and Stirling Hwy**	**O4.10.1 – Achieved** • Limiting the height of the development to two storeys complements the prevailing residential character of the streetscape. The use of open balconies and landscaped front setback areas also seek to reflect the established streetscape.
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	**Balcony provides integral part of building façade**	**O4.10.2 – Achieved subject to condition requiring services to be screened** • The façade is well articulated vertically and horizontally. • The façade clearly expresses the internal functions of both storeys when viewed from the street and clearly denotes pedestrian and vehicle entry points.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.	n/a	
A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.		
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.	Condition required.	
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries	n/a	

– are integrated into the façade design – are consistent with the streetscape character.	
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.	n/a

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.11	ROOF DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.	**Roof form minimised to reduce visual impact on largely single storey street scape**	**O4.11.2 – Achieved subject to condition requiring roof services to be screened** • The proposed roof design integrates with the design of the proposed building. • The use of a concealed roof design reduces overall building height and presentation of building bulk to the street and neighbouring lots.
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	**Solar panels integrated into roof design without being seen**	**O4.11.2 – Achieved** • The roof design is to feature photovoltaic cells, to be used for solar energy generation.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.	Achieved
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	Achieved subject to conditions
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.	n/a

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.12	LANDSCAPE DESIGN	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	**Compliant** **See landscape plan**	**O4.12.1 – Achieved** • A landscaping plan has been prepared by Basis and submitted as part of the DA package. • The landscaping plan proposes a heavily vegetated front setback area at the front of unit 1 addressing the street and includes provision for landscaping of the verge. • The landscaping plan provides landscaping between all lot boundaries and retains significant trees at the rear of the development. • Overall, the landscaping plan results in a net landscaping increase of the subject site from the pre-development state. • Landscaping has been provided to maximise accessibility from private open spaces within the development, including provision for planters on the balconies of unit 3 and 4 located on the first floor.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	**Compliant** **See landscape plan**	**O4.12.2 – Achieved** • The landscaping plan has been prepared by a suitably qualified consultant, including plan selection appropriate to the site's location, conditions and context.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	**Compliant** **See landscape plan**	**O4.12.3 – Achieved subject to condition** • A recommended condition of development approval requires preparation of a landscape management plan, outlining irrigation systems and maintenance of landscaping within common property areas.
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.	**Compliant** **See landscape plan**	**O4.12.4 – Achieved subject to condition** • The landscape design seeks to integrate the building into the surrounding residential area. • Two significant trees are proposed to be retained at the rear of the subject site.

		• A large volume of landscaping has been provided towards the front and rear of the development, consistent with existing, established dwellings within the street block and locality. • Sustainability strategies include water wise landscaping, provision of shading to the building and incorporation of permeable surfaces throughout the site have been included to further enhance landscaping elements. • It is noted that the development proposal will result in a net increase in landscaping and tree canopy cover within the subject site than its pre-development state. • A condition is recommended demonstrating that the trees and planter boxes contain the necessary soil depth to support health growth.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.		A landscaping plan has been prepared by Basis and submitted as part of the DA package.
A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.		The landscaping plan proposes a heavily vegetated front setback area at the front of unit 1 addressing the street and includes provision for landscaping of the verge. 2 trees to be retained at rear.
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		Subject to condition of approval demonstrating depth

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.	Meter boxes and post boxes integrated into design

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.13	ADAPTIVE REUSE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	**Not Applicable**	**O4.13.1 – Not Applicable**
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.	**Not Applicable**	**O4.13.2 – Not Applicable**
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.14	MIXED USE	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	**Not Applicable**	**O4.14.1 – Not Applicable**
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.	**Not Applicable**	**O4.14.2 – Not Applicable**

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.	
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.	
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.	
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements**.**	
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.	

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.15	ENERGY EFFICIENCY	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	**See ESD report**	**O4.15.1 – Achieved through condition** • The development identifies photovoltaic cells to be placed the roof. These would address acceptable outcome A4.15.1(a). • ESD Report has been prepared demonstrating the design achieves 7 stars (compared to the 6 star minimum) and waterwise fixtures. ESD report will form part of approval.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.15.1 – **a)** Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) **OR** **b)** All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.[1] Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.		Solar panels and energy efficiency demonstrated in ESD report
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:		

ELEMENT 4.16	WATER MANAGEMENT AND CONSERVATION	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.16.1 – Minimise potable water consumption throughout the development.	**Water efficient fixtures installed throughout**	**O4.16.1 – Achieved through condition** • Landscaping has been designed to water wise requirements. • A condition of approval will require each dwelling to be individually metered.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	**Stormwater contained on site**	**O4.16.2 – Achieved through condition** • Standard conditions will be applied in the event of approval requiring stormwater to be retained on site.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	**FFL above street to ensure water moves down the street before it enters the apartments**	**O4.16.3 – Achieved through condition** • Soak wells and permeable areas are integrated into the development. This will be a recommended condition of development approval.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.16.1 – Dwellings are individually metered for water usage.	
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.	Achieved
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.	Achieved

LOCAL PLANNING FRAMEWORK	**REQUIREMENT**
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.17	WASTE MANAGEMENT	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.	**Waste storage located in basement**	**O4.17.1 – Achieved through condition of approval** • The bin storeroom is located within the building's undercroft and is screened from the street and entry. • It is proposed bins will be placed on the street on the day of collection, with a maximum of 8 bins presented to the verge at any point. • A condition of development approval will require the installation of a tap within the bin store for the cleaning of bins.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	**Separate waste and recycling facilities have been allowed for**	**O4.17.2 – Achieved through condition** • A Waste Management Plan that meets the City's waste management guidelines will be a requirement of approval. This will incorporate recycling and waste diversion strategies. • The development satisfies the provisions of the City of Nedlands Waste Management Local Planning Policy.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).		
A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Appendix 4A (or equivalent local government requirements).		
A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines* - Level 1 Waste Management Plan (Design Phase) (or local government requirements where applicable).		
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.		
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

ELEMENT 4.18	UTILITIES	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	**Building will comply with this clause**	**O4.18.1 – Achieved** • All services are available in the street. Any upgrades to services required by service providers will be at the cost of the developer.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	**Meters located around pedestrian entry**	**O4.18.2 – Achieved** • All utilities are placed in accessible locations without affected access for vehicles or pedestrians.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	**Meters located around pedestrian entry**	**O4.18.3 – Achieved through condition** • A condition requiring the electricity distribution board and fire hydrant booster to be integrated into the development is recommended.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	**A/C units not located on balconies**	**O4.18.4 – Achieved through condition** • A dedicated laundry is provided within each unit. • Provision for a drying court is provided for unit 4. Unit 3 will require installation of a dryer as no drying court is provided. • Screened clothes drying areas are provided for ground floor units.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.		
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.		
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.		
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.		

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

16.8 PD52.08.22 Consideration of Local Planning Policy – Primary Controls for Apartment Development

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Draft LPP – Primary Controls for Apartment Development 2. Schedule of Submissions 3. Western Australian Planning Commission Advice

Purpose

Council is to consider adoption of the proposed Local Planning Policy – Primary Controls for Apartment Development (the Policy). It is recommended that Council not adopt the Policy. Advice affirms it would be inconsistent with the performance-based nature of the R-Codes. Further it will be superseded by the more localised precinct planning policies that are well underway.

Recommendation

That Council under clause 4(3)(b)(iii) of the Deemed provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, not proceed with the Local Planning Policy – Primary Controls for Apartment Development.

Voting Requirement

Simple Majority.

Background

At the 28 September 2021 Ordinary Council Meeting, Council resolved to advertise the draft Policy as shown in Attachment 1.

Discussion

The existing planning instrument for apartments is the Residential Design Codes (R-Codes) Volume 2. Volume 2 deals with apartments in density codes of R40 and above, while the R-Codes Volume 1 deals mainly with single houses and grouped dwellings. The two Volumes differ in their approach to assessing a development.

In Volume 1, if an element of a single house (such as lot boundary setbacks, open space, etc.) meets the deemed-to-comply criteria it does not need approval and generally the local government does not have the ability to require changes to that element. There is no such deemed-to-comply pathway in Volume 2.

Ultimately, applications for development approval under Volume 2 need to demonstrate that each design element (ie: plot ratio, landscaping, internal ventilation, etc.) meets its respective 'Element Objective'. The 'Element Objectives' are subjective aims with no defined measurements.

Each design element also contains 'Acceptable Outcomes', which are default objective measurements that assist in satisfying the 'Element Objectives'. However, unlike in Volume 1 of the R-codes, meeting the 'Acceptable Outcomes' does not mean that the development automatically meets the 'Element Objectives'. Additional or alternative design solutions may be needed in response to site specific conditions.

The draft Policy attempts to establish a clear limit on the Primary Controls (Part 2 of the R-Codes Volume 2) and to force all developments to strictly meet the 'Acceptable Outcomes' for Primary Controls. This is done by including a broad statement to the effect that anything that does not strictly adhere to the measurements in the 'Acceptable Outcomes' will not achieve the 'Element Objectives'.

Submissions received appear to link the policy to community benefit. However, the draft Policy does nothing with regard to development incentives for community benefit other than to note that a future local planning policy may introduce such a framework.

Currently, Council Officers treat the 'Acceptable Outcomes' for Primary Controls as the intended future form and scale of development when assessing the 'Element Objectives'. This approach matches that in the draft Policy and is consistent with the desired community approach as shown in the submissions (Attachment 2).

However, the two approaches differ in that the draft Policy effectively forbids consideration of any measurement that goes beyond that prescribed in the Primary Controls. Legal advice affirms that this cannot be achieved through a policy. Development beyond the 'Acceptable Outcomes' can be considered where it meets the 'Element Objectives'. The City cannot base an argument for refusal on non-compliance with 'Acceptable Outcomes'. Any such argument will not hold weight with an ultimate decision-maker, such as the Development Assessment Panels (DAP) or the State Administrative Tribunal (SAT).

Advice

After the draft Policy was advertised, the City sought advice from the Western Australian Planning Commission on the policy (Attachment 3). The advice concluded that, while an LPP can **encourage** development to meet the 'Acceptable Outcomes', it cannot **require** compliance with the 'Acceptable Outcomes'. The advice can be further summarised as follows:

- The R-Codes focus on whether the 'Element Objectives' are achieved or demonstrated, not on compliance with 'Acceptable Outcomes'.
- Whether or not a particular aspect of a proposed development 'complies' with the 'Acceptable Outcomes' for that Design Element does not determine whether or not that aspect of the development is acceptable.
- It is not possible for a local government to amend or replace the performance-based 'Element Objectives' of the R-Codes.
- Any policy which attempts to set a standard which is incapable of variation would be legally ineffective.
- There is no evidentiary basis that the default development standards embody the existing and desired future scale, height or character of Nedlands. It would therefore have little or no legal weight by a decision-maker.

Simply put, the City is unable to amend or replace the 'Element Objectives' of the R-Codes Volume 2. Nor can the City require strict compliance with the 'Acceptable Outcomes' as the ultimate assessment must always be carried out against the performance-based 'Element Objectives'.

The draft Policy attempts to prohibit any development from exceeding the 'Acceptable Outcomes' through a broad measure asserting that any variation to the primary controls would not meet the 'Element Objectives' relating to the desired future character of the area. This is an attempt to set a standard that cannot be varied. A decision-maker would be legally compelled to have little regard for the Policy in order to make a valid decision.

Alternatives

Nedlands residents are understandably concerned about the lack of a local planning framework, and worry that the planning controls within the R-Codes Volume 2 are insufficient to prevent development that may be seen as out of scale with the character of the area. The draft Policy is an attempt to place hard limits on the height, bulk and scale of developments, and provide certainty to residents and developers. Officers share residents' concerns but ultimately, as discussed above, this draft Policy will not achieve the desired outcome and will have little impact on development.

What will provide greater certainty and act as a framework to guide future development is the precinct planning for infill areas that is well underway at the City. The precinct policies would set indicative built form within a specific area and act as the desired scale of future development with which to measure the Primary Controls against. This precinct planning is the result of built form modelling and is going through the process set out in the Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 to ensure that it is a valid, enforceable policy.

As part of the City's precinct planning work, detailed investigations, community engagement, built form modelling and precinct policies have been undertaken and are being developed in response to local context. Council's objective will more appropriately be achieved through the setting of additional assessment criteria specific to the local context. The City's draft precinct policies endeavour to go above and beyond some of the provisions of the draft Policy by amending several R-Codes - Volume 2 'Acceptable Outcomes', particularly in relation to setbacks and vegetation. In this manner, the precinct policies will achieve the aims that the draft Policy unsuccessfully attempts.

Applying a broad-brush approach to apartment controls within the entire City of Nedlands municipality does not accurately reflect the existing character or desired character of specific areas. The precinct policies will reflect more accurate controls based on thorough feedback from the community and testing by urban designers.

Consultation

The draft Policy was publicly advertised from 11 February 2022 until 8 March 2022. A total of 63 submissions were received, overwhelmingly in support of the draft Policy. (Attachment 2)

Strategic Implications

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

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

Values

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Strict reliance on the policy as written may result in an increase in the number of appeals lodged with SAT and corresponding legal fees incurred by the City in defending an invalid policy.

Legislative and Policy Implications

If the draft Policy is adopted, Officers are legally compelled to continue to assess apartment developments against the 'Element Objectives' of the R-Codes Volume 2 rather than the Policy. The Joint Development Assessment Panel, State Administrative Tribunal and the Western Australian Planning Commission will have little regard for the Policy when making decisions.

Decision Implications

If the draft Policy is adopted, Council must publish notice of the Policy in accordance with clause 87 of the Deemed provisions. The Policy will have effect on publication of such notice.

However, Officers will still have to make an assessment against the 'Element Objectives' for each development site and cannot make a legally binding recommendation that is contrary to the R-Codes Volume 2. Adoption of the draft Policy would raise community expectations but fail to deliver the expected outcomes of absolute limits on the form of development for matters like height, separation, etc.

Conclusion

While a policy can guide the exercise of discretionary power, it cannot restrict the power as if it is legally binding. The draft Policy will not be given much weight by decision-makers and will fail to limit the scale of development beyond that set out in the R-Codes. A more effective mechanism for altering the R-Codes Volume 2 Primary Controls is through the implementation of local precinct policies. Local precinct planning work is already well underway. In summary, the draft Policy would not achieve what it sets out to do.

It is recommended that Council not adopt the Policy.

Further Information

Question

Councillor Coghlan - Council has seen various versions of this policy and the 63 submissions overwhelmingly support this LPP. What weight does the City of Nedlands give to submissions in the development of Local Planning Policies?

Officer Response

Clause 4(3)(a) of the deemed provisions requires the local government to review the proposed policy in the light of any submissions made. Clause 4(3)(b) allows the local government to proceed with the policy without modification, or proceed with the policy with modifications or not to proceed with the policy. The weight given to any submission will depend on the merit of the argument presented in the submissions. The number of submissions received is not relevant.

Question
Why in the 3 years since LPS3 been imposed by the WAPC, has the City of Nedlands not implemented one local planning policy that puts a limit on building heights or plot ratio?

Officer Response
Policy development has been ongoing throughout the three years since the Scheme was gazetted. The time taken to prepare background information and conduct community engagement has ensured that the City's future policy settings are based on sound planning principles and reflect the community's expectations for development in the various precincts. Experience has shown that quickly-formulated policy responses to a specific circumstance will not produce a policy with sufficient weight to be considered by the JDAP or SAT. In order to ensure all development reflects an identified Nedlands design response, considerable research, context analysis and engagement is required. This has been done for the draft precinct policies that are currently being advertised (Waratah, Broadway and Hollywood-Hampden).

Question
Why would we not adopt this LPP now as it can be implemented immediately, even if it will be gradually superseded by more specific Precinct Plans, which may take 6 -12 months to present, review, advertise and then possibly adopt?

Officer Response
As discussed in the Council report, officers advice that the policy in its current form cannot be afforded weight in a planning determination. Council acting in its role as a planning authority, is required to prepare planning policies consistent with established planning practices and the established planning framework.

Question
Is this LPP aligned with the City's strategic vision, values and priorities?

Officer Response
The preparation of legally-sound local planning policies that seek to complement the local planning scheme and strategy almost certainty would align with the City's strategic vision, values and priorities.

Question
Why does the City's report claim that this policy seeks to mandate "Acceptable Outcomes" when it does not, and in fact seeks to define the Element Objectives?

Officer Response
The legal advice that was received by the City identifies that the Policy;

"is aimed to engage with the Element Objectives for the respective Primary Control design elements, with the intended result that, since Council has stated that the Acceptable Outcome standards (and nothing more) are consistent with the character of Nedlands, any exceedance of those standards should not be accepted under the supposedly-discretionary, performance-based Element Objectives".

In this way, the Policy is a de facto mandate of 'Acceptable Outcomes'.

As the Officer's Report states:

"The draft Policy attempts to prohibit any development from exceeding the 'Acceptable Outcomes' through a broad measure asserting that any variation to the primary controls would not meet the 'Element Objectives' relating to the desired future character of the area. This is an attempt to set a standard that cannot be varied."

Question
There is a great difference between "limiting discretion" and "eliminating all discretion" and a performance-based system merely requires some discretion.

> This LPP does not eliminate all discretion, so why would merely limiting discretion by providing planning guidance make this LPP "inoperable" as claimed in the report?
>
> As the Precinct Plans also limit discretion by prescribing "indicative built form" and setting "desired future scale", why are they not considered to be "inoperable" by the same inference?

Officer Response
The difference in this case is that the Policy seeks to remove the ability enshrined in the R-Codes to consider primary control solutions that do not meet 'Acceptable Outcomes'. The precinct policies are constructed differently to avoid this conflict. The precinct policies effectively create amended or new 'Acceptable Outcomes' to be considered using the current methodology required by the R-Codes.

Question
Why does the report incorrectly list as shortcomings of the LPP that it requires compliance with "Acceptable Outcomes" and that it "attempts to amend or replace the Element Objectives", which it does not in both cases?

Officer Response
The intent of the Policy is very clearly to mandate 'Acceptable Outcomes' by defining the desired future scale and character referred to in the 'Element Objectives'. The ultimate outcome is to forbid any consideration of design elements that exceed the 'Acceptable Outcomes' of the Primary Controls.

Question
Why has the City referred to a legal opinion on an outdated and very different version of this policy obtained prior to February 2021 (as per Council Meeting Minutes) and quoted from this opinion to prepare the current report to Council?

Officer Response
The City has received two legal opinions and the opinion of the Department of Planning, Lands and Heritage. The January 2021 legal opinion was on an earlier Council resolution to create this Policy. The most recent legal opinion from 7 July 2022 was on the most recent version of this policy, as was the DPLH's advice. The first legal opinion was used in the report to step through what is possible to achieve through any given local planning policy. The other two opinions specifically reference the latest version of the Policy and how it falls short of a Policy that is legally effective.

Question
The City's report states the LPP has not been prepared on "sound planning principles", but as it is directly based on the R-codes, State Planning Policy 7.3 Volume 2 and Nedlands LPS3, does the City believe these documents are not based on "sound planning principles"?

Officer Response
The City's position is also held by the legal opinion received and the advice of the Department of Planning, Lands and Heritage dated 14 July 2022 in that there is no evidentiary basis supporting the position that the 'Acceptable Outcomes' are the desired future scale and character of the area.

Question
Are the City officers aware that local government does not require the approval or review of the WAPC or DPLH when developing and properly implementing local planning policies?

Officer Response
The requirement for approval of external agencies depends upon the situation and the scope of the policy. In relation to the R-Codes Volume 2, approval is required for some sections of Parts 3 and 4. Additionally, Clause 4 of Schedule 2 (Deemed provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 requires that the local government give notice of a proposed policy to the Commission where it may be inconsistent with any State planning policy. Clause 4(3A) further states that, generally, a local government is not to proceed with a policy that amends a deemed-to-comply provision where the Commission's approval is required but has not been granted.

LOCAL PLANNING POLICY – PRIMARY CONTROLS FOR APARTMENT DEVELOPMENTS

1.0 PURPOSE

1.1 To provide guidance to the decision-maker when considering whether an apartment development on land coded R40 or above meets the Element Objectives of Part 2, inclusive of sections 2.1-2.7 of State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments (R Codes Vol.2).

1.2 To establish a clear position for residents, developers and decision-makers with respect to the application of R Codes Vol.2 Primary Controls in achieving the Element Objectives in the assessment of Apartments within the City of Nedlands.

1.3 To confirm the City's preference for apartment development to be consistent with the R Codes Vol.2 default development standards and values for the Primary Controls in the context of a performance-based State Planning Policy.

2.0 APPLICATION OF POLICY

2.1 This policy applies to all development which is subject to assessment in accordance with R Codes Vol.2.

2.2 This Policy is to be read in conjunction with the City of Nedlands Local Planning Scheme No.3 (the Scheme). Where this Policy is inconsistent with the Scheme, the Scheme shall prevail, to the extent of the inconsistency.

2.3 This policy defines the primary control values that apply unless augmented by a local planning instrument of the City of Nedlands.

2.4 The City acknowledges that the R Codes Vol.2 is a performance-based State Planning Policy. Applications for Development Approval need to demonstrate that the design achieves the outcomes of each Element Objective. While addressing the Acceptable Outcomes is likely to achieve the Element Objectives, they are not a 'deemed-to-comply' pathway and the proposal will be assessed in context of the entire design solution to ensure the Element Objectives are achieved.

2.5 This policy will apply unless augmented by another endorsed local planning instrument of the City of Nedlands, in which case to achieve the Element Objectives, proposals may require additional and/or alternative design solutions in response to site conditions, streetscape and design approach where specified in the local planning framework.

3.0 OBJECTIVES

3.1 To ensure that the built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and wider locality.

3.2 To ensure that where possible, development ameliorates adverse amenity impacts such as visual bulk and scale, visual and acoustic privacy, odours, overshadowing, ventilation and loss of tree canopy.

3.3 To promote good design in terms of future desired context and character.

4.0 POLICY MEASURES

Primary Controls

4.1 The default Primary Controls extracted from Part 2, of State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments (R Codes Vol.2) are set out below.

4.2 In regard to defining the context and character in Nedlands, in relation to the Element Objectives of the Primary Controls in sections 2.2 – 2.7 in Part 2 of R Codes Vol.2 (for the relevant R-code zoning), and whether these Element Objectives are achieved by an apartment development, the City of Nedlands provides the following policy advice.

4.3 In the absence of another endorsed local planning instrument, the City defers to the R-code zoning as designated by LPS3 and deems that to respond to the existing and desired future scale, height and character of Nedlands, and to therefore achieve the Primary Control Element Objectives as they are defined and apply in Nedlands under LPS3, a development must meet or subceed the default development standards and values provided in Tables 2.1, 2.2 and 2.7 of R Codes Vol.2 in regards to the Primary Control elements.

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

The relevant Element Objectives and development standards and values for each Primary Control are defined in SPP 7.3 Vol 2 Part 2 sections 2.2 – 2.7, and that document should be read in conjunction with the following clauses 4.4 to 4.9.

4.4 Building height (Refer to section 2.2 and Tables 2.1 and 2.2)

In particular Clause O2.2.1 – The height of development responds to the desired future scale and character of the street and local area (as defined in Clause 4.3 above), including existing buildings that are unlikely to change.

Table 2.1 Primary controls table

	Applies to R-Code areas, default settings apply unless alternative provisions defined in local planning instruments						Applicable where designated by local government in local planning scheme, activity centre plan, structure plan, local development plan, local planning policy				
Streetscape contexts and character *refer A2*	**Low-rise**		**Medium-rise**		**Higher density residential**		**Neighbourhood centre**	**Mid-rise urban centres**	**High density urban centres**		**Planned areas**
Site R-Coding	**R40**	**R50**	**R60**	**R80**	**R100**	**R160**	**R-AC4**	**R-AC3**	**R-AC2**	**R-AC1**	**R-AC0**
Building height (storeys) *refer 2.2*	2	3	3	4	4	5	3	6	7	9	**Refer to local planning scheme, local dev plan and/ or precinct controls as applicable**
Boundary wall height (storeys)[1,2] *refer 2.4*	1[3]		1[3]	2[3]	2[3]		2	3	4		
Minimum primary and secondary street setbacks *refer 2.3*	4m[4]	2m	2m		2m		2m or Nil[5]	2m or Nil[5]	2m or Nil[5]		
Minimum side setbacks[6] *refer 2.4*	2m	3m	3m		3m		Nil				
Minimum rear setback *refer 2.4*	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m *refer 2.4*	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		
Plot ratio[7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

Notes

1. Wall may be built up to a **lot boundary**, where it abuts an existing or simultaneously constructed wall of equal or greater proportions
2. Where the subject **site** and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code
3. Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.
4. Minimum **secondary street setback** 1.5m
5. Nil **setback** applicable if commercial use at ground floor
6. Boundary **setbacks** will also be determined by provisions for **building** separation and visual privacy within this SPP and building separation provisions of the **NCC**.
7. Refer to Definitions for calculation of **plot ratio**

Source: State Planning Policy SPP7.2 R Codes Volume 2 (WAPC)

Table 2.2 Indicative building height

Storeys	Indicative overall building height in metres
2	9
3	12
4	15
5	18
6	21
7	24
8	27
9	30
10	33
- Overall building heights are set by adding together the floor to ceiling heights for the desired number of storeys, with a nominal allowance of 4m for the ground floor and 3m for subsequent floors. Add at least 2m to the total to allow for rooftop articulation. - Building height limits for higher density typologies: These default heights are provided as a conservative baseline and higher building height limits may be appropriate subject to detailed local planning.	

Source: State Planning Policy SPP7.2 R Codes Volume 2 (WAPC)

4.5 Street setbacks (Refer to section 2.3)

In particular Clause O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street (as defined in Clause 4.3 above).

4.6 Side and rear setbacks (Refer to section 2.4)

In particular Clause O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape pattern (as defined in Clause 4.3 above).

4.7 Plot ratio (Refer to section 2.5)

In particular Clause O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area (as defined in Clause 4.3 above).

4.8 Building depth (Refer to section 2.6)

In particular Clause O2.6.1 – Building depth supports apartment layouts that optimize daylight and solar access and natural ventilation (as defined in Clause 4.3 above).

4.9 Building separation (Refer to section 2.7 and Table 2.7)

In particular Clause O2.7.1 – New development supports the desired future streetscape character with spaces between buildings (as defined in Clause 4.3 above).

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer *2.4 Side and rear setbacks* (Table 2.1) and *3.5 Visual privacy* (Table 3.5)	9m	12m
Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.				

Source: State Planning Policy SPP 7.3 R Codes Volume 2 (WAPC)

4.10 SPP 7.3 Vol 2, Part 2 section 2.8 refers to development incentives for community benefit, which are not Primary Controls and are not dealt with under this LPP. Development incentives are entirely discretionary and will only be considered where the City of Nedlands has developed a specific local planning policy for a location or area, with the aim to achieve an identified community benefit that may otherwise not be made available. If implemented, these area specific local planning policies can provide a framework to guide assessment of community value, and whether the development entitlement is commensurate with any specific and tangible benefit to the Nedlands community in terms of new streets/laneways, through-site access, open space, public amenity, culture or recreational facilities, which can be transparently achieved and measured. There should not be the expectation that incentives are a 'default' development standard, nor a reward merely for good design.

5.0 RELATED LEGISLATION

5.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

5.2 This policy should be read in conjunction with the following additional planning instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3
- State Planning Policy 7.0 Design Review
- State Planning Policy 7.2 Precinct Design
- State Planning Policy 7.3 - Residential Design Codes - Volume 2 – Apartments

6.0 DEFINITIONS

6.1 For this policy, the following definitions apply:

Definition	Meaning
Community Benefit	A development that has value has components which provide benefit to the community in a way that is clear and meaningful. A benefit to the community should contribute and improve upon the local context and amenity.
Context and Character	As defined in Clause 2.1.1 of R Codes Vol.2. Context is defined by the broader environment within which the development occurs with a focus on transport, land uses, economic activity, local services, and open spaces as well as demographic and socio-economic factors. Character is an important aspect of local identity created through the combined effect of: • The height, scale, setback, style, and conditions of buildings. • Land uses and street-based activity. • The physical form of the street including widths and function, verges, and footpaths. • Landscaping of the public and private realm.
Desired Future Character	Cues can be taken from the context and character of surrounding areas to determine a street grid and hierarchy of lot sizes, building typologies and building envelopes, as designated by the R-code zoning, that together will create the desired suburban or urban character.

6.2 A word or expression that is not defined in the Policy has the same meaning as it has in the Residential Design Codes.

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

Submissions Received

Disclaimer: the following is a summary of submissions received.

Submitter numbers do not relate to the date order in which submissions were received, nor do they relate to any hierarchy of importance.

Where two submissions were received from the same address they were summarised separately.

Submitter Number:	1.
Residence within Nedlands:	Yes
Support/Object/Comment:	Comment

Summary of Submission:

1) Controls are vital to ensure that density objectives are achieved, but without destruction of the character of City of Nedlands.
2) Concerned about the development of sites to the extent that there is no capacity for retention of mature trees or even deep soil planting of new vegetation. Plot ratios and setback requirements need to be adhered to (as a minimum) to provide for the green spaces that are essential for public health in our increasingly hot and dry climate.

Submitter Number:	2.
Residence within Nedlands:	Yes
Support/Object/Comment:	Comment

Summary of Submission:

1) The LPP raises some fundamental questions, i.e. what is it meant to do? To whom is it aimed? If it is an 'aspirational' document, then what basis for a 'vision' does it have?
2) The document is confusing, long winded, repetitive, and of 'little, or no consequence'.
3) As there are no City 'instruments' in place, the 'default document' is SPP 7.3, so unless the City can develop preferred options and directions, then SPP 7.3 controls outcomes.
4) The 'Element Objectives' of this document are quite specific as to the attaining of reasonable built outcomes for apartments, and to this extent it is a sound point of reference, and one to which most developers will respond to.
5) In the absence of any City based controls, there is no point in 'aspiring to' outcomes with wordy paragraphs that are difficult for most of us to understand, open to many different interpretations, and certainly subject to challenge.
6) In the existing established environment, it seems inappropriate to use a 'desired future context' as a basis for sound decision making.
7) The basic objectives are open to interpretation and challenge, again in the absence of any City – guided instruments and if we want 'good design', this is more likely to be achievable if **Design Review** is mandated at the concept stage.
8) If the standards related to height, setbacks and plot ratio, etc are inappropriate to the City, then measures are required to amend those standards, which involve Scheme Amendment, or at least processes that engage the WAPC in a dialogue that can lead the way to some modification.
9) 'Incentives' are '*not dealt with under this LPP*', and it is quite likely that no one would be interested in providing incentives when the basic objectives of the Policy are unclear and most likely unachievable.
10) Provide clarity to whom the use of this document is intended and what it is meant to achieve. Is it that the document is a guide for the planning/design process towards the intended objectives/outcomes or is it intended for internal use to satisfy assessment of projects to satisfy what it identifies as desired outcomes for apartment developments.
11) The LPP uses language that is difficult to understand, is repetitive in its reference to SPP 7.3, is confusing and in areas ambiguous. The document should be clear in its intentions, easy to understand and not open to interpretation.
12) Consider the use of diagrams and illustrations that assist and clarify objectives and outcomes.

13) Terms such as ‘reasonable’, ‘unreasonable’, ‘where possible’, ‘ameliorates’ etc leads to confusion and misinterpretations and personal opinions. 14) Make a clear statement on the ‘function’ of the document and what measures are available to encourage/entice developers to seriously consider meeting this function.

Submitter Number:	3.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	4.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	5.
Residence within Nedlands:	Yes
Support/Object/Comment:	
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	6.
Residence within Nedlands:	Yes
Support/Object/Comment:	Supportive
Summary of Submission:	
1) Fully supportive, particularly of the preservation of mature trees in all development proposals, and provision of adequate deep soil areas for new plantings of large trees.	

Submitter Number:	7.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	
1) Strongly support. 2) Opposed to development decisions which materially exceed the planning guidelines which have been put in place to safeguard basic property rights visual privacy and solar access. 3) Decision makers such as JDAP commonly cite ‘the high quality design ‘ (or equivalent expressions) as justification for approving apartment development applications which have bulk and height (in particular) materially in excess of the acceptable outcomes set out in Primary Controls Table 2.1 of R Codes Vol 2. Most concerningly, this happens often **despite** the RAR recommending against approval or/and the independent design review panel having expressed serious misgivings about the proposal. 4) It is acknowledged that R Codes Vol 2 is performance based, not ‘deemed to comply’. 5) The R Codes Vol 2 makes it very clear that local governments should be able to provide local objectives for housing design and development which respond to the specific needs of a locality or region. Indeed, local governments are encouraged to establish these settings in local planning policies which amend or replace the Acceptable Outcomes of the R-Codes, including all of Part 2 (which addresses primary controls), so long as the replaced Acceptable Outcomes are not inconsistent with the related Element Objectives. 6) The adoption of this proposed LPP will provide decision makers with a clear and unambiguous position of the City’s stance on context and character in the City of	

Nedlands; and narrow the opportunity for decision makers to approve apartment developments which exceed the default primary controls in R Codes Vol 2 based on personal judgements as to location context and character.
7) Other Local Governments have similarly approved local planning policies for this purpose.

Submitter Number:	8.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive of the objectives to ensure new developments do not result in an unreasonable adverse impact on amenity regarding visual bulk and scale, visual and acoustic privacy, odours, overshadowing, ventilation and loss of tree canopy.	

Submitter Number:	9.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	10.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	11.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support.
Summary of Submission:	
1) Supportive.	

Submitter Number:	12.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

There are expectations of what level of development is allowed in various R-code zones in terms of height, setbacks and plot ratios by both residents and the City.

This sets the context and character for the area and predicts how such change will affect the current character and amenity of the suburb.

Developments consistent with R-codes greater than those specified by LPS3 are being approved by the DAPs using discretion conferred by the current planning process. The DAPs perceive that this discretion allows them to ignore the LPS3 R-code zoning and therefore ignore the planned context and character of the City of Nedlands.

Developments suited to R-AC1or R-AC2 are being approved in an R-AC3 zoning in Broadway.

Developments suited to R80 zoning up to 4 storeys high are being approved in R60 zoned character residential streets. I don't think that there is any one approved development along Broadway, for instance, that is not either above height, or above number of storeys, or above plot ratio, or encroaching on setbacks as prescribed by R-AC3 codes.

We have all seen developments which try to pretend they are 6 storeys high when in fact they are up to 9 storeys e.g. designating floors as lower ground floor, upper ground floor, adding roof terrace.

The LPP needs to constrain plot ratios and adhere to setbacks so that there is at least a chance for deep soil planting and retention of mature trees instead of the token "green space" planting which is consistently proposed by developers and does not provide canopy for anyone even if it survives. This is so important with the climate warming.

This discretionary over-ruling of primary controls is leading to frustration for both the City planners and residents, who have been committed by WAPC to the infill density in LPS3, but not to up-zoned developments that are not in keeping with the current or planned context and character of the suburb.

This is also leading to poorly planned applications testing this discretion and attempting over-development in relation to the location, demand and the needs and character of the suburb. As evidence for this, a number of approved developments are immediately revised and amendments sought by the developer to make the project viable or even feasible for construction for the size of the block and local area.

A clearly transparent planning approach abiding by the R-code zonings will provide certainty to residents with regard to the changes that are possible in their vicinity. This will also provide certainty to developers as to what level of development will or will not be supported by the City planners. This, in turn, will simplify and facilitate the development approval process, eliminate undue objection from the community or the City, and lead to more responsible development.

Submitter Number:	13.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

I wish to support the LPP for Primary Controls

Nedlands Local Planning Scheme 3 (LPS3) was gazetted in 2019 to achieve density infill targets by 2050. LPS3 designates R-code zonings that allow increased development density in certain areas throughout the City of Nedlands. It is quite clear that the R-codes imposed in these areas not only over-reach the target increase in dwellings but also have a profound deleterious effect on the green nature of the suburb.

Although there is now an expectation, if not an acceptance, of what level of development is allowed in various R-code zones in terms of height, setbacks and plot ratios by both residents and the City, developments which are outside even these primary controls of the R-Codes are being approved by the Development Assessment Panels. This discretionary approval has been allowed by the current planning process. The DAPs perceive that this discretion allows them to ignore the LPS3 R-code zoning and therefore ignore the planned context and character of the City of Nedlands.

Developments suited to R-AC1or R-AC2 are being approved in an R-AC3 zoning in Broadway, and developments suited to R-80 zoning up to 4 storeys high are being approved in R60 zoned character residential streets. There is not one approved development along Broadway, for instance, that is not either above height, or above number of storeys, or above

plot ratio, or encroaching on setbacks as prescribed by R-AC3 codes. The same happens elsewhere in the City.

We are losing precious green space and canopy by the encroachment upon the setbacks which eliminate any chance of effective deep soil planting.

This discretionary over-ruling of primary controls is leading to frustration for both the City planners and residents, who have been committed by WAPC to the infill density in LPS3, but not to up-zoned developments that are outside the primary controls and not in keeping with the current or planned context and character of the suburb.

A clearly transparent planning approach abiding by the R-code zonings will provide certainty to residents with regard to the changes that are possible in their vicinity. This will also provide certainty to developers as to what level of development will or will not be supported by the City planners. This, in turn, will simplify and facilitate the development approval process, eliminate undue objection from the community or the City, and lead to more responsible development.

Submitter Number:	14.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Strongly support.
2) It is what the JDAP needs and it is the right time to adopt such a policy.
3) Transition hasn't been optimal and the impact on homeowners is far reaching. Landowners been severely impacted by apartments approved on single and amalgamated blocks.
4) Ratepayers and residents are opposed to development which exceed the planning guidelines. There is little regard to amenity and basic property rights such as visual privacy and daylight access.
5) Apartments have been approved that are over height and have more storeys than the relevant R code allows.
6) This LPP has been developed over two years and will provide decision makers with a clear and unambiguous position of the City's stance on context and character.
7) Other Local Governments have similarly approved local planning policies.

Submitter Number:	15.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Appalled at the destruction of amenity and environment.
2) The heat island effect being caused by loss of tree canopy will destroy our amenity along and ecosystem, including Carnaby Cockatoos.
3) I fully support countering the concessions developers are given by the state which create adverse impacts on the community. By adhering to the R code zoning rules in LPS 3, there may be some hope of retaining the beauty and amenity of Nedlands.
4) Developers and their employees do not live in the Nedlands council area and are only concerned with their next dollar, regardless of their longer term interests so have no vested interest in the local environment.

Submitter Number:	16.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support

Summary of Submission:
1) Fully support the Council's efforts in the draft The Local Planning Policy - Primary Controls for Apartment Developments to counter the concessions that developers are given by the State which create adverse impacts on the community. 2) The community is in an uproar at the number of large trees cut down. 3) Deeply saddened by the disregard for trees on development blocks. Trees provide crucial benefits to us all: cooling effects, storm water mitigation, health and wellbeing. 4) The retention of trees, (and new plantings of large trees) by virtue of their need for space and soil, will ameliorate the other undesirable impacts on amenity listed at 3.2 of the LPP. policy. 5) By adhering to the R code zoning rules in LPS3, there may be some hope of retaining the beauty and amenity of Nedlands.

Submitter Number:	17.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	18.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	19.
Residence within Nedlands:	Not provided
Support/Object/Comment:	Comment
Summary of Submission:	
1) Stop the ugly infilling of Nedlands by apartments, our lifestyle is being downgraded.	

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Submitter Number:	20.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Precedents sought by the developer which are concerning. The City of Nedlands is now having to take time to assess them against the design principles of the R-Codes. 2) It makes no sense to allow precedents which exceed the standards in the R-Codes Volume 2.	

Submitter Number:	21.
Residence within Nedlands:	Yes
Support/Object/Comment:	Comment
Summary of Submission:	
1) Why is the Minimum primary street setback 4m for the R40 coding, and then for more dense dwellings, it becomes 2m only? 2) If we want to see Nedlands develop and stay green and a healthy, pleasant place to live, we would favour a larger setback for R40> buildings allowing for more green space for trees/pants to keep the street appeal.	

Submitter Number:	22.

Residence within Nedlands:	Yes
Support/Object/Comment:	Comment
Summary of Submission:	

1) It is requested that clauses 3.1 and 3.2 of this policy document be changed to:
   - 3.1 To ensure that the built form outcomes of new development do not result in:
     - An adverse impact on the amenity of adjoining neighbours and wider locality.
     - A likely reduction in the sale value of adjoining properties.
   - 3.2 To ensure that where possible, development ameliorates adverse amenity impacts such as visual bulk and scale, visual and acoustic privacy, odours, overshadowing, ventilation and loss of existing tree canopy. In the event that a proposed development will result in loss of the existing tree canopy the development proponents are to commit to replacing an equivalent or equal tree canopy at other locations on the development site.

Submitter Number:	23.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the LPP as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	24.

Residence within Nedlands:	Not provided
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	25.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) I strongly support this local planning policy to provide clear and unambiguous direction to City staff, of the community's stance on context and character in the City of Nedlands.
2) Too many developments have been approved that exceeded default heights for no reason other than the personal judgement of the City's staff.
3) Other Local Governments have similarly approved local planning policies for this purpose. For example, the City of Subiaco (LPP 1.2 – Residential Development - Apartments and the City of Stirling (LPP 2.6 – Residential Building Heights), which I have raised in the past with the Director of Planning.
4) Height has the biggest amenity impact on neighbouring properties, followed by setbacks and then deep soil planting areas.
5) An LPP that narrows the opportunity for decision makers to approve apartment developments which exceed the default primary controls in R Codes Vol 2 by applying personal judgements to these critical matters is essential.

Submitter Number:	26.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) I fully support this policy that defines the primary control values that apply unless modified by a local planning instrument of the City of Nedlands. Exceeding the standards and values specified by the primary controls is not in keeping with the existing and desired future character of the City. 2) Much of the policy is a repetition of information contained in the primary controls. These items could be referred to by reference or appended. If they were to be removed from the policy it would make it more focussed; 3) With regard to defining the context and character of Nedlands (section 4.2 of the proposed policy refers), I believe it would be appropriate for it to be stated that this is derived from the spacious building setbacks, landscaping and human scale of existing development. 4) Sections 4.4 to 4.9 don't add anything. Section 4.6 is titled Side and Rear Setbacks yet talks about streetscape. Suggest deletion.	

Submitter Number:	27.
Residence within Nedlands:	
Support/Object/Comment:	Support
Summary of Submission:	
1) Support the LPP.	

Submitter Number:	28.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully supportive.	

Submitter Number:	29.
Residence within Nedlands:	
Support/Object/Comment:	Support
Summary of Submission:	
1) Primary Controls are still inadequate. 2) For R160 and below, the front setback needs to be 4m. At present the default is 2m which does not suit the ambience of Nedlands. 3) The development at 40 Ord Street unsuitable. 4) The recommended Primary Controls are urgently needed, however, require some fine tuning, one of which is the 4m setback.	

Submitter Number:	30.
Residence within Nedlands:	
Support/Object/Comment:	Support
Summary of Submission:	
1) Some additional layer of control by the City over the scale of development proposals is essential. 2) Height limit imposed by new zonings under LPS 3 appears to be ignored by developers with a higher limit sought. 3) The higher levels allowed by LPS3 are already causing massive overshadowing problems for residents and to allow even more is completely in reasonable. This on top parking issues, inappropriate setbacks etc which all lead to reduced street amenity for residents who have just had LPS imposed on them with few avenues for meaningful review.	

4) LPS Primary controls will afford some channel for additional development controls for residents in some really beautiful parts of the City of Nedlands that are slowly being ruined by large scale developments allowed by LPS 3.
5) Please show some common sense and fairness for ratepayers.

Submitter Number:	31.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) I fully support the Primary Controls for Apartment Developments LPP. The LPP will help achieve the following objectives:

2) • Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
3) Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
4) Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
5) Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
6) Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
7) Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
8) Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
9) Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
10) Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	32.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the LPP as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.

- Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
- Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	33.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the controls outlined in this LPP.
2) Over the past two years we have seen apartment developments approved with little regard to appropriate consideration given to amenity of neighbouring residents and locality regarding visual bulk and scale, privacy, overshadowing and loss of tree canopy; e.g. SE cnr Dalkeith Rd & Carrington St.
3) LPS3 must be adhered to with regard to building height, size, plot ratio and setbacks which are appropriate to the street character. NO BONUSES FOR "GOOD DESIGN!"
4) Too many approvals have been for boxy architecture for featureless outcomes.
5) Current setbacks are not sufficient to maintain the Nedlands tree canopy, especially since blocks are being cleared completely, including all existing mature trees. We need to preserve existing vegetation and provide sufficient deep soil areas for medium and large trees and appropriate landscaping. Developers and JDAP must understand the desired future character and context for the City of Nedlands and achieve the Element Objectives for the Primary Controls.

Submitter Number:	34.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) I would like to add my support to this LPP.
2) The city needs to have controls on Apartments so that they always have good design and retain the height, density, and set backs that are in keeping with surrounding properties.
3) There should be a requirement for medium and deep soil trees as this can reduce the heat islands increasingly present in local streets, as tall trees are removed. Tree canopy can reduce temperatures by 5-10 degrees and positively impact power loads (from air conditioner use).

Submitter Number:	35.
Residence within Nedlands:	
Support/Object/Comment:	
Summary of Submission:	

1) Fully support as it will help achieve the following objectives:
    - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
    - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
    - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
    - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
    - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
    - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
    - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
    - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
    - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	36.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Would like to see apartment developments consistent with the default standards of R-Codes Vol 2, particularly regarding response to the existing and desired future scale, height and character of Nedlands.
2) A development must meet or subceed the default development standards.

Submitter Number:	37.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support adoption by Council without amendment.
2) Its objectives will have significant benefits for the community, applicants, the City and decision makers.
3) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
4) The LPP will help achieve the following objectives:

- Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
- Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
- Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	38.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support

Summary of Submission:

1) Fully support adoption by Council without amendment.
2) Its objectives will have significant benefits for the community, applicants, the City and decision makers.
3) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
4) The LPP will help achieve the following objectives:
    - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
    - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
    - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
    - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning

designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	39.
Residence within Nedlands:	
Support/Object/Comment:	

Summary of Submission:

I fully support the controls outlined in this LPP.

Over the past two years we have seen too many apartment developments approved with little regard to appropriate consideration given to amenity of neighbouring residents and locality regarding visual bulk and scale, privacy, overshadowing and loss of tree canopy.

We must make all attempts possible to rectify this position.

LPS3 must be adhered to with regard to building height, size, plot ratio and setbacks which are appropriate to the street character. NO BONUSES FOR "GOOD DESIGN!"

Too many approvals have been for boxy architecture with no outstanding features.

Current setbacks are not sufficient to maintain the Nedlands tree canopy, especially since blocks are being cleared completely, including all existing mature trees. We need to preserve existing vegetation and provide sufficient deep soil areas for medium and large trees and appropriate landscaping. Developers and JDAP must understand the desired future character and context for the City of Nedlands and achieve the Element Objectives for the Primary Controls.

Submitter Number:	40.
Residence within Nedlands:	No
Support/Object/Comment:	Support

Summary of Submission:

15) Fully support adoption by Council as drafted as it will have significant benefits for the community, applicants, the City and decision makers.
16) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
17) The LPP as drafted will help achieve the following objectives:
    - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality,

particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
- Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
- Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	41.
Residence within Nedlands:	Yes
Support/Object/Comment:	Comment
Summary of Submission:	
1) The LPP should: • Limit the discretionary approval of over development of a site. • Constrain plot ratios and ensure developments adhere to setbacks • Allow for deep soil planting and retention of mature trees instead of the token "green space" planting which is consistently proposed by developers and does not provide canopy. • Limit or refuse proposed developments that are over height, where setbacks are not adhered to, that are over the plot ratio, that are consistent with R-codes greater than those specified by LPS3. • Maintain and support the LPS3 R-code zoning. • Maintain and support the planned context and character of the City of Nedlands.	

Submitter Number:	42.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) I support the draft LPP.	

Submitter Number:	43.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support this LPP as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers.
2) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
3) Should be adopted by Council exactly as drafted without amendment.

Submitter Number:	44.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) As directly affected residents, we give whole-hearted support. 2) It is for the future of our suburb that we make developers accountable to the rules and curb their tendency to overreach with their projects.	

Submitter Number:	45.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Support this LPP for the benefit of Nedlands community.	

Submitter Number:	46.
Residence within Nedlands:	
Support/Object/Comment:	Support
Summary of Submission:	

As a concerned property owner I ask that you carefully consider this LLP submission.

In response to the advertised draft LLP - Primary Controls for Apartment Development, I fully support this LPP being adopted by Council as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers. The LPP is supportive of responsible development and fills a gap in the local planning policy framework.

I also believe the LPP should be adopted by Council exactly as drafted without amendment.

The LPP as drafted will help achieve the following objectives:
• Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
• Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
• Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
• Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
• Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.

• Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
• Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
• Ensure that JDAP and SAT decisions are based on correct process in regards to achieving t

• Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	47.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Support the draft LPP.	

Submitter Number:	48.
Residence within Nedlands:	Yes
Support/Object/Comment:	
Summary of Submission:	

1) Fully support as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	49.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	50.
Residence within Nedlands:	No
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support this LPP being adopted by Council as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers.
2) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
3) The LPP will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.

- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
- Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
- Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	51.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
I write to provide my support of this LPP and the intent that developers of apartment blocks are held to the primary control tables. However- I request that street setbacks for r160 and below are set at 4m. This would be more in keeping with the existing street setbacks, will lessen the impact of apartment buildings on neighbours (reduce tunnelling) and provide space for trees or visitor parking in the front. It also has a nicer feel for people walking the street (amenity). I do also hope that local area LPPs (such as the peace memorial rose garden LPP) are adhered to where they exist.	

Submitter Number:	52.
Residence within Nedlands:	No
Support/Object/Comment:	Support
Summary of Submission:	
1) Fully support this LPP being adopted by Council as it will have significant benefits for the community and City of Nedlands. 2) The policy is supportive of responsible development and fills a gap in the local planning policy framework. 3) I also believe the LPP - Primary Controls for Apartment Developments should be adopted by Council exactly as drafted without amendment.	

Submitter Number:	53.
Residence within Nedlands:	No

Support/Object/Comment:	Support
Summary of Submission:	
1) In response to the advertised draft LLP - Primary Controls for Apartment Development, I fully support this LPP being adopted by Council as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers. The LPP is supportive of responsible development and fills a gap in the local planning policy framework. 2) The LPP should be adopted by Council exactly as drafted without amendment. 3) The LPP will help achieve the following objectives: • Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy. • Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning. • Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands. • Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process. • Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area. • Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment. • Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments. • Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.	

Submitter Number:	54.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Support.	

Submitter Number:	55.
Residence within Nedlands:	
Support/Object/Comment:	Support
Summary of Submission:	
1) Support any LPP that provides more explicit criteria/requirements to ensure certainty on the part of all interested parties - developers, residents and the City of Nedlands.	

Submitter Number:	56.
Residence within Nedlands:	No
Support/Object/Comment:	Support

Summary of Submission:

1) Fully support this LPP being adopted by Council as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers.
2) The LPP is supportive of responsible development and fills a gap in the local planning policy framework.
3) The LPP should be adopted by Council exactly as drafted without amendment.
4) The LPP will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3. Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	57.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	
1) Support, but would prefer it be amended to increase setbacks.	

Submitter Number:	58.
Residence within Nedlands:	No
Support/Object/Comment:	Support
Summary of Submission:	
1) In response to the advertised draft LLP - Primary Controls for Apartment Development, I fully support this LPP being adopted by Council as I believe in its objectives and that it will have significant benefits for the community, applicants, the City and decision makers. The LPP is supportive of responsible development and fills a gap in the local planning policy framework. 2) I also believe the LPP should be adopted by Council exactly as drafted without amendment. 3) The LPP as drafted will help achieve the following objectives:	

- Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
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- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	59.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the LPP as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
   - Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees

and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	60.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the LPP as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.
   - Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
   - Encourage and support responsible development and promote good design in terms of the desired future context and character of the City of Nedlands.
   - Provide clarity and guidance to developers and decision makers in regards to the assessment of development applications in Nedlands, as per the R-code zoning designated in LPS3.
   - Provide clarity to the community, applicants and decision makers in regards to appropriate development outcomes in Nedlands, and provide for transparency in the decision making process.
   - Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
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   - Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
   - Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	61.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support the LPP as it will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality,

particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.

- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
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- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

Submitter Number:	62.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) The policy should retain strict council control in making developments stick to the R-Codes.
2) Entirely against the infill proposed and forced upon our suburb.
3) Everywhere there is loss of street trees and canopy and where retained the verge trees often die back from stress, root damage or deliberate harm.
4) The landscape is becoming much less green and our birds are struggling especially black cockatoos and other native birds needing old tree hollows and certain natives like Marri trees for feeding.
5) Trees are not just for aesthetics and the birds - they shade our suburb and help clean the air and modify the ever hotter climate.

Submitter Number:	63.
Residence within Nedlands:	Yes
Support/Object/Comment:	Support
Summary of Submission:	

1) Fully support as the LPP will help achieve the following objectives:
   - Ensure that built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality,

particularly in regards to visual bulk and scale, privacy, overshadowing and loss of tree canopy.

- Limit the bulk and scale of development in Nedlands to that designated in Local Planning Scheme 3 (LPS3), in terms of building height, size and plot ratio, and by maintaining setbacks that are appropriate to the street and R-code zoning.
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- Provide guidance where Nedlands has no other specific local planning instrument, such as a Local Structure or Precinct Plan, which would override this Local Planning Policy if, and when, they are adopted for a designated area.
- Control the footprint of new development and maintain front, side and rear setbacks to provide secondary benefits in regards to, helping preserve existing mature trees and vegetation, and enable meaningful deep soil areas for new planting of medium and large trees, and encourage appropriate landscaping that is often compromised by overdevelopment.
- Ensure that JDAP clearly understands the desired future context and character, as defined by the City of Nedlands, in relation to new apartment developments.
- Ensure that JDAP and SAT decisions are based on correct process in regards to achieving the Element Objectives for the Primary Controls of apartment developments in Nedlands.

GOVERNMENT OF WESTERN AUSTRALIA

Department of **Planning, Lands and Heritage**

Our ref: A11917582

Nathan Blumenthal
Acting Coordinator Statutory Planning
City of Nedlands
PO Box 9
NEDLANDS WA 6909

Dear Nathan,

DRAFT LOCAL PLANNING POLICY - PRIMARY CONTROLS FOR APARTMENT DEVELOPMENTS

Thank you for your email dated 1 July 2022, inviting Department of Planning, Lands and Heritage's (the Department's) comments on the above draft local planning policy (the policy).

The Department has carried out a high-level review of the policy and considers it to be inconsistent with the State and local planning framework.

As you are aware, State Planning Policy 7.3 – Residential Design Codes Volume 2 (the R-Codes) is a performance-based framework that requires development to comply with qualitative Element Objectives. The R-Codes contain Acceptable Outcomes, which are quantitative standards that are likely demonstrate compliance with Element Objectives, but do not represent a deemed-to-comply pathway.

The policy states that apartment developments that do not comply with Tables 2.1, 2.2 and 2.7 of the R-Codes (i.e – Acceptable Outcome standards) will not meet the corresponding Primary Control Element Objectives. In effect, the policy attempts to subvert the performance based nature of the R-Codes by rendering Element Objectives into quantitative standards by reference. This is clearly inconsistent with the performance-based nature of the R-Codes.

The R-Codes are 'read-in' to the City's Local Planning Scheme No. 3 (LPS 3). The Deemed Provisions for Local Planning Schemes (Deemed Provisions) require local planning policies to be given regard to the extent they are consistent with a local planning scheme. As a result, the Department considers limited regard could be given to the policy by decision-makers if it is progressed in its current form, due to its inconsistency with the R-Codes and, therefore, LPS 3.

The Deemed Provisions for Local Planning Schemes require local planning policies to be based on sound planning principles. The policy appears to be inconsistent with this requirement, given that it does not appear to have been informed by supporting work to establish the desired future scale, height and character of the areas it applies. The policy also contains inflexible provisions that do not reflect the purpose and status of local planning polices as non-statutory instruments that guide discretion.

The circuitous approach of the policy and its questionable status in the planning framework will likely confuse and frustrate residents, developers and decision-makers, for the reasons set out above. If the City requires guidance regarding future scale, height and character of a given locality when assessing development against Element Objectives of the R-Codes, the City is encouraged to refer to its local planning strategy.

It should be noted that the draft Medium Density Code proposes local governments conduct an audit of their policies in order to achieve greater alignment with the State Planning Policy 7.3 – Residential Design Codes Volume 1. In this respect, this policy would likely require review in the future, as the draft Medium Density Code applies to multiple dwellings on land coded R30 to R60.

The Department would be happy to meet with the City to discuss any matter raised in this letter.

I trust this advice is of assistance.

Yours sincerely

[redacted]

14 July 2022

16.9 PD53.08.22 Adoption for Advertising of Local Planning Policy – Trees on Private Land

Meeting & Date	Council Meeting – 23 August 2022
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning & Development
Attachments	1. Draft Local Planning Policy – Trees on Private Land 2. City of Nedlands *Sustainable Landscaping Advice* information sheet

Purpose

The purpose of this report is for Council to adopt for advertising the draft Local Planning Policy – Trees on Private Land (the Policy), included as Attachment 1.

Recommendation

That Council:

- **adopts the Draft Local Planning Policy – Trees on Private Land for advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015;**

- **notes that the advertising period will be for a minimum of 60 days, which will run concurrently with the advertising of Scheme Amendment No. 12; and**

- **refers the draft Local Planning Policy – Trees on Private Land to the Western Australian Planning Commission at the close of advertising, in accordance with Clause 4(3A) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Voting Requirement

Simple Majority.

Executive Summary

The Policy has been prepared in support of Scheme Amendment No. 12, which was adopted by Council for advertising at its 28 June 2022 meeting. The Policy provides guidance on the assessment of development applications received for removal, destruction or damage of trees, and sets out requirements for the provision of new trees for residential development on sites coded R20 and below. If the Policy is adopted, it is intended that it be advertised concurrently with Scheme Amendment No. 12.

Background

At the 14 December 2021 meeting, Council resolved that an amendment to Local Planning Scheme No. 3 (LPS 3) be prepared, for the purpose of requiring development approval for the removal of trees that meet certain criteria on lots with a coding of R20 and below. Council also resolved that a local planning policy (LPP) be prepared to outline the application process and afforded discretion in support of the proposed amendment to LPS 3.

A report on the preparation of the draft scheme amendment relating to trees on private land (Scheme Amendment No. 12) was presented to Council at its 28 June 2022 meeting. Scheme Amendment No. 12 was adopted by Council and has since been referred to the Environmental Protection Agency and Western Australian Planning Commission (WAPC) in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations).

The Policy in support of Scheme Amendment No. 12 has now been prepared and is the subject of this report.

Discussion

Scheme Amendment No. 12 introduces the requirement to obtain development approval to remove, destroy or damage a tree that meets certain criteria and is located on private land. The intent of the amendment is to provide an improved framework for the protection and enhancement of the City's urban tree canopy. The Policy has been prepared to guide the assessment of development applications received in accordance with Scheme Amendment No.12, and to set out requirements for the provision of new trees for residential development sites coded R20 and below. The key elements of the Policy are discussed in further detail below.

Development applications for tree removal, destruction or damage
This section provides guidance on the submission and assessment of development applications for the removal, destruction or damage of a tree on private land, as required by Scheme Amendment No. 12.

This section requires an arboriculture report to be submitted with the development application, which is to identify existing trees onsite, and assess the health and viability of those trees proposed for removal. The report must also identify any measures necessary to protect trees which are being retained.

This section outlines that there is to be a presumption in favour of tree retention, unless an arboriculture report demonstrates that the tree ought to be removed due to its health, life expectancy, structural stability or risk to life or property, or where redesign of the development to support tree retention is not feasible. Where removal of a tree is supported, this section requires the replacement of that tree by two new trees. This section also requires protection of retained trees in accordance with the arboriculture report.

Unsuitable species exempt from Scheme Amendment No. 12 requirements
Appendix 1 of the Policy sets out the tree species which are exempt from the requirements of Scheme Amendment No. 12. These species are identified as exempt as they are considered unsuitable, on account of being a weed species or being susceptible to pest or disease.

Provision of new trees on development sites
This section applies to all development applications for lots zoned Residential with a density coding of R20 and below, except for extensions to existing dwellings and ancillary structures, such as carports and outbuildings. These exemptions are consistent with those in the Residential Design Codes Volume 1 (R-Codes Volume 1).

The section augments the existing landscaping provisions under the R-Codes Volume 1 as follows:

Minimum tree requirements			
Dwelling type and site area		**Existing deemed-to-comply requirements under R-Codes Volume 1**	**Proposed requirements in draft LPP**
Single houses and grouped dwellings		1 tree per dwelling	1 small tree per 450m^2 site area, or part thereof
Multiple dwellings (trees per site)	Less than 700m^2	2 trees	1 medium and 2 small trees
	700-1000m^2	3 trees	2 medium trees OR 1 large tree and 2 small trees
	Greater than 1000m^2	4 trees	1 large tree and 2 medium trees OR 1 large tree and 4 small trees

This section also:

- Reduces the number of new trees required onsite (as specified above), where an existing tree meeting Scheme Amendment No. 12 criteria is retained onsite;
- Introduces requirements for new tree plantings within the primary street setback area, consistent with the draft Medium Density Codes;
- Specifies the size of the required tree (small, medium or large), with the specifications for each size (canopy, height and root protection area) aligning with those in the draft Medium Density Codes;
- Provides guidance for the planting of new trees, including minimum pot size, species preference (as per the City of Nedlands *Sustainable Landscaping Advice*

information sheet, included as **Attachment 2**), required root protection area, and compliance with the approved landscaping plan; and

- Requires a landscaping plan to be submitted with all applicable development applications, showing the position, type and size of proposed trees to be planted onsite, including maintenance requirements for those trees.

It is proposed that this section of the Policy replace the deemed-to-comply requirements of Clause 5.3.2 Landscaping (C2.2) of the R-Codes Volume 1. Therefore, this section will require the approval of the WAPC, prior to becoming operational.

Subdivision
This section sets out that where a subdivision application proposes the creation of additional residential lots, the City will recommend a condition for the identification and protection of vegetation onsite which is worthy of retention. Additionally, this section establishes that the City will notify prospective purchasers of the requirements of the LPP via orders and requisitions notices.

Community consultation

If Council resolve to adopt the Policy for advertising, it will be advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals, which involves the following methods of consultation:

- Minimum 21-day advertising period
- Notice in the local newspaper
- Notice on the City's Notice board
- Notice on the City's Your Voice engagement portal
- Notice on the City's social media channels
- Community information session

It is intended that the Policy be advertised concurrently with Scheme Amendment No. 12, which has a minimum advertising period of 60 days as a complex scheme amendment. Therefore, it is intended that the Policy would also be advertised for a period of 60 days, to allow the community sufficient time to consider both instruments collectively.

Strategic Implications

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

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

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

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

Budget/Financial Implications

If Council proceeds with the Policy, there will be no immediate cost to the City other than those associated with advertising.

The costs associated with Scheme Amendment No. 12 were outlined in the report to the 28 June 2022 meeting.

Legislative and Policy Implications

Clause 3(1) of the Deemed Provisions of Schedule 2 of the Regulations allows the City to prepare an LPP in respect to any matter related to the planning and development of the Scheme area. Once Council resolves to prepare an LPP, in accordance with Clause 4 of the Deemed Provisions it must publish a notice of the proposed policy in a newspaper circulating the area for a period of not less than 21 days and seek submissions. Further detail on the advertising of the Policy is provided in the Community Consultation section above.

The Policy proposes to replace the deemed-to-comply requirements of Clause 5.3.2 Landscaping (C2.2) of the R-Codes Volume 1. Therefore, this section of the Policy will require the approval of the WAPC prior to reporting back to Council post-advertising, in accordance with Clause 4(3A) of the Deemed Provisions of Schedule 2 of the Regulations.

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

a. Proceed with the policy without modification; or
b. Proceed with the policy with modification; or
c. Not to proceed with the policy.

Decision Implications

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

If Council resolves not to endorse the recommendation, the Policy will not be advertised, or progressed. Doing so would mean that there is no guidance in place for the assessment of development applications received in accordance with Scheme Amendment No. 12.

Conclusion

The Policy has been prepared to guide the assessment of development applications received in accordance with Scheme Amendment No. 12. It also sets out requirements for the provision of new trees for residential development sites coded R20 and below. It is recommended that Council adopt the Recommendation and formally advertise the Policy.

Further Information

Nil.

LOCAL PLANNING POLICY – TREES ON PRIVATE LAND

1.0 STATUTORY BACKGROUND

1.1 Schedule 1 – Supplemental Provisions to the Deemed Provisions of Local Planning Scheme No. 3 (LPS 3) includes the following in relation to trees on private land:

a) Clause 60A – sets out when development approval is required for the removal, destruction or damage of a tree on private land.
b) Clause 61 – sets out exemptions from Clause 60A.

2.0 PURPOSE

2.1 The purpose of this Policy is to:

a) Guide the assessment of development applications received for tree removal, destruction or damage, required under Clause 60A;
b) Specify which tree species do not require approval to remove, destroy or damage, in accordance with Clause 61; and
c) Guide the provision of new trees on development sites within low density Residential areas.

3.0 APPLICATION OF POLICY

3.1 This Policy applies to:

a) Development applications for tree removal, destruction or damage, as required under Clause 60A;
b) Development applications for development on lots zoned Residential with a density coding of R20 and below; and
c) Applications for subdivision which propose the creation of additional residential lots on sites coded R20 and below.

3.2 This Policy provides guidance on when development approval is not required for tree removal, destruction or damage, as per Clause 61.

3.3 This Policy is to be read in conjunction with the Residential Design Codes Volume 1 (R-Codes Volume 1).

3.4 Where this Policy is inconsistent with a Local Development Plan, or Local Planning Policy that applies to a specific site, area or R-Code, the provisions of that specific Local Development Plan or Local Planning Policy shall prevail, for the extent of the inconsistency.

4.0 OBJECTIVES

4.1 To maintain and, where possible, enhance tree canopy within low density Residential areas to:

a) Mitigate the urban heat island effect and associated health impacts;
b) Contribute to wildlife habitat and ecological corridors; and
c) Provide aesthetic values and neighbourhood amenity, character and sense of place.

4.2 To prioritise the retention of existing trees over removal and replacement.

4.3 To ensure that retained and new trees are protected and maintained at all stages of development.

5.0 POLICY MEASURES

Development applications for tree removal, destruction or damage

The following sections provide guidance on the submission and assessment of development applications for the removal, destruction or damage of a tree on private land, as required under Clause 60A.

5.1 Information to be provided with development applications for tree removal, destruction or damage

5.1.1 The development application is to be accompanied by an arboriculture report, prepared in accordance with Australian Standard AS4970-2009 Protection of Trees on Development Sites. The arboriculture report is to provide the following:

a) Identification of all trees onsite and possible impact of any proposed development on those trees;
b) For any tree/s proposed for removal, destruction or damage, assessment of the health and viability of that tree/s
c) Any necessary measures required to protect retained trees throughout the demolition and construction stages of development, including the identification of Tree Protection Zones.

5.2 Assessment of development applications for tree removal, destruction or damage

5.2.1 The removal, destruction or damage of a tree may be supported where an arboriculture report demonstrates that the tree ought to be removed due to its health, life expectancy, structural stability or risk to life or property.

5.2.2 Where the criteria outlined in 5.2.1 of this Policy is met, in the opinion of the local government, one medium tree is to be provided onsite for each tree removed.

5.2.3 Where the criteria outlined in 5.2.1 of this Policy is not met, removal of the tree may still be supported if it is replaced with two medium trees onsite for each tree removed.

5.2.4 Where multiple trees are removed in accordance with Sections 5.2.1 or 5.2.3 of this Policy, the maximum provision of new trees which may be required is one medium tree per 450m^2 of site area.

5.2.5 Variations to deemed-to-comply requirements of the R-Codes Volume 1 may be considered, where such a variation would assist in the retention of an existing tree onsite.

5.2.6 New development is not to encroach into the Tree Protection Zones of retained trees, as identified in the arboriculture report, unless approved and supervised by a suitably qualified and competent arboricultural consultant.

5.2.7 Where an existing tree is retained onsite, the local government will impose a condition on the relevant approval requiring protection of tree in accordance with the submitted arboriculture report.

5.2.8 The planting of new trees required under this section are to be provided in accordance with **Table 2.2b** and Section 5.6 of this Policy.

Unsuitable species exempt from Clause 60A

5.3 Clause 61 specifies that development approval is not required where a tree is identified in a local planning policy as being an unsuitable species. For the purpose of Clause 61, **Appendix 1** of this Policy sets out the species which are unsuitable, due to being an identified environmental weed species, or being susceptible to pest and/or disease attack.

Provision of new trees on development sites

The following sections apply to all development applications for lots zoned Residential with a density coding of R20 and below, except for extensions to existing dwellings and ancillary structures, such as carports and outbuildings.

5.4 Information to be provided with development application

5.4.1 The development application is to be accompanied by a landscaping plan, drawn to 1:100 scale, showing:

a) The site boundaries and development footprint (if applicable);
b) Any existing onsite tree/s to be removed;
c) Any existing onsite tree/s to be retained, including trunk circumference, height and canopy diameter, and the associated Tree Protection Zone identified in the arboriculture report;
d) Position, type and size of proposed tree/s to be planted onsite, including the root protection area;
e) Type of permeable, semi-permeable and impermeable surfaces including roof cover and ground surfaces; and
f) Detail on the maintenance and irrigation requirements for the proposed trees.

5.5 Amendments to R-Codes Volume 1

5.5.1 Clause 5.3.2 (C2.2) of the R-Codes Volume 1 is replaced with the following.

C2.2 Landscaping of single houses, grouped dwellings and multiple dwellings to include the following:

i. In addition to any trees required under Section 5.2 of the Trees on Private Land Local Planning Policy, the minimum number of trees and associated root protection areas are to be provided in accordance with **Table 2.2a and 2.2b**; and
ii. In addition to the minimum tree requirement of C2.2(i), the primary street setback area is to be landscaped, consisting of:
    a. A maximum 50% impervious surfaces; and
    b. The minimum tree requirements in accordance with **Table 2.2b and 2.2c**.

Table 2.2a Tree requirements

Dwelling type and site area		**Minimum tree requirements**
Single houses and grouped dwellings		1 small tree per 450m^2 site area, or part thereof
Multiple dwellings (trees per site)	Less than 700m^2	1 medium and 2 small trees
	700-1000m^2	2 medium trees OR 1 large tree and 2 small trees
	Greater than 1000m^2	1 large tree and 2 medium trees OR 1 large tree and 4 small trees

Table 2.2b Tree size and minimum root protection area

Tree size	**Canopy diameter at maturity**	**Tree height at maturity**	**Minimum root protection area**
Small	2-6m	3-8m	1.5m x 1.5m
Medium	6-9m	8-12m	3m x 3m
Large	>9m	>12m	6m x 6m

Table 2.2c Primary street setback area tree requirements

Street frontage	**Minimum tree requirement in street setback area**
6-10m	1 small tree
Greater than 10m and less than 20m	2 small trees
20m+	3 small trees plus 1 tree for every additional 10m of frontage

5.6 Guidance for provision of new trees

The following guidance is provided for the provision of new trees under this Policy.

5.6.1 Where an existing tree meeting the criteria of Clause 60A is retained onsite, the minimum tree requirements of **Table 2.2a** may be reduced by 50 per cent.

5.6.2 New trees planted are to have at least a 30-litre pot size.

5.6.3 The local government's preference for planting of tree species from the City of Nedlands *Sustainable Landscaping Advice* information sheet.

5.6.4 One medium tree may be supported in place of two small trees, and two small trees may be supported in place of one medium tree.

5.6.5 Where the number of trees required under this Policy is not a whole number, the number of required trees is to be rounded up to the nearest whole number.

5.6.6 The minimum root protection area for a tree, as specified in **Table 2.2b**, is to be:

a) Provided for each tree required under this Policy;
b) Shown on the site plan and landscaping plan that is submitted with the development application; and
c) Free from impervious surfaces and roof cover.

5.6.7 Trees are to be centrally located within the root protection area.

5.6.8 Where a new tree is requried onsite, the local government will impose conditions on the relevant approval requiring:

a) Compliance with the approved landscaping plan;
b) Planting of the tree by the first autumn-winter period following occupation of the development;
c) Maintenance and retention of the tree; and
d) If the tree dies within the first two years of planting, replacement with one medium tree or two small trees.

Subdivision

5.7 Where an application for subdivision proposes the creation of additional residential lots on sites coded R20 and below, and there are existing trees onsite, the local government will recommend the imposition of model subdivision condition EN2, relating to identification and protection of vegetation onsite worthy of retention.

5.8 The local government will take measures to notify prospective purchasers of the requirements of this Policy and Clause 60A, via Orders and Requisitions Notices.

6.0 RELATED LEGISLATION

6.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

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

- Planning and Development Act 2005
- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 3 (LPS 3)
- State Planning Policy 7.3 - Residential Design Codes - Volume 1 (R-Codes Volume 1)

7.0 DEFINITIONS

7.1 For this Policy the following definitions apply:

Definition	Meaning
Root protection area	An area at the base of a tree to be retained and protected and in which contain critical roots required for the survival of that tree or group of trees.
Tree	A long-lived woody perennial plant, typically having a single woody stem or trunk formed by secondary growth and that is at least 75 millimetres in diameter at a point 1.4 metres from the ground, growing to a mature height of at least 4 metres and bearing lateral branches with a definitively formed crown of foliage. *Note: Palm varieties do not meet the definition of tree and therefore are not subject to the requirements of Clause 60A.*

7.2 A word or expression that is not defined in the Policy has the same meaning as it has in the R-Codes Volume 1.

Appendix 1 – Unsuitable Tree Species List

Species Name		Criteria for Listing on Unsuitable Tree Species List	
Botanical Name	**Common Name**	**Potential Environmental Weed Species**	**Susceptible to Pest and Disease Attack**
Acacia baileyana	Cootamundra Wattle	✕	
Acacia dealbata	Silver Wattle	✕	
Acacia decurrens	Early Black Wattle	✕	
Acacia elata	Cedar Wattle	✕	
Acacia floribunda	White Sally Wattle	✕	
Acacia iteaphylla	Flinders Range Wattle	✕	
Acacia longifolia	Sydney Golden Wattle	✕	
Acacia melanoxylon	Blackwood	✕	
Acacia microbotrya	Manna Wattle	✕	
Acacia podalyriifolia	Queensland Silver Wattle	✕	
Acacia pycnantha	Golden Wattle	✕	
Acer negundo	Box Elder		✕
Acer saccharinum	Silver Maple	✕	✕
Ailanthus altissima	Tree of Heaven	✕	
Alnus acuminata subsp. Glabrata	Evergreen Alder	✕	
Casuarina glauca	Swamp She-Oak	✕	
Celtis sinensis	Chinese Nettle Tree	✕	
Eriobotrya japonica	Loquat	✕	
Lagunaria patersonia	Norfolk Island Hibiscus	✕	✕
Leptospermum laevigatum	Coastal Tea Tree	✕	
Olea europaea	Olive	✕	
Robinia pseudoacacia	Black Locust	✕	
Salix babylonica	Weeping Willow; Willow	✕	
Schinus terebinthifolia	Brazilian Pepper; Japanese Pepper	✕	
Tamarix aphylla	Tamarisk	✕	
Ulmus procera	English Elm	✕	

City of Nedlands

SUSTAINABLE LANDSCAPING ADVICE

If you are landscaping and want to help protect Western Australia's biodiversity, you may follow the below tips to create a sustainable garden/development:

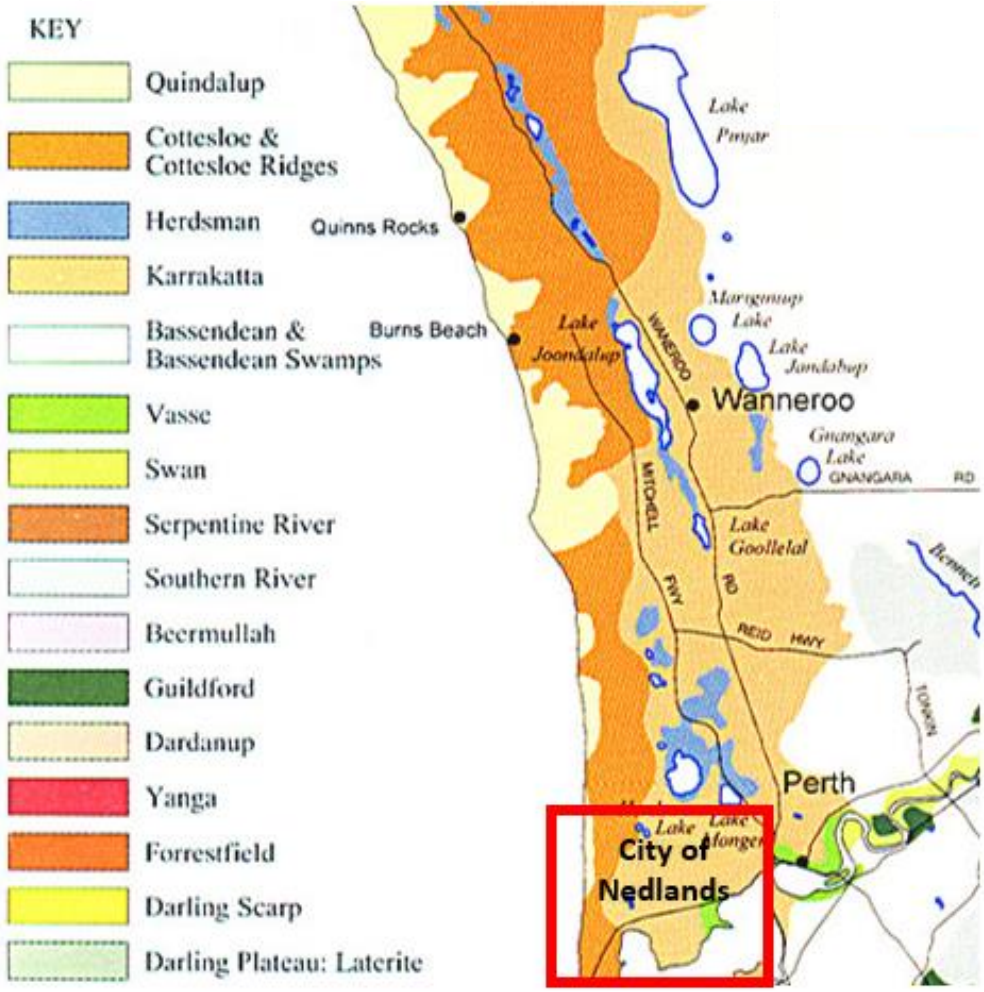
PLANT A NATIVE GARDEN USING LOCAL PLANTS

- Retain as much native vegetation as possible and plant local plants.
- Local plants are adapted to our local soils and climate and therefore require less water and fertilisers which protects our precious groundwater.
- Local plants provide habitat which support local wildlife such as birds and insect pollinators e.g. native bees.
- Having a garden rich in local insect pollinators provides habitat for other animals such as birds and lizards which helps to reduce pest species.
- Installing a local native garden helps conserve the diversity of the South-West biodiversity hotspot as they provide 'stepping stones' or 'green corridors'.

WHAT PLANTS SHOULD I PLANT?

The City of Nedlands encourages residents to plant in accordance with their soil type. There are three soil types in Nedlands as shown on the map below:

- Cottesloe and Cottesloe Ridges
- Karrakatta
- Quindalup



To choose plant species according to your soil types, please refer to the below links where you will find pictures and a description of plants for your soil type:

- Cottesloe & Cottesloe ridges: Cottesloe & Cottesloe Ridges Region Archives - Apace WA
- Karrakatta: Karrakatta Region Archives - Apace WA
- Quindalup: Quindalup Region Archives - Apace WA

SMALL TREE SPECIES SUITABLE FOR URBAN AREAS

If you are unable find an appropriate local species on the above links, some smaller Western Australian native trees have been suggested in the table below. Local native plant nurseries may also be able to assist as some grow 'dwarf' or 'pencil' varieties which can be used in small or narrow areas.

Common Name	Botanical Name	Size	Origin
Bell-fruited Mallee	*Eucalyptus preissiana*	3 - 5 m	WA Native
Bull Banksia	*Banksia grandis*	4 – 8 m	Local Species
Coral Gum	*Eucalyptus torquata*	4-11 m	WA Native
Fremantle Mallee	*Eucalyptus foecunda*	4 – 5 m	WA Native
Eucalyptus forrestiana	*Fuchsia Gum*	1.5-6 m	WA Native
Holly-leaved Banksia	*Banksia ilicifolia*	3-8 m	WA Native
Eucalyptus 'Torwood'	*Hybrid Coral Gum*	4 – 8 m	WA Native
Callistemon 'Kings Park Special'	*Kings Park Special*	4 – 8 m	WA Native
Large Fruited Mallee	*Eucalyptus youngiana*	0.8-5m	WA Native
Mottlecah	*Eucalyptus macrocarpa*	4 – 8 m	WA Native
Acorn Banksia	*Banksia prionotes*	3 – 8 m	Local Species
Pin-Cushion Hakea	*Hakea laurina*	2.5 – 6m	WA Native
Red Flowered Mallee	*Eucalyptus erythronema*	2-6 m	WA Native
River Yate	*Eucalyptus macrandra*	2– 8 m	WA Native
Strickland's Gum	*Eucalyptus stricklandii*	4 – 11 m	WA Native
Tallerack	*Eucalyptus pleurocarpa*	4 m	WA Native
Western Tea Myrtle	*Melaleuca nesophila*	2.5 - 5 m	WA Native
Webster's Mallee	*Eucalyptus websteriana*	4 m	WA Native
Western Coolabah	*Eucalyptus victrix*	1 - 12 m	WA Native

PROTECT VEGETATION FROM DESTRUCTIVE PLANT PATHOGENS BY:

- Using mulch that has the Australian Standard certification AS 4454 *Composts, Soils Conditioners and Mulches* – using AS 4454 mulch also reduces the probability of introducing weeds to your property.
- Ensuring machinery and equipment is clean before accessing the property to reduce the likelihood of bringing soil contaminated with plant pathogens.
- Using plant stock sourced from a nursery with accreditation from Nursery Industry Accreditation Scheme Australia (NIASA) – as they have the best hygiene practises.

16.10 PD54.08.22 Review of Aberdare Road Concept Design and Corridor Requirements and Consideration of Repeal of By-law Relating to New Street Alignment (Aberdare Roads By-law)

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Employee disclosure required where there is an interest in any matter of which the employee is providing advice or a report.
Report Author	Roy Winslow, Manager Urban Planning
Director	Tony Free, Director Planning and Development
Attachments	1. 1978 By-law 2. Department of Planning, Lands and Heritage advice 2016 3. Draft Repeals Amendment Local Law 2022

Purpose

The purpose of this report is for Council to consider requesting the Department of Planning, Lands and Heritage to review the road design concept and corridor requirements for Aberdare Road, Nedlands. A second purpose of the report is for Council to consider repeal of the 1978 By-law Relating to New Street Alignment through the making of the City of Nedlands Repeals Amendment Local Law 2022.

The first part of the local law-making process is for Council to resolve that a proposed local law be advertised for public consultation. At that meeting, it is necessary under section 3.12(2) of the Local Government Act 1995 for the Presiding Member to read aloud the purpose and effect of the proposed local law.

The **PURPOSE** of the local law is to repeal superfluous, defunct and obsolete local laws.

The **EFFECT** of the local law being more efficient and effective local government by removing outdated local laws from the public record.

Recommendation

That Council:

1. **Formally requests the Department of Planning, Lands and Heritage to prioritise a review of the 1991 concept design and Metropolitan Region Scheme reserve requirement for Aberdare Road between Thomas Street, Shenton Park and Railway Road, Karrakatta, or alternatively provide funding to allow the City of Nedlands to undertake the review.**

2. **Makes the proposed City of Nedlands Repeals Amendment Local Law 2022 as detailed in Attachment 3 for the purposes of public advertising.**

3. **Advertises the proposed City of Nedlands Repeals Local Law 2022 in accordance with section 3.12(3)(a) of the Local Government Act 1995.**

4. **Forwards a copy of the proposed City of Nedlands Repeals Amendment Local Law 2022 to the Minister for Local Government in accordance with section 3.12 (3)(b) of the Local Government Act 1995.**

5. **Requests the Chief Executive Officer to prepare a further report at the conclusion of the public advertising period to enable Council to consider any submissions made.**

Voting Requirement

An Absolute Majority is required to allow for the making of the Repeal Local Law.

Background

Overview
The Aberdare Road Widening By-law, gazetted in 1978, is a local law that allows for a 9m-wide portion of private land on the southern side of Aberdare Road to not be developed, unless otherwise approved (**Attachment 1**). The By-law is a relatively simple instrument that nominates a new 'street alignment' 9m behind that existing at the time. It then provides for a penalty to any person developing without approval in front of the new alignment. The By-law itself does not create a head of power for the taking of the land, nor does it act as a development control.

The City's Local Planning Scheme No.3 (LPS3) was gazetted in 2019. This instrument reserves a 4m wide portion of private land for the purpose of Other Regional Roads. This reserve is a Metropolitan Region Scheme reserve with the land acquired by the State at the time of subdivision. Recent acquisition of the widening area has included the State purchasing the required land rather than it being ceded free-of-cost. Unlike the By-law, which can be considered a 'passive' instrument, the MRS reserve is an 'active' instrument in that it acts as a head of power to prohibit development and to allow for acquisition of the 4m widening area. Effectively, the MRS reservation can be used to refuse development within the widening area, whereas the By-law cannot.

Whereas the State in 1963 identified a 9m wide portion of land as necessary for future road purposes, this was reduced in 1995 to the current 4m. The WAPC has previously advised that it does not require more than 4m for the widening of Aberdare Road (**Attachment 2**). The City has been continuing to acquire the additional 5m over time for landscaping and greenway purposes. Until 2015, the approach of the City has been to support a 'density bonus' on properties that agree to cede the land free-of-charge, although the last examples of this appear to have occurred in the 1990's. This density bonus allowed for a second dwelling on a property. However, a 2015 decision of the Minister for Planning to refuse such an amendment removed this form of compensation. In 2019, all properties abutting Aberdare Road with the exception of the former Hollywood High School area were 'upcoded' from R10 or R25 to R60, regardless of whether the widening area had been ceded or not.

Until April 2019, scheme controls included a setback of 12m for development along Aberdare Road. This was enabled under the former Residential Design Guidelines incorporated into Appendix V of former Town Planning Scheme No.2 (TPS2). Upon gazettal of LPS3 in April 2019, these controls ceased, with the default R60 setback of 2m applying from the southern edge of the MRS reserve (i.e. 6m from the original 'street alignment'). From this date, the City's ability to enforce through its Scheme controls a setback that allowed for the 9m widening was removed.

The recent increase in development potential in the area, including future plans for the Queen Elizabeth II Medical Centre, it is anticipated that Aberdare Road will require upgrading to cater for private vehicles, freight, public transport and walking/cycling. The existing MRS reserve width may not be sufficient to accommodate all travel modes. It is recommended that the City works with DPLH to identify a concept design and corridor width that will cater for future needs of all travel modes. This corridor can then be reserved in the MRS rather than as a local reserve, given its regional importance.

Should Council wish to continue to acquire the 5m portion of widening behind the 4m wide MRS reserve, it could consider a local Scheme reserve, such as a local road or parks and recreation. However, in this model, the City will also need to provide compensation to property owners for the loss of the land. In 2016, the cost of acquiring the land was estimated at $186,000 per property, with 9 properties affected. However, given the current state of the market and the R60 density coding, this cost is likely to be higher.

Notwithstanding Council may wish to continue with the 9m widening approach from 1978, the current By-law instrument is no longer consistent with orderly and proper planning. Reservation in the MRS is the most appropriate instrument to allow for the acquisition of additional land through purchase at the time of development or subdivision.

Repeal of the By-law will require the making of the City of Nedlands Repeals Amendment Local Law 2022 (**Attachment 3**). Should Council by absolute majority make the local law, advertising of it will be required in accordance with section 3.12(3)(a) of the Local Government Act 1995.

1963 – 1995
The Metropolitan Region Scheme (MRS) was gazetted in 1963 with Aberdare Road shown as an "Important Regional Road" (also known as a "Blue Road").

In the mid 1970's, the future road widening requirements for Aberdare Road called for an overall 40m wide reserve, which was a generic width applied to a number of blue roads. A 9m wide portion of this reserve was located within private property on the southern side of Aberdare Road, between Gairdner Drive and what was then the Hollywood Senior High School site, west of Kitchener Street.

Consistent with what is understood to have been the practice of the time, in 1978 the City created a By-law relating to street widening in order to protect the 9m portion of the blue road reserve that was located on private land on the south side of Aberdare Road. The By-law was made under the Local Government Act 1960 and was also consistent with section 364 of the Local Government (Miscellaneous Provisions) Act 1960. Section 364 relates to the setting of new street alignments using by-laws (now known as local laws). The practice of using by-laws or local laws in this way appears to have ceased after creation of the

Aberdare Road By-law in 1978 with land acquisition occurring directly through the provisions of the Metropolitan Region Scheme and Land Administration Act 1997. The By-law does not provide a head-of-power for the ceding of the land. Rather, it protects the road widening area from development, unless this development is approved by the local government. It is a simple "call-in" mechanism that ensures any development within the widening area is considered by the City and approval granted. The By-law is not a development control mechanism.

In 1991, a review of all MRS road reserves was commenced, with the Western Australian Planning Commission and Main Roads WA identifying for the first time the future road reserve requirements for each road based on traffic modelling and concept planning. This allowed for the road reserve requirements for Aberdare Road to be reduced from 40m to 24-27m. The widening required on the southern side of Aberdare Road reduced from 9m to 4m. The MRS reserve was amended in 1995 to require only the 4m.

1995-2019
After rationalisation of the MRS reserve in 1995, the City continued to retain the By-law, with it re-confirmed in 2000. No longer required to protect land for the Aberdare Road MRS widening, the additional 5m widening was to provide a landscaped entry into the City. This was reflected in the City's 2001 Greenways Policy.

In order to obtain the 9m widening, the City facilitated a density bonus arrangement as compensation. Effectively, should a property give up the widening land free of charge, the City would amend its Scheme to increase the density from the base R10 to R25. This allowed these properties to be developed with a second dwelling entitlement. This arrangement appears to have been used by 7 properties over time. There appears to have been no ceding of land post-2005, with most activity having occurred in the 1980's and 1990's.

In 2005, a detailed area plan was prepared and incorporated into former TPS2. This plan included an effective 12m setback for buildings from the unwidened Aberdare Road boundary. This allowed for the future 9m widening, plus 3m future front setback.

The detailed area plan remained in place until TPS2 was revoked in April 2019. From this date, the R60 density applied to all properties fronting Aberdare Road, regardless of whether the widening had been taken or not. With the gazettal of LPS3, the ability to provide a density bonus to offset the loss of land to the 9m widening was removed. Critically, LPS3 provides for a deemed-to-comply primary street setback of 6m (inclusive of the 4m MRS reserve) instead of the former 12m setback of TPS2.

Discussion

At the time of writing this report, the By-law remains in place. However, it is in conflict with LPS3. The Scheme reserves the first 4m behind the original Aberdare Road boundary as 'Other Regional Roads'. The next 5m of land currently in private ownership but subject to the By-law is zoned 'Residential R60'.

When approving subdivision of land on Aberdare Road, the WAPC is currently requiring the 4m MRS reserve to be ceded to the Crown. It is understood that this is not ceded free of cost,

with the State purchasing the 4m widening area by private treaty. The state is purchasing the land as the need for the road widening is not caused by the subdivision, but by a larger need.

Consistent with the objective of the By-law, the City has requested the additional 5m (9m in total) to be ceded free of cost at the time of subdivision. This request was denied as the WAPC was not satisfied that a need and nexus existed for the land to be given up without compensation. Any further ceding of the 5m of widening outside of the MRS reserve at the time of subdivision will require the City to purchase the land in the same manner as the state is undertaking with the 4m MRS widening. Further, in order to ensure orderly and proper planning of the City's public land requirements, the placement of a reservation in LPS3 is required in order to satisfy the WAPC that a planning 'need' exists.

Applications for development and subdivision under the controls set out by LPS3 have started to be received by the City and WAPC. The subdivision of 61 Aberdare Road was approved by the WAPC in 2020 without requiring the 5m additional widening. Development applications for these new lots have started to be received by the City, proposing a 2m minimum primary street setback in accordance with the deemed-to-comply provisions of the Residential Design Codes. A multiple dwelling development at 47 Aberdare Road was recently approved by the Joint Development Assessment Panel with development within the By-law area.

2013 consideration
Council has previously considered the By-law on at least two occasions. In 2013, consideration focused on the matter of compensation for the road widening. In 2016, consideration was given to the repeal of the By-law.

Council has previously resolved to maintain the By-law and to continue to acquire land for landscaping and potentially future road widening. This position has become problematic with the gazettal of LPS3 and the removal of the previous density bonus arrangement.

In December 2013, Council resolved in part as follows:

2. Where the designated road widening is voluntarily surrendered free of charge by the landowner, the City will initiate rezoning the balance of land adjoining Aberdare Road affected by the City of Nedlands By-Laws relating to New Street Alignment gazetted 20 October 1978, to allow two dwellings;

This resolution appears to have triggered a scheme amendment as outlined below.

Density Bonus 2015 Test
Whilst 'spot' rezonings of land in Aberdare Road had occurred in the 1980's and 1990's, more recently the approach has been unsuccessful.

In 2014, Council initiated a rezoning amendment to TPS2 to recode 61 Aberdare Road from R10 to R25. It did this having entered into agreement to obtain the road widening without compensation (other than the density bonus). This amendment was subsequently refused by the Minister for Planning for the following reasons:

a) The subject lot and surrounding land require broader strategic planning, implemented through the City's Local Planning Strategy and Local Planning Scheme, to determine

suitable, possibly higher, residential densities due to its location near the University of Western Australia – Queen Elizabeth II Medical Centre Specialised Centre.

b) The proposed recoding will create a precedent for further individual lot recoding proposals in the locality, prior to the broader strategic planning referred to in point (a) above.

The actions required by reason a) above have now been completed with the endorsement of the City's Local Planning Strategy in 2017 and gazettal of LPS3 in 2019. Reason b) is a general presumption against so-called 'spot' rezonings.

Need for 9m widening
The need for a 9m widening of Aberdare Road on the southern side was based on the MRS road reservation requirements of the 1963-1995 era. Since 1995, the link between the MRS road reservation requirement and the 9m widening set by the By-law has been broken.

It is understood that the City has maintained the 9m widening in part to allow for future road widening options, as well as for landscaping. The 2001 Greenways Policy reflects this by identifying Aberdare Road as a local greenway linking Kings Park to larger areas of bushland to the west. It appears that the reduced width required for road purposes provided an opportunity to acquire land for landscaping, or a greenway link.

Suitability of existing road reserve
Officers have liaised with the Department of Planning, Lands and Heritage, which is the agency responsible for the planning of "blue roads" in the metropolitan region. Advice received in 2016 identified that the current 24-27m wide MRS reserve is suitable for current and envisaged road requirements (**Attachment 2**). This advice has been reiterated by the Department in recent months.

The Department, as the responsible authority, is satisfied that the current MRS reserve is sufficient. Consequently, any additional road widening required by the City would be outside of the MRS reservation process and not covered by compensation paid by the state.

It is noted that the 'ideal' road reserve width for a 4-lane road with median and service corridors is 30-35m. This width is typically seen in outer suburban areas where road planning precedes the creation of subdivided land. In inner areas, it is common to see narrower road reserves. In 1995 when the Aberdare Road reserve was reduced, other roads were similarly treated, including Fitzgerald Street and Walcott Street, North Perth and Scarborough Beach Road. At the time of the 1995 changes, the then-Minister for Planning stated the original 1963 reservations could be reduced given there was a clearer picture of which regional roads need to be upgraded and to what extent.

Given the changes to the development and travel patterns of the region since 1991, a review of the Aberdare Road concept plan and corridor width is considered prudent. Notwithstanding the general increase in traffic volumes since 1991, the expansion of the Queen Elizabeth Medical Centre precinct has exceeded that envisaged during the last review. In addition to the now-built Perth Children's Hospital, the State Government has announced the relocation of the King Edward Memorial Hospital for Women to the QEII

site. The greater tertiary medical precinct will become the largest in Australia not served by a high-capacity public transport service, such as heavy or light rail. The importance of Aberdare Road in serving the precinct for the broad range of travel modes requires renewed consideration.

Contemporary Mechanisms
The By-law is a relatively simple instrument. In effect, it defines a new street alignment for the southern side of Aberdare Road. The By-law does not provide guidance on when the land should be taken, nor does it detail any compensation. The By-law is a simple protection mechanism against unapproved development within the designated road widening area.

The By-law is no longer considered the most appropriate mechanism for protecting land for a public purpose. Further, its main purpose to protect land for future road widening has been superseded by the current MRS reserve.

The most appropriate form of protecting land for future acquisition for public purposes is the MRS. This provides for land to be reserved for a range of purposes, including Other Regional Roads (MRS blue roads). The acquisition of land is then accommodated through the Land Administration Act 1997.

The effect of the By-law to protect land from inappropriate development has been weakened by subsequent zoning schemes, firstly in 1985 (TPS2) and more recently 2019 (LPS3). From 1995, the schemes did not reserve more than 4m of private land. The remaining 5m was zoned Residential, firstly R10 and since 2019, R60. Where the additional 5m had been ceded, this land has been reserved for local roads.

Effect on current applications
LPS3 does not recognise the additional 5m widening. The 4m MRS reservation is shown on the scheme maps and is taken into account in planning determinations (development or subdivision). Whilst a by-law or local law is not explicitly listed as a ‘matter for consideration’ in clause 67(2) of the deemed provisions, decision makers can have ‘due regard’ to it as an ‘any other planning consideration’. By providing due regard, a decision maker must weigh the level of significance the By-law should take based on its legislative strength. Whilst still in effect, the role the By-law plays has been replaced by more contemporary mechanisms. Further, the By-law relates only to identifying a new street alignment and stating that no development should take place within the widening area without approval. Given this, the By-law does not prohibit development, nor does it remove a decision maker’s discretion to allow development.

As the By-law is not explicitly a matter to be considered in a planning determination and that the By-law does not in itself prohibit development, the weight to be provided to it is reduced. Another consideration is that the stated purpose of the By-law to increase the road reserve by 9m was replaced in 1995 by a 4m mandate. Since this time, there has been a conflict between the strategic intent of the Metropolitan Region Scheme and the By-law prepared to implement the MRS.

The By-law cannot be used as a reason to refuse development as it does not explicitly prohibit development. Until April 2019, development controls existed that effectively provided for the 9m widening. The Design Guidelines contained in Appendix V of former

TPS2 provided for a setback of 12m from the original street alignment. This accommodated a 9m widening and 3m future primary street setback. Until this date, the City had the legal ability to require the setback of buildings to accommodate the 9m widening area.

As of April 2019, there has been no primary street setback control in place to 'protect' the road widening area. Rather, the normal deemed-to-comply provisions of the R-Codes for the R60 density have applied. Accounting for the 4m MRS widening, the practical setback has reduced from 12m to 6m for properties that have not previously ceded the 9m widening area.

With the 2020 approval of the subdivision at 61 Aberdare Road, obtaining a uniform 9m widening along the entire section of Aberdare Road is no longer practicable. Any refusal to grant development approval to development on the grounds that the 9m widening has not been provided will not be supported by provisions in LPS3.

Repeal of By-law

Repeal of the By-law is recommended on the following grounds:

- The By-Law is not a statutory development control mechanism and does not provide an enforceable setback or trigger a land acquisition process. Instead, the By-law simply states that local government approval is required for any development within the 9m widening area. The By-law is not a replacement for a scheme reserve or development setback incorporated into a local planning scheme;
- There is currently no reservation in LPS3 that provides a "head of power" to the By-law, in the same manner as that which existed in 1978 when gazetted; and
- There is currently no strategic "need and nexus" for the widening, such as identification in a local planning strategy.

Repeal of the By-law will require the making of the City of Nedlands Repeals Amendment Local Law 2022 (**Attachment 3**).

Review of Concept Design and Corridor Width
It is recommended that the City works with DPLH (as the agency responsible for planning of Blue Roads) to review the 1991 concept design and corridor width for Aberdare Road.

This review should take into account the following (as a minimum):

1. Projected traffic volumes identified by the City's Integrated Transport Strategy, which is currently being prepared;
2. Projected traffic volumes for the expanded Queen Elizabeth II Medical Centre in consultation with the QEII Medical Centre Trust and City of Perth;
3. Projected public transport requirements for Aberdare Road in consultation with the Public Transport Authority. It is understood that the importance of the current bus link between Shenton Park Railway Station and the medical precinct will increase over time;
4. Walking / cycling / e-mobility device requirements in consultation with the Department of Transport;
5. Road and intersection geometry requirements in consultation with Main Roads WA;
6. Consultation with abutting landowners; and

7. Tree retention / landscaping requirements in consultation with State Agencies and Kings Park.

Under normal circumstances, DPLH is responsible for the above planning works, with assistance from the relevant local governments. However, in some circumstances, the local government has taken on the role of lead agency with financial assistance from DPLH. This can have the benefit of ensuring the review is completed in a timely manner. It is recommended that the City offer to lead the process with funding from DPLH, should the Department not be in a position to resource the review itself.

Consultation

Should the proposed City of Nedlands Repeals Amendment Local Law 2022 be supported the City is required to advertise the proposal to make the new local law by statewide public notice, make copies available for inspection and invite submissions on the proposed local law. The submission period is required to be at least six weeks in compliance with Section 3.12(3) of the Local Government Act 1995.

Meaningful engagement with affected landowners and the wider community of the review of Aberdare Road will be incorporated into any future project brief.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Repeal of the By-law will not create a significant budget implication as costs associated with advertising and making the Real Local Law are relatively minor.

It is anticipated that the costs associated with the review of Aberdare Road will be borne by DPLH as the responsible agency. This cost is estimated at approximately $80,000 to $100,000.

Legislative and Policy Implications

Procedure for repeal of local law

The By-law is a "local law" for the purposes of Part 3, Division 2, Subdivision 1 of the Local Government Act 1995 (sections 3.11-3.17). Repeal of a local law is undertaken by 'making' a repeal local law under section 3.12 of the Act.

The first part of the local law-making process is for Council to resolve that a proposed local law be advertised for public consultation. At that meeting, it is necessary under section 3.12(2) of the Act for the Presiding Member to read aloud the purpose and effect of the proposed local law.

The **PURPOSE** of the local law is to repeal superfluous, defunct and obsolete local laws.

The **EFFECT** of the local law being more efficient and effective local government by removing outdated local laws from the public record.

Decision Implications

It is recommended that Council repeals the By-law for the reasons outlined above. Repeal of the By-law will have no impact on Council's ability to administer its local planning scheme or to acquire the widening area should it wish to pursue this.

Maintenance of the By-law will have no effect on protecting the widening area given the conflict with Council's development controls (LPS3). The By-law cannot be used as a reason for refusal of planning applications as it does not explicitly prohibit development.

Conclusion

It is recommended that Council repeal the By-law on the grounds that it has little effect on the ability for the City to control development or to acquire land. The presence of the By-law is insufficient to "protect" the road widening area except for the first 4m located within the MRS "blue road" reserve. Should Council wish to protect and acquire the widening area over time, it is recommended that a review of the concept design and corridor width of Aberdare Road be undertaken by DPLH in collaboration with the City.

Refusal of development applications based on the presence of the By-law is not recommended.

Further Information

Nil.

PD54.08.22 Attachment 1

LOCAL GOVERNMENT ACT, 1960-1978.

The Municipality of the Town of Bassendean.

By-laws Relating to Zoning.

IN pursuance of the powers conferred upon it by the abovementioned Act and of all other powers enabling it, the Council of the abovementioned Municipality hereby records having resolved on the 24th day of April, 1978, to make and submit for confirmation by the Governor a by-law to amend the by-laws relating to zoning as follows:—

Ninth Schedule.

General Residential Zone.

Add lot 398 Cyril Street—Class 4 G.R.—maximum 9 units.

Dated the 26th April, 1978.

The Common Seal of the Municipality of the Town of Bassendean was affixed hereto in the presence of—

[L.S.]

J. G. PATERSON,
Mayor.

C. McCREED,
Town Clerk.

Recommended:—

JUNE CRAIG,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 11th day of October, 1978.

J. E. A. PRITCHARD,
Acting Clerk of the Council.

LOCAL GOVERNMENT ACT, 1960-1978.

City of Nedlands.

By-law Relating to New Street Alignment.

IN pursuance of the powers conferred upon it by the abovementioned Act, and in particular section 364 (1) thereof, and of all other powers enabling it, the Council of the abovementioned Municipality, hereby records having resolved on the 1st day of September, 1977, to make and submit for confirmation to the Governor the following By-Law:—

New Street Alignment By-Law:

(i) For the purpose of extending the width of that part of Aberdare Road, hereinafter described "The City of Nedlands" hereby prescribes that the street alignment of Aberdare Road on the south side of the road between Hospital Avenue and Education Reserve No. 22380 shall be setback 9 metres from the present street alignment as it appears in the Schedule hereunder.

(ii) Penalty: Any person who constructs, erects, or re-erects any buildings or structure in front of such street alignment except in consequence to an approval granted by Council under the provisions of section 364 (3), (a), (b) and (c) shall be guilty of an offence against this By-Law and shall be liable to a penalty not exceeding $200 (Two Hundred Dollars) and a maximum daily penalty during the breach of $20 (Twenty Dollars) per day.

Dated the 1st day of September, 1977.

The Common Seal of the Municipality of the City of Nedlands was affixed hereto in the presence of:

[L.S.]

J. C. SMITH,
Mayor.

S. A. GIESE,
Town Clerk.

Recommended:—

JUNE CRAIG,
Minister for Local Government.

Approved by His Excellency the Governor in Executive Council this 11th day of October, 1978.

J. E. A. PRITCHARD,
Acting Clerk of the Council.

PD54.08.22 Attachment 1

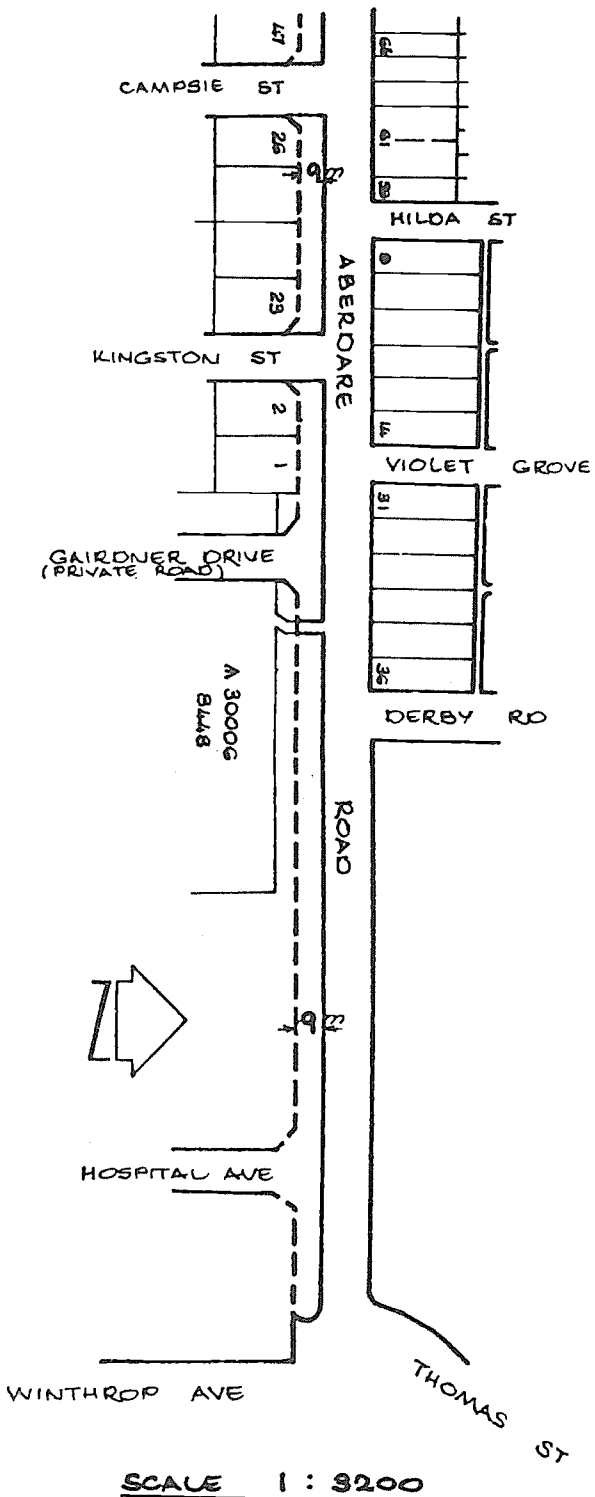
The Schedule.

Plans showing extent of street widening.

CITY OF NEDLANDS

NEW STREET ALIGNMENT BYLAW

ABERDARE RD

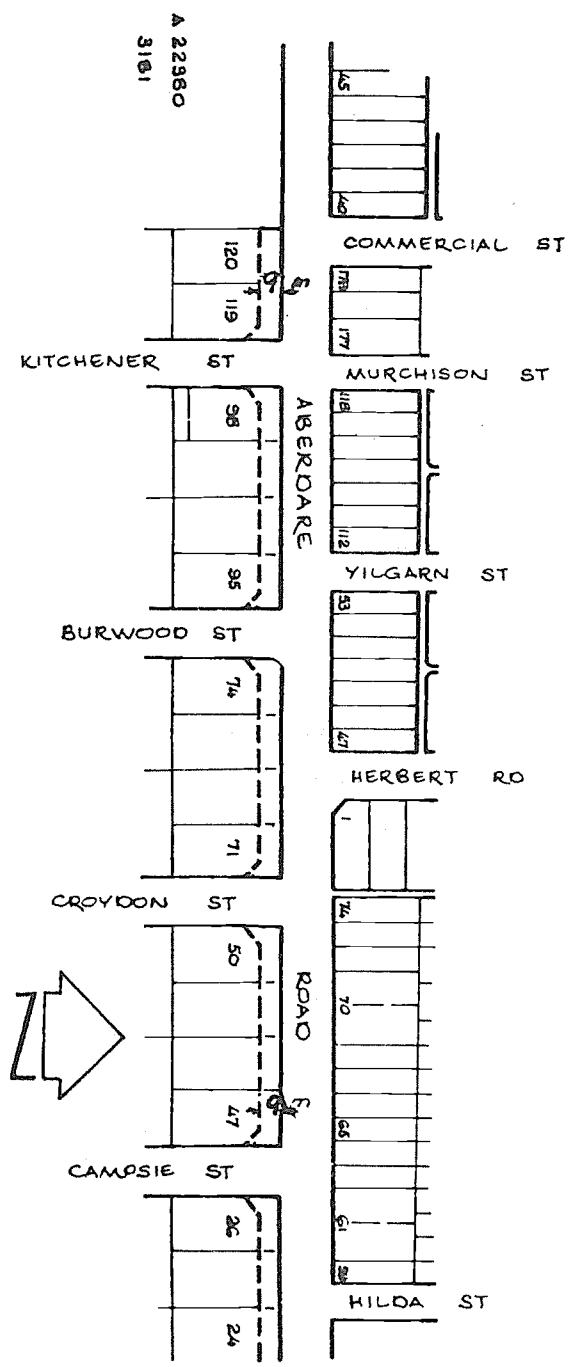


SCALE 1 : 3200

CITY OF NEDLANDS

NEW STREET ALIGNMENT BYLAW

ABERDARE RD



SCALE 1 : 3200

Government of **Western Australia**
Department of **Planning**

City of Nedlands
PO Box 9
Nedlands WA 6909

16 August 2016

Attention: Jennifer Heyes

Dear Jennifer,

Re: 37 Aberdare Road, 9 metre land portion

Further to our letter dated 12 August 2016, I can confirm that due to a misunderstanding and errors, I have provided you with a replacement letter as follows.

In accordance with the Western Australian Planning Commission's (WAPC) Notice of Delegation dated 18 December 2015, the following comments are provided.

Land Requirements

Aberdare Road is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme (MRS), also reserved as a Category 2 road per WAPC Plan No. SP 694/4. The subject lot is affected by a 4 metre portion of ORR reservation for Aberdare Road per WAPC Land Requirement Plan No. 1.1911/2 (refer to attached plan). Please be advised that the Department of Planning has no intention to widen Aberdare Road beyond the 4 metres reserved under the Metropolitan Region Scheme.

As you are aware, a 9 metre portion of the subject land abutting Aberdare Road was ceded free of compensation to the City in the 1970s for proposed street widening and provision of infrastructure which was never implemented. This ceding was undertaken in an *ad hoc* manner which now affects several landowners along Aberdare Road, but not all properties.

It is understood that a report has been presented to Council seeking options available to the landowners of affected properties including the subject site at 37 Aberdare Road Nedlands.

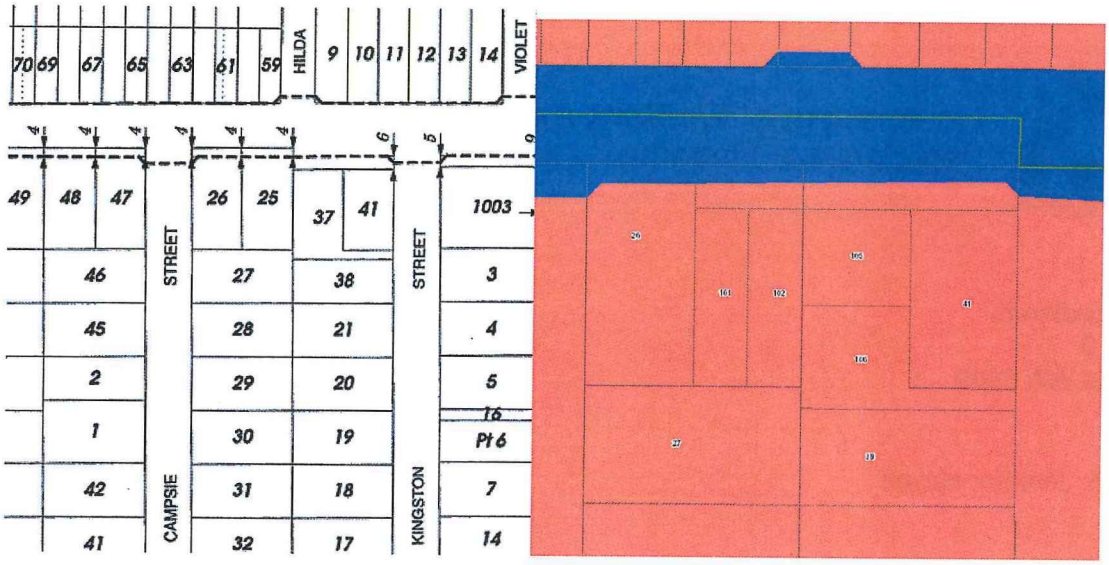
Please note that the Department of Planning has no objection to the closure and disposal of the remaining 5 metre portion of land which is not reserved in the Metropolitan Region Scheme.

My sincere apologies for any confusion caused by the previous correspondence. Please do not hesitate to contact me if you have any further queries on 6551 9200.

Yours sincerely

John Chortis
Planning Director
Perth and Peel Planning

140 William Street, Perth, Western Australia 6000
Tel: (08) 6551 9000 Fax: (08) 6551 9001 www.planning.wa.gov.au
ABN 79 051 750 680



WAPC Land Requirement Plan No. 1.1911/2 and excerpt of MRS

LOCAL GOVERNMENT ACT 1995

CITY OF NEDLANDS

REPEALS AMENDMENT LOCAL LAW 2022

Under the powers conferred by the *Local Government Act 1995*, and under all other powers enabling it, the Council of the City of Nedlands resolved on_____to make the followinglocal law.

1. Citation
This local law may be cited as the City of Nedlands *Repeals Amendment Local Law 2022*.

2. Commencement
This local law comes into operation 14 days after the date of its publication in the *GovernmentGazette*.

3. Principal Local Law
This local law amends the *City of Nedlands Repeals Local Law 2016* as published in the *Government Gazette* on 4 October 2016.

4. Part 4 and clause 4.1 added
Insert part 4 and clause 4.1 -

PART 4 – By-law Relating to New Street Alignment

4.1 The *City of Nedlands By-law Relating to New Street Alignment* pertaining to Aberdare Road, published in the *Government Gazette* on 20 October 1978, pages 3804 to 3805, is repealed.

Dated this__ day of _____

The Common Seal of the City of Nedlands was affixed by authority of a resolution ofthe Council in the presence of:

_____	_____
Mayor	**Chief Executive Officer**
FIONA ARGYLE	WILLIAM PARKER

DRAFT

16.11 PD55.08.22 Process to implement a Payment in Lieu of Parking Plan

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Roy Winslow, Manager Urban Planning
Director	Tony Free, Director Planning and Development
Attachments	Nil.

Purpose

The purpose of this report is to outline the process to implement a Payment in Lieu of Parking Plan (Parking Plan), in accordance with the 22 March 2022 Council resolution. The report will also identify the legal limitations on the charging of payment-in-lieu of parking.

Recommendation

That following the finalisation of the Integrated Transport Strategy, consideration be given to the provision of funds for a Car Parking Strategy as part of the preparation of the 2023/24 budget ahead of presentation to Council.

Voting Requirement

Simple Majority.

Background

At the 22 March 2022 Ordinary Council Meeting the Council resolved:

The Chief Executive Officer be requested to present a report to Council outlining the process, requirements, and implementations of introducing cash in lieu of car parking as part of the City of Nedlands planning framework.

This report responds to the above resolution.

Discussion

Planning and Development (Local Planning Schemes) Regulations 2019
Cash-in-lieu of car parking is governed by Part 9A of the Regulations. Clause 77G(2) states that the Local Government must not impose cash-in-lieu as a condition of development

approval unless there is a Parking Plan in effect. In accordance with the Regulations, application of a Parking Plan is limited to:

- Non-residential development;
- A development or use that requires development approval; and
- A shortfall of at least 2 bays is proposed.

It is important to note that the Regulations do not extend to cash-in-lieu for residential development, nor non-residential development which is exempt from development approval. A Parking Plan is valid for a period of 10 years, unless otherwise approved by the Western Australian Planning Commission (WAPC).

Preparation of a Payment in Lieu of Parking Plan

Clause 77J of the Regulations requires a Parking Plan to be prepared in the manner and form approved by the WAPC. Two critical elements of the manner and form is that a Parking Plan must have a sound strategic and financial basis.

Payment in lieu of car parking can be applied for either public parking infrastructure, other transport infrastructure or ancillary or incidental purposes. However, it is important that the need for parking and/or other infrastructure is demonstrated through sound strategic supporting documents. At present the City does not have any strategic documents which validate a need for parking or related infrastructure. In this regard prior to preparing a Parking Plan, a City-wide Car Parking Strategy is required to be adopted to demonstrate parking demand and opportunities for City-owned parking investment.

Further, a Parking Plan needs to have a sound financial basis and the City needs to include items proposed to be obtained with cash-in-lieu funds within its Integrated Planning and Reporting (IPR) framework. The Parking Plan should also relate directly back to the relevant IPR documents.

Given the above, the City is not currently in a position whereby it could prepare and adopt a Payment in Lieu of Parking Plan in the manner and form approved by the WAPC.

It should be noted that in the event of Council adopting a Parking Plan, this would have no effect in residential areas. Requesting cash-in-lieu via a Parking Plan requires a direct link between the specific development proposed and an identified parking need. A Parking Plan may be effective in areas such as Hampden Road or Broadway.

Residential Car Parking

Part 9A of the Regulations limits application of a Parking Plan to non-residential development only. Car parking for residential development is managed by the Residential Design Codes Volume 1 and 2. There is currently no planning framework applicable for which cash in lieu of residential car parking can be implemented.

Preparation of a City-wide Parking Strategy

A City-wide Parking Strategy would follow the completion of the Integrated Transport Strategy, as this Strategy will provide answers to questions relating to the demand for the various forms of the transport modes for the desired future form of the Nedlands local

government area. From these conclusions, assessments will be able to be made about the demand for parking and other transport infrastructure.

The Strategy ideally would assess the City's management of parking – including the use of the timed parking, the potential for the introduction of paid parking, the use of technology in the enforcement of the City's parking requirements. The Strategy would also identify locations of expansion or improvements of the City's parking infrastructure and other transport related infrastructure. The Strategy would inform the City's Long Term Financial Plan, which illustrates a commitment to the project for which funds can be requested via the payment in lieu provisions of the Parking Plan. The creation of a Parking Strategy would have potential implications for the organisation beyond the creation of a Parking Plan to collect cash in lieu of parking provision.

It should be noted that as part of this process a review of the City's car parking requirements for particular land uses would be required to ensure they reflect contemporary standards.

Consultation

Should Council resolve to prepare a Payment in Lieu of Parking Plan, the proposed plan will be advertised to the public for a minimum of 21 days in accordance with Clause 87 of the Regulations.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

The preparation of a Parking Plan in the form required will cost approximately $80,000.

Legislative and Policy Implications

Should Council resolve to prepare a Payment in Lieu of Parking Plan, this policy work would be placed on hold until such a time as the City has an adopted strategic and financial basis on which to prepare a policy.

Decision Implications

Nil.

Conclusion

The City does not currently have the strategic and financial basis on which it could prepare a Parking Plan in the manner and form approved by the WAPC. A Parking Plan may be pursued at a later date following the adoption of a Car Parking Strategy. It is recommended that Council consider the provision of funding for a Parking Plan as part of the 2023/2024 budget.

Further Information

Nil.

16.12 PD56.08.22 Section 31 Reconsideration of Development Application for Temporary Change of Use (Display House) and Signage at 20 Curlew Road, Dalkeith

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Webb & Brown-Neaves
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Extract of Ordinary Council Minutes for 24 May 2022 2. Transport Impact Statement 2 August 2022 3. Operational Management Plan 2 August 2022 4. CONFIDENTIAL ATTACHMENT – Submissions

Purpose

The purpose of this report is for Council to reconsider its decision relating to the refusal of a development application for a temporary change of use to Display Home at 20 Curlew Road, Dalkeith. The reconsideration will be undertaken in accordance with section 31 of the State Administrative Tribunal Act 2004 (SAT Act).

Recommendation

That Council:

In accordance with section 31(2)(c) of the State Administrative Tribunal Act 2004, sets aside the 24 May 2002 refusal to grant development approval for the temporary change of use from a single house to a display house at 20 Curlew Road, Dalkeith and substitutes the following new decision:

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the information date stamped 2 August 2022 for a temporary change of use from a single house to a display house at 20 Curlew Road, Dalkeith, subject to the following conditions:

1. **This approval is valid for eighteen (18) months from the date of this determination. The sign is to be removed, and the use of the site as a display house will revert to a single house at the end of the approval period.**

2. **This approval relates only to a temporary change of use from a single house to a display house and one sign. It does not relate to any other development on this lot.**

3. **The Operational Management Plan date stamped 2 August 2022 is to be fully implemented at all times to the satisfaction of the City of Nedlands, including but not limited to the following:**

    a. **Hours of operation to be strictly Wednesdays 14:00-17:00 and Saturdays and Sundays 12:00-17:00;**
    b. **Maximum of one (1) employee on the premises at any one time;**
    c. **Maximum of six (6) adult visitors on the premises at any one time;**
    d. **Visitation by appointment to be encouraged at all times, including provision on the operator's website for bookings;**
    e. **Employee parking to be located within the garage or the property;**
    f. **Visitor parking to be located on the driveway of the property;**
    g. **Signage to be limited to one (1) fixed sign 1200mm wide x 700mm high (maximum height of 1050mm with posts) to be displayed only for the life of this approval and one (1) portable sign to be displayed during open hours only;**
    h. **A visitor log to be maintained at all times with details of name, contact and vehicle registration. This log to be made available for inspection by the City of Nedlands upon request; and**
    i. **The complaints procedure outlined in the Operational Management Plan to be documented and displayed within the display home at all times so that employees, visitors and neighbours are made aware of the procedure.**

Voting Requirement

Simple Majority.

This report is of a quasi-judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the SAT.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Previous Decision

Council considered the initial application at its Ordinary Meeting held on 24 May 2022. An extract of the Minutes for this meeting relating to the proposal and Council's decision is included at **Attachment 1**.

Please refer to the extract of the Minutes for details of the initial decision. This report will focus on the new information that has been provided in support of the request for reconsideration.

On 24 May 2022, Council resolved to refuse the application on the following grounds:

1. The proposed use is inappropriate for the site's context and fails to meet the objectives of the Residential Zone as listed in the City of Nedlands Local Planning Scheme No. 3.

2. The proposed land use will result in an increase in vehicle movements to and from the subject site beyond what is reasonable for a residential area. Vehicle movements will result in traffic and parking issues that will have an adverse impact on the amenity of the adjoining properties.

3. The development does not meet the City of Nedlands Parking Local Planning Policy objectives as inadequate parking has been provided on site.

SAT Application

Subsequent to Council's 24 May 2022 decision, the applicant exercised their right for a review of the decision by the State Administrative Tribunal (SAT). As is customary for this type of matter, SAT held a mediation between the parties, where the proposal was discussed without prejudice and in a confidential manner. As required by the SAT Act, the results of the mediation are confidential.

The applicant has prepared new information for consideration by Council as the initial decision-maker. Reconsideration is enabled by section 31 of the SAT Act (see legislative and policy implications section of this report).

Purpose of Reconsideration and New Information

The purpose of reconsidering the initial decision is to allow a decision-maker to consider an amended proposal and/or to consider new information. In this case, Council is being invited to consider new information.

The new information that has been provided for Council's consideration is as follows:

- Transport Impact Statement; and
- Operational Management Plan.

This new information is assessed below. All matters considered by Council on 24 May 2022 have not been reproduced below. These matters may be referenced at **Attachment 1**.

Discussion

Transport Impact Statement

A transport impact statement (TIS) has been prepared to provide additional information on how parking and traffic will be managed by the display home use. The intent of the TIS is to provide a higher level of confidence that the display home can operate in a manner that will not cause nuisance to surrounding residences or wider locality.

The TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines 2016. A copy of the TIS is included at **Attachment 2**.

The TIS is based upon the operational parameters of the display home as follows:

- Operating hours of a total of 13 hours over Wednesdays, Saturdays and Sundays;
- Encouragement of bookings;
- Maximum of 1 employee and 6 adult visitors at any one time;
- Provision of 4 visitor car parking spaces on the driveway;
- Employee to park within the garage so that the driveway is free for visitor parking; and
- Provisions to manage a situation where more than 6 visitors seek to enter the display home at the same time.

The TIS concludes that the usage of the display home will not create a significant impact on the traffic volumes or traffic management in the vicinity. The number of visitors is to be limited in a manner where the number of separate ‘groups’ visiting the display home can be accommodated in the driveway.

Operational Management Plan

The Operational Management Plan (OMP) has been prepared to clearly identify how the display home will be operated. The object of the OMP is to provide Council with a high degree of confidence that the display home will operate in a manner that is consistent with the residential amenity of the locality. A copy of the OMP is included at **Attachment 3**.

The OMP is predicated on the parameters of the TIS. The relevant findings of the TIS have been integrated into the OMP. The OMP outlines the following operational details:

- Hours of operation to be Wednesday 2-5pm and Saturdays and Sundays 12-5pm;
- Maximum of one employee at any one time;
- Location of a 0.9m², 1200mm wide x 700mm high (1050mm high with posts) sign. The purpose of the sign is to identify the location, operating times and contact details for the display home operator. This sign is intended to be discrete given the residential location. This black and white sign replaces the previously proposed red, white and black ‘pylon’ sign that was considered by Council on 24 May 2022;

- The making of appointments to view the display home will be encouraged. Whilst 'walk-in' visitations will be permitted, these will operate within the maximum capacity of six adult visitors at any one time. A visitor log will also be maintained; and
- Arrangements for dealing with the maximum number of visitors exceeding the limit of six. This will require the employee taking details and politely asking the group to leave the site. The group will then be contacted to either return immediately once other groups have departed or to arrange an appointment for another time.

Signage

As identified above, a permanent (i.e. for the length of the approval) sign of 0.9m² is proposed for the site. The design of the sign has been modified from the original proposal to be white on black. The intention is for the sign to provide critical information whilst remaining discrete. The use of red on the sign has been removed to ensure the sign is more discrete.

In addition to the permanent sign, a portable A-frame sign will be located on the side of the driveway to clearly show where visitors are to park. This sign will assist in ensuring street and verge parking is not undertaken. This sign will only be displayed during operating hours.

Complaints Procedure

The OMP also identifies a complaints procedure, should any surrounding residents have a concern with any facet of the display home's operation. This procedure is based on the following:

- In the event of approval of the display home, the operator will correspond with all immediate neighbours providing relevant contact details, including after-hours contacts; and
- Where possible, the on-site employee is to be responsible for taking the complaints and handling these immediately.

Can this use operate appropriately?

In its previous decision, Council determined that the proposed use was inconsistent with the objectives of the residential zone. It is understood that the display home use did not 'sit' within a residential context.

It will be appreciated that display homes are a common occurrence in our residential areas, albeit normally in developing areas. However, with a greater focus on infill development in recent times, there is a burgeoning market for display homes in established areas. Home builders have developed a range of infill-ready house designs that they look for opportunities to showcase.

Apart from the relatively small and discrete sign, there is no other way to identify the dwelling is a display home. The context and character of the dwelling is already established and will not be altered. There will be no advertising 'gimmicks', such as lighting, banners or inflatable devices that may be seen in other display homes. The operating parameters have been established to reflect the location and the expectations of the desired target market.

The City officers are satisfied that the additional information provided will give Council a higher degree of confidence that the display home will operate in an appropriate manner.

Consultation

No additional consultation has occurred since Council's 24 May 2022 decision. To allow for the submissions received to be considered as part of this decision, confidential copies have been included at **Appendix 4**.

Strategic Implications

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

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

Values **Great for Business**
Our City has a strong economic base with renowned Centres of Excellence and is attractive to entrepreneurs and start-ups.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

In the event that this matter is considered at a formal hearing of the SAT, costs associated with obtaining representation and preparing the case are anticipated to be $20,000-$30,000, depending on the length of hearing and number of witnesses. As a Class 1 matter, neither side is permitted to use legal representation. The City will require the services of a planning consultant experienced in SAT representation.

Should Council resolve to set the initial decision aside and grant planning approval, no further costs are anticipated.

Legislative and Policy Implications

The reconsideration is being conducted in accordance with section 31 of the SAT Act. This section allows for the SAT to invite a decision-maker to reconsider the initial decision. Upon being invited to reconsider the decision the decision-maker may:

- Affirm the decision
- Vary the decision or
- Set aside the decision and substitute a new decision.

It is noted that section 31 does not compel a decision-maker to reconsider a decision.

As the decision to be reconsidered is a planning determination, the provisions of clause 68 of the Deemed Provisions contained in Schedule 2 of the Planning and Development (Local

Planning Schemes) Regulations 2015 also apply. This clause allows for the decision-maker to approve without conditions, approval with conditions or refuse the application.

Decision Implications

Council is acting as the decision-maker for the purposes of section 31 of the SAT Act. Should Council affirm or vary the original refusal decision, the matter will be placed for further directions on 9 September 2022. The applicant will then have the ability to request the SAT conduct a formal hearing and make a decision to either dismiss or uphold the application for review. In this event, the SAT will become the decision-maker and effectively either approve or refuse the proposal.

In the event Council sets the decision aside and substitutes an approval, the SAT matter will only continue in the even the applicant is aggrieved with one or more conditions of approval. The officer recommendation provided is based upon the information provided by the applicant. Given this, it is unlikely that the applicant will be aggrieved by the conditions of approval in the event Council resolves the recommendation as proposed.

Conclusion

The additional information provided is intended by the applicant to provide Council a high level of confidence that the display home can operate in a manner that will not adversely impact on the residential amenity of the locality.

The dwelling that is subject to the proposal has been fully constructed. No external changes to the dwelling are necessary to allow for the display home use to operate. External impacts on the property will be limited to a sign 0.9m² sign in black and white that is intended to provide information whilst remaining discrete.

The operating details of the display home are biased towards the location in which it is located and the market in which it is ‘pitched’. This display home will not be a high-volume product that may be seen in the display villages located in new estates. Rather, the intent is to promote a premium product in the context and character in which it is intended. The volume of persons wishing to visit this display home will be relatively small in comparison with a ‘first homeowners’ product.

The planning process conducted for this proposal has produced additional information that further details how the display home will operate and the impact it is likely to have on the vicinity. Should Council desire, the additional information now available would allow for the refusal to be set aside and replaced with an approval with conditions based on the OMP.

Further Information

Question

Councillor Mangano – Could the City please investigate no stopping line marking on the intersection.

Officer Response

In the event of the Display Home being approved, officers will assess the situation and if necessary, ensure the provision of appropriate parking management on the northern side of the Curlew Road / Waratah Avenue intersection, be this line marking or the provision of signs, combined with enforcement.

16.4 PD28.05.22 Consideration of Development Application for Temporary Change of Use (Display House) and Signage at 20 Curlew Road, Dalkeith

Meeting & Date	Council Meeting – 24 May 2022
Applicant	Webb & Brown-Neaves
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans 3. CONFIDENTIAL ATTACHMENT – Submissions

Moved – Councillor Youngman
Seconded – Councillor Combes

That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 13 April 2022 for a temporary change of use from a single house to a display house and signage at 20 Curlew Road, Dalkeith, subject to the following conditions:

1. This approval is valid for 4 months from the date of determination. The signage is to be removed and the use of the site as a display house is to revert to a single residential house at the end of this approval period.

2. This approval relates only to a temporary change of use from a single residential house to a display house, and associated signage as shown on the approved plans. It does not relate to any other development on this lot.

3. The operation of the display house is limited to the following:

    - Saturdays 1pm to 3pm.
    - Sundays 1pm to 3pm.

4. Signage associated with the land use is to be installed within the hours of operation only and removed at the close of the operating period daily. No additional signage is permitted including but not limited to direction signs at other locations or flags.

5. A maximum of 6 visitors are permitted on site at any given time by appointment only.

6. Food and beverages may not be served at the display house.

7. Visitors that travel by vehicle to the display house must park in the driveway of the display house or, where not available, at the nearest point to the display house on the east side of Curlew Road.

Lost 4/6
(Against: Mayor Argyle Crs. Brackenridge Coghlan Smyth Bennett & Mangano)

Regulation 11(da) - Council considered that the display home would have an adverse impact upon the amenity of the residential street.

Moved – Mayor Argyle
Seconded – Councillor Coghlan

Council Resolution

In accordance with Clause 68(2)(c) of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015,* Council refuses the development application in accordance with the plans date stamped 12 April 2022 for a change of use from a Residential Single House to a Display House for the following reasons:

1. **The proposed use is inappropriate for the site's context and fails to meet the objectives of the Residential Zone as listed in the City of Nedlands Local Planning Scheme No. 3.**

2. **The proposed land use will result in an increase in vehicle movements to and from the subject site beyond what is reasonable for a residential area. Vehicle movements will result in traffic and parking issues that will have an adverse impact on the amenity of the adjoining properties.**

3. **The development does not meet the City of Nedlands Parking Local Planning Policy objectives as inadequate parking has been provided on site.**

CARRIED 6/4
(Against: Crs. Senathirajah Youngman Combes & Hodsdon)

Recommendation

That Council:

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 12 April 2022 for a temporary change of use from a single house to a display house and signage at 20 Curlew Road, Dalkeith, subject to the following conditions:

1. This approval is valid for 12 months from the date of determination. The sign is to be removed, and the use of the site as a display house will revert to a single house at the end of the approval period.

2. This approval relates only to a temporary change of use from a single house to a display house and one sign. It does not relate to any other development on this lot.

3. The operation of the display house is limited to the following:

    - Wednesdays 2pm to 5pm
    - Saturdays and Sundays 12pm to 5pm.

4. Signage associated with the land use is to be limited to one (1) A-frame sign visible within the hours of operation only and removed at the close of the operating period daily.
5. A maximum of 6 customers are permitted on site at any one time.

Purpose

The purpose of this report is for Council to determine a development application for a temporary change of use from single house to display house and an associated sign at 20 Curlew Road, Dalkeith.

Voting Requirement

Simple Majority.

This report is of a quasi-judicial nature as it is a matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the SAT.

The decision must be made in a manner that is impartial, free from bias, and in accordance with the principles of natural justice. The decision must be made in having regard to the facts of the matter under consideration, and in accordance with the relevant laws and policies as they apply to that matter.

Discretionary considerations and judgments in the decision must be confined to those permitted to be considered under the laws and polices applicable to the matter and given such weight in making the decision as the relevant laws and polices permit them to be given.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R10
Land area	1012m^2
Land Use	Display House
Use Class	Use Not Listed

The site is located at 20 Curlew Road, Dalkeith, approximately 300m east of the Dalkeith Village shopping centre. The site is a corner lot and has dual frontage to Curlew Road and Waratah Avenue. On 22 November 2019, the City approved a development application for a two storey, single house on the site.

The application seeks development approval for a temporary change of use from a single house to display house for a period of 12 months, after which the site will revert back to a single house.

The proposed management plan for the display house outlines the following details:

- Hours of operation:
  Wednesday – 2pm to 5pm
  Saturday and Sunday – 12pm to 5pm

- Employees on site:
  One employee will be on site during operating hours.

- Signage:
  A sign 2m in height, 0.8m in width is proposed to be placed on site for the duration of the display house use. Administration does not support a permanent sign and includes a condition on any approval deleting the sign from the plans to be replaced with a temporary A-frame sign.

Discussion

Existing Streetscape Amenity

The site has frontage to two streets: Curlew Road and Waratah Avenue. The display house's built form is consistent with the established development in the area as it relates to an approved two storey single house. Curlew Road is a relatively open streetscape as lots feature visually permeable fencing or no fencing. The display house site complements this characteristic as it does not include a front fence.

Waratah Avenue is a local distributor road and features higher volumes of traffic relative to Curlew Road. Several properties along Waratah Avenue feature solid fencing to ensure privacy and help screen traffic noise. The display house site also features an approved solid fence to Waratah Avenue.

Planning and Development (Local Planning Schemes) Regulations 2015

Schedule 2, Clause 67(2) (Consideration of application by Local Government) identifies those matters that are required to be given due regard to the extent relevant to the application. Where relevant, these matters are discussed in the following sections. Overall, the development is considered to meet these objectives, and the impact on the local amenity will be minimal for the reasons discussed in the below section.

Local Planning Scheme 3 – Land Use

A display house is not a use that is listed within the City's Scheme. As per clause 18(4)(b) of Local Planning Scheme 3 (LPS 3), uses that are not specifically listed may be considered for approval having regard to the objectives of the zone. The relevant objectives are:

- To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
- To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

The display house meets the objectives of the Residential zone for the following reasons:

- The proposed development is compatible with the character of the area as it pertains to an already-constructed single house that does not physically alter the low-density residential streetscape appearance of Curlew Road.
- Display houses are complementary to the residential zone as they can typically be found in suburban areas and are used by real estate agencies and building companies to facilitate the sale or design of houses.
- It is recommended the proposed display house be operational for 12 months. After the display house use lapses, the land use will default back to a single house.
- The use will be limited in operational hours and number of visitors to eliminate detrimental impact to neighbourhood amenity.
- Four parking bays are provided on site to accommodate visitors and staff.

Parking

The Parking Local Planning Policy (Parking LPP) does not include a display house as a listed use. The parking demand is based on the condition that no more than 6 customers are permitted to visit the house at any one time.

The proposal uses the double garage and the front driveway to provide four car parking bays on site.

The parking is appropriate to the land use for the following reasons:

- A condition of approval is recommended limiting the number of customers to 6 at any one time to minimise impacts on the neighbourhood.
- The display house will only operate 3 days a week for a total of 13 hours each week. At all other times the use will generate no traffic.
- There is unrestricted parking on Curlew Road and Waratah Avenue abutting the subject site.
- Visitors to the display house are unlikely to stay for more than approximately 20-30 minutes, which is not likely to result in excessive parking demand on the street.

Signage

The proposal includes a monolith sign on site that is 2m in height and 0.8m in width. The sign is proposed to be on site for the entirety of the 12-month approval period. The suitability of the sign is considered against the objectives of the Signs Local Planning Policy and the Residential zone. The relevant objectives area:

- To ensure that commercial signs are generally located in non-residential areas.
- To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.

The monolith sign is not supported for the following reasons:

- The sign does not satisfy the objectives of the Signs LPP as it is a large, permanent sign in a residential area that pertains to a non-residential use.
- The sign does not satisfy the objectives of the Residential zone as the size and permanent nature of the sign are not compatible with the established residential streetscape. Only temporary construction and real estate transaction signs are viewable in the locality.

It is recommended a condition be imposed which alters the signage to be a temporary, portable sign that is removed at the end of the operating period daily. This type of sign has minimal impact on the amenity of the locality as it is only visible for a total of 13 hours each week.

Consultation

The development application was advertised in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Consultation of Planning Proposals Local Planning Policy. The application was advertised for a period of 28 days from 14 February 2022 to 14 March 2022. A sign was placed on site and letters inviting comment were sent to all 190 properties within a 200m radius of the site. At the close of the advertising period, 17 submissions and 1 petition with 16 petitioners was received.

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

1. The display house use will result in parking and traffic issues. More parking should be provided on site and parking should not be permitted on the verge.

   The development proposal provides sufficient parking using onsite parking bays and satisfies the objective of the Parking LPP.

2. Display house is not listed within the City's Local Planning Scheme and should not be permitted.

   As per clause 18(4)(b) of LPS 3, an unlisted use can be considered for approval through a development application. The development application will be determined having regard to the objectives of LPS 3, the objectives of any relevant local planning policy and the submissions received during advertising. In this case, the proposal satisfies all relevant local planning framework provisions.

3. The display house use is a commercial business in a residential neighbourhood and will set an undesirable precedent.

   LPS 3 allows for some non-residential uses within the Residential zone provided they are complementary to the area and do not have a detrimental impact on amenity. The determination of future applications will be assessed on individual merit.

4. The proposed signage is not inconspicuous and will have a detrimental impact on the amenity of the locality.

   It is recommended the sign be temporary and portable. The sign satisfies the objectives of the Signs LPP as it is related to the display house use and will only be visible during the display house operational times.

5. A cap on visitors to the display house should be imposed and enforced. Proposed use duration of 24 months is too long and operating hours on the weekends are too long.

   It is recommended a condition is imposed which limits the approval period to 12 months. It is also recommended a condition be imposed which restricts operating times to 3 hours per weekday and 5 hours per weekend day.

6. The approval of the display house use may result in ongoing works or operation outside of permitted operational hours.

   Any structural works must satisfy the provisions of the LPS 3, the *Building Act 2011* and any other relevant legislation, including additional planning approval if required. Display house use outside of the approved hours of operation is not permitted.

7. There is no public health management with respect to COVID-19. The display house use will result in excess noise. Visitors to the display house may be inclined to view other neighbouring houses which poses a safety and security risk.

The applicants have provided a COVID-19 management plan. The above issues cannot be addressed through the planning framework and are not included in this application but may be covered by other legislation.

Strategic Implications

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

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

Values **Great for Business**
Our City has a strong economic base with renowned Centres of Excellence and is attractive to entrepreneurs and start-ups.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

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

Decision Implications

If Council resolves to approve the proposal, the display home can commence operation in accordance with the conditions of approval.

If the application is refused, the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the objectives and provisions set out in the local planning framework. Similarly, should an applicant be aggrieved by one or more conditions of approval, this can be reviewed by the Tribunal.

Conclusion

The application for a temporary change of use is presented to Council for consideration due to objections being received. The proposal is considered to meet the objectives of the Residential zone and relevant local planning policies, specifically in relation to parking and

amenity. The development is unlikely to have a significant adverse impact on the locality's amenity. The proposal is recommended for a temporary approval of 12 months and does not involve any works.

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

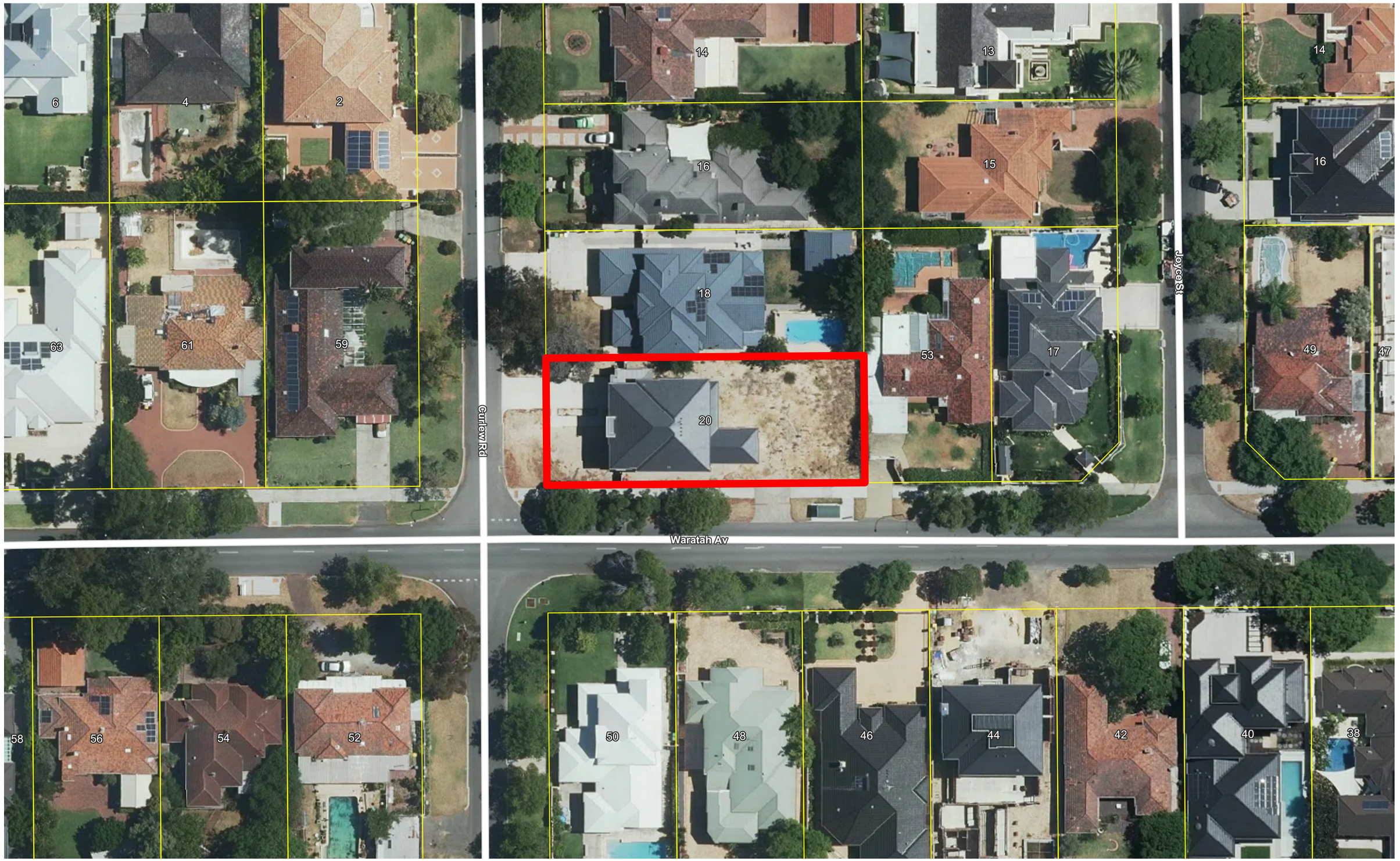
Further Information

Question

Councillor Combes – feedback from surrounding Councils if any complaints Cottesloe, Mosman Park and Peppermint Grove.

Officer Response

The local governments of Peppermint Grove, Cottesloe, Subiaco and Mosman Park have advised that they have no experience with Display Homes. Officers did received feedback on the experience of Cambridge which advised that the controls were in place on signage, opening times and days and on the requirement for appointments to be made.



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02 August 2022

ALTUS PLANNING



Transport Impact Statement

Display Home – Webb & Brown-Neaves

Lot 835 (No. 20) Curlew Road, Dalkeith

August 2022

City of Nedlands
Received
02 August 2022

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1.0 Background

1.1 Purpose

The following Transport Impact Statement (**TIS**) has been prepared by Altus Planning on behalf of Webb & Brown-Neaves (**Applicant**) in support of the proposed change of use to 'Display Home' (the application or proposal) at Lot 835 (No. 20) Curlew Road, Dalkeith.

The purpose of this TIS is to provide a non-technical statement of the transport aspects of the proposal in accordance with the Western Australian Planning Commission's (WAPC) based on the Transport Impact Assessment Guidelines (Revised August 2016) (**Guidelines**).

Specific reference is made to Volume 1 of the Guidelines, which sets the context within WAPC's development control and planning policy framework and provides general guidance on the level of assessment that should be undertaken in support of a development proposal. Further reference is made to Volume 4 of the Guidelines, which relates to the assessment in the context of development applications.

2.0 Site Details

2.1 Property Description

The subject site is developed with a double-storey residential dwelling and measures a total of 1,012m^2 in area. Situated on a corner lot, the subject site is afforded dual frontage to Curlew Road (primary street) and Waratah Avenue (secondary street). It is located approximately 300m east of the Dalkeith Village shopping centre which provides small-scale convenience grocery shopping and amenities as well as public car parking.

A total of four (4) car parking bays are currently provided within the property boundaries; two (2) within the garage of the dwelling and an additional two (2) on the property driveway on site.

An additional two (2) bays can be provided on the driveway within the extensive street verge (which is 7 metres wide). This effectively brings the total bays available to 6. Access to the car parking bays is via Curlew Road on the western lot boundary.

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The subject site is located on the eastern side of Curlew Road with adjoining properties providing for established residential development at a density of R10. On the western side of Curlew Road is further established residential, though it is noted that properties along Waratah Avenue are zoned with a much higher density coding of R40, R60, and R-AC3. The presence of public street parking along Waratah Avenue and Adelma Road to the west of the subject site is therefore expected given the higher density zoning and the characteristics of a local centre.

It is noted that approximately 500m (as the crow flies) from the subject site exists an approved Display Home operated by Atrium Homes which has been operating for the past 18 months. Data obtained from Atrium regarding the Display Home indicates that an average of 3.9 groups (between 1 to 3 persons) attend between 1pm to 5pm on a Saturday and 5 groups during the same period on a Sunday (see attached letter).

An aerial image with cadastral overlay of the subject site and immediate locality is provided at Figure 1 below.



Figure 1: Aerial Image w/Cadastral overlay of Subject Site and Surrounds (Source: City of Nedlands Intramaps 2022)

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3.0 WAPC Transport Impact Assessment Guidelines

The WAPC's Guidelines have been prepared to assist with the assessment of transport planning implications for land use development proposals. The Guidelines identify which type of development proposals require supporting transport information, the level of information that is required, and the format in which it is to be presented.

Table 1 of the Guidelines outlines the level of assessment required based on the size and nature of various land use categories (refer to Figure 2 overleaf).

LAND USE	MODERATE IMPACT	HIGH IMPACT
	Transport Impact Statement required	Transport Impact Assessment required
	10 – 100 vehicle trips in the peak hour	> 100 vehicle trips in the peak hour
Residential	10–100 dwellings	>100 dwellings
Schools	10–100 students	>100 students
Entertainment venues, restaurants, etc.	100–1000 persons (seats) OR 200–2000 m² gross floor area	>1000 persons (seats) OR >2000 m² gross floor area
Fast food restaurants	50–500 m² gross floor area	>500 m² gross floor area
Food retail /Shopping centres with a significant food retail content	100–1000 m² gross floor area	>1000 m² gross floor area
Non-food retail	250–2500 m² gross floor area	>2500 m² gross floor area
Offices	500–5000 m² gross floor area	>5000 m² gross floor area
Service Station	1–7 refuelling positions	>7 refuelling positions
Industrial/Warehouse	1000–10,000 m² gross floor area	>10,000 m² gross floor area
Other Uses	Discuss with approving authority	Discuss with approving authority

Figure 2: Level of TIA required by land use and size (Source: WAPC TIA Guidelines 2016)

The proposal seeks to utilise the existing dwelling at the subject site as a Display Home. A Display Home is not a use that is listed within the City's Local Planning Scheme No. 3 (**LPS3**). Notwithstanding this, it can be reasonably concluded that the use of the land would adequately come under 'Other Uses'.

In accordance with Part B, Section 1 of the Guidelines (Volume 4), the purpose of a TIS is to provide the approving authority with supporting information to confirm that the transport aspect of the proposal has been adequately considered and that the proposal will not have an adverse transport impact on the surrounding area. It is expected that it will mostly contain non-technical information and will not require input from a

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specialist transport planner and/or engineer, as the overall aim is the management of parking rather than the technical specifications or design.

Section 3 outlines the area that is to be covered by the TIS, including:

- The proposed development site;
- All roads fronting the site, for the extent of the site frontage plus 100 metres beyond the site;
- Pedestrian routes to the nearest bus stops (for all bus routes passing within 400 metres of the site);
- Pedestrian routes to nearest train station(s) (if within 800 metres);
- Pedestrian/cycle routes to any major attractors within 400 metres, (five-minute walk) of the site, for example, small residential development attractors could be a corner shop, a primary school and nearby parks; and
- The area(s) likely to be affected by the site-specific issue(s).

Section 5 outlines the required content of the TIS, and the remainder of this report will be structured similarly to cover all aspects identified under the Guidelines.

4.0 Transport Impact Statement

4.1 Proposed Development

The applicant is seeking to obtain approval for a change of use of the premises to 'Use Not Listed' in order to utilise the existing dwelling as a display home. Display homes are a part of the applicant's ongoing retail strategy and displaying homes allows them to promote and advertise their products for sale.

4.2 Hours of Operation

The application proposes to utilise the existing dwelling as a Display Home during the following periods, weekly:

- Wednesday – 2pm to 5pm; and
- Saturday and Sunday – 12pm to 5pm.

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4.3 Employees

Number of staff hosting the display home will be limited to one (1) at any given time of operation.

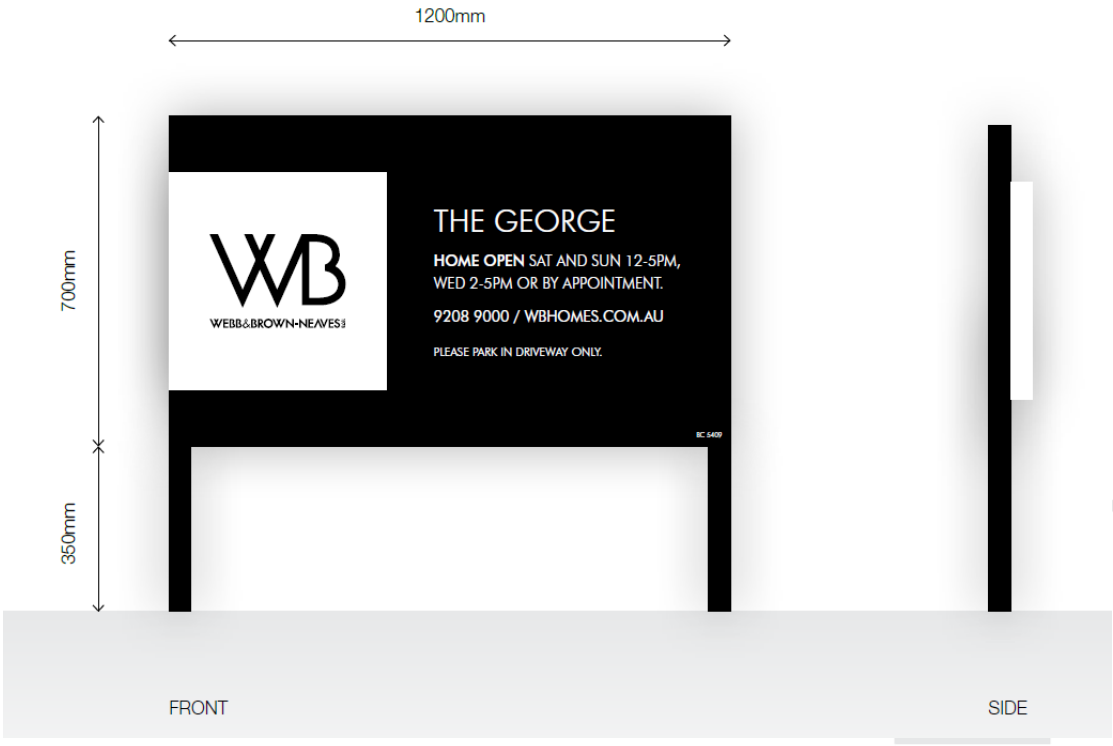
4.4 Signage

A modestly scaled, permanent sign on site is important for the legibility of the proposed Display Home. It also assists with the protecting the amenity of locality by:

i) Clearly indicating to visitors that they are at the correct address, rather than potentially inconveniencing any neighbours should an error be made; and

ii) Clearly providing information on opening hours. In the absence of such information, a visitor may not drive off immediately if it is not apparent that the Display home is not open.

The dimensions of the sign have been further reduced as per the figure below. It is now no larger than a similar sign for the existing Atrium Homes display home at 6 Colin Street, Dalkeith. The City have advised that they are not aware of any complaints about the sign or any other aspect of the Atrium Display Home.



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Furthermore, the Applicant has modified its standard corporate branding and colour scheme to reflect the more up-market location of the Display Home. Its proportions and appearance are modest and elegant. It will be located discretely within the property boundary on the left hand side of the driveway.

In addition to the above, during opening times a small, portable A-frame sign will be located on the side of the driveway confirming all visitor parking is to be on the driveway and not on the street (as noted, the driveway has the capacity for 4 cars).

4.5 Method of Visitation

Visitation to the display home by prospective customers/visitors is to be by walk-ins and appointment. Appointments are encouraged and can booked via the Webb & Brown-Neaves website, or via telephone on (08) 9208 9000.

A standard communication with the potential customers after bookings will be as follows:

> *Dear XXX*
>
> *Thank you for your time on the phone to discuss your future build, it was great to hear about your……..*
>
> *I look forward to meeting you at 2pm on XXXX at **The George**, WB's latest display home at 20 Curlew Rd, Dalkeith. I have forwarded you an invitation confirming this time and date, though if for some reason this time no longer suits you please let me know and I can reschedule.*
>
> ***Parking** – When arriving at The George could you please park in the driveway to avoid parking on the street or on the verge.*
>
> *If you require any additional information from me prior to the 27th please do not hesitate to reach out to me via email or mobile.*
>
> *Kind regards,*

There will be a cap of not more than six (6) adults at the Display Home any one time.

The Applicant advises that the experience with other Display Homes is that:

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- visitor groups tend to be between 1 to 3 persons;
- visitor groups arrive in a single vehicle;
- visitor groups generally stay for a period of 20 to 30 minutes; and
- no more than a total of 5-6 visitor groups will be received in any one day.

More specifically, data for the 2022 year to date from other display homes in similar circumstances to Dalkeith – i.e. display homes in established suburbs are as follows:

Display Home	**Location**	**Display Home Traffic**	**Groups per 5 hour shift (average)**
The Highline	7 Pollen Grove, Jolimont	1.2 groups/hour	6
The Casa	34 Biara Gardens, Mt Claremont (now closed)	0.9 groups/hour	4.5
The Planar	27A Challenger Place, Melville	1.15 groups/hour	5.75

4.6 Visitor Log

The staff member on-site is responsible for maintaining a log of all visitors, the time they arrived, and where they have parked their vehicle and vehicle registration details (to ensure it has been lawfully parked).

4.7 Vehicle Access and Parking

As already noted, the site effectively provides parking for a total of up six (6) vehicles.

Located on the eastern side of Curlew Road, the subject site sits amongst an aggregation of residential dwellings which extend in all directions, with the exception of the Dalkeith Village Shopping Centre which is located approximately 300m to the west.

Given the suburb of Dalkeith is on peninsula bordered by the Swan River/Stirling Hwy, the road network is not used as thoroughfare to other suburbs) it is expected that this will limit, to some degree, the number of spontaneous walk-in visitors would attend the site.

The Dalkeith Village Shopping Centre provides various amenities such as cafes, retail, groceries, medical and commercial services and is a key neighbourhood centre within

the suburb of Dalkeith. Accordingly, public parking is provided primarily in the form of street parking on Waratah Avenue and Adelma Road with an additional dedicated car parking area adjoining Genesta Park to the north. Further, private parking is provided within the Dalkeith Village Shopping Centre site itself.

As mentioned, the Dalkeith Village Shopping Centre is located a 300m from the subject site. Subsequently, it is not unreasonable to suggest that visitors are able to park their vehicles within the public street parking on Waratah Avenue and Adelma Road, as well as the car parking area adjoining Genesta Park to its north. In planning terms, these are recognised as walkable catchments. Refer to Figure 3 below for a map of public parking areas in close proximity to the site.

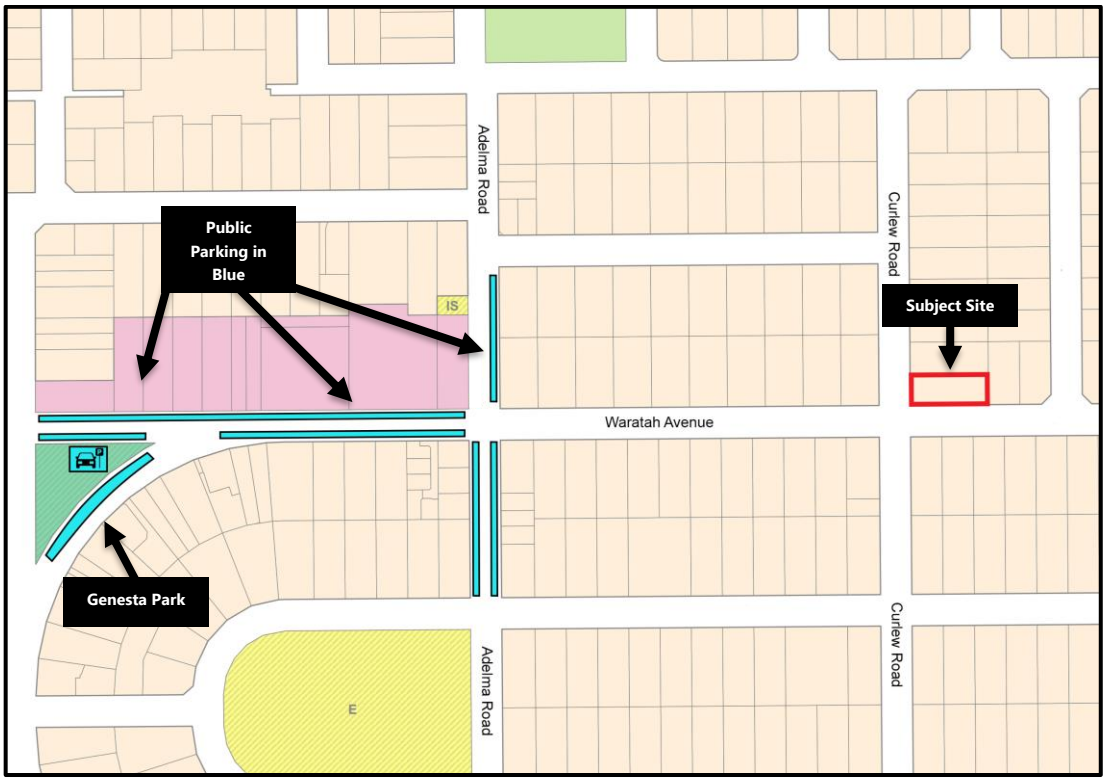


Figure 3: Public Parking Map within General Locality of the Subject Site (Source: Altus Planning 2022)

With reference to the Figure 3, it is noted that a total of 94 public car parking bays exist within a 5-minute walk of the subject site:

- 28 car bays adjoining the south-east boundary of Genesta Park (dedicated car park);
- 24 car bays on the northern side of Waratah Avenue (street bays);
- Nine (9) car bays on the southern side of Waratah Avenue (street bays);

- 11 car bays adjoining the northern boundary of Genesta Park (dedicated car park);
- 16 car bays on the eastern side of Adelma Road (street bays); and
- Six (6) car bays on the western side of Adelma Road (street bays).

In addition to the above public car parking bays, there are an additional 46 bays located at the Dalkeith Village Shopping Centre. While it is acknowledged that these car parking areas are for the use of customers attending the Shopping Centre, it aims to emphasise that the street-bays are generally available for use due to the simple fact that an appropriate provision of car parking bays already exists for utilisation by those attending the Shopping Centre.

- 22 car bays in car parking area west of Adelma Road; and
- 24 car bays in the primary Dalkeith Village Shopping Centre car park north of Waratah Avenue;

Notwithstanding the above, it is submitted that parking in the driveway for up to four 4 vehicles will generally be sufficient for the opening hours of the Display Home and for the contemplated visitors groups.

The staff member will always park in one of the additional two (2) bays provided in the garage.

4.8 Daily Traffic Volumes and Vehicle Types

For the purpose of this section, only Waratah Avenue will be examined in detail due to the significance of this road within the suburb of Dalkeith compared to Curlew Road, and further, as the subject site exists on the corner of Curlew Road and Waratah Avenue.

Waratah Avenue is classified as a 'Local Distributor' road pursuant to Main Roads Western Australia's (MRWA) Road Information Mapping System.

MRWA's 'Road Hierarchy for Western Australia – Road Types and Criteria' document outlines different road classifications and characteristics. It is identified that the predominant purpose of a 'Local Distributor' road is to provide for:

> *"The movement of traffic within local areas and connect access roads to higher order Distributors."*

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According to MRWA's Traffic Map, Waratah Avenue averaged 3,223 vehicles per day (VPD) across Monday to Friday in 2021/22. This figure is further broken down by vehicle type, of which 92.5% of vehicles are passenger vehicles (cars) and the remaining 7.5% are trucks.

For the entirety of the operation of the display home, the maximum number of persons permitted on-site at any one time will be six (6). Each viewing session is broken up into one (1) hour slots. Visitor groups are permitted a timeslot of up to 45 minutes.

In a hypothetical 'worst-case' scenario, there can be no more than two (2) visitor groups on site at any one time. This means there will no more than 2 visitor cars on site at any one time this also equates to approximately 6 vehicle movements per hour.

However, it is acknowledged that due to the appointment and walk-in nature of operations, visitors who have not made an appointment to view the home may arrive at the site at a time when the maximum number of permitted visitors on-site has already reached six (6).

To alleviate such concerns, the measures below under section 4.8 will be implemented.

4.9 When Visitation Numbers are Exceeded

In the situation whereby an unexpected number of walk-ins occur, the following measures will be implemented:

i) The staff member will take a contact number and the persons/party will be politely asked to immediately leave the site; and

ii) The persons/party will be contacted within a 30 – 60 minute window thereafter to either:
   a) Be immediately invited back to the Display Home; or,
   b) A booking for an appointment for another time will be made.

4.10 Public Transport Access

Bus Stop No. 17646 exists immediately out the front of the boundary between the subject site and adjoining property at No. 53 Waratah Avenue, with Stop No. 17638 on the southern side of Waratah Avenue some 94m away (as the crow flies). Both stops

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are serviced by Route 24, providing services to Claremont Station with a bus arriving every 5 to 15 minutes during peak periods. Pedestrian access between these bus stops and the subject land is available via the existing footpath on the northern side of Waratah Avenue. Refer Figure 4.

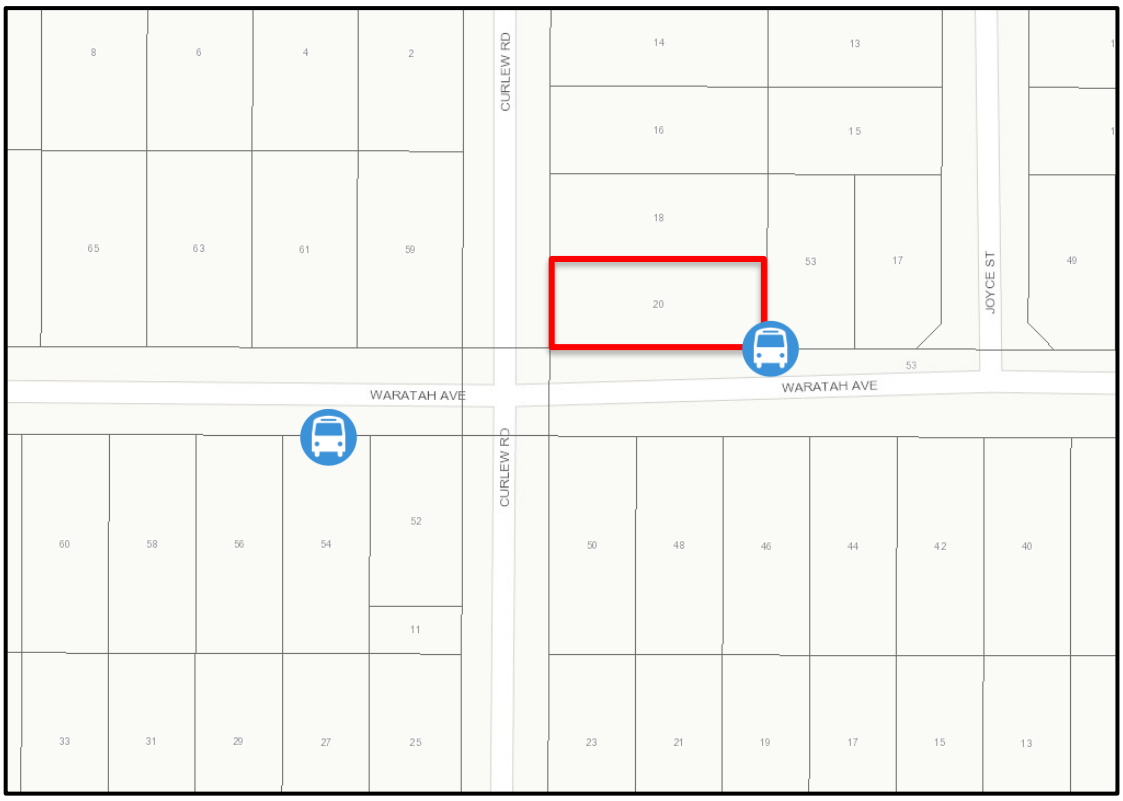


Figure 4: Bus Stop Locations (Source: PlanWA/Altus Planning 2022)

4.11 Complaints Procedure

On the occasion that there are any complaints received by surrounding landowners in relation to the operation of the display home, the following measures will be implemented to allow complaints to be received and handled promptly by the operators:

- Upon approval of the application the Applicant will correspond with all immediate neighbour providing relevant contact details, including afterhours contacts.

- Where possible, the on-site staff member shall be responsible for intercepting complaints received and handling them at the time of the incident.

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5.0 Conclusion

For all of the reasons outlined within this TIS, it is our view that the subject land is, and will continue to be, easily and safely accessible by the patrons/visitors via private cars and other non-car models such as public transport, if necessary.

Furthermore, due to the limited scale of the operation of the proposed Display Home, it is considered that the subject land is capable of accommodating such a use and that it will not have any significant impact on the traffic volumes or traffic management of Curlew Road or Waratah Avenue. It is also not considered to result in any adverse parking implications for other activities on site or in immediate proximity.

Altus Planning

ATRIUM HOMES

An Investment in Quality

MBA MEMBER

HIA MEMBER

21st June, 2022

Joe Algeri
Altus Planning & Appeals

Dear Joe,

Atrium Homes has been operating an approved display home at 6 Colin Street, Dalkeith, for the past 18 months without any problem from the Council or neighbouring property owners.

The home is open from 1.00pm to 5.00pm on Saturday and Sunday. The average visiting groups are 3.9 on Saturdays and 5 on Sundays, spread over 4 hours. There have been no parking or noise problems.

I hope this is of assistance.

Yours faithfully,

Rod Dawes
Sales Manager

THREE GENERATIONS OF ATRIUM HOMES BUILDING EXCELLENCE

9 Willcock Street, Ardross, Western Australia 6153.
Telephone: (08) 6310 8888 Facsimile: (08) 6310 8889 Website: www.atriumhomes.com.au
Atrium Homes (WA) Pty. Ltd. ABN 39 052 422 250 Builders Reg. 13344

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ALTUS PLANNING



Operational Management Plan

Display Home – Webb & Brown-Neaves

Lot 835 (No. 20) Curlew Road, Dalkeith

August 2022

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02 August 2022

Disclaimer

This plan has been prepared by Altus Planning solely for the benefit and use of the client.

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Prepared for:

Webb & Brown-Neaves

Prepared by:

Altus Planning
68 Canning Highway
SOUTH PERTH WA 6151
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contact@altusplan.com.au
www.altusplan.com.au

Document Version Control

Version	Date	Description	Author	Review
1	27/07/22	Initial Draft	CM	JA
2	28/07/22	For discussion at mediation	JA	JA
3	1/08/22	Revisions post mediation	JA	JA

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1.0 Introduction

The purpose of this management plan is to provide guidance and information for the operation of a display home located at Lot 835 (No. 20) Curlew Road, Dalkeith.

Following approval, it envisaged that it will be used as an ongoing tool to ensure the safe and appropriate day-to-day operation of the display home in manner so that it has no adverse impact on any neighbouring property or the amenity of the locality.

2.0 Site Details

The display home is situated on a corner lot with dual frontage to Curlew Road and Waratah Avenue. It measures approximately 1,012m^2 and is located approximately 300m east of the Dalkeith Village shopping centre.

A total of four (4) car parking bays are currently provided within the property boundaries; two (2) within the garage of the dwelling and an additional two (2) on the property driveway on site.

An additional two (2) bays can be provided on the driveway within the extensive street verge (which is 7 metres wide). This effectively brings the total bays available to 6. Access to the car parking bays is via Curlew Road on the western lot boundary.

3.0 Operational Details

3.1 Hours of Operation

Wednesday – 2pm to 5pm; and
Saturday and Sunday – 12pm to 5pm.

3.2 Employees

Number of employees will be limited to one (1) at any given time of operation.

3.3 Signage

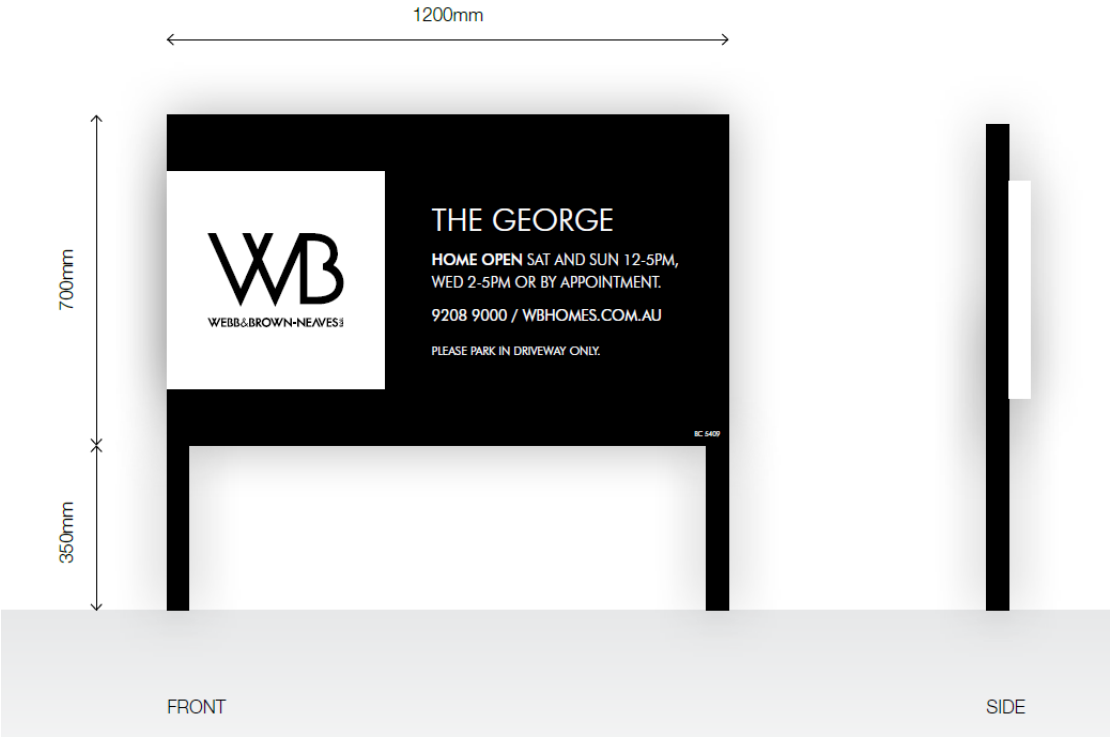
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The dimensions of the sign have been further reduced as per the figure below. It is now no larger than a similar sign for the existing Atrium Homes display home at 6 Colin Street, Dalkeith. The City have advised that they are not aware of any complaints about the sign or any other aspect of the Atrium Display Home.



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The Applicant advises that the experience with other Display Homes is that:

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- Upon approval of the application the Applicant will correspond with all immediate neighbours providing relevant contact details, including after-hours contacts.

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- Where possible, the on-site staff member shall be responsible for intercepting complaints received and handling them at the time of the incident.

5.0 Conclusion

The Applicant is confident that should all measures contained within this operational management plan be implemented through the term of the approval of the Display Home, there will be adequate parking for visitors on site and no adverse amenity impacts for any neighbouring properties or for the broader locality.

Altus Planning

16.13 PD57.08.22 Request to utilise City-owned land for public laneway between Dalkeith Road and Florence Road

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Laneway Map 2. Laneway Scenario 1 3. Laneway Scenario 2 4. Laneway Scenario 3 5. CONFIDENTIAL ATTACHMENT – Draft Dalkeith Road to Stanley Street Laneway Agreement 6. 12.5 metre Truck Sweep Path

Purpose

The purpose of this report is to seek Council approval for a public right-of-carriageway (laneway) connecting Dalkeith Road and Florence Road through the City-owned land at 56 Dalkeith Road, Nedlands. The laneway within 56 Dalkeith Road will remain under the ownership of the City. All drainage and necessary roadworks will be paid for and carried out by a third party subject to the specifications of the City. An Agreement has been drafted by the applicant and is being reviewed by the City's solicitors.

Recommendation

That Council:

1. **consents to a right of carriageway easement across 56 Dalkeith Road, Nedlands as part of a right of carriageway easement between Florence and Dalkeith Roads, Nedlands.**

2. **endorses the Dalkeith Road to Stanley Street Laneway Agreement between the City of Nedlands and Fabcot Pty Ltd.**

3. **authorises the Chief Executive Officer and the Mayor to sign the Dalkeith Road to Stanley Street Laneway Agreement, and any other documents necessary to execute the terms of the Agreement.**

Voting Requirement

Simple Majority.

Background

Development Application and SAT Proceedings

On 29 June 2020 the Metro Inner-North Joint Development Assessment Panel (JDAP) deferred its consideration of the Nedlands Square Development Application (ie: Woolworths Shopping Centre, reference DA19/38512, DAP19/01651) for 90 days for the following reasons:

1. To provide greater certainty on the traffic, transport and access issues;
2. To provide further information on heritage issues; and
3. To address the integration of the project in the Nedlands Town Centre.

The applicant advised on 21 July 2020 that it had sought a review of the application at the State Administrative Tribunal (SAT). The matter has since remained in mediation at the SAT, with mediations occurring several times since mid-October 2020. The next mediation is scheduled for late August 2022.

While the City of Nedlands is not a party to the SAT proceedings, the City undertook further work in order to provide advice back to the parties in respect of:

- The Dalkeith Road to Stanley Street Laneway Network; and
- The urban design treatment of Florence Road between the proposed Woolworths Shopping Centre and approved ALDI development.

The Dalkeith Road to Stanley Street Laneway Network

The proposed laneway network is shown in Figure 1 below and consists of two laneways comprising:

1. Dalkeith Road to Florence Road laneway:
   - Lots 50 and 51 (No. 56) Dalkeith Road. The two parcels of land together form one drainage sump (the sump).
   - Lots 4 and 5 (No. 90 Stirling Highway) owned by ALDI and approved by JDAP for retail (supermarket) and restaurant purposes in mid-November 2018.
2. Florence Road to Stanley Street laneway:
   - This laneway is entirely within private land the subject of the Woolworths development, and forms part of the JDAP application currently at SAT.

Condition 5 of the approved ALDI JDAP approval requires:

> "Prior to occupation of the development, the applicant is to enter into a Deed of Agreement with the City of Nedlands to ensure that, should access be made available to Dalkeith Road in the future, the proposed development is able to facilitate public

through access from Dalkeith Road to Florence Road. The Deed of Agreement is to be prepared at the applicant's cost".



Figure 1: Landholdings involved in the future Dalkeith Road to Stanley Street Laneway

The laneway connection is further identified in the Local Planning Policy - Dalkeith Road to Stanley Street Laneway and Built Form Requirements. It is noted that the policy proposes that the laneway on the Woolworths site is in alignment with the City laneway. However, the proposed Woolworths laneway does not align with the proposed ALDI/sump laneway the subject of this Agreement. The only possible location for a laneway between Dalkeith Road and Florence Road is the location proposed, as all other lots between Florence Road and Dalkeith Road are privately owned. The laneway on the Woolworths site is part of an existing application currently in mediation at SAT.

Stanley Street to Florence Road Laneway

The proposed laneway connecting Stanley Street to Florence Road is located entirely within the property boundaries of the future Woolworths site and is not the subject of this report except in respect of the overall strategic road network linkages. The location of this link is unlikely to change in the course of the Woolworths development.

Florence Road to Dalkeith Road Laneway

This is the section of laneway that is the subject of the Agreement. The laneway between Florence Road and Dalkeith Road will be constructed partly over ALDI's land and partly over the City-owned sump at 56 Dalkeith Road. The laneway would be publicly accessible and assist in diverting vehicle traffic and deliveries in relation to the Woolworths and ALDI developments away from Edward Street.

Original discussions revolved around a cost-sharing agreement between the City and the applicant for Woolworths. However, recently the applicant agreed to bear the full cost of works and carry out the works to the City's specifications and with an overseer appointed by the City (also at the cost of the applicant). The proposed Agreement stipulates:

- The applicant will construct drainage appropriate to replace the City's sump and provide a new laneway over the City's land. Works, such as rainwater pits and underground plumbing, may also be needed within the Dalkeith Road and Florence Road reserves (Detailed designs have not yet been finalised).
- Acoustic treatments, which may include a sound wall, will be installed as part of the laneway works to shield southern properties from future traffic noise.
- The design and works will be undertaken by the applicant and overseen by a superintendent appointed by the City.
- The works will be designed and built to the City's specifications and to the satisfaction of the City.
- The City will tender and appoint a Superintendent to oversee the works on the City's behalf. The applicant will bear the full costs of the Superintendent.

In order to achieve the same level of drainage for a subterranean sump as the current open-air sump, significant works are required within the sump. As of 2020 when the agreement was first proposed, the total works were estimated to cost between $2.9 million and $4.1 million. As per the Agreement, these costs will be borne by the applicant.

Discussion

Traffic Impact to Neighbourhoods

Main Roads has indicated it plans to make the Florence Road and Stirling Highway intersection left in/left out only. Should vehicles (including large delivery trucks) leaving either the ALDI or Woolworths wish to turn right onto Stirling Highway, they will need to reach Dalkeith Road. With the laneway constructed, cars and delivery trucks will be able to use the laneway to reach Dalkeith Road. Without the laneway, the majority of vehicles and delivery trucks will proceed south down Florence Road towards Edward Street and then west to Dalkeith Road or, to a lesser extent, east to Broadway. In effect, without the laneway more traffic will be diverted into residential neighbourhoods than would be the case should the laneway be constructed.

In 2021, the City modelled several traffic scenarios taking into consideration both the ALDI development and the Woolworths development. Excerpts from the relevant scenarios can be seen in Table 1 following:

Table 1: Daily traffic volumes in 2 different scenarios

Road Name	Location	Scenario 2	Scenario 3
Dalkeith Rd	Between Stirling Hwy and ALDI Laneway	6000	6850
Dalkeith Rd	Between ALDI Laneway and Edward St	6000	6650
Florence Rd	Between Stirling Hwy and WW Access 1 (Florence Rd)	3600	2750
Florence Rd	Between WW Access 1 (Florence Rd) and Laneway	3800	3250
Florence Rd	Between WW Laneway and Edward St	4400	3500
Laneway (Aldi)	Between Florence Rd and Aldi Access	2650	1650
Laneway (Aldi)	Between Dalkeith Rd and Aldi Access	0	1750
Edward St	Between Dalkeith Rd and Florence Rd	+ 1500	+ 600
Edward St	Between Florence Rd and Stanley St	+ 400	+ 400
Edward St	Between Stanley St and Webster St	+ 1200	+ 1200

Note: Scenario 2 is **without** laneway across the City's sump.
Scenario 3 is **with** the laneway constructed across the City's sump.

As demonstrated in the above table, the laneway option (Scenario 3) generally reduces traffic down the whole of Florence Road, and significantly reduces traffic along Edward Street. Without the laneway, cars and delivery trucks will need to proceed down to Edward Street and then west in order to reach the Dalkeith Road/Stirling Highway intersection to turn right.

Access for ALDI and Woolworths

Both ALDI and Woolworths (once approved) will be able to operate in the event that the City refuses to consent to the portion of laneway over the sump. ALDI has been approved with a turntable for delivery vehicles that will enable them to enter and exit the site in forward gear. The turntable will not be required if the laneway is constructed. Woolworths will build their portion of laneway, which will allow their vehicle deliveries to enter through Stanley Street and exit onto Florence Road.

Should the City refuse to be party to the Agreement and not allow construction of the laneway over the sump, there will be significant traffic impacts down to Edward Street and through the nearby residential neighbourhoods. Cars and delivery vehicles from the two development sites will mostly proceed toward Edward Street and then to Dalkeith, where they will be able to turn right onto Stirling Highway at the Dalkeith Road/Stirling Highway intersection.

Impact on City infrastructure

In order to construct the laneway, the existing open-air sump at 56 Dalkeith Road must be converted to a subterranean drainage facility. Preliminary design work has been undertaken by the City to demonstrate feasibility. Final designs will be undertaken by the applicant to the City's satisfaction.

The Agreement does not include any changes in land ownership. Both the City's sump and the ALDI land needed to complete the laneway are to have a public right of carriageway easement placed over them. Ongoing maintenance of the City's portion of laneway will be the responsibility of the City as part of general maintenance.

Dogleg arrangement

Some concerns have been expressed that the proposed dogleg arrangement of the laneways will be unsafe. The Woolworths development is still in mediation. The final location of the laneway across the Woolworths site is yet to be determined and will need to be approved in light of the location of the subject laneway being fixed. The City will be recommending that a condition of approval require Woolworths to conduct a Road Safety Review on the operation of the laneways in light of the dogleg arrangement. Detailed study would occur as part of the building permit process, however, officers are confident that a design solution can be found that would demonstrate acceptable levels of safety.

Discussions have suggested that such safety works may include paving treatments, such as raised plateaus, and line marking to Florence Road to delineate a hierarchy of vehicle movement. Kerbing and footpath treatments may also be required. These works would need to demonstrate that the road could facilitate safe movement of cars and large delivery vehicles without running over the kerbs or traffic islands. Any such works would be at the expense of the applicant and to the satisfaction of the City. Such safety works are not the subject of this proposed Agreement.

Interface at Dalkeith Road and proposed laneway

As of the date of this report, no design work has been done on the intersection of the laneway and Dalkeith Road. It is likely that kerbing and the traffic island would need to be modified to allow vehicles to turn right from the laneway onto Dalkeith Road. These works would form part of the Woolworths development and be a condition of approval to be carried out at their costs and to the City's satisfaction.

Based on the Traffic Impact Assessments (TIA) of the two developments, there will be some queuing on Dalkeith Road that will line up past the laneway. However, such queues are only likely to be in existence for short periods of time while vehicles approaching Stirling Highway

wait for a traffic signal change. Further, the TIAs indicate that demand for the laneway will be at its highest during off-peak times at Dalkeith Road.

Consultation

The laneway connecting Florence Road to Stanley Street is entirely within private land and was shown on previous development applications that were advertised for public comment. The laneway network is also the subject of an active development application. Accordingly, there was no need for further consultation on this leg of the laneway.

Administration posted letters to the three residential property owners and residents immediately south of the City's sump at 56 Dalkeith Road. The letters briefly described the proposal and invited the recipients to discuss the proposal with City Officers should they require further details. The submission period took place from 30 May to 13 June 2022 and one submission was received raising the following issues, followed by Administration's response:

1. This proposal seems solely for the benefit of ALDI and Woolworths.

As discussed in the report above, the two developments can operate without the laneway and will increase traffic regardless of whether the laneway is built or not. The laneway will funnel traffic away from Edward Street to the south and reduce the impact to those residential areas.

2. It will be hazardous for large trucks to negotiate the two laneways.

The final location of the Stanley Street to Florence Road laneway has not been determined and is part of a SAT application. A recommended condition of approval on the Woolworths development will be to conduct a Road Safety Review and carry out any works necessary to facilitate vehicle movement and safety. Safety can be facilitated through road modifications such as line marking, signage, pavement treatments, and raising sections of road.

3. There are frequent traffic jams on Dalkeith Road. Traffic backs up across the junction between the laneway and Dalkeith Road during peak hours.

The TIAs for each development indicate the laneway will still be functional even at these peak times.

4. There are a number of large developments proposed nearby, and a lot of high-density areas that could build large developments. Once these are developed it will make traffic along Dalkeith Road even worse, as it will be the only nearby intersection that allows right turns onto Stirling Highway.

This would be true in any scenario. The laneway attempts to alleviate traffic congestion down Florence Road to Edward Street, and for the southern portion of Dalkeith Road.

5. It will be hazardous for pedestrians crossing Dalkeith Road, particularly to the child care centre at the junction of the proposed laneway. This junction will be a dangerous blind spot.

Necessary road works will need to occur to ensure the laneway can operate safely. Any such road works will come out of the detailed design review by the Woolworths proponent and be subject to approval from the City.

6. Noise and pollution from the trucks will severely impact the child care centre at 58 Dalkeith Road and the surrounding properties.

The Agreement includes the provision of suitable acoustic treatments, which may include a sound barrier, to protect the southern properties from traffic noise. Even without the laneway, there will be an increase in cars and delivery vehicles along Dalkeith Road should both developments proceed. These southern properties lie in a transition zone coded R160, between R-AC1 coding to the immediate north and R60 coding a few lots to the south. As development occurs nearby, it is expected that these properties, too, could be redeveloped.

The proposed laneway from Florence Street to Dalkeith Road has been discussed with Councilors at a Concept Forum on 28 July, which raised issues in relation to the traffic modelling used, loading bay locations, right turns into Stanley Street from Stirling Highway and safety and functionality of the dogleg movement across Florence Street.

Additional information will be provided on these matters at the Council meeting, with the following preliminary information provided at this stage:

In relation to the traffic modelling, the animation shown to Councillors does not show movement from each individual site. Local experiences may not be clearly shown via the animation, however, at a macro level the traffic modelling reflects the known current movements and based on assumptions makes predictions of future traffic movements. The purpose of the model is to assist within decision making.

The location of the loading bays will be a matter which the JDAP will need to consider as part of its determination on the Woolworths development application. The current plans show a loading bay of 8.6 metres in length located on Florence Street, and a second loading bay of 5.5 metres in length located within the basement level.

The right turn from Stirling Highway into Stanley Street will be subject to further consideration, which will be presented to Council. Ultimately the JDAP will need to consider this matter as part of their consideration of the Woolworths development application.

Officers are of the opinion that the dogleg movement between the Woolworths site and the proposed laneway from Florence Street to Dalkeith Road can be made safe for the 19 metre delivery trucks to make this movement, through appropriate design which ensures clear sight lines are created and appropriate infrastructure treatments. This is possible given the infrequency of the delivery trucks making the movement, the limit on the movements being made during non-peak times, and the traffic volumes on Florence Road and the laneway.

Officers have sought advice from Woolworths on their willingness to accept a restriction on 12.5 metre delivery trucks being used to service the Woolworths store. Woolworths have also been requested to consider restricting the access along Florence Street from the southern boundary of the Woolworths site to only north bound traffic. This would allow vehicles from the south to access Woolworths via Florence Street but would require them to return via the laneway and Dalkeith Road or via Stanley Street. The position of Woolworths on these matters will be outlined to Council prior to the Council meeting.

Strategic Implications

The development of the Dalkeith Road to Stanley Street Laneway connection is consistent with the City's adopted LPP Dalkeith Road to Stanley Street Laneway and Built Form Requirements.

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

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

Values

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

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

Priority Area Urban form - protecting our quality living environment

Renewal of community infrastructure such as roads, footpaths, community and sports facilities

Budget/Financial Implications

The design, works, and oversight costs will be borne by the applicant as per the Agreement. Additional expenditure for ongoing maintenance and cleaning of the drainage infrastructure over the City's portion of laneway at 56 Dalkeith Road may be $8,000 to $10,000 annually.

The remaining portion of laneway will be maintained by the landowner.

Legislative and Policy Implications

The proposed laneway between Florence Road and Dalkeith Road is consistent with the *Local Planning Policy – Dalkeith Road to Stanley Street Laneway*. A right of carriageway easement may be established under the *Transfer of Land Act 1893*.

Decision Implications

Should Council endorse the recommendation, it will allow the Chief Executive Officer to sign the draft Agreement for the applicant to design and construct the laneway over the City's sump to the specifications of the City. It will also authorise the Chief Executive Officer to sign a right of carriageway easement over the City's land at 56 Dalkeith Road.

Should Council not endorse the recommendation, the Florence Road to Dalkeith Road laneway will not be able to be constructed. ALDI will operate using their approved turntable for delivery vehicles. Woolworths will still have the ability to construct a laneway between Stanley Street and Florence Road over the land they control. The impact to surrounding residential areas is that more traffic and delivery vehicles will proceed down the southern portion of the Florence Road block to reach Dalkeith Road via Edward Street. Edward Street will see higher traffic volumes and delivery vehicle volumes, particularly towards Dalkeith Road, as traffic seeks a way to turn right onto Stirling Highway at the Dalkeith Road intersection.

Conclusion

The ALDI development has already been approved without the laneway, and the proposed Woolworths development can still operate without it. The main purpose of the laneway is to divert cars and heavy trucks away from the southern portions of Florence Road and Dalkeith Road, and off Edward Street to the south. This is seen as in the best interests of the local community.

The laneway can be safely designed and with sufficient drainage to compensate for the removal of the sump. All works on City land will be overseen by a Superintendent on behalf of the City. All works, including the provision of the Superintendent, will be carried out by the applicant.

The other laneway connecting Stanley Street to Florence Road is subject to further consideration, as it forms part of an existing development application currently being mediated through SAT. The City is not agreeing to the location of this laneway at this time.

It is recommended that Council endorse the Agreement and authorise the CEO to sign on behalf of the City.

Further Information

Question
Councillor Mangano – Can the sweep path diagram for 12.5m trucks be provided?

Officer Response
The 12.5 metre length truck sweep paths is shown in Attachment 6. The diagram shows left and right turns into Stanley Street from Stirling Highway, a left turn from Florence Road onto Stirling Highway and a right turn from Dalkeith Road onto Stirling Highway. All of these movements can be made safely subject to appropriate intersection design.

Question
Could ALDI be consulted in regard to the size of trucks using the laneway and any possible impacts on ALDI?

Officer Response
ALDI are fully aware the proposal in relation to the drainage arrangements and the use of the laneway by Woolworths delivery trucks and customers. The most recent sweep paths diagram has been shared with ALDI, as has the officer Council report.

The laneway over the ALDI portion will have an easement to allow for a right of carriageway. Thus the easement will ensure that full public access is maintained over this portion of the laneway, with ALDI to retain ownership of this portion of the laneway. A condition of approval on the ALDI approval requires that ALDI enter into a Deed of Agreement with the City of Nedlands prior to occupation to ensure the development is able to facilitate public access along the laneway (should the laneway be constructed). The Agreement will also require ALDI to maintain the laneway to the satisfaction of the City of Nedlands.

Question
Can LGIS be consulted re risk to the City in approving this laneway? Will Councillors be liable for any incident / accident on the laneway?

Officer Response
LGIS have been advised of the proposal. Section 9.56 of the *Local Government Act 1995* provides protection to elected members and employees of the City who have acted in good faith in the performance of their duties under the Act or under any other written law.

Question
Councillor Bennett – Can administration prepare recommended timetable for delivery trucks etc as part of the approval?

Officer Response
The delivery times for the Woolworths development will be a matter for the JDAP to determine. Any approval will require a Delivery Management Plan which will detail the hours within which delivers to the supermarket are to take place.

Question
Councillor Coghlan – If the laneway is not approved what are the alternative options available to Council?

Officer Response

Based on the traffic modelling, in the event that the laneway to Dalkeith Road is not created, additional traffic will be placed on Florence Road between Stirling Highway and Edward Street, (see Scenario 2 and 3 in Attachments 3 and 4). Additional traffic is also expected on Edward Street. It is open to Council to facilitate this outcome. Officers remain of the view that the better community outcome is the provision of the laneway.

The combination of the ALDI and Woolworths developments with result in additional traffic on Stanley Street, Florence and Dalkeith Roads regardless of the option adopted by Council in terms of the Florence to Dalkeith laneway decision, Edward Street will also carry additional traffic. If Council was to consider any modifications to the local road network in response, careful and detailed consideration should be given to the impacts of any such modifications in terms of the overall traffic movements within the wider area, the urban design implications in terms of permeability, the process to be followed will also need to be explored to ensure that the City's decision is legally safe and the role of the any State Government agency and their approval should be well understood prior to this process commencing.Importantly the basis of the Council decision to make modifications to the local road network would need to clearly articulated and consistent with sound traffic management, urban design and town planning principles.

Question

Councillor Mangano – Drainage info - will the sump be ducted and how much will it cost? Who will pay for this?

Officer Response

The design, works, and oversight costs will be borne by the applicant as per the Agreement. Additional expenditure for ongoing maintenance and cleaning of the drainage infrastructure over the City's portion of laneway at 56 Dalkeith Road may be $8,000 to $10,000 annually, payable by the City. The City will seek to improve the design to lower maintenance costs as the design process progresses. The annual cleaning out of the drainage facility will result in the closure of the laneway for a short period of time (potentially two half days annually), both ALDI and Woolworths are aware of this. The drainage facility is being designed to ensure that the closure of Dalkeith and Florence Road will not be required during the cleaning progress.



LOCALITY PLAN
SCALE 1:1000

LEGEND

(EXISTING)

ROAD
BANK
FENCE
CONTOUR 99.99

(PROPOSED)

STAGE BOUNDARY
KERB
FOOTPATH
EDGE OF SEAL
ASPHALT

GENERAL NOTES

1. ALL DIMENSIONS IN METRES U.N.O
2. ALL DETAIL DIMENSIONS IN MILLIMETRES U.N.O

CONSTRUCTION NOTES:

1. TOP SOIL IS TO BE STOCK PILED ON SITE AND RESPREAD AROUND THE VERGES ON COMPLETION OF LANEWAY CONSTRUCTION
2. CONTRACTOR TO MAINTAIN ACCESS TO EXISTING LOTS AT ALL TIMES DURING CONSTRUCTION
3. PROVIDE STREET NAME SIGNS TO ALL INTERSECTIONS TO LOCAL AUTHORITY STANDARDS.

SERVICES AND RESTORATION:

1. EXISTING SERVICES MARKED ON THIS DRAWING ARE APPROXIMATE FROM DIAL BEFORE YOU DIG AND WATER CORPORATION ESINET DATA AND ARE UNCONFIRMED.
2. THE CONTRACTOR SHALL BE SOLELY AND ENTIRELY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES WITHIN AND ADJOINING THE SITE WHICH ARE OR MAY BE INTERFERED WITH DURING THE PROPOSED WORKS.
3. THE CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO DETERMINE AND CONFIRM THE LOCATIONS AND LEVEL OF ANY AND ALL UNDERGROUND SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ORDER TO DETERMINE IF CLASHES WITH THE PROPOSED WORKS WILL OCCUR. DIAL 1100.
4. THE INVESTIGATION OF THE EXISTING SERVICES SHALL BE COMPLETED IN A TIMELY MANNER SUCH THAT THE PROGRAM OF THE WORKS IS NOT DELAYED SHOULD A CLASH OCCUR.
5. IF THERE ARE CLASHES WITH PROPOSED SERVICES THEN THE SUPERINTENDENT SHALL BE IMMEDIATELY NOTIFIED SO THAT A COURSE OF ACTION CAN BE DETERMINED WITH THE CONTRACTOR AND THE RELEVANT SERVICE AUTHORITIES.
6. IF THE CONTRACTOR DOES NOT FOLLOW THIS PROCESS THEN NO EXTENSION OF TIMES WILL BE GRANTED FOR ANY DELAYS RISING OUT OF THE CLASH.

SITE CLEARING:

1. CLEAR LANEWAYS AND SERVICE ALIGNMENTS AS REQUIRED. ALL VEGETATION LOCATED OUTSIDE THESE ZONES SHALL BE PROTECTED.

LIST OF DRAWINGS

16434-CI-G01	LOCALITY PLAN
16434-CI-D01	DRAINAGE LAYOUT PLAN SHEET 1 OF 2
16434-CI-D02	DRAINAGE LAYOUT PLAN SHEET 2 OF 2
16434-CI-D03	DRAINAGE CATCHMENT PLAN
16434-CI-R06	LANEWAY 01 LAYOUT PLAN
16434-CI-R07	LANEWAY 02 LAYOUT PLAN
16434-CI-R08	ROAD AND DRAINAGE DETAILS

PRELIMINARY

DIAL BEFORE YOU DIG www.1100.com.au

20 0 20 40 60 Metres
SCALE 1:1000

REVISION	DESCRIPTION	DESIGN	DRAWN	CHECKED	DATE
A	INITIAL DRAWING	RS	GVD	MF	18/09/2020

SURVEY METADATA
HORIZONTAL :
VERTICAL :
DATE OF CAPTURE :
WAPC REFERENCE :

COPYRIGHT OF ALL THIS DRAWING IS RESERVED BY THE CONSULTANT. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWING OR DRAWINGS RELATING TO THE PROJECT FOR ACCURATE COORDINATION OF SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CHECKING ALL DIMENSIONS BEFORE PREPARATION OF WORKING DRAWINGS OR COMMENCEMENT OF WORK. THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND SHALL BE RETURNED UPON REQUEST.

McDowall Affleck
CONSULTING ENGINEERS | PROJECT MANGERS
Responsive. Reliable. Results.

CLIENT : City of Nedlands

PROJECT : PROPOSED LANEWAY
DALKEITH ROAD TO STANLEY STREET
NEDLANDS

TITLE : GENERAL ARRANGEMENT
LOCALITY PLAN

SHEET SIZE : A1

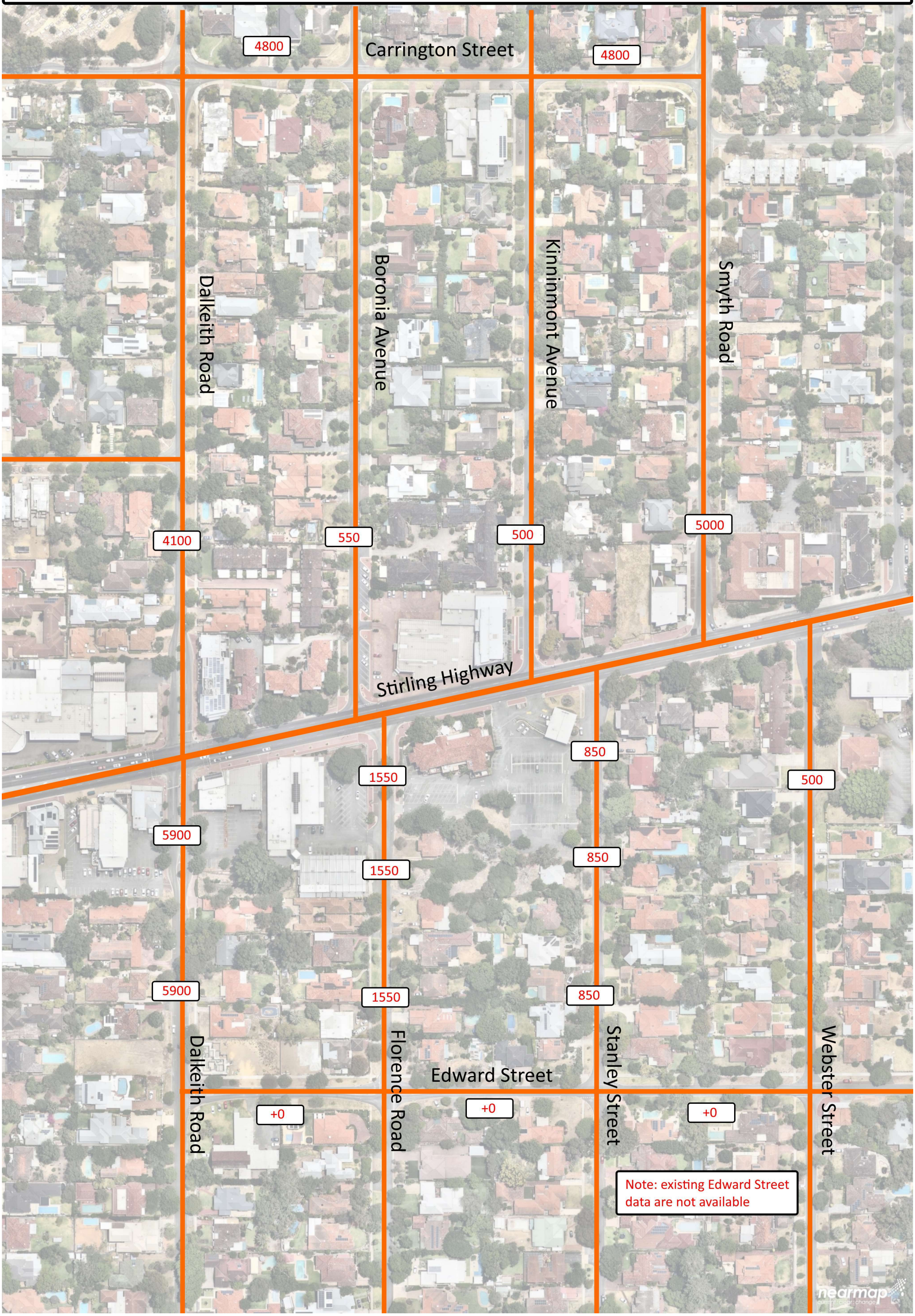
SCALE : 1:1000

DRAWING NUMBER : 16434-CI-G01

REVISION : A

Scenario 1 - Existing Condition Without Development

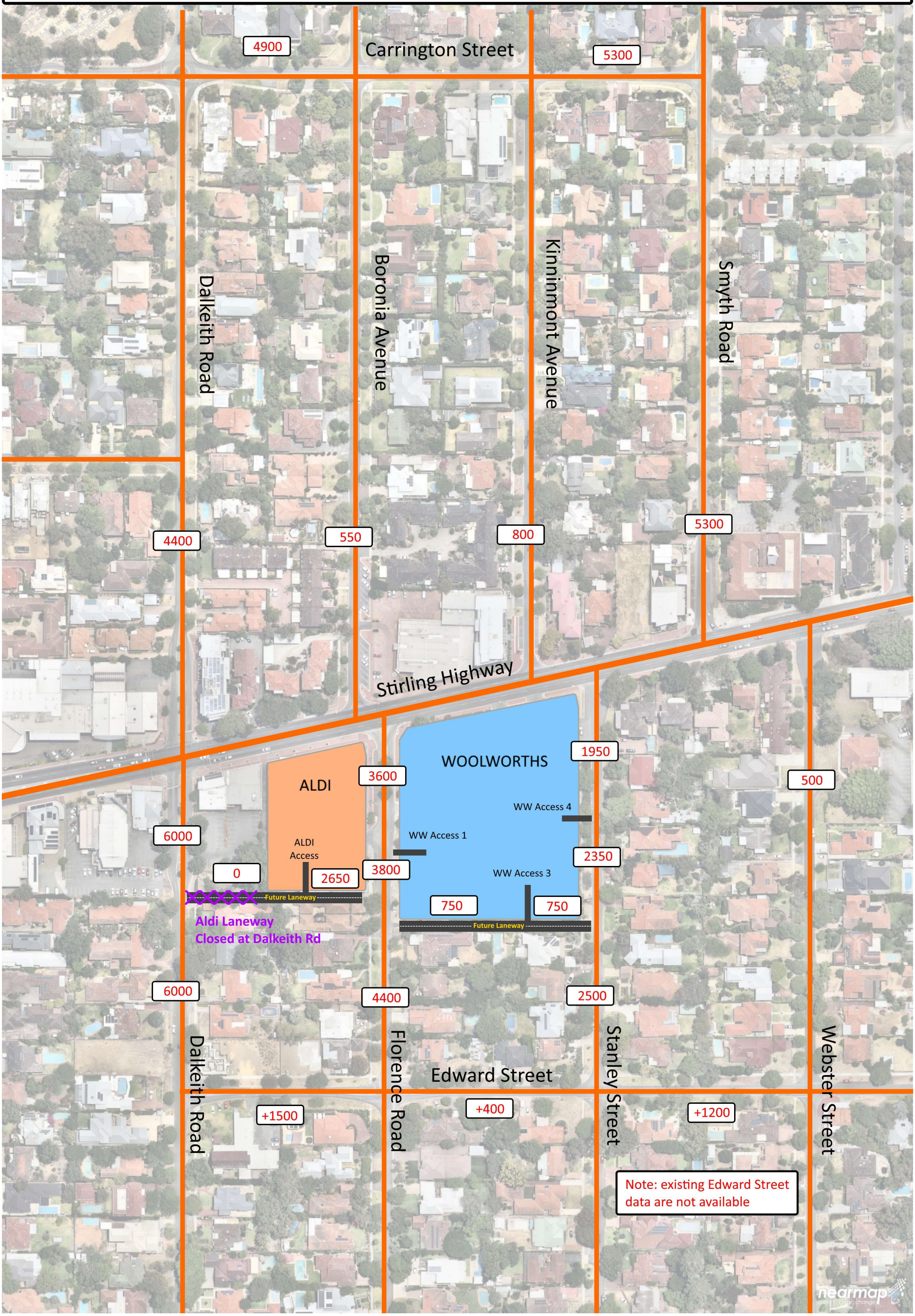
Two-Way Daily Traffic Volumes



Scenario 2 - With Development

WW Laneway + ALDI Laneway to Florence Rd Only

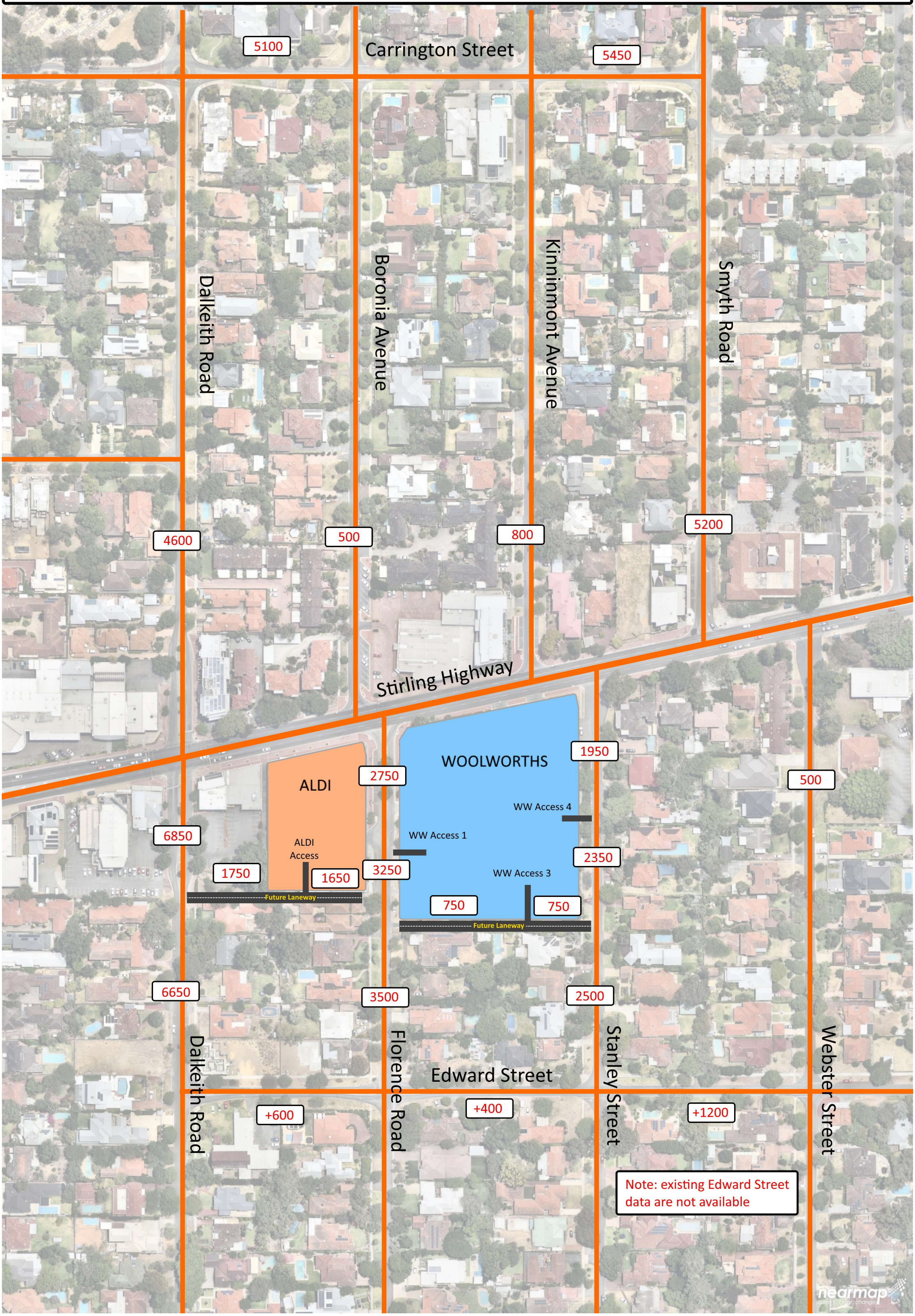
Two-Way Daily Traffic Volumes

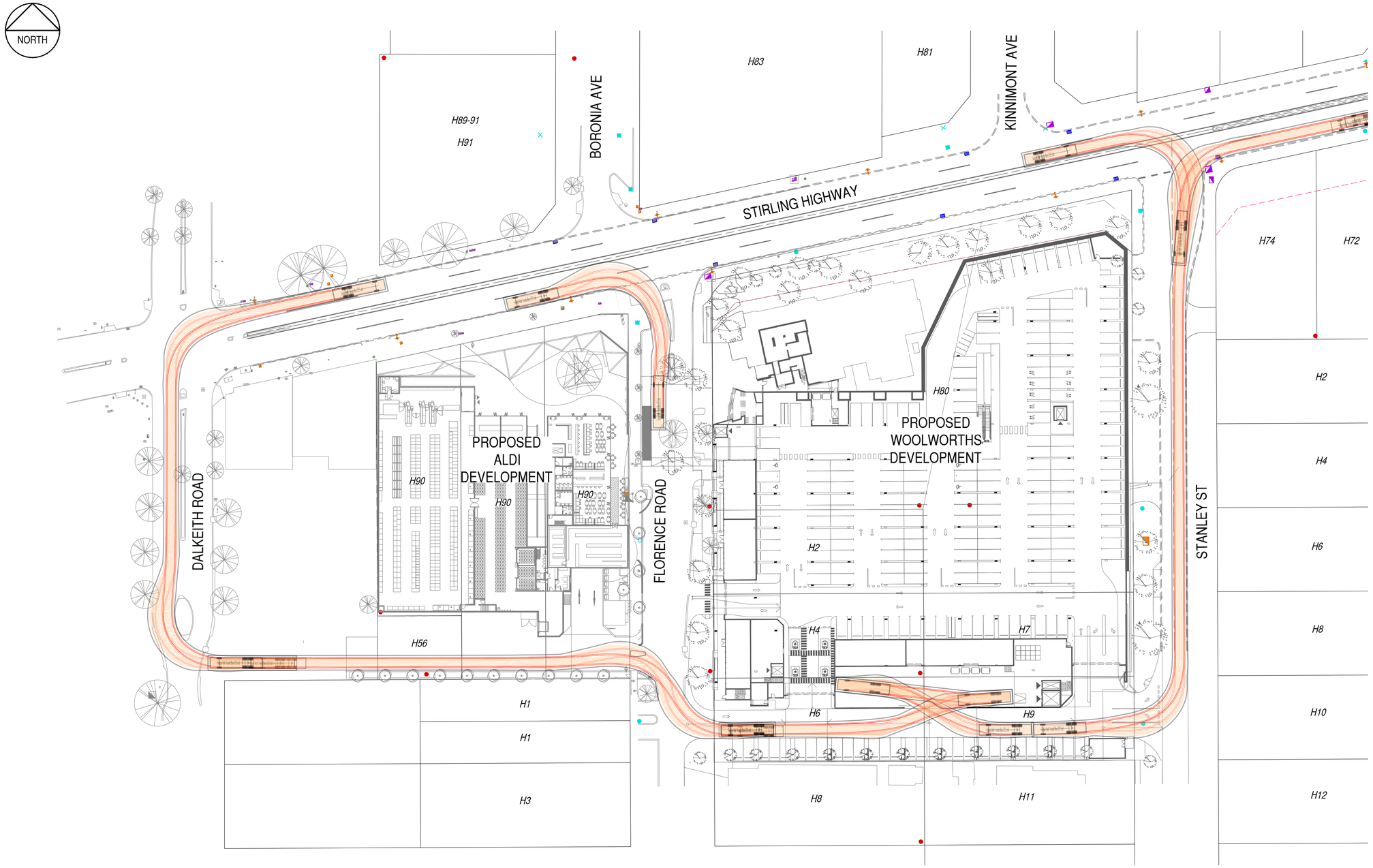


Scenario 3 - With Development

WW Laneway + ALDI Laneway to Florence Rd & Dalkeith Road

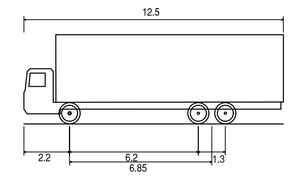
Two-Way Daily Traffic Volumes





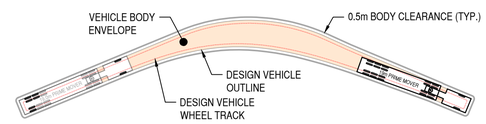
NOTE

PROPOSED DEVELOPMENT AND INTERSECTION LAYOUTS ARE INDICATIVE ONLY AND SUBJECT TO CHANGE



SINGLE UNIT TRUCK/BUS (12.5 m)

Overall Length	12.500m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.490m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	12.500m



TURNING TEMPLATE DIAGRAM

PRODUCED BY TRANSOFT AUTOTURN

SCALE 1:500 0m 10m 20m

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The Essential First Step.

REV	DATE	DESCRIPTION	BY	CHKR
B	16/08/22	STANLEY STREET LEFT-IN INCLUDED	DL	JDP
A	15/08/22	INITIAL ISSUE	DL	JDP

pritchard francis
civil and structural engineering consultants

430 Roberts Road
Subiaco WA 6008
PO Box 2150
Subiaco WA 6904
Telephone: (08) 9382 5111
admin@pfeng.com.au

DRAWING STATUS: NOT FOR CONSTRUCTION

DATE: AUGUST 2022 | GRID: PCG94 | DATUM: AHD

DESIGNED: JDP | DRAWN: DL | CHECKED: JDP | APPROVED: JDP .... / ....

W.A.P.C.: N/A | SCALE U.N.O.: 1:500 @

CLIENT & JOB: FABCOT PTY LTD WOOLWORTHS NEDLANDS

TITLE: FLORENCE AND STANLEY ST INTERSECTION DESIGN TURNING TEMPLATES - 12.5m RIGID TRUCK

SHEET SIZE: A1 | DRG No.: 20111-C9-SK-09 | REVISION: B

17. Divisional Reports – Technical Services Report No's TS16.08.22 to TS17.08.22

17.1 TS16.08.22 Refusal of Vehicle Crossover Application, 41 Hillway, Nedlands – Disposal of Objection to Decision

Meeting & Date	Council Meeting – 23 August 2022
Applicant	H H Meeves
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants.
Report Author	Andrew Dickson – Manager Parks Services
Director	Andrew Melville – Acting Director Technical Services
Attachments	1. Application Covering Letter and Plans 2. Street Tree Image 3. Streetscape Images 4. Objection Submission from Property Owner

Purpose

The purpose of this report is for Council to consider an objection to the Administration's decision to refuse a vehicle crossover application. The applicable legislation allows for an affected person to object to the Administration's decision and have the matter considered by Council.

Recommendation

That Council dismiss the objection and refuse the vehicle crossover application for 41 (Strata Lot 4) Hillway, Nedlands and accompanying plans date stamped 10 February 2022 for the following reasons:

1. **Relocation of the crossover from Bruce Street to Hillway as proposed would detract from the local amenity as it requires the removal of a street tree that would adversely impact on the streetscape; and**

2. **The proposal is contrary to Council's Street Trees Policy which –**

   a. **requires development plans to be adjusted to accommodate established street trees;**

   b. **prioritises tree retention on nature strips adjoining development sites;**

   c. **will only consider street tree removal when no other practicable design alternative exists; and**

Voting Requirement

Simple Majority.

Background

The property located at 41 (Strata Lot 4) Hillway, Nedlands (the Property) is a corner lot with frontage to Bruce Street and Hillway. Vehicle access to the Property is from a crossover located on Bruce Street which is setback approximately 10m from the tangent point of the street corner. The existing crossover meets the Australian Standard for off-street car parking.

The subject vehicle crossover application accompanies development application DA22-74177, received on 10 February 2022 pertaining to the Property. The development application proposes alterations to a single house including reconfiguration of internal parking and driveway access. The accompanying vehicle crossover application proposes:

- Removal of the existing crossover from Bruce Street with reinstatement of the nature strip inclusive of installation of a new 'mature' street tree.
- Relocating vehicle access to Hillway with construction of a new crossover proposed to be 4.0 metres in width.
- The removal of one (1) street tree on Hillway to facilitate the new crossover.
- The applicant has committed via email correspondence on 5 April 2022 to plant two (2) new 'mature' street trees as replacement for the one (1) proposed removed street tree.

The Bruce Street and Hillway nature strips adjacent to the Property accommodate a total of six (6) Queensland Box street trees. The tree proposed to be removed is the northernmost of the three (3) street trees on Hillway adjacent to the Property. An image of the tree is provided in Attachment 2.

Discussion

Existing Development Approval

Development application DA21/65385 relating to the Property was approved on 29 September 2021. This development approval remains current and proposes an alternative design which does not require relocation of the existing crossover. Consequentially, no vehicle crossover application or requirement to remove a street tree is associated with this existing development approval.

Street Trees Council Policy

Council's Street Trees Policy does not authorise the removal of street trees associated with development proposals where practicable design alternatives exist. Street tree removal can only be authorised where, following consultation with the City, it is not considered reasonable or practicable to redesign or amend the development proposal to enable the retention of the street tree.

Street Tree Assessment

The City has completed a preliminary assessment of the street tree and identified that it:

- is a mature Queensland Brush Box tree approximately 6m in height.
- is in good condition and has a life expectancy of up to 40 years.
- has good prospects of enduring through and beyond the building activities.

Streetscape Considerations

The tree is part of an avenue of Queensland Box trees on Hillway. It contributes to a consistent and better than average avenue of Box trees of which few remain throughout the City at this level of preservation. Please refer to Attachment 3 for images of the streetscape.

Consultation

No community consultation was undertaken as vehicle crossover applications are not required to be advertised.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

Local Government (Uniform Local Provisions) Regulations 1996 – Regulation 23(b) Objections and review.

Part 9 Division 1 of the Act applies to a decision of a local government made upon an application under regulation 12 or a decision by the Commissioner of Main Roads under regulation 14(2) relating to the application.

Local Government Act 1995 – Sections 9.6(1) and 9.6(4) Dealing with objection.

The objection is to be dealt with by the council of the local government or by a committee authorised by the council to deal with it.

Council may dispose of the objection by determining to –

(a) dismiss the objection, or
(b) vary the decision objected to, or
(c) revoke the decision objected to, with or without –

    (i) substituting for it another decision; or
    (ii) referring the matter, with or without directions, for another decision by a committee or person whose function it is to make such a decision.

Decision Implications

If Council resolves to dismiss the objection and refuse the vehicle crossover application, the applicant will have a right of review to the State Administrative Tribunal.
If Council resolves instead to approve the vehicle crossover application, the street tree will be removed enabling the crossover to be installed, and the City will require that the applicant plant two (2) new 'mature' street trees in an alternative location to replace the tree that has been removed.

Conclusion

The proposal associated with the Property has been assessed and does not satisfy the provisions of Council's Street Trees Policy. The Administration has refused the vehicle crossover application on the basis it proposes removal of a street tree where reasonable and practicable design alternatives exist which would result in its retention. The Property owner has objected to this decision.

Council is required to consider the objection. It is recommended that the objection be dismissed, and that Council refuse the vehicle crossover application as the removal of the street tree does not align with Council Policy as its removal would have an adverse impact on the streetscape, amenity of the area, and the environment, as the street tree contributes to the established character of the area. The current vehicle access arrangement is safe and functional, and relocation of the crossover is considered unnecessary.

Further Information

Nil.

bauhaustransfer

City of Nedlands
71 Stirling Highway
Nedlands WA 6008

09th February 2022

RE: 41 Hillway Driveway Relocation

To whom it may concern.

We would like to apply for the relocation of the driveway and cross over of 41 Hillway (Lot 2 SP5901) from its current position on Bruce Street to a new position on Hillway. (Please refer to the attached plans for location.)

The reasons for the application to relocate the cross over and driveway are:

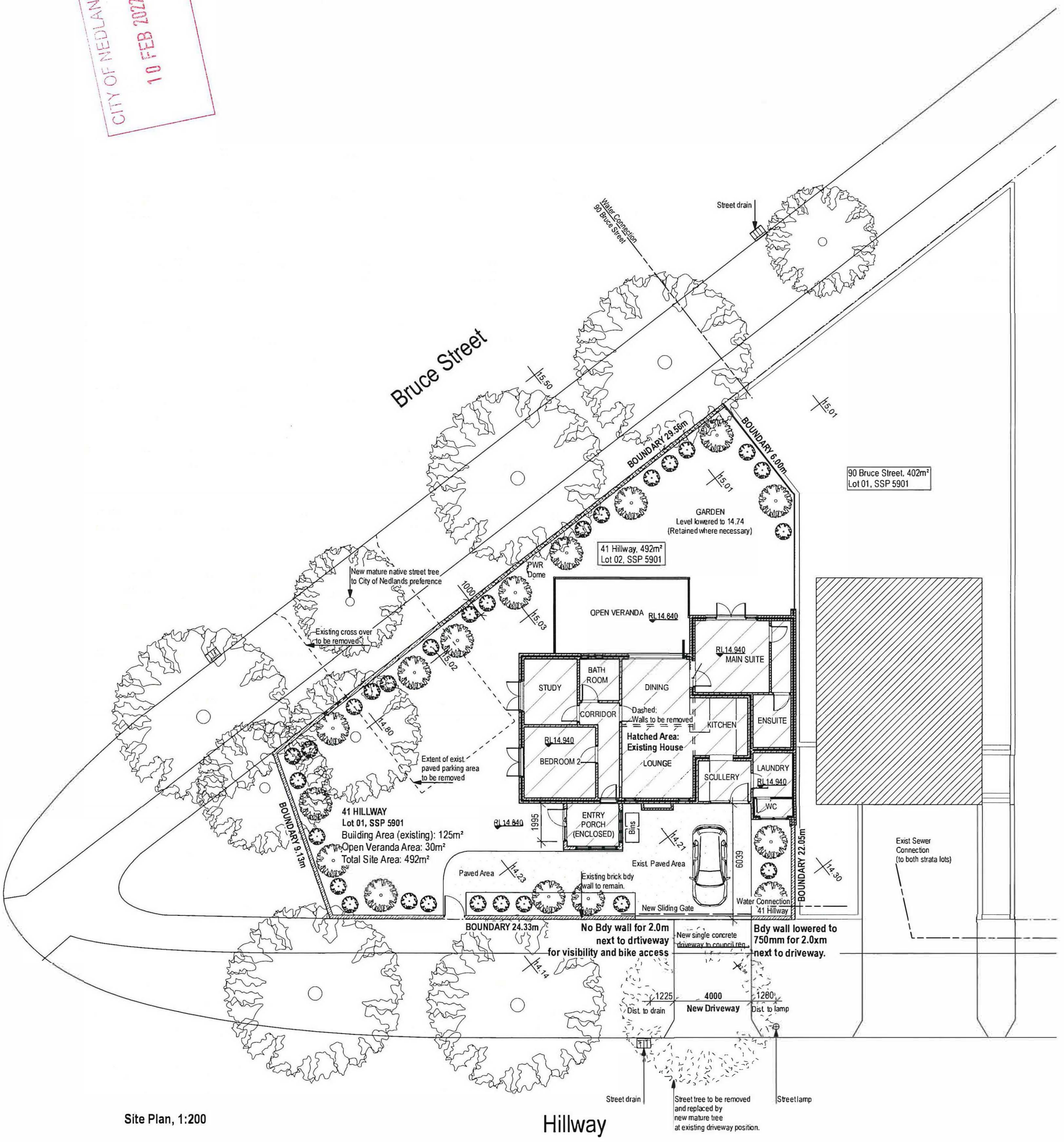
- The current driveway is not providing a safe exit from the property. Bruce Street is a rather busy road and vehicles are often quite fast. The owners have experienced a number of dangerous incidents.
- The close proximity to the Bruce St. / Hillway intersection is making the current location more difficult and dangerous than necessary.
- The Bruce St. / Hillway intersection is easier observed from the proposed new Hillway cross over.
- The dog-leg in the footpath from the intersection Bruce St / Hillway towards the existing driveway is making it difficult to see pedestrians.
- The location of the parking area is in a very disadvantageous area for the open space of the property.
- The vehicle entry to the property would be on Hillway, where the letterbox and pedestrian entry are located. The entry from Bruce Street creates confusion with visitors, postal services and couriers.
- A continuous boundary wall on Bruce Street would create a more effective noise barrier towards Bruce Street. Due to the topography and traffic the road noise is very prominent.
- A double driveway is not required and all city infrastructure (drain ad lamp) would remain unaffected by the relocation.

We are aware, that the relocation would require the removal of a street tree (Box Tree). We are suggesting to replace the street tree with a new mature tree in the location of the removed cross over on Bruce Street.

We think, that the benefits of the relocation of the cross over are outweighing the replacement of the tree. If there are any further questions or a site meeting would be of help, please do not hesitate to contact me.

CITY OF NEDLANDS
10 FEB 2022

CITY OF NEDLANDS
10 FEB 2022



Site Plan, 1:200

Hillway

	General		Project		Drawing	
bauhaustransfer	Date:		Name:	41 HILLWAY DRIVEWAY	Title:	SITE PLAN, DRIVEWAY RELOC.
	Author:		Number:	41HILL	Scale:	1:200
			Suburb:	NEDLANDS 6009 WA	Dwg No.:	DA01
			Street:	41 HILLWAY	Revision:	01
	Owner:		Lot:	LOT 2, SP 5901, area 492m²	Drawn by:	HHM

north

CITY OF NEDLANDS
10 FEB 2022

Bruce Street

BOUNDARY 29.56m

BOUNDARY 6.00m

15.01

GARDEN
Level lowered to 14.74
(Retained where necessary)

PWR Dome

1000

15.03

15.02

New mature native street tree
(Species to City's' preference)

Existing cross over to be removed
Verge to be re-instated.

14.80

Existing paved parking
area to be removed

OPEN VERANDA
RL14.840

RL14.940
MAIN SUITE

BATH
ROOM

STUDY

DINING

CORRIDOR

Dashed:
Walls to be removed

KITCHEN

ENSUITE

Hatched Area:
Existing House

RL14.940

BEDROOM 2

LOUNGE

Close
opening

SCULLERY

LAUNDRY

RL14.940

WC

BOUNDARY 9.13m

41 HILLWAY
Lot 01, SSP 5901
Building Area (existing): 125m²
Open Veranda Area: 30m²
Total Site Area: 492m²

RL14.840

1995

ENTRY
PORCH
(ENCLOSED)

Bins

Bicycle
parking

14.21

Exist. Paved Area

6039

Paved Area

14.23

Existing brick bdy
wall to remain.

Extra width of gate to allow easy
bicycle and pedestrian access.
Gate is visually permeable to
allow for good vision when not
fully opened to exit with vehicles.

Water Connection
41 Hillway

BOUNDARY 22.05m

New Sliding Gate (visually permeable)

BOUNDARY 24.33m

No Bdy wall for 2.0m
next to drtiveway for
visibility and bike access

6000 (Gate)

Bdy wall lowered to
750mm for 2.0m
next to driveway.
Vis. permeable fence on top

14.14

New single concrete
driveway to council req.

12.28

1225
Dist. to drain

4000
New Driveway

1280
Dist. to lamp

Street lamp

Street drain

Street tree to be removed
and replaced by
new mature tree
at existing driveway position.

Floor Plan, 1:100

Hillway

	General		Project		Drawing	
bauhaustransfer	Date:		Name:	41 HILLWAY DRIVEWAY	Title:	FLOOR PLAN, DRIVEWAY RELOC.
	Author:		Number:	41HILL	Scale:	1:100
			Suburb:	NEDLANDS 6009 WA	Dwg No.:	DA02
			Street:	41 HILLWAY	Revision:	01
	Owner:		Lot:	LOT 2, SP 5901, area 490m²	Drawn by:	HHM

north







Objection: Vehicle crossover application – 41 (S/Lot 4, S/P 5901) Hillway, Nedlands.

Attachment 1

Considerations that lessen the impact of tree removal

- ***Eight council trees at 41 Hillway.*** For context, the tree we are requesting to remove in order to better re-site the driveway crossover is one of **eight** council trees on 41 Hillway.

- ***Owners of 41 Hillway maintain sizeable Council verge.*** 41 Hillway is a corner block that has frontage to Hillway and Bruce St.

- The owners of 41 Hillway maintain in good order:
  1. Approx. 36m of Hillway Council verge;
  2. Approx. 42m of Bruce St Council verge;
  3. A further approx. 28m of Council lawn on the corner.

- ***Additional large tree.*** In addition to Council trees the owners of 41 Hillway maintain a 10m high Liquid Amber tree for the purposes of maintaining a lush tree canopy in the area.

- The Liquid Amber is sited on the block in a way that it has street presence on Hillway and Bruce St, and is a significant tree in the area.

- ***Replacement tree.*** The proposed removed tree would be replaced by a tree on Bruce Street where the current crossover now is.

- ***Good tree canopy.*** While it is regrettable to remove a mature tree there is significant mature tree canopy on the corner of Hillway and Bruce Street

- ***Queensland Box Tree.*** The tree being removed is a Queensland box tree. Residents widely regarded the Queensland box tree as a nuisance tree to maintain due to prolific leaf litter and constant shedding of small nuts.

Reasons to re-site the driveway from Bruce Street to Hillway

- ***Danger on backing out on Bruce Street.*** The current driveway crossover on Bruce Street is in the middle of a straight stretch of road between the roundabout with Melvista Ave and the elbow of Birdwood Pde (and Birdwood Park). We regularly have high-powered cars hitting significant speeds on this stretch.

- ***Street address confusion.*** With the current driveway on Bruce Street, street presence is currently orientated to Bruce Street. As a result couriers (and Uber drivers/taxis) find it difficult to find 41 Hillway and often drop off packages at neighbours properties.

- ***Flood*** **protection.** The heavy downpour in 2021 saw 41 Hillway flood to approximately 50 cm of water due to rain sheeting off the Nedlands croquet club and tennis club and overwhelming the drains of and curbs of Bruce Street. We are looking to fence the Bruce Street side of the property in a way that flooding risk in extreme weather events is removed.

- ***Efficient property flow***. The proposed Hillway driveway would allow connection between parked cars and the house, making easy access to the kitchen. In general the current driveway is poorly sited for property flow. It blocks the front and side parts of the block.

- ***Inconsistent Council approval***. We are frustrated that our neighbours at 90 Bruce Street are able to have a Hillway driveway, and at this point we as Hillway residents we are not able to.

17.2 TS17.08.22 Adoption of Asset Management Plan 2023-2025

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Renier De Beer – Acting Assets Coordinator
Director/CEO	Andrew Melville – Acting Director Technical Services
Attachments	1. Nedlands AMP - Buildings 2. Nedlands AMP - Drainage 3. Nedlands AMP - Parks 4. Nedlands AMP - Paths 5. Nedlands AMP - Roads

Purpose

The purpose of the report is for Council to receive the Asset Management Plans 2023 – 2025 (AMP).

Recommendation

Council:

1. **receive the Asset Management Plans 2023 – 2025 (AMP); and**

2. **requests that the Administration provide an annual presentation to Councillors which provides an update on the state of the City's Assets.**

Voting Requirement

Simple Majority.

Background

The Local Government Act 1995 requires all local governments to develop future planning objectives and methodologies. These integrate corporate business planning and objectives, which include matters relating to resources, such as asset management, workforce planning, and long-term financial planning.

Asset management rules and guidelines have been developed by the Department of Local Government, Sport, and Cultural Industries (DLGSCI) which describe asset management being critical to meeting local government strategic goals within an Integrated Planning and Reporting approach.

Asset Management Policies, Strategies and Plans are informed by, and in turn inform, community aspirations and service requirements in the Strategic Community Plan.

This City currently does not have any adopted Asset Management Plans which would provide strategic and operational objectives to effectively manage the organisation's asset portfolio.

Council, in September 2021 (item 13.8) adopted the CEO KPI's, where Council directed the CEO to develop Asset Management Plans for significant and critical asset classes including the identification of:

- Asset Consumption Ratio
- Asset Sustainability Ratio
- Asset Renewal Funding Ratio

The Asset Management Plans will inform Councillors of the current state of our assets and assist Councillors in determining affordable, realistic, and achievable priorities, while sustainably managing the City's assets.

By making certain that Asset Management Plans are monitored and outcomes reported to the community, Council ensures that it is making progress towards meeting long term community needs.

It was resolved that Council will be required to adopt the final Asset Management Plans. In response, the CEO provides Asset Management Plans across each of the City's primary asset classes (Buildings, Drainage, Parks, Paths, Roads). Their adoption will ensure the City's alignment with the requirements of the Local Government Act 1995 and the City's Corporate Business Planning requirements.

At the ordinary Council Meeting held on Tuesday 26 July, Council considered the draft Asset Management Plans where a decision was made to defer their consideration to the August round of meetings. This was to enable the Administration to make some modifications to the Plans, where data tables are included to provide Council with an understanding of the of the financial gap that exists between the quantity of asset renewal needed, and the asset renewal that the City is currently able to deliver. The Plans presented with this report now contains that information.

Discussion

The Administration has engaged and worked closely with an external consultant (Talis) to develop Asset Management Plans across each of the City's primary asset classes (Buildings, Drainage, Parks, Paths, Roads).

The Asset Management Plans highlight some key elements and concerns regarding the management of the City's asset portfolio which are sumarised as follows:

- There is a significant increase in asset portfolio value compared to previous financial years likely caused by undervaluing of assets in previous years,
- There are identified funding gaps that exist between current and required expenditure to meet asset renewal needs
- There is a considerable backlog of assets which require intervention, likely caused by delayed renewal of the assets when intervention was historically required
- The overall condition of assets has substantially deteriorated over time and adopted useful lives have been historically overestimated; and
- The absence of several strategic and guiding documents that would provide direction for each asset class including an Integrated Transport Strategy, Building Strategy, Path Network Strategy, Data Management Plans, etc.

To manage the key elements and concerns within the Asset Management Plans, possible approaches are as follows:

- Increase the funding / expenditure for asset renewal, ensuring that the assets remain within appropriate serviceable levels,
- To reduce levels of service (technical and customer) to sustainable levels
- Review and rationalisation of the City's asset portfolio, to ensure sustainable and effective provision of services

The Administration has noted the above elements that will require action, and will be presented to Council in due course for consideration. It is noted that the Asset Management Plans have identified several areas of improvement that will require strategic decisions in the next three years to further develop the City's long-term sustainably, and management of the City's asset portfolio.

The Asset Management Plans are live documents and will be continually reviewed and updated on a regular basis as new data, knowledge and information is discovered, works are completed, and strategic decisions are made.

It is proposed that the Asset Management Plans will be updated and reviewed frequently on an ongoing basis as new information is received. The Administration expects that going forward the Councillors will receive an annual presentation through a Concept Forum, on the current state of the City's Assets.

Consultation

Consultation with stakeholders was conducted and feedback sought to ensure that objectives within the Asset Management Plans reflect the current status quo, are consistent and achievable, which included but is not limited to:

- Elected Members of Council
- Directors and Managers
- External Consultants

- Other Local Governments

Strategic Implications

WA Local Governments are required to align strategic planning objectives and processes with the Integrated Planning and Reporting (IPR) Framework of the Department of Local Government, Sport, and Cultural Industries (DLGSCI).

The framework provided by the IPR sets out, amongst other things, a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset Management Plans that are aligned, consistent, and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents as shown in the figure below and principally include:

- The Strategic Community Plan
- The Corporate Business Plan
- The Long-Term Financial Plan
- The Annual Budget
- Asset Management Plans
- Other strategic planning documents



Figure 3. DLGSCI Integrated Planning and Reporting (IPR) Framework

The Asset Management Plans interlink and inform the strategic objectives and priorities of the Strategic Community Plan and vice versa, ensuring that proposed objectives are alignment.

Budget/Financial Implications

The key financial elements and concerns regarding the City's asset portfolio are sumarised as follows:

- The City's asset portfolio is in an overall Average condition and a considerable backlog of assets which require intervention exists, likely caused by delayed renewal of the assets when intervention was historically required.
- The backlog of works required is still being quantified and the Administration will continue to work with Council on the best approach to manage this through the Long-Term Financial Plan and Annual Budget processes.
- Historical capital expenditure (including new assets and renewal) has been approximately $7M over the last five years.
- The average annual unconstrained asset renewal investment need across the asset portfolio is approximately $11.5M (noting this excludes the Building Asset class due to limited valuation information which will be updated following the 30 June 2022 valuation and condition assessment).
- Given the City's current trajectory it is forecasted that the asset management ratios will continue to change as follows:

    - Sustainability Ratio (indicates whether a local government is replacing or renewing existing non-financial assets at the same rate that its overall asset stock is wearing out)
        - Will decrease, indicating that the required expenditure on renewal or replacement of assets has not occurred at minimum acceptable levels to maintain the longevity of the assets
    - Consumption Ratio (measures the extent to which depreciable assets have been consumed by comparing their depreciated replacement cost to their current replacement cost)
        - Will decrease, indicating that the assets have not been renewed at the optimal time
    - Renewal Ratio (measure of the ability of a local government to fund its projected asset renewal / replacements in the future)
        - Will decrease as the City is likely unable to fund the capital expenditure required to renew or replace assets based on current levels of service into the future

The Administration will continue to work with Council to determine and set appropriate service levels that are sustainable and meet the City and community needs and objectives.

Legislative and Policy Implications

The recommendations and suggested actions in the Asset Management Plans are in alignment with the Local Government Act's requirements for Corporate Business Planning including establishment and consistent evaluation of strategic documentation. The Plans also align with the Integrated Planning & Reporting Framework.

Meeting these requirements will assist the City to manage and administer our assets effectively and efficiently.

Decision Implications

The Officer recommendation is for Council to receive the Asset Management Plans 2023 – 2025 to ensure the City is brought into alignment with; the Local Government Act, Regulations, and the Integrated Planning and Reporting (IPR) Framework by Department of Local Government, Sport, and Cultural Industries.

The impact on the community with the receipt of the asset management plans is yet to be quantified as service levels have not been established and adopted. The Administration will continue to work with Council to determine and set appropriate service levels that are sustainable and meet the City and community needs and objectives. The receipt of the Asset Management Plans 2023 – 2025 demonstrates Council's support for and collaboration with Administration to sustainably manage the City's asset portfolio.

Conclusion

Council has directed the CEO to execute and deliver Asset Management Plans across each of the City's primary asset classes (Buildings, Drainage Parks, Paths, Roads) as a Key Performance Indicator. The Administration has reviewed the outcomes and developed Asset Management Plans to be received by Council.

It is noted the Asset Management Plans have several areas of improvement and strategic decisions over the next three years to further develop the City's long-term sustainably and management of the City's asset portfolio.

Further Information

Nil.

CITY OF NEDLANDS

ASSET MANAGEMENT SYSTEM

ASSET MANAGEMENT PLAN BUILDINGS

2023-2025



Document Control

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Document ID :	Nedlands_AMP_Buildings_v7.1
Document Owner :	Manager Asset Management
Document Status :	Final Draft
Document Authority :	Council
Revision Schedule :	July 2023

Revision Schedule

Rev No	Date	Revision Details	Author	Review	Approv
V1.0	May 2022	First Draft	Talis	staff	n/a
V2.0	June 2022	Second Draft (Data Populated)	Talis	staff	n/a
V3.0		Not used			
V4.0		Not used			
V5.0	June 2022	Third Draft	Talis	ED	n/a
V6.0	June 2022	Fourth Draft (Executive Review)	Talis	EMT	n/a
V7.0	04/07/2022	Final Draft (Post Council presentation)	Talis	EMT	n/a

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1 Executive Summary

1.1 Purpose

The purpose of this Asset Management Plan (AMP) – Buildings is to set out in one document information about the City Building Assets, Building Improvement Strategy and required works to implement that strategy.

1.2 Scope

This AMP – Buildings addresses existing buildings owned and managed by the City.

Buildings are enclosed structures that consist of 4 "walls and a roof" and are principally intended for occupation, storage, work or are associated with a specific property.

This AMP does not include stand-alone pergolas, shade sails, gantries, retaining walls, grandstands, lighting towers and other minor structures which are associated with and found more generally in public spaces. This distinction is pragmatic and largely distinguished by the accountability of such assets as part of the grounds of a building, or alternatively when located in a public reserve, park, foreshore or similar.

The plan covers the three (3) year period July 2022 to June 2025. It is expected that the plan will be continuously improved, reviewed and updated on a rolling basis.

Building assets are a separate sub class of Property and Building assets. They include all of the usual components of a building (foundation, structure, roof, etc). The Building asset also includes associated building components such as driveway, car parks, fences, gardens, pools and similar components where they are managed as part of the same property. The City does not keep comprehensive formal data on components and manages each building holistically.

There are several buildings within the City boundaries and located on crown land. Some of these buildings have been provided by others, or the City has assigned management and maintenance responsibility to others. Examples include Yacht club, Golf club and similar. These buildings are not included in the scope of this plan. There may be liabilities for the City for some of these buildings despite agreements, and this is discussed further.

1.3 State of the Asset Portfolio

The City owns Building Assets as summarised in **Error! Reference source not found.**

Table 1. Summary Building Assets

Asset Sub-class	Asset Type	Description	Quantity
Buildings	Tier 1. Signature	Signature buildings for public functions and high-profile events.	452 total buildings (Classification of buildings subject to review)
	Tier 2. Public use	General public use buildings	
	Tier 3. Office space	Back of house offices and seldom used public buildings	
	Tier 4. Workspace, Storage	Garages, sheds, workshops and other working facilities	

	Tier 5. Unused Building	Buildings that are vacant, left unused or not suitable for occupation	
	Tier 0. Private	Buildings on public land that are owned and managed by private clubs or individuals	

A complete listing of building assets is provided in Appendix A

An inspection and valuation of building assets is currently in progress. Data and analysis in this AMP to be updated when his information becomes available.

1.4 Portfolio Strategy

The City does not have an adopted building strategy. A strategy is an essential component of the Asset Management System as it links the user needs to the provision of assets and identifies strategic initiatives. Without a strategy the AMP is simply a plan to keep providing the same assets without change, irrespective the need or value of those assets.

The adopted strategy in this plan (in priority order) is to

1. Fix identified problems, compliance, and safety issues.
2. Undertake planned inspections of the assets
3. Continue to maintain the buildings.
4. Replace components as they wear out.
5. Develop a Building Strategy.
6. Implement Building improvements in accordance with the strategy.

There is no provision in this plan to upgrade buildings or build new buildings

1.5 Service Expectations

In brief the service expectations of the City include the following

1. The provision of a suitable and effective buildings to meet the needs of the stakeholders, as identified in the Building Strategy (to be prepared). In the absence of an adopted strategy this to include-
    a. Provision for community groups, clubs, sporting groups and ratepayers
    b. Provision of community purpose buildings such as library, recreation centres, community halls, toilets
    c. Provision of office space and facilities for the Administration and Operations teams of the City
2. Ensure buildings conform to good design standards including
    a. Compliance with Building, Health, safety and other codes
    b. Structural soundness
    c. Functioning and suitable facilities and systems
    d. Appropriate fit out and furnishing

3. Perform proactive maintenance on buildings to prevent defects or service issues and preserve the assets, and reactive maintenance where defects become significant in accordance with adopted service levels including for
4. Regular inspections in accordance with service levels
5. Respond to customer service complaints within 7 business days of identification including nomination of what will be done and when it will be completed
6. Plan to replace older and deteriorated buildings before they wear out and service standards are compromised
7. Plan for sustainable buildings, including financial, social and environmental consideration

Historically, the City has operated a budget driven service level. This has left the City open to variable outcomes and community criticism.

This plan proposes to adopt service levels and planned budget over the 3-year period. Proposed service levels are documented in this plan. There will be some implementation problems and pressures as the service levels are adopted, community expectations adjust and the budget is refined, tested and a balance adopted.

1.6 Lifecycle Planning

Existing Building assets are managed at all lifecycle stages including planning, operations, maintenance and replacement.

The plan is based upon

- Regular inspection
- Ongoing proactive and reactive maintenance
- Identification and fixing of safety and compliance issues
- Replacement of aging components as they deteriorate below intervention levels
- Replacement or proactive maintenance of buildings and components with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving buildings where usage exceeds capacity
- Planning Improvements

Identified building asset needs are documented in Appendix C

1.7 Proposed Works Programs

The proposed Works program is presented in Appendix D

The works program is to be updated annually using knowledge and information discovered and works completed.

1.8 Risk

Building risks are being managed through the proposed inspection, maintenance and renewal planning as identified in this plan.

A risk assessment matrix and schedule of risks is provided in Section 7 of this plan. Identified risks are summarised in Table 17. Identified and Assessed Risks.

A review of risks indicates some risks and issues of concern (Talis 2022) that need to be escalated to a corporate consideration.

- Level 2 structural and compliance inspections of buildings have not been routinely carried out, including on some older buildings. There is a possibility of some older buildings being found to be non-compliant, ineffective, or requiring substantial work or possible closure. There is a possibility of catastrophic failure in extreme circumstances. The proposed response in this plan is to commence regular level 2 inspections.
- A more strategic organisation level review of those buildings, their value, best option to preserve or replace them and investment decision is recommended. This plan proposes to identify those buildings for a formal review and planning by the organisation.
- Some buildings constructed on public land have been delegated to clubs to own, manage, and upkeep. This is unusual and may have hidden risks and liabilities. A case by case review is proposed.
- Lack of consolidated information, service levels or planning is making prediction and planning of building needs difficult. Management is largely reactive and driven by annual budget. This plan proposes a more systematic approach to identify need and respond proactively.

The risk review assumes that the City continues to implement programmed renewal and improvement works as detailed in Appendix D Works Plan.

Risks are to be reviewed and updated at least annually, or when new information becomes available.

1.9 Continuous Improvement

Recommended priority actions for improvement during the 3-year plan are as follows

1. Continue to fix immediate Building asset issues.
2. Complete the current level 1 (visual) building inspection assessment and valuation
3. Commence a rolling program of level 2 (structural and compliance) building inspections
4. Develop and adopt a Building strategy including consultation with stakeholders.
5. Review and embed the proposed service levels and maintenance budget over the duration of the plan.
6. Review private ownership and confirm City liability is limited
7. Annually conduct an internal review of plan effectiveness, update the works plan, budget, and this improvement plan.

2 Organisation Context

This section of the AMP describes the organisation, it's role, purpose and accountability. More comprehensive information on the organisation can be found in the Long-Term Community Plan and Asset Management Strategy

2.1 The City of Nedlands

The City of Nedlands (the City) is a medium sized local government located in the metropolitan region of Perth, in Western Australia. It has an area of approximately 20 sq km and a population of approximately 23,000. It is located approximately 6 km west of Perth.

The City is characterised by a mix of residential and commercial land use. The City also has frontage to the Swan River, Indian Ocean coastal foreshore. It abuts the University of WA educational precinct.

The City operates as an independent financial and business entity, within a whole of Government framework. The City provides a broad portfolio of assets and services to ratepayers and other stakeholders. This includes roads, paths, drainage, community services, parks, recreation areas and other asset types.

Assets owned by the City had a net replacement value of (the 2022 current replacement value is not yet finalised, and this plan will be updated once available). The historical investment of the City in assets is in the $30-$40 million range per annum, with a 2021/22 budget of $38 million (including grants). Like all Local Governments the City might be described as asset rich, and cash poor. Meaning that liquid assets are significantly tied to the provision and ongoing operation of assets.

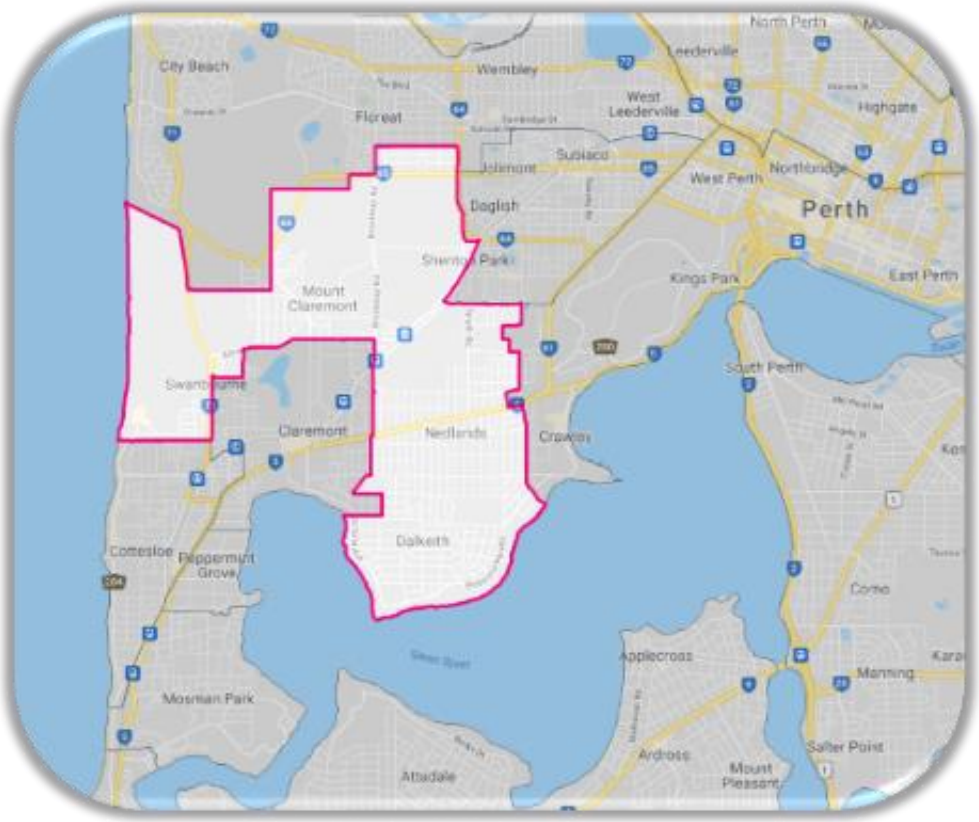


Figure 1. City of Nedlands

2.2 Legal Context

The City is constituted under the Local Government Act 1995. The Act prescribes certain roles and responsibilities of a Local Government. There are various other Acts, Regulations, Policy Directions, Guidelines and intergovernmental agreements that further define the role of a Local Government. The Act and Regulations deliberately leave open opportunities for the City to establish its own unique character, agenda, planning and operations. This recognises that all local communities are unique and differ in their needs, wants and resources.

The role and activities of a Local Government generally fall into three broad categories

- Governance - providing governance, leadership and local decision making.
- Regulation - application and enforcement of various laws, regulations, and local laws; and
- Service delivery - providing assets and services to the community.

The main asset-based services the City is expected to provide include:

- Transport (roads, car parks, paths, bridges, drainage.)
- Property services (drainage, civil earthworks/retaining, service corridors, etc.)
- Civic Buildings (City administration, depot, major and minor buildings)
- Recreation Facilities (aquatic centres, sporting facilities, open space, etc.)
- Community/Cultural services (community centres, social/aged care, heritage sites, etc.)
- Security services (fences, lights, cameras, signs, etc.)
- Environmental protection (trees, vegetation, waste management, conservation, etc.)

A hierarchy of asset types is provided in Table 4. Asset Hierarchy (Top Levels).

There are various Acts and Regulations requiring the City to provide or manage assets or services in an appropriate manner. The legislative environment of a Local Government might be described as “very complex”.

A summary of legislation requirements governing Local Governments is provided in Section 5 of this AMP.

2.3 How the Organisation Delivers Goals

The City of Nedlands has a sophisticated process to identify and implement organisational goals. This reflects the complexity of the organisation, the diversity of responsibility and the business of operating many complex assets and services.

Figure 2. How the organisation implements Asset related goals provides a hierarchical view of how the organisation sets goals and then implements them through the layers of the organisation, from elected members to operational staff.

Note that with each “layer” more detail and technical specification is added, including financial, compliance, customer servce and other requirements. This is required because, at the top level the community and Elected Members of Council should not be mired in the details of operations; but should be empowered to set goals. At the same time the executive, planning and operations staff need to define specific objectives on what services are to be delivered and how much is to be spent on them.

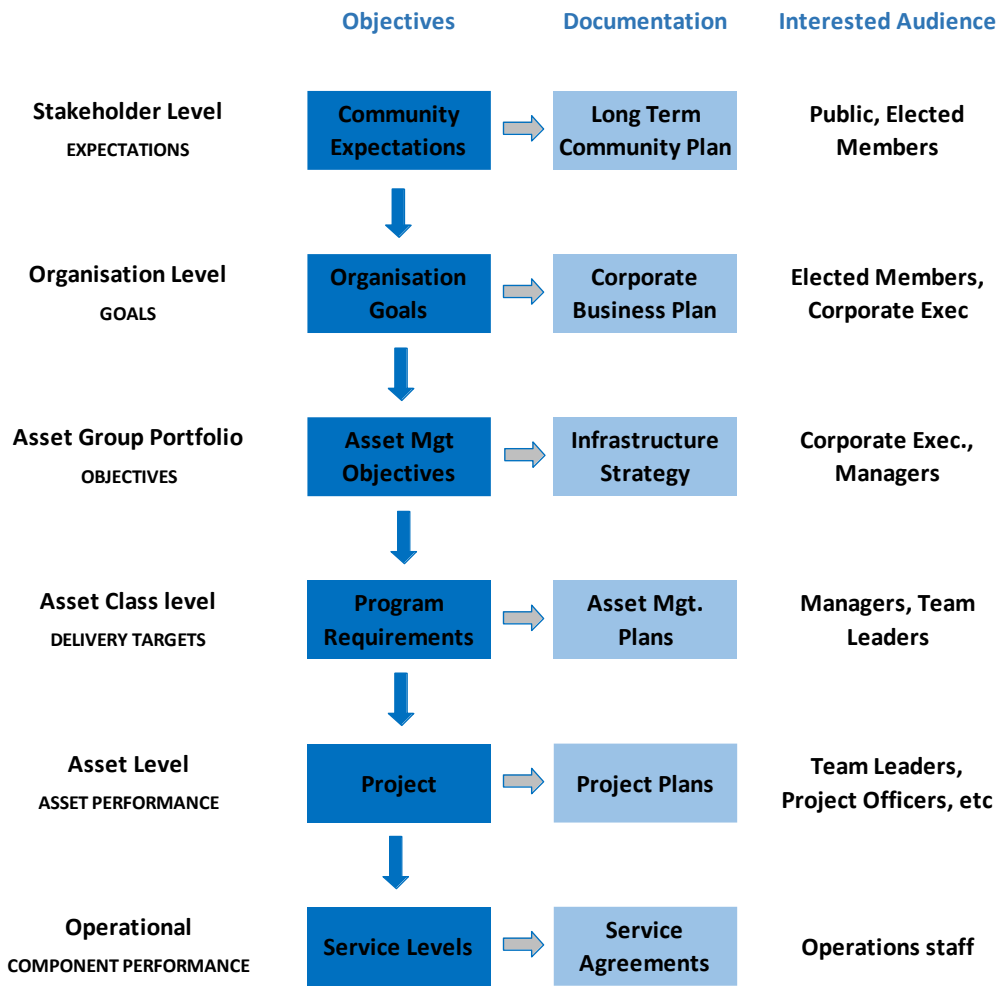


Figure 2. How the organisation implements Asset related goals

2.4 Organisation Goals

The Startegic Community Plan is the key document by which the elected members define the goals of the City, acting on behalf of the community and stakeholders. It is the document which tells the community and stakeholders what to expect from the City, and the document which instructs the Senior Administration on what the Community and elected members expect.

The City has adopted a Strategic Community Plan (SCP, 2018) which sets out the goals of the organisation as agreed between the Community and the Elected Members of Council. The current SCP is due for review and update.

A brief summary of the SCP includes

City Vision

- "Our City will be an environmentally sensitive, beautiful and inclusive place."

City Values

- Great natural and built environment
- High standards of service
- Great governance and civic leadership

- Great communities
- Reflects identities
- Great for business
- Easy to get around

Roles and Services

- Delivery of facilities and services
- Regulation
- Facilitation
- Education
- Advocacy
- Strategic Planning

Goals and Objectives

- Urban Form (protecting quality of environment)
- Renewal of community infrastructure
- Underground Power
- Encourage sustainable building
- Retain remnant bushland and cultural heritage
- Manage Parking
- Work with neighbouring Local Governments

2.5 Asset Management Objectives

The Asset Management Objectives are the fundamental expectations of what the Asset Management System is to contribute to achieve the organisation goals.

The Asset Management Strategy does not identify asset management objectives and the following generic objectives have been adopted

- Functional – assets to meet functional and performance expectations
- Value for Money – assets are to represent best value for money considered across whole of life
- Financially Sustainable – assets are to represent good investment including return on investment, Costs to be accurately recorded
- Safety & compliance- assets are to conform to design standards and good practice.
- Amenity – assets are to suit the amenity and aesthetic requirements
- Environmental – environmental footprint of assets is to be minimised
- Social – assets are to support the social and place environment

How these general requirements translate to specific, measurable, achievable, relevant and time constrained deliverables and service levels for this asset class is refined in more detail below.

2.6 Service Levels

Service levels are defined by the expectations of the users of the assets (customer service levels), the functional requirements of the assets (technical service levels), the financial capability of the organisation and organisation appetite for risk/reward.

Customer service levels are typically qualitative and difficult to measure because they relate to expectations and customer satisfaction. Customer expectations and experience are variable. Technical service levels are objective and measurable.

Generic service levels are discussed below and Service levels for all assets are defined in section 5 Service Expectations

Table 2. Generic Service Levels

Asset Management Objectives	Typical Customer Service Levels	Typical Technical Service Levels
Function	The asset has adequate capacity The asset is available withing sufficient time (congestion, queuing) The asset functions as expected. Reliability.	Asset capacity Asset capacity and utilisation Asset performance Asset reliability/down time
Value for Money	Return on investment Efficient use of money	Cost benefit ratio Alternate options considered
Sustainable	Asset is needed and utilised Asset is affordable long term	Replacement strategy Funding Plan Asset Sustainability ratio
Safety	Compliant with codes and standards Regularly inspected and maintained	Design standards Compliance inspections Routine inspections performed Maintenance completed in timely manner
Amenity	Visually appropriate Supports the associated human activity Positive customer feedback	Cleanliness Appearance assessments
Environmental	Asset environmental footprint is minimised Asset preserves or protects the environment	Energy consumption benchmarking Green star ratings Water consumption
Social	Asset supports human use and social objectives Cultural and heritage aspects considered	Amenity rating Usage Cultural and heritage

2.7 Integrated Planning Framework

A specific requirement for WA Local Governments is the Integrated Planning and Reporting Framework (IPR) of the Department of Local Government and Communities (DLGSC) this framework sets out, amongst other things a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset management Plans that are aligned with, consistent with and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents principally including

- The Strategic Community Plan
- The Corporate Business Plan
- The Long-Term Financial Plan
- The Annual Budget
- Asset Management Plans
- Other strategic planning documents

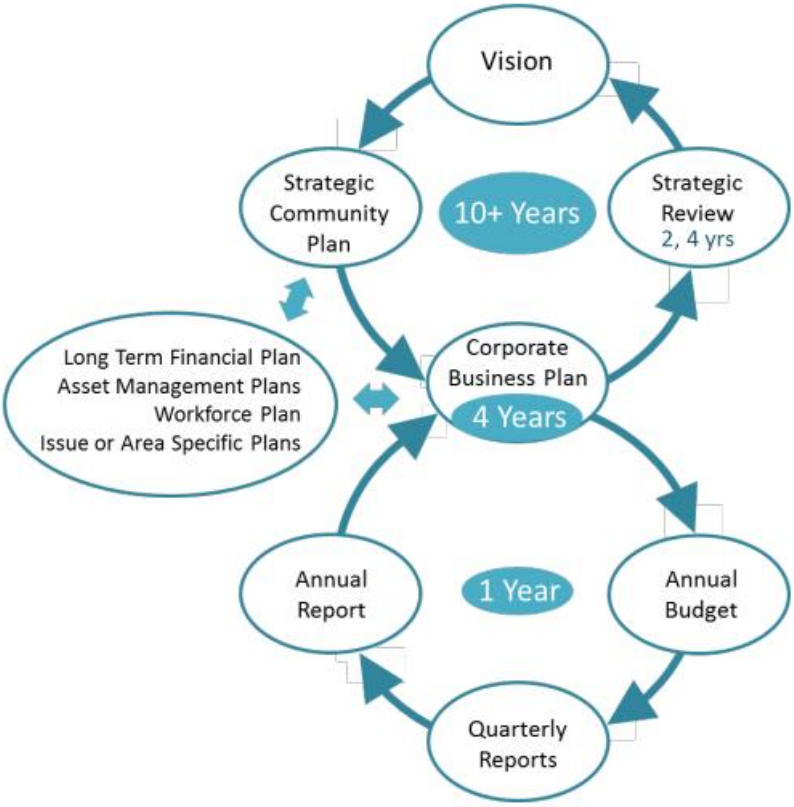


Figure 3. DLGSC Model Integrated Planning and Reporting (IPR) Framework

2.8 Stakeholders

Stakeholders with an interest in this AMP include those listed in Table 3. Stakeholder Register

Table 3. Stakeholder Register

Stakeholder Group	Internal/ External	Nature of Interest
Elected Members	Int	Governing authority and setting of goals. Community representation
City Administration • Governance • Finance • Assets • Operations • Customer Service • Recreation Services • ICT • OSH, HR & support services	Int	Whole of organisation approach to provision of Buildings, including linkage to service need, good use of funds, good planning. Note this includes both vertical reporting through to the elected members and down to the operations teams; as well as lateral consultation with support services and other directorates.
Ratepayers	Ext	Primary users of assets, funding and value for money, service standards
Building Tenants	Ext	Building Tenants are typically the clubs, associations or entities that have a formal lease arrangement with the City to occupy and use a building
Building Users	Ext	Building users are persons or other entities who hire or use building facilities.
Building Owners	Ext	Refers specifically to persons and organisations that own buildings on public land.
Emergency Services	Ext	Access provision, informed on conditions
Department of Planning and Lands and Heritage	Ext	Heritage register and heritage issues Built form an development control head of power (generally delegated to the City Planning)
Neighbouring Local Governments	Ext	Shared service provision and regional planning of facilities
Commercial businesses	Ext	Possible alternate suppliers of building facilities and/or competitors. Potential users of buildings

3 Asset Management System

This section of the AMP describes the overall Asset Management System, its scope, and how the Asset Plan-Building contributes to the organisation goals.

3.1 Asset Management System Definition

The Asset Management System is defined as all of the people, process and technology contributing to the delivery of the assets. The AMS exists to implement the asset related goals and objectives of the City.

The purpose of the AMS is to implement those goals in an effective and efficient manner.

This AMP is part of the AMS.

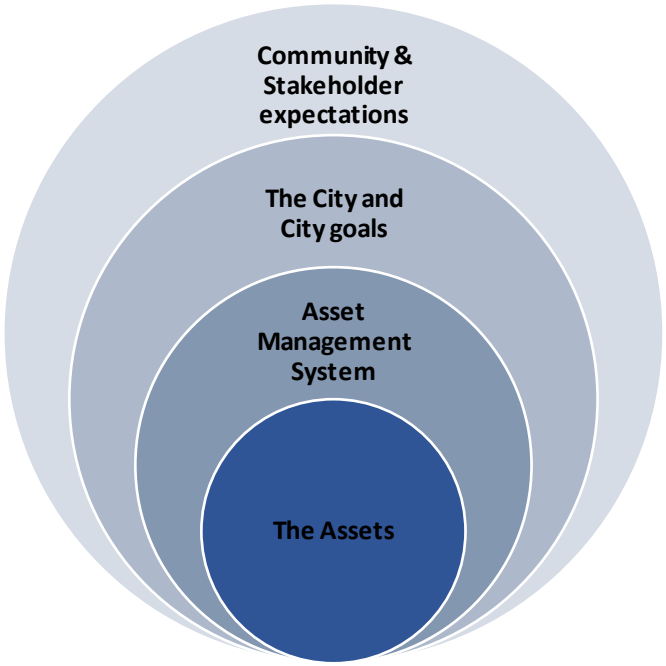
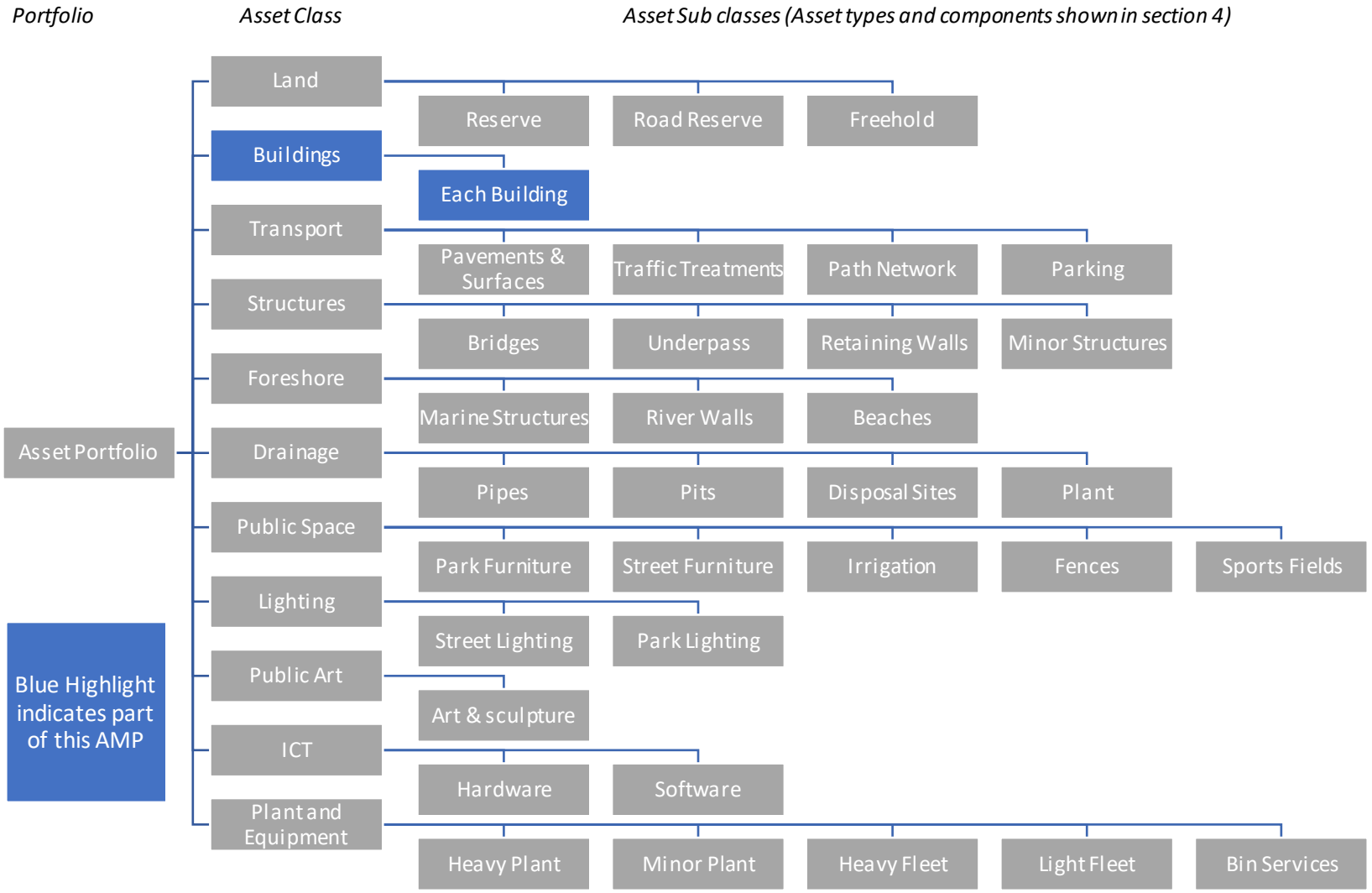


Figure 4. AMS definition and context

3.2 Asset Hierarchy (Top Level)

The City groups assets in accordance with the following hierarchy shown in Table 4. Asset Hierarchy (Top Levels). The purpose of grouping like assets is to describe and manage the assets more effectively.

Table 4. Asset Hierarchy (Top Levels)



3.3 AMS Documentation

AMS Documentation includes the following key documents listed in the table below.

Table 5. Asset Management Documentation.

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Policy	Policy	Adopted, reviewed, 2010	Provides a commitment and delegation of authority from the Elected Council to the Administration to manage the City assets. Essentially a head of power, instruction and commitment.
Strategic Community Plan	SCP	Adopted, 2018	Sets out the expectations of the community (at a high level) and the elected members for the organisation, including expectations of the asset management system
Corporate Business Plan	CBP	Adopted	Defines the planned actions of the City for the current, and generally next 4 years, to achieve the Organisation goals. Typically, only the current year actions are funded through the budget process.
Strategic Asset Management Plan (a.k.a. Asset Management Strategy)	SAMP	Adopted, 2019	Identifies how the asset portfolio will contribute to the goals and objectives of the organisation, including defining how the asset portfolio will be managed. It provides a common framework and means of making decisions and balancing needs.
Asset Management Plan, Roads	AMP-R	Draft, 2022	Each Asset Management Plan provides specific information, required outcomes, asset details, financial planning, agreed service levels, management tactics and other information related to a specific class of asset.
Asset Management Plan, Paths	AMP-F	Draft, 2022	
Asset Management Plan, Drainage	AMP-D	Draft, 2022	
Asset Management Plan, Parks	AMP-P	Draft, 2022	
Asset Management Plan, Car Parks	AMP-C	Draft, 2022	
Asset Management Plan, Buildings	AMP-B	Draft, 2022	

AMS Document	Abbreviation	Document Status	Document Description
Long Term Financial Plan	LTFP	Current, 2022	The LTFP is a key corporate plan that balances the projected finances of the organisation. Technically part of the Finance system the plan captures the financial requirements of the AMS, balances them against other organisation needs and defines the available funding for the AMS.
Annual Budget	Budget	Current, 2022 Draft in development, 2023	Includes the actual adopted funding commitments to assets including approved asset works programs and projects. Note that the budget is both the commitment of funding to a project(s) and the endorsement of the organisation to proceed with that project plan (possibly subject to further gateways)
Strategy, Sports Strategy	n/a	Draft	Strategic planning instruments developed in consultation with the whole of organisation providing strategies and plans to be implemented. These documents essentially provide detailed plans to implement the Strategic Community Plan, including consultation with stakeholders, budget estimates. Note strategies are whole of organisation and will include a variety of proposed activities. Assets may or may not contribute to each strategy. Asset related needs of these strategies are incorporated in the asset management strategy and asset management plans.
Strategy, Local Precinct Strategies	n/a	Future	
Strategy, Transport Strategy	n/a	Future	
Strategy, Pedestrian and Bicycle	n/a	Future	
Strategy, Car Park Strategy	n/a	Future	
Strategy, Community Buildings	n/a	Future	

3.4 Organisational Context

The Asset Management Planning fits within the context of the City's integrated planning framework as shown in Figure 5. City of Nedlands Integrated Planning and Reporting Framework

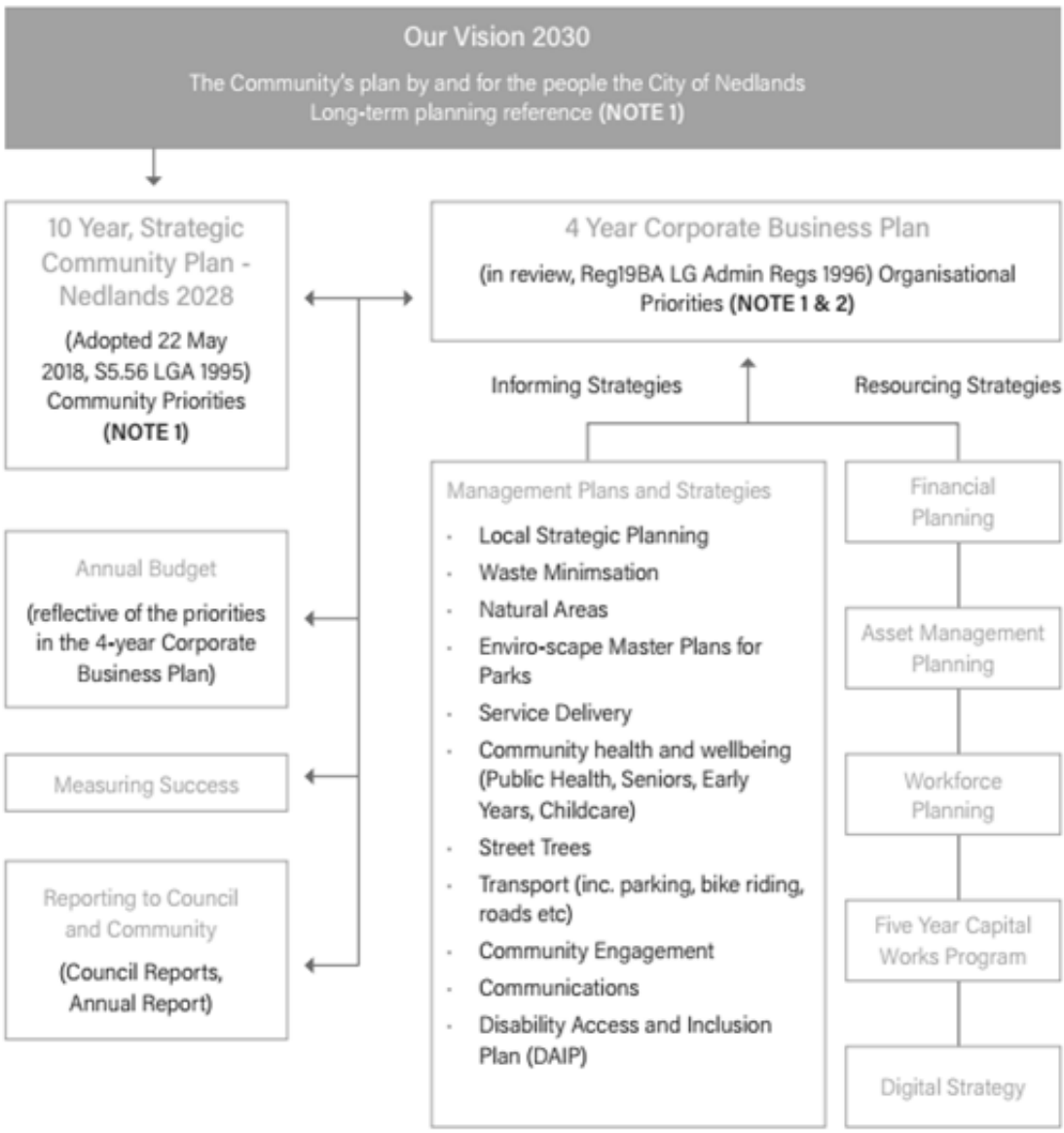


Figure 5. City of Nedlands Integrated Planning and Reporting Framework

3.5 Links with Other Business Systems

The Asset management system does not operate in isolation from other systems. The following significant linkages apply to other business systems. Cross connections between Asset Management and other business systems may occur at all levels of the organisation.

Table 6. Key Linkages to Other Business Systems

Other Business System	Key Linkages
Governance	• Report on state of the assets

	• Identify issues and risks requiring escalation • Communicate service outages through the media office
Strategic Planning	• Support strategic planning with advice and information • Identify from strategic plans infrastructure and budget needs
Finance Reporting	• Report expenditure on assets • Provide advice on asset values and key reporting ratios
Financial Planning	• Provide estimates and supporting information for budget and long-term financial planning
Operations	• Provide analytical and information services on assets • Provide candidate works requirements, risk assessment and other information and work together to develop annual and 5 year works plans
Project Delivery	• Deliver project works on time and budget
Human Resources	• Identify required resources and competencies • Maintain duty statements
Risk Management	• Identify asset management risks exceeding • Manage the assets in accordance with adopted plans • Conduct inspections and assessments to maintain current knowledge
Community Services	• Work with Community and Recreation services to Identify infrastructure needs • Provide required infrastructure services
Customer Service	• Respond to customer complaints and keep Customer Service officers informed
ICT Plan	• Identify hardware, software and data management needs • Implement ICT policies and security measures

4 Building Asset Portfolio

This section of the AMP provides information about the current City Building asset portfolio. This includes inventory, condition and financial information.

4.1 Building Hierarchy

The Nedlands Hierarchy for buildings is shown in Figure 6. Building Asset Hierarchy. Buildings are a sub-class of the Property and Building asset class.

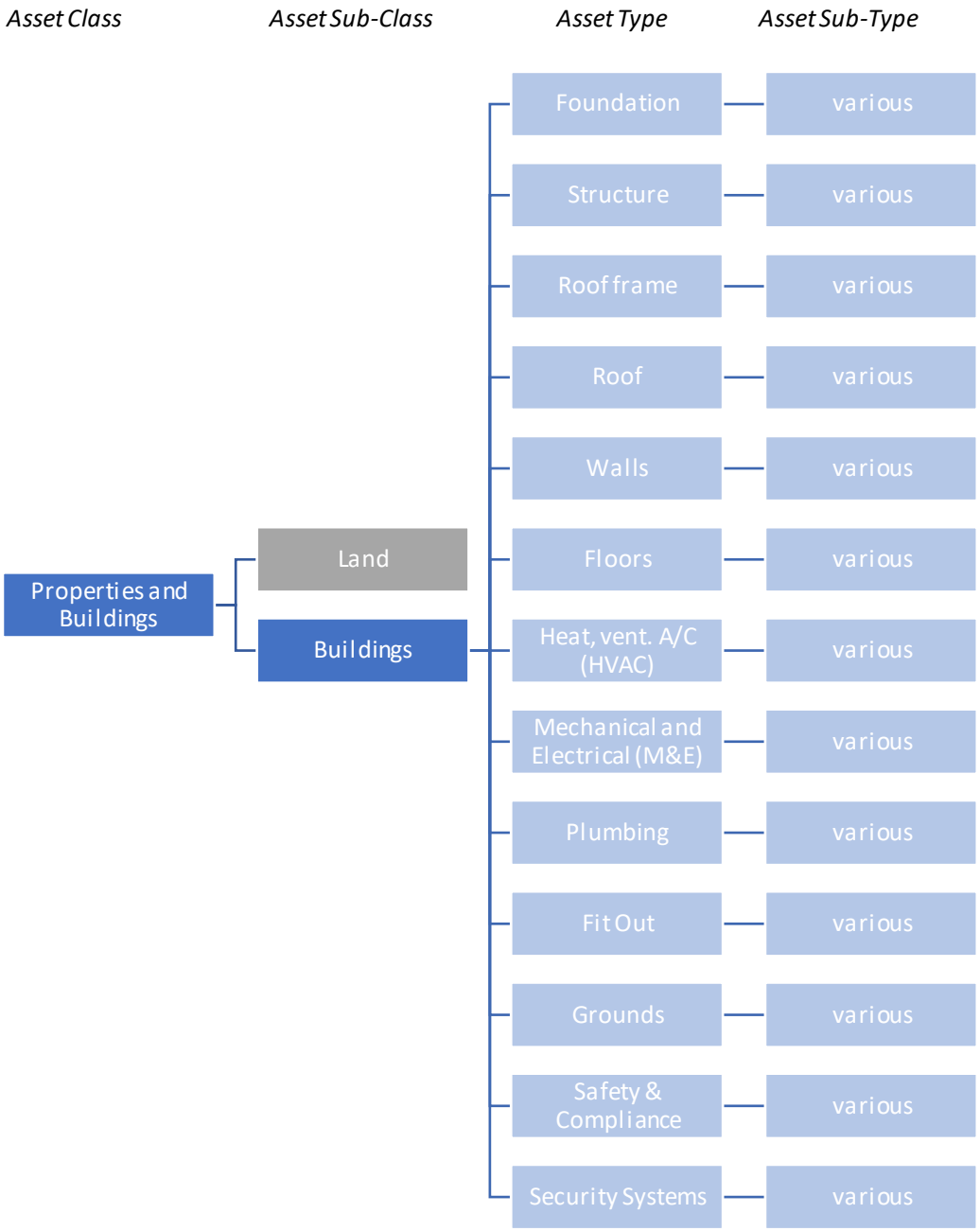


Figure 6. Building Asset Hierarchy

The City does not keep data or formally manage buildings at an asset type or subtype level. Typically, each building is treated as a complete entity. Most small local governments operate at a similar

level, and this reflects that each building tends to have a unique character and issues and needs to be treated individually.

The break down to asset type and sub-type is provided here to facilitate discussion and may be used for some more complex reporting.

4.2 Building Classification

Buildings within the City are classified to the following functional groups.

Table 7. Building Classification System

Building Tier	Management responsibility	Generic Description	examples
0	Other	Private buildings on public land.	Yacht Club, Golf Club
1	City	Signature and high-profile buildings. Public events. Requiring very high amenity, service and function.	Concert hall, Reception Centre, Civic Chambers
2	City	Public Use spaces. High service, amenity and function. Focus is on user friendly and functional spaces	Recreation Centre, library, major club rooms, public toilets
3	City	Office spaces, occasional use public facilities	Shire office, Depot Office
4	City	Operational and workspaces	Workshop, garages, sheds, storage sheds, Records storage, animal pound
5	City	Unused space or unused building	

4.3 Building Portfolio

The Inventory register is currently being transferred to the corporate software system, OneCouncil (as of June 2022). This includes records of all Building assets owned by the City.

In summary the City owns the following Building Portfolio. A building List is provided in Appendix A.

Table 8. Asset Portfolio

Asset Sub-class	Asset Type	Quantity
Buildings	Tier 1. Signature	452 Total Buildings (Classification of buildings subject to review)
	Tier 2. Public use	
	Tier 3. Office space	
	Tier 4. Workspace	
	Tier 5. Unused	
	Tier 0. Private	

4.4 Building Asset Map

Refer to Appendix A.

4.5 Building Condition Profile

Asset condition and is rated in accordance with IPWEA guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines). Asset condition is a means of measure of the age, wear, tear and consumption of an asset.

Data on building condition is not currently available. Data is not collected at a component level, and the City needs to determine the level of detail of building asset management and information required. For clarification if the city is operating a fix when reported strategy, minimal information is required. If the City is operating a proactive maintenance approach – as proposed by this plan, more comprehensive data is required.

A level 1 visual condition inspection is currently in progress (July 2022). Visual inspections of assets identify superficial condition of assets but do not identify underlying or hidden structural defects.

Level 2 structural inspections are not routinely carried out. It is recommended that this be completed, particularly for older buildings.

This plan proposes a rolling schedule of level 2 structural and compliance inspections of older buildings.

4.6 Building Service Profile

Service performance refers to how well the building meets the user needs. Service is a key requirement of building management, including understanding the needs of the users of the building and the capability of the building. This can be complex and unique for each building.

Data on building service performance is not currently collected in a formal manner. Maintenance staff collect and identify needs by various informal systems. Collecting data in a systematic way, such as an annual survey of users or building "log book" is recommended.

Currently building service is managed through customer feedback, and changes in needs are responded to through customer request and the annual budget.

4.7 Building Amenity Profile

Amenity refers to how well the building meets the non-tangible human requirements. Aspects like ambience, presentation, quality of furnishings, appropriateness of the space, environment, comfort and similar aspects for the users.

Data on building amenity is not formally collected.

4.8 Building Compliance Profile

Building Compliance refers to whether the building meets safety, design and construction standards. Compliance for buildings is a considerably complex field which requires expert assessments. Building standards are continuously being changed and a challenge for the City is to identify and implement improvements continuously.

Building compliance, including health and safety features, are regularly checked by staff. Defects are fixed if, and when identified.

Key compliance requirements include

- Building code
- Plumbing code
- Universal Access

- Fire safety
- Health code
- Asbestos and other contaminants register
- Other OSH requirements

Inspection records are currently kept as written inspection reports (rather than a structured data based). The keeping of inspection and compliance records, as well as extended liability care is an increasingly important requirement. It is often complicated by the shared arrangements for building management, such as the provisions of leases and occupancy licenses.

4.9 Building Valuation Information

A re valuation of building assets was last completed in 2014. A draft valuation is being prepared for 2022. In the interim, the values were adjusted for works completed and depreciation, based upon the 2014 valuation. The valuation information will be separately presented to, and reviewed by, Elected Members of Council through the financial reporting process and this plan updated accordingly.

The 2022 valuation data is not yet finalised, and this plan will be updated once available.

The reported valuations are shown in Figure 7. Reported Building Asset Values

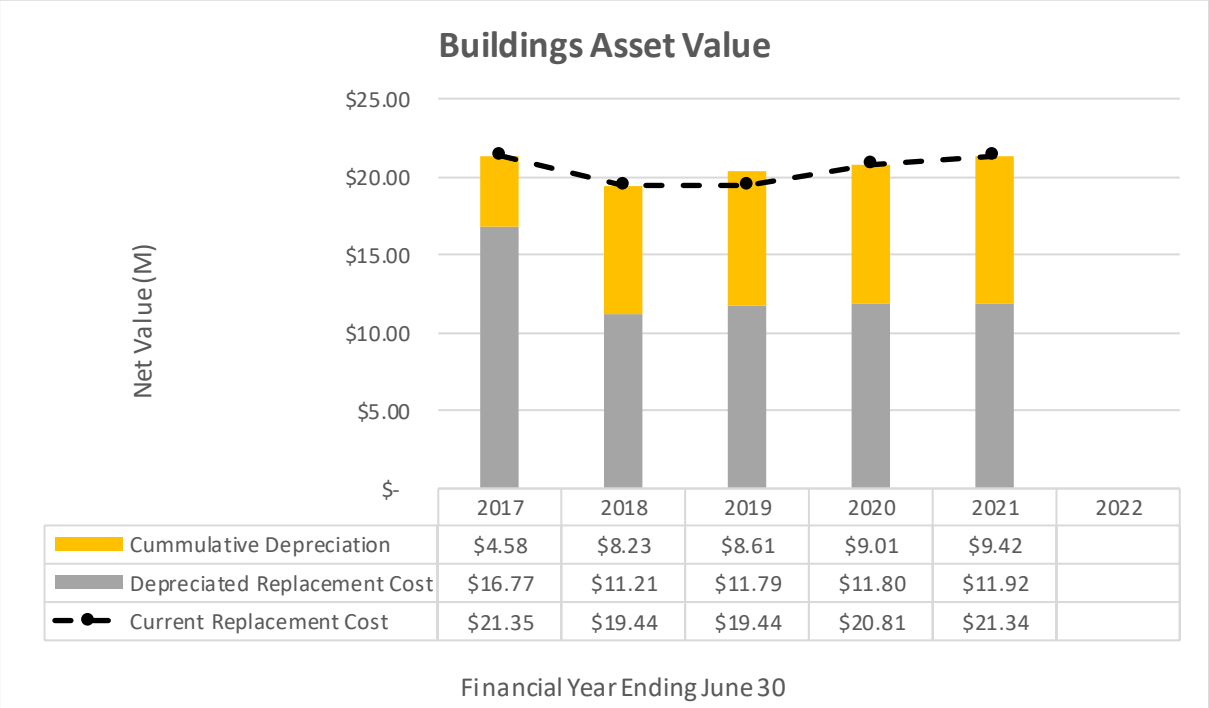


Figure 7. Reported Building Asset Values

4.10 Projected Investment Need

Insufficient data is available to project investment need.

Several City buildings are older and approaching end of life. This implies that they may be developing structural or other severe issues. Examples might include rust of steel members, settlement of foundations, mortar fretting, wood rot and similar. These issues are not normally visible without inspection of crawl spaces, testing structural elements and similar.

There have been recent cases of unexpected problems with building assets, such as roof restoration, white ant infestation and similar. This lends credibility to the concern of older buildings approaching end of life.

With building assets, a timely investment in the asset before deterioration progresses too far can save significant costs and service disruption.

Investigating and understanding projected investment is a priority need for the City, and proposed in this plan.

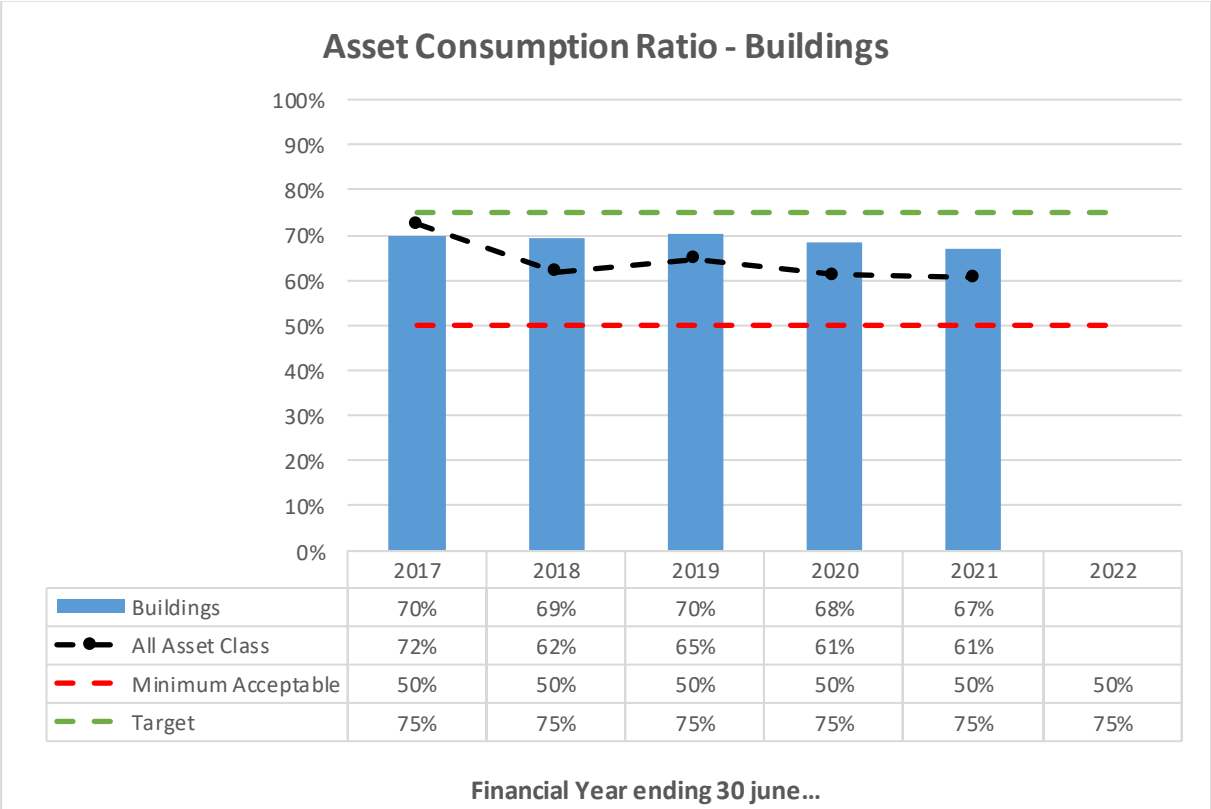
4.11 DLGSC Reporting Ratios

Asset Consumption Ratio

Consumption ratio is the ratio of depreciated replacement cost to current replacement cost. It represents the average condition of the asset portfolio. Note that consumption ratio is an average, and this does not preclude some assets needing work.

Confidence in this data is limited because (a) the most recent inspection was 2014, (b) all inspections have been level 1 visual condition inspections, (c) the age of the buildings suggests some underlying and emerging issues and (d) recent examples of identified issues with buildings, otherwise thought to be in good condition.

The 2022 data is not yet finalised, and this plan will be updated once available.



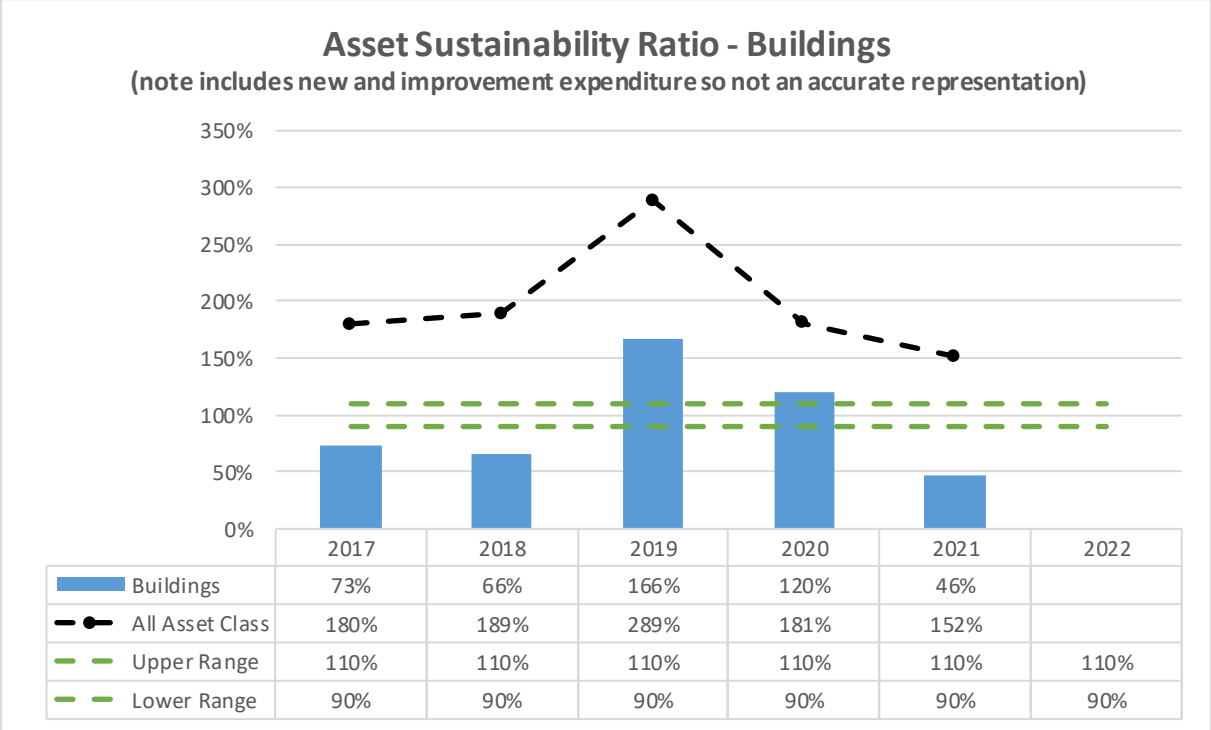
	2017	2018	2019	2020	2021	2022
Buildings	70%	69%	70%	68%	67%	
All Asset Class	72%	62%	65%	61%	61%	
Minimum Acceptable	50%	50%	50%	50%	50%	50%
Target	75%	75%	75%	75%	75%	75%

Figure 8. Asset Consumption Ratio - Buildings

Asset Sustainability Ratio

Asset sustainability ratio is the ratio of investment in asset renewal to depreciation. It measures if the LG is investing sufficiently to maintain the condition profile of the assets. Expenditure on new assets has not been separated in this calculation, and therefore this is not a true representation of whether the City is meeting renewal needs. The City's asset sustainability ratio has been historically much higher than is truly representative and primarily is caused by low reported depreciation values due to overestimated useful lives and undervalued assets.

The 2022 data is not yet finalised, and this plan will be updated once available. It is expected that the asset sustainability ratio will reduce significantly below target value as asset valuation and useful lives are adjusted (higher valued assets and lower useful lives).



	2017	2018	2019	2020	2021	2022
Buildings	73%	66%	166%	120%	46%	
All Asset Class	180%	189%	289%	181%	152%	
Upper Range	110%	110%	110%	110%	110%	110%
Lower Range	90%	90%	90%	90%	90%	90%

Figure 9 Asset Sustainability Ratio - Buildings

Asset Renewal Funding Ratio

Asset renewal funding ratio as defined by the DLGSC is the ratio of Net Present Value of future 10 year investment to Net Present Value of future 10 year asset investment need as identified in the Asset Management Plan.

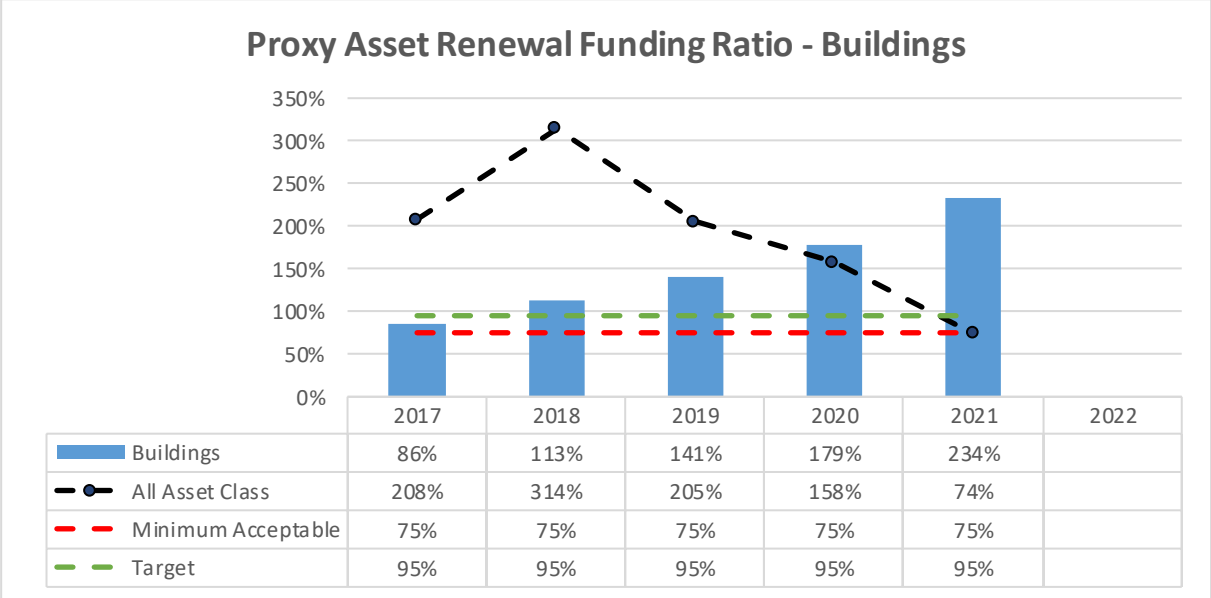
The City does not currently have a forecasted 10-year planned capital renewal program for both required and planned projects, which would be presented in the Long-Term Financial and Asset Management Plans, respectively. In this plan, asset renewal ratio was estimated using historical values over a 5 year period and using actual historical investment up until 2022, and then projected investment post 2022. The renewal funding ratio's previously reported within the City's Annual Reports have not been used as staff believe they are inaccurate and not representative.

A comparison of historical reported ratio, as at date given, to actual performance is not possible at the Asset class level.

Total renewal investment in buildings over the reported period exceeds actual need as defined by depreciation. This presumes that the depreciation is an actual proxy for the required investment need. Total renewal investment in all assets has exceeded required investment until 2020.

This ratio and calculation has low confidence. It mixes data of questionable validity from different sources, and especially historical valuation information with projected spend. It is also not possible to separate asset renewal investment from new asset acquisition. A cursory examination of historical investment shows significant variations between planned spend and actual spend, variously due to changes in grant funding, emerging priority needs, delays in delivering complex projects and similar.

The 2022 data is not yet finalised, and this plan will be updated once available.



	2017	2018	2019	2020	2021	2022
Buildings	86%	113%	141%	179%	234%	
All Asset Class	208%	314%	205%	158%	74%	
Minimum Acceptable	75%	75%	75%	75%	75%	
Target	95%	95%	95%	95%	95%	

Figure 10. Proxy Asset Renewal Funding Ratio - Buildings

4.12 Summary Comments on Building Assets

There is currently insufficient information to develop a sound strategy or investment plan for Building Assets. The last inspection was in 2014 (8 years ago) which is too long a period to provide reliable evidence. A more robust and regular inspection process is recommended

The current 2022 inspection and valuation of building assets will provide some base line information and indicators. This is only a visual inspection so value for planning purposes will be limited

For buildings the only performance indicator currently being used is building condition. Condition represents the age of the building. It does not reflect either the user satisfaction, service performance, amenity, safety or compliance of the building

Compliance and safety issues are currently identified by exception. The City maintenance staff perform these assessments on a recurring basis and respond to non-conformances immediately budget and resources permit.

Service expectations of building users are not formally monitored. Service expectations are being managed case by case and an adopted strategy would be helpful to define and plan uniform quality services.

There are no amenity standards adopted for Buildings. Amenity standards might include provisions for using higher aesthetics (brick paving) or design theme in commercial or foreshore areas.

A financial assessment has not been performed and it is presumed all existing Buildings are providing a valuable service.

5 Service Expectations

This section of the AMP will provide a framework to align the community and organisation goals to the required outcomes and then to the service levels for each asset class.

5.1 Service Approach

Organisations typically adopt one of three options for defining service standards:

1. A budget driven model where the quality of the service is defined by the assigned budget and available resources,
2. A service driven standard where the required services are specified and the budget is consequent to the services, or
3. (A balanced approach where services and budgets are aligned.

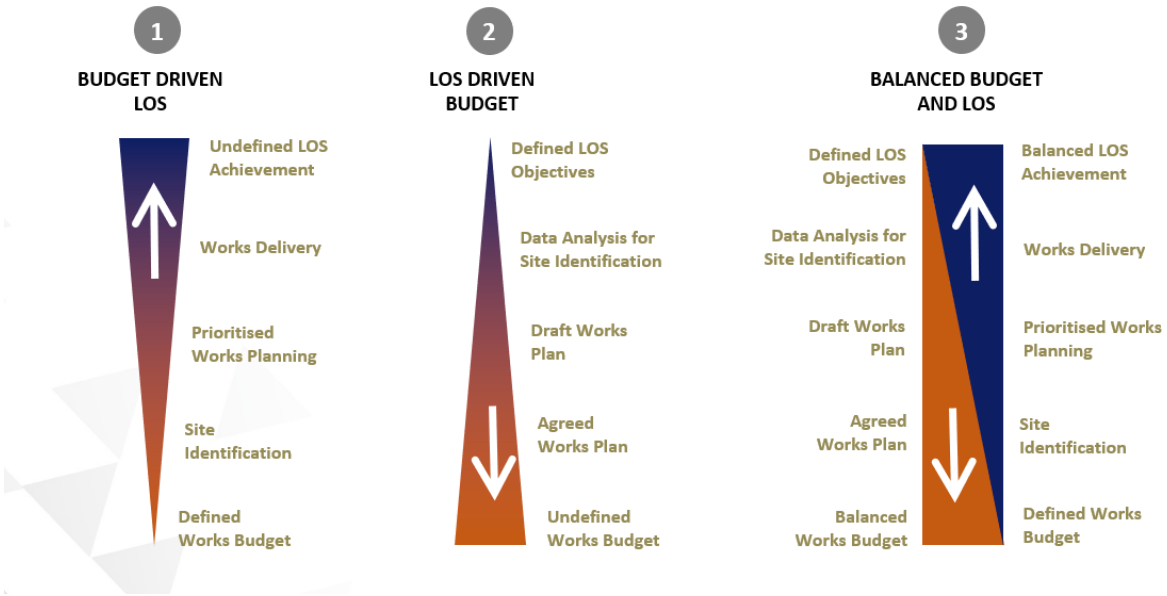


Figure 11. Approach to Service levels.

Historically the City has operated a budget defined model for asset services.

An objective of this plan is to shift to a balanced approach, whereby quality of service and budget are both defined. This will be a difficult transition as (a) customers become used to, and help define the expected service levels, and (b) the operational budgets shift from a fixed amount to needs based estimates.

5.2 Customer Research

Formal customer research has not been undertaken by the City in the last 5 years. The City is due to update the Strategic Community Plan which will include customer research. Details on the Organisational Context and goals, including the Community Plan are provided in section 5 Service Expectations.

Note: This version of the AMP has been prepared in advance of the Strategic Community Plan revision and consultation to inform that discussion. The AMP is intended to be reviewed after adoption of a new Strategic Community Plan.

A provision for ongoing stakeholder feedback will be established in the Asset Management Strategy.

5.3 Legislative Requirements

Legislation affecting the development and implementation of this plan is shown in Table 9. Legislative Requirements. The Local Government legislative environment is complex and there are many legislations not listed here that will need to be considered from time to time.

Table 9. Legislative Requirements.

Acts	Subordinate Requirements and expectations	Commentary on significant AM System requirements
Local Government Act 2020	Regulations, 1996 Functions and General, 1996 Financial Management, 1996 Administration, 1996	Annual Valuation Budget and Approval Financial Planning Financial Reporting Procurement Rules IPR framework
Planning and Development Act 2005	Town Planning Scheme	Planning Requirements Planning approvals Development Approvals Built form
Main Roads Act 1930	Signage and line marking requirements	Road signs and line marking State Highways and Main Roads Speed zoning Network reporting
Building Code	Consolidated laws relating to building construction and standards Building Laws Plumbing Code Electrical Code Design Standards	Construction standards Licensed works Safety Standards
Health Code	Consolidated laws relating to public health.	Kitchen requirements Sanitary requirements Public occupancy limits

Occupational Safety and Health 1984	Occupational Health and Safety Regulations	Safe work practices Safety at worksites Public Safety
Limitation (of Public Liability) Act 2005	Common law Insurance Requirements	Asset inspection and management requirements. Evidence based maintenance system addressing risks appropriately
Environmental Protection Act	Native Vegetation Riparian Vegetation Waterways	Compliance with Environmental Protection Act and peripheral legislation
Land Administration Act	Vesting orders Lease agreements	Responsibility for land and improvements Permitted uses on public land Private activity and leasing of assets on public land
Disability Services Act	Universal Access	Universal access provisions Design Standards
Record Keeping Act	Preservation of public records	Record keeping

5.4 Customer Levels of Service

Customer Levels of service are a description of what the customer can expect from the Building assets.

Customer levels of service are documented in Table 10. Customer and Technical Service Levels

5.5 Technical Levels of Service

Technical Levels of service are objective requirements for the management of assets. Technical levels of service are documented in Table 10. Customer and Technical Service Levels.

Table 10. Customer and Technical Service Levels

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Inspection	Well managed buildings	Cleanliness inspection	Inspect weekly for cleanliness	N/A
		Maintenance Inspection	Inspect at least quarterly	N/A
		Condition Inspection	Visual inspection every 5 years	N/A

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
		Structural Inspection	Engineers inspection and report every 10 years for buildings under 30 years age and every 5 years for other buildings.	
Complaints	Complaints responded to	Respond to cleanliness and immediate issues within 24 hours	Acknowledgement, proposed action and timeframe	Notification within 7 business days Action as per service level
		Respond to defects on a priority basis		
		Respond to requested improvements and major issues through budget process		
Cleaning	Clean buildings	Buildings to be clean and fit for use	Clean per agreed schedule	Less than 1 working day
Maintenance	Structurally Sound	Buildings		Within 1 year
	Water-Tight	No roof or window leaks, gutters and drains functioning	Annual Maintenance program to clear drains Find and fix leaks	Annual Less than 90 days
	Building access and seals	Windows and doors secure and operable	Annual Inspections	Annual
	Plumbing	All plumbing fixtures to work	Annual inspection, testing and root intrusion clearing	Annual

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
		root intrusions, rough surface	Replace or resurface where affected area exceeds 1 sq m or deformation exceeds 50mm	Less than 28 working days from identification
	Fire safety	Compliant with code	Fire Safety Plan and compliance Annual inspection equipment test	Update every 5 years or with change of use/structure Annual
	Health Compliance	Kitchens, Plumbing and other standards met	Annual Health Inspection	Within 14 days
	Ventilation and Climate Control	Working air conditioners and heating	Annual Inspection	Annual
Replacement	Buildings and components to be managed sustainably	Condition rating equal to or exceeds 4.0	List for inclusion in capital works budget	12 months
Upgrade	No criteria set	Identified in the Transport Strategy	Performance rating equal to or exceeds 4.0	List for inclusion in capital works budget

5.6 Performance Measures

Asset performance may be measured in various ways. Five assessment criteria typically used are-

1. **Condition** is a measure of how consumed and deteriorated the asset is by wear and tear, or age effects. It does not capture whether the asset is meeting customer service, safety or compliance needs. (See Building Service Profile comments)
2. **Service** is a measure of whether the asset is meeting customer service expectations. For clarification, an asset (e.g., air conditioner) might be brand new (excellent condition) but too small to effectively cool the required space (poor service).
3. **Amenity** is a measure of the appearance and "user friendliness" of the asset.
4. **Compliance** is a measure of the compliance to legal requirements, engineering (and other) standards and safety standards
5. **Financial** is a measure of whether the asset continues to provide value for money

Table 11. Definition of Condition and Function Rating

Condition Rating Score	Condition Rating Description	Function Rating Description	Amenity Rating description	Compliance
	Condition is a measure of how worn the asset is by age, wear and tear.	*Function is a measure of how effective the asset is at meeting the service needs and expectations*	*Amenity is a measure of whether the asset presentation fits the needs and expectations of the stakeholders*	*Compliance is a measure of whether the asset meets legal, engineering, building, safety and other standards*
0 Unknown	Condition rating 0 is reserved for no inspection and no data	Function rating 0 is reserved for no inspection and no data	Amenity rating 0 is reserved for no inspection and no data	Compliance rating 0 is reserved for no inspection and no data
1 Excellent	Assets are near new, have no visible defects, wear or tear.	Assets are meeting all service needs with redundant capacity	Assets exceed the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with current standards
2 Good	Assets have minor signs of wear and tear. A small number of defects or repairs might be evident	Assets are meeting service needs effectively with some spare capacity	Assets meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with current standards. There may be some optional, but not mandatory improvements.
3 Average	Assets are showing some wear and tear, including evidence of repairs or defects but are still effective	Assets are reliably meeting service needs (There may be some deficit in uncommon peak situations)	Assets meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with standards, as at the date of construction and legal requirements
4 Poor	Assets are starting to wear out. There is evidence of wear and tear, or age. Assets need to be regularly inspected, maintenance costs are increasing, and service may be compromised	Assets are failing to meet service needs unacceptably often. The assets may be breaking down or queuing time may be excessive	Some improvement required. Assets substantially meet the expectations of the stakeholders for cleanliness, presentation and ambiance but not in all respects	Some improvement required. Assets are substantially compliant but there may be some compromised or less than ideal factors.
5 Very Poor	Assets are at, or near end of life. Wear, tear and age effects are evident. Maintenance costs are elevated, special measures to keep the asset operating may be required, and service is likely compromised.	Assets are regularly failing to meet service needs. This may be due to asset, break down, queuing lengths, seasonal unavailability or other factors	Substantial improvement required. Assets don't meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Action required. Assets are materially not compliant in one or more factors

6 Demand

This section of the AMP reflects strategic drivers to upgrade, improve or dispose of assets. This section will cross all asset groups and provide links to Organisation strategic and land use plans.

6.1 Demand Drivers

Demand in this AMP refers to factors affecting the need for assets. Either the capacity, performance, risk, or financial cost of assets. Demand Drivers may be demographic, social, political, or economic. By their nature demand drivers may be inferred from current evidence or be predicted change. There is a degree of uncertainty.

The City seeks to identify and respond, in due time and measure, to emerging stakeholder need.

6.2 Building Strategy

The City has no comprehensive building strategy. Buildings are managed reactively.

In the absence of a building strategy there are several issues with the building portfolio that are emerging and need to be addressed. These include older buildings in poor condition approaching end of life, mature buildings potentially requiring investigation and investment to continue their lives, buildings not meeting tenant needs and a limited budget.

Development of an improvement strategy is recommended to confirm that the current building portfolio meets required needs, assess emerging needs and demands, respond to expected changes, and support access to grant funding.

In the interim Appendix B offers a draft strategy to assess and address existing building need.

Table 12. Demand Drivers and City Response Plan

Changes	Current provision	Projection	Impact on Building Services	City Response Plan
Population Growth	No provision	Per Perth - Peel expected population growth	Need to preserve and adjust building portfolio to meet need, Possibly including repurpose some buildings	Develop a building strategy.
Changing Age Demographic	No provision	Increasing older and younger demographic	Increase focus on safety and universal access	No requirement
Inclusion and Opportunity	No provision	Increasing social diversity	Unknown impacts to be determined Continue to upgrade buildings for all compliance requirements	Response strategy required to universal access changerooms, toilets and facilities. Possible adjustments to some spaces to accommodate different cultures and religions
Public Safety	This AMP	Increasing expectation of safety provisions	Possible need to upgrade building security. Continue to update	Potential need for City policy and standards for public safety, CCTV, alarm points
Infill Residential Development	No provision	Steady increase in density of housing and population	As above	Assumed catered for by existing building portfolio
Precinct Development	No provision	Focussed development in particular locations	None identified	Assumed catered for by existing building portfolio
Medical Precinct expansion	No Provision	Continued intensification of commercial activity in and near the medical precinct	None identified	Assumed catered for by existing building portfolio

Changes	Current provision	Projection	Impact on Building Services	City Response Plan
Service Expectations	Included in AMP	Expected demand for increased connectivity and quality of service Expectations of quality of service to be aligned with available funds.	Set Service levels	This AMP
Shift to public transport	No provision	Increasing shift of commuters from vehicle to public transport	None identified	Assumed catered for by existing building portfolio. Monitor PTA routes
Economy	Included in AMP	Tightening of availability of finance Need to prioritise, justify and demonstrate value for money from investments	Better investment and decision making. Budgets vulnerable to changes Source grant funding and developer contribution support	This AMP Financial Planning
Environmental Concerns	Included in AMP	Increasing expectations to protect and increase vegetation and greenspace Reduction of environmental footprint of buildings	Review and adopt organisation strategy for environment	Waste Minimisation Water Conservation Energy Conservation Adopt Green star building rating or similar system
Climate Change	No provision	Increased rainfall, rising sea levels, increased ambient temperature	Check buildings for vulnerability to inclement weather and rising sea levels as part of drainage strategy	As above
Technology Change	No provision	More immediate and demanding reporting of issues	To be reviewed.	Maintain awareness of emerging technology

Changes	Current provision	Projection	Impact on Building Services	City Response Plan
		Options to better collect and manage data	New technology to better manage buildings is available New technology to improve building services and reduce costs is available Possible adoption of solar auxiliary power	Remain adaptable and responsive to new options. Holistically review current equipment and emerging technology

7 Risk Management

This section of the AMP provides a framework to consistently assess Asset and Asset Management risk. Risk Management will generally take the form of implementing the provisions of the Asset Class AMPs

7.1 Risk context

Risk is a necessary consideration for management of assets. There are potential events that might occur and cause damage to the City. These could range from trivial to catastrophic. The City is required to identify and consider significant risks.

Risk is also a useful tool to identify required actions, prioritise activity and investment in the assets

The City of Nedlands Risk Management strategy, and corporate risk register provide an overarching response to corporate risk. Asset risk appears in the corporate risk register, and the adopted mitigation strategy is to manage the assets effectively to address risks.

A primary requirement of this AMP is to (i) identify and manage asset management related risks. Secondary objectives of this AMP are to (ii) use risk assessment to prioritise works and, (iii) escalate asset management risks where they cannot be satisfactorily managed.

7.2 Risk definition

Risks are defined as things that might happen, and if they did happen would cause a negative effect. Risk Management is defined as 'coordinated activities to direct and control with regard to risk'.

An issue is defined as something that has already happened or is happening now.

Risk assessment therefore requires (i) a possible event, (ii) that may happen, but has not yet happened, and (iii) would have a measurable negative effect.

The International Standard on Risk Management ISO31000 defines, and measures risk in terms of likelihood of an event, and consequences of that event.

The purpose of infrastructure risk management is to identify, document and manage the risks associated with providing services and assets. Asset related risks may include financial, reputational, personal injury, property damage, environmental risks.

For the purpose of this AMP a distinction is made between Asset Management Risk (systemic organisation risks of not managing the assets effectively) and Asset Risk (risks associated with a particular asset). Generally, a purpose of the Asset Management System is to identify and manage Asset risks.

7.3 Risk Assessment

The risk assessment and response process of the City is shown in Figure 12 Asset Management Risk Process. Note that the majority of credible risks will be managed to a satisfactory level by application of this asset management plan and works to the assets.

The risk rating system is the City adopted Risk Assessment procedure.

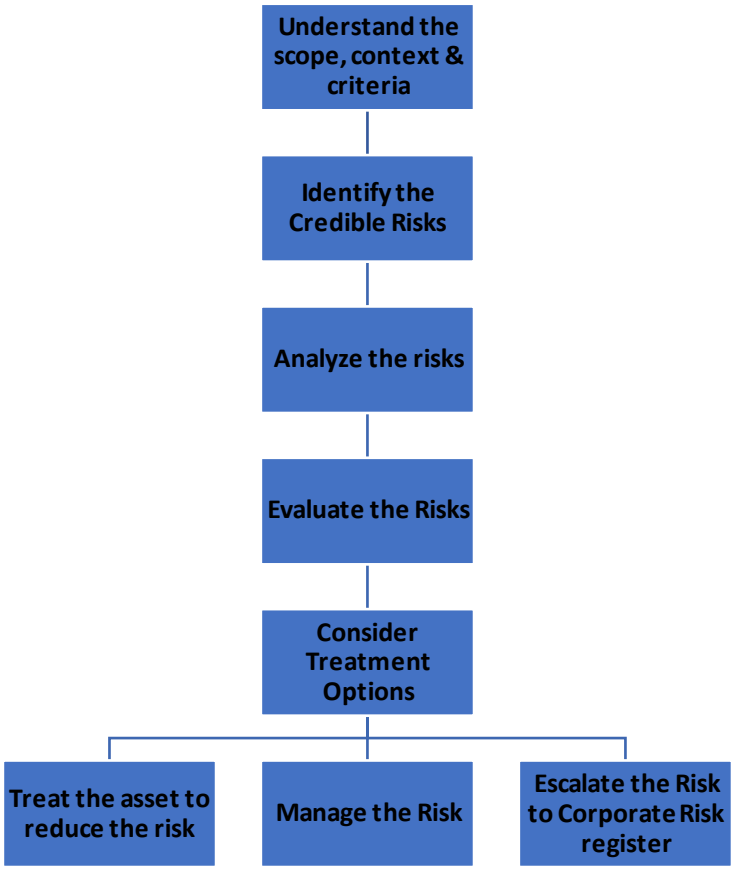


Figure 12 Asset Management Risk Process

7.4 Balancing Risk, Service and Budget

Elimination of risk entirely is not generally an option.

This AMP assumes a balanced approach to risk. Risks should be treated in accordance with the City Risk Policy. Risks of high, or greater, are expected to be managed to a moderate level.

Intervention levels for assets have been set to keep risk levels at moderate or lower.

7.5 Critical Assets

Critical assets are defined as those assets which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 13. Critical Building Assets.

A comprehensive assessment of critical assets has not been completed recently.

Table 13. Critical Building Assets

Critical Asset	Failure Mode	Impact
No other critical assets identified		

Assessment and identification of critical building assets is recommended.

7.6 Resilience Planning

Resilience refers to the ability of the infrastructure to cope with changing conditions, changing expectations, unexpected loss or failure and the unexpected. Resilience Planning is the process of

assessing and improving how the infrastructure response can be improved through provision of back up services, contingency planning.

There is no resilience planning for Building Assets and no Building Assets are identified as critical assets.

7.7 Risk Assessment Guidelines

Risk rating system has been taken from the City Risk Assessment Guideline.

Table 14. Risk Assessment Guide

City of Nedlands Risk Matrix						
Likelihood / Consequence		Insignificant	Minor	Medium	Major	Severe
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Table 15. Risk Likelihood Definition

Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur at some time	At least once in 3 years
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

Table 16. Risk Consequence Definition

Rating (Level)	Health	Financial Impact	Service Interruption	Regulatory Compliance	Reputational	Infrastructure, Assets & Systems	Environment
Insignificant (1)	First aid injuries	Less than $10,000	Short term temporary interruption. < 1 day	Breach of protocol or process requiring a response. No impact on other criteria	Unsubstantiated, low impact, low profile or 'no news' item	Negligible damage or loss	Contained, reversible impact managed by on-site response
Minor (2)	Medical type injuries	$10,001 - $50,000	Inconvenient delays managed with internal resources. 1 day – 1 week	Breach of protocol or process requiring additional work or minor damage control	Substantiated, low impact, low news item, minor complaint	Localised damage or loss rectified using internal resources	Contained, reversible impact managed by internal response
Medium (3)	Lost time injury <30 Days	$50,001 - $500,000	Significant delays to some major deliverables requiring additional resources to rectify. 1 - 2 weeks	Breach requiring internal investigation, mediation or restitution and / or regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile. Short-term loss of community Support	Localised damage or loss requiring internal and external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury >30 Days	$500,001 - $2,000,000	Prolonged interruption to major deliverables. Extensive use of additional resources; performance affected < 1 month	Breach investigated by external party and results in termination of services, 3rd party actions or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, 3rd party actions. Long-term loss of community support	Significant damage or damage to multiple assets requiring significant resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Severe (5)	Fatality, permanent disability	More than $2,000,000	Indeterminate prolonged interruption. Non-achievement of key objectives. > 1 month	Breach results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, multiple high impacts, news profile, 3rd party actions. Permanent loss of community support	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

7.8 Identified Risks

Identified Risks and management response are summarised in Table 17. Identified and Assessed Risks. Note that residual risks assume that the treatment action is funded and completed.

Table 17. Identified and Assessed Risks

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Asset Failure causes loss of service	Loss of service, loss of reputation	Likely	Minor	Moderate	Provide timely maintenance Replace assets prior to failure	Low
Lack of Knowledge of assets	Unexpected event, loss of service, loss of reputation	Likely	Minor	Moderate	Regular inspections	Low
Lack of recent structural assessment of older buildings	Premature failure of buildings and/or catastrophic failure	Possible	Major	High	Commence Regular structural inspections on rolling program	Low
Safety	Major accident up to and including death	Unlikely	Severe	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Safety	Minor accident including personal injury	Possible	Medium	Moderate	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Public Liability claim due to defect or non-compliance	Financial Cost Reputational damage	Possible	Major	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Compliance (Building, safety, Fire and Health Code)	Reputation damage, public liability, potential health issues, loss of life	Possible	Major	High	Assess all buildings for compliance every 5 years	Low
Compliance (Universal access)	Disabled access restricted, reputation damage, potential claim, potential admin penalties	Unlikely	Medium	Moderate	Conform to universal access standards	Low
Insufficient Budget	Unable to fully complete improvement, replacement or maintenance works costs incurred	Unlikely	Major	Moderate	Prioritise expenditure with focus on operation and preservation of existing assets Adopt LTFP	Low
Change in demand - City Growth	New residents not provided with facilities	Likely	Minor	Moderate	Include recreation facility planning in scheme and development approval considerations	Low
Change in demand – service standards	Residents demand higher service standards or new assets	Possible	Major	High	Set service standards and budget in agreement with ratepayers	Low
Change in demand – external requirement	Unexpected need to construct new or upgrade buildings	Possible	Major	High	Active involvement in Regional planning	Low

7.9 Identified Issues

An issue is something that has actually happened and is causing a problem. As compared to a risk, which is something that may happen.

The following issues have been identified significant to the next 3 years. Note these issues have been identified based on anecdotal feedback from City staff and include only higher-level issues requiring corporate response. Minor asset defects and similar issues are addressed through the normal asset management plan provisions

Identified Issues	Consequence	Likelihood	Consequence Rating	Assessed Importance	Treatment
Lack of comprehensive structural inspections	Without structural inspections and data unseen issues such as rust in structural elements, wood rot, faulty wiring and similar will not be identified	Existing Issue	High	High	Adopt a regular inspection program that includes level 1 visual inspections regularly; and level 2 compliance and structural inspections at defined periods, including immediate level 2 inspections of older and high-risk buildings
Dalkieth Hall, and other older buildings - age and need for substantive renewal	The Hall requires substantive work but value for money needs to be assessed.	Existing Issue	Medium	Moderate	Prepare business case considering required use, social value, costs of renewal and options. Formal decision.
Undefined investment need	Unable to accurately predict the cost of managing the building portfolio and therefore unable to complete.	Existing Issue	High	High	Need to obtain objective data including intended future of the buildings including building value, building social value, building condition and structural integrity, options for renovation and projected cost estimates.
Ownership and management issues	There are some identified buildings on public land nominated as being privately owned, funded and managed.	Existing Issue	High	High	Develop and implement a policy (and apply to each building) to ensure all buildings are being properly managed and the City role, responsibility and liability is addressed.

8 Lifecycle Asset Planning

This section of the AMP will provide a framework to assess the assets and develop interventions and responses. This section is common across all asset management plans. Specific decision criteria and outcomes related to this asset class are provided in Section 9.

8.1 Lifecycle Management

The City operates a whole of lifecycle approach to asset management. The asset lifecycle is shown in Figure 13. Typical Asset Lifecycle.

Lifecycle Asset planning requires consideration of the service requirements and needs of the asset at each stage of its lifecycle. These needs may be the immediate needs to operate the asset, but also include the predicted needs. Needs may include risk, performance, investment or other requirements to operate the asset effectively.

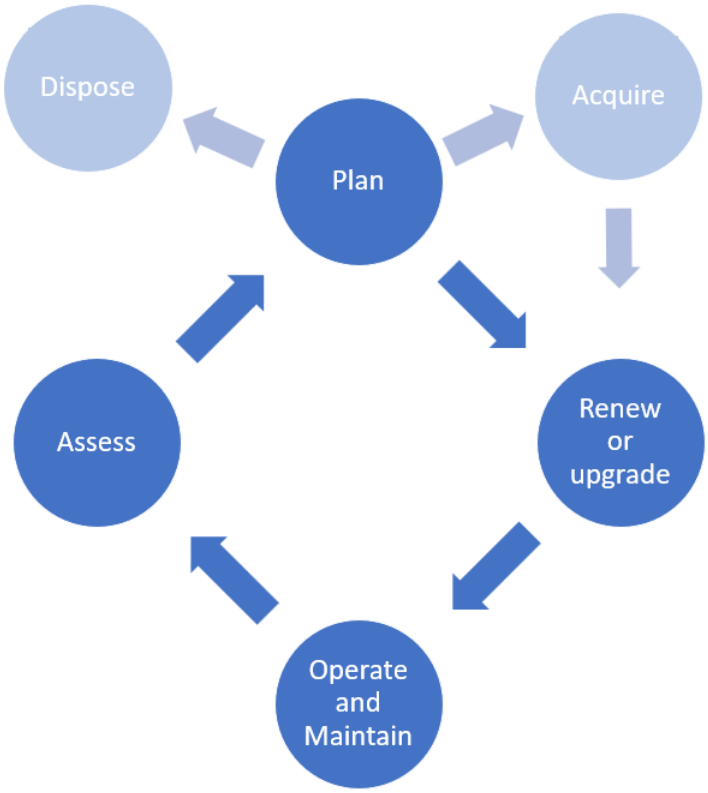


Figure 13. Typical Asset Lifecycle

8.2 Plan - Strategic, Lifecycle and Tactical Directions

The Asset Management plan needs to respond to both strategic direction and functional (lifecycle) need. This is done in the planning phase.

In this context strategic direction means top-down organisation directions, such as the provision of additional or improved assets to meet an emerging need in accordance with the goals of the organisation. Typical top-down planning might include implementation of a new Local Area Precinct

Plan, Cycle strategy, Recreation Strategy, change in Public transport networks, Organisation Directive via the Strategic Community Plan or similar.

Functional (lifecycle) planning is driven by the needs of the assets themselves. All assets require maintenance and will wear out over time. Service performance may become compromised for a variety of reasons and renewal, or upgrades, required.

Figure 14. Strategic, Lifecycle and Tactical Directions shows at a high level how lifecycle needs and strategic goals are brought together and aligned in the AMP. The Asset planning process considers both the strategic goals, and the asset needs to define a tactical solution.

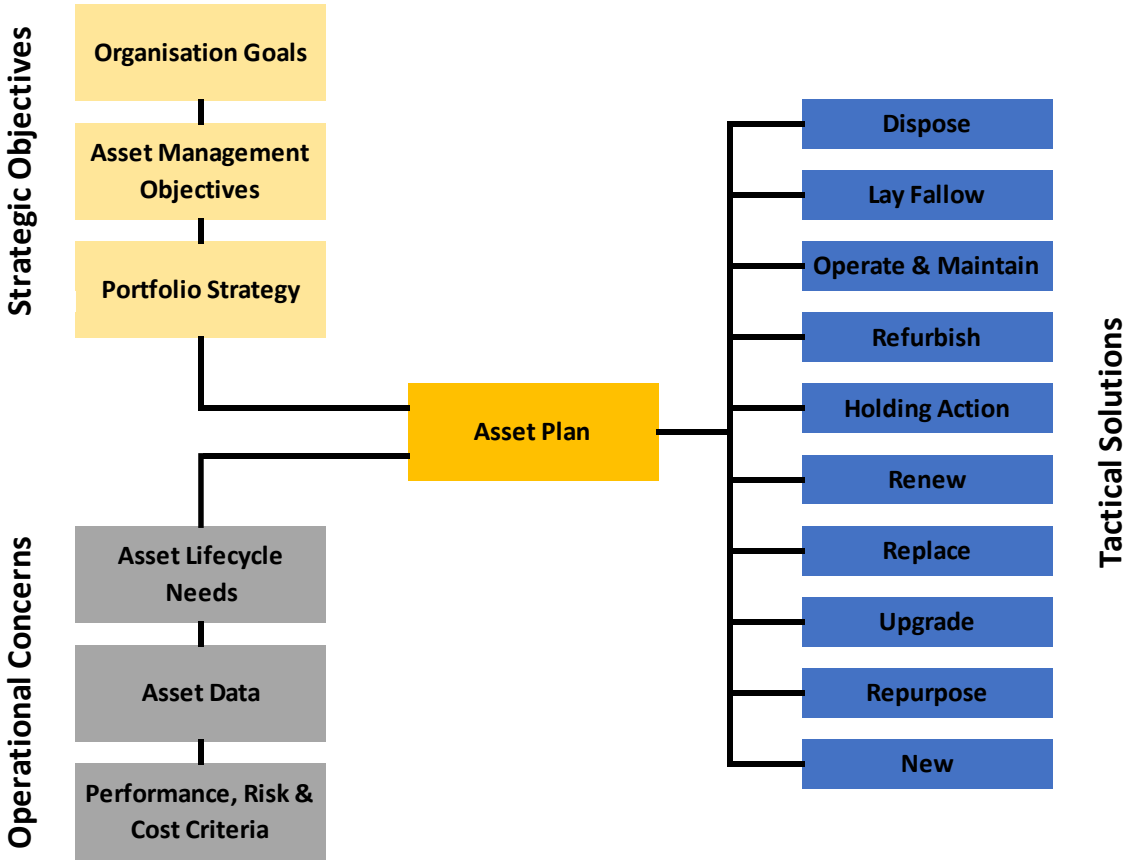


Figure 14. Strategic, Lifecycle and Tactical Directions

8.3 Asset Lifecycle Needs

Asset Lifecycle Needs are specific to the asset class and may include

1. Service or Functional needs – the assets are not performing effectively
2. Risk and Safety Concerns – there are compliance, safety, design, or other risk concerns
3. Amenity Issues – The assets no longer meet community expectations
4. Financial Planning requirements – the assets are no longer cost effective or good investment
5. Condition or Obsolescence – the assets are wearing out

Specific asset class concerns and decision criteria are provided in Section 9

8.4 Tactical Solutions

Tactical solutions are the proposed intervention measures. These are grouped in Table 18. Tactical Options and Definitions. Note that the choice of tactical option may be influenced by several of factors. At present this is a human expert decision to balance competing requirements using the provided decision criteria.

Tactical solutions apply at a component level and include (i) scope of asset components, (ii) proposed option(s), (iii) expected date of treatment and (iv) an indicative estimate of cost for the financial plan. A tactical option is an indicative plan, and not intended as a scope of works or project plan.

Typically, in the annual budget, and draft budget, the "tactical option" is replaced with a clear scope of works and project estimate as described in Figure 15. Asset Assessment Process.

Table 18. Tactical Options and Definitions

Tactical Solutions	Description
Dispose	Remove the asset from service permanently, including potentially sell, demolish, abandon or bury in place.
Lay Fallow	Temporarily discontinue use of the asset for an unspecified period, but with option to later recontinue use.
Operate & Maintain	Normal use of the asset including operation, preventative maintenance and reactive maintenance.
Refurbish	Restore the asset appearance and amenity without restoring the useful life or service potential. Typically, something done to a building periodically.
Holding Action	A temporary measure to keep an asset operating past point of normal renewal or replacement
Renew	To undertake remedial works, major maintenance or partial replacement of an existing asset to restore some or all of its remaining life or service potential.
Replace	To remove and replace an asset or component, like for like, and new for old
Upgrade	To improve the capacity, service potential or service life of an asset or component
Repurpose	To change the intended use of an asset.
New	To build a new asset where one was not existing before.

Note that there are several possible actions for each tactical option. Selecting the appropriate action is typically part of project scoping and planning, and budget setting, following investigative work. The intent of the asset management plan is to identify the emerging issue, pertinent information and corporate strategy, mark it for further attention at the appropriate time and provide an indicative estimate of costs.

8.5 Asset Needs and Investment Plan

The unconstrained needs of the Building assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete all works based on future estimated need. This may include requested or predicted need.

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and

needs to be reconciled to the annual budget and Long-Term Financial Plan as these are annually resolved.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

8.6 Program Development

A program consists of a schedule of like projects, top be applied to the asset portfolio, and spread over the period of the AMP. The intention of the program is to allow good planning, smooth out cash flow requirements from year to year, give confidence in planning, inform stakeholders, allow deferral of works, prioritise individual projects when required.

8.7 Asset Assessments

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk and assets with performance issues. The approach is shown in Figure 15. Asset Assessment Process

Assets and components are divided into categories based on risks of failure to meet performance or risk objectives.

Escalation Category 0. Operate and Maintain. This category applies to Low Risk, good performing assets which are typically in their early or mid-life. These assets can generally be expected to meet needs and have low risk of failure. These assets are routinely inspected and maintained. Assets which are getting older, are not meeting performance requirements, are becoming expensive to maintain or have identified risk factors are typically escalated to category 1.

Escalation Category 1. Medium Risk, Average Performance, and emerging issues. This category applies to assets are approaching their end of service life, may have some identified performance, or risk issues. Mostly these assets will be performing satisfactorily and with low risk. However, weaker, or more heavily used assets may be showing signs of age and performance issues. Escalation category 1 assets are monitored more closely, reviewed annually, and as they approach intervention levels attention may be escalated to category 2.

Escalation Category 2. High Risk, Poor Performance. This category applies to assets showing signs of end of life. They are still functioning but may not be meeting performance needs fully. Condition and asset integrity is starting to approach intervention levels. Typically, assets in category 2 should be identified in the 5-year plan and be reviewed at least annually. They may require special risk or performance management. Holding actions may be employed to continue the use of the asset.

Escalation Category 3. Very High Risk, Poor Performance. This category is for assets which have failed intervention levels or service requirements. Replacement plans, firm budgets and project scopes should be in place, and these projects considered in the annual budget. In some cases, special management regimes or holding actions may be implemented.

Escalation Category 4. Backlog. This category is for assets which are category 3 (have passed their intervention point) but action has not been taken for some reason. Usually for reasons of budget limits, or other priorities. Holding actions, discontinued use or special risk measures are typically required. Backlog assets are risk managed and reconsidered for funding each year. Backlog is an undesirable circumstance.

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk, and assets with performance issues. The approach is shown in Figure 15. Asset Assessment Process.Figure 15. Asset Assessment Process

Assets are divided into categories based on risks of failure to meet performance or risk objectives. Works are prioritised accordingly.

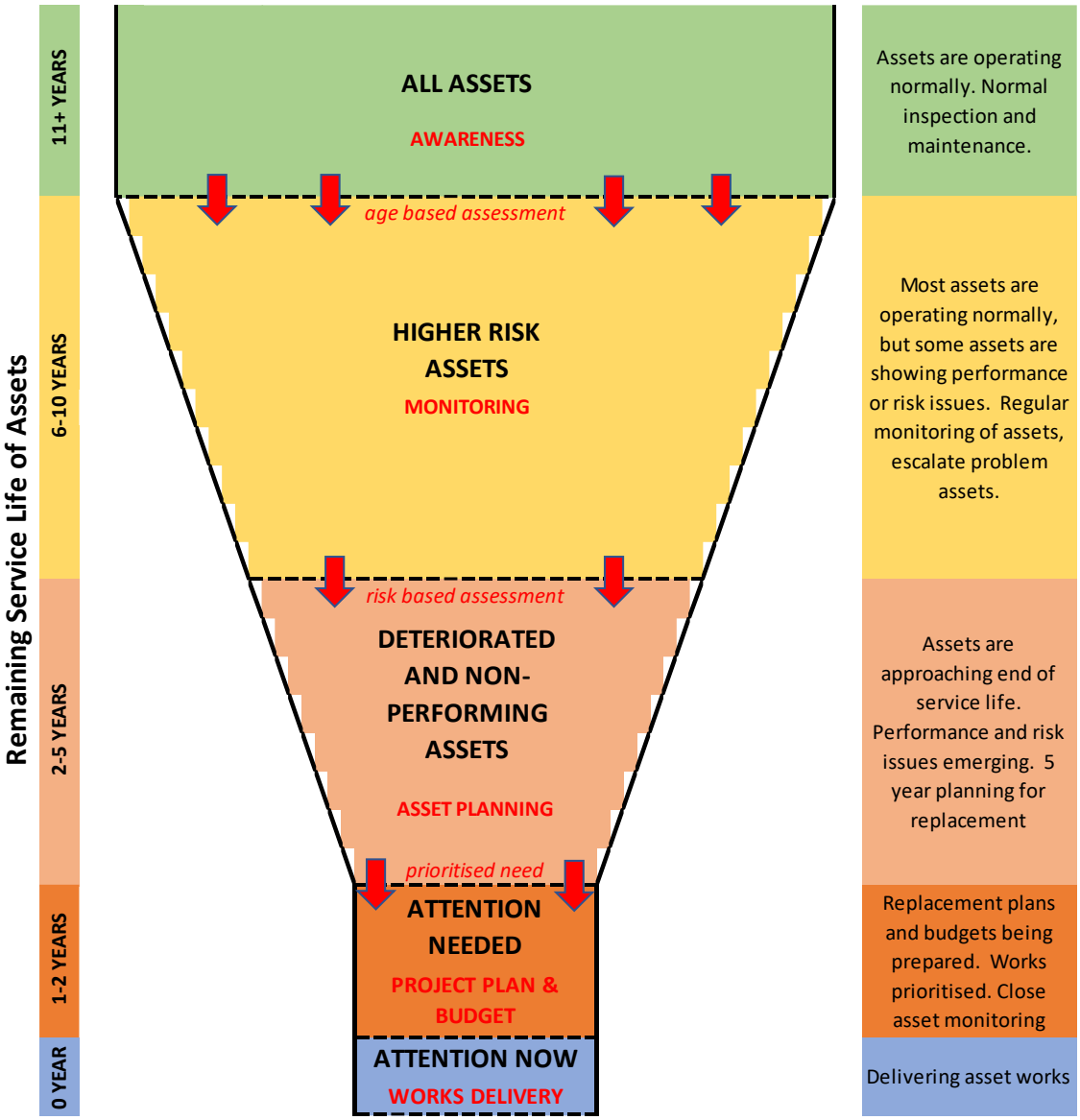


Figure 15. Asset Assessment Process

9 Building Asset Plan

This section of the AMP describes what the organisation expects to do in the period covered by the plan to meet the objectives

9.1 Strategy

The City does not have an existing Building Strategy.

A quick summary of the state of the current portfolio is as follows. See section 4 for details

- The City has a mostly effective and comprehensive building portfolio
- The buildings are in largely unknown condition
- The buildings are aging; experiencing wear and tear and some are approaching recommended end of service life
- The buildings have been well kept and maintained giving them a superficial high visual condition but the underlying structural or functional condition may be different
- There are potential service and safety improvements to be made but these are not systematically identified.
- Buildings are typically being provided and used in accordance with historic precedence without consideration for changing requirements, occupancy rates, condition and other factors (That is a lack of strategy in favor of historical precedent)

The adopted Strategy for this plan in brief (priority order) is

- Identification and fixing of safety and compliance issues
- A regular and planned inspection program
- Ongoing proactive and reactive maintenance
- Replacement of aging and deteriorated assets as they pass intervention points
- Replacement or proactive maintenance of assets with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving buildings where usage exceeds capacity

9.2 Implementation Programs

The City intends to implement the following service programs over the next 3 years

Table 19. Building Works Program Details

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
Organisation Assigned Priorities & Commitments							
BD01	Organisation Priorities		special	either	As designated	As identified in Strategic Community Plan or by Organisation resolution	Reserved space for Organisation priorities as identified in the Strategic Community plan
Planning, design, consultation & other							
BD11	Building Strategy	$0.250	TBA	OP-EX	City & regional links	Identify building user needs, current usage and expectations Identify current building performance and gap analysis to user needs For each building identify a strategy and tactical options	Will need to consider both demand drivers, local development and existing capability. Budget does not include community survey
Works Programs							
BD21	Building Inspections	$0.150	Recurring annual	OP-EX	City Buildings	Level 1 visual inspections not less than annually Level 2 compliance and structural inspections not less than 10 yearly for buildings under 30 years age	Essential works to keep the buildings safe and functioning Generally, a find and fix approach.

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
						and 5 yearly for buildings over 30 years age. (excluding minor buildings like sheds)	
BD22	Maintenance		As required	OP-EX		Find and fix defects Proactive service of plumbing, HVAC, electrical and other systems Repair of defects and minor issues Painting and other upkeep Respond to customer concerns Report and escalate major concerns	
BD23	Operation			OP-EX		Payment of service bills Cleaning & rubbish removal Grounds maintenance Administration and booking	
BD24	Priority Works		2022/23-2027/28	CAP Ex	See Appendix D	Address high priority building defects, safety issues and gaps as they are identified or occur.	These are projects that generally occur unexpectedly but require immediate attention

9.3 Building Lifecycle Needs Identification

Lifecycle needs for buildings are assessed in the following manner. In accordance with Figure 15. Asset Assessment ProcessFigure 14. Strategic, Lifecycle and Tactical Directions a Tier 1 assessment identifies when an asset is at higher risk and needs to be more closely monitored. Tier 2 assessment identifies when an asset has an identified problems or is approaching end of life and needs to be identified in the 3-year plan. Tier 3 assessment indicates when an asset needs immediate attention.

Table 20. Intervention Criteria for Building Planning Purposes

Criteria	Test/decision	Level 1 assessment criteria (Monitor)	Tier 2 assessment criteria (Planning)	Tier 3 assessment criteria (Project Scoping)
Service/Performance	Utilisation and Capacity	FUTURE WORK including consultation with tenants, users and service providers to define intervention criteria and service levels		
	Fitness for purpose			
	Climate Control			
Condition	Age, Wear and Tear			
Compliance	Ownership/Leasing			
	Structural integrity			
	Fire Safety			
	Health Compliance			
	Universal Access			
Financial	Return on Investment			
Amenity	User Comfort/Suitability			
Risk/Safety	Reported issues			

Development of intervention criteria is recommended future work and will require consultation with stakeholders including tenants, lessees and users of buildings. A simple retirement strategy for older buildings is unlikely to be acceptable for historic or cultural buildings, and conversely rehabilitation of older buildings will be expensive.

9.4 Building Network Budget

Proposed Budget Allocation is shown in Table 21. Program Budget Summary

Table 21. Program Budget Summary

Program	Current Budget plus 3 YR plan	Current Budget	Forward Plan ($M)			Unfunded Requests
		2022/23	2023 / 24	2024 / 25	2025/26	
BD01 Organisation Priorities	0.000	0.000	0.000	0.000	0.000	0.000
BD11 Building Strategy	0.000	0.000	0.000	0.000	0.000	0.250
BD21 Building Inspection	0.000	0.000	0.000	0.000	0.000	0.600
BD22 Building Operation & Maint.	5.077	1.269	1.269	1.269	1.269	0.000
BD23 Building renewal	7.287	1.287	2.000	2.000	2.000	0.000
BD24 Priority needs	0.000	0.000	0.000	0.000	0.000	0.000
Total	**12.364**	**2.556**	**3.269**	**3.269**	**3.269**	**0.850**

Notes

1. All numbers are 2021/22 dollars
2. Specific project works associated with each program are provided in Appendix C

3. Note that to deliver specific projects from year to year there may be some balancing of dollars between programs

10 Resources and Support

This Section of the AMP – Buildings contains information on support requirements for the Asset management system.

10.1 Asset Management Governance

Responsibility for Building Assets is delegated as follows

Table 22. Roles and Responsibilities

Function	Assigned to
Responsible Director	Director Technical Services
Asset Planning	Manager Assets
Operations, Inspection	Manager City Projects and Programs
Operations, Maintenance	Manager City Projects and Programs
Project scope and requirements	Manager Assets
Project Delivery	Manager City Projects and Programs
Asset Acceptance	Manager Assets
Accounting	Manager Finance
Data Collection	Manager Assets
Performance reporting	Manager Assets
Internal Audit	Director Technical Services

10.2 Human Resources

10.2.1 Staffing

Staff requirements to be determined after setting and testing of service levels. Required staff levels are directly linked to the required service standard and quantum of works to be completed.

10.3 Technology

10.3.1 Hardware

Consider update of hardware as follows

- Field Tablet with remote access to building records, works orders and asset maps for each field crew

10.3.2 Software

The City is currently implementing a new enterprise software system (OneCouncil) that includes appropriate asset management functionality.

10.4 Data

The City does not currently have a formal data management plan. Data is essential to good decision making.

Building Inventory and Condition data is currently being collected (July 2022).

10.5 Process

The City does not currently have formal work processes for building asset management or operations.

10.6 Outsourcing

All operational inspections, operations and light maintenance are currently managed in house.

Construction projects are outsourced via tender and contract.

Asset planning is performed in house.

External audits and 5 yearly re-valuation are outsourced.

11 Continuous Improvement

11.1 Performance Measures

Performance measures are as follows

Table 23. Performance Measures

Performance Requirement	Measure	Target
Completion of programmed works	Proportion of scheduled work completed	90% completion
Unexpected Building Closures	No of days buildings closed without prior notice	Not more than 10 days of unexpected building closure
Service response	Proportion of complaints actioned within the allocated response time	80% response in time
Asset Sustainability	Asset consumption ratio	Ration greater than 90%
Asset Data Updated	Asset inventory annually updated by 30 June for all works done in the preceding financial year	Pass/Fail

11.2 System Audits

11.2.1 Internal Audits

Internal audits of the AMP and AMP compliance to be conducted annually to the satisfaction of the responsible Director technical Services.

Internal audits shall generally include random testing

Internal audits to include testing of

- Asset valuation and financial reporting
- Data updates
- Works completed
- Performance Measures
- Other items as directed

11.2.2 External Audits

External audits of the AMS shall be conducted every 5 years and may include the AMP – Buildings.

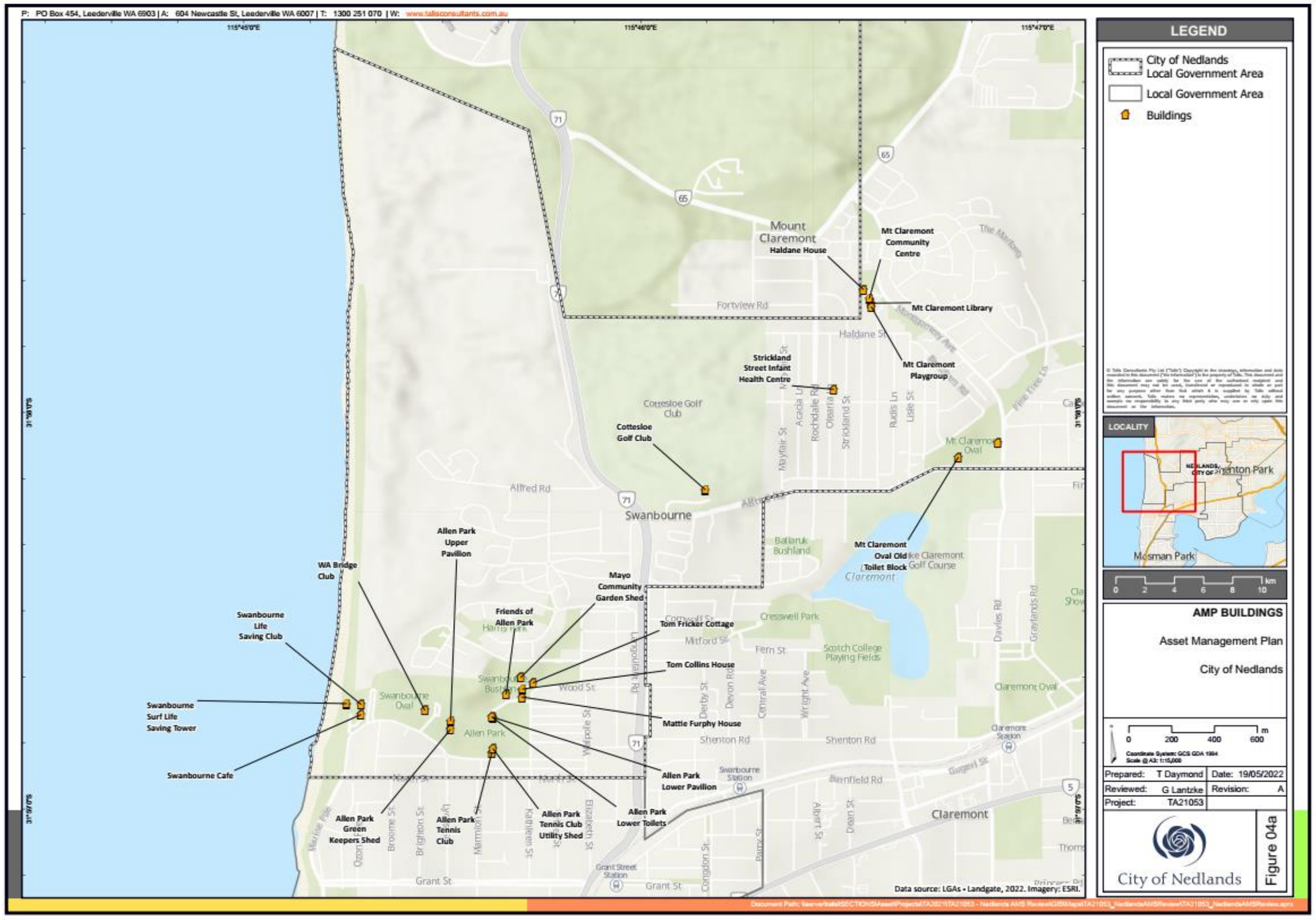
11.3 Improvement Plan

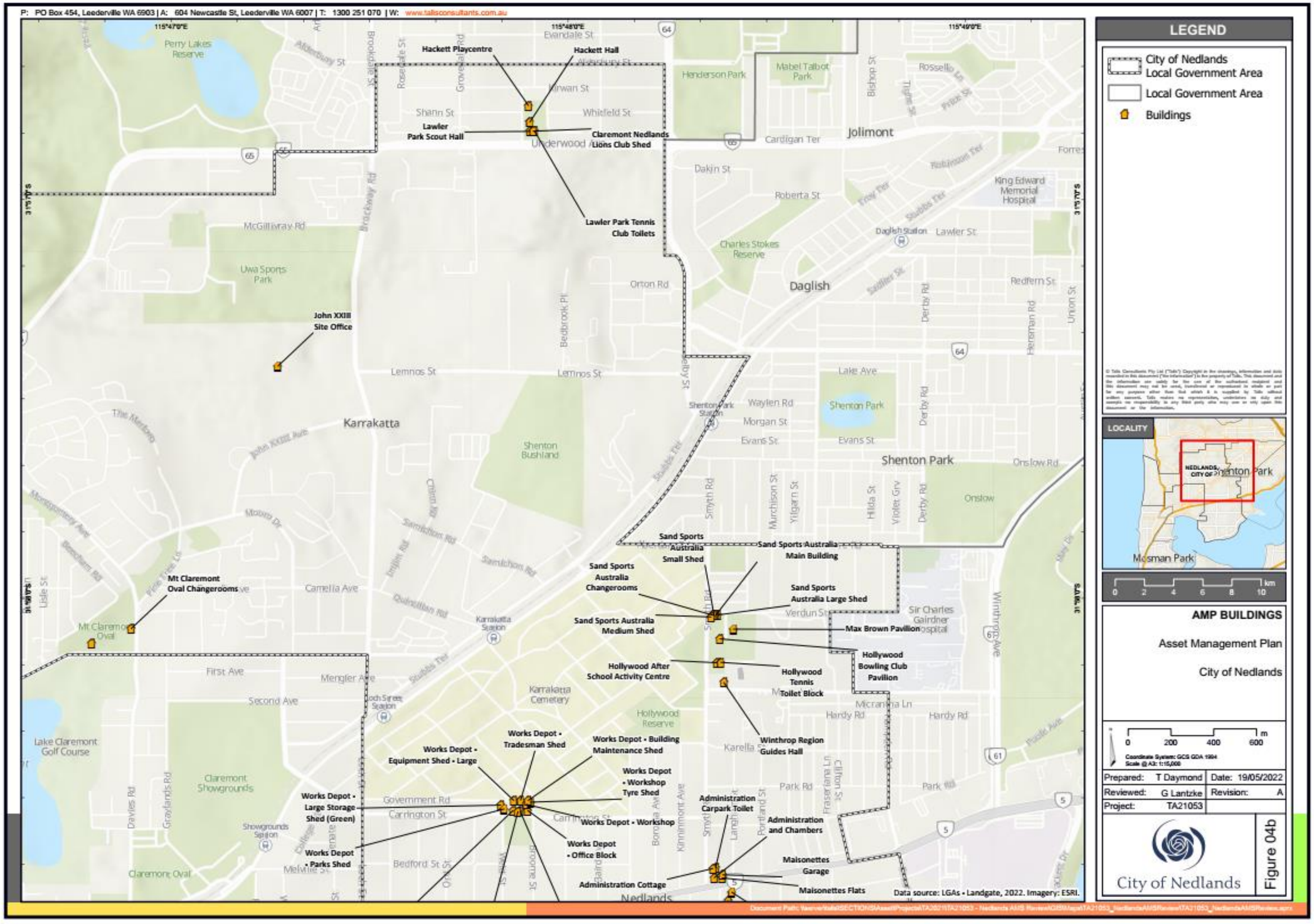
Identified Improvement actions are summarised In Appendix E.

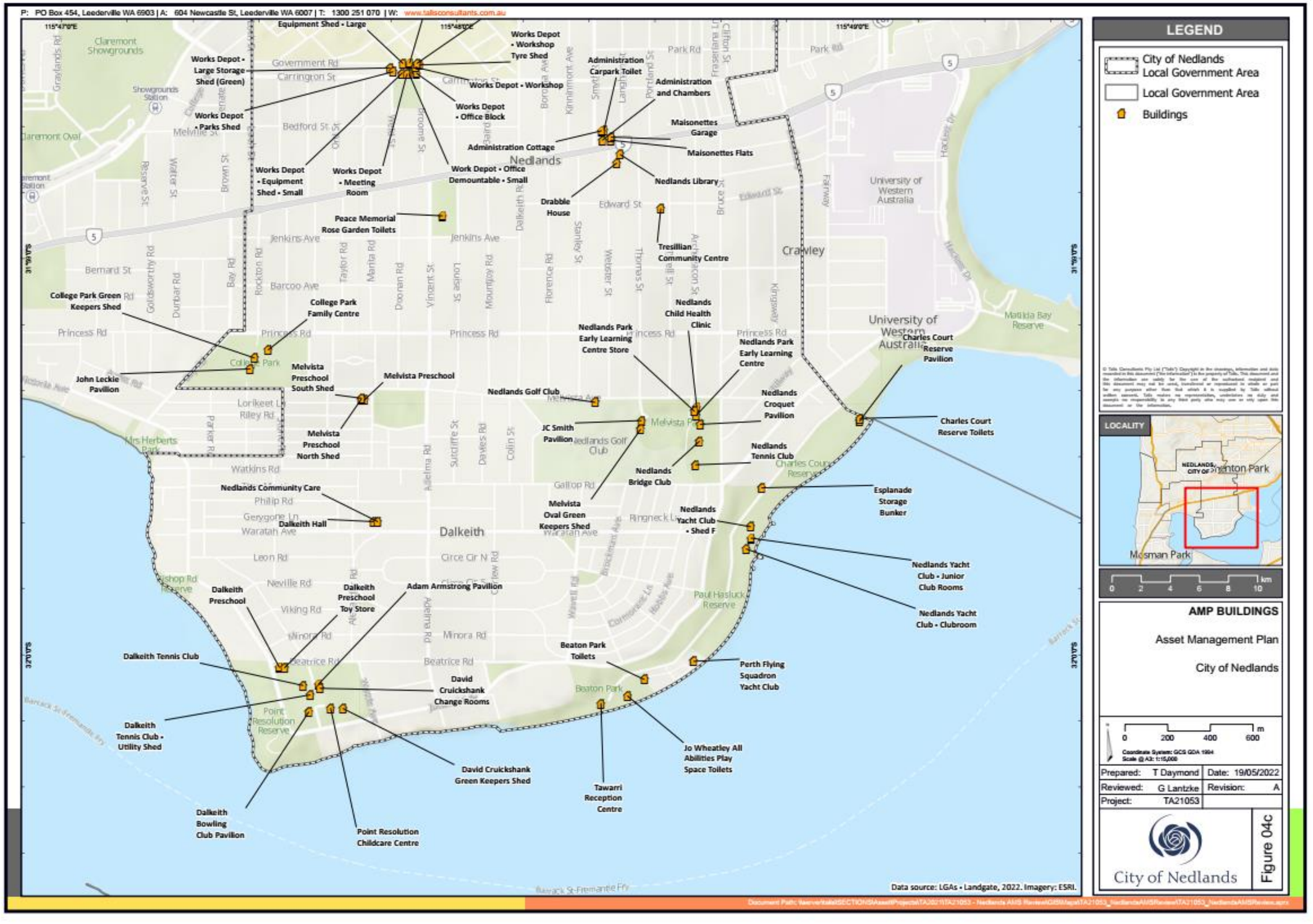
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- 'Strategic Plan 20XX – 20XX',
- 'Annual Plan and Budget'.

Appendix A. Building Location Map




P: PO Box 454, Leederville WA 6903 | A: 604 Newcastle St, Leederville WA 6007 | T: 1300 251 070 | W: www.talisconsultants.com.au
Hackett Playcentre
Hackett Hall
Lawler Park Scout Hall
Claremont Nedlands Lions Club Shed
Lawler Park Tennis Club Toilets
John XXIII Site Office
Mt Claremont Oval Changerooms
Sand Sports Australia Small Shed
Sand Sports Australia Main Building
Sand Sports Australia Changerooms
Sand Sports Australia Large Shed
Sand Sports Australia Medium Shed
Max Brown Pavilion
Hollywood Bowling Club Pavilion
Hollywood After School Activity Centre
Hollywood Tennis Toilet Block
Winthrop Region Guides Hall
Works Depot - Tradesman Shed
Works Depot - Building Maintenance Shed
Works Depot - Equipment Shed - Large
Works Depot - Workshop Tyre Shed
Works Depot - Large Storage Shed (Green)
Works Depot - Workshop
Works Depot - Office Block
Works Depot - Parks Shed
Administration Carpark Toilet
Administration and Chambers
Maisonettes Garage
Maisonettes Flats
Administration Cottage
Data source: LGAs - Landgate, 2022. Imagery: ESRI.
LEGEND
City of Nedlands Local Government Area
Local Government Area
Buildings
LOCALITY
AMP BUILDINGS
Asset Management Plan
City of Nedlands
Prepared: T Daymond
Date: 19/05/2022
Reviewed: G Lantzke
Revision: A
Project: TA21053
City of Nedlands
Figure 04b


P: PO Box 454, Leederville WA 6903 | A: 604 Newcastle St, Leederville WA 6007 | T: 1300 251 070 | W: www.talisconsultants.com.au
Equipment Shed - Large
Works Depot - Workshop Tyre Shed
Works Depot - Large Storage Shed (Green)
Works Depot - Workshop
Works Depot - Parks Shed
Works Depot - Office Block
Administration Carpark Toilet
Administration and Chambers
Maisonettes Garage
Administration Cottage
Maisonettes Flats
Works Depot - Equipment Shed - Small
Works Depot - Meeting Room
Work Depot - Office Demountable - Small
Nedlands Library
Drabble House
Peace Memorial Rose Garden Toilets
Tresillian Community Centre
College Park Green Keepers Shed
College Park Family Centre
Nedlands Child Health Clinic
Nedlands Park Early Learning Centre Store
Nedlands Park Early Learning Centre
Charles Court Reserve Pavilion
John Leckie Pavilion
Melvista Preschool South Shed
Melvista Preschool
Nedlands Golf Club
Nedlands Croquet Pavilion
JC Smith Pavilion
Charles Court Reserve Toilets
Melvista Preschool North Shed
Nedlands Tennis Club
Nedlands Bridge Club
Esplanade Storage Bunker
Nedlands Community Care
Melvista Oval Green Keepers Shed
Nedlands Yacht Club - Shed F
Dalkeith Hall
Nedlands Yacht Club - Junior Club Rooms
Nedlands Yacht Club - Clubroom
Dalkeith Preschool
Dalkeith Preschool Toy Store
Adam Armstrong Pavilion
Beaton Park Toilets
Perth Flying Squadron Yacht Club
Dalkeith Tennis Club
David Cruickshank Change Rooms
Dalkeith Tennis Club - Utility Shed
Jo Wheatley All Abilities Play Space Toilets
David Cruickshank Green Keepers Shed
Tawarri Reception Centre
Dalkeith Bowling Club Pavilion
Point Resolution Childcare Centre
Data source: LGAs - Landgate, 2022. Imagery: ESRI.
LEGEND
City of Nedlands Local Government Area
Local Government Area
Buildings
LOCALITY
AMP BUILDINGS
Asset Management Plan
City of Nedlands
Prepared: T Daymond
Date: 19/05/2022
Reviewed: G Lantzke
Revision: A
Project: TA21053
City of Nedlands
Figure 04c

Appendix B. Building Strategy

This section describes proposed strategic changes to the portfolio. New assets, upgrade disposal of assets and similar to meet emerging need.

Table 24. Planned Building Portfolio Changes

Change ID	Description	Origin of change	Date required	Priority	Cost Estimate	Status
1	No identified changes to building portfolio at this time					

Note the City does not have an adopted building strategy. This section is a place to record strategic requirements identified by the organisation such as requirements of the building strategy, land use planning, sports and recreation planning, Council initiatives and similar sources.

Appendix C. Building Investment Need (Unconstrained)

The unconstrained investment need refers to the works expected to be required by the assets to meet the adopted service levels, including replacement, maintenance and operation in due time.

The City does not currently have accurate data relating to building asset condition, valuation, remain useful life to appropriately determine an unconstrained investment need for our existing building asset portfolio. An inspection and valuation of building assets is currently in progress. Data and analysis in this AMP to be updated when this information becomes available to reflect the Unconstrained Building Investment Need.

Table 25. All asset Class Proposed Investment Need (Unconstrained)

Financial Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98
Roads Renewal (Distributed) (M)	$ 12.48	$ 10.73	$ 17.22	$ 16.06	$ 16.06	$ 17.97	$ 19.02	$ 14.84	$ 14.31	$ 8.71	$ 7.82	$ 7.90	$ 7.83	$ 6.10	$ 5.33	$ 5.63	$ 4.14	$ 3.73	$ 3.64	$ 0.30	$ 0.31
Paths O&M (M)	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11
Paths Backlog (2022) (M)	$ 0.35	$ 0.35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paths Std. Renewal (Distributed) (M)	$ -	$ -	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 1.75	$ 1.75	$ 1.75
Paths Slab Replacement (M)	$ -	$ -	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parks O&M (M)	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50
Parks Renewal (Distributed) (M)	$ 0.00	$ 0.01	$ 0.01	$ 0.14	$ 0.15	$ 0.66	$ 0.83	$ 1.13	$ 1.02	$ 1.25	$ 0.74	$ 0.91	$ 0.79	$ 1.17	$ 0.93	$ 0.93	$ 2.55	$ 2.37	$ 1.97	$ 2.53	$ 2.53
Drainage O&M (M)	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
Drainage Renewal (Distributed) (M)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Drainage Planned Capital Upgrade (M)	$ 1.49	$ 0.95	$ 0.64	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
All Assets O&M Need (M)	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26
All Assets Capital Investment Need (M)	$ 14.32	$ 12.04	$ 18.09	$ 16.93	$ 16.94	$ 19.35	$ 20.58	$ 16.70	$ 17.38	$ 12.00	$ 10.48	$ 10.23	$ 10.04	$ 8.69	$ 7.68	$ 7.98	$ 8.11	$ 6.20	$ 7.36	$ 4.58	$ 4.59
All Assets Total Investment Need (M)	$ 20.59	$ 18.30	$ 24.35	$ 23.19	$ 23.20	$ 25.61	$ 26.85	$ 22.96	$ 23.64	$ 18.27	$ 16.74	$ 16.49	$ 16.31	$ 14.95	$ 13.94	$ 14.24	$ 14.37	$ 12.46	$ 13.63	$ 10.84	$ 10.85

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are indicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings.
6. Estimate includes planned improvements.
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Appendix D. Proposed Building Investment Plan

The funded plan is aligned with the long term financial plan and budget. It shows the planned investment in the assets, which may differ from the expected need.

Error! Reference source not found. summarises proposed funding for all asset classes in future years. This plan is subject to Elected Member of Council review and change at this time. Investment plans are typically updated through the annual budget process. Table 26 is aligned with the Long-Term Financial Plan and in the event of conflict the LTFP shall take precedence.

Table 256. Overall Proposed Investment Program (All asset Classes)

Sum of Total Funding Including Staff Overheads	Financial Year										
Program	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Grand Total
Buildings	$ 1,544,100	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 23,144,100
Drainage	$ 1,784,640	$ 1,136,160	$ 764,640	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 7,885,440
Fleet Renewal	$ 1,215,360	$ 741,944	$ 544,800	$ 378,000	$ 192,000	$ 703,680	$ 429,600	$ 144,000	$ 102,000	$ 785,400	$ 5,236,784
Natural Environment	$ 70,200	$ 98,640	$ 108,000	$ 72,000	$ 1,200,000	$ 102,000	$ 72,000	$ 240,000	$ 102,000	$ 102,000	$ 2,166,840
Parks	$ 1,080,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 9,720,000
Paths	$ 654,300	$ 53,904	$ 53,593	$ 66,944	$ 55,841	$ 46,089	$ 66,326	$ 32,457	$ 43,155	$ 72,931	$ 1,145,539
Public Art	$ 48,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 228,000
Roads	$ 6,055,084	$ 5,367,000	$ 1,506,225	$ 1,196,246	$ 1,849,873	$ 1,587,448	$ 1,719,600	$ 1,482,711	$ 1,516,440	$ 1,770,900	$ 24,051,527
Traffic Safety	$ 120,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 1,470,000
Waste	$ 256,020	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 418,020
Bus Shelter Program	$ 72,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 504,000
Grand Total	**$ 12,899,704**	**$ 10,993,647**	**$ 6,573,257**	**$ 5,909,190**	**$ 7,493,714**	**$ 6,635,217**	**$ 6,483,526**	**$ 6,095,168**	**$ 5,959,595**	**$ 6,927,230**	**$ 75,970,249**

Table 267. Proposed works plan - buildings

Financial Year	Program	Subprogram	Project Title	Description	Carry Forward From 2021/22	Required Funding
22/23	Buildings	Community Buildings Compliance Upgrade	BUILDINGS PLACEHOLDER	Building Compliance Review and recommendation implementation		$ 700,000
22/23	Buildings	Community Buildings Minor Asset Renewals	Air-Con Renewal Program	Adhoc Air conditioning renewal		$ 32,250
22/23	Buildings	Community Buildings Minor Asset Renewals	Flooring Renewal Program	Adhoc flooring renewal		$ 32,250
22/23	Buildings	Community Buildings Minor Asset Renewals	Painting Program	Adhoc painting as required		$ 32,250
22/23	Buildings	Building Upgrade	Swanbourne Surf Lifesaving Club	Swanbourne Surf Lifesaving Club upgrade and expansion	$ 2,027,111	$ 230,000
22/23	Buildings	Community Buildings Minor Asset Renewals	Nedlands Infant Health	Renewal of roof tiling, battens, eaves, gutters & downpipes	$ 12,900	$ 105,000
22/23	Buildings	Community Buildings Minor Asset Renewals	PRCC	Full renewal of roof coverage including tiling, battens & eaves	$ 12,900	$ 125,000
22/23	Buildings	Comm. Buildings Minor Asset Renewals	Nedlands Library	External painting and garden upgrade		$ 30,000
23/24	Buildings	Community Buildings Minor Asset Renewals	Tresillian Arts Centre	Fixtures & Fittings Renewals		$ 127,000
23/24	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
23/24	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 173,000
23/24	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
23/24	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
24/25	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
24/25	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
24/25	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
24/25	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
25/26	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
25/26	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
25/26	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
25/26	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
26/27	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
26/27	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
26/27	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
26/27	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000

Appendix E. Improvement Plan

Item	Description	File Reference	Priority	Assigned to	Scheduled Completion
1	Commence proactive structural and compliance (level 2) inspections of higher risk buildings		Very High		
2	Review building needs and building performance and identify immediate priority issues (see Appendix A) pending a proper strategy (recommendation 2)		High		
3	Develop intervention criteria and objective requirements for building performance including a decision matrix for when and how to invest in buildings.		High		
4	Develop and adopt a Building strategy including consideration of current and emerging needs, service gaps and improvement plan		High		June 2025
5	Review and identify roles and responsibilities for each building, including owner, manager, tenant, maintenance and user roles		High		
6	Update and reinforce communications and planning protocols with finance, project management and operations sections		High		June 2025
7	Review staff requirements and budgets after 1 year experience with service levels		High		June 2025
8	Adopt a data management plan including scheduled updates of building data.		High		June 2025
9	Develop and document processes for key functions such as valuation, acceptance of new assets, inspection, forward works planning and similar		Medium		June 2026
10	Undertake Internal AMS audits June 2023,24,25		Medium		June 2023, 2024, 2025
11	Undertake external AMS audit, June 2026		Medium		June2026

City of Nedlands

CITY OF NEDLANDS

ASSET MANAGEMENT SYSTEM

ASSET MANAGEMENT PLAN

DRAINAGE

2023 - 2025



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1 Executive Summary

1.1 Purpose

The purpose of this Asset Management Plan (AMP) – Drainage is to set out in one document information about the City Drainage Assets, Drainage Improvement Strategy and required works to implement that strategy.

1.2 Scope

This AMP – Drainage addresses existing drainage owned and managed by the City.

City drainage assets are interlinked with neighbouring Local Governments, Main Roads, Water Corporation, UWA, QEII Medical Centre, and Hospital drainage assets in some instances.

The plan covers the three (3) year period July 2022 to June 2025. It is expected that the plan will be continuously improved, reviewed and updated on a rolling basis.

Drainage assets are a separate class of Infrastructure assets and include pipes, pits, disposal sites and plant (pumps). Drainage assets are closely linked with road transport assets, and also impact recreation areas with drainage outfalls.

1.3 State of the Asset Portfolio

The City owns Drainage Assets as shown in Table 1. Summary Drainage assets

Table 1. Summary Drainage assets

Class	Management responsibility	Length	Generic Description	Typical Use
Pipes	City	70.6km	Typically, concrete pipes	Convey stormwater
Pits	City	4690 pits	Access chambers, gully pits, side entry pits, soak wells	Connect pipes
Disposal Sites	City	34 sites	Sumps, swales, and underground storage	Stormwater infiltration

The estimated current replacement cost of existing assets is $57.4 Million, and Depreciated replacement cost is $40.7 Million, as of 30 June 2022. (Valuation subject to review and audit at time of writing)

1.4 Portfolio Strategy

The City does not have an adopted drainage strategy. The City is working to develop a strategy based upon a report of drainage assets (GHD, 2022)

The strategy is an essential component of the Asset Management System as it links the user needs to the provision of assets and identifies strategic initiatives. Without a strategy the AMP is simply a plan to keep providing the same assets without change or improvement.

The adopted strategy in this plan, in priority order, is to:

1. Fix identified trouble spots, defects, missing links, safety risks.
2. Continue to maintain the drainage network.
3. Replace sections of drainage as they wear out.
4. Develop a Drainage Strategy.
5. Implement drainage improvements in accordance with the strategy.

1.5 Service Expectations

In brief the service expectations of the City include the following

1. The provision of a suitable and effective drainage system to meet the needs of the stakeholders, as identified in the Drainage Strategy (to be prepared) or identified expectations. In the absence of an adopted strategy this to include-
    a. Provision for protection of private property and public buildings for a 1% Annual Exceedance Probability (AEP) major storm event
    b. Provision for normal operation of the City for a 20% AEP minor storm event
2. Ensure drainage conforms to good design standards including
    a. Pipes run to line and downhill grade
    b. Suitable hydraulic design and capacity
3. Perform maintenance on drainage where defects become significant in accordance with adopted service levels including for
    a. Keep drainage clear of obstructions
    b. Repair damage to drainage
4. Regular inspections in accordance with service levels
5. Respond to customer service complaints within 7 business days of identification including nomination of what will be done and when it will be completed
6. Plan to replace older and deteriorated drains before they wear out and service standards are compromised
7. Plan to upgrade drainage systems not providing the required service standard

Historically, the City has operated a budget driven service level. This has left the City open to variable outcomes and community criticism.

This plan proposes to adopt service levels and planned budget over the 3-year period. Proposed service levels are documented in this plan. There will be some implementation problems and pressures as the service levels are adopted, community expectations adjust and the budget is refined, tested and a balance adopted.

1.6 Lifecycle Planning

Existing drainage assets are managed at all lifecycle stages including planning, operations, maintenance, and replacement.

The plan is based upon

- Regular inspection
- Ongoing proactive and reactive maintenance
- Identification and fixing of safety and compliance issues
- Replacement of aging sections of drainage as they deteriorate below intervention levels
- Replacement or proactive maintenance of sections of drainage with high costs or poor service
- Regular safety review and implementation of safety improvement works

- Monitoring and improving drainage where usage exceeds capacity
- Planning Improvements

Identified drainage asset needs are documented in Appendix C

1.7 Proposed Works Programs

The proposed Works program is presented in Appendix D

The works program and unconstrained needs are typically updated annually using knowledge and information discovered, works that have been completed and any budget realignments required

1.8 Risk

Drainage risks are being managed through the proposed inspection, maintenance and renewal planning as identified in this plan.

A risk assessment matrix and schedule of risks is provided in Section 7 of this plan. Identified risks are summarised in Table 16. Identified and assessed risks.

There are two strategic/organisation level risks that cannot be addressed immediately with this plan

- Drainage systems in the City are under designed for the service normally expected by ratepayers and stakeholders. There is an ongoing risk of flooding of private property and roads during heavy rainfall. Fixing defects is outside of current budget and will take time.
- Following recent flooding events in the East Coast of Australia changes to insurance requirements may emerge, including requirements for minimum standards of protection.

Risks are to be reviewed and updated at least annually, or when new information becomes available.

1.9 Continuous Improvement

Recommended priority actions for improvement during the 3-year plan are as follows

1. Fix immediate drainage issues – ongoing work.
2. Develop and adopt a Drainage strategy including consultation with stakeholders.
3. Review and embed the proposed service levels and maintenance budget over the duration of the plan.
4. Annually conduct an internal review of plan effectiveness, update the works plan and budget and this improvement plan.

2 Organisation Context

This section of the AMP describes the organisation, its role, purpose, and accountability. More comprehensive information on the organisation can be found in the Long-Term Community Plan and Asset Management Strategy

2.1 The City of Nedlands

The City of Nedlands (the City) is a medium sized local government located in the metropolitan region of Perth, in Western Australia. It has an area of approximately 20 sq km and a population of approximately 23,000. It is located approximately 6 km west of Perth.

The City is characterised by a mix of residential and commercial land use. The City also has frontage to the Swan River, Indian Ocean coastal foreshore. It abuts the University of WA educational precinct.

The City operates as an independent financial and business entity, within a whole of Government framework. The City provides a broad portfolio of assets and services to ratepayers and other stakeholders. This includes roads, paths, drainage, community services, parks, recreation areas and other asset types.

Assets owned by the City had a net replacement value of (the 2022 current replacement value is not yet finalised, and this plan will be updated once available). The historical investment of the City in assets is in the $30-$40 million range per annum, with a 2021/22 budget of $38 million (including grants). Like all Local Governments the City might be described as asset rich, and cash poor. Meaning that liquid assets are significantly tied to the provision and ongoing operation of assets.

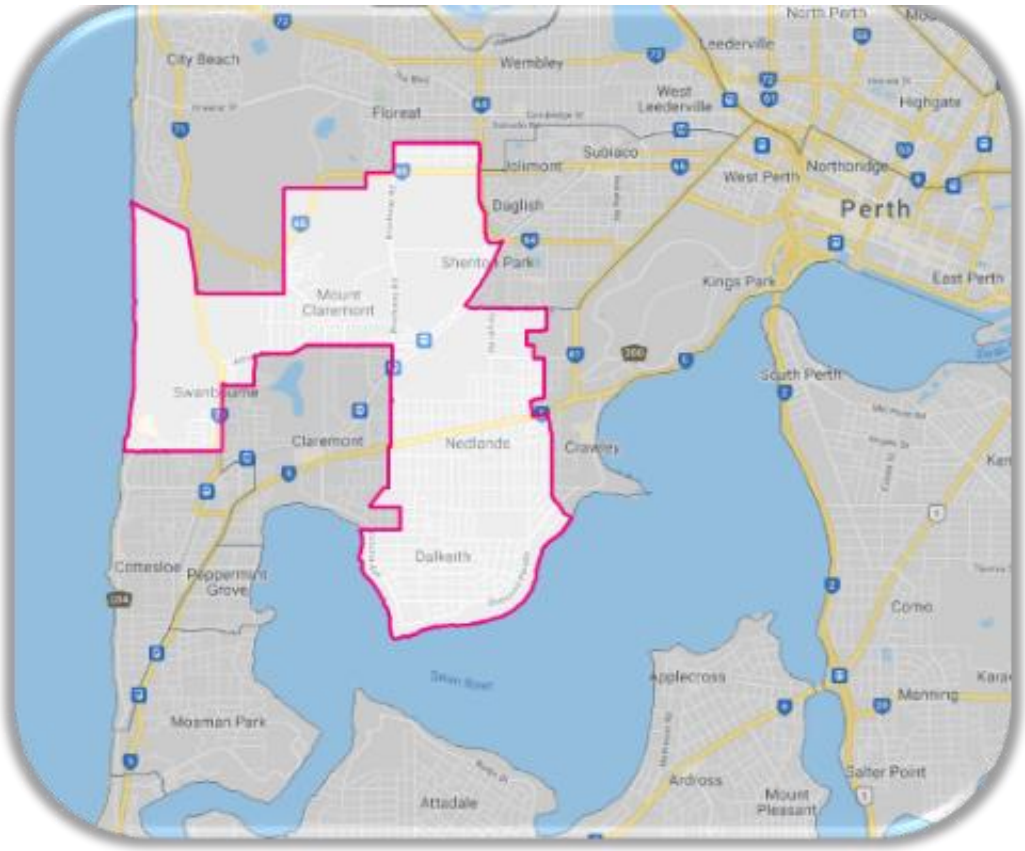


Figure 1. City of Nedlands

2.2 Legal context

The City is constituted under the Local Government Act 1995. The Act prescribes certain roles and responsibilities of a Local Government. There are various other Acts, Regulations, Policy Directions, Guidelines, and intergovernmental agreements that further define the role of a Local Government. The Act and Regulations deliberately leave open opportunities for the City to establish its own unique character, agenda, planning and operations. This recognises that all local communities are unique and differ in their needs, wants and resources.

The role and activities of a Local Government generally fall into three broad categories

- Governance - providing governance, leadership and local decision making.
- Regulation - application and enforcement of various laws, regulations, and local laws; and
- Service delivery - providing assets and services to the community.

The main asset-based services the City is expected to provide include:

- Transport (roads, car parks, paths, bridges, drainage.)
- Property services (drainage, civil earthworks/retaining, service corridors, etc.)
- Civic Buildings (City administration, depot, major and minor buildings)
- Recreation Facilities (aquatic centres, sporting facilities, open space, etc.)
- Community/Cultural services (community centres, social/aged care, heritage sites, etc.)
- Security services (fences, lights, cameras, signs, etc.)
- Environmental protection (trees, vegetation, waste management, conservation, etc.)

A hierarchy of asset types is provided in Table 4. Asset Hierarchy (Top Levels).

There are various Acts and Regulations requiring the City to provide or manage assets or services in an appropriate manner. The legislative environment of a Local Government might be described as “very complex”.

A summary of legislation requirements governing Local Governments is provided in Section 5 of this AMP.

2.3 How the Organisation Delivers Goals

The City of Nedlands has a sophisticated process to identify and implement organisational goals. This reflects the complexity of the organisation, the diversity of responsibility and the business of operating many complex assets and services.

Figure 2. How the organisation implements Asset related goals provides a hierarchical view of how the organisation sets goals and then implements them through the layers of the organisation, from elected members to operational staff.

Note that with each “layer” more detail and technical specification is added, including financial, compliance, customer servce and other requirements. This is required because, at the top level the community and Elected Members of Council should not be mired in the details of operations; but should be empowered to set goals. At the same time the executive, planning and operations staff need to define specific objectives on what services are to be delivered and how much is to be spent on them.

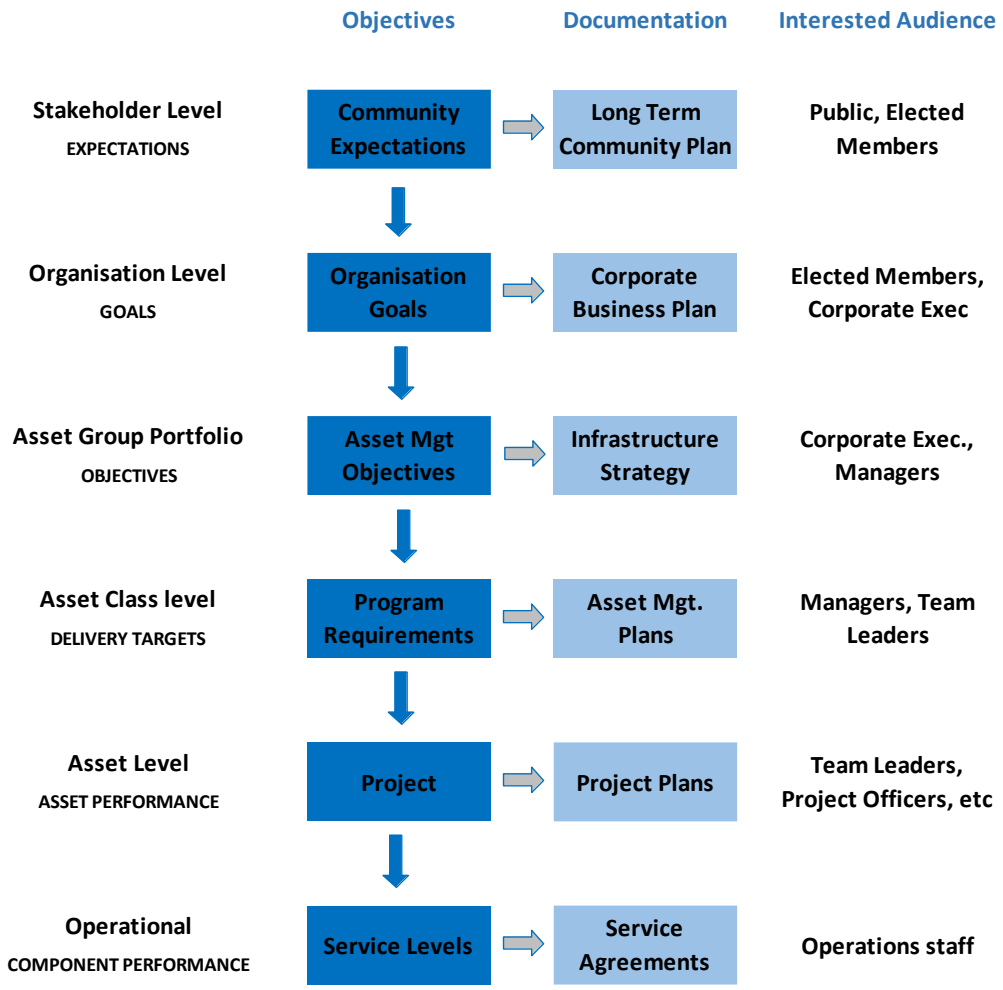


Figure 2. How the organisation implements Asset related goals

2.4 Organisation Goals

The Strategic Community Plan is the key document by which the elected members define the goals of the City, acting on behalf of the community and stakeholders. It is the document which tells the community and stakeholders what to expect from the City, and the document which instructs the Senior Administration on what the Community and elected members expect.

The City has adopted a Strategic Community Plan (SCP, 2018) which sets out the goals of the organisation as agreed between the Community and the Elected Members of Council. The current SCP is due for review and update.

A brief summary of the SCP includes

City Vision

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

City Values

- Great natural and built environment
- High standards of service
- Great governance and civic leadership

- Great communities
- Reflects identities
- Great for business
- Easy to get around

Roles and Services

- Delivery of facilities and services
- Regulation
- Facilitation
- Education
- Advocacy
- Strategic Planning

Goals and Objectives

- Urban Form (protecting quality of environment)
- Renewal of community infrastructure
- Underground Power
- Encourage sustainable building
- Retain remnant bushland and cultural heritage
- Manage Parking
- Work with neighbouring Local Governments

2.5 Asset Management Objectives

The Asset Management Objectives are the fundamental expectations of what the Asset management System is to contribute to achieve the organisation goals.

The asset Management Strategy does not identify asset management objectives and the following generic objectives have been adopted

- Functional – assets to meet functional and performance expectations
- Value for Money – assets are to represent best value for money considered across whole of life
- Financially Sustainable – assets are to represent good investment including return on investment, Costs to be accurately recorded
- Safety & compliance- assets are to conform to design standards and good practice.
- Amenity – assets are to suit the amenity and aesthetic requirements
- Environmental – environmental footprint of assets is to be minimised
- Social – assets are to support the social and place environment

How these general requirements translate to specific, measurable, achievable, relevant and time constrained deliverables and service levels for this asset class is refined in more detail below.

2.6 Service Levels

Service levels are defined by the expectations of the users of the assets (customer service levels), the functional requirements of the assets (technical service levels), the financial capability of the organisation and organisation appetite for risk/reward.

Customer service levels are typically qualitative and difficult to measure because they relate to expectations and customer satisfaction. Customer expectations and experience are variable. Technical service levels are objective and measurable.

Generic service levels are discussed below and Service levels for all assets are defined in section 5 Service Expectations

Table 2. Generic Service Levels

Asset Management Objectives	Typical Customer Service Levels	Typical Technical Service Levels
Function	The asset has adequate capacity The asset is available within sufficient time (congestion, queuing) The asset functions as expected. Reliability.	Asset capacity Asset capacity and utilisation Asset performance Asset reliability/down time
Value for Money	Return on investment Efficient use of money	Cost benefit ratio Alternate options considered
Sustainable	Asset is needed and utilised Asset is affordable long term	Replacement strategy Funding Plan Asset Sustainability ratio
Safety	Compliant with codes and standards Regularly inspected and maintained	Design standards Compliance inspections Routine inspections performed Maintenance completed in timely manner
Amenity	Visually appropriate Supports the associated human activity Positive customer feedback	Cleanliness Appearance assessments
Environmental	Asset environmental footprint is minimised Asset preserves or protects the environment	Energy consumption benchmarking Green star ratings Water consumption
Social	Asset supports human use and social objectives Cultural and heritage aspects considered	Amenity rating Usage

2.7 Integrated Planning Framework

A specific requirement for WA Local Governments is the Integrated Planning and Reporting Framework (IPR) of the Department of Local Government and Communities (DLGSC) this framework sets out, amongst other things a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset management Plans that are aligned with, consistent with and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents principally including

- The Strategic Community Plan
- The Corporate Business Plan
- The Long-Term Financial Plan
- The Annual Budget
- Asset Management Plans
- Other strategic planning documents

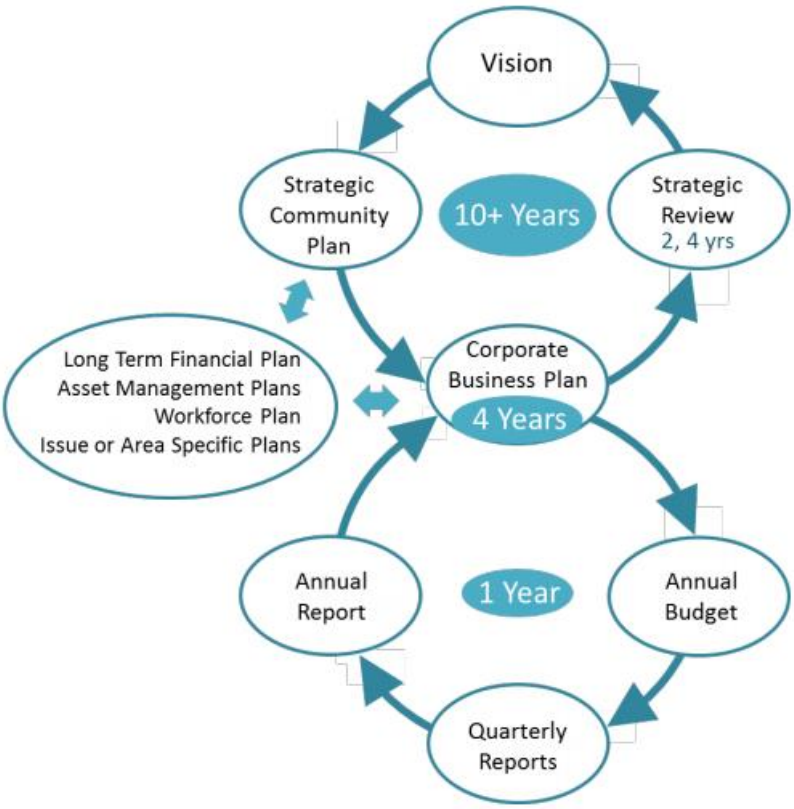


Figure 3. DLGSC Model Integrated Planning and Reporting (IPR) Framework

2.8 Stakeholders

Stakeholders with an interest in this AMP include those listed in Table 3. Stakeholder Register

Table 3. Stakeholder Register

Stakeholder Group	Internal/ External	Nature of Interest
Elected Members	Int	Governing authority and setting of goals. Community representation
City Administration • Governance • Finance • Assets • Operations • Customer Service • Recreation Services • ICT • OSH, HR & support services	Int	Whole of organisation approach to provision of drainage, including linkage to service need, good use of funds, good planning. Note this includes both vertical reporting through to the elected members and down to the operations teams, as well as lateral consultation with support services and other directorates.
Ratepayers	Ext	Primary users of assets, funding and value for money, service standards
Emergency Services	Ext	Access provision, informed on conditions
Main Roads WA	Ext	Interlinked drainage systems
Department of Planning, Lands and Heritage	Ext	State and City level planning and coordination, land development, road network planning
Department of Biodiversity, Conservation and Attractions (Swan River Trust)	Ext	Foreshore works Discharge to swan river Riparian Vegetation
Service Agencies – Power, telecom, water, gas	Ext	Maintenance of service corridors, street lighting, access provisions
Neighbouring Local Governments	Ext	Provision of continuous and linked services, consistent design standards. Interlinked drainage systems
Sir Charles Gairdner Hospital, Perth Children Hospital,	Ext	Provision of appropriate stormwater connections

3 Asset Management System (AMS)

This section of the AMP describes the overall Asset Management System, its scope, and how the Asset Plan-Drainage contributes to the organisation goals.

3.1 Asset Management System Definition

The Asset Management System is defined as all of the people, process and technology contributing to the delivery of the assets. The AMS exists to implement the asset related goals and objectives of the City.

The purpose of the AMS is to implement those goals in an effective and efficient manner.

This AMP is part of the AMS.

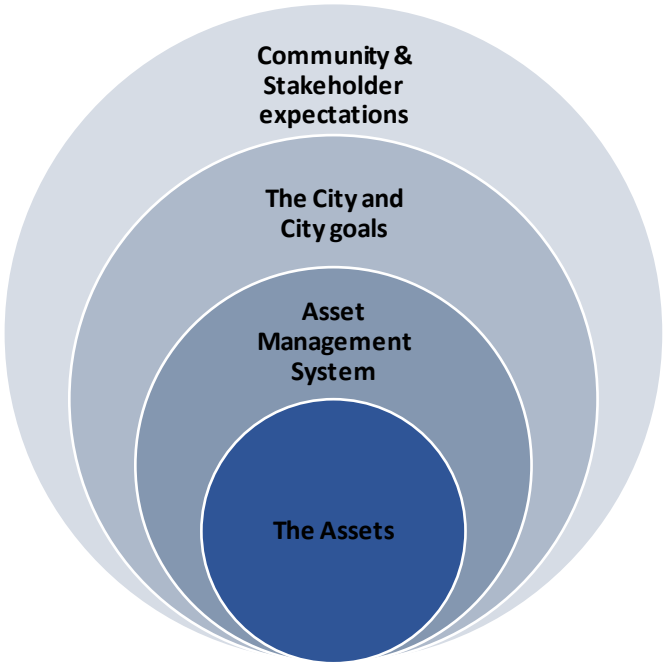
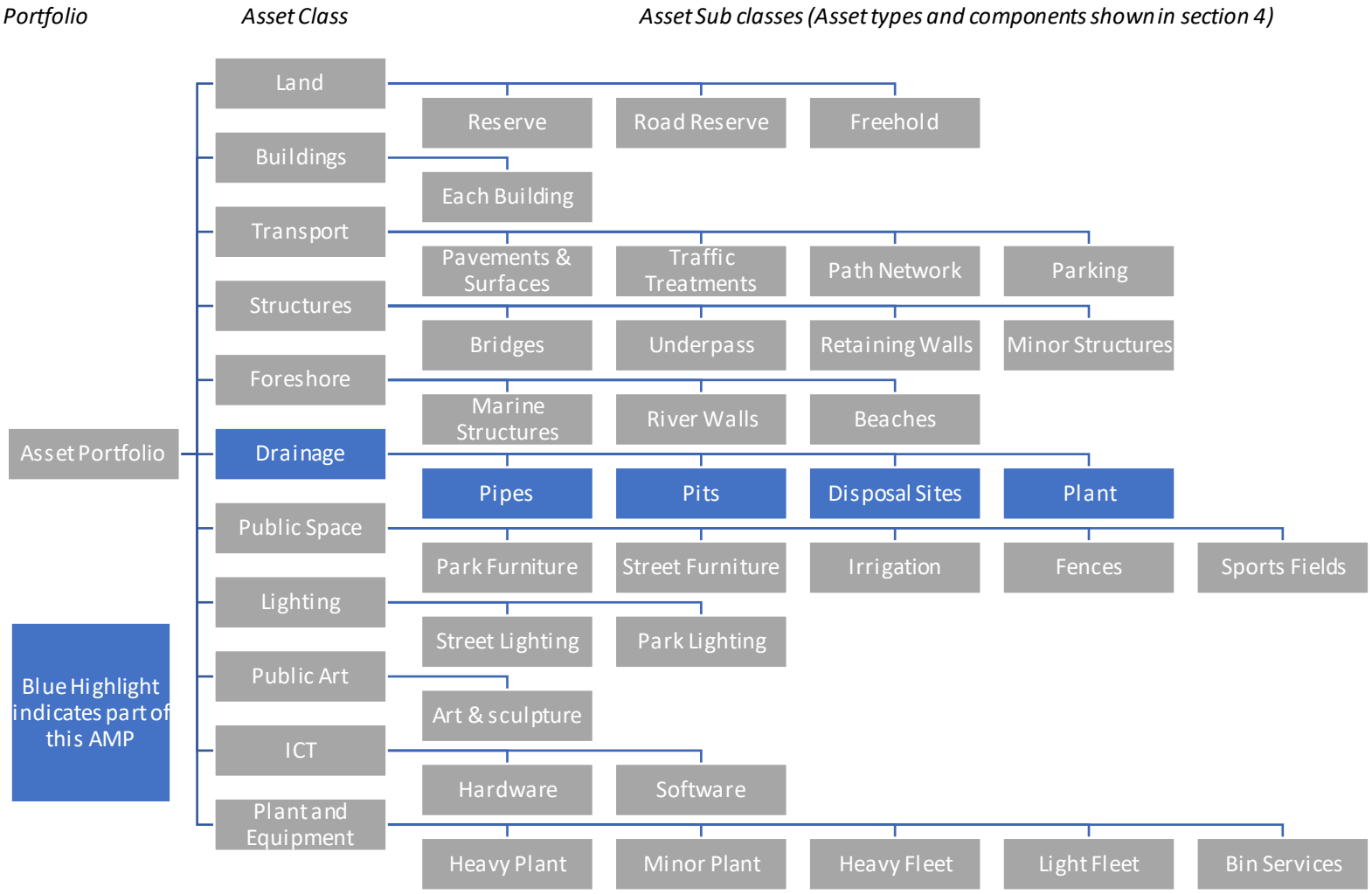


Figure 4. AMS definition and context

3.2 Asset Hierarchy (Top Level)

The City groups assets in accordance with the following hierarchy shown in Table 4. Asset Hierarchy (Top Levels). The purpose of grouping like assets is to describe and manage the assets more effectively.

Table 4. Asset Hierarchy (Top Levels)



3.3 Documentation

AMS Documentation includes the following key documents listed in the table below.

Table 5. Asset Management Documentation.

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Policy	Policy	Adopted, reviewed, 2010	Provides a commitment and delegation of authority from the Elected Members of Council to the Administration to manage the City assets. Essentially a head of power, instruction, and commitment.
Strategic Community Plan	SCP	Adopted, 2018	Sets out the expectations of the community (at a high level) and the elected members for the organisation, including expectations of the asset management system
Corporate Business Plan	CBP	Adopted	Defines the planned actions of the City for the current, and generally next 4 years, to achieve the Organisation goals. Typically, only the current year actions are funded through the budget process.
Strategic Asset Management Plan (a.k.a. Asset Management Strategy)	SAMP	Adopted, 2019	Identifies how the asset portfolio will contribute to the goals and objectives of the organisation, including defining how the asset portfolio will be managed. It provides a common framework and means of making decisions and balancing needs.
Asset Management Plan, Roads	AMP-R	Draft, 2022	Each Asset Management Plan provides specific information, required outcomes, asset details, financial planning, agreed service levels, management tactics and other information related to a specific class of asset.
Asset Management Plan, Paths	AMP-F	Draft, 2022	
Asset Management Plan, Drainage	AMP-D	Draft, 2022	
Asset management Plan, Parks	AMP-P	Draft, 2022	
Asset Management Plan, Car Parks	AMP-C	Draft, 2022	

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Plan, Buildings	AMP-B	Draft, 2022	
Long Term Financial Plan	LTFP	Current, 2022	The LTFP is a key corporate plan that balances the projected finances of the organisation. Technically part of the Finance system the plan captures the financial requirements of the AMS, balances them against other organisation needs and defines the available funding for the AMS.
Annual Budget	Budget	Current, 2022 Draft in development, 2023	Includes the actual adopted funding commitments to assets including approved asset works programs and projects. Note that the budget is both the commitment of funding to a project(s) and the endorsement of the organisation to proceed with that project plan (possibly subject to further gateways)
Strategy, Sports Strategy	n/a	Draft	Strategic planning instruments developed in consultation with the whole of organisation providing strategies and plans to be implemented. These documents essentially provide detailed plans to implement the Strategic Community Plan, including consultation with stakeholders, budget estimates. Note strategies are whole of organisation and will include a variety of proposed activities. Assets may or may not contribute to each strategy. Asset related needs of these strategies are incorporated in the asset management strategy and asset management plans.
Strategy, Local Precinct Strategies	n/a	Future	
Strategy, Transport Strategy	n/a	Future	
Strategy, Pedestrian and Bicycle	n/a	Future	
Strategy, Car Park Strategy	n/a	Future	
Strategy, Community Buildings	n/a	Future	

3.4 Organisational Context

The Asset Management Planning fits within the context of the City's integrated planning framework as shown in Figure 5. City of Nedlands Integrated Planning and Reporting Framework

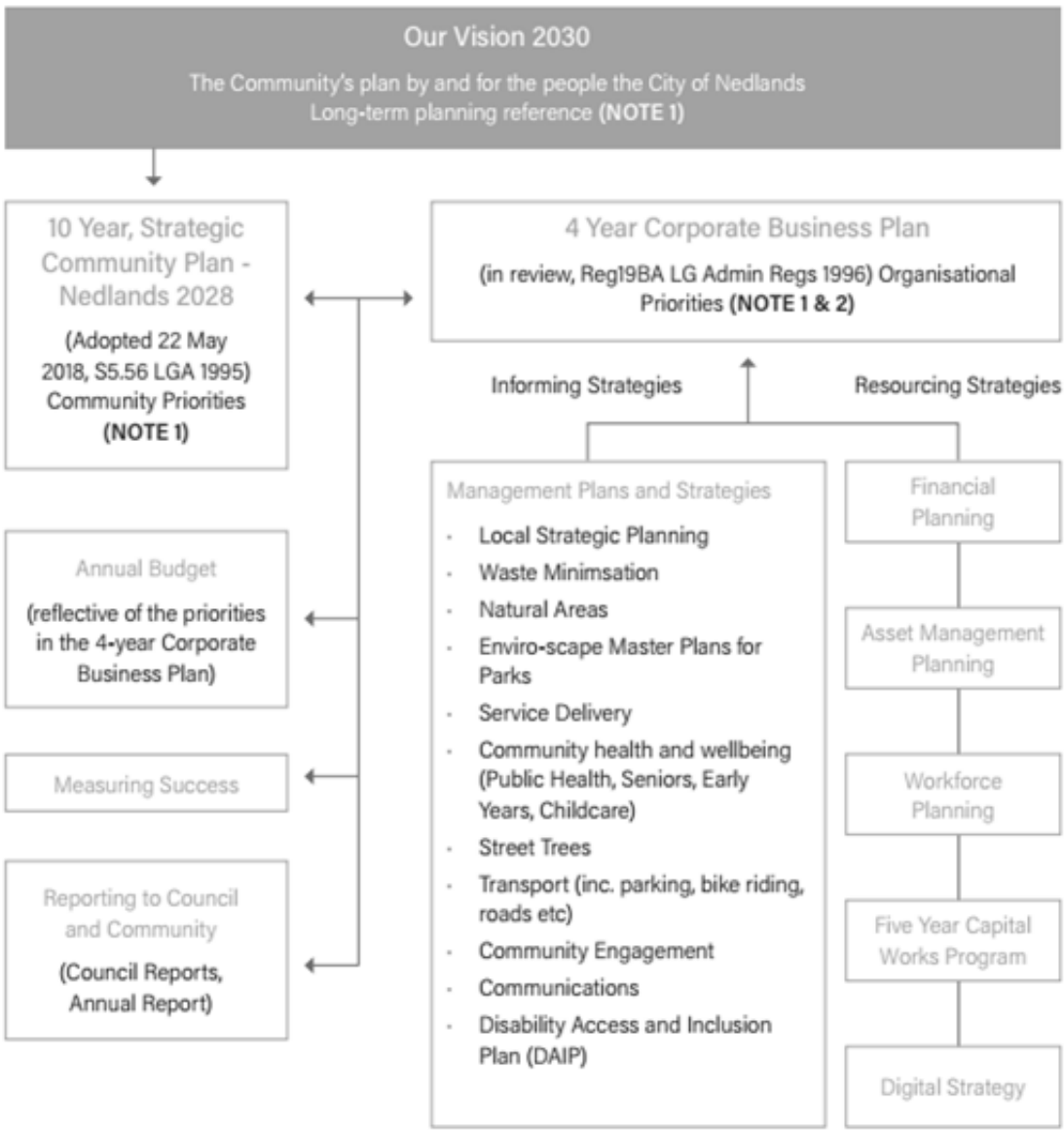


Figure 5. City of Nedlands Integrated Planning and Reporting Framework

3.5 Links with Other Business systems

The Asset management system does not operate in isolation from other systems. The following significant linkages apply to other business systems. Cross connections between Asset Management and other business systems may occur at all levels of the organisation.

Table 6. Key Linkages to other business systems

Other Business System	Key Linkages
Governance	• Report on state of the assets • Identify issues and risks requiring escalation

	• Communicate service outages through the media office
Strategic Planning	• Support strategic planning with advice and information • Identify from strategic plans infrastructure and budget needs
Finance Reporting	• Report expenditure on assets • Provide advice on asset values and key reporting ratios
Financial Planning	• Provide estimates and supporting information for budget and long-term financial planning
Operations	• Provide analytical and information services on assets • Provide candidate works requirements, risk assessment and other information and work together to develop annual and 5 year works plans
Project Delivery	• Deliver project works on time and budget
Human Resources	• Identify required resources and competencies • Maintain duty statements
Risk Management	• Identify asset management risks exceeding acceptable levels • Manage the assets in accordance with adopted plans • Conduct inspections and assessments to maintain current knowledge
Community Services	• Work with Community and Recreation services to Identify infrastructure needs • Provide required infrastructure services
Customer Service	• Respond to customer complaints and keep Customer Service officers informed
ICT Plan	• Identify hardware, software, and data management needs • Implement ICT policies and security measures

4 Drainage Asset Portfolio

This section of the AMP provides information about the current City Drainage asset portfolio. This includes inventory, condition, and financial information.

4.1 Drainage Hierarchy

The Nedlands Hierarchy for drainage is shown in Figure 6. Drainage Asset Hierarchy. The Drainage system is managed as a single network asset. Drains are located in road reserves, parks and reserves.

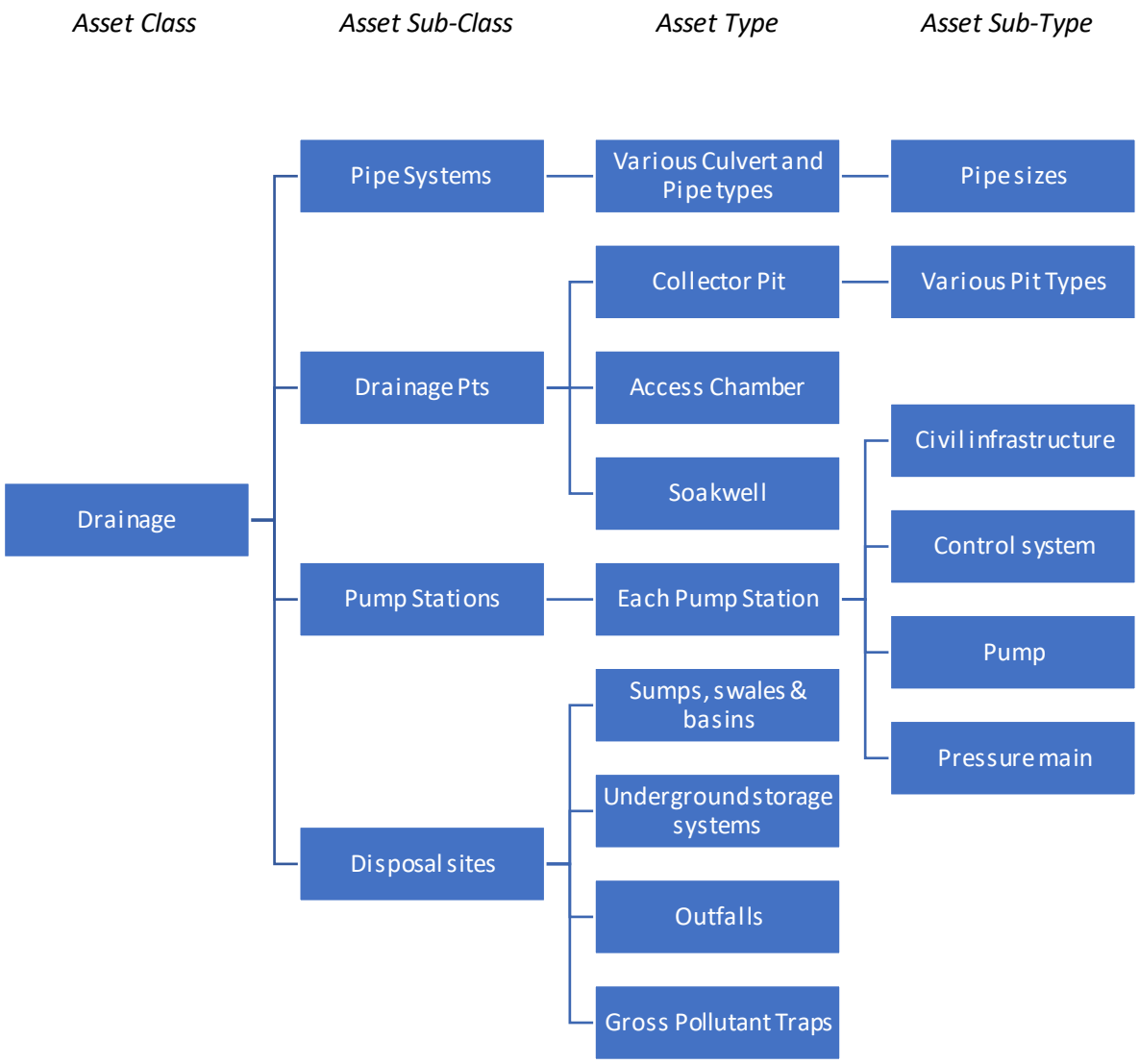


Figure 6. Drainage Asset Hierarchy

4.2 Drainage Portfolio

The Inventory register is currently being transferred to the corporate software system, OneCouncil (as of June 2022) This includes records of all drainage assets owned by the City.

In summary the City owns the Drainage assets listed in Table 7. Asset Portfolio.

Table 7. Asset Portfolio

Drainage Sub Class	Assets	Description
Pipes	70.6km	Pipes are underground conduits to convey stormwater, and in some cases capture subsurface water flows
Drainage Pits	4690 pits	Drainage pits include road collector pits (gully pits and side entry pits), access chambers, soak wells and stormwater outfalls
Disposal Sites	34 sites	Disposal sites include unfences swales and fenced sumps

4.3 Drainage Asset Map

Refer to Appendix A.

4.4 Drainage Asset Age Profile

The drainage asset profile is shown in Figure 7. Drainage Asset age profile

Approximately 55% of the drainage assets were constructed prior to the keeping of good asset records. Assets without records are likely older than 40 years. Assessing underground drainage pipes and pits with cameras is a significant project which has not been undertaken. It is presumed that these pipes are in sound condition. Drainage pipes are long lived assets (60-80 years). However, some pipes may be approaching an age when poor construction, poor materials, or hard use, may have worn them out.

Note that data on older drainage construction is not available and hence the larger number of assets assessed as 51+years of age

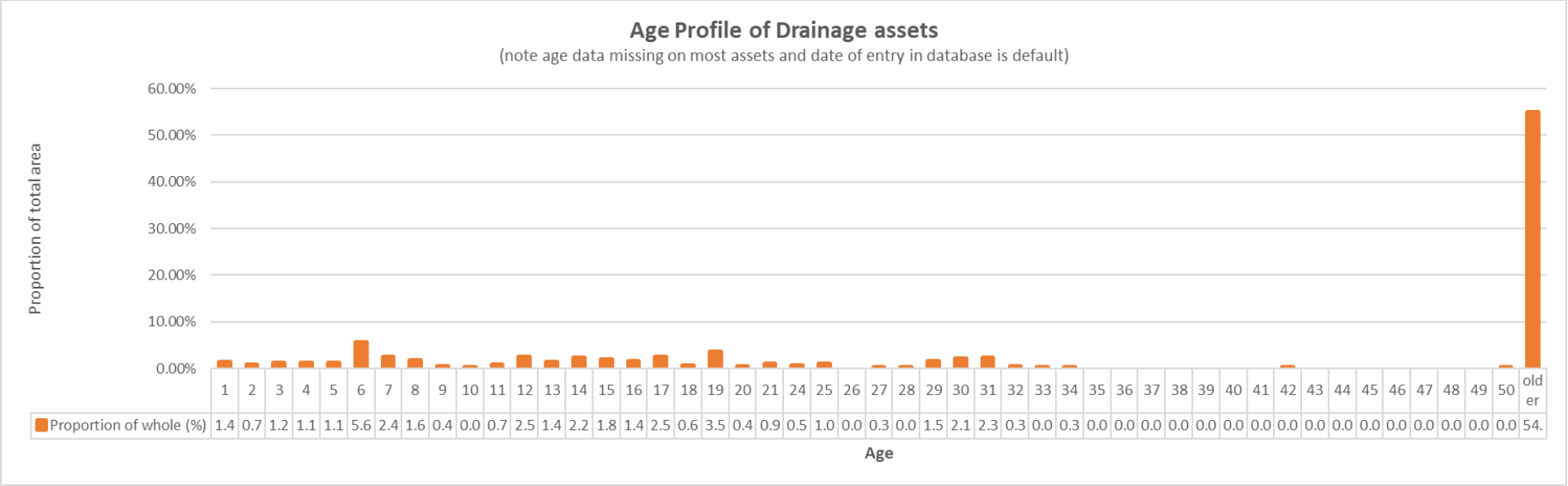


Figure 7. Drainage Asset age profile

4.5 Drainage Condition Profile

Asset condition is rated in accordance with Industry of Public Works Engineering Australasia (IPWEA) guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines).

The recorded drainage condition in the database is predominantly good, with 96.7% of the network rated in average or better condition. The date of this inspection is not recorded in the database. It is recommended this be verified with some sample testing. This condition rating would indicate that drainage pipes are meeting or exceeding service life expectations.

However, the controlling factor for replacement of pipes is likely to be drainage service capacity (flood protection). Service capacity of pipe network components has not yet been determined consistently but sections are as low as the 20% AEP minor storm event.

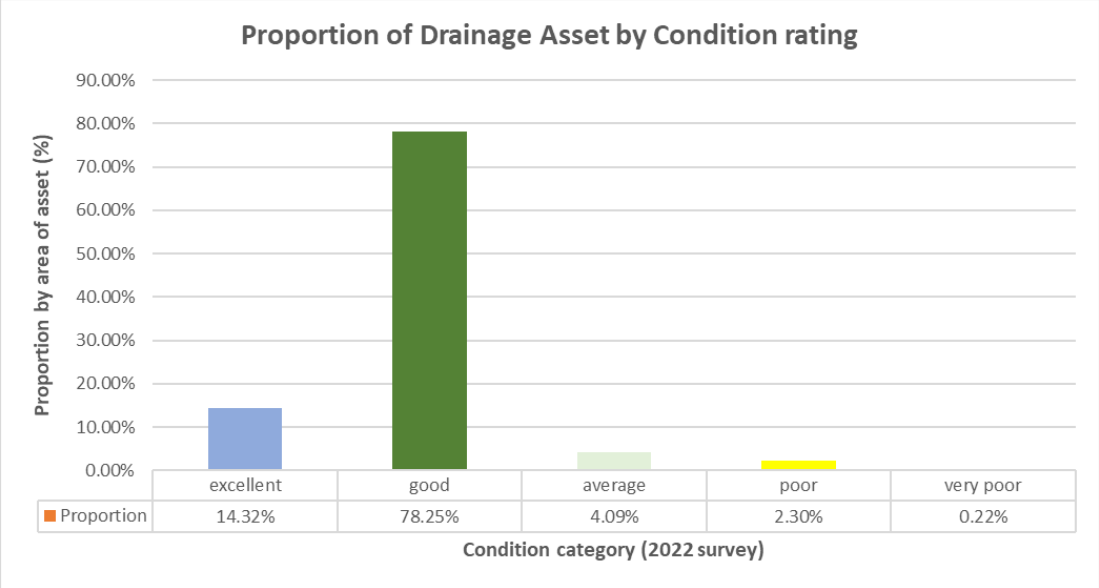


Figure 8. Proportion of drainage asset by condition rating

4.6 Drainage Service Performance

Drainage service performance includes

- Flood protection of property
- Flood protection of roads
- Safe disposal of stormwater runoff

Performance has not previously been systematically monitored.

In July 2021 and again in March 2022 severer rainfall events caused flooding at various locations in the City. Following this assessment of the City drainage system performance was initiated and this plan continues from that investigation.

The City recently completed an analysis of drainage effectiveness (GHD, 2022) which identified multiple problem sites, of varying severity.

Drainage effectiveness is normally measured in terms of design capacity of the drainage system to accommodate stormwater runoff. Rainfall events are unpredictable and therefore this is a statistical (risk) based assessment. Drainage effectiveness is measured in terms of storm probability of

recurrence, and most Local Governments plan to protect private property for a design capacity of 1% AEP major storm event.

A strategy to address sites with poor drainage is being considered.

Development of a performance measure for drainage effectiveness is recommended.

4.7 Drainage Amenity Performance

There is no amenity standard adopted for drainage assets. Note that protection of public spaces is listed as a service standard, rather than an amenity standard. An amenity standard might include maintaining the visual appearance of open drains as streams.

4.8 Drainage Compliance Performance

Compliance is not technically a mandated requirement for drainage. However, service expectations are firm. The City is currently able to set service standards in line with available budget.

Recent flooding events around Australia have had a major impact on the insurance industry, public expectation, and government interest. Minimum service standards will likely be set in the future. There may also be future environmental compliance requirements (water conservation and water quality)

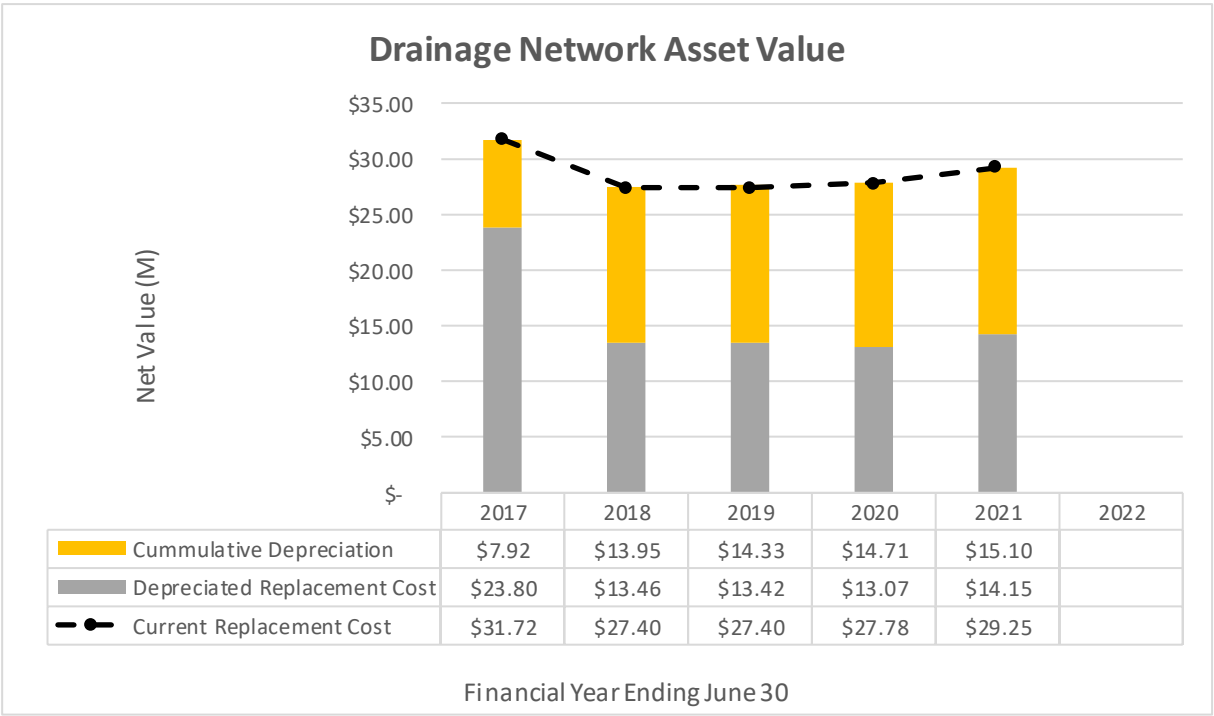
4.9 Drainage Valuation Information

A revaluation of the Drainage asset was last completed in 2018. A draft valuation has been prepared for 2022 (Talis, 2022). In the interim, the values were adjusted for works completed and depreciation, based on the 2018 valuation. The valuation information will be separately presented to, and reviewed by, Elected Members of Council through the financial reporting process and this plan updated accordingly.

The 2022 valuation determined a replacement cost of $57.45 Million, with a depreciated replacement cost of $40.73 Million as of 30 June 2022. The significant increase from the 2018 valuation is attributable to an increase in the cost of construction of assets, and accounting of the true costs of the assets consistent with AASB 13 Fair Value accounting standards.

Details on the valuations can be obtained from the annual report. Replacement cost is the cost to replace the assets, "like for like", in today's dollars. Depreciated replacement cost reflects the consumption of the asset by time, wear, and tear.

Important Note that this valuation is for replacement of the existing infrastructure, which has been identified as substantially under capacity for expected service standards. It also includes soak well systems which are low cost but have significant capacity limitations. It is likely that if the City were to renew the drainage system in accordance with modern flood protection standards the cost would be far greater than the current replacement cost.



	2017	2018	2019	2020	2021	2022
Cummulative Depreciation	$7.92	$13.95	$14.33	$14.71	$15.10	
Depreciated Replacement Cost	$23.80	$13.46	$13.42	$13.07	$14.15	
Current Replacement Cost	$31.72	$27.40	$27.40	$27.78	$29.25	

Figure 9. Drainage Valuation information

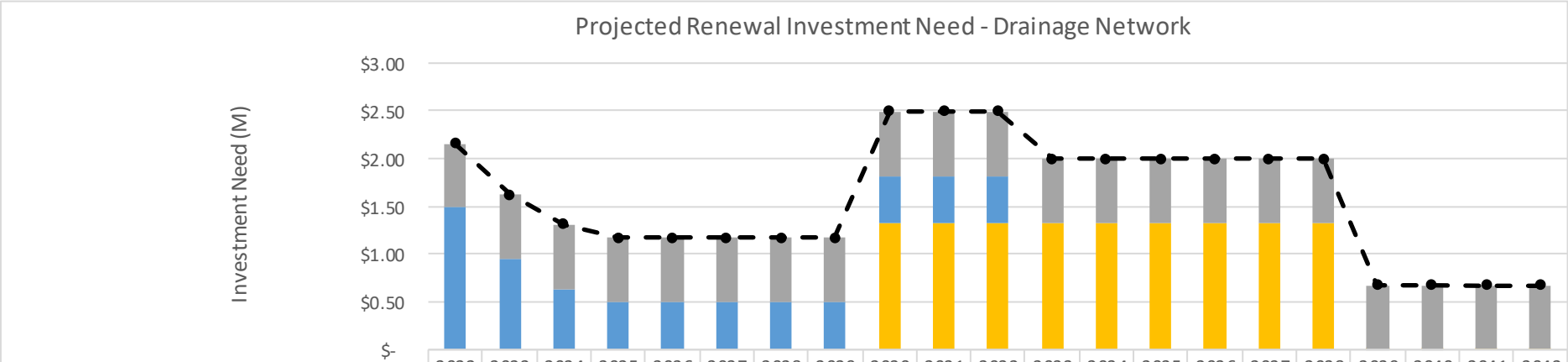
4.10 Drainage Investment Need

This section provides an estimate of the replacement needs of the existing assets, as is, where is and like for like. Scheduling has been determined based on assets achieving their expected service lives (when they are expected to wear out). There will be some statistical variation (in cost and time) about this.

This chart should be largely disregarded for drainage as the identified primary issue with drainage is not the drains wearing out, but rather their capacity to deliver the expected standard of service. As noted elsewhere the current drainage was built in earlier years where stakeholder expectations were lower.

This chart should be treated with caution and should be used only as indicating the need to survey the drainage system within the next few years and develop a reliable strategy including upgrades.

Note that this estimate uses limited data, a crude age-based estimate, data of uncertain quality and gross assumptions about drainage asset service life. It suggests that about $11.6 million dollars will need to be invested in replacing drainage systems in around about 10-15 years' time. Piecemeal replacement of drainage sections is difficult to achieve, and some advance planning is required. Ideally those works would be combined with planned upgrades, concurrent road works or non-invasive strategies (pipe relining rather than replacement



	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Drainage O&M (M)	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67	$0.67
Drainage Planned Capital Upgrade (M)	1.49	0.95	0.64	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Drainage Renewal (Distributed) (M)	$-	$-	$-	$-	$-	$-	$-	$-	$1.32	$1.32	$1.32	$1.32	$1.32	$1.32	$1.32	$1.32	$1.32	$0.00	$0.00	$0.00	$0.00
Total Asset Funding-Drainage	$2.16	$1.62	$1.31	$1.17	$1.17	$1.17	$1.17	$1.17	$2.49	$2.49	$2.49	$1.99	$1.99	$1.99	$1.99	$1.99	$1.99	$0.67	$0.67	$0.68	$0.68

Figure 10. Projected Asset Renewal Investment Need.

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are inidicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings
6. Estimate includes planned improvements
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Note that this estimate uses limited data, a crude age-based estimate, data of uncertain quality and gross assumptions about drainage asset service life. It suggests that about $11.6 million dollars will need to be invested in replacing drainage systems in around about 10-15 years' time. Piecemeal replacement of drainage sections is difficult to achieve, and some advance planning is required. Ideally those works would be combined with planned upgrades, concurrent road works or non-invasive strategies (pipe relining rather than replacement

4.11 Drainage Historical investment

Historical investment in Drainage assets is shown in Figure 11. Drainage Historical Investment. A breakdown of the cost of investment in replacement, new and upgrade work is not available.

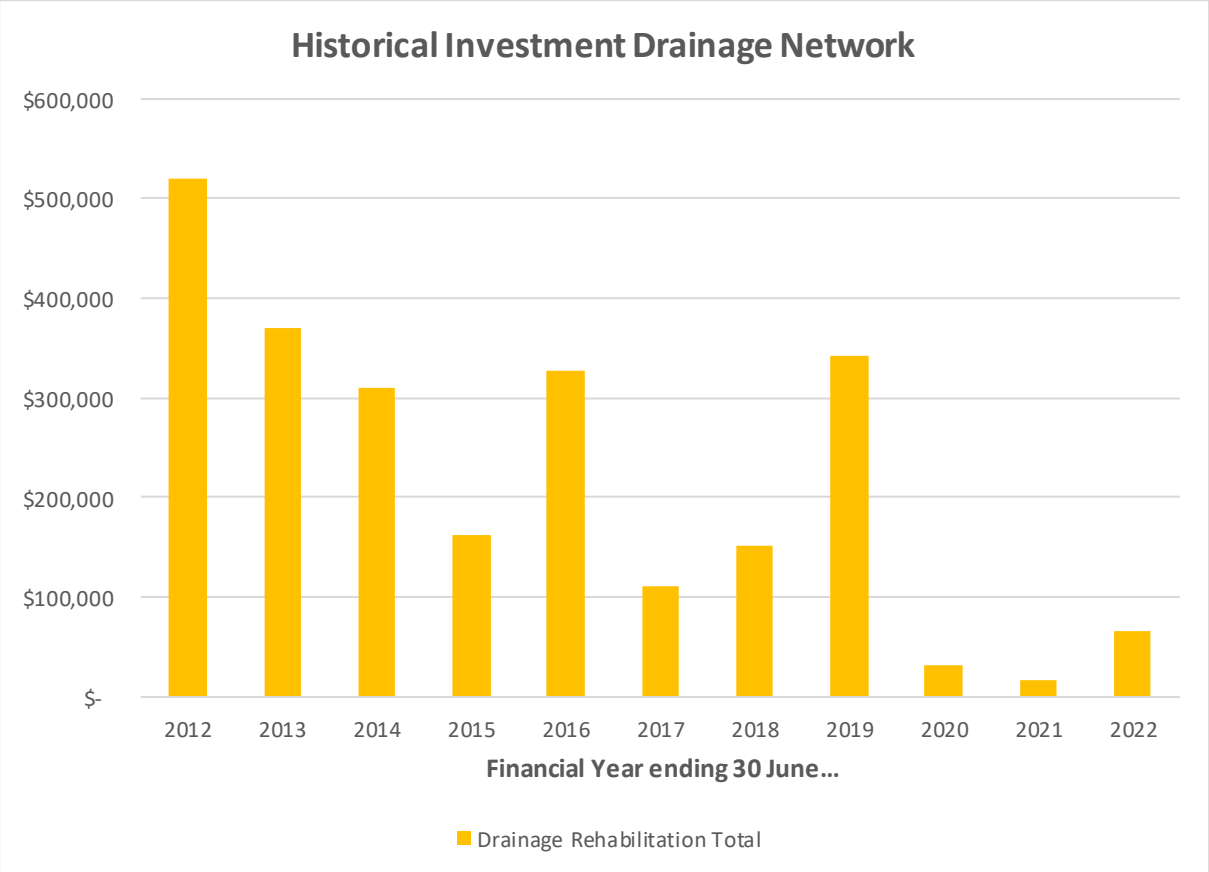


Figure 11. Drainage Historical Investment.

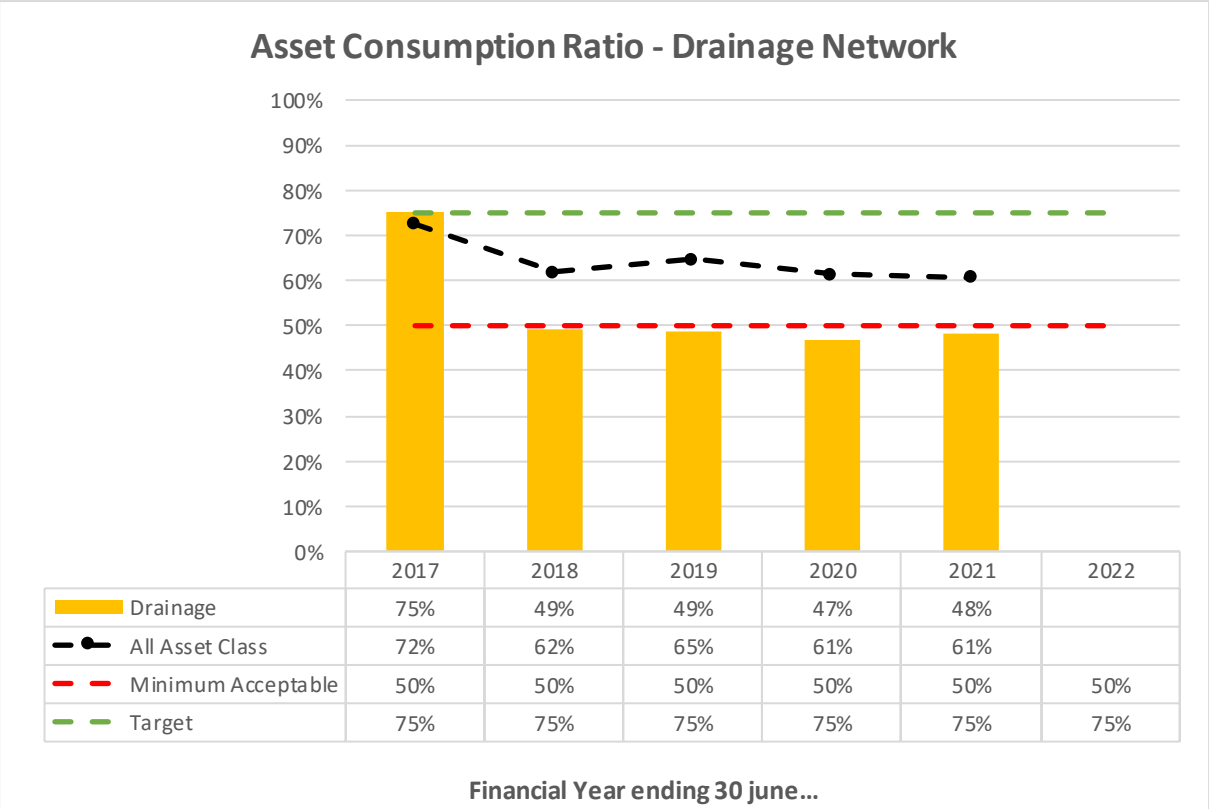
4.12 DLGSC Reporting ratios

Asset Consumption Ratio

Consumption ratio is the ratio of depreciated replacement cost to current replacement cost. Note that consumption ratio is an average across the entire portfolio. A good ratio does not exclude the possibility of poor condition assets.

The City is maintaining an asset consumption ratio below recommended optimum but above minimum requirement. Fluctuations in the ratio are mostly due to changes in valuation assumptions.

2022 data is not yet finalised, and plans will be updated once available.



	2017	2018	2019	2020	2021	2022
Drainage	75%	49%	49%	47%	48%	
All Asset Class	72%	62%	65%	61%	61%	
Minimum Acceptable	50%	50%	50%	50%	50%	50%
Target	75%	75%	75%	75%	75%	75%

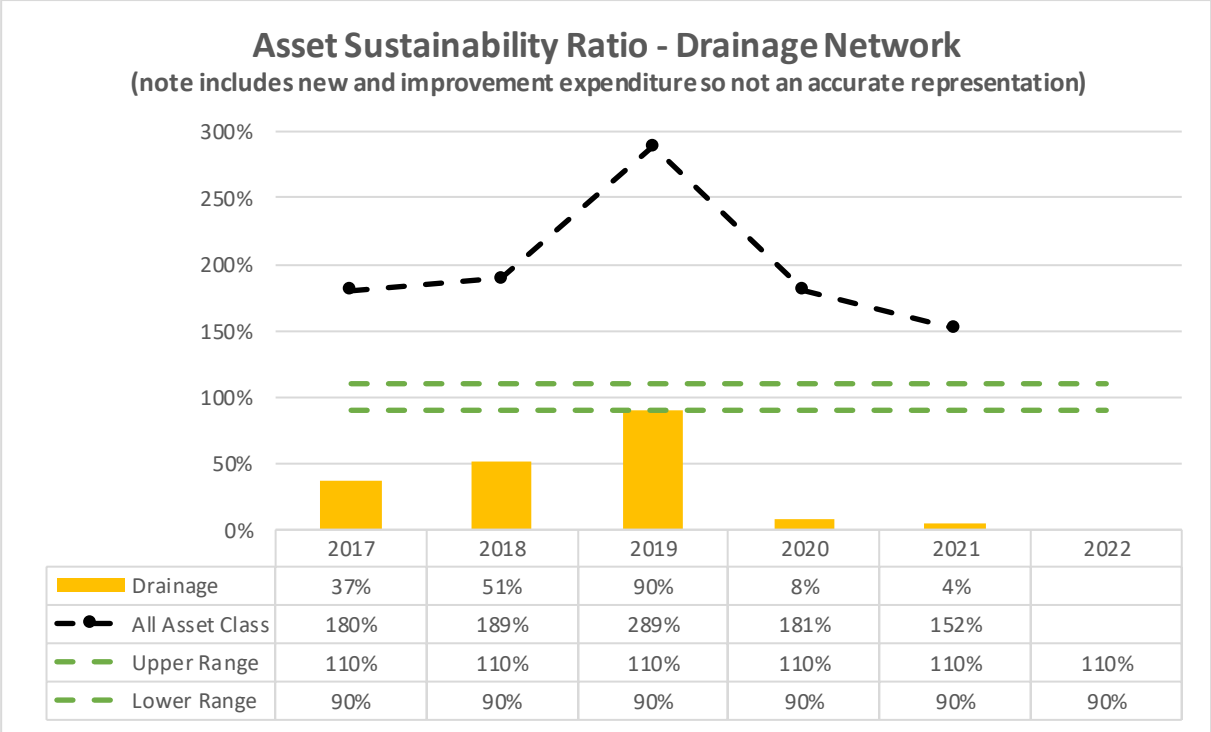
Figure 12. Asset Consumption Ratio

Asset Sustainability Ratio

Asset sustainability ratio is the ratio of investment in asset renewal to depreciation. It measures if the Local Government is investing sufficiently to maintain the condition profile of the assets. Expenditure on new assets has not been separated in this calculation, and therefore this is not a true representation of renewal.

The sustainability ratio demonstrates a lower than acceptable investment in drainage assets, until the major storm events of the 2020/21 financial year. Fluctuations in the ratio are mainly due to fluctuations in investment in drainage by the City.

2022 data is not yet finalised, and plans will be updated once available.



	2017	2018	2019	2020	2021	2022
Drainage	37%	51%	90%	8%	4%	
All Asset Class	180%	189%	289%	181%	152%	
Upper Range	110%	110%	110%	110%	110%	110%
Lower Range	90%	90%	90%	90%	90%	90%

Figure 13. Asset Sustainability Ratio.

Asset Renewal Funding Ratio

Asset renewal funding ratio as defined by the DLGSC is the ratio of Net Present Value of future 10 year investment to Net Present Value of future 10 year asset investment need as identified in the Asset Management Plan.

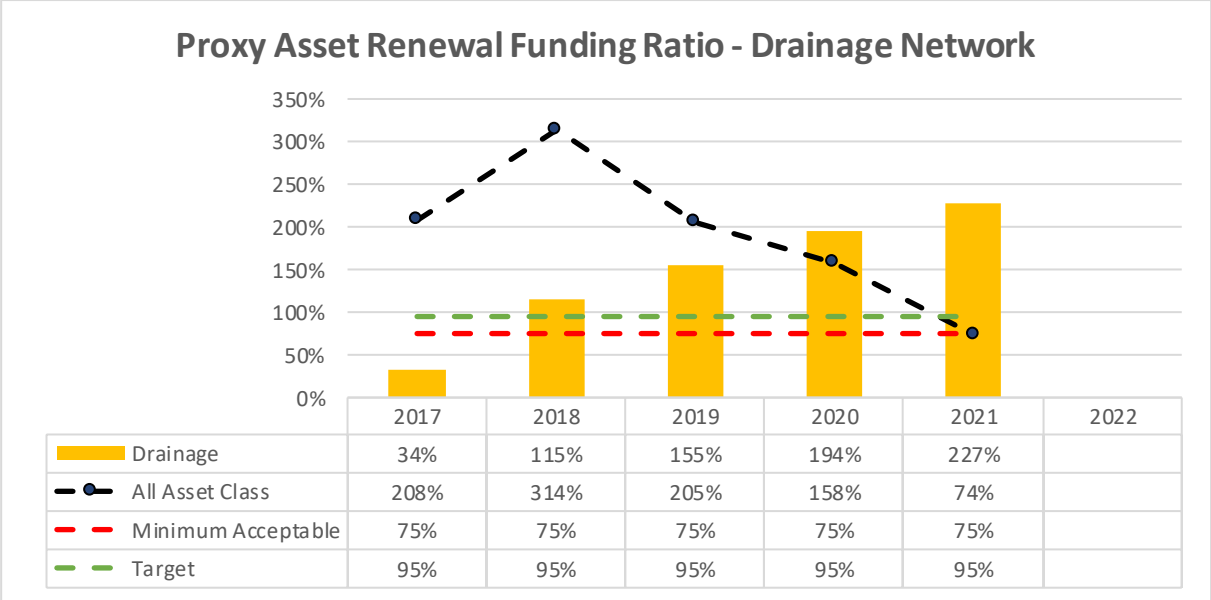
For calculation of historical ratios the calculation (results below) has been performed over a 5 year period and using actual historical investment up until 2022, and then projected investment post 2022. Reported depreciation has been used to substitute for actual need

A comparison of historical reported ratio, as at date given, to actual performance is not possible at the Asset class level.

Total renewal investment in drainage network over the reported period has been historically low, but has been increased to exceed actual need as defined by depreciation. This presumes that the depreciation is an actual proxy for the required investment need. Total renewal investment in all assets has exceeded required investment until 2020.

This ratio and calculation has low confidence. It mixes data of questionable validity from different sources, and especially historical valuation information with projected spend. It is also not possible to separate asset renewal investment from new asset acquisition. A cursory examination of historical investment shows significant variations between planned spend and actual spend, variously due to changes in grant funding, emerging priority needs, delays in delivering complex projects and similar.

2022 data is not yet finalised, and plans will be updated once available.



	2017	2018	2019	2020	2021	2022
Drainage	34%	115%	155%	194%	227%	
All Asset Class	208%	314%	205%	158%	74%	
Minimum Acceptable	75%	75%	75%	75%	75%	
Target	95%	95%	95%	95%	95%	

Figure 14 Proxy Asset renewal Funding Ratio

4.13 Drainage Asset Summary Review

The 2022 valuation determined a replacement cost of $57.45 Million, with a depreciated replacement cost of $40.73 Million as of 30 June 2022.

The current drainage system has been assessed as being well under normal industry service requirements (GHD, 2022). This AMP is presuming adoption of normal industry standards by the City. This is in line with expectations of ratepayers, and external drivers, such as emerging insurance industry requirements.

A substantial improvement strategy is currently being developed by the City on the basis of this requirement for further consideration.

As of the April 2021 investigation

- 96.7% of the drainage is in average or better condition.

Drainage assets are subject to ongoing age, wear and tear and need to be continuously maintained and renewed. The typical cycle of renewal is to replace or reline drainage every 70-80 years (DLGSC Accounting Manual), but this presupposes adequate capacity drainage.

Important Note: In the case of Drainage assets the available reporting data is showing the drainage assets are performing effectively, but this ignores improvement in flood protection services provided to meet industry standards and community expectations.

5 Service Expectations

This section of the AMP will provide a framework to align the community and organisation goals to the required outcomes and then to the service levels for each asset class.

5.1 Service Approach

Organisations typically adopt one of three options for defining service standards:

1. A budget driven model where the quality of the service is defined by the assigned budget and available resources,
2. A service driven standard where the required services are specified and the budget is consequent to the services, or
3. A balanced approach where services and budgets are aligned.

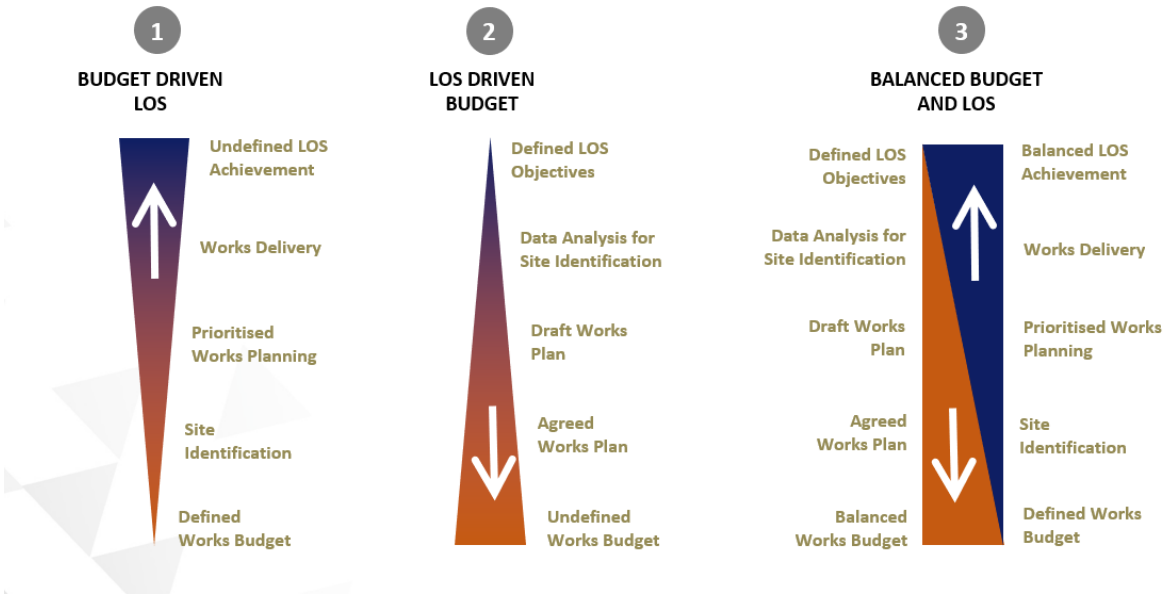


Figure 15. Approach to service levels.

Historically the City has operated a budget defined model for asset services.

An objective of this plan is to shift to a balanced approach, whereby quality of service and budget are both defined. This will be a difficult transition as (a) customers become used to, and help define the expected service levels, and (b) the operational budgets shift from a fixed amount to needs based estimates.

5.2 Customer consultation

Formal customer research has not been undertaken by the City in the last 5 years. The City is due to update the Strategic Community Plan which will include customer research. Details on the Organisational Context and goals, including the Community Plan are provided in section 5 Service Expectations.

Note: This version of the AMP has been prepared in advance of the Strategic Community Plan revision and consultation to inform that discussion. The AMP is intended to be reviewed after adoption of a new Strategic Community Plan.

A provision for ongoing stakeholder feedback will be established in the Asset Management Strategy.

5.3 Legislative Requirements

Legislation affecting the development and implementation of this plan is shown in Table 8. Legislative Requirements. The Local Government legislative environment is complex and there are many legislations not listed here that will need to be considered from time to time.

Table 8. Legislative Requirements.

Acts	Subordinate Requirements and expectations	Commentary on significant AM System requirements
Local Government Act 2020	Regulations, 1996 Functions and General, 1996 Financial Management, 1996 Administration, 1996	Annual Valuation Budget and Approval Financial Planning Financial Reporting Procurement Rules IPR framework
Planning and Development Act 2005	Town Planning Scheme	Developer contribution schemes New assets and changing demand for assets Planning Requirements
Main Roads Act 1930	Signage and line marking requirements	Drainage signs and line marking State Highways and Main Roads Speed zoning Network reporting
Swan and Canning Rivers Act 2000	Environmental Protection	Protection of river system
Road Traffic Code (Traffic Act 1974 and various other Acts)	Design Standards As of right usage	Road infrastructure requirements to meet as of right use Road Safety Requirements
Occupational Safety and Health 1984	Occupational Health and Safety Regulations	Safe work practices Safety at worksites Public Safety
Limitation (of Public Liability) Act 2005	Common law Insurance Requirements	Asset inspection and management requirements. Evidence based maintenance system addressing risks appropriately
Environmental Protection Act	Native Vegetation Riparian Vegetation Waterways	Compliance with Environmental Protection Act and peripheral legislation
Land Administration Act	Vesting orders Lease agreements	Responsibility for land and improvements Permitted uses on public land
Disability Services Act	Universal Access	Universal access provisions Design Standards
Record Keeping Act	Preservation of public records	Record keeping

5.4 Customer Levels of Service

Customer Levels of service are a description of what the customer can expect from the drainage assets.

Customer levels of service are documented in Table 9. Customer and Technical Service Levels.

5.5 Technical Service Levels

Technical Levels of service are objective requirements for the management of assets.

Technical levels of service are documented in Table 9. Customer and Technical Service Levels.

Table 9. Customer and Technical Service Levels

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Design Standard	Minor storm	Channel stormwater into underground systems up to a 20% AEP minor storm event	Assess, design, and improve stormwater systems	Multiple years
	Major storm	Contain or convey stormwater away from private property and public buildings up to a 1% AEP major storm event	Assess, design, and improve stormwater systems	Multiple years
Inspection	Well managed drains	Regular inspection	Inspect annually	N/A
Complaints	Complaints responded to	Respond to stakeholders	Acknowledgement, proposed action and timeframe	Notification within 7 days Action as per service level
Cleaning	Respond to flooding blocking roads or flooding property during rain event	No obstructions or blockages	Hazard warnings Flood control	4 hours emergency call out
	Clear blockages	No obstructions or blockages	Educt critical drains annually Educt noncritical drains triennially	Winter – 7 working days Summer – 28 working days
Maintenance	Replace breakages	Cracking, rusting, collapsed lids,	Repair or replace component	Make safe within 1 working day. Repair within 28 working days

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Replacement	Drainage to be managed sustainably	Condition rating equal to or exceeds 4.0	List for inclusion in capital works budget	List for inclusion in capital works budget
Upgrade	To be confirmed	To be confirmed (up to a 1% AEP major storm event)	List for inclusion in capital works budget	List for inclusion in capital works budget

5.6 Performance Measures

Asset performance may be measured in various ways. Five assessment criteria typically used are-

1. **Condition** is a measure of how consumed and deteriorated the asset is by wear and tear, or age effects. It does not capture whether the asset is meeting customer service, safety, or compliance needs. (See Drainage Service Profile comments)
2. **Service** is a measure of whether the asset is meeting customer service expectations. For clarification, an asset (e.g., air conditioner) might be brand new (excellent condition) but too small to effectively cool the required space (poor service).
3. **Amenity** is a measure of the appearance and "user friendliness" of the asset.
4. **Compliance** is a measure of the compliance to legal requirements, engineering (and other) standards and safety standards
5. **Financial** is a measure of whether the asset continues to provide value for money

For drainage assets condition is the only measure currently being reported. Adoption of a service performance measure (flood protection) is recommended.

Table 10. Definition of Condition and Function Rating

Condition Rating Score	Condition Rating Description	Function Rating Description	Amenity	Compliance
	Condition is a measure of how worn the asset is by age, wear, and tear.	*Function is a measure of how effective the asset is at meeting the service needs and expectations*	*Amenity is a measure of whether the asset presentation fits the needs and expectations of the stakeholders*	*Compliance is a measure of whether the asset meets legal, engineering, building, safety, and other standards*
0 Unknown	Condition rating 0 is reserved for no inspection and no data	Function rating 0 is reserved for no inspection and no data	Amenity rating 0 is reserved for no inspection and no data	Compliance rating 0 is reserved for no inspection and no data
1 Excellent	Assets are near new, have no visible defects, wear, or tear.	Assets are meeting all service needs with redundant capacity	Assets exceed the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards
2 Good	Assets have minor signs of wear and tear. A small number of defects or repairs might be evident	Assets are meeting service needs effectively with some spare capacity	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards. There may be some optional, but not improvements.
3 Average	Assets are showing some wear and tear, including evidence of repairs or defects but are still effective	Assets are reliably meeting service needs (There may be some deficit in uncommon peak situations)	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with standards, as at the date of construction and current legal requirements
4 Poor	Assets are starting to wear out. There is evidence of wear and tear, or age. Assets need to be regularly inspected, maintenance costs are increasing, and service may be compromised	Assets are failing to meet service needs unacceptably often. The assets may be breaking down or queuing time may be excessive	Some improvement required. Assets substantially meet the expectations of the stakeholders for cleanliness, presentation, and ambiance but not in all respects	Some improvement required. Assets are substantially compliant but there may be some compromised or less than ideal factors.
5 Very Poor	Assets are at, or near end of life. Wear, tear, and age effects are evident. Maintenance costs are elevated, special measures to keep the asset operating may be required, and service is likely compromised.	Assets are regularly failing to meet service needs. This may be due to asset, break down, queuing lengths, seasonal unavailability, or other factors	Substantial improvement required. Assets don't meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Action required. Assets are materially not compliant in one or more factors

6 Demand

This section of the AMP reflects strategic drivers to upgrade, improve or dispose of assets. This section will cross all asset groups and provide links to Organisation strategic and land use plans.

6.1 Demand Drivers

Demand in this AMP refers to factors affecting the need for assets. Either the capacity, performance, risk, or financial cost of assets. Demand Drivers may be demographic, social, political, or economic. By their nature demand drivers may be inferred from current evidence or be predicted change. There is a degree of uncertainty.

The City seeks to identify and respond, in due time and measure, to emerging stakeholder need.

6.2 Drainage Strategy

Appendix B is reserved to identify proposed substantive changes to the Drainage network

There are no current substantive changes proposed. The City has no comprehensive drainage strategy.

Development of an improvement strategy is recommended to confirm that the current drainage meets need, assess emerging needs and demand, respond to expected changes and support access to grant funding.

Table 11. Demand Drivers and City Response Plan

Changes	Current provision	Projection	Impact on Drainage Services	City Response Plan
Population Growth	No provision	Per Perth - Peel expected population growth	Minimal effect	No requirement
Changing Age Demographic	No provision	Increasing older and younger demographic	No substantive impacts Increase focus on safety and universal access	No requirement
Inclusion and Opportunity	No provision	Increasing social diversity	No substantive impact	No requirement
Road Safety	This AMP	State Goal of zero fatalities on roads	Identify drainage improvements for road safety	Develop drainage strategy
Infill Residential Development	No provision	Steady increase in density of housing and population	General increase in stormwater runoff	Ensure new development addresses drainage impacts through development control measures
Precinct Development	No provision	Focussed development on particular locations	Need for upgrades of Drainage infrastructure Possible changes in Public Transport networks	Develop local area precinct plans identifying upgrade requirements
Medical Precinct expansion	No Provision	Continued intensification of commercial activity in and near the medical precinct	Need for new, upgrade and replacement Drainages	Develop local area precinct plans identifying upgrade requirements

Changes	Current provision	Projection	Impact on Drainage Services	City Response Plan
Service Expectations	Included in AMP	Expected demand for increased protection from flooding Expectations of quality of service to be aligned with available funds.	Set Service levels	This AMP
Economy	Included in AMP	Tightening of availability of finance Need to prioritise, justify, and demonstrate value for money from investments	Better investment and decision making. Budgets vulnerable to changes Source grant funding and developer contribution support	This AMP Financial Planning
Environmental Concerns	Included in AMP	Increasing expectations to protect and increase vegetation and greenspace Better water quality and pollutant management Shift to non-motorised transport	Marginal increase in maintenance costs for vegetation control. Likely need to retrofit gross pollutant traps or other filtration systems	Consider in Drainage Strategy
Climate Change	No provision	Increased rainfall, rising sea levels, increased ambient temperature	Possible low-lying roads and properties near river to be flooded more often. Possible heavier rainfall events.	Review design standards Vulnerability assessment in strategy
Technology Change	No provision	More immediate and demanding reporting of issues Options to better collect and manage data	More responsive service Opportunity for more efficient and better decisions	Investigate emerging technology Remain adaptable and responsive to new options

Changes	Current provision	Projection	Impact on Drainage Services	City Response Plan
			Improved Drainage building materials options and performance Improved data collection and customer feedback opportunities	

7 Risk Management

This section of the AMP provides a framework to consistently assess Asset and Asset Management risk. Risk Management will generally take the form of implementing the provisions of the Asset Class AMPs

7.1 Risk context

Risk is a necessary consideration for management of assets. There are potential events that might occur and cause damage to the City. These could range from trivial to catastrophic. The City is required to identify and consider significant risks.

Risk is also a useful tool to identify required actions, prioritise activity and investment in the assets

The City of Nedlands Risk Management strategy, and corporate risk register provide an overarching response to corporate risk. Asset risk appears in the corporate risk register, and the adopted mitigation strategy is to manage the assets effectively to address risks.

A primary requirement of this AMP is to (i) identify and manage asset management related risks. Secondary objectives of this AMP are to (ii) use risk assessment to prioritise works and, (iii) escalate asset management risks where they can't be satisfactorily managed.

7.2 Risk definition

Risks are defined as things that might happen, and if they did happen would cause a negative effect. Risk Management is defined as 'coordinated activities to direct and control with regard to risk'.

An issue is defined as something that has already happened or is happening now.

Risk assessment therefore requires (i) a possible event, (ii) that may happen, but has not yet happened, and (iii) would have a measurable negative effect.

The International Standard on Risk Management ISO31000 defines, and measures risk in terms of likelihood of an event, and consequences of that event.

The purpose of infrastructure risk management is to identify, document and manage the risks associated with providing services and assets. Asset related risks may include financial, reputational, personal injury, property damage, environmental risks.

For the purpose of this AMP a distinction is made between Asset Management Risk (systemic organisation risks of not managing the assets effectively) and Asset Risk (risks associated with a particular asset). Generally, a purpose of the Asset Management system is to identify and manage Asset risks.

7.3 Risk Assessment

The risk assessment and response process of the City is shown in Figure 16 Asset Management Risk Process. Note that the majority of credible risks will be managed to a satisfactory level by application of this asset management plan and works to the assets.

The risk rating system is the City adopted Risk Assessment procedure.

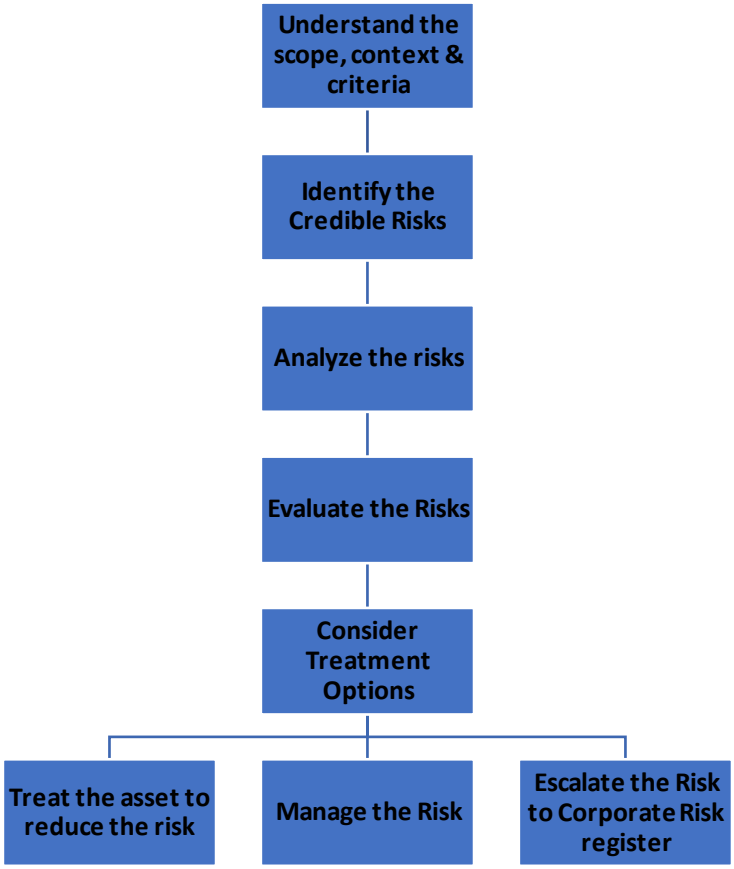


Figure 16 Asset Management Risk Process

7.4 Balancing Risk, Service and Budget

Elimination of risk entirely is not generally an option.

This AMP assumes a balanced approach to risk. Risks should be treated in accordance with the City Risk Policy. Risks of high, or greater, are expected to be managed to a moderate level.

Intervention levels for assets have been set to keep risk levels at moderate or lower.

7.5 Critical Assets

Critical assets are defined as those assets which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 12. Critical Drainage Assets. Failure modes may include physical failure to perform, collapse of the asset or essential service interruption.

Table 12. Critical Drainage Assets

Critical Asset	Failure Mode	Impact
To be completed-identify critical drainage assets requiring annual clearing	Flooding	Impacts on private property and road safety

7.6 Resilience Planning

Resilience refers to the ability of the infrastructure to cope with changing conditions, changing expectations, unexpected loss, or failure and the unexpected. Resilience Planning is the process of assessing and improving how the infrastructure response can be improved through provision of back up services, contingency planning.

There is no resilience planning for drainage Assets and no Drainage Assets are yet identified as critical assets.

Identification of critical drainage assets is recommended as a priority action, and including options for redundant protections

7.7 Risk Assessment Guidelines

Risk rating system has been taken from the City Risk Assessment Guideline.

Table 13. Risk Assessment Guide

City of Nedlands Risk Matrix						
Likelihood \ Consequence		Insignificant	Minor	Medium	Major	Severe
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Table 14. Risk Likelihood definition

Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur at some time	At least once in 3 years
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

Table 15. Risk Consequence Definition

Rating (Level)	Health	Financial Impact	Service Interruption	Regulatory Compliance	Reputational	Infrastructure, Assets & Systems	Environment
Insignificant (1)	First aid injuries	Less than $10,000	Short term temporary interruption. < 1 day	Breach of protocol or process requiring a response. No impact on other criteria	Unsubstantiated, low impact, low profile or 'no news' item	Negligible damage or loss	Contained, reversible impact managed by on-site response
Minor (2)	Medical type injuries	$10,001 - $50,000	Inconvenient delays managed with internal resources. 1 day – 1 week	Breach of protocol or process requiring additional work or minor damage control	Substantiated, low impact, low news item, minor complaint	Localised damage or loss rectified using internal resources	Contained, reversible impact managed by internal response
Medium (3)	Lost time injury <30 Days	$50,001 - $500,000	Significant delays to some major deliverables requiring additional resources to rectify. 1 - 2 weeks	Breach requiring internal investigation, mediation, or restitution and / or regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile. Short-term loss of community Support	Localised damage or loss requiring internal and external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury >30 Days	$500,001 - $2,000,000	Prolonged interruption to major deliverables. Extensive use of additional resources; performance affected < 1 month	Breach investigated by external party and results in termination of services, 3rd party actions or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, 3rd party actions. Long-term loss of community support	Significant damage or damage to multiple assets requiring significant resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Severe (5)	Fatality, permanent disability	More than $2,000,000	Indeterminate prolonged interruption. Non-achievement of key objectives. > 1 month	Breach results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, multiple high impacts, news profile, 3rd party actions. Permanent loss of community support	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

7.8 Identified Risks

Identified Risks and management response are summarised in Table 16. Identified and assessed risks

Table 16. Identified and assessed risks

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Asset Failure causes loss of service	Loss of service, loss of reputation	Likely	Minor	Moderate	Provide timely maintenance Replace assets prior to failure	Low
Lack of Knowledge of assets	Unexpected event, loss of service, loss of reputation	Likely	Minor	Moderate	Regular inspections	Low
Safety	Major accident up to and including death	Unlikely	Severe	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Safety	Minor accident including personal injury	Possible	Medium	Moderate	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Public Liability claim	Financial Cost Reputational damage	Possible	Major	High	Conform to design and construction standards	Moderate

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
					Maintain and inspect assets regularly	
Compliance	Drainage standards to conform to industry standards and construction to conform adopted standards	Likely	Medium	High	Stay informed on code changes and respond if required Identify legacy risk areas and plans to improve them	High
Compliance	Public liability claims and damages, reputation loss	Likely	Medium	Moderate	Adopt a drainage standard, improvement plan and risk mitigation measures	Moderate
Compliance	Disabled access restricted, reputation damage, potential claim, potential admin penalties	Unlikely	Medium	Moderate	Conform to universal access standards	Low
Loss of Budget	Unable to fully complete improvement, replacement or maintenance works costs incurred	Almost Certain	Medium	Extreme	Prioritise expenditure to areas of most need Adopt a long-term strategy and improvement plan	High
Change in demand - City Growth	New residents not provided with access	Likely	Minor	Moderate	Include drainage planning in scheme and development	Low

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
					approval considerations	
Change in demand – service standards	Residents demand higher service standards or new assets	Possible	Major	High	Set service standards and budget in agreement with ratepayers	Low
Change in demand – insurance industry requirement	Unexpected need to construct new or upgrade road linkages	Possible	Major	High	Active involvement in Regional planning	High

7.9 Identified Issues

An issue is something that has actually happened and is causing a problem. As compared to a risk, which is something that may happen.

The following issues have been identified as relevant to the next 3 years. Note these issues have been identified based on anecdotal feedback from City staff and include only higher-level issues requiring corporate response. Minor asset defects and similar issues are addressed through the normal asset management plan provisions.

Identified Issues	Consequence	Likelihood	Consequence Rating	Assessed Importance	Treatment
Drainage standard of service less than expectations	Potential complaints, damages claims and similar. Increased insurance premiums	Likely	Major	High	Develop and adopt a strategy and improvement plan that reflects severity of need and available capability to respond

8 Lifecycle Asset Planning

This section of the AMP will provide a framework to assess the assets and develop interventions and responses. This section is common across all asset management plans. Specific decision criteria and outcomes related to this asset class are provided in Section 9.

8.1 Lifecycle Management

The City operates a whole of lifecycle approach to asset management. The asset lifecycle is shown in Figure 17. Typical Asset Lifecycle.

Lifecycle Asset planning requires consideration of the service requirements and needs of the asset at each stage of its lifecycle. These needs may be the immediate needs to operate the asset, but also include the predicted needs. Needs may include risk, performance, investment, or other requirements to operate the asset effectively.

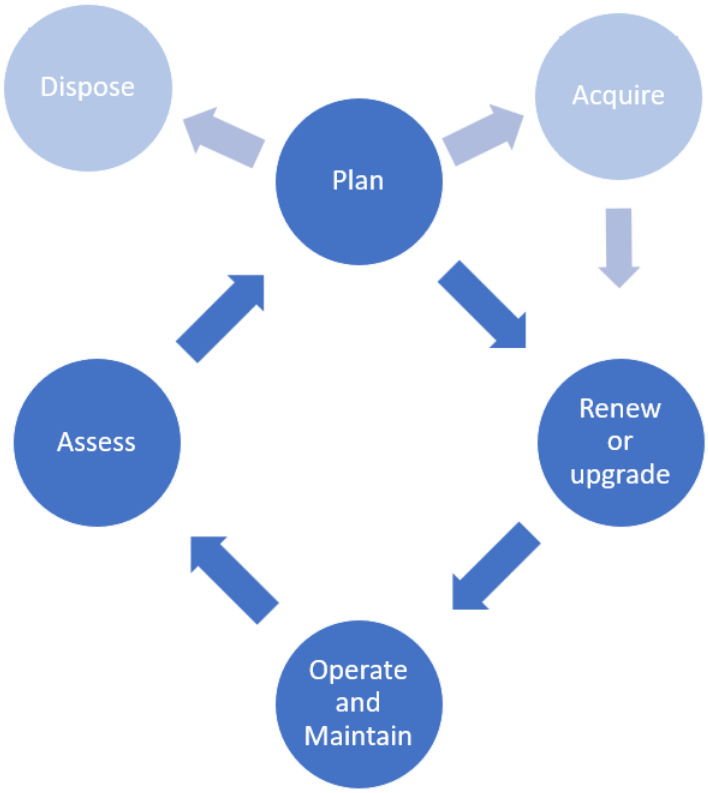


Figure 17. Typical Asset Lifecycle

8.2 Plan – Strategic, Lifecycle and Tactical Decisions

The Asset Management plan needs to respond to both strategic direction and functional (lifecycle) need. This is done in the planning phase.

In this context strategic direction means top-down organisation directions, such as the provision of additional or improved assets to meet an emerging need in accordance with the goals of the organisation. Typical top-down planning might include implementation of a new Local Area Precinct

Plan, Cycle strategy, Recreation Strategy, change in Public transport networks, Organisation Directive via the Strategic Community Plan or similar.

Functional (lifecycle) planning is driven by the needs of the assets themselves. All assets require maintenance and will wear out over time. Service performance may become compromised for a variety of reasons and renewal, or upgrades, required.

Figure 18. Strategic, Lifecycle and Tactical directions shows at a high level how lifecycle needs and strategic goals as are brought together and aligned in the AMP. The Asset planning process considers both the strategic goals, and the asset needs to define a tactical solution.

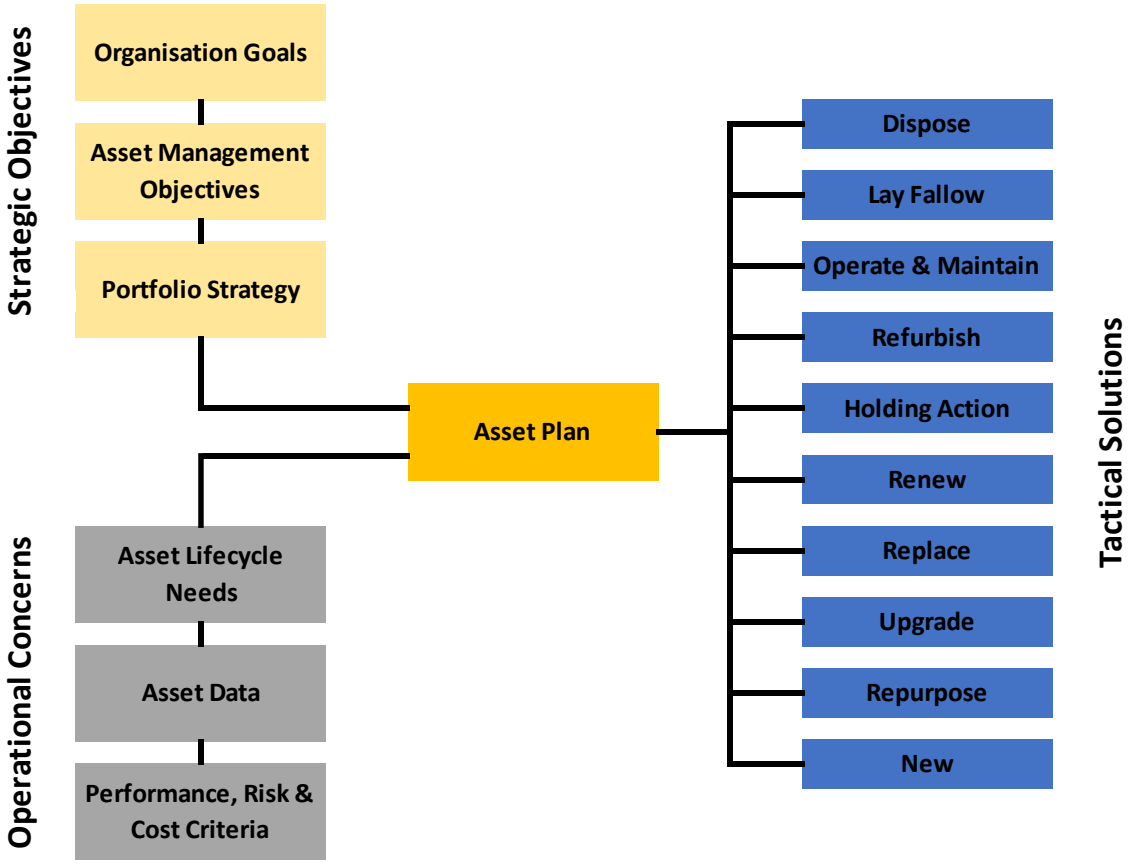


Figure 18. Strategic, Lifecycle and Tactical directions

8.3 Asset Lifecycle Needs

Asset Lifecycle Needs are specific to the asset class and may include

1. Service or Functional needs – the assets are not performing effectively
2. Risk and Safety Concerns – there are compliance, safety, design, or other risk concerns
3. Amenity Issues – The assets no longer meet community expectations
4. Financial Planning requirements – the assets are no longer cost effective or good investment
5. Condition or Obsolescence – the assets are wearing out

Specific asset class concerns and decision criteria are provided in Section 9

8.4 Tactical Solutions

Tactical solutions are the proposed intervention measures. These are grouped in Table 17. Tactical options and definitions. Note that the choice of tactical option may be influenced by several of factors. At present this is a human expert decision to balance competing requirements using the provided decision criteria.

Tactical solutions apply at a component level and include (i) scope of asset components, (ii) proposed option(s), (iii) expected date of treatment and (iv) an indicative estimate of cost for the financial plan. A tactical option is an indicative plan, and not intended as a scope of works or project plan.

Typically, in the annual budget, and draft budget, the "tactical option" is replaced with a clear scope of works and project estimate as described in Figure 19. Asset Assessment Process.

Table 17. Tactical options and definitions

Tactical Solutions	Description
Dispose	Remove the asset from service permanently, including potentially sell, demolish, abandon, or bury in place.
Lay Fallow	Temporarily discontinue use of the asset for an unspecified period, but with option to later recontinue use.
Operate & Maintain	Normal use of the asset including operation, preventative maintenance, and reactive maintenance.
Refurbish	Restore the asset appearance and amenity without restoring the useful life or service potential. Typically, something done to a building periodically.
Holding Action	A temporary measure to keep an asset operating past point of normal renewal or replacement
Renew	To undertake remedial works, major maintenance, or partial replacement of an existing asset to restore some or all of its remaining life or service potential.
Replace	To remove and replace an asset or component, like for like, and new for old
Upgrade	To improve the capacity, service potential or service life of an asset or component
Repurpose	To change the intended use of an asset.
New	To build a new asset where one was not existing before.

Note that there are several possible actions for each tactical option. Selecting the appropriate action is typically part of project scoping and planning, and budget setting, following investigative work. The intent of the asset management plan is to identify the emerging issue, pertinent information, and corporate strategy, mark it for further attention at the appropriate time and provide an indicative estimate of costs.

8.5 Asset Needs and Investment plan

The unconstrained needs of the Drainage assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete all works based on future estimated need. This may include requested or predicted need.

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and

needs to be reconciled to the annual budget and Long-Term Financial Plan as these are annually resolved.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

8.6 Program Development

A program consists of a schedule of like projects, to be applied to the asset portfolio, and spread over the period of the AMP. The intention of the program is to allow good planning, smooth out cash flow requirements from year to year, give confidence in planning, inform stakeholders, allow deferral of works, prioritise individual projects when required.

8.7 Asset Assessments

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process

Assets and components are divided into categories based on risks of failure to meet performance or risk objectives.

Escalation Category 0. Operate and Maintain. This category applies to Low Risk, good performing assets which are typically in their early or mid-life. These assets can generally be expected to meet needs and have low risk of failure. These assets are routinely inspected and maintained. Assets which are getting older, are not meeting performance requirements, are becoming expensive to maintain or have identified risk factors are typically escalated to category 1.

Escalation Category 1. Medium Risk, Average Performance, and emerging issues. This category applies to assets are approaching their end of service life, may have some identified performance, or risk issues. Mostly these assets will be performing satisfactorily and with low risk. However, weaker, or more heavily used assets may be showing signs of age and performance issues. Escalation category 1 assets are monitored more closely, reviewed annually, and as they approach intervention levels attention may be escalated to category 2.

Escalation Category 2. High Risk, Poor Performance. This category applies to assets showing signs of end of life. They are still functioning but may not be meeting performance needs fully. Condition and asset integrity is starting to approach intervention levels. Typically, assets in category 2 should be identified in the 5-year plan and be reviewed at least annually. They may require special risk or performance management. Holding actions may be employed to continue the use of the asset.

Escalation Category 3. Very High Risk, Poor Performance. This category is for assets which have failed intervention levels or service requirements. Replacement plans, firm budgets and project scopes should be in place, and these projects considered in the annual budget. In some cases, special management regimes or holding actions may be implemented.

Escalation Category 4. Backlog. This category is for assets which are category 3 (have passed their intervention point) but action has not been taken for some reason. Usually for reasons of budget limits, or other priorities. Holding actions, discontinued use or special risk measures are typically required. Backlog assets are risk managed and reconsidered for funding each year. Backlog is an undesirable circumstance.

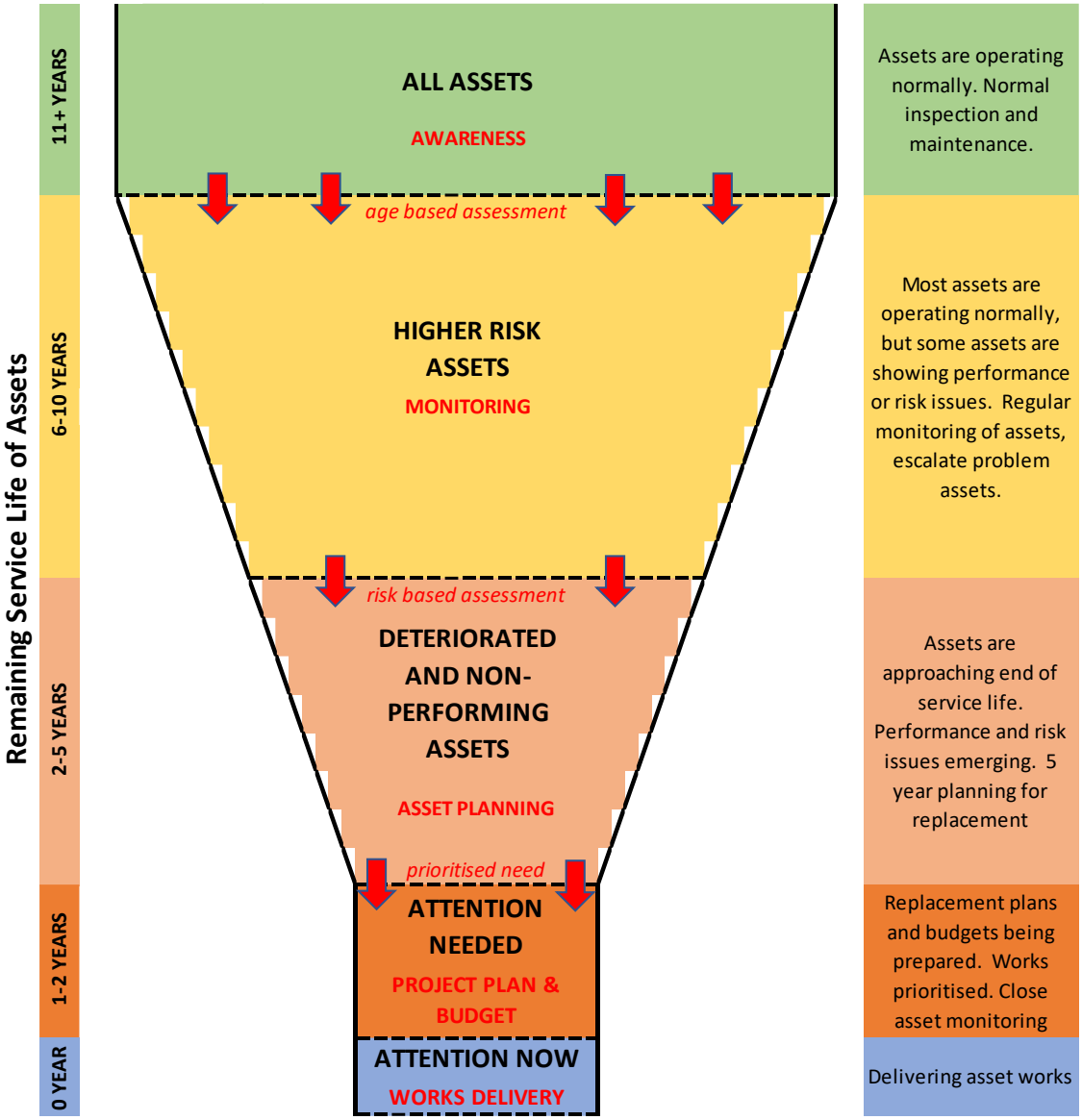


Figure 19. Asset Assessment Process

9 Drainage Asset Plan

This section of the AMP describes what the organisation expects to do in the period covered by the plan to meet the objectives

9.1 Strategy

The City does not have an existing Drainage Strategy.

A quick summary of the state of the current portfolio is as follows. See section 4 for details

- The City has a somewhat effective drainage system
- Most of the system is in average or better condition
- The drainage is not providing a consistent level of service
- A required service level has not been previously adopted
- The network is aging, and experiencing wear and tear
- There are potential service and safety improvements to be made but these are not systematically identified

The adopted Strategy for this plan in brief (priority order) is

- Adopt a standard of major/minor storm mitigation in accordance with the principles of Australian Rainfall and Runoff (see below)
- Identification and fixing of safety and compliance issues
- Ongoing proactive and reactive maintenance
- Replacement of aging and deteriorated sections of drainage as they pass intervention points
- Replacement or proactive maintenance of sections of drainage with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving drainage where flooding exceeds capacity

9.2 Implementation Programs

The City intends to implement the following service programs over the next 5 years

Table 18. Drainage Network Works Program Details

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
Organisation Assigned Priorities & Commitments							
DR01	No assigned priorities		special	either	As designated	As identified in Strategic Community Plan or by Organisation resolution	Reserved space for Organisation priorities as identified in the Strategic Community plan
Planning, design, consultation & other							
DR11	Drainage Strategy		2021/22-2022/23	OP-EX	City	Identify flood risk areas Assess existing drainage systems and identify improvement	Desktop investigation
DR12	Drainage Survey		TBA	OP-EX	City	Complete an inventory and condition survey over 3-year period	Field Survey
Works Programs							
DR21	Drainage Operation & Maintenance		Recurring annual	OP-EX	City	Inspect Drains not less than triennially Proactively clean critical drainage pits annually and low risk drainage triennially	Essential works to keep the roads safe and functioning Generally, a find and fix approach.

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
						Respond to customer concerns Report and escalate major concerns	
RD22	Planned renewal & upgrade		Recurring annual from 2023/24	CAP EX	See Appendix C	Commence rolling upgrades and replacement of drainage systems on a priority basis	

9.3 Drainage Network Lifecycle needs identification

Drainage network lifecycle needs are assessed in accordance with Figure 19. Asset Assessment Process A Tier 1 assessment identifies when an asset is at higher risk and needs to be more closely monitored. Tier 2 assessment identifies when an asset has an identified problems or is approaching end of life and needs to be identified in the 4-year plan. Tier 3 assessment indicates when an asset needs immediate attention.

Table 19. Intervention Criteria for Drainage Network Planning Purposes

Criteria	Test/decision	Level 1 assessment criteria (Monitor)	Tier 2 assessment criteria (Planning)	Tier 3 assessment criteria (Project Scoping)
Service/Functional	Demand and capacity issues reported by customers or officers	Observed or reported road or property flooding	Flooding of private property in major event or road in minor event	Decision to include based on available funding and competing priorities
Service/Functional	Design capacity issue	Analysis identifies problem site	Severity of problem comparable to field evidence	Decision to include based on available funding and competing priorities

Service/Functional	Construction defect	Reported or observed flooding	Field inspection identifies operational defect	Decision to include based on available funding and competing priorities
Service/Functional	Defects reported by operations crew	Reported or observed intensity of defects or repair works	Condition rating exceeds 3 on 5-point scale	Condition rating exceeds 4 on 5-point scale
Condition	Remaining useful life	RUL less than 10 years	RUL less than 5 years	RUL less than 2 years
Financial	Return on Investment	Unusually maintenance costs	Ongoing maintenance costs higher than replacement costs (Whole of life cycle cost)	Decision to include based on available funding and competing priorities
Risk/Safety	Design or compliance issue	Reported or identified issue	Non-compliance with standard	Non-compliance with standard
Risk/Safety	Accident Record	Risk assessment	Risk assessment	Decision to include based on available funding and competing priorities

9.4 Drainage Network Budget

Proposed Budget Allocation is shown in Table 20. Proposed drainage investment plan.

Table 20. Proposed drainage investment plan

ID#	Program	Budget plus 3YR plan	Current Budget	3 YR Program			Unfunded Requests
			2022/23	2023/24	2024/25	2025/26	
DR01	Organisation Priorities	**0.000**	0.000	0.000	0.000	0.000	0.000
DR11	Drainage Strategy	**0.000**	0.000	0.000	0.000	0.000	0.000
DR12	Drainage survey	**0.000**	0.000	0.000	0.000	0.000	2.000
RD21	Operations and Maintenance	**2.692**	0.673	0.673	0.673	0.673	0.000
RD22	Planned Renewal & Upgrade	**3.571**	1.487	0.947	0.637	0.500	0.000
	Total	**6.263**	**2.160**	**1.620**	**1.310**	**1.173**	**2.00**

Notes

1. All numbers are 2021/22 dollars
2. Specific project works associated with each program are provided in Appendix D
3. Note that to deliver specific projects from year to year there may be some balancing of dollars between programs

10 Resources and Support

This Section of the AMP – Drainage contains information on support requirements for the Asset management system.

10.1 Asset Management Governance

Responsibility for Drainage Assets is delegated as follows

Table 21. Roles and Responsibilities

Function	Assigned to
Responsible Director	Director Technical Services
Asset Planning	Manager Assets
Operations, Inspection	Manager City Projects and Programs
Operations, Maintenance	Manager City Projects and Programs
Project scope and requirements	Manager Assets
Project Delivery	Manager City Projects and Programs
Asset Acceptance	Manager Assets
Accounting	Manager Finance
Data Collection	Manager Assets
Performance reporting	Manager Assets
Internal Audit	Director Technical Services

10.2 Human Resources

10.2.1 Staffing

Human Resource requirements to be defined in future update after service levels have been adopted and trialled for 12 months

Includes field crew and managerial/admin staff requirements

10.2.2 Staff Competency and Training

Matrix to be developed. Current staff have necessary competencies

10.2.3 Corporate knowledge protection

Current staff turnover is high. Capture existing knowledge in new asset register, procedures, and processes.

10.3 Technology

10.3.1 Hardware

The City maintains a fleet of field computer devices for officers to continuously access and update asset records.

Current operational maintenance truck for light maintenance sufficient to need.

Construction work is outsourced.

10.3.2 Software

The City is currently implementing a new enterprise software system (OneCouncil) that includes appropriate asset management functionality.

10.4 Data

The City does not currently have a formal data management plan. Data is essential for good decision making and is best managed wholistically for all assets.

Consideration to cost/benefit of capturing detailed drainage network condition data to be undertaken.

10.5 Process

The City does not currently have formal work processes for drainage asset management or operations.

10.6 Outsourcing

All operational inspection, operations and light maintenance are currently managed in house.

Construction projects are outsourced via tender and contract

Asset planning is performed in house

External audits and 5 yearly re-valuation are outsourced

11 Continuous Improvement

11.1 Performance Measures

Performance measures are as follows

Table 22. Performance Measures

Performance Requirement	Measure	Target
Completion of programmed works	Proportion of scheduled work completed	90% completion
Unexpected Road Closures	No of days roads closed without prior notice	Not more than 10 days of unexpected road closure
Service response	Proportion of complaints actioned within the allocated response time	80% response in time
Asset Sustainability	Asset consumption ratio	Ratio greater than 90%
Asset Data Updated	Asset inventory annually updated by 30 June for all works done in the preceding financial year	Pass/Fail

11.2 System Audits

11.2.1 Internal Audits

Internal audits of the AMP and AMP compliance to be conducted annually to the satisfaction of the responsible Director.

Internal audits shall generally include random testing

Internal audits to include testing of

- Asset valuation and financial reporting
- Data updates
- Works completed
- Performance Measures
- Other items as directed

11.2.2 External Audits

External audits of the AMS shall be conducted every 5 years and may include the AMP - Drainage

11.3 Improvement Plan

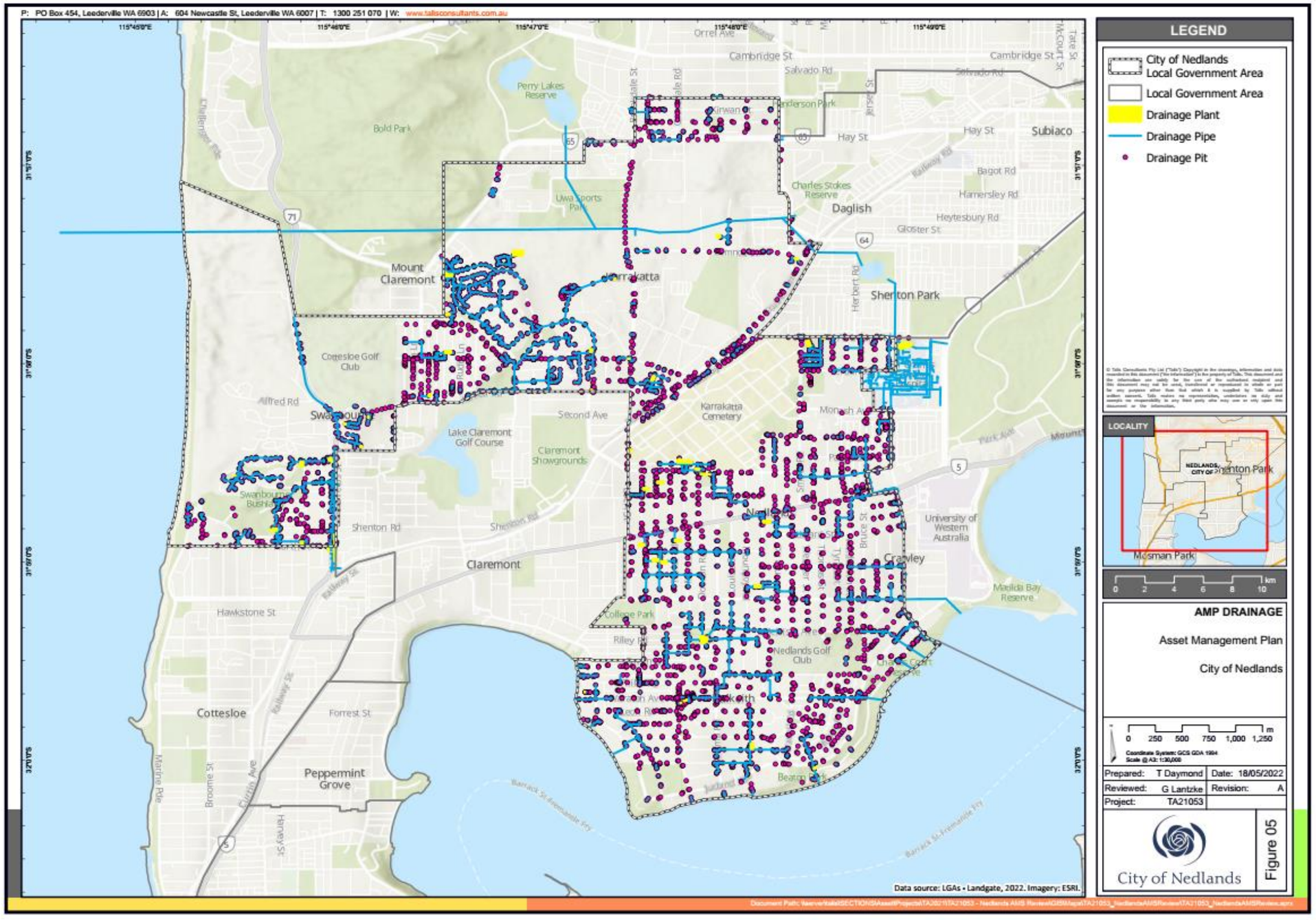
Identified Improvement actions are summarised In Appendix E.

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City of Nedlands

Appendix A. Drainage Network Map



Appendix B. Drainage Strategy

This section describes proposed strategic changes to the portfolio. New assets, upgrade disposal of assets and similar to meet emerging need.

Table 23. Planned Drainage Changes

Change ID	Description	Origin of change	Date required	Priority	Cost Estimate	Status
1	Implement system improvements	GHD Report	Not specified	high	Unknown (large)	Developing strategy

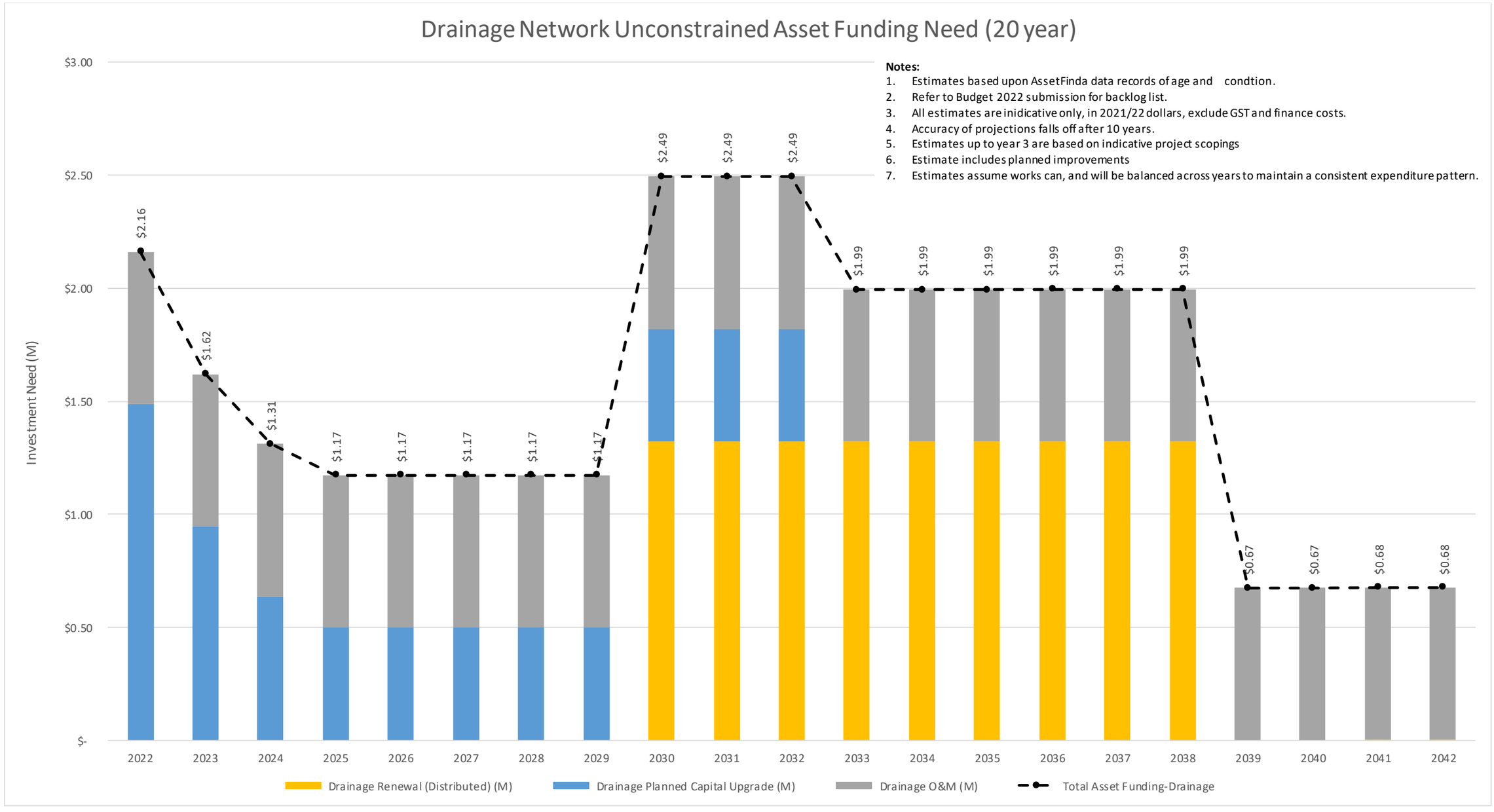
Note the City does not have an adopted drainage strategy. A drainage report by GHD describes system capability and limits.

This section is a place to record strategic requirements identified by the organisation such as requirements of the drainage strategy, land use planning, sports and recreation planning, Council initiatives and similar sources.

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Appendix C. Drainage Network Investment Need (Unconstrained)

The unconstrained investment need refers to the works expected to be required by the assets to meet the adopted service levels, including replacement, maintenance, and operation in due time.



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Table 24. All asset Class Proposed Investment Need (Unconstrained)

Financial Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98
Roads Renewal (Distributed) (M)	$ 12.48	$ 10.73	$ 17.22	$ 16.06	$ 16.06	$ 17.97	$ 19.02	$ 14.84	$ 14.31	$ 8.71	$ 7.82	$ 7.90	$ 7.83	$ 6.10	$ 5.33	$ 5.63	$ 4.14	$ 3.73	$ 3.64	$ 0.30	$ 0.31
Paths O&M (M)	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11
Paths Backlog (2022) (M)	$ 0.35	$ 0.35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paths Std. Renewal (Distributed) (M)	$ -	$ -	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 1.75	$ 1.75	$ 1.75
Paths Slab Replacement (M)	$ -	$ -	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parks O&M (M)	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50
Parks Renewal (Distributed) (M)	$ 0.00	$ 0.01	$ 0.01	$ 0.14	$ 0.15	$ 0.66	$ 0.83	$ 1.13	$ 1.02	$ 1.25	$ 0.74	$ 0.91	$ 0.79	$ 1.17	$ 0.93	$ 0.93	$ 2.55	$ 2.37	$ 1.97	$ 2.53	$ 2.53
Drainage O&M (M)	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
Drainage Renewal (Distributed) (M)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Drainage Planned Capital Upgrade (M)	$ 1.49	$ 0.95	$ 0.64	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
All Assets O&M Need (M)	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26
All Assets Capital Investment Need (M)	$ 14.32	$ 12.04	$ 18.09	$ 16.93	$ 16.94	$ 19.35	$ 20.58	$ 16.70	$ 17.38	$ 12.00	$ 10.48	$ 10.23	$ 10.04	$ 8.69	$ 7.68	$ 7.98	$ 8.11	$ 6.20	$ 7.36	$ 4.58	$ 4.59
All Assets Total Investment Need (M)	$ 20.59	$ 18.30	$ 24.35	$ 23.19	$ 23.20	$ 25.61	$ 26.85	$ 22.96	$ 23.64	$ 18.27	$ 16.74	$ 16.49	$ 16.31	$ 14.95	$ 13.94	$ 14.24	$ 14.37	$ 12.46	$ 13.63	$ 10.84	$ 10.85

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are indicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings.
6. Estimate includes planned improvements.
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Appendix D. Proposed Drainage Investment Plan

The funded plan is aligned with the long-term financial plan and budget. It shows the planned investment in the assets, which may differ from the expected need.

Error! Reference source not found. summarises proposed funding for all asset classes in future years. This plan is subject to Elected Member of Council review and change at this time. Investment plans are typically updated through the annual budget process. Table 25 is aligned with the Long Term Financial Plan and in the event of conflict the LTFP shall take precedence.

Table 25. Overall proposed investment program (all asset classes)

Sum of Total Funding Including Staff Overheads	Financial Year										
Program	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Grand Total
Buildings	$ 1,544,100	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 23,144,100
Drainage	$ 1,784,640	$ 1,136,160	$ 764,640	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 7,885,440
Fleet Renewal	$ 1,215,360	$ 741,944	$ 544,800	$ 378,000	$ 192,000	$ 703,680	$ 429,600	$ 144,000	$ 102,000	$ 785,400	$ 5,236,784
Natural Environment	$ 70,200	$ 98,640	$ 108,000	$ 72,000	$ 1,200,000	$ 102,000	$ 72,000	$ 240,000	$ 102,000	$ 102,000	$ 2,166,840
Parks	$ 1,080,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 9,720,000
Paths	$ 654,300	$ 53,904	$ 53,593	$ 66,944	$ 55,841	$ 46,089	$ 66,326	$ 32,457	$ 43,155	$ 72,931	$ 1,145,539
Public Art	$ 48,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 228,000
Roads	$ 6,055,084	$ 5,367,000	$ 1,506,225	$ 1,196,246	$ 1,849,873	$ 1,587,448	$ 1,719,600	$ 1,482,711	$ 1,516,440	$ 1,770,900	$ 24,051,527
Traffic Safety	$ 120,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 1,470,000
Waste	$ 256,020	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 418,020
Bus Shelter Program	$ 72,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 504,000
Grand Total	**$ 12,899,704**	**$ 10,993,647**	**$ 6,573,257**	**$ 5,909,190**	**$ 7,493,714**	**$ 6,635,217**	**$ 6,483,526**	**$ 6,095,168**	**$ 5,959,595**	**$ 6,927,230**	**$ 75,970,249**

Table 246. Propsoed Works Plan - Drainage

Financial Year	Program	Subprogram	Project Title	Description	Carry Forward From 2021/22	Required Funding
22/23	Buildings	Community Buildings Compliance Upgrade	BUILDINGS PLACEHOLDER	Building Compliance Review and recommendation implementation		$ 700,000
22/23	Buildings	Community Buildings Minor Asset Renewals	Air-Con Renewal Program	Adhoc Air conditioning renewal		$ 32,250
22/23	Buildings	Community Buildings Minor Asset Renewals	Flooring Renewal Program	Adhoc flooring renewal		$ 32,250
22/23	Buildings	Community Buildings Minor Asset Renewals	Painting Program	Adhoc painting as required		$ 32,250
22/23	Buildings	Building Upgrade	Swanbourne Surf Lifesaving Club	Swanbourne Surf Lifesaving Club upgrade and expansion	$ 2,027,111	$ 230,000
22/23	Buildings	Community Buildings Minor Asset Renewals	Nedlands Infant Health	Renewal of roof tiling, battens, eaves, gutters & downpipes	$ 12,900	$ 105,000
22/23	Buildings	Community Buildings Minor Asset Renewals	PRCC	Full renewal of roof coverage including tiling, battens & eaves	$ 12,900	$ 125,000
22/23	Buildings	Comm. Buildings Minor Asset Renewals	Nedlands Library	External painting and garden upgrade		$ 30,000
23/24	Buildings	Community Buildings Minor Asset Renewals	Tresillian Arts Centre	Fixtures & Fittings Renewals		$ 127,000
23/24	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
23/24	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 173,000
23/24	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
23/24	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
24/25	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
24/25	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
24/25	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
24/25	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
25/26	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
25/26	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
25/26	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
25/26	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000
26/27	Buildings	Community Buildings Compliance Upgrade	Location - TBA	Based on Buildings Compliance & Risk Assesment Audit		$ 700,000
26/27	Buildings	Community Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 300,000
26/27	Buildings	Strategic Leased Buildings Upgrade	Location - TBA	Based on Highest and Best use review		$ 500,000
26/27	Buildings	Leased Buildings Minor Asset Renewals	Location - TBA	Based on Buildings Condition Assesment Audit		$ 500,000

Appendix E. Improvement Plan

Item	Description	File reference	Priority	Assigned to	Scheduled Completion
1	Identify critical failure modes and critical drainage assets		Very High		June 2023
2	Develop and adopt a Drainage strategy including consideration of current and emerging needs, service gaps and improvement plan		High		June 2025
3	Update and reinforce communications and planning protocols with finance, project management and operations sections		High		June 2025
4	Adopt a data management plan including scheduled updates of drainage data.		High		June 2025
5	Review staff requirements and budgets after 1 year experience with service levels		High		June 2025
6	Develop and document processes for key functions such as valuation, acceptance of new assets, inspection, forward works planning and similar		Medium		June 2026
7	Undertake Internal AMS audits June 2023,24,25		Medium		June 2023, 2024, 2025
8	Undertake external AMS audit, June 2026		Medium		June2026

CITY OF NEDLANDS

ASSET MANAGEMENT SYSTEM

ASSET MANAGEMENT PLAN

PARKS

2023-2025



Document Control

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V2.0	June 2022	Second Draft (Data Populated)	Talis	staff	n/a
V3.0		Not used			
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V6.0	June 2022	Fourth Draft (Executive Review)	Talis	EMT	n/a
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1 Executive Summary

1.1 Purpose

The purpose of this Asset Management Plan (AMP) – Parks is to set out in one document information about the City Park Assets, Park Improvement Strategy and required works to implement that strategy.

1.2 Scope

This AMP – Parks addresses existing parks owned and managed by the City.

The plan covers the three (3) year period July 2022 to June 2025. It is expected that the plan will be continuously improved, reviewed and updated on a rolling basis.

Park assets are a separate class of asset and include park furniture, street furniture, irrigation, green assets, fences, sporting fields and playgrounds. Paths in parks, lighting, minor structures and marine structures are not included in parks. Note that park assets may be found outside of designated parks sites.

1.3 State of the Asset Portfolio

The City owns Park Assets as shown in Table 1. Summary Park Assets

Table 1. Summary Park Assets

Asset Class	Asset Sub Class	Quantity
Park Assets	Park Assets	3277
	Irrigation Assets	460

The estimated current replacement cost is $29.4 Million, and Depreciated replacement cost is $20.6 Million, as of 30 June 2022. (Valuation subject to review and audit at time of writing)

97.8% of park assets are reported as being in average or better condition (City of Nedlands, 2022)

1.4 Portfolio Strategy

The City does not have an adopted park strategy. The strategy is an essential component of the Asset Management System as it links the user needs to the provision of assets and identifies strategic initiatives. Without a strategy the AMP is simply a document to keep providing the same assets without direction.

The adopted strategy in this plan (in priority order) is to

1. Fix identified trouble spots, defects, missing links, safety risk.
2. Continue to maintain the parks.
3. Replace Park assets as they wear out.
4. Develop a Park (Sport) Strategy – draft prepared
5. Implement Park improvements in accordance with the strategy.

1.5 Service Expectations

In brief the service expectations of the City include the following

1. The provision of a suitable and effective parks to meet the needs of the stakeholders, as identified in the Parks Strategy (to be prepared). In the absence of an adopted strategy this to include-

    a. Provision for active and passive recreation

2. Ensure parks conform to good design standards including
    a. Compliance with design standards and good practice
    b. Design is appropriate to available water allocation
    c. appropriate signage
3. Perform maintenance on parks in accordance with best practice
4. Regular inspections in accordance with service levels
5. Respond to customer service complaints within 7 working days of identification including nomination of what will be done and when it will be completed

Historically, the City has operated a budget driven service level. This has left the City open to variable outcomes and community criticism.

This plan proposes to adopt service levels and planned budget over the 3-year period. Proposed service levels are documented in this plan. There will be some implementation problems and pressures as the service levels are adopted, community expectations adjust and the budget is refined, tested and a balance adopted.

1.6 Lifecycle Planning

Existing park assets are managed at all lifecycle stages including planning, operations, maintenance and replacement.

The plan is based upon

- Regular inspection
- Ongoing proactive and reactive maintenance
- Identification and fixing of safety and compliance issues
- Replacement of aging assets as they deteriorate below intervention levels
- Replacement or proactive maintenance of park components with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving parks where usage exceeds capacity
- Planning Improvements

Identified park asset needs are documented in Appendix C

1.7 Proposed Works Programs

The proposed Works program is presented in Appendix D

The works program is to be updated annually using knowledge and information discovered and works completed.

1.8 Risk

Park risks are being managed through the proposed inspection, maintenance and renewal planning as identified in this plan.

A risk assessment matrix and schedule of risks is provided in Section 7 of this plan. Identified risks are summarised in Table 17. Identified and Assessed risks.

There are no High identified park risks at this time.

This assumes that the City continues to implement programmed renewal and improvement works as detailed in Appendix D Works Plan.

Risks are to be reviewed and updated at least annually, or when new information becomes available.

1.9 Continuous Improvement

Recommended priority actions for improvement during the 3-year plan are as follows

1. Fix immediate park asset issues
2. Develop and adopt a Park strategy including consultation with stakeholders (in progress).
3. Review and embed the proposed service levels and maintenance budget over the duration of the plan.
4. Annually conduct an internal review of plan effectiveness, update the works plan and budget and this improvement plan.

2 Organisation Context

This section of the AMP describes the organisation, it's role, purpose and accountability. More comprehensive information on the organisation can be found in the Long-Term Community Plan and Asset Management Strategy

2.1 The City of Nedlands

The City of Nedlands (the City) is a medium sized local government located in the metropolitan region of Perth, in Western Australia. It has an area of approximately 20 sq km and a population of approximately 23,000. It is located approximately 6 km west of Perth.

The City is characterised by a mix of residential and commercial land use. The City also has frontage to the Swan River, Indian Ocean coastal foreshore. It abuts the University of WA educational precinct.

The City operates as an independent financial and business entity, within a whole of Government framework. The City provides a broad portfolio of assets and services to ratepayers and other stakeholders. This includes roads, paths, drainage, community services, parks, recreation areas and other asset types.

Assets owned by the City had a net replacement value (the 2022 current replacement value is not yet finalised, and this plan will be updated once available). The historical investment of the City in assets is in the $30-$40 million range per annum, with a 2021/22 budget of $38 million (including grants). Like all Local Governments the City might be described as asset rich, and cash poor. Meaning that liquid assets are significantly tied to the provision and ongoing operation of assets.

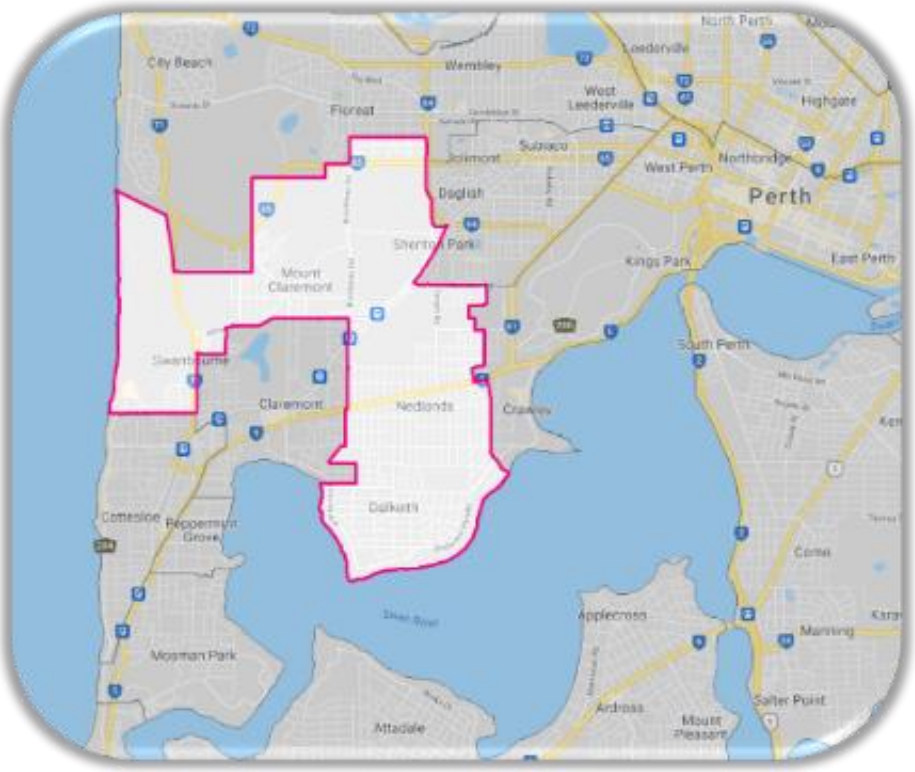


Figure 1. City of Nedlands

2.2 Legal Context

The City is constituted under the Local Government Act 1995. The Act prescribes certain roles and responsibilities of a Local Government. There are various other Acts, Regulations, Policy Directions, Guidelines and intergovernmental agreements that further define the role of a Local Government. The Act and Regulations deliberately leave open opportunities for the City to establish its own unique character, agenda, planning and operations. This recognises that all local communities are unique and differ in their needs, wants and resources.

The role and activities of a Local Government generally fall into three broad categories

- Governance - providing governance, leadership and local decision making.
- Regulation - application and enforcement of various laws, regulations, and local laws; and
- Service delivery - providing assets and services to the community.

The main asset-based services the City is expected to provide include:

- Transport (roads, car parks, paths, bridges, drainage.)
- Property services (drainage, civil earthworks/retaining, service corridors, etc.)
- Civic Buildings (City administration, depot, major and minor buildings)
- Recreation Facilities (aquatic centres, sporting facilities, open space, etc.)
- Community/Cultural services (community centres, social/aged care, heritage sites, etc.)
- Security services (fences, lights, cameras, signs, etc.)
- Environmental protection (trees, vegetation, waste management, conservation, etc.)

A hierarchy of asset types is provided in Table 4. Asset Hierarchy (Top Levels).

There are various Acts and Regulations requiring the City to provide or manage assets or services in an appropriate manner. The legislative environment of a Local Government might be described as "very complex".

A summary of legislation requirements governing Local Governments is provided in Section 5 of this AMP.

2.3 How the Organisation Delivers Goals

The City of Nedlands has a sophisticated process to identify and implement organisational goals. This reflects the complexity of the organisation, the diversity of responsibility and the business of operating many complex assets and services.

Figure 2. How the organisation implements Asset related goals provides a hierarchical view of how the organisation sets goals and then implements them through the layers of the organisation, from elected members to operational staff.

Note that with each "layer" more detail and technical specification is added, including financial, compliance, customer servce and other requirements. This is required because, at the top level the community and Elected Members of Council should not be mired in the details of operations; but should be empowered to set goals. At the same time the executive, planning and operations staff need to define specific objectives on what services are to be delivered and how much is to be spent on them.

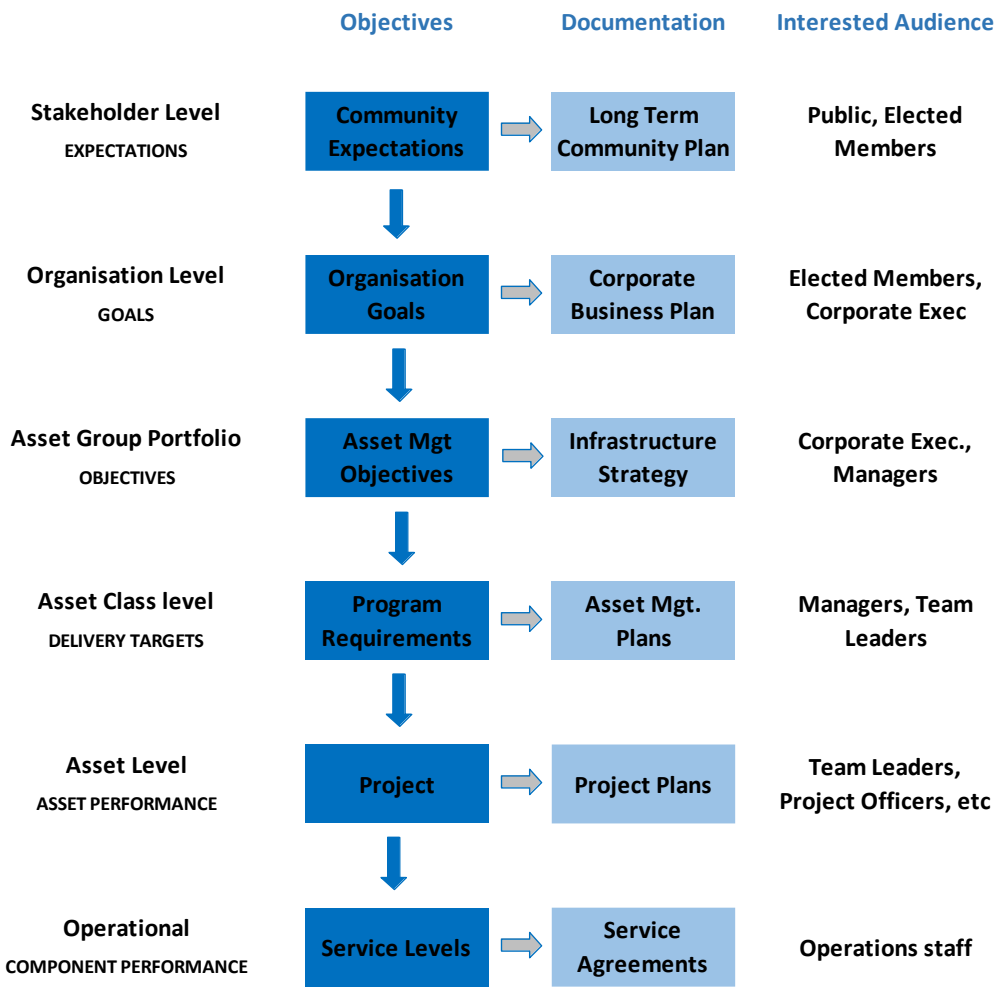


Figure 2. How the organisation implements Asset related goals

2.4 Organisation Goals

The Startegic Community Plan is the key document by which the elected members define the goals of the City, acting on behalf of the community and stakeholders. It is the document which tells the community and stakeholders what to expect from the City, and the document which instructs the Senior Administration on what the Community and elected members expect.

The City has adopted a Strategic Community Plan (SCP, 2018) which sets out the goals of the organisation as agreed between the Community and the elected Members of Council. The current SCP is due for review and update.

A brief summary of the SCP includes

City Vision

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

City Values

- Great natural and built environment
- High standards of service

- Great governance and civic leadership
- Great communities
- Reflects identities
- Great for business
- Easy to get around

Roles and Services

- Delivery of facilities and services
- Regulation
- Facilitation
- Education
- Advocacy
- Strategic Planning

Goals and Objectives

- Urban Form (protecting quality of environment)
- Renewal of community infrastructure
- Underground Power
- Encourage sustainable building
- Retain remnant bushland and cultural heritage
- Manage Parking
- Work with neighbouring Local Governments

2.5 Asset Management Objectives

The Asset Management Objectives are the fundamental expectations of what the Asset management System is to contribute to achieve the organisation goals.

The asset Management Strategy does not identify asset management objectives and the following generic objectives have been adopted

- Functional – assets to meet functional and performance expectations
- Value for Money – assets are to represent best value for money considered across whole of life
- Financially Sustainable – assets are to represent good investment including return on investment, Costs to be accurately recorded
- Safety & compliance- assets are to conform to design standards and good practice.
- Amenity – assets are to suit the amenity and aesthetic requirements
- Environmental – environmental footprint of assets is to be minimised
- Social – assets are to support the social and place environment

How these general requirements translate to specific, measurable, achievable, relevant and time constrained deliverables and service levels for this asset class is refined in more detail below.

2.6 Service Levels

Service levels are defined by the expectations of the users of the assets (customer service levels), the functional requirements of the assets (technical service levels), the financial capability of the organisation and organisation appetite for risk/reward.

Customer service levels are typically qualitative and difficult to measure because they relate to expectations and customer satisfaction. Customer expectations and experience are variable. Technical service levels are objective and measurable.

Generic service levels are discussed below and Service levels for all assets are defined in Section 5 Service Expectations.

Table 2. Generic Service Levels

Asset Management Objectives	Typical Customer Service Levels	Typical Technical Service Levels
Function	The asset has adequate capacity The asset is available withing sufficient time (congestion, queuing) The asset functions as expected. Reliability.	Asset capacity Asset capacity and utilisation Asset performance Asset reliability/down time
Value for Money	Return on investment Efficient use of money	Cost benefit ratio Alternate options considered
Sustainable	Asset is needed and utilised Asset is affordable long term	Replacement strategy Funding Plan Asset Sustainability ratio
Safety	Compliant with codes and standards Regularly inspected and maintained	Design standards Compliance inspections Routine inspections performed Maintenance completed in timely manner
Amenity	Visually appropriate Supports the associated human activity Positive customer feedback	Cleanliness Appearance assessments
Environmental	Asset environmental footprint is minimised Asset preserves or protects the environment	Energy consumption benchmarking Green star ratings Water consumption
Social	Asset supports human use and social objectives Cultural and heritage aspects considered	Amenity rating Usage

2.7 Integrated Planning Framework

A specific requirement for WA Local Governments is the Integrated Planning and Reporting Framework (IPR) of the Department of Local Government and Communities (DLGSC) this framework sets out, amongst other things a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset management Plans that are aligned with, consistent with and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents principally including

- The Strategic Community Plan
- The Corporate Business Plan
- The Long-Term Financial Plan
- The Annual Budget
- Asset Management Plans
- Other strategic planning documents

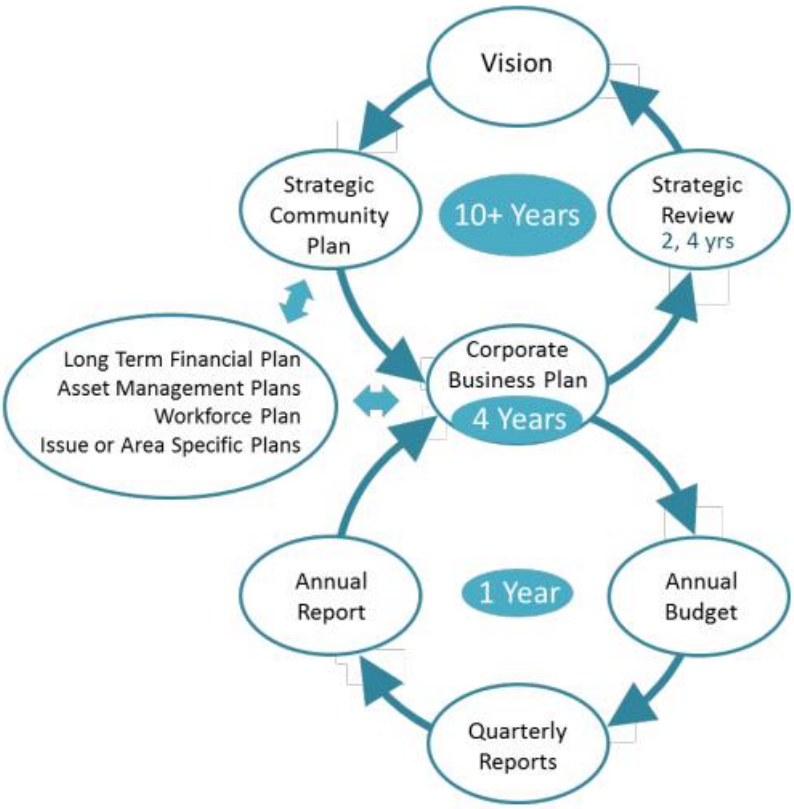


Figure 3. DLGSC Model Integrated Planning and Reporting (IPR) Framework

2.8 Stakeholders

Stakeholders with an interest in this AMP include those listed in Table 3. Stakeholder Register

Table 3. Stakeholder Register

Stakeholder Group	Internal/ External	Nature of Interest
Elected Members	Int	Governing authority and setting of goals. Community representation
City Administration • Governance • Finance • Assets • Operations • Customer Service • Recreation Services • ICT • OSH, HR & support services	Int	Whole of organisation approach to provision of parks, including linkage to service need, good use of funds, good planning. Note this includes both vertical reporting through to the elected members and down to the operations teams; as well as lateral consultation with support services and other directorates.
Ratepayers	Ext	Primary users of assets, funding and value for money, service standards
Asset Users	Ext	All park users, including • Commuter traffic (light vehicles, motorbikes) • Heavy and Light transport • Bike/Pedestrian • Recreational • Social/Commercial Activities
Emergency Services	Ext	Access provision, informed on conditions
Department of Sport and Recreation	Ext	State and regional recreation strategies Grant funding programs
Department of Planning, Lands and Heritage	Ext	State and City level planning and coordination, land development
Public Transport Authority	Ext	Ensure park planning and connections are aligned with public transport service provisions, and vice versa
Service Agencies – Power, telecom, water, gas	Ext	Maintenance of service corridors, street lighting, access provisions

Neighbouring Local Governments	Ext	Provision of continuous and linked services, consistent design standards Shared use of facilities
Sir Charles Gairdner Hospital, Perth Children Hospital, Medical Precinct	Ext	Provision of appropriate street and park scapes including furniture
Commercial businesses, Schools, Kindergartens, UWA, Kings Park Board, etc.	Ext	Provision of appropriate street and park scapes including furniture

3 Asset Management System

This section of the AMP describes the overall Asset Management System, its scope, and how the Asset Plan-Park contributes to the organisation goals.

3.1 AMS Definition

The Asset Management System is defined as all of the people, process and technology contributing to the delivery of the assets. The AMS exists to implement the asset related goals and objectives of the City.

The purpose of the AMS is to implement those goals in an effective and efficient manner.

This AMP is part of the AMS.

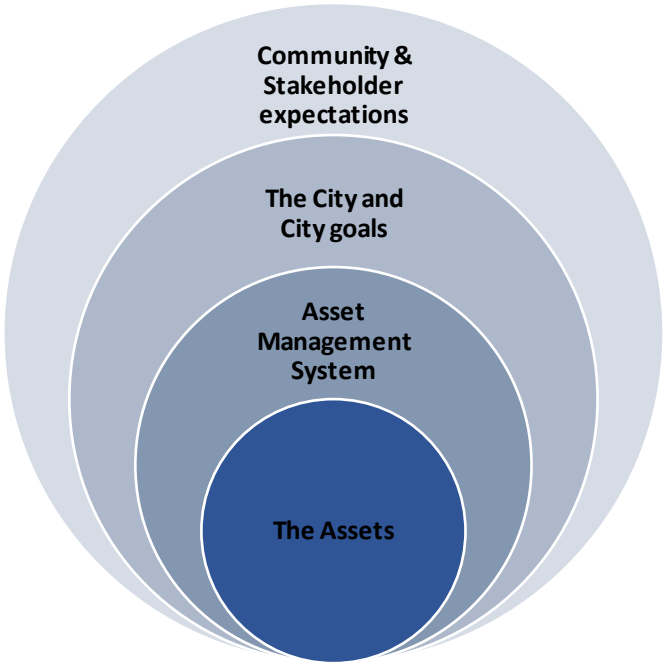
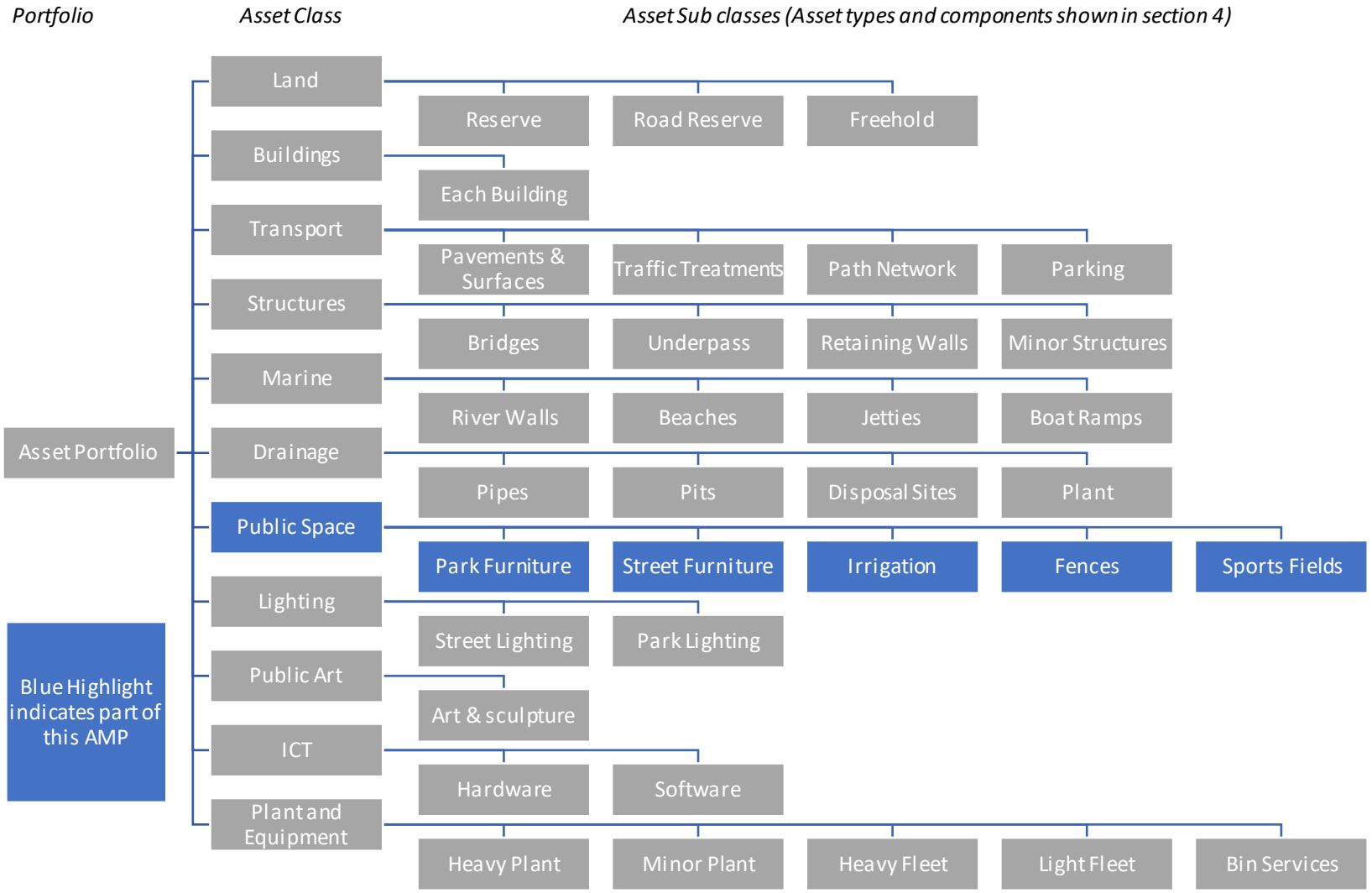


Figure 4. AMS definition and context

3.2 Asset Hierarchy (Top Level)

The City groups assets in accordance with the following hierarchy shown in Table 4. Asset Hierarchy (Top Levels). The purpose of grouping like assets is to describe and manage the assets more effectively.

Table 4. Asset Hierarchy (Top Levels)



3.3 AMS Documentation

AMS Documentation includes the following key documents listed in the table below.

Table 5. Asset Management Documentation.

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Policy	Policy	Adopted, reviewed, 2010	Provides a commitment and delegation of authority from the Elected Members of Council to the Administration to manage the City assets. Essentially a head of power, instruction and commitment.
Strategic Community Plan	SCP	Adopted, 2018	Sets out the expectations of the community (at a high level) and the elected members for the organisation, including expectations of the asset management system
Corporate Business Plan	CBP	Adopted	Defines the planned actions of the City for the current, and generally next 4 years, to achieve the Organization goals. Typically, only the current year actions are funded through the budget process.
Strategic Asset Management Plan (a.k.a. Asset Management Strategy)	SAMP	Adopted, 2019	Identifies how the asset portfolio will contribute to the goals and objectives of the organisation, including defining how the asset portfolio will be managed. It provides a common framework and means of making decisions and balancing needs.
Asset Management Plan, Roads	AMP-R	Draft, 2022	Each Asset Management Plan provides specific information, required outcomes, asset details, financial planning, agreed service levels, management tactics and other information related to a specific class of asset.
Asset Management Plan, Paths	AMP-F	Draft, 2022	
Asset Management Plan, Drainage	AMP-D	Draft, 2022	
Asset management Plan, Parks	AMP-P	Draft, 2022	
Asset Management Plan, Car Parks	AMP-C	Draft, 2022	
Asset Management Plan, Buildings	AMP-B	Draft, 2022	

AMS Document	Abbreviation	Document Status	Document Description
Long Term Financial Plan	LTFP	Current, 2022	The LTFP is a key corporate plan that balances the projected finances of the organisation. Technically part of the Finance system the plan captures the financial requirements of the AMS, balances them against other organisation needs and defines the available funding for the AMS.
Annual Budget	Budget	Current, 2022 Draft in development, 2023	Includes the actual adopted funding commitments to assets including approved asset works programs and projects. Note that the budget is both the commitment of funding to a project(s) and the endorsement of the organisation to proceed with that project plan (possibly subject to further gateways)
Strategy, Sports Strategy	n/a	Draft	Strategic planning instruments developed in consultation with the whole of organisation providing strategies and plans to be implemented. These documents essentially provide detailed plans to implement the Strategic Community Plan, including consultation with stakeholders, budget estimates. Note strategies are whole of organisation and will include a variety of proposed activities. Assets may or may not contribute to each strategy. Asset related needs of these strategies are incorporated in the asset management strategy and asset management plans.
Strategy, Local Precinct Strategies	n/a	Future	
Strategy, Transport Strategy	n/a	Future	
Strategy, Pedestrian and Bicycle	n/a	Future	
Strategy, Car Park Strategy	n/a	Future	
Strategy, Community Buildings	n/a	Future	

3.4 Organisational Context

The Asset Management Planning fits within the context of the City's integrated planning framework as shown in Figure 5. City of Nedlands Integrated Planning and Reporting Framework

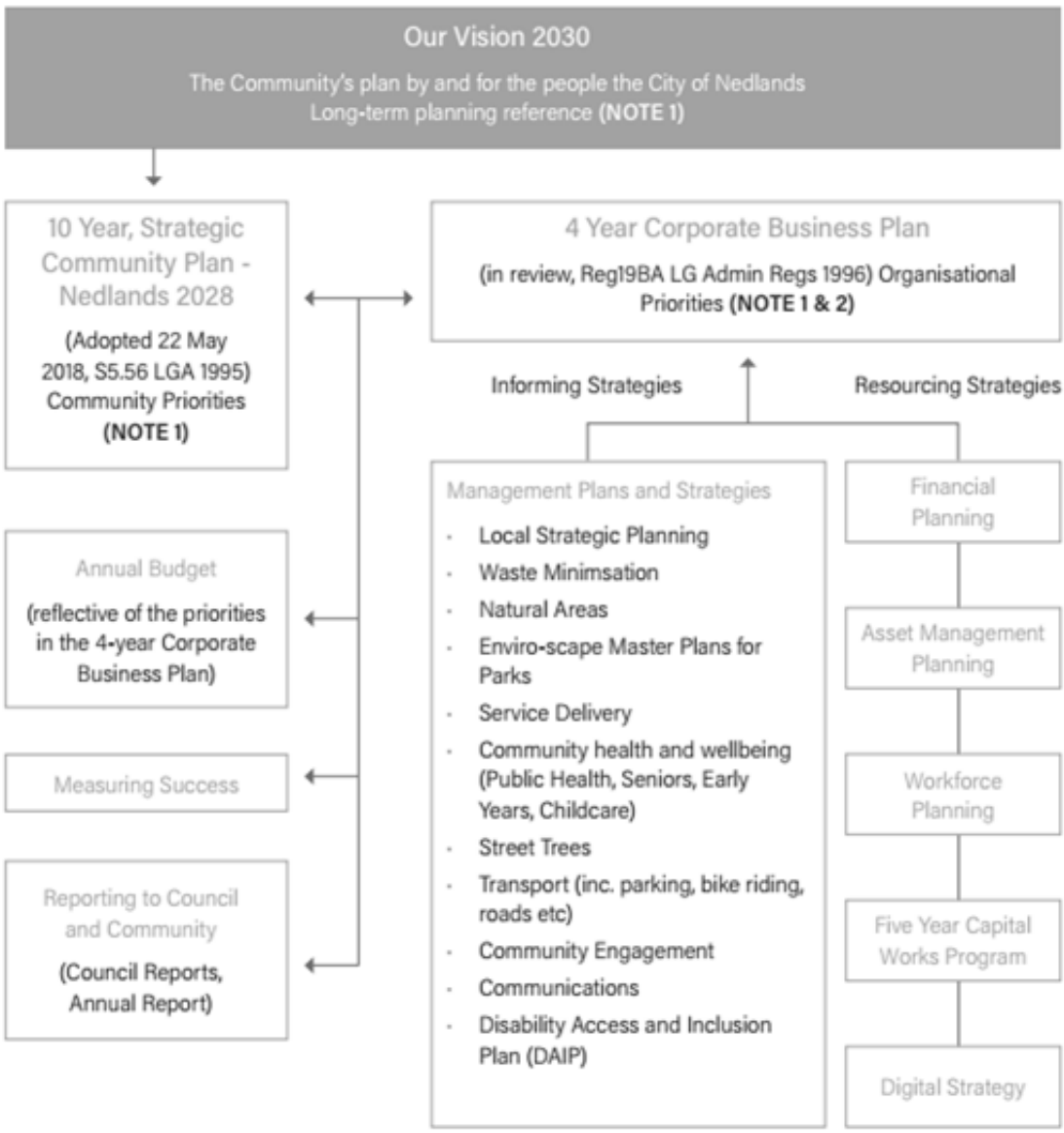


Figure 5. City of Nedlands Integrated Planning and Reporting Framework

3.5 Links with Other Business Systems

The Asset management system does not operate in isolation from other systems. The following significant linkages apply to other business systems. Cross connections between Asset Management and other business systems may occur at all levels of the organisation.

Table 6. Key Linkages to other business systems

Other Business System	Key Linkages
Governance	• Report on state of the assets

	• Identify issues and risks requiring escalation • Communicate service outages through the media office
Strategic Planning	• Support strategic planning with advice and information • Identify from strategic plans infrastructure and budget needs
Finance Reporting	• Report expenditure on assets • Provide advice on asset values and key reporting ratios
Financial Planning	• Provide estimates and supporting information for budget and long-term financial planning
Operations	• Provide analytical and information services on assets • Provide candidate works requirements, risk assessment and other information and work together to develop annual and 5 year works plans
Project Delivery	• Deliver project works on time and budget
Human Resources	• Identify required resources and competencies • Maintain duty statements
Risk Management	• Identify asset management risks exceeding • Manage the assets in accordance with adopted plans • Conduct inspections and assessments to maintain current knowledge
Community Services	• Work with Community and Recreation services to Identify infrastructure needs • Provide required infrastructure services
Customer Service	• Respond to customer complaints and keep Customer Service officers informed
ICT Plan	• Identify hardware, software and data management needs • Implement ICT policies and security measures

4 Park Asset Portfolio

This section of the AMP provides information about the current City Park asset portfolio. This includes inventory, condition and financial information.

4.1 Public Space Asset Hierarchy

The Nedlands asset hierarchy for public space assets is shown in Figure 6. Parks Asset Hierarchy. Parks are an identified asset class.

Note that for management purposes Parks assets include some similar assets located outside of formal parks, such as street furniture and irrigation on road verges.

The following asset sub classes are included in the Parks asset plan

- Park Furniture, including furniture on foreshore reserves
- Playgrounds, including playgrounds on foreshore reserves
- Sporting Fields
- Irrigation systems, including irrigation systems outside of Park Reserves
- Fences, including fences outside of park reserves but not including fences which are part of a specific property
- Street furniture is also included in the Public Space asset class and managed the same way as Parks furniture assets.
- Park – Green Assets (trees, grass, vegetation) is not currently recorded or managed at a component level but do form part of the Parks asset class. This includes various green spaces, entry statements and road verges around the city as well as the more formal reserves.
- Foreshore Assets – Park type furniture and playground equipment is included in the park asset class However jetties, river walls, pylons and other marine structures are not included.

The following assets are not included in this plan

- Marine Structures
- Minor structures, such as pergolas, retaining walls, and other minor structures are in a separate asset class for structural type assets
- Paths located in Open Space are under the Transport -Paths asset sub class and managed as part of the City Path network
- Park Lighting – under the lighting asset class with other electrical assets
- Public Art – is under a separate asset class

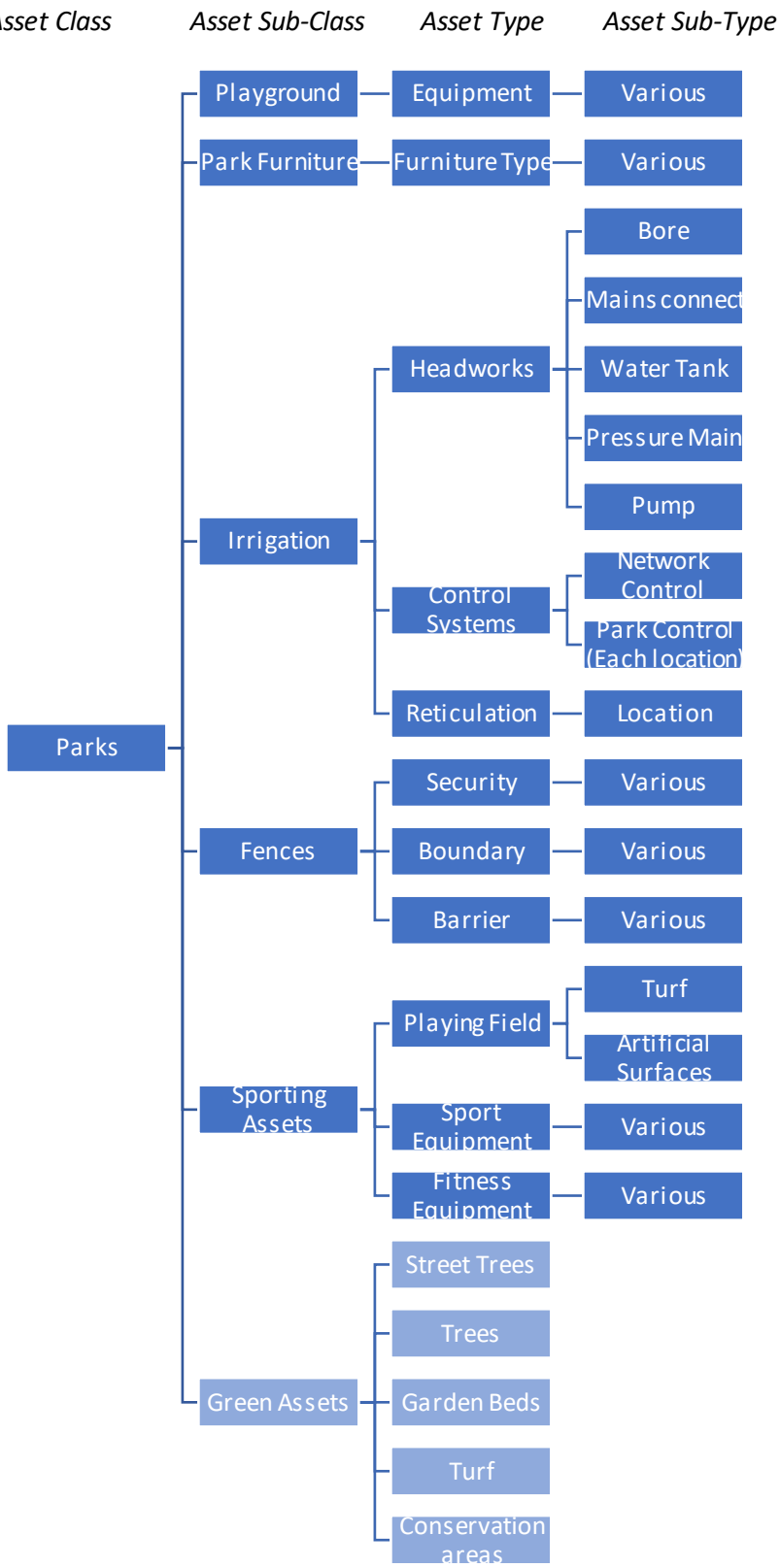


Figure 6. Parks Asset Hierarchy

4.2 Park Classification

Parks within the City are classified in accordance with Table 7. Park Classification System. Note that the classification system does not limit the use of parks for different purposes and most parks are multi-functional.

Table 7. Park Classification System

Class	Management responsibility	Generic Description (predominant use)	Examples
Active Recreation	City	Sporting Fields, Courts and other active sports grounds	Charles Court Reserve, David Cruikshank Reserve
Signature Park	City	Feature park or community social centre for wider district use	Peace Memorial garden
Local Park	City	Corner park for families and local community	Carrington Park, Brockman Reserve
Conservation Area	City	Environmental conservation and passive recreation.	Hollywood Reserve
Foreshore Reserve	City	Swan and Indian Ocean foreshore reserves	Point Resolution reserve
Landscaping area	City	Verges, median islands, entry statements and other green spaces which are maintained by the City	Roundabout islands, intersections, etc

4.3 Park Asset Portfolio

The Inventory register is currently being transferred to the corporate software system, OneCouncil (as of June 2022). This includes records of all park assets owned by the City.

In summary the City owns the following Park assets.

Table 8. Asset Portfolio

Asset Class	Asset Sub Class	Quantity
Park Assets	Park Assets	3277
	Irrigation Assets	460

4.4 Park Asset Map

Refer to Appendix A.

4.5 Park Asset Age Profile

The park asset profile is shown in Figure 7. Park Asset Age Profile.

80% of park assets are less than 15 years old. Most park assets tend to be short to medium life assets (less than 20 years of expected service life)

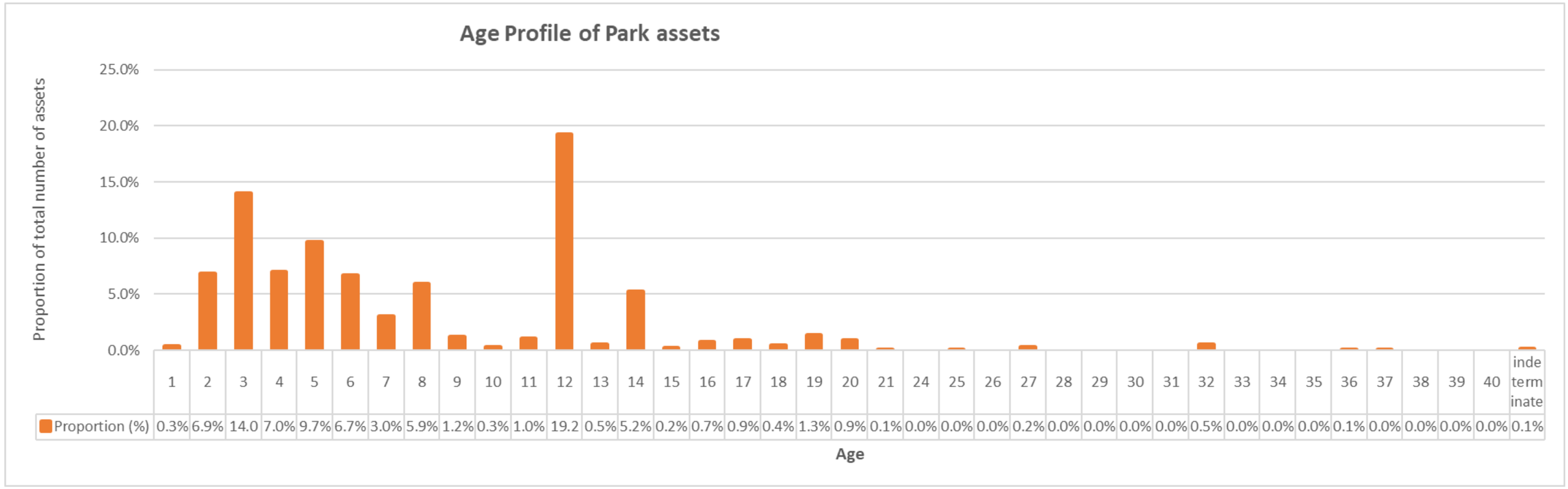


Figure 7. Park Asset Age Profile

4.6 Park Condition Profile

Asset condition is rated in accordance with IPWEA guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines).

Summarised results were

- 97.8% of park assets were in average or better condition.

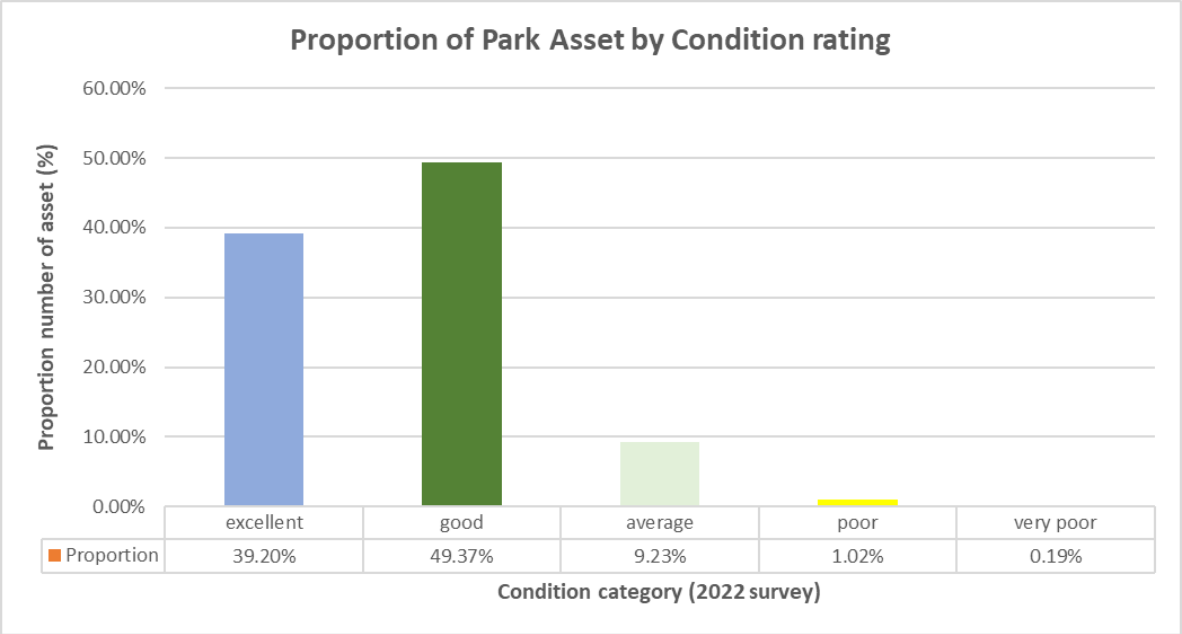


Figure 8. Proportion of Park Asset by Condition rating

4.7 Park Asset Service Profile

There are no service standards set for parks. Service performance in this AMP refers to whether the asset is meeting customer and technical expectations. For example, this might include reliability, congestion, user comfort, capacity or other measures.

Park assets are not currently monitored against any service standard or expectation. Data is not captured about park usage. Service needs are reviewed either by customer feedback, or officer observation.

4.8 Park Asset Amenity Profile

Amenity in this AMP refers to user expectations of visual aesthetics, social appropriateness, user acceptance, whether the assets represent the Council appropriately, public image. There are currently no amenity standards set for parks. Amenity standards are therefore not being monitored.

Amenity standards are important for parks and should be set in consultation with Community and Recreation services.

4.9 Park Asset Compliance Profile

Asset Compliance is used in this AMP as a generic term for whether the Assets conform to legal requirements, engineering (and other) standards and codes of practice, as well as safety and risk standards.

Parks are required to be built in accordance with current industry design and construction standards. The main applicable standards would relate to playground design, furniture design, path design and similar construction standards.

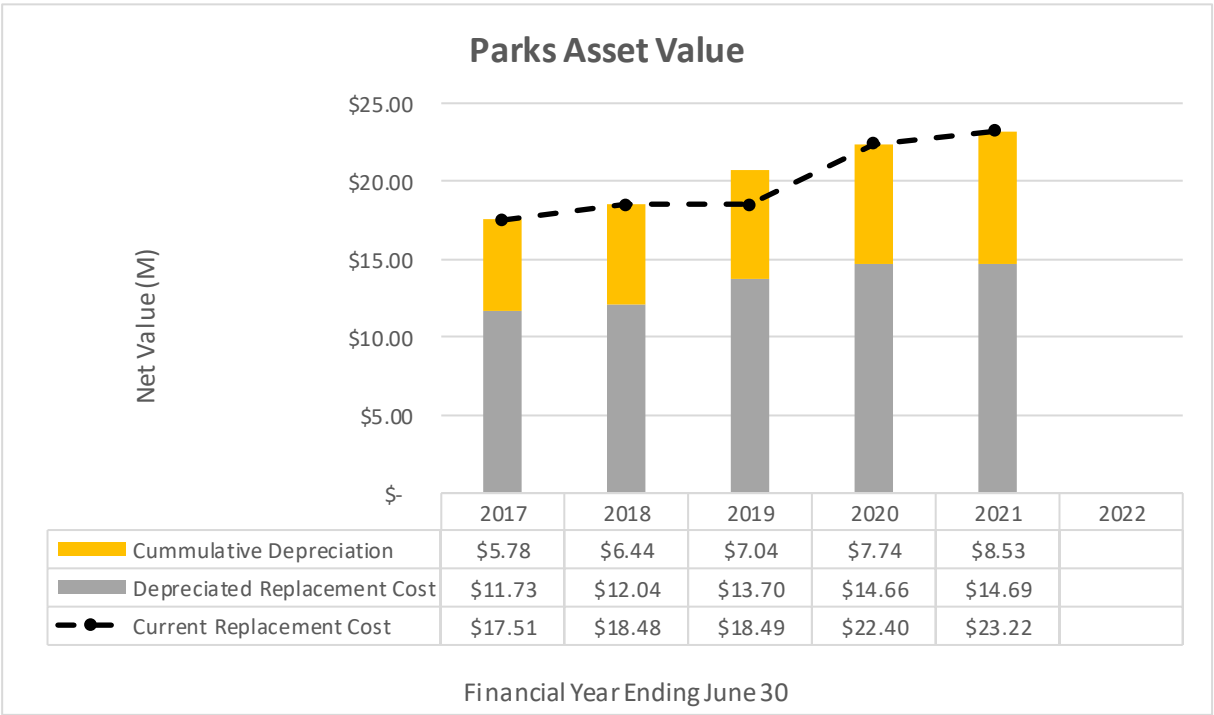
Compliance is not currently monitored for most assets. Playground assets are regularly monitored for compliance, safety and condition

4.10 Park Valuation Information

A revaluation of the Park asset was last completed in 2018. A draft valuation has been prepared for 2022 (Talis, 2022). In the interim, the values were adjusted for works completed and depreciation, based on the 2018 valuation. The valuation information will be separately presented to, and reviewed by, Elected Members of Council through the financial reporting process and this plan updated accordingly.

The 2022 valuation data is not yet finalised, and this plan will be updated once available. The significant increase from the 2018 valuation is attributable to an increase in the cost of construction of assets, and accounting of the true costs of the assets consistent with AASB 13 Fair Value accounting standards.

Details on the valuations can be obtained from the annual report. Replacement cost is the cost to replace the assets, "like for like", in today's dollars. Depreciated replacement cost reflects the consumption of the asset by time, wear and tear.



	2017	2018	2019	2020	2021	2022
Cummulative Depreciation	$5.78	$6.44	$7.04	$7.74	$8.53	
Depreciated Replacement Cost	$11.73	$12.04	$13.70	$14.66	$14.69	
Current Replacement Cost	$17.51	$18.48	$18.49	$22.40	$23.22	

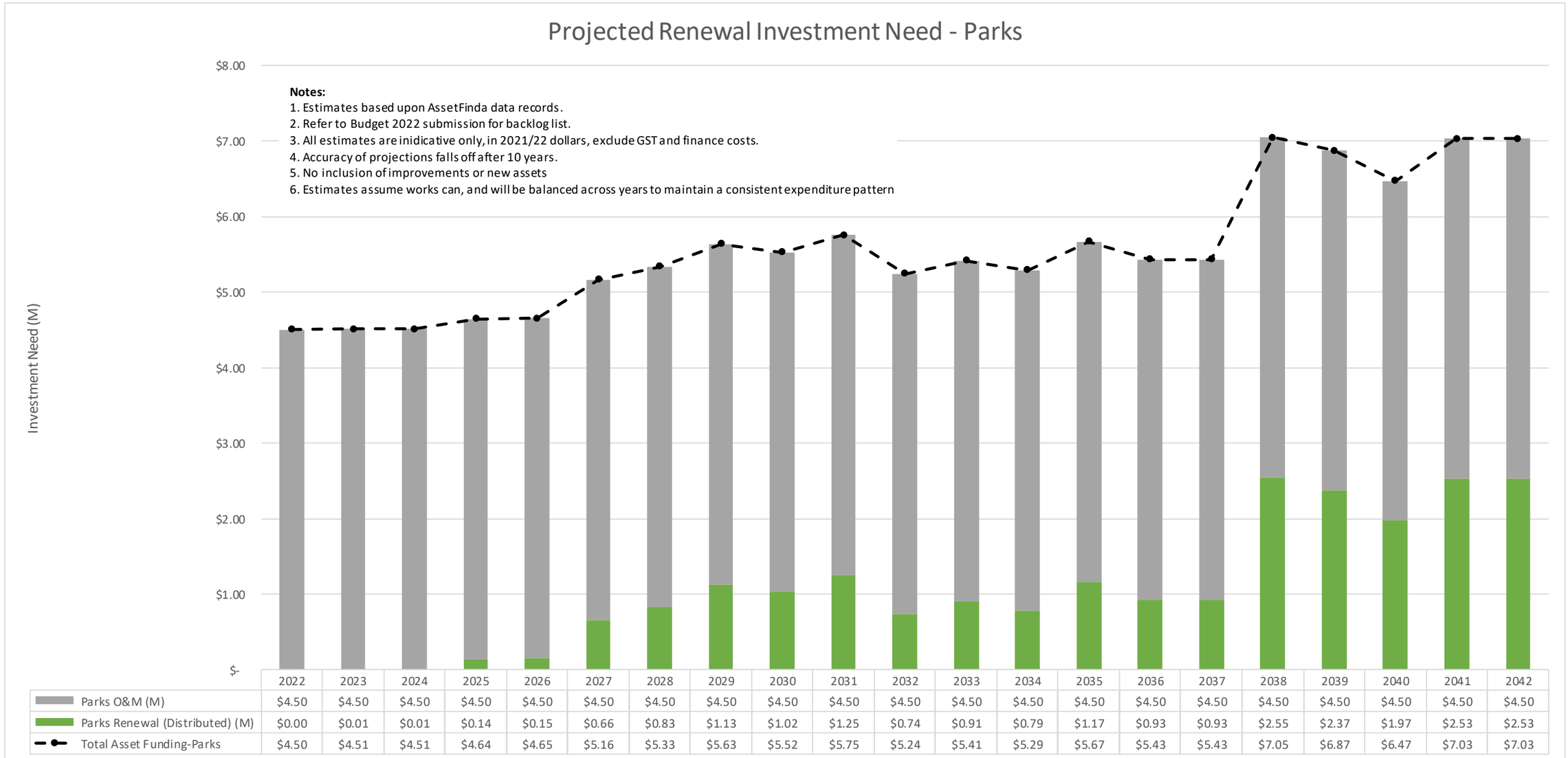
Figure 9. Park Valuation Information

4.11 Projected Park Investment Need

Projected park asset replacement need is shown in **Error! Reference source not found.** This estimate is inclusive of only asset replacement, and excludes operation, maintenance and improvement costs. It assumes the asset portfolio remains otherwise unchanged and assets are replaced like for like.

Replacement estimates are based on asset condition only. Other factors such as amenity, demand or service performance are not considered. Replacement estimates become increasingly unreliable past 10 years due to variability of asset performance and service life.

This statistical analysis does not identify short term (1 year) service, maintenance or improvement needs. This snapshot is intended to provide a forward view of emerging need and trends.



	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Parks O&M (M)	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50	$4.50
Parks Renewal (Distributed) (M)	$0.00	$0.01	$0.01	$0.14	$0.15	$0.66	$0.83	$1.13	$1.02	$1.25	$0.74	$0.91	$0.79	$1.17	$0.93	$0.93	$2.55	$2.37	$1.97	$2.53	$2.53
Total Asset Funding-Parks	$4.50	$4.51	$4.51	$4.64	$4.65	$5.16	$5.33	$5.63	$5.52	$5.75	$5.24	$5.41	$5.29	$5.67	$5.43	$5.43	$7.05	$6.87	$6.47	$7.03	$7.03

Figure 10. Estimated Park Investment Need

4.12 Historical Investment

Historical investment in park assets is shown in Figure 11. Historical Investment in Parks. A breakdown of the cost of investment in replacement, new and upgrade work is not available.

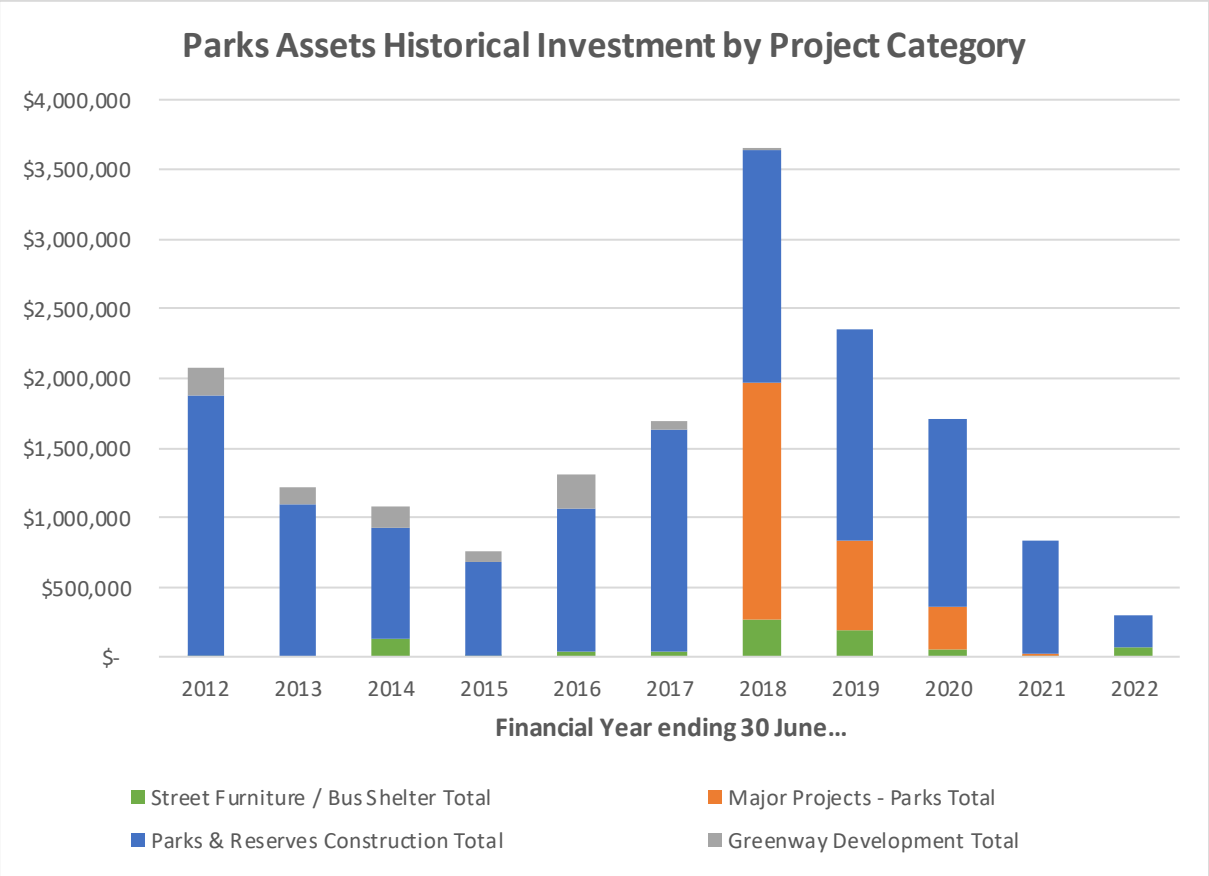


Figure 11. Historical Investment in Parks

Note 2022 expenditure is an estimate at time of issue of this AMP.

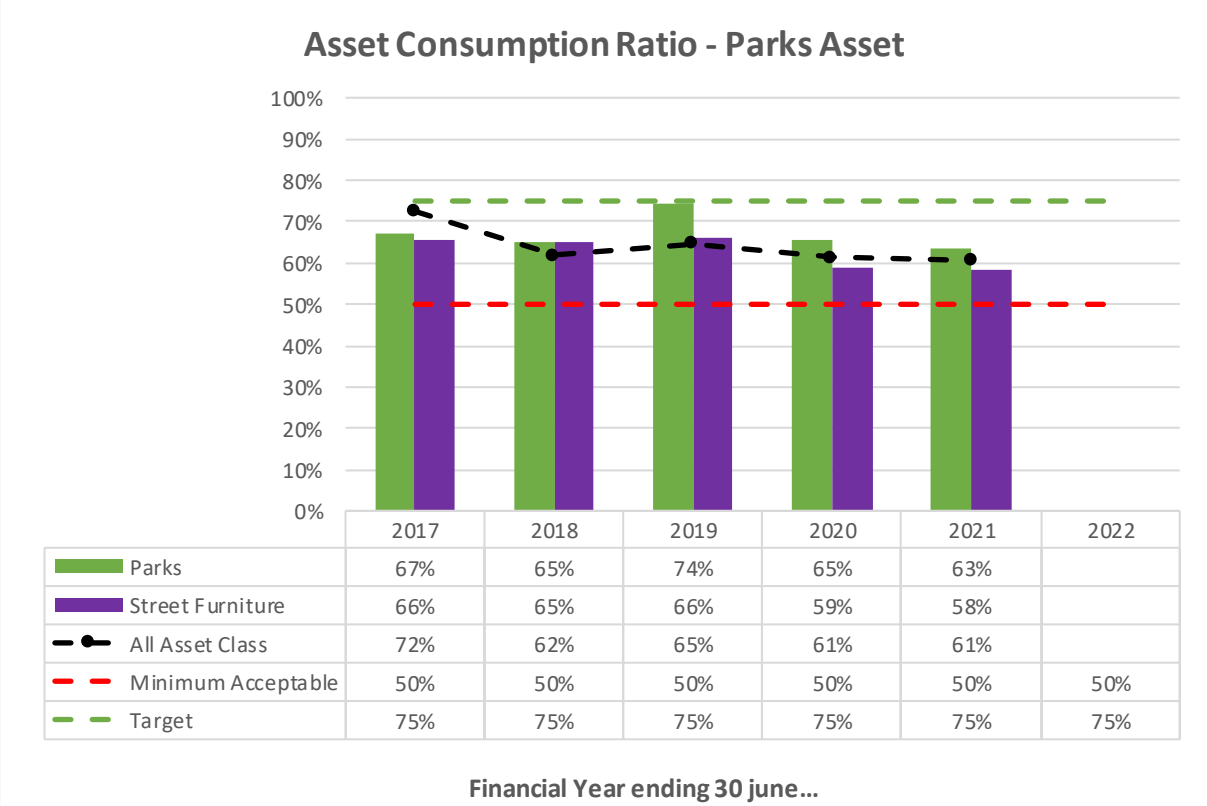
4.13 DLGSC Reporting Ratios

Asset Consumption Ratio

Consumption ratio is the ration of depreciated replacement cost to current replacement cost. It represents the average condition of the asset portfolio. Note that consumption ratio is an average, and this does not preclude some assets needing work.

The City is maintaining an asset consumption ratio below recommended optimum but above minimum requirement. Fluctuations in the ratio are mostly due to changes in valuation calculations.

The 2022 data is not yet finalised, and this plan will be updated once available.



	2017	2018	2019	2020	2021	2022
Parks	67%	65%	74%	65%	63%	
Street Furniture	66%	65%	66%	59%	58%	
All Asset Class	72%	62%	65%	61%	61%	
Minimum Acceptable	50%	50%	50%	50%	50%	50%
Target	75%	75%	75%	75%	75%	75%

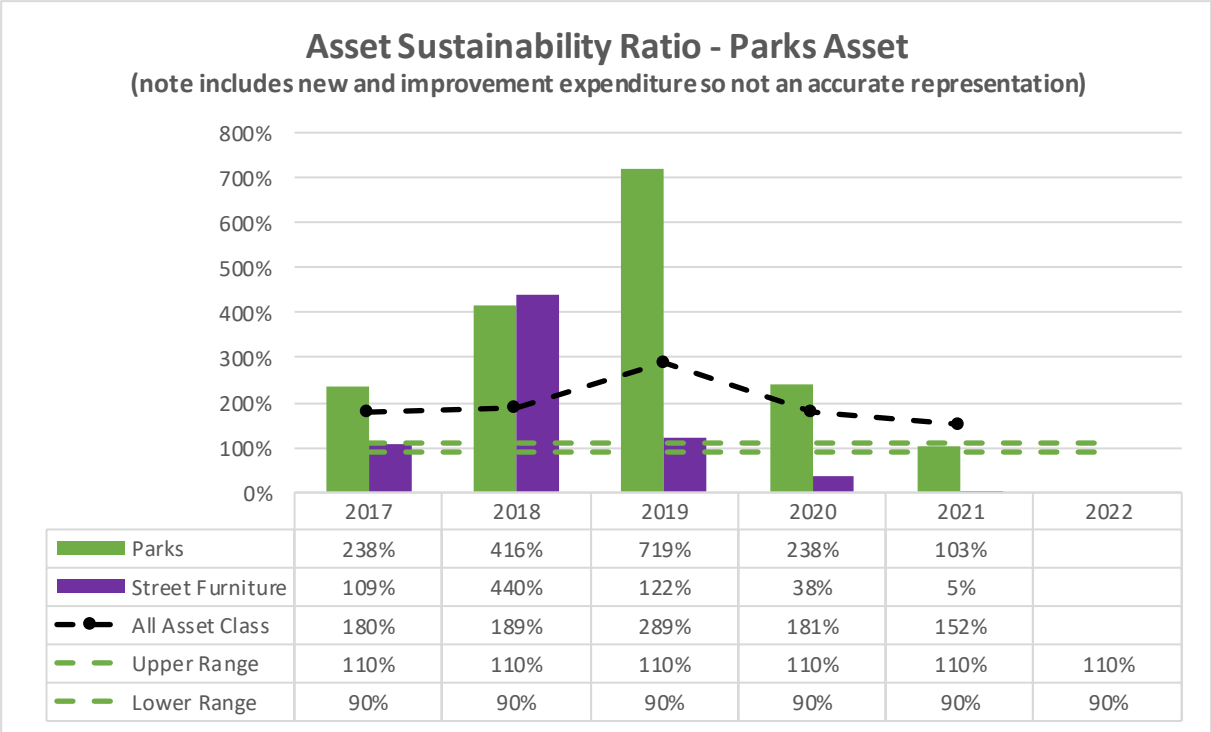
Figure 12. Asset Consumption Ratio

Asset Sustainability Ratio

Asset sustainability ratio is the ratio of investment in asset renewal to depreciation. It measures if the LG is investing sufficiently to maintain the condition profile of the assets. Expenditure on new assets has not been separated in this calculation, and therefore this is not a true representation of renewal. The City's asset sustainability ratio has been historically much higher than is truly representative and primarily is caused by low reported depreciation values due to overestimated useful lives and undervalued assets.

The 2018 result is misleading and represents abnormal effort in parks construction and renewal.

The 2022 data is not yet finalised, and this plan will be updated once available. It is expected that the asset sustainability ratio will reduce significantly below target value as asset valuation and useful lives are adjusted (higher valued assets and lower useful lives).



	2017	2018	2019	2020	2021	2022
Parks	238%	416%	719%	238%	103%	
Street Furniture	109%	440%	122%	38%	5%	
All Asset Class	180%	189%	289%	181%	152%	
Upper Range	110%	110%	110%	110%	110%	110%
Lower Range	90%	90%	90%	90%	90%	90%

Figure 13. Asset Sustainability Ratio.

Asset Renewal Funding Ratio

Asset renewal funding ratio as defined by the DLGSC is the ratio of Net Present Value of future 10 year investment to Net Present Value of future 10 year asset investment need as identified in the Asset Management Plan.

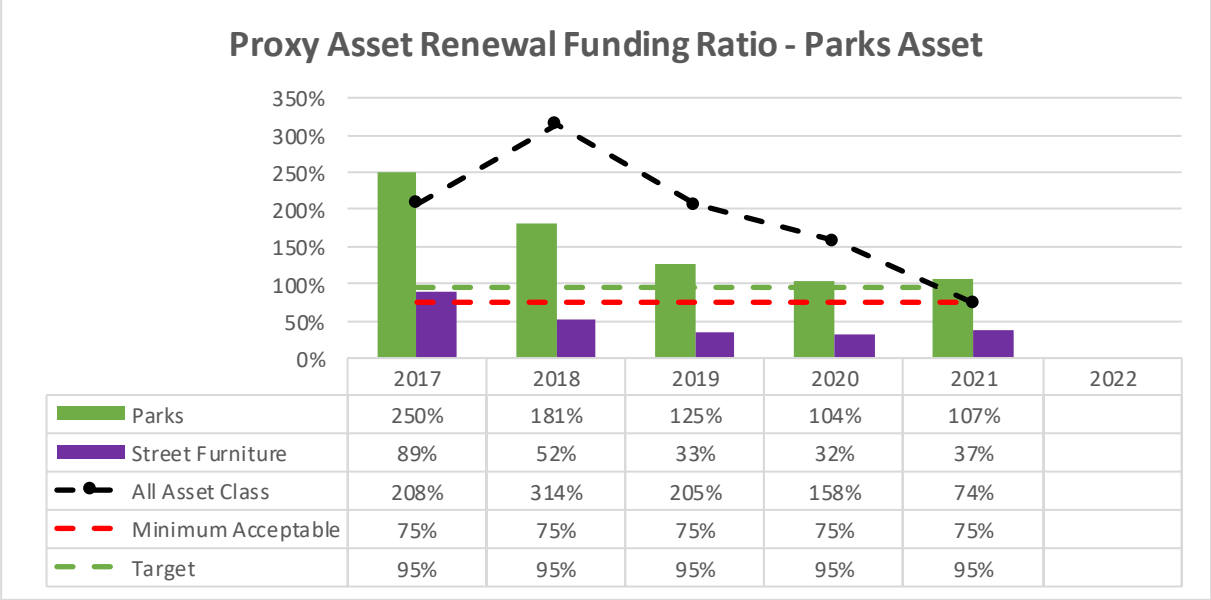
The City does not currently have a forecasted 10-year planned capital renewal program for both required and planned projects, which would be presented in the Long-Term Financial and Asset Management Plans, respectively. In this plan, asset renewal ratio was estimated using historical values over a 5 year period and using actual historical investment up until 2022, and then projected investment post 2022. The renewal funding ratio's previously reported within the City's Annual Reports have not been used as staff believe they are inaccurate and not representative.

A comparison of historical reported ratio, as at date given, to actual performance is not possible at the Asset class level.

Total renewal investment in parks over the reported period exceeds actual need as defined by depreciation. This presumes that the depreciation is an actual proxy for the required investment need. Total renewal investment in all assets has exceeded required investment and is projected to meet emerging need. Expenditure on street furniture is below projected need. Street furniture is not a high value investment item compared to other assets.

This ratio and calculation has low confidence. It mixes data of questionable validity from different sources, and especially historical valuation information with projected spend. It is also not possible to separate asset renewal investment from new asset acquisition. A cursory examination of historical investment shows significant variations between planned spend and actual spend, variously due to changes in grant funding, emerging priority needs, delays in delivering complex projects and similar.

The 2022 data is not yet finalised, and this plan will be updated once available.



	2017	2018	2019	2020	2021	2022
Parks	250%	181%	125%	104%	107%	
Street Furniture	89%	52%	33%	32%	37%	
All Asset Class	208%	314%	205%	158%	74%	
Minimum Acceptable	75%	75%	75%	75%	75%	
Target	95%	95%	95%	95%	95%	

Figure 14. Proxy Asset Funding Renewal Ratio

4.14 Park Asset Summary Review

This section is a short summary of the evidence provided in the preceding sections.

The City has an existing comprehensive park asset portfolio with a replacement value of (the 2022 current replacement value is not yet finalised, and this plan will be updated once available).

As of the June 2022 survey

- 97.8% of park assets are in average or better condition.

There is no guiding Sports or Recreation Strategy. Without an adopted strategy progress of the City, or achievement of objectives can't be objectively measured. Nor is it possible to predict future or emerging needs.

Desktop review suggests that park assets are in very good condition and are being frequently replaced.

5 Service Expectations

This section of the AMP will provide a framework to align the community and organisation goals to the required outcomes and then to the service levels for each asset class.

5.1 Service Approach

Organisations typically adopt one of three options for defining service standards:

1. A budget driven model where the quality of the service is defined by the assigned budget and available resources,
2. A service driven standard where the required services are specified and the budget is consequent to the services, or
3. (A balanced approach where services and budgets are aligned.

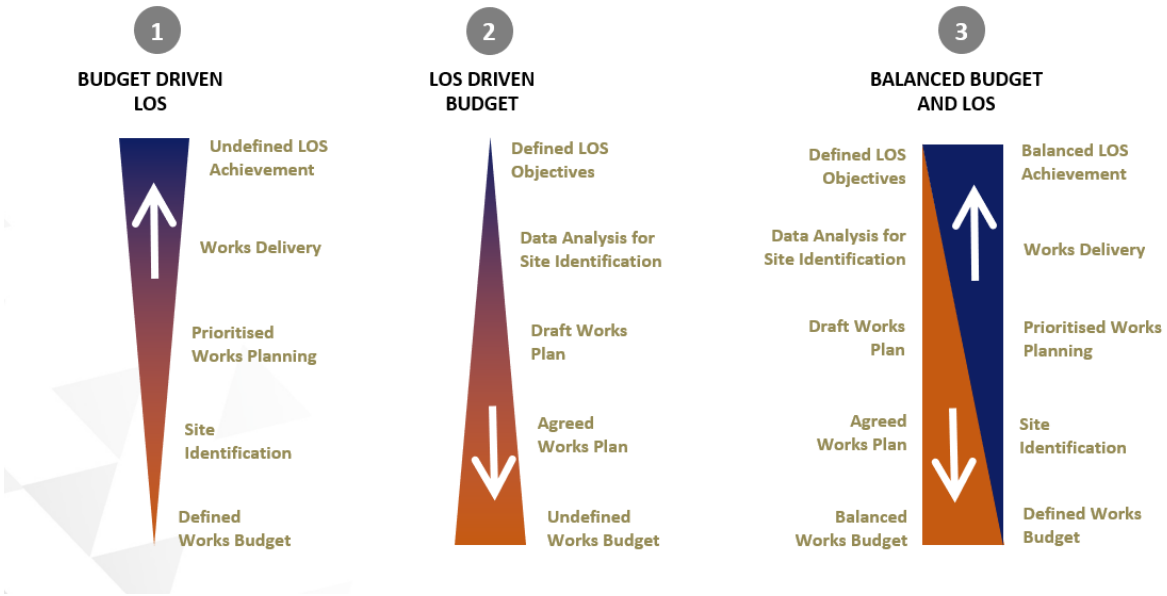


Figure 15. Approach to service levels.

Historically the City has operated a budget defined model for asset services.

An objective of this plan is to shift to a balanced approach, whereby quality of service and budget are both defined. This will be a difficult transition as (a) customers become used to, and help define the expected service levels, and (b) the operational budgets shift from a fixed amount to needs based estimates.

5.2 Customer Research

Formal customer research has not been undertaken by the City in the last 5 years. The City is due to update the Strategic Community Plan which will include customer research. Details on the Organisational Context and goals, including the Community Plan are provided in section 5 Service Expectations.

Note: This version of the AMP has been prepared in advance of the Strategic Community Plan revision and consultation to inform that discussion. The AMP is intended to be reviewed after adoption of a new Strategic Community Plan.

A provision for ongoing stakeholder feedback will be established in the Asset Management Strategy.

5.3 Legislative Requirements

Legislation affecting the development and implementation of this plan is shown in Table 9. Legislative Requirements. The Local Government legislative environment is complex and there are many legislations not listed here that will need to be considered from time to time.

Table 9. Legislative Requirements.

Acts	Subordinate Requirements and expectations	Commentary on significant AM System requirements
Local Government Act 2020	Regulations, 1996 Functions and General, 1996 Financial Management, 1996 Administration, 1996	Annual Valuation Budget and Approval Financial Planning Financial Reporting Procurement Rules IPR framework
Planning and Development Act 2005	Town Planning Scheme	Developer contribution schemes New assets and changing demand for assets Planning Requirements
Road Traffic Code (Traffic Act 1974 and various other Acts)	Design Standards As of right usage	May affect some verge treatments
Occupational Safety and Health 1984	Occupational Health and Safety Regulations	Safe work practices Safety at worksites Public Safety
Limitation (of Public Liability) Act 2005	Common law Insurance Requirements	Asset inspection and management requirements. Evidence based maintenance system addressing risks appropriately
Environmental Protection Act	Native Vegetation Riparian Vegetation Waterways	Compliance with Environmental Protection Act and peripheral legislation
Land Administration Act	Vesting orders Lease agreements	Responsibility for land and improvements Permitted uses on public land
Disability Services Act	Universal Access	Universal access provisions Design Standards
Record Keeping Act	Preservation of public records	Record keeping

5.4 Customer Levels of Service

Customer Levels of service are a description of what the customer can expect from the park assets.

Customer levels of service are documented in Table 10. Customer and Technical Service Levels

5.5 Technical Levels of Service

Technical Levels of service are objective requirements for the management of assets. Technical levels of service are documented in Table 10. Customer and Technical Service Levels.

Table 10. Customer and Technical Service Levels

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Inspection	Well managed parks	Regular inspection of parks	Walkthrough inspection fortnightly	N/A
		Safety Inspection Playgrounds	In addition to fortnightly visual inspection a bimonthly safety inspection	N/A
		Tree visual inspection	Routine Inspect Annually for trees on the register of 'Annual Visual Tree Inspections' Arborists inspection as required	N/A
Complaints	Complaints responded to	Respond to stakeholders	Acknowledgement, proposed action and timeframe	Notification within 7 business days Action as per service level
Cleaning/ Operations	Clean BBQ's, picnic tables	Surfaces scrubbed	Clean twice weekly (Mon & Fri)	Less than 1 working day
	Cleaning generally	Rubbish removal Blow down pavements following maintenance operations	Clear rubbish weekly	Less than 3 working day
	Waste collection	Clear rubbish bins	Bins not more than 50% full on any morning	Within 1 working day
	Function booking	As required	As required for function	24 hours prior to function
Maintenance	Safety defect	Safety hazard	Repair or rectify	Isolate within 1 working day

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
				Repair within 5 working days or as soon as practicable
	Non safety defect	Playground or other defect (not safety)	Repair	Less than 14 working days or as soon as practicable
	Turf Care	Passive turf - Mow to 50-100mm length Active turf - Mow sporting grounds as required for fixtures	Mow as required and based on season In accordance with booking and sports surface requirements	Monthly mowing program Weekly mowing program
	Tree pruning	Power line clearances Healthy trees Clear paths Property overhangs	Annual audit and pruning of trees under power lines Prune only as required for safety, statutory clearances, and health Under prune for paths and driveways Prune overhanging were identified	Annual program Annual Program Annual program Within 14 days of report or as soon as practicable
	Weed control	Weed Control	Spray weeds in turf areas Spray weeds in garden beds	Annual program Monthly program
	Fire hazard reduction	Brush cut	Brush cut bush sites to 100mm Grade boundary firebreaks on bush sites	Annual program prior to summer

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
	Irrigation	Green Parks	Repair and test irrigation systems	Monthly
			Fix broken reticulation systems	As soon as practicable in summer 28 days during winter
Replacement	Assets to be kept fresh and fit for use	Condition rating equal to or exceeds 3.0	List for inclusion in capital works budget	12 months
Upgrade	No criteria set	Identified in the Sports Strategy, Public Open Space Strategy or an Enviro-space Master Plan	Performance rating equal to or exceeds 3.0 Amenity rating exceeds 4.0	List for inclusion in capital works budget

5.6 Performance Measures

Asset performance may be measured in various ways. Five assessment criteria typically used are-

1. **Condition** is a measure of how consumed and deteriorated the asset is by wear and tear, or age effects. It does not capture whether the asset is meeting customer service, safety or compliance needs.
2. **Service** is a measure of whether the asset is meeting customer service expectations. For clarification, an asset (e.g., air conditioner) might be brand new (excellent condition) but too small to effectively cool the required space (poor service).
3. **Amenity** is a measure of the appearance and "user friendliness" of the asset.
4. **Compliance** is a measure of the compliance to legal requirements, engineering (and other) standards and safety standards
5. **Financial** is a measure of whether the asset continues to provide value for money

Table 11. Definition of Condition and Function Rating

Condition Rating Score	Condition Rating Description	Function Rating Description	Amenity	Compliance
	Condition is a measure of how worn the asset is by age, wear and tear.	*Function is a measure of how effective the asset is at meeting the service needs and expectations*	*Amenity is a measure of whether the asset presentation fits the needs and expectations of the stakeholders*	*Compliance is a measure of whether the asset meets legal, engineering, building, safety and other standards*
0 Unknown	Condition rating 0 is reserved for no inspection and no data	Function rating 0 is reserved for no inspection and no data	Amenity rating 0 is reserved for no inspection and no data	Compliance rating 0 is reserved for no inspection and no data
1 Excellent	Assets are near new, have no visible defects, wear or tear.	Assets are meeting all service needs with redundant capacity	Assets exceed the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with current standards
2 Good	Assets have minor signs of wear and tear. A small number of defects or repairs might be evident	Assets are meeting service needs effectively with some spare capacity	Assets meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with current standards. There may be some optional, but not mandatory improvements.
3 Average	Assets are showing some wear and tear, including evidence of repairs or defects but are still effective	Assets are reliably meeting service needs (There may be some deficit in uncommon peak situations)	Assets meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Assets are fully compliant with standards, as at the date of construction and legal requirements
4 Poor	Assets are starting to wear out. There is evidence of wear and tear, or age. Assets need to be regularly inspected, maintenance costs are increasing, and service may be compromised	Assets are failing to meet service needs unacceptably often. The assets may be breaking down or queuing time may be excessive	Some improvement required. Assets substantially meet the expectations of the stakeholders for cleanliness, presentation and ambiance but not in all respects	Some improvement required. Assets are substantially compliant but there may be some compromised or less than ideal factors.
5 Very Poor	Assets are at, or near end of life. Wear, tear and age effects are evident. Maintenance costs are elevated, special measures to keep the asset operating may be required, and service is likely compromised.	Assets are regularly failing to meet service needs. This may be due to asset, break down, queuing lengths, seasonal unavailability or other factors	Substantial improvement required. Assets don't meet the expectations of the stakeholders for cleanliness, presentation and ambiance.	Action required. Assets are materially not compliant in one or more factors

6 Demand

This section of the AMP reflects strategic drivers to upgrade, improve or dispose of assets. This section will cross all asset groups and provide links to Organisation strategic and land use plans.

6.1 Demand Drivers

Demand in this AMP refers to factors affecting the need for assets. Either the capacity, performance, risk, or financial cost of assets. Demand Drivers may be demographic, social, political, or economic. By their nature demand drivers may be inferred from current evidence or be predicted change. There is a degree of uncertainty.

The City seeks to identify and respond, in due time and measure, to emerging stakeholder need.

6.2 Sports and Recreation Strategy

Appendix B is reserved to identify proposed substantive changes to the park network

There are no current substantive changes proposed.

The City has developed a draft Sports Strategy which is not yet adopted.

Development of a sports and recreation strategy is recommended to understand community expectations and respond to changing need.

Table 12. Demand Drivers and City Response Plan

Changes	Current provision	Projection	Impact on Park Services	City Response Plan
Population Growth	No provision	Per Perth-Peel expected population growth	Increases in traffic volumes Congestion	Develop a Sport and Recreation Strategy (in progress) Develop a Public Open Space Strategy (in progress) Enviro-scape Master Planning
Changing Age Demographic	No provision	Increasing older and younger demographic	Need to understand changing expectations and needs of stakeholders Increase focus on safety and universal access	Develop a Sport and Recreation Strategy (in progress) Develop a Public Open Space Strategy (in progress) Enviro-scape Master Planning
Inclusion and Opportunity	No provision	Increasing social diversity	Need to understand changing expectations and needs of stakeholders	Enviro-scape Master Planning Disability Access and Inclusion Plan
Park Safety	This AMP	Continued expectation of safe parks and playgrounds	Possible expectations of CCTV, Panic buttons, security patrols or other security improvements	Maintain parks to safe standard in accordance with this plan Review needs for park security systems and adopt an Organisation policy approach Enviro-scape Master Planning
Infill Residential Development	No provision	Steady increase in density of housing and population	General increase in park usage	Ensure new developments have access to appropriate parks Develop a Public Open Space Strategy (in progress)

Changes	Current provision	Projection	Impact on Park Services	City Response Plan
				Developer contribution scheme for Public Open Space
Precinct Development	No provision	Focussed development on particular locations	Need for upgrades of park infrastructure Possible changes in Public Transport networks	Develop local area precinct plans identifying park requirements Develop a Public Open Space Strategy (in progress) Developer contribution scheme for Public Open Space Enviro-scape Master Planning
Medical Precinct expansion	No Provision	Continued intensification of commercial activity in and near the medical precinct	Minimal expected impacts	Develop local area precinct plans identifying upgrade requirements Develop a Public Open Space Strategy (in progress)
Service Expectations	Included in AMP	Expected demand for increased connectivity and quality of service Expectations of quality of service to be aligned with available funds.	Set Service levels	This AMP Enviro-scape Master Planning
Motorised scooters, high speed bicycles and changing service requirements	No Provision	Mixed use of parks creating emerging safety issues and possible changes of design standards	Organisation policy and standards review.	Review legislation and design plans

Changes	Current provision	Projection	Impact on Park Services	City Response Plan
Economy	Included in AMP	Tightening of availability of finance Need to prioritise, justify and demonstrate value for money from investments	Better investment and decision making. Budgets vulnerable to changes Source grant funding and developer contribution support	This AMP Financial Planning Develop a Public Open Space Strategy (in progress) Developer contribution scheme for Public Open Space Enviro-scape Master Planning
Environmental Concerns	Included in AMP	Increasing expectations to protect and increase vegetation and greenspace Reduce water consumption	Review water usage and set consumption targets Increase Greenspace and urban forest	Consider in Sport Strategy Develop a Public Open Space Strategy (In progress) Urban Forest Strategy Street Tree Management Plan Bushland Management Plans Enviro-scape Master Planning
Climate Change	No provision	Increased rainfall, rising sea levels, increased ambient temperature	Possible low-lying parks near river to be flooded more often. Possible decrease in car usage	Enviro-scape Master Planning
Technology Change	No provision	More immediate and demanding reporting of issues Options to better collect and manage data	More responsive service Opportunity for more efficient and better decisions Improved data collection and customer feedback opportunities	Maintain awareness of emerging technology Remain adaptable and responsive to new options

7 Risk Management

This section of the AMP provides a framework to consistently assess Asset and Asset Management risk. Risk Management will generally take the form of implementing the provisions of the Asset Class AMPs

7.1 Risk Context

Risk is a necessary consideration for management of assets. There are potential events that might occur and cause damage to the City. These could range from trivial to catastrophic. The City is required to identify and consider significant risks.

Risk is also a useful tool to identify required actions, prioritise activity and investment in the assets.

The City of Nedlands Risk Management strategy, and corporate risk register provide an overarching response to corporate risk. Asset risk appears in the corporate risk register, and the adopted mitigation strategy is to manage the assets effectively to address risks.

A primary requirement of this AMP is to (i) identify and manage asset management related risks. Secondary objectives of this AMP are to (ii) use risk assessment to prioritise works and, (iii) escalate asset management risks where they can't be satisfactorily managed.

7.2 Risk Definition

Risks are defined as things that might happen, and if they did happen would cause a negative effect. Risk Management is defined as 'coordinated activities to direct and control with regard to risk'.

An issue is defined as something that has already happened or is happening now.

Risk assessment therefore requires (i) a possible event, (ii) that may happen, but has not yet happened, and (iii) would have a measurable negative effect.

The International Standard on Risk Management ISO31000 defines, and measures risk in terms of likelihood of an event, and consequences of that event.

The purpose of infrastructure risk management is to identify, document and manage the risks associated with providing services and assets. Asset related risks may include financial, reputational, personal injury, property damage, environmental risks.

For the purpose of this AMP a distinction is made between Asset Management Risk (systemic organisation risks of not managing the assets effectively) and Asset Risk (risks associated with a particular asset). Generally, a purpose of the Asset Management system is to identify and manage Asset risks.

7.3 Risk Assessment

The risk assessment and response process of the City is shown in Figure 16 Asset Management Risk Process. Note that the majority of credible risks will be managed to a satisfactory level by application of this asset management plan and works to the assets.

The risk rating system is the City adopted Risk Assessment procedure.

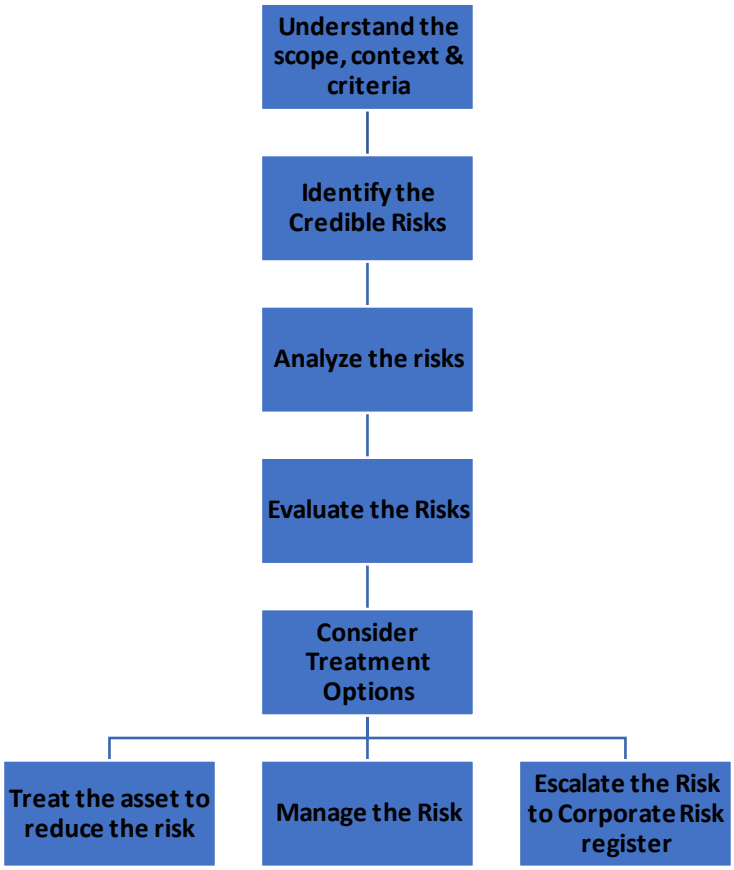


Figure 16 Asset Management Risk Process

7.4 Balancing Risk, Service and Budget

Elimination of risk entirely is not generally an option.

This AMP assumes a balanced approach to risk. Risks should be treated in accordance with the City Risk Policy. Risks of high, or greater, are expected to be managed to a moderate level.

Intervention levels for assets have been set to keep risk levels at moderate or lower.

7.5 Critical Assets

Critical assets are defined as those assets which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 13. Failure modes may include physical failure, collapse or essential service interruption.

A comprehensive assessment of critical assets has not been completed recently.

Table 13. Critical Park Assets

Critical Asset	Failure Mode	Impact
No critical assets identified		

7.6 Resilience Planning

Resilience refers to the ability of the infrastructure to cope with changing conditions, changing expectations, unexpected loss or failure and the unexpected. Resilience Planning is the process of

assessing and improving how the infrastructure response can be improved through provision of back up services, contingency planning.

There is no resilience planning for Park Assets and no Park Assets are identified as critical assets.

7.7 Risk Assessment Guidelines

Risk rating system has been taken from the City Risk Assessment Guideline.

Table 14. Risk Assessment Guide

City of Nedlands Risk Matrix						
Consequence / Likelihood		Insignificant	Minor	Medium	Major	Severe
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Table 15. Risk Likelihood Definition

Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur at some time	At least once in 3 years
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

Table 16. Risk Consequence Definition

Rating (Level)	Health	Financial Impact	Service Interruption	Regulatory Compliance	Reputational	Infrastructure, Assets & Systems	Environment
Insignificant (1)	First aid injuries	Less than $10,000	Short term temporary interruption. < 1 day	Breach of protocol or process requiring a response. No impact on other criteria	Unsubstantiated, low impact, low profile or 'no news' item	Negligible damage or loss	Contained, reversible impact managed by on-site response
Minor (2)	Medical type injuries	$10,001 - $50,000	Inconvenient delays managed with internal resources. 1 day – 1 week	Breach of protocol or process requiring additional work or minor damage control	Substantiated, low impact, low news item, minor complaint	Localised damage or loss rectified using internal resources	Contained, reversible impact managed by internal response
Medium (3)	Lost time injury <30 Days	$50,001 - $500,000	Significant delays to some major deliverables requiring additional resources to rectify. 1 - 2 weeks	Breach requiring internal investigation, mediation or restitution and / or regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile. Short-term loss of community Support	Localised damage or loss requiring internal and external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury >30 Days	$500,001 - $2,000,000	Prolonged interruption to major deliverables. Extensive use of additional resources; performance affected < 1 month	Breach investigated by external party and results in termination of services, 3rd party actions or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, 3rd party actions. Long-term loss of community support	Significant damage or damage to multiple assets requiring significant resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Severe (5)	Fatality, permanent disability	More than $2,000,000	Indeterminate prolonged interruption. Non-achievement of key objectives. > 1 month	Breach results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, multiple high impacts, news profile, 3rd party actions. Permanent loss of community support	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

7.8 Identified Risks

Identified Risks and management response are summarised in Table 17. Identified and Assessed risks.

Table 17. Identified and Assessed risks

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Asset Failure causes loss of service	Loss of service, loss of reputation	Likely	Minor	Moderate	Provide timely maintenance Replace assets prior to failure	Low
Lack of Knowledge of assets	Unexpected event, loss of service, loss of reputation	Likely	Minor	Moderate	Regular inspections	Low
Safety	Major accident up to and including death	Unlikely	Severe	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Safety	Minor accident including personal injury	Possible	Medium	Moderate	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Public Liability claim	Financial Cost Reputational damage	Possible	Major	High	Conform to design and construction standards	Moderate

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
					Maintain and inspect assets regularly	
Compliance	Park designs to conform to best practice	Unlikely	Medium	Moderate	Stay informed on code changes and respond if required	Low
Compliance	Disabled access restricted, reputation damage, potential claim, potential admin penalties	Unlikely	Medium	Moderate	Conform to universal access standards	Low
Loss of Budget	Unable to fully complete improvement, replacement or maintenance works costs incurred	Unlikely	Major	Moderate	Prioritise expenditure with focus on operation and preservation of existing assets Adopt LTFP	Low
Change in demand - City Growth	New residents not provided with access	Likely	Minor	Moderate	Include park planning in scheme and development approval considerations	Low
Change in demand – service standards	Residents demand higher service standards or new assets	Possible	Major	High	Set service standards and budget in	Low

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
					agreement with ratepayers	
Change in demand – external requirement	Unexpected need to construct new park facilities	Possible	Major	High	Active involvement in Regional planning	Low

7.9 Identified Issues

An issue is something that has actually happened and is causing a problem. As compared to a risk, which is something that may happen.

The following issues have been identified as relevant to the next 3 years. Note these issues have been identified based on anecdotal feedback from City staff and include only higher-level issues requiring corporate response. Minor asset defects and similar issues are addressed through the normal asset management plan provisions.

Identified Issues	Consequence	Likelihood	Consequence Rating	Assessed Importance	Treatment
No identified issues					

8 Lifecycle Asset Planning

This section of the AMP will provide a framework to assess the assets and develop interventions and responses. This section is common across all asset management plans. Specific decision criteria and outcomes related to this asset class are provided in Section 9.

8.1 Lifecycle Management

The City operates a whole of lifecycle approach to asset management. The asset lifecycle is shown in Figure 17. Typical Asset Lifecycle.

Lifecycle Asset planning requires consideration of the service requirements and needs of the asset at each stage of its lifecycle. These needs may be the immediate needs to operate the asset, but also include the predicted needs. Needs may include risk, performance, investment or other requirements to operate the asset effectively.

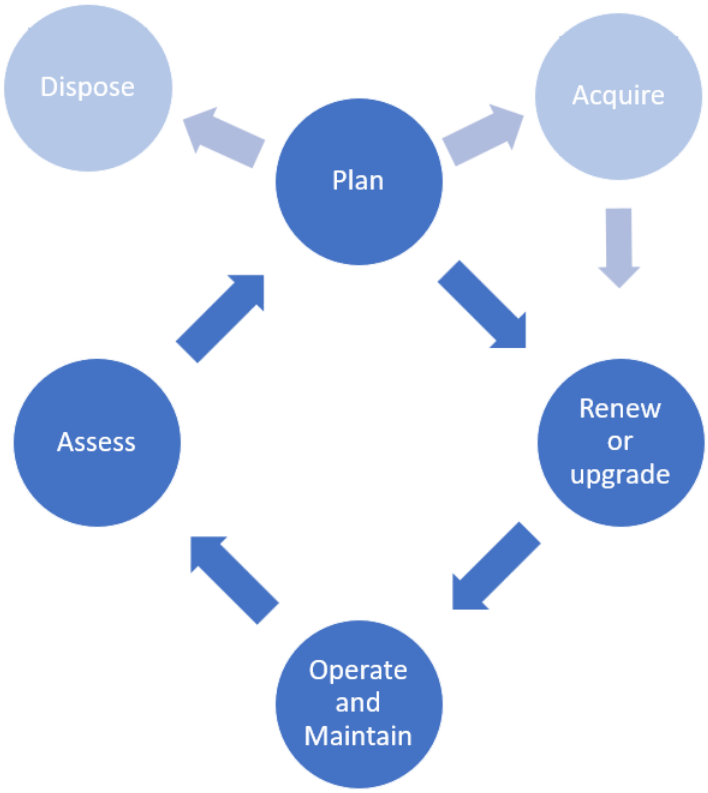


Figure 17. Typical Asset Lifecycle

8.2 Plan - Strategic, Lifecycle and Tactical Directions

The Asset Management plan needs to respond to both strategic direction and functional (lifecycle) need. This is done in the planning phase.

In this context strategic direction means top-down organisation directions, such as the provision of additional or improved assets to meet an emerging need in accordance with the goals of the organisation. Typical top-down planning might include implementation of a new Local Area Precinct

Plan, Cycle strategy, Recreation Strategy, change in Public transport networks, Organisation Directive via the Strategic Community Plan or similar.

Functional (lifecycle) planning is driven by the needs of the assets themselves. All assets require maintenance and will wear out over time. Service performance may become compromised for a variety of reasons and renewal, or upgrades, required.

Figure 18. Strategic, Lifecycle and Tactical directions shows at a high level how lifecycle needs and strategic goals as are brought together and aligned in the AMP. The Asset planning process considers both the strategic goals, and the asset needs to define a tactical solution.

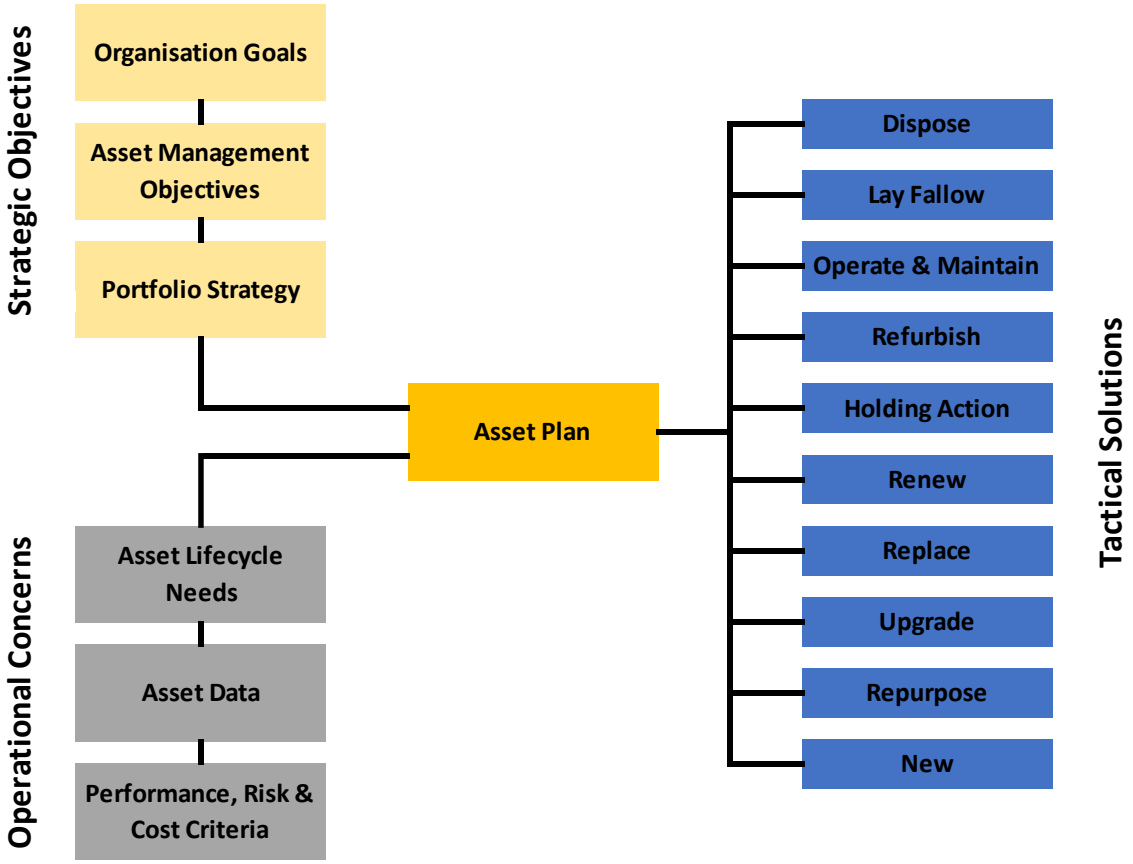


Figure 18. Strategic, Lifecycle and Tactical directions

8.3 Asset Lifecycle Needs

Asset Lifecycle Needs are specific to the asset class and may include

1. Service or Functional needs – the assets are not performing effectively
2. Risk and Safety Concerns – there are compliance, safety, design or other risk concerns
3. Amenity Issues – The assets no longer meet community expectations
4. Financial Planning requirements – the assets are no longer cost effective or good investment
5. Condition or Obsolescence – the assets are wearing out

Specific asset class concerns and decision criteria are provided in Section 9

8.4 Tactical Solutions

Tactical solutions are the proposed intervention measures. These are grouped in Table 18. Tactical options and definitions. Note that the choice of tactical option may be influenced by several of factors. At present this is a human expert decision to balance competing requirements using the provided decision criteria.

Tactical solutions apply at a component level and include (i) scope of asset components, (ii) proposed option(s), (iii) expected date of treatment and (iv) an indicative estimate of cost for the financial plan. A tactical option is an indicative plan, and not intended as a scope of works or project plan.

Typically, in the annual budget, and draft budget, the "tactical option" is replaced with a clear scope of works and project estimate as described in Figure 19. Asset Assessment Process.

Table 18. Tactical options and definitions

Tactical Solutions	Description
Dispose	Remove the asset from service permanently, including potentially sell, demolish, abandon or bury in place.
Lay Fallow	Temporarily discontinue use of the asset for an unspecified period, but with option to later recontinue use.
Operate & Maintain	Normal use of the asset including operation, preventative maintenance and reactive maintenance.
Refurbish	Restore the asset appearance and amenity without restoring the useful life or service potential. Typically, something done to a building periodically.
Holding Action	A temporary measure to keep an asset operating past point of normal renewal or replacement
Renew	To undertake remedial works, major maintenance or partial replacement of an existing asset to restore some or all of its remaining life or service potential.
Replace	To remove and replace an asset or component, like for like, and new for old
Upgrade	To improve the capacity, service potential or service life of an asset or component
Repurpose	To change the intended use of an asset.
New	To build a new asset where one was not existing before.

Note that there are several possible actions for each tactical option. Selecting the appropriate action is typically part of project scoping and planning, and budget setting, following investigative work. The intent of the asset management plan is to identify the emerging issue, pertinent information and corporate strategy, mark it for further attention at the appropriate time and provide an indicative estimate of costs.

8.5 Asset Needs and Investment Plan

The unconstrained needs of the Park assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete all works based on future estimated need. This may include requested or predicted need.

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and needs to be reconciled to the annual budget and Long-Term Financial Plan as these are annually resolved.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

8.6 Program Development

A program consists of a schedule of like projects, to be applied to the asset portfolio, and spread over the period of the AMP. The intention of the program is to allow good planning, smooth out cash flow requirements from year to year, give confidence in planning, inform stakeholders, allow deferral of works, prioritise individual projects when required.

8.7 Asset Assessments

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process

Assets and components are divided into categories based on risks of failure to meet performance or risk objectives.

Escalation Category 0. Operate and Maintain. This category applies to Low Risk, good performing assets which are typically in their early or mid-life. These assets can generally be expected to meet needs and have low risk of failure. These assets are routinely inspected and maintained. Assets which are getting older, are not meeting performance requirements, are becoming expensive to maintain or have identified risk factors are typically escalated to category 1.

Escalation Category 1. Medium Risk, Average Performance, and emerging issues. This category applies to assets are approaching their end of service life, may have some identified performance, or risk issues. Mostly these assets will be performing satisfactorily and with low risk. However, weaker, or more heavily used assets may be showing signs of age and performance issues. Escalation category 1 assets are monitored more closely, reviewed annually, and as they approach intervention levels attention may be escalated to category 2.

Escalation Category 2. High Risk, Poor Performance. This category applies to assets showing signs of end of life. They are still functioning but may not be meeting performance needs fully. Condition and asset integrity is starting to approach intervention levels. Typically, assets in category 2 should be identified in the 5-year plan and be reviewed at least annually. They may require special risk or performance management. Holding actions may be employed to continue the use of the asset.

Escalation Category 3. Very High Risk, Poor Performance. This category is for assets which have failed intervention levels or service requirements. Replacement plans, firm budgets and project scopes should be in place, and these projects considered in the annual budget. In some cases, special management regimes or holding actions may be implemented.

Escalation Category 4. Backlog. This category is for assets which are category 3 (have passed their intervention point) but action has not been taken for some reason. Usually for reasons of budget limits, or other priorities. Holding actions, discontinued use or special risk measures are typically required. Backlog assets are risk managed and reconsidered for funding each year. Backlog is an undesirable circumstance.

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk, and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process.Figure 19. Asset Assessment Process

Assets are divided into categories based on risks of failure to meet performance or risk objectives. Works are prioritised accordingly.

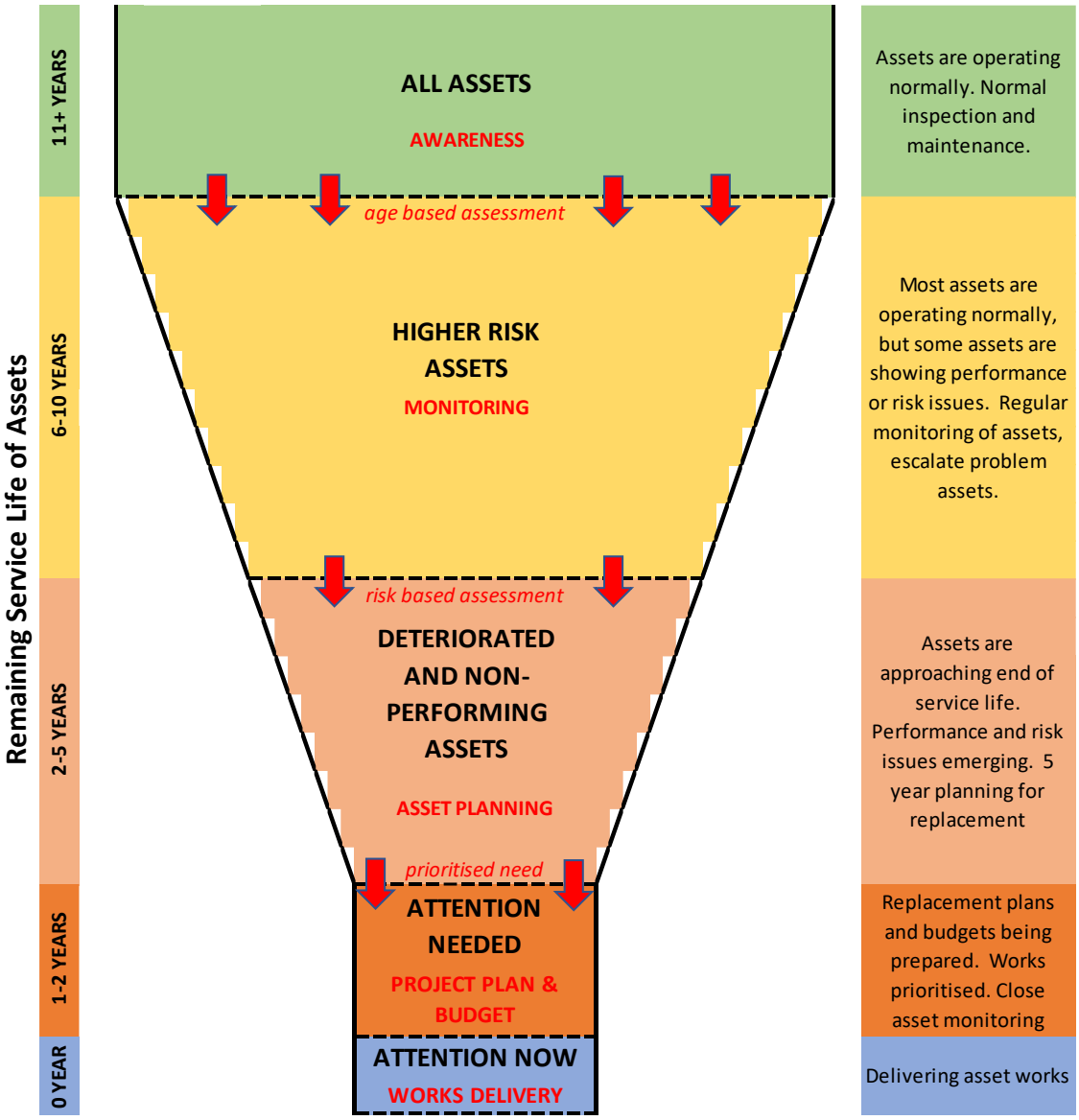


Figure 19. Asset Assessment Process

9 Park Asset Plan

This section of the AMP describes what the organisation expects to do in the period covered by the plan to meet the objectives

9.1 Strategy

The City has a draft Sport & Recreation strategy.

A quick summary of the state of the current portfolio is as follows. See section 4 for details

- The City has a mostly effective and comprehensive park system
- Most of the existing parks are in average or better condition
- The parks require constant attention and maintenance, and periodic renewal of assets

The adopted Strategy for this plan in brief (priority order) is

- Regular inspection
- Identification and fixing of safety and compliance issues
- Ongoing proactive and reactive maintenance
- Replacement of aging and deteriorated assets
- Regular safety review and implementation of safety improvement works

9.2 Implementation Programs

The City intends to implement the following service programs over the next 5 years

Table 19. Park Network Works Program Details

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
Organisation Assigned Priorities & Commitments							
PK01	No assigned priorities		special	either	As designated	As identified in Strategic Community Plan or by Organisation resolution	Reserved space for Organisation priorities as identified in the Strategic Community plan
Planning, design, consultation & other							
PK11	Sports Strategy		2021/22-2022/23	OP-EX	City & regional	Identify community needs for sport and recreation Identify emerging asset needs and infrastructure gaps Review design standards and service expectations	Will need to consider both demand drivers, local development and existing capability. Budget does not include community survey
PK12	Public Open Space Strategy		TBA	OP-EX	City & regional	Identify community needs for public open space	
PK13	Enviro-scape Master Planning		Individual plan per site	OP-EX			
Works Programs							

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
PK21	Parks Operation & Maintenance		Recurring annual	OP-EX	City Parks	Inspect parks weekly Reactive maintenance and repair minor defects in accordance with service levels Respond to customer concerns Report and escalate major concerns	Essential works to keep the parks safe and functioning Generally a rolling and seasonally based program Generally, a find and fix approach.
PK22	Planned renewal and upgrades		Recurring annual from 2023/24	CAP EX	See Appendix C	Replace aged and worn-out assets as they reach intervention levels	

9.3 Park Lifecycle Needs Identification

Lifecycle needs for parks are assessed in the following manner. In accordance with Figure 15. Approach to service levels. a Tier 1 assessment identifies when an asset is at higher risk and needs to be more closely monitored. Tier 2 assessment identifies when an asset has an identified problems or is approaching end of life and needs to be identified in the 4-year plan. Tier 3 assessment indicates when an asset needs immediate attention.

Table 20. Intervention Criteria for Park Planning Purposes

Criteria	Test/decision	Level 1 assessment criteria (Monitor)	Tier 2 assessment criteria (Planning)	Tier 3 assessment criteria (Project Scoping)
Service/Functional	Demand and capacity issues reported by customers or officers	Reported or observed demand exceeds capacity	Usage survey results meet warrant for park upgrade	Decision to include based on available funding and competing priorities
Service/Functional	Defects reported by operations crew	Reported or observed intensity of defects or repair works	Condition rating exceeds 3 on 5-point scale	Condition rating exceeds 4 on 5-point scale
Condition	Remaining useful life	RUL less than 10 years	RUL less than 5 years	RUL less than 2 years
Financial	Return on Investment	Unusually maintenance costs	Ongoing maintenance costs higher than replacement costs (Whole of life cycle cost)	Decision to include based on available funding and competing priorities
Risk/Safety	Design or compliance issue	Reported or identified issue	Non-compliance with standard	Non-compliance with standard
Risk/Safety	Reported issues	Assessed on merits	Assessed on merits	Assessed on merits
Amenity	TBA	TBA	TBA	tba

9.4 Parks Budget

Proposed Budget Allocation is shown in Table 21. Parks Budget

Table 21. Parks Budget

Program	Current Budget plus 3 YR plan	Current Budget	Forward Plan ($M)			Unfunded Requests
		2022/23	2023 / 24	2024 / 25	2025/26	
PK01 Organisation Priorities	0.000	0.000	0.000	0.000	0.000	0.000
PK10 Sports Strategy	0.000	0.000	0.000	0.000	0.000	0.000
PK21 Operation & Maintenance	1.800	0.450	0.450	0.450	0.450	0.000
PK22 Park Renewal	3.300	0.900	0.800	0.800	0.800	0.000
PK23 Park Upgrade	0.000	0.000	0.000	0.000	0.000	0.000
Total	**5.100**	**1.350**	**1.250**	**1.250**	**1.250**	**0.000**

Notes

1. All numbers are 2021/22 dollars.
2. Specific project works associated with each program are provided in Appendix B
3. Note that to deliver specific projects from year to year there may be some balancing of dollars between programs

10 Resources and Support

This Section of the AMP – Parks contains information on support requirements for the Asset management system.

10.1 Asset Management Governance

Responsibility for Park Assets is delegated as follows

Table 22. Roles and Responsibilities

Function	Assigned to
Responsible Director	Director Technical Services
Asset Planning	Manager Assets
Operations, Inspection	Manager City Projects and Programs
Operations, Maintenance	Manager City Projects and Programs
Project scope and requirements	Manager Assets
Project Delivery	Manager City Projects and Programs
Asset Acceptance	Manager Assets
Accounting	Manager Finance
Data Collection	Manager Assets
Performance reporting	Manager Assets
Internal Audit	Director Technical Services

10.2 Human Resources

10.2.1 Staffing

Staff requirements to be determined after setting and testing of service levels. Required staff levels are directly linked to the required service standard and quantum of works to be completed.

10.3 Technology

10.3.1 Hardware

Consider update of hardware as follows

- Field Tablet with remote access to park records, works orders and asset maps for each field crew
- SCADISED irrigation control system

10.3.2 Software

The City is currently implementing a new enterprise software system (OneCouncil) that includes appropriate asset management functionality.

10.4 Data

The City does not currently have a formal data management plan. Data is essential for good decision making and is best managed wholistically for all asset classes.

10.5 Process

The City does not currently have formal work processes for park asset management or operations.

10.6 Outsourcing

All operational inspection, operations and light maintenance are currently managed in house.

Construction projects are outsourced via tender and contract

Asset planning is performed in house

External audits and 5 yearly re-valuation are outsourced

11 Continuous Improvement

11.1 Performance Measures

Performance measures are as follows

Table 23. Performance Measures

Performance Requirement	Measure	Target
Completion of programmed works	Proportion of scheduled work completed	90% completion
Unexpected Park Closures	No of days parks closed without prior notice	Not more than 10 days of unexpected park closure
Service response	Proportion of complaints actioned within the allocated response time	80% response in time
Asset Sustainability	Asset consumption ratio	Ration greater than 90%
Asset Data Updated	Asset inventory annually updated by 30 June for all works done in the preceding financial year	Pass/Fail

11.2 System Audits

11.2.1 Internal Audits

Internal audits of the AMP and AMP compliance to be conducted annually to the satisfaction of the responsible Director.

Internal audits shall generally include random testing

Internal audits to include testing of

- Asset valuation and financial reporting
- Data updates
- Works completed
- Performance Measures
- Other items as directed

11.2.2 External Audits

External audits of the AMS shall be conducted every 5 years and may include the AMP – Parks.

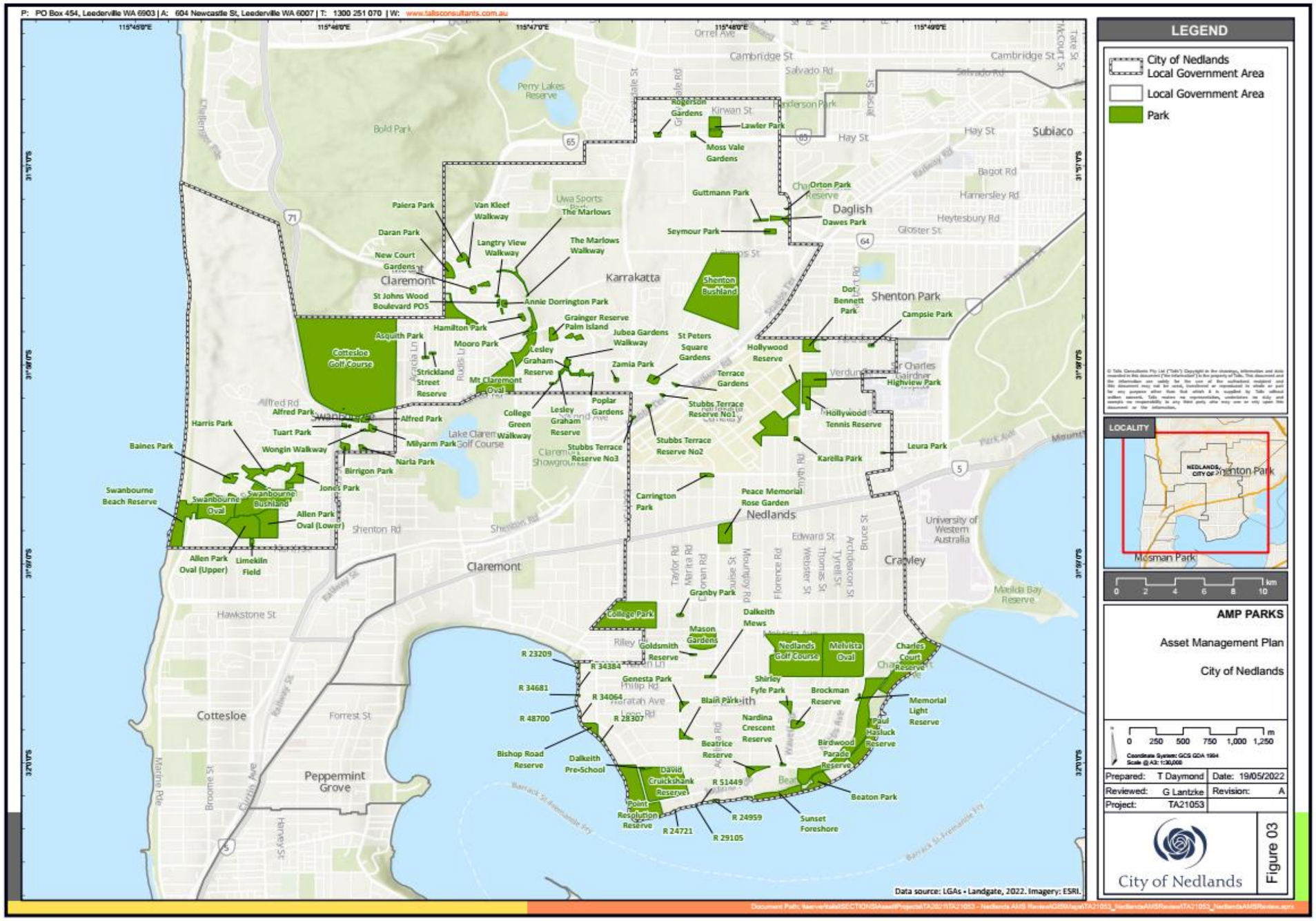
11.3 Improvement Plan

Identified Improvement actions are summarised In Appendix E.

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Appendix A. Parks Map



Appendix B. Parks Strategy

This section describes proposed strategic changes to the portfolio. New assets, upgrade disposal of assets and similar to meet emerging need.

There are no current City strategic direction or planned park portfolio changes.

Table 24. Planned Park Changes

Change ID	Description	Origin of change	Date required	Priority	Cost Estimate	Status
1	No identified changes to parks asset portfolio at this time					

Note the City does not have an adopted sport and recreation (park) strategy. This section is a place to record strategic requirements identified by the organisation such as requirements of the park strategy, land use planning, sports and recreation planning, Council initiatives and similar sources.

Appendix C. Park Investment Need (Unconstrained)

The unconstrained investment need refers to the works expected to be required by the assets to meet the adopted service levels, including replacement, maintenance and operation in due time.

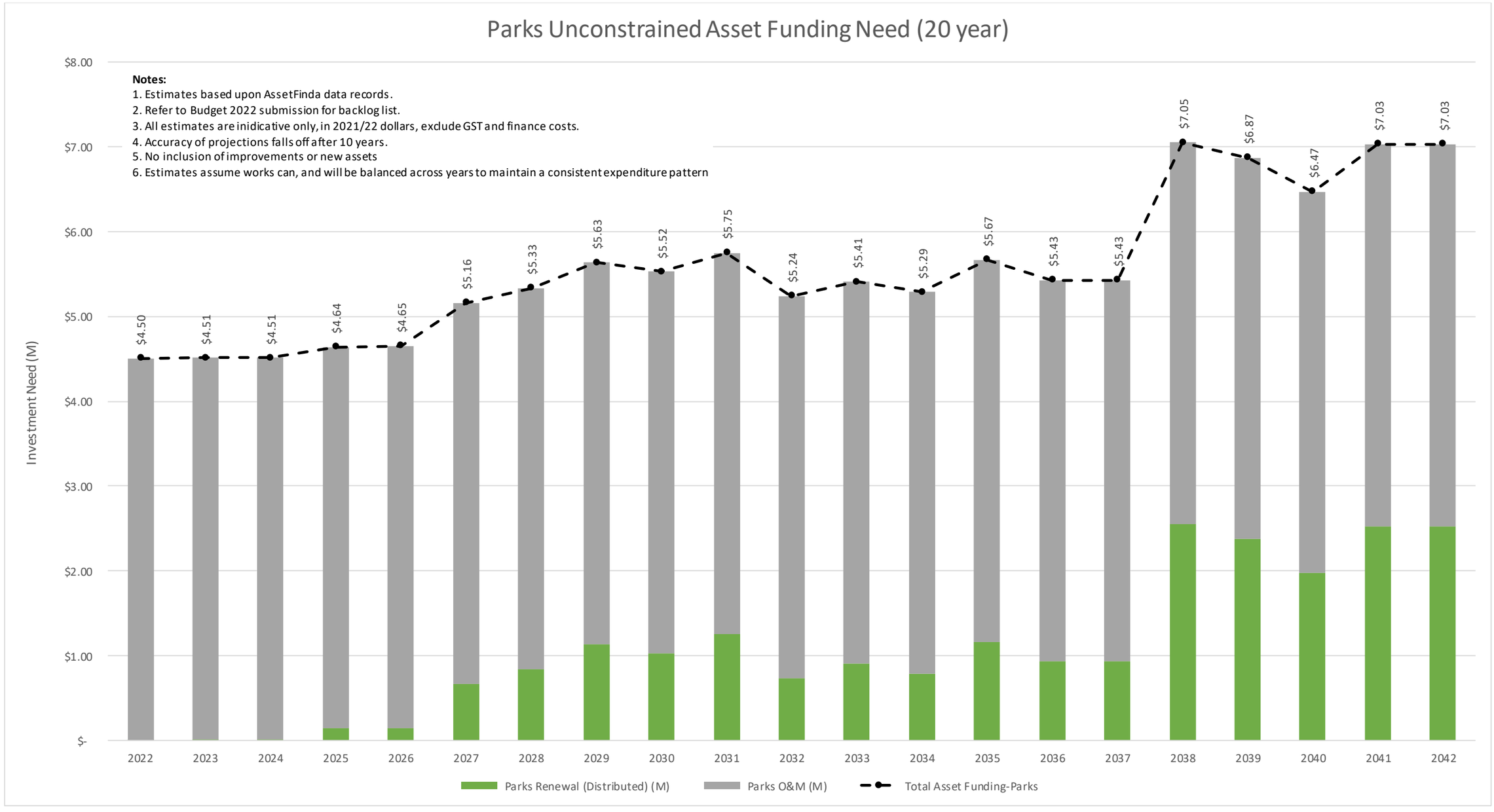


Table 25. All asset Class Proposed Investment Need (Unconstrained)

Financial Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98
Roads Renewal (Distributed) (M)	$ 12.48	$ 10.73	$ 17.22	$ 16.06	$ 16.06	$ 17.97	$ 19.02	$ 14.84	$ 14.31	$ 8.71	$ 7.82	$ 7.90	$ 7.83	$ 6.10	$ 5.33	$ 5.63	$ 4.14	$ 3.73	$ 3.64	$ 0.30	$ 0.31
Paths O&M (M)	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11
Paths Backlog (2022) (M)	$ 0.35	$ 0.35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paths Std. Renewal (Distributed) (M)	$ -	$ -	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 1.75	$ 1.75	$ 1.75
Paths Slab Replacement (M)	$ -	$ -	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parks O&M (M)	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50
Parks Renewal (Distributed) (M)	$ 0.00	$ 0.01	$ 0.01	$ 0.14	$ 0.15	$ 0.66	$ 0.83	$ 1.13	$ 1.02	$ 1.25	$ 0.74	$ 0.91	$ 0.79	$ 1.17	$ 0.93	$ 0.93	$ 2.55	$ 2.37	$ 1.97	$ 2.53	$ 2.53
Drainage O&M (M)	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
Drainage Renewal (Distributed) (M)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Drainage Planned Capital Upgrade (M)	$ 1.49	$ 0.95	$ 0.64	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
All Assets O&M Need (M)	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26
All Assets Capital Investment Need (M)	$ 14.32	$ 12.04	$ 18.09	$ 16.93	$ 16.94	$ 19.35	$ 20.58	$ 16.70	$ 17.38	$ 12.00	$ 10.48	$ 10.23	$ 10.04	$ 8.69	$ 7.68	$ 7.98	$ 8.11	$ 6.20	$ 7.36	$ 4.58	$ 4.59
All Assets Total Investment Need (M)	$ 20.59	$ 18.30	$ 24.35	$ 23.19	$ 23.20	$ 25.61	$ 26.85	$ 22.96	$ 23.64	$ 18.27	$ 16.74	$ 16.49	$ 16.31	$ 14.95	$ 13.94	$ 14.24	$ 14.37	$ 12.46	$ 13.63	$ 10.84	$ 10.85

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are indicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings.
6. Estimate includes planned improvements.
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Appendix D. Proposed Park Investment Plan

The funded plan is aligned with the long-term financial plan and budget. It shows the planned investment in the assets, which may differ from the expected need.

Table 256. Overall Proposed Investment Program (All asset Classes) summarises proposed funding for all asset classes in future years. This plan is subject to Elected Member of Council review and change at this time. Investment plans are typically updated through the annual budget process. Table 26 is aligned with the Long Term Financial Plan and in the event of conflict the LTFP shall take precedence.

Table 256. Overall Proposed Investment Program (All asset Classes)

Sum of Total Funding Including Staff Overheads	Financial Year										
Program	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Grand Total
Buildings	$ 1,544,100	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 23,144,100
Drainage	$ 1,784,640	$ 1,136,160	$ 764,640	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 7,885,440
Fleet Renewal	$ 1,215,360	$ 741,944	$ 544,800	$ 378,000	$ 192,000	$ 703,680	$ 429,600	$ 144,000	$ 102,000	$ 785,400	$ 5,236,784
Natural Environment	$ 70,200	$ 98,640	$ 108,000	$ 72,000	$ 1,200,000	$ 102,000	$ 72,000	$ 240,000	$ 102,000	$ 102,000	$ 2,166,840
Parks	$ 1,080,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 9,720,000
Paths	$ 654,300	$ 53,904	$ 53,593	$ 66,944	$ 55,841	$ 46,089	$ 66,326	$ 32,457	$ 43,155	$ 72,931	$ 1,145,539
Public Art	$ 48,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 228,000
Roads	$ 6,055,084	$ 5,367,000	$ 1,506,225	$ 1,196,246	$ 1,849,873	$ 1,587,448	$ 1,719,600	$ 1,482,711	$ 1,516,440	$ 1,770,900	$ 24,051,527
Traffic Safety	$ 120,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 1,470,000
Waste	$ 256,020	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 418,020
Bus Shelter Program	$ 72,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 504,000
Grand Total	**$ 12,899,704**	**$ 10,993,647**	**$ 6,573,257**	**$ 5,909,190**	**$ 7,493,714**	**$ 6,635,217**	**$ 6,483,526**	**$ 6,095,168**	**$ 5,959,595**	**$ 6,927,230**	**$ 75,970,249**

Table 267. Forward Works Plan Parks

	Financial Year	Program	Subprogram	Project Title	Description	Required Funding
45	22/23	Parks	Strategic Parks Project	Directors Gardens & Granger Reserve Upgrade	Park Improvement & Irrigation Renewal	$ 550,000
46	22/23	Parks	Street Tree Planting	Street Tree Planting	Urban Tree Planting Program	$ 250,000
49	22/23	Parks	Playground Renewal	Playground Renewal	Like for like renewal of a playground - Location TBA	$ 100,000
174	23/24	Parks	Strategic Parks Project	Genesta Park Upgrade	Park Improvement & Irrigation Renewal	$ 550,000
175	23/24	Parks	Street Tree Planting	Street Tree Planting	Urban Tree Planting Program	$ 150,000
176	23/24	Parks	Minor Parks Asset Renewal	Minor Parks Asset Renewal	Renewal based on Condition Audit - Location TBA	$ 100,000
177	24/25	Parks	Strategic Parks Project	Melvista Oval Upgrade	Park Improvement & Irrigation Renewal	$ 550,000
178	24/25	Parks	Street Tree Planting	Street Tree Planting	Urban Tree Planting Program	$ 150,000
179	24/25	Parks	Minor Parks Asset Renewal	Minor Parks Asset Renewal	Renewal based on Condition Audit - Location TBA	$ 100,000
180	25/26	Parks	Strategic Parks Project	Strickland Street Reserve Upgrade	Park Improvement & Irrigation Renewal	$ 550,000
181	25/26	Parks	Street Tree Planting	Street Tree Planting	Urban Tree Planting Program	$ 150,000
182	25/26	Parks	Minor Parks Asset Renewal	Minor Parks Asset Renewal	Renewal based on Condition Audit - Location TBA	$ 100,000
183	26/27	Parks	Strategic Parks Project	Terrace Gardens Upgrade	Park Improvement & Irrigation Renewal	$ 550,000
184	26/27	Parks	Street Tree Planting	Street Tree Planting	Urban Tree Planting Program	$ 150,000
185	26/27	Parks	Minor Parks Asset Renewal	Minor Parks Asset Renewal	Renewal based on Condition Audit - Location TBA	$ 100,000

Appendix E. Improvement Plan

Item	Description	File reference	Priority	Assigned to	Scheduled Completion
1	Develop and adopt a Park strategy including consideration of current and emerging needs, service gaps and improvement plan		High		June 2025
2	Update and reinforce communications and planning protocols with finance, project management and operations sections		High		June 2025
3	Adopt a data management plan including scheduled updates of park data.		High		June 2025
4	Review staff requirements and budgets after 1 year experience with service levels		High		June 2025
5	Develop and document processes for key functions such as valuation, acceptance of new assets, inspection, forward works planning and similar		Medium		June 2026
6	Undertake Internal AMS audits June 2023,24,25		Medium		June 2023, 2024, 2025
7	Undertake external AMS audit, June 2026		Medium		June2026

CITY OF NEDLANDS

ASSET MANAGEMENT SYSTEM

ASSET MANAGEMENT PLAN

PATHS

2023 - 2025



Document Control

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V3.0	May 2022	Second Draft (Data Populated)	Talis	staff	n/a
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V6.0	June 2022	Fifth Draft (Executive Review)	Talis	EMT	n/a
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1 Executive Summary

1.1 Purpose

The purpose of this Asset Management Plan (AMP) – Paths is to set out in one document information about the City Path Network, Path Improvement Strategy and required works to implement that strategy.

1.2 Scope

This AMP – Paths addresses existing paths owned and managed by the City.

The plan covers the three (3) year period July 2022 to June 2025. It is expected that the plan will be continuously improved, reviewed and updated on a rolling basis.

Path assets are a sub class of Transport assets and include footpaths, dual use paths and associated infrastructure.

1.3 State of the Asset Portfolio

The City owns Paths as shown in Table 1. Summary of assets covered

Table 1. Summary of assets covered

Path Class	Length	Description
Shared Paths	260.9 km	Paths intended for pedestrian and cycle traffic, typically 2.0 to 4.0 m wide. Not including on road cycle lanes
Footpath	29.7 km	Paths intended for pedestrian traffic, typically 1.2 to 2.0 m wide, including paths in parks
Total	**290.6 km**	

The estimated current replacement cost of path assets is $65.76M, and Depreciated replacement cost is $45.39M, as of 30 June 2022. (Valuation subject to review and audit at time of writing)

99% of the path network is in average or better condition, based on the 2022 condition survey. Condition is a measure of age and deterioration. All assets deteriorate over time with age, wear and tear and continued work is required to keep them in good condition.

Approximately 3.4km (approximately 1% of network) of the path do not conform to current design or performance standards, including older slab path sections.

1.4 Portfolio Strategy

The City does not have an adopted pedestrian and cycling strategy. A strategy is essential to identify the needs of the stakeholders, link them to existing assets and identify required improvements. This would normally include estimation of future and emerging needs.

The assumed strategy in this plan, in priority order, is to:

1. Fix identified trouble spots, defects, missing links, safety risks.
2. Continue to maintain the City paths network.
3. Replace sections of path as they wear out.
4. Develop a Path Strategy.
5. Implement Path network improvements in accordance with the strategy, when developed.

1.5 Service Expectations

In brief the service expectations of the City include the following

1. The provision of a suitable and effective path network to meet the needs of the stakeholders, as identified in the Path Strategy (to be prepared) or identified expectations. In the absence of an adopted strategy this is to include
    a. a shared use path on identified cycle routes and major roads.
    b. a footpath or shared use path on local distributor roads and other major pedestrian routes.
    c. a footpath on more heavily trafficked access roads where pedestrian and vehicle conflicts are significant.
2. Ensure paths conform to design standards including
    a. Suitable width, grade, cross fall, surface texture,
    b. universal access and other safety compliance features (tactile markers, grab rails)
    c. appropriate signage
3. Perform maintenance on paths where defects become significant in accordance with adopted service levels including for
    a. trip hazards,
    b. poor surface texture / ride quality,
    c. overhanging vegetation,
    d. potholes and cracking,
    e. poor lighting; and
    f. other defects
4. Regular inspections in accordance with policy and service levels
5. Respond to customer service complaints within 7 business days of identification including nomination of what will be done and when it will be completed
6. Plan to replace older and deteriorated paths before they wear out and service standards are compromised

Historically, the City has operated a budget driven service level. This has left the City open to variable outcomes and community criticism.

This plan proposes to adopt service levels and planned budget over the 3-year period. Proposed service levels are documented in this plan. There will be some implementation problems and pressures as the service levels are adopted, community expectations adjust and the budget is refined, tested and a balance adopted.

1.6 Lifecycle Planning

Existing path assets are managed at all lifecycle stages including planning, operations, maintenance, and replacement.

This plan is based upon:

- Regular inspection
- Ongoing proactive and reactive maintenance.
- Identification and fixing of safety and compliance issues.
- Replacement of aging sections of path as they deteriorate below intervention levels.
- Replacement or proactive maintenance of sections of path with high costs or poor service.
- Regular safety review and implementation of safety improvement works.
- Monitoring and improving paths where usage exceeds capacity.
- Planning improvements.

1.7 Proposed Works Programs

The unconstrained needs of the Path assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete the required works to meet the adopted service levels and minimum requirements

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and needs to be reconciled to the annual budget and Long-Term Financial Plan each year.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

1.8 Risk

Path risks are being managed through the proposed inspection, maintenance and renewal planning as identified in this plan.

A risk assessment matrix and schedule of risks is provided in Section 7 of this plan.

There are currently no identified path network risks rated high.

This assumes that the City continues to implement programmed renewal and improvement works as detailed in Appendix D Works Plan

Risks are to be reviewed and updated at least annually, or when new information becomes available.

1.9 Continuous Improvement

Recommended priority actions for improvement are as follows:

1. Fix immediate asset issues – addressed in 2022 / 23 budget.
2. Develop and adopt a Pedestrian and Cycle Strategy including consultation with stakeholders.
3. Review and embed the proposed service levels and maintenance budget in standard practice over the duration of the plan.
4. Annually conduct an internal review of plan effectiveness, update the works plan and budget and this improvement plan.

2 Organisation Context

This section of the AMP describes the organisation, its role, purpose, and accountability. More comprehensive information on the organisation can be found in the Long-Term Community Plan and Asset Management Strategy

2.1 The City of Nedlands

The City of Nedlands (the City) is a medium sized local government located in the metropolitan region of Perth, in Western Australia. It has an area of approximately 20 sq km and a population of approximately 23,000. It is located approximately 6 km west of Perth.

The City is characterised by a mix of residential and commercial land use. The City also has frontage to the Swan River, Indian Ocean coastal foreshore. It abuts the University of WA educational precinct.

The City operates as an independent financial and business entity, within a whole of Government framework. The City provides a broad portfolio of assets and services to ratepayers and other stakeholders. This includes roads, paths, drainage, community services, parks, recreation areas and other asset types.

Total Assets owned by the City had a net replacement value of (the 2022 current replacement value is not yet finalised, and this plan will be updated once available). The historical investment of the City in assets is in the $30-$40 million range per annum, with a 2021/22 budget of $38 million (including grants). Like all Local Governments the City might be described as asset rich, and cash poor. This means that liquid assets are significantly tied to the provision and ongoing operation of assets.

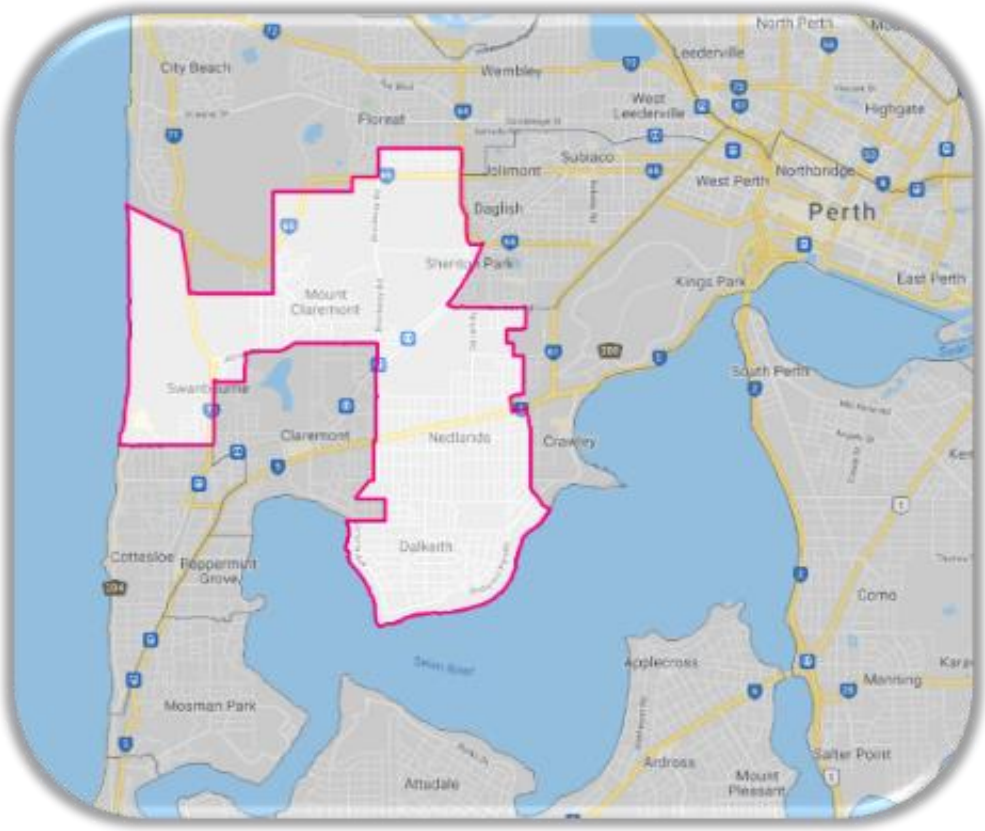


Figure 1. City of Nedlands

2.2 Legal Context

The City is constituted under the Local Government Act 1995. The Act prescribes certain roles and responsibilities of a Local Government. There are various other Acts, Regulations, Policy Directions, Guidelines, and intergovernmental agreements that further define the role of a Local Government. The Act and Regulations deliberately leave open opportunities for the City to establish its own unique character, agenda, planning and operations. This recognises that all local communities are unique and differ in their needs, wants and resources.

The role and activities of a Local Government generally fall into three broad categories:

- Governance - providing governance, leadership and local decision making.
- Regulation - application and enforcement of various laws, regulations, and local laws.
- Service delivery - providing assets and services to the community.

The main asset-based services the City is required to provide include:

- Transport (roads, paths, bridges, drainage, etc.).
- Property services (drainage, civil earthworks / retaining, service corridors, etc.).
- Civic Buildings (City administration building, depot, major and minor buildings).
- Recreation Facilities (aquatic centres, sporting facilities, open space, etc.).
- Community / Cultural services (community centres, social / aged care, heritage sites, etc.).
- Security services (fences, lights, cameras, signs, etc.).
- Environmental protection (trees, vegetation, waste management, conservation, etc.).

There are various Acts and Regulations requiring the City to provide or manage assets or services in an appropriate manner. The legislative environment of a Local Government might be described as “very complex”.

A summary of legislation requirements governing Local Governments is provided in Section 5 of this AMP.

2.3 How the City Delivers Goals

The City of Nedlands has a sophisticated process to identify and implement organisational goals. This reflects the complexity of the organisation, the diversity of responsibility, the diverse stakeholder expectations and the business of operating many complex assets and services.

Figure 2. How the organisation implements Asset related goals provides a hierarchical view of how the organisation sets goals and then implements them through the layers of the organisation, from elected members to operational staff.

Note that with each “layer” of the organisation, more detail and technical specifications are added, including financial, compliance, customer servce and other requirements. This is required because, at the top level the community and Elected members of Council should not be mired in the details of operations; but should be empowered to set goals and strategies. At the same time the Executive, planning and operations staff need to define specific objectives on what services are to be delivered and how much is to be spent on them.

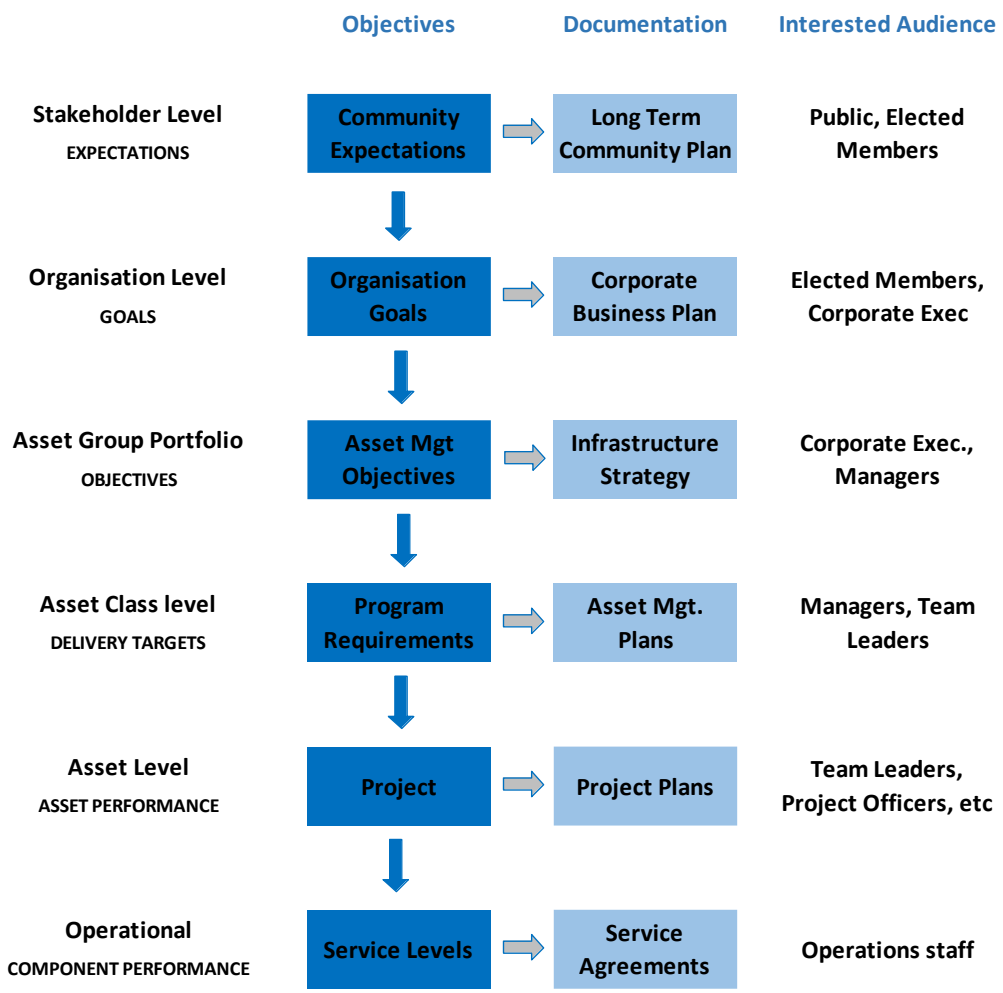


Figure 2. How the organisation implements Asset related goals

2.4 Organisation Goals

The Strategic Community Plan is the key document by which the elected members, acting on behalf of the community and stakeholders, define the goals of the City. It is the document which tells the community and stakeholders what to expect from the City, and the document which instructs the Executive Management Team on what the Community and elected members expect.

The City has adopted a Strategic Community Plan (SCP, 2018) which sets out the goals of the organisation as agreed between the Community and the elected members of Council. The current SCP is due for review and update.

A summary of the SCP includes:

City Vision

- "Our City will be an environmentally sensitive, beautiful and inclusive place."

City Values

- Great natural and built environment.
- High standards of service.
- Great governance and civic leadership.

- Great communities.
- Reflects identities.
- Great for business.
- Easy to get around.

Roles and Services

- Delivery of facilities and services.
- Regulation.
- Facilitation.
- Education.
- Advocacy.
- Strategic Planning.

Goals and Objectives

- Urban Form (protecting quality of environment).
- Renewal of community infrastructure.
- Underground Power.
- Encourage sustainable building.
- Retain remnant bushland and cultural heritage.
- Manage Parking.
- Work with neighbouring Local Governments.

2.5 Asset Management Objectives

The Asset Management Objectives are the fundamental expectations of what the Asset Management System is expected to contribute to achieve the organisation goals.

The Asset Management Strategy does not currently identify asset management objectives and the following generic objectives have been adopted for the purpose of this plan:

- Functional – assets to meet functional and performance expectations.
- Value for Money – assets are to represent best value for money considered across whole of life.
- Financially Sustainable – assets are to represent good investment including return on investment, Costs to be accurately recorded.
- Safety - assets are to conform to design standards and good practice.
- Amenity – assets are to suit the amenity and aesthetic requirements.
- Environmental – environmental footprint of assets is to be minimised.
- Social – assets are to support the social and place environment.

What these requirements mean in terms of deliverables and service levels for this asset class is refined in more detail below.

2.6 Service Levels

Service levels are defined by the expectations of the users of the assets (customer service levels), the functional requirements of the assets (technical service levels), the financial capability of the organisation and organisation appetite for risk / reward.

Customer service levels are typically qualitative and difficult to measure because they relate to expectations and customer satisfaction. Customer expectations and experiences are variable. Technical service levels are objective and measurable.

Generic service levels are discussed below and Service levels for paths are defined in Section 5 Service Expectations.

Table 2. Generic Service Levels

Asset Management Objective	Typical Customer Service Levels	Typical Technical Service Levels
Function	The asset has adequate capacity The asset is available within sufficient time (congestion, queuing) The asset functions as expected The asset is sufficiently reliable	Asset capacity Asset utilisation Asset performance Asset reliability / down time
Value for Money	Return on investment Efficient use of money	Cost benefit ratio Alternate options considered Affordable
Sustainable	Asset is needed and utilised Asset is affordable long term	Replacement strategy Funding Plan Asset Sustainability Ratio
Safety	Compliant with codes and standards Regularly inspected and maintained	Design standards Compliance inspections Routine inspections performed Maintenance completed in timely manner
Amenity	Visually appropriate Supports the associated human activity Positive customer feedback	Cleanliness Appropriate appearance Represents the City effectively
Environmental	Asset environmental footprint is minimised Asset preserves or protects the environment	Energy consumption benchmarking Green star ratings Water consumption
Social	Asset supports human use and social objectives Cultural and heritage aspects considered	User satisfaction Utilisation

2.7 Integrated Planning Framework

A specific requirement for WA Local Governments is the Integrated Planning and Reporting Framework (IPR) of the Department of Local Government and Communities (DLGSC). This framework sets out, amongst other things, a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset Management Plans that are aligned, consistent, and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents principally including:

- The Strategic Community Plan.
- The Corporate Business Plan.
- The Long-Term Financial Plan.
- The Annual Budget.
- Asset Management Plans.
- Other strategic planning documents.

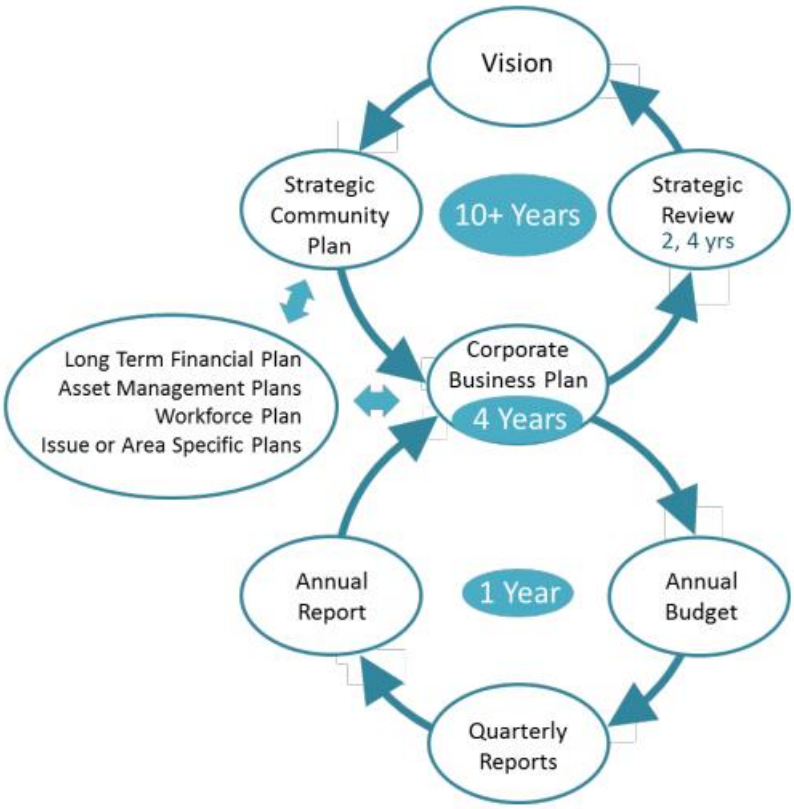


Figure 3. DLGSC Model Integrated Planning and Reporting (IPR) Framework

2.8 Stakeholders

Stakeholders with an interest in this AMP include those listed in Table 3. Stakeholder Register

Table 3. Stakeholder Register

Stakeholder Group	Internal / External	Nature of Interest
Elected Members	Int	Governing authority and setting of goals. Community representation.
City of Nedlands Administration • Governance • Finance • Assets • Operations • Customer Service • Recreation Services • ICT • OSH, HR & support services	Int	Whole of organisation approach to provision of paths including linkage to service needs, responsible management of funds, and good planning. Note this includes both vertical reporting through to the elected members and down to the operations teams; as well as lateral consultation with support services and other directorates.
Ratepayers	Ext	Primary users of assets, funding and value for money, service standards
Path Users	Ext	All path users, including • Bike / Pedestrian • Commuting • Exercise • Recreational • Social / Commercial • Universal access (Age, ability)
Main Roads WA	Ext	Manages Perth's Principal Bike Path Network
Department of Planning and Lands and Heritage	Ext	State and City level planning and coordination, Bike Path Grant funding
Department of Local Government and Communities	Ext	State and City level oversight of Local Government
Department of Biodiversity, Conservation and Attractions	Ext	Ensure path planning and connections are aligned with foreshore management plans and statutory requirements
Public Transport Authority	Ext	Ensure path planning and connections are aligned with public transport service provisions, and vice versa
Neighbouring Local Government	Ext	Provision of continuous and linked services, consistent design standards

QEII Medical Centre	Ext	Provision of appropriate path network connections and service standards
Commercial businesses, Schools, Kindergartens, UWA, Kings Park Board, etc.	Ext	Provision of appropriate path network connections and service standards

3 Asset Management System

This section of the AMP describes the overall City Asset Management System, its scope, and how the Asset Management Plan-Path Network contributes to the organisation goals.

3.1 AMS Definition

The Asset Management System is defined as all the people, processes, and technologies contributing to the delivery of the assets. The AMS exists to implement the asset related goals and objectives of the City.

The purpose of the AMS is to implement those goals in an effective and efficient manner.

This AMP is part of the AMS.

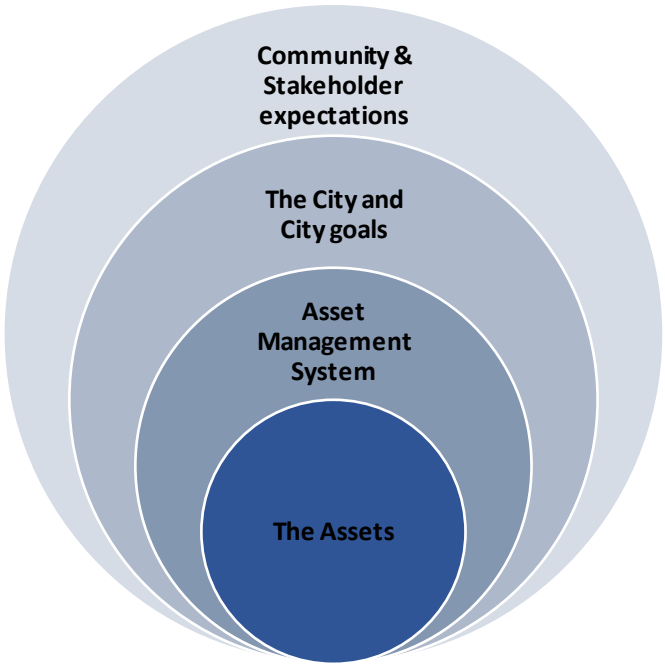


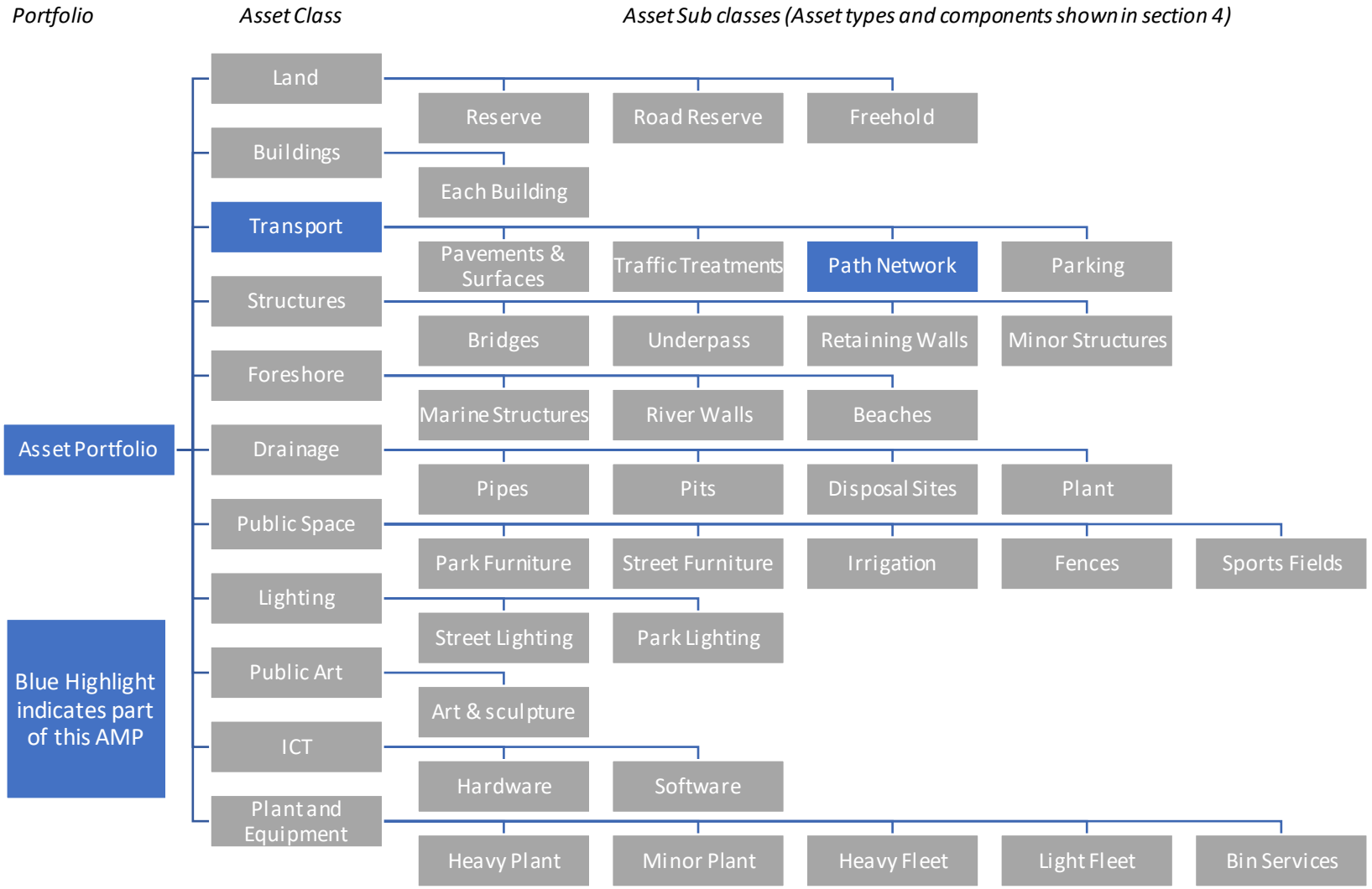
Figure 4. AMS definition and context

3.2 Asset Hierarchy (Top Level)

The City groups assets in accordance with the following hierarchy shown in

Table 4. Asset Hierarchy (Top Levels). The purpose of grouping like assets is to describe and manage the assets more effectively.

Table 4. Asset Hierarchy (Top Levels)



3.3 AMS Documentation

AMS Documentation includes the key documents shown in the table below.

Table 5. Asset Management Documentation.

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Policy	Policy	Adopted, reviewed, 2010	Provides a commitment and delegation of authority from the Elected Members of Council to the Administration to manage the City assets.
Strategic Community Plan	SCP	Adopted, 2018	Sets out the expectations of the community (at a high level) and the elected members for the organisation, including expectations of the asset management system.
Corporate Business Plan	CBP	Adopted	Defines the planned actions of the City for the current, and generally next 4 years, to achieve the Council goals. Typically, only the current year actions are funded through the budget process.
Strategic Asset Management Plan (a.k.a. Asset Management Strategy)	SAMP	Adopted, 2019	Identifies how the asset portfolio will contribute to the goals and objectives of the organisation, including defining how the asset portfolio will be managed. It provides a common framework and means of making decisions and balancing needs between the different AMP's.
Asset Management Plan, Roads	AMP-R	Draft, 2022	Each Asset Management Plan provides specific information, required outcomes, asset details, financial planning, agreed service levels, management tactics and other information related to a specific class of asset.
Asset Management Plan, Paths	AMP-F	Draft, 2022	
Asset Management Plan, Drainage	AMP-D	Draft, 2022	
Asset Management Plan, Parks	AMP-P	Draft, 2022	
Asset Management Plan, Car Parks	AMP-C	Draft, 2022	
Asset Management Plan, Buildings	AMP-B	Draft, 2022	

AMS Document	Abbreviation	Document Status	Document Description
Long Term Financial Plan	LTFP	Current, 2022	The LTFP is a key corporate plan that balances the projected finances of the organisation. Technically part of the Finance system the plan captures the financial requirements of the SAMP balances them against other organisational needs and defines the available funding for the AMS.
Annual Budget	Budget	Current, 2022 Draft in development, 2023	Includes the adopted organisation funding commitments to manage assets including approved operational programs and capital projects. Note that the budget is both the commitment of funding to a project(s) and the endorsement of the organisation to proceed with that project plan (possibly subject to further gateways).
Strategy, Sports Strategy	n/a	Draft	Strategic planning instruments developed in consultation with the whole of organisation providing strategies and plans to be implemented. These documents essentially provide detailed plans to implement the Strategic Community Plan, including consultation with stakeholders, budget estimates. Note strategies are whole of organisation and will include a variety of proposed activities. Assets may or may not contribute to each strategy. Asset related needs of these strategies are incorporated in the asset management strategy and asset management plans.
Strategy, Local Precinct Strategies	n/a	Future	
Strategy, Transport Strategy	n/a	Future	
Strategy, Pedestrian and Bicycle	n/a	Future	
Strategy, Car Park Strategy	n/a	Future	
Strategy, Community Buildings	n/a	Future	

3.4 Organisational Context

The Asset Management Planning fits within the context of the City's integrated planning framework as shown in Figure 5. City of Nedlands Integrated Planning and Reporting Framework

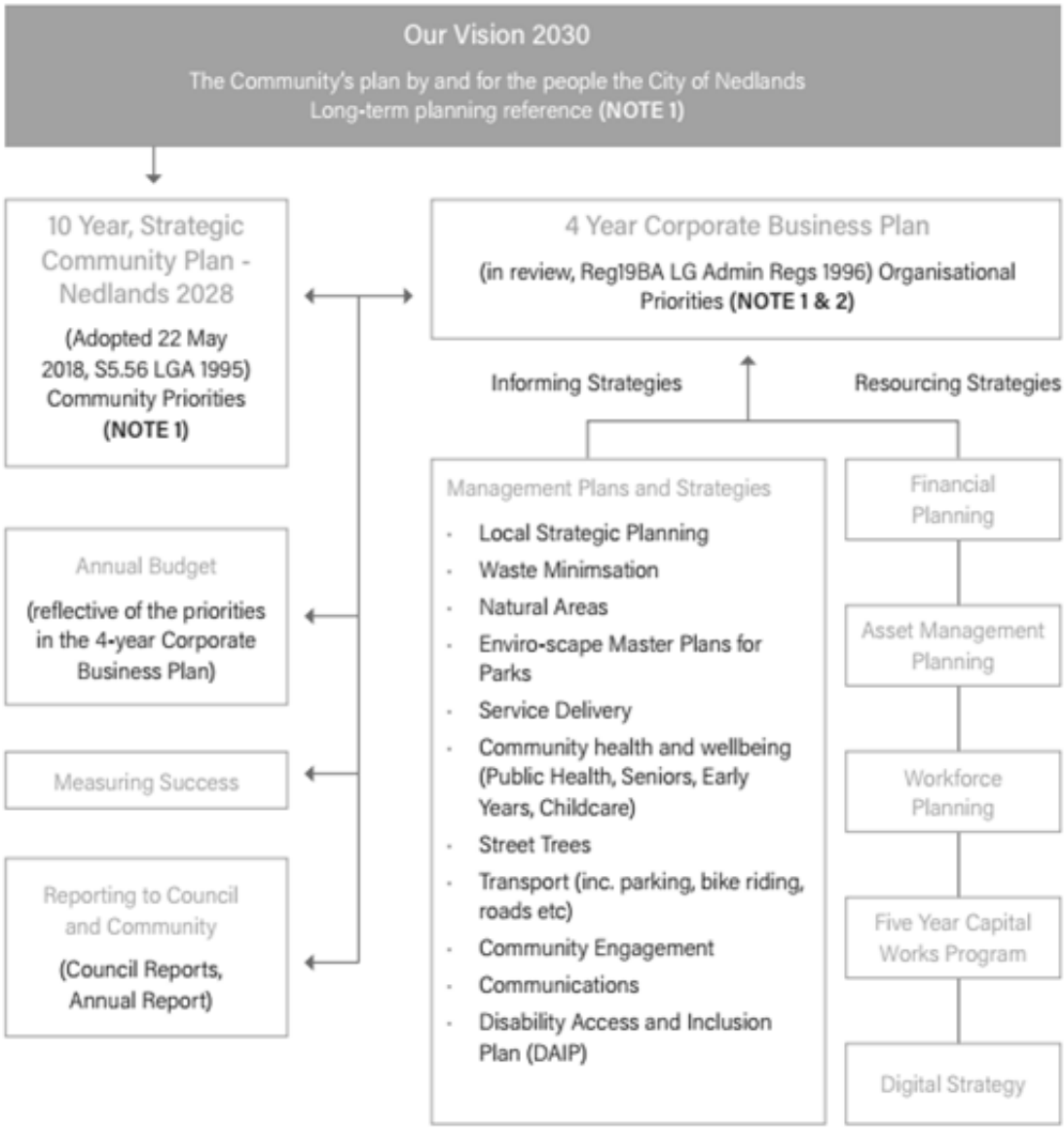


Figure 5. City of Nedlands Integrated Planning and Reporting Framework

3.5 Links with Other Business systems

The Asset Management System does not operate in isolation from other systems. The following significant linkages apply to other business systems. Cross connections between Asset Management and other business systems will occur at all levels of the organisation.

Table 6. Key Linkages to other business systems

Other Business System	Key Linkages
Governance	• Report on state of the assets

	• Identify issues and risks requiring escalation • Communicate service outages through the media office
Strategic Planning	• Support strategic planning with advice and information • Identify from strategic plans infrastructure and budget needs
Finance Reporting	• Report expenditure on assets • Provide advice on asset values and key reporting ratios
Financial Planning	• Provide estimates and supporting information for budget and long-term financial planning
Operations	• Provide analytical and information services on assets • Provide candidate works requirements, risk assessment and other information, and work together to develop annual budget, 5 year works plans and 10-year LTFP
Project Delivery	• Deliver projects on time, to budget and to an appropriate quality
Human Resources	• Identify required resources and competencies • Maintain position descriptions
Risk Management	• Identify asset management risks exceeding corporate acceptance limits • Manage the assets in accordance with adopted plans • Conduct inspections and assessments to maintain current knowledge
Community Services	• Work with Community and Recreation services to Identify infrastructure needs • Provide required infrastructure services
Customer Service	• Respond to customer complaints and keep Customer Service officers informed
ICT Plan	• Identify hardware, software, and data management needs • Implement ICT policies and security measures

4 Path Asset Portfolio

This section of the AMP provides information about the current City path asset portfolio. This includes inventory, condition, and financial information.

4.1 Path Hierarchy

The City Hierarchy for paths is shown in Figure 6. Path Network Asset Hierarchy. Paths are a sub-class of the Transport asset class. The Path Network is managed as a single network asset. Paths may be in road reserves, parks, and reserves. This can include Highways and Foreshore reserves where other agencies have some jurisdiction.

Path related street furniture (bike racks, seats, etc) is managed separately under the Public Open Space Asset Class.

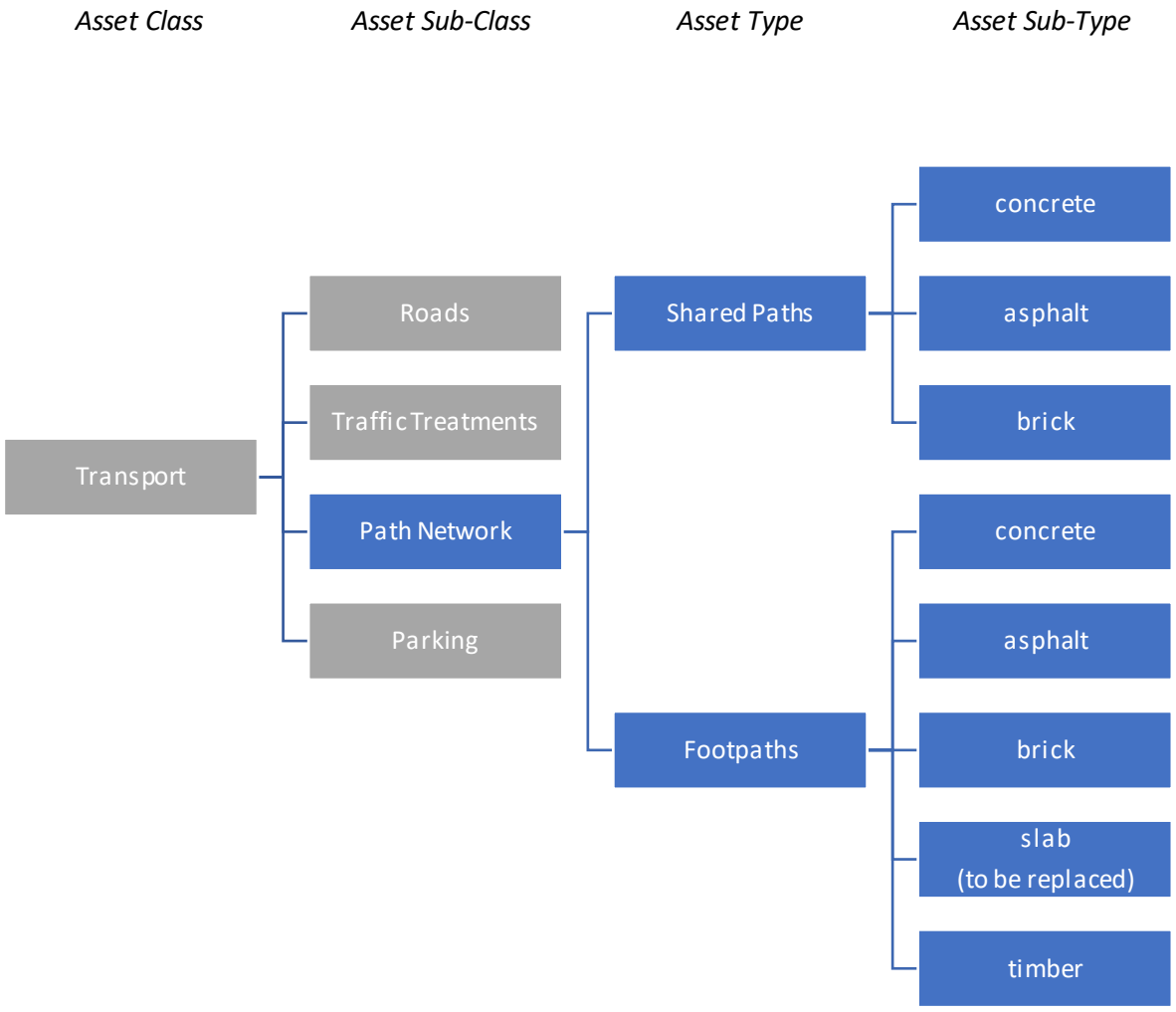


Figure 6. Path Network Asset Hierarchy

4.2 Path Portfolio

The Inventory register is intended to be transferred to the corporate software system, OneCouncil (complete by June 2024). This includes records of all path assets owned by the City. Currently the data resides in AssetFinda software.

In summary the City owns the following Path Network assets.

Table 7. Asset Portfolio

Asset Sub-class	Asset Type	Quantity	Description
Path Network	Shared Paths	260.9 km	For bicycle and pedestrian traffic, typically 2.0m minimum width
	Footpath	29.7 km	For pedestrian traffic only, typically 1.2m minimum width
	Intersection details	Not itemised separately	Path and road intersection treatments including graded ramps, grab rails, tactile indicators.
	Signage	To be included in sign register	Path specific signage, such as keep left, pedestrian only, shared use, directional and other advisory signs
	Path Furniture	Included in street furniture register	Benches, seats, bike racks, bollards, drinking fountains and similar

At this time path end treatments, including pram ramps, grab rails, tactile pavement marking and similar are managed (inspected, maintained, and reported) as part of the whole of asset and there is no intention to collect path end treatments as separate components at this time.

4.3 Path Asset Map

Refer to Appendix A.

4.4 Path Age Profile

The path network age profile is shown in Figure 7. Path Network Age Profile.

Approximately 20% of the path network has an indeterminate date of construction. It is presumed this construction predates the keeping of asset records, and prior to approximately 1990. For planning purposes, it is assumed these paths were constructed more than 25 years ago

Paths are a generally long-lived assets (30-80 years) depending on material, construction quality, usage, and other factors.

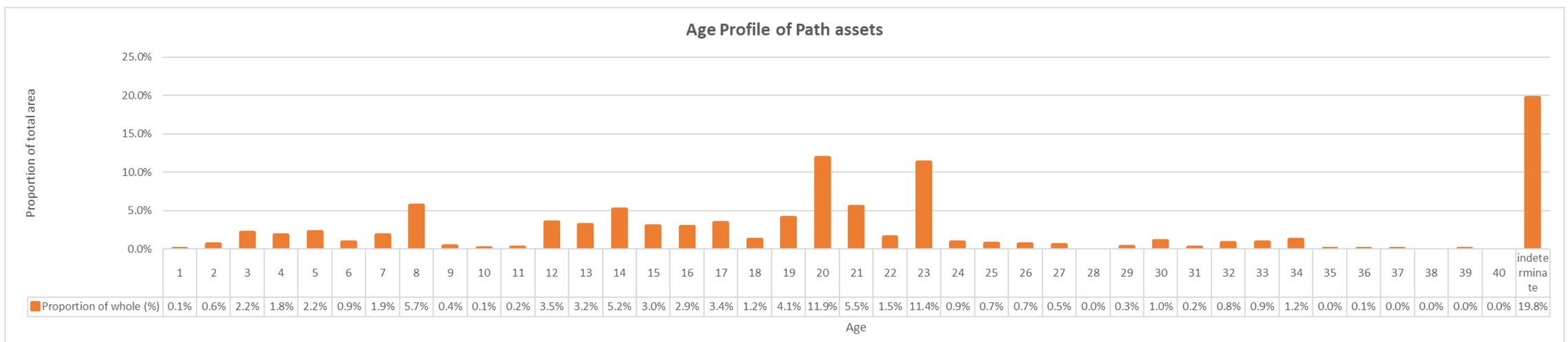


Figure 7. Path Network Age Profile

4.5 Path Asset Condition Profile

Asset condition and is rated in accordance with IPWEA guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines).

A visual condition inspection of the path network in March 2022 (Talis, 2022) found that 99% paths are in average or better condition. The same survey found that there were some neglected sections of path (in poor or very poor condition) that needed attention for reasons of poor performance. Condition profile is presented in Figure 8. Proportion of paths by condition rating

Service expectations are being managed case by case and an adopted strategy would be helpful to define and plan uniform quality services.

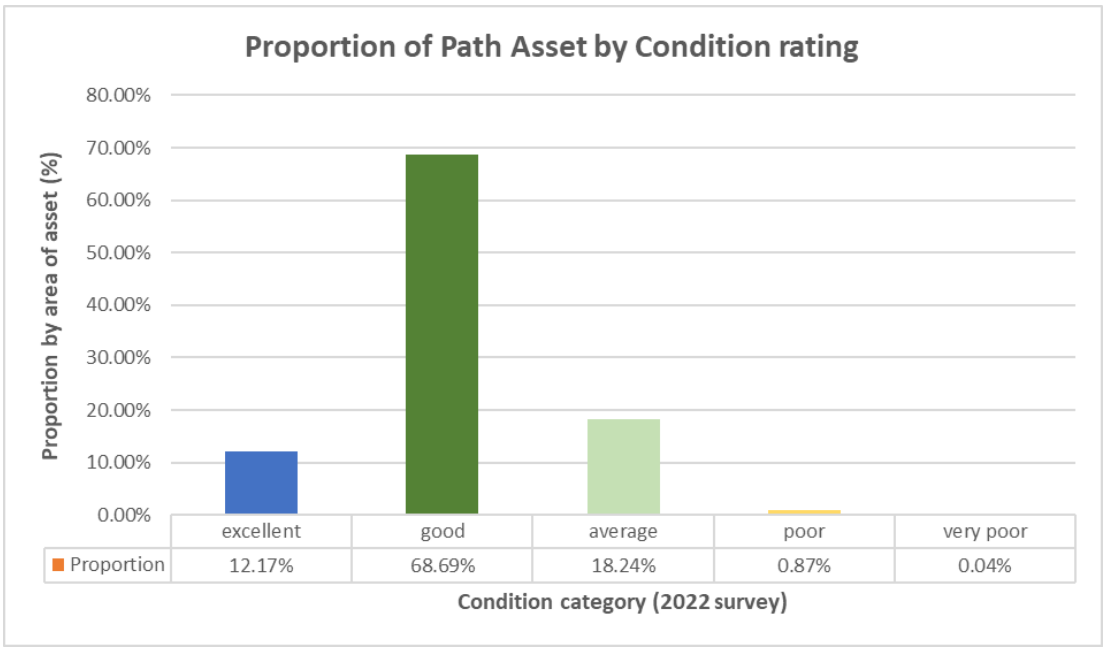


Figure 8. Proportion of paths by condition rating

4.6 Path Asset Service Profile

There are no service standards set for paths. Service performance in this AMP refers to whether the asset is meeting customer and technical expectations. For example, this might include reliability, congestion, user comfort, capacity or other measures.

Path assets are not currently monitored against any service standard or expectation. Data is not captured about path usage. Service needs are reviewed either by customer feedback, or officer observation.

4.7 Path Asset Amenity Profile

Amenity in this AMP refers to user expectations of visual aesthetics, social appropriateness, user acceptance, whether the assets represent the Council appropriately, public image. There are currently no amenity standards set for paths. Amenity standards are therefore not being monitored. Examples of amenity standards might include themed pathways in particular parks, commercial or other locations.

4.8 Path Asset Compliance Profile

Asset Compliance is used in this AMP as a generic term for whether the Assets conform to legal requirements, engineering (and other) standards and codes of practice, as well as safety and risk standards.

Paths are required to be built in accordance with current industry design and construction standards. This includes standards for design (Austroads), industry specifications, current Perth Bike Plan standards and other similar sources.

Compliance is not currently monitored. All new paths are constructed in accordance with current requirements including a design review process, construction supervision and formal acceptance of works. Any identified historical non-conformances are rectified as a priority, through routine maintenance or programmed capital works as appropriate.

There are currently some legacy compliance issues found in the 2022 survey, mostly relating to missing tactile pavement markings and grab rails, or older sections of path which can be improved.

4.9 Path Valuation Information

A revaluation of the Path Network asset was last completed in 2017. A draft valuation has been prepared for 2022 (Talis, 2022). In the interim, the values were adjusted for works completed and depreciation, based on the 2017 valuation. The valuation information will be separately presented to, and reviewed by, Elected Members of Council through the financial reporting process and this plan updated accordingly.

The 2022 valuation determined a replacement cost of $65.76 Million, with a depreciated replacement cost of $45.39 Million as of 30 June 2022. The significant increase from the 2017 valuation is attributable to an increase in the volume of assets (around 7%), an increase in the cost of construction of assets, and accounting of the true costs of the assets consistent with AASB 13 Fair Value accounting standards.

Details on the valuations can be obtained from the annual report. Replacement cost is the cost to replace the assets, "like for like", in today's dollars. Depreciated replacement cost reflects the consumption of the asset by time, wear, and tear.

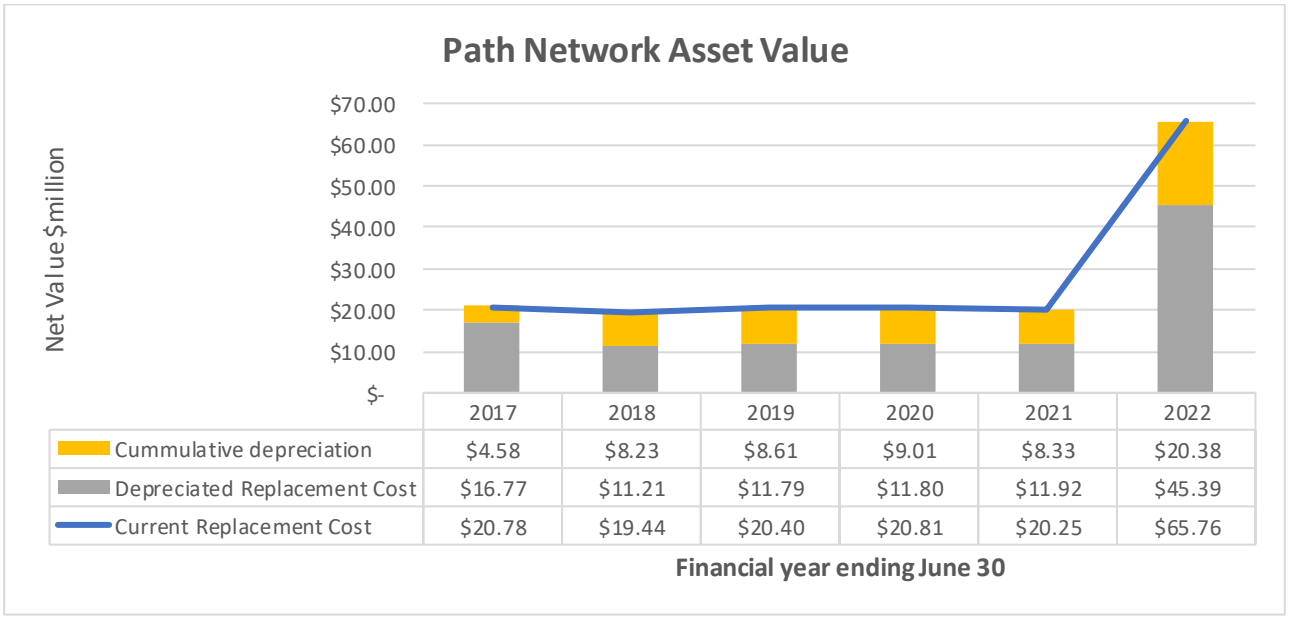
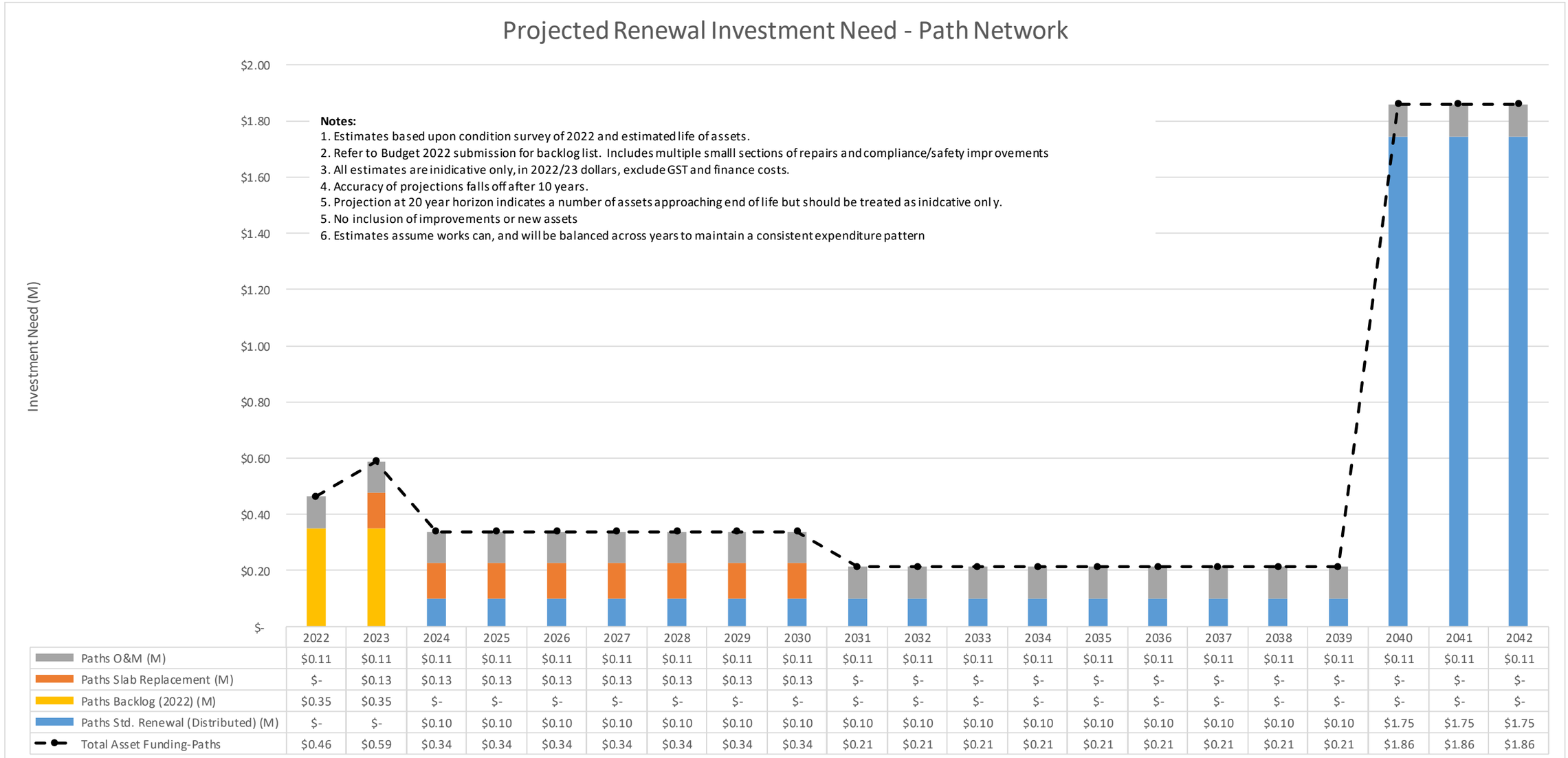


Figure 9. Path Valuation information

4.10 Projected Investment Need

Projected Investment need for paths is shown in Figure 10. Projected Investment Need. This estimated is based on a combination of expected date of end of service life of existing paths and identified immediate need (3-year plan). It also includes planned slab path replacement over a 10 year period



	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Paths O&M (M)	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11	$0.11
Paths Slab Replacement (M)	$-	$0.13	$0.13	$0.13	$0.13	$0.13	$0.13	$0.13	$0.13	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Paths Backlog (2022) (M)	$0.35	$0.35	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-	$-
Paths Std. Renewal (Distributed) (M)	$-	$-	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10	$1.75	$1.75	$1.75
Total Asset Funding-Paths	$0.46	$0.59	$0.34	$0.34	$0.34	$0.34	$0.34	$0.34	$0.34	$0.21	$0.21	$0.21	$0.21	$0.21	$0.21	$0.21	$0.21	$0.21	$1.86	$1.86	$1.86

Figure 10. Projected Investment Need

4.11 Historical investment

Historical investment in path assets is shown in Figure 11. Historical Investment in Paths. A breakdown of the cost of investment in replacement, new and upgrade work is not available.

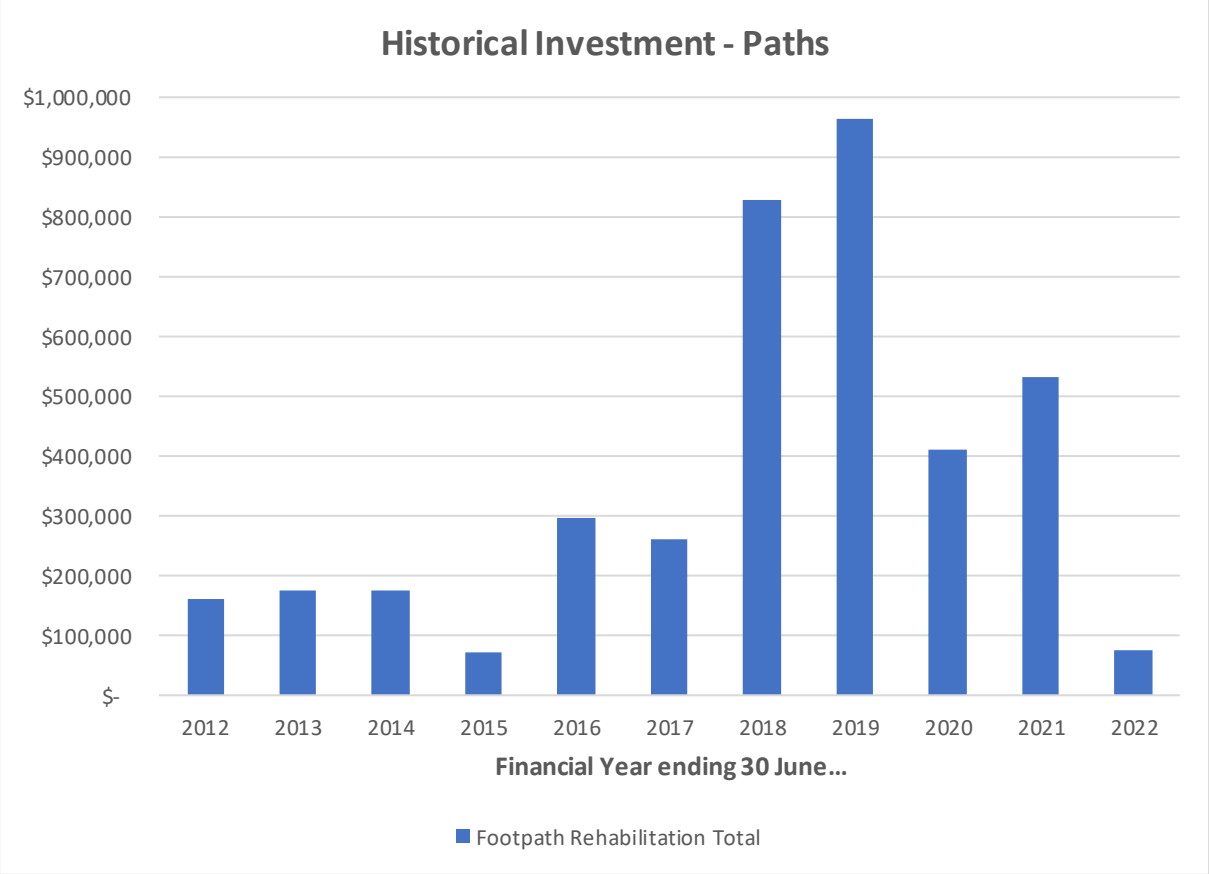


Figure 11. Historical Investment in Paths

Note 2022 expenditure is an estimate at time of issue of this AMP.

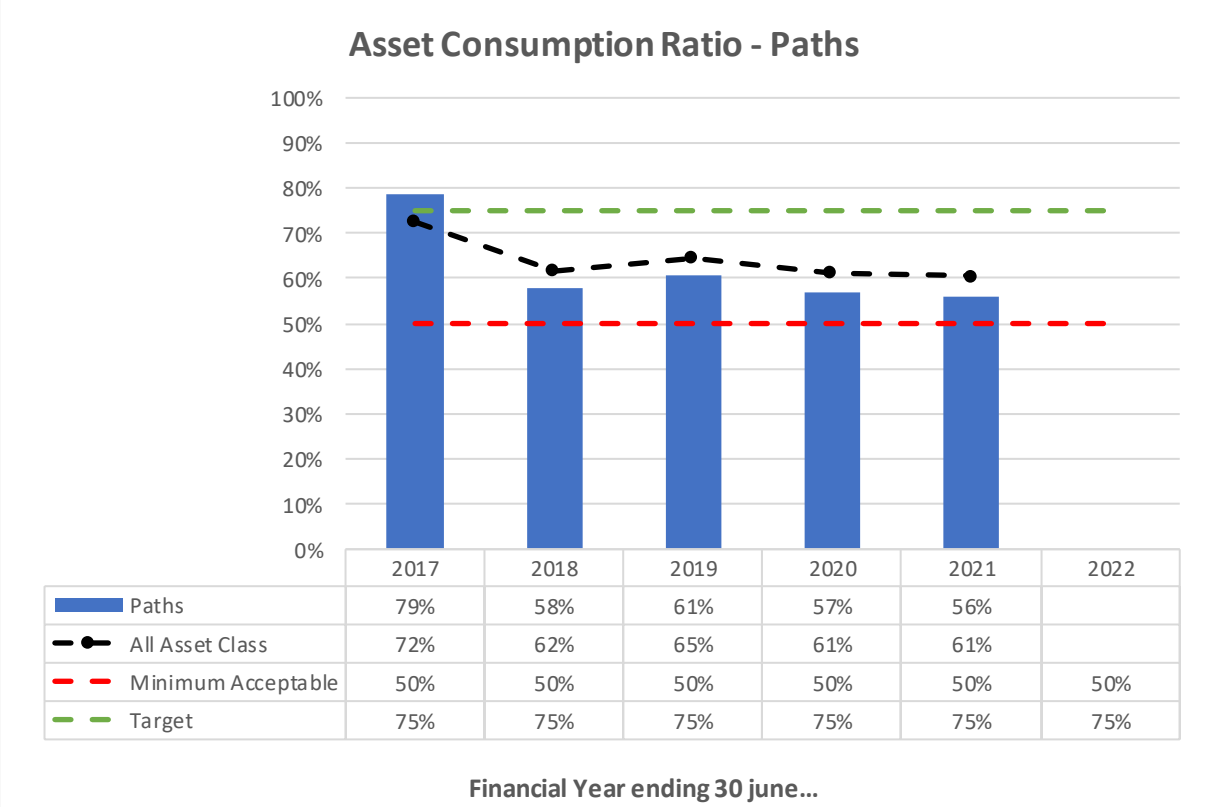
4.12 DLGSC Reporting Ratios

Asset Consumption Ratio

Consumption ratio is the ration of depreciated replacement cost to current replacement cost. It represents the average condition of the asset portfolio. Note that consumption ratio is an average, and this does not preclude some assets needing work.

The City is maintaining an asset consumption ratio below recommended optimum but above minimum requirement. Fluctuations in the ratio are mostly due to changes in valuation calculations.

The 2022 data is not yet finalised, and plans will be updated once available.



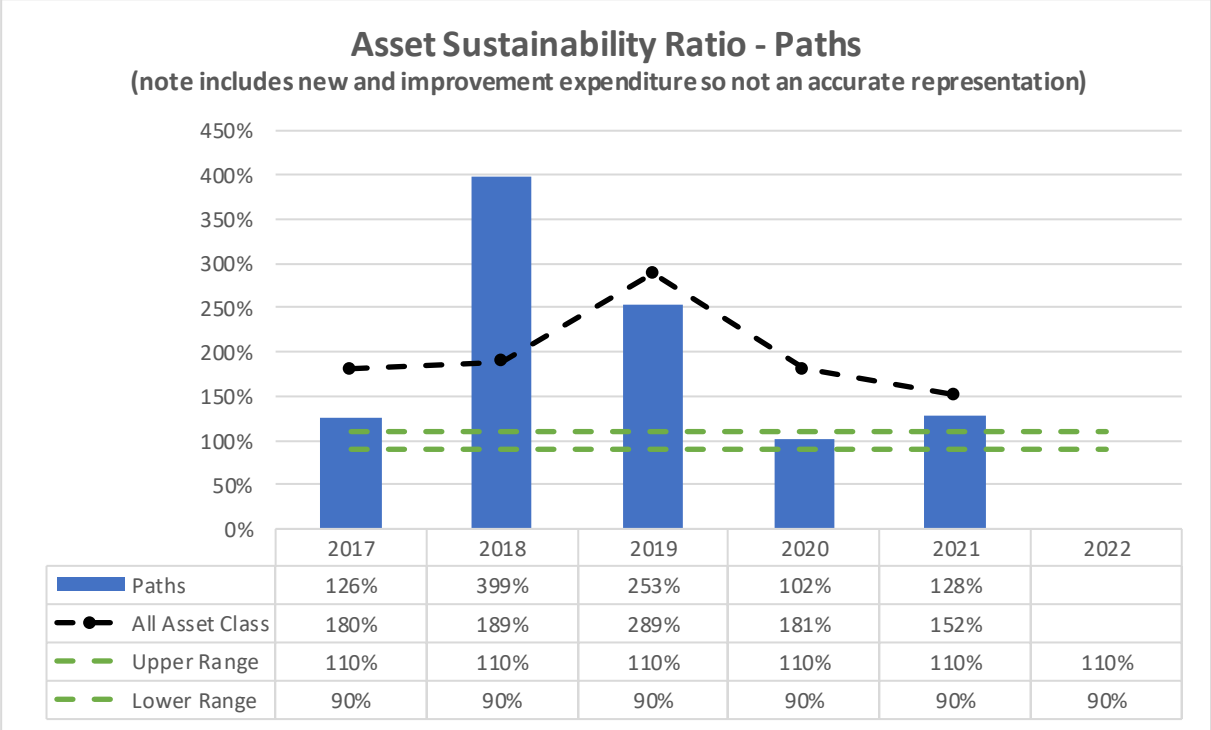
	2017	2018	2019	2020	2021	2022
Paths	79%	58%	61%	57%	56%	
All Asset Class	72%	62%	65%	61%	61%	
Minimum Acceptable	50%	50%	50%	50%	50%	50%
Target	75%	75%	75%	75%	75%	75%

Figure 12. Asset Consumption Ratio - Paths

Asset Sustainability Ratio

Asset sustainability ratio is the ratio of investment in asset renewal to depreciation. It measures if the LG is investing sufficiently to maintain the condition profile of the assets. Expenditure on new assets has not been separated in this calculation, and therefore this is not a true representation of renewal. The City's asset sustainability ratio has been historically much higher than is truly representative and primarily is caused by low reported depreciation values due to overestimated useful lives and undervalued assets. The 2018 result is misleading and represents abnormal effort in path construction and renewal.

The 2022 data is not yet finalised, and plans will be updated once available. It is expected that the asset sustainability ratio will reduce significantly below target value as asset valuation and useful lives are adjusted (higher valued assets and lower useful lives).



	2017	2018	2019	2020	2021	2022
Paths	126%	399%	253%	102%	128%	
All Asset Class	180%	189%	289%	181%	152%	
Upper Range	110%	110%	110%	110%	110%	110%
Lower Range	90%	90%	90%	90%	90%	90%

Figure 13. Asset Sustainability Ratio - Paths

Asset Renewal Funding Ratio

Asset renewal funding ratio as defined by the DLGSC is the ratio of Net Present Value of future 10 year investment to Net Present Value of future 10 year asset investment need as identified in the Asset Management Plan.

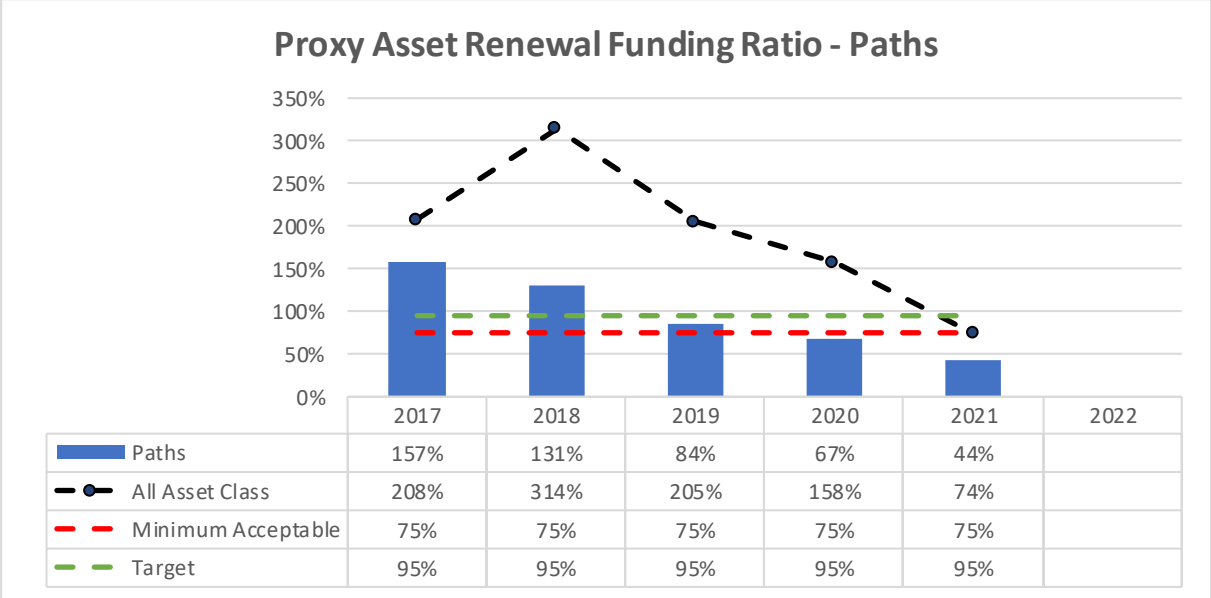
The City does not currently have a forecasted 10-year planned capital renewal program for both required and planned projects, which would be presented in the Long-Term Financial and Asset Management Plans, respectively. In this plan, asset renewal ratio was estimated using historical values over a 5 year period and using actual historical investment up until 2022, and then projected investment post 2022. The renewal funding ratio's previously reported within the City's Annual Reports have not been used as staff believe they are inaccurate and not representative.

A comparison of historical reported ratio, as at date given, to actual performance is not possible at the Asset class level.

Total renewal investment in paths over the reported period has fallen below actual need as defined by depreciation. This presumes that the depreciation is an actual proxy for the required investment need. Total renewal investment in all assets has exceeded required investment until 2020.

This ratio and calculation has low confidence. It mixes data of questionable validity from different sources, and especially historical valuation information with projected spend. It is also not possible to separate asset renewal investment from new asset acquisition. A cursory examination of historical investment shows significant variations between planned spend and actual spend, variously due to changes in grant funding, emerging priority needs, delays in delivering complex projects and similar.

The 2022 data is not yet finalised, and plans will be updated once available.



	2017	2018	2019	2020	2021	2022
Paths	157%	131%	84%	67%	44%	
All Asset Class	208%	314%	205%	158%	74%	
Minimum Acceptable	75%	75%	75%	75%	75%	
Target	95%	95%	95%	95%	95%	

Figure 14. Proxy Asset Renewal Funding Ratio - Paths

4.13 Path Asset Summary Review

This section is a short summary of the evidence provided in the preceding sections.

The City has an existing comprehensive path network with total length of 290.6km.

The Path network has a replacement value of $65.77 Million, with a depreciated replacement cost of $45.39 Million as of 30 June 2022. The 2022 data is not yet finalised, and plans will be updated once available.

Approximately 99% of the network is in average, or better condition based on the 2022 independent condition audit.

There are some immediate path improvement needs which have been identified in the paths 10-year plan. These needs relate to compliance, safety, performance, or financial issues.

- a need to improve tactile markings at intersections.
- replace older concrete slab paths on high pedestrian traffic routes (Stirling Highway in particular).
- Slab replacement on other paths (lower priority)
- “missing link” short sections of path in various locations that have been missed from recent works programs, or need substantive repairs.

The network includes older cement slab sections of path that have a high maintenance cost and higher risk factors. For the most part slab paths have been identified as needing replacement through the 2022 survey of the path network.

Approximately 20% of the path network is predicted to need replacement in about 15-25 years time. This estimate is based on the assessed condition of the path network and typical consumption of the asset with age, wear and tear. Reliability of this estimate is low.

There is no guiding Pedestrian and Cycle Strategy for the City and service performance requirements have not been defined. Without an adopted strategy progress of the City, or achievement of objectives can’t be objectively measured. Nor is it possible to predict future or emerging needs.

5 Service Expectations

This section of the AMP will provide a framework to align the community and organisation goals, to the required outcomes and then to the service levels for each asset class.

5.1 Service Approach

Organisations typically adopt one of three options for defining service standards:

1. A budget driven model where the quality of the service is defined by the assigned budget and available resources,
2. A service driven standard where the required services are specified and the budget is consequent to the services, or
3. A balanced approach where services and budgets are aligned.

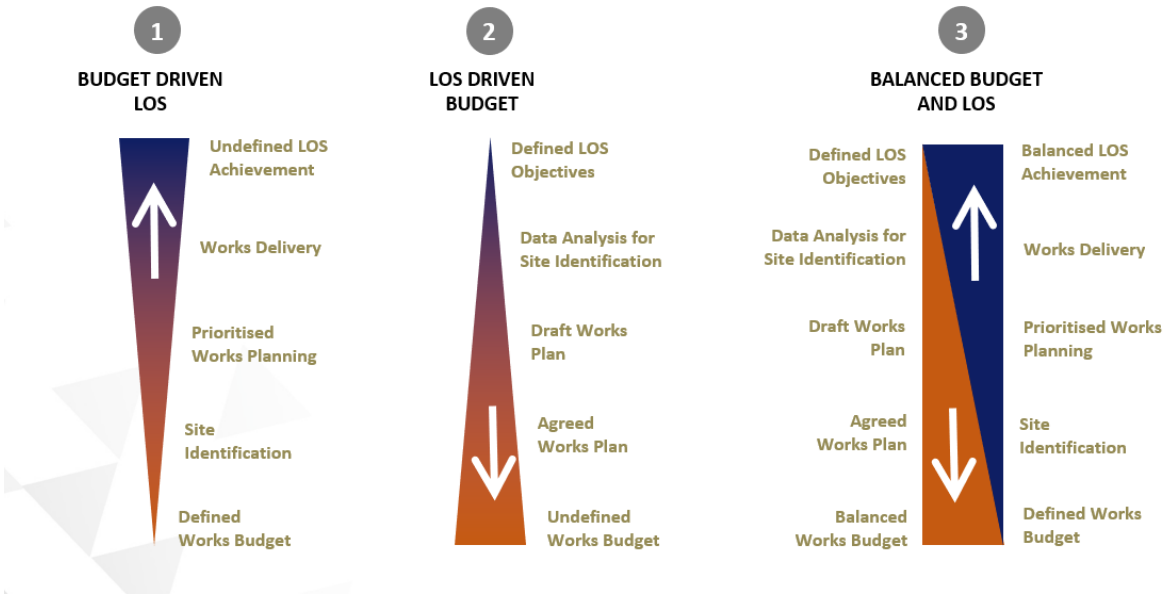


Figure 15. Approach to service levels.

Historically the City has operated a budget defined model for asset services.

An objective of this plan is to shift to a balanced approach, whereby quality of service and budget are both defined. This will be a difficult transition as (a) customers become used to, and help define the expected service levels, and (b) the operational budgets shift from a fixed amount to needs based estimates.

5.2 Customer Consultation

Formal customer research has not been undertaken by the City in the last 5 years. The City is due in 2022 to update the Strategic Community Plan which will include customer consultation. Details on the Organisational Context and Goals, including the Community Plan are provided in Section 2.3 above

The elected members of Council will shortly be reviewing the Strategic Community Plan, which will include extensive stakeholder consultation. This AMP will need to be reviewed after adoption of the new Strategic Community Plan.

5.3 Legislative Requirements

Legislation affecting the development and implementation of this plan is shown in Table 8. Legislative Requirements. The Local Government legislative environment is complex and there are many legislations not listed here that will need to be considered from time to time.

Table 8. Legislative Requirements.

Acts	Subordinate Requirements and expectations	Commentary on significant AM System requirements
Local Government Act 2020	Regulations, 1996 Functions and General, 1996 Financial Management, 1996 Administration, 1996	Annual Valuation Budget and Approval Financial Planning Financial Reporting Procurement Rules IPR Framework
Planning and Development Act 2005	Town Planning Scheme	Developer contribution schemes New assets and changing demand for assets Planning Requirements
Main Roads Act 1930	Signage and line marking requirements	Road signs and line marking State Highways and Main Roads Speed zoning Network reporting
Road Traffic Code (Traffic Act 1974 and various other Acts)	Design Standards As of right usage	Road infrastructure requirements to meet as of right use Road Safety Requirements
Occupational Safety and Health 1984	Occupational Health and Safety Regulations	Safe work practices Safety at worksites Public Safety
Limitation (of Public Liability) Act 2005	Common law Insurance Requirements	Asset inspection and management requirements Evidence based maintenance system addressing risks appropriately
Environmental Protection Act	Native Vegetation Riparian Vegetation Waterways	Compliance with Environmental Protection Act and peripheral legislation
Land Administration Act	Vesting orders Lease agreements	Responsibility for land and improvements Permitted uses on public land

Disability Services Act	Universal Access	Universal access provisions Design Standards
Record Keeping Act	Preservation of public records	Record keeping

5.4 Customer Levels of Service

Customer Levels of service are a description of what the customer can expect from the path assets.

Customer levels of service are documented in **Error! Reference source not found.**

5.5 Technical Levels of Service

Technical Levels of service are objective requirements for the management of assets.

Technical levels of service are documented in **Error! Reference source not found.**.

Table 9. Customer and Technical Service Levels

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Inspection	Well managed paths	Regular inspection	Inspect quarterly	N/A
Complaints	Complaints responded to	Respond to stakeholders	Acknowledgement, proposed action and timeframe	Notification within 7 business days Action as per service level
Cleaning	Clear obstructions and hazards	Reported obstruction	Clear obstruction	Less than 1 business day
	Sweeping	Not used	Not used	Not currently required
	Washing	Not used	Not used	Not currently required
Maintenance	Smooth and appropriate travel surface	Cracking, potholes, stripping, surface defects	Patch or resurface cracks exceeding 10mm width and potholes exceeding 25mm depth or 300mm diameter	Less than 28 business days from identification
		Vertical displacements	Fix lips exceeding 10mm by grinding or replacement section	Less than 28 business days from identification
		root intrusions, rough surface	Replace or resurface where affected area exceeds 1 sq m or deformation exceeds 50mm	Less than 28 business days from identification
		Edge breaks and lateral displacements	Patch edge breaks and lateral displacements exceeding 100mm	Less than 28 working days from identification
Replacement	Paths to be managed sustainably	Condition rating equal to or exceeds 4.0	List for inclusion in capital works budget	12 months
Upgrade	No criteria set	Identified in the Path Strategic Plan	Performance rating equal to or exceeds 4.0	List for inclusion in capital works budget

5.6 Performance Measures

Asset performance may be measured in various ways. Five assessment criteria typically used are-

1. **Condition** is a measure of how consumed and deteriorated the asset is by wear and tear, or age effects. It does not capture whether the asset is meeting customer service, safety, or compliance needs. (See Path Service Profile comments)
2. **Service** is a measure of whether the asset is meeting customer service expectations. For clarification, an asset (e.g., air conditioner) might be brand new (excellent condition) but too small to effectively cool the required space (poor service).
3. **Amenity** is a measure of the appearance and "user friendliness" of the asset.
4. **Compliance** is a measure of the compliance to legal requirements, engineering (and other) standards and safety standards
5. **Financial** is a measure of whether the asset continues to provide value for money

For paths only condition is currently being used as an indicator. Compliance issues are identified by exception and responded to immediately

Table 10. Definition of Condition and Function Rating

Condition Rating Score	Condition Rating Description	Function Rating Description	Amenity	Compliance
	Condition is a measure of how worn the asset is by age, wear, and tear.	*Function is a measure of how effective the asset is at meeting the service needs and expectations*	*Amenity is a measure of whether the asset presentation fits the needs and expectations of the stakeholders*	*Compliance is a measure of whether the asset meets legal, engineering, building, safety, and other standards*
0 Unknown	Condition rating 0 is reserved for no inspection and no data	Function rating 0 is reserved for no inspection and no data	Amenity rating 0 is reserved for no inspection and no data	Compliance rating 0 is reserved for no inspection and no data
1 Excellent	Assets are near new, have no visible defects, wear, or tear.	Assets are meeting all service needs with redundant capacity	Assets exceed the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards
2 Good	Assets have minor signs of wear and tear. A small number of defects or repairs might be evident	Assets are meeting service needs effectively with some spare capacity	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards. There may be some optional, but not mandatory improvements.
3 Average	Assets are showing some wear and tear, including evidence of repairs or defects but are still effective	Assets are reliably meeting service needs (There may be some deficit in uncommon peak situations)	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with standards, as at the date of construction and current legal requirements
4 Poor	Assets are starting to wear out. There is evidence of wear and tear, or age. Assets need to be regularly inspected, maintenance costs are increasing, and service may be compromised	Assets are failing to meet service needs unacceptably often. The assets may be breaking down or queuing time may be excessive	Some improvement required. Assets substantially meet the expectations of the stakeholders for cleanliness, presentation, and ambiance but not in all respects	Some improvement required. Assets are substantially compliant but there may be some compromised or less than ideal factors.
5 Very Poor	Assets are at, or near end of life. Wear, tear, and age effects are evident. Maintenance costs are elevated, special measures to keep the asset operating may be required, and service is likely compromised.	Assets are regularly failing to meet service needs. This may be due to asset, break down, queuing lengths, seasonal unavailability, or other factors	Substantial improvement required. Assets do not meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Action required. Assets are materially not compliant in one or more factors

6 Demand

This section of the AMP reflects strategic drivers to upgrade, improve or dispose of assets. This section will cross all asset groups and provide links to the organisation strategic and land use plans.

6.1 Demand Drivers

Demand in this AMP refers to factors affecting the need for assets - either the capacity, performance, risk, or financial cost of assets. Demand Drivers may be demographic, social, political, or economic. By their nature demand drivers may be inferred from current evidence or be predicted change. There is a degree of uncertainty.

The City seeks to identify and respond, in due time and measure, to emerging stakeholder need.

Identified drivers of change are included Table 11. Demand Drivers and City Response Plan

6.2 Path Network Improvement Strategy

Appendix B is reserved to identify proposed substantive changes to the path network.

There is no comprehensive path network improvement strategy.

Administration is currently preparing a proposal for the School Sports Circuit (as per Councils request) which intends to provide a 3m sealed pathway for safer cycling and walking facilities, and to link schools in the Mt Claremont area. The current intended route runs through the City of Nedlands, Towns of Cambridge and Claremont, as well as through lands owned by several schools and other organisation. The School Sports Circuit will be presented for consideration by Council external to this AMP.

Development of an improvement strategy is recommended to confirm that the current path network meets current needs, assess emerging needs, and demands, respond to expected changes, and support access to grant funding.

Table 11. Demand Drivers and City Response Plan

Changes	Current provision	Projection	Impact on Path Network Services	City Response Plan
Population Growth	No provision	Per State Planning Policy SPP4.2 Perth Peel Activity centres population and traffic growth	No substantive impact	Develop a Pedestrian and Cycle Strategy for the City identifying current and emerging needs Identify and fund required path network improvements
Changing Age Demographic	No provision	Increasing older and younger demographic	No substantive impacts Increase focus on safety and universal access	
Inclusion and Opportunity	Included in AMP	Increasing social diversity	No substantive impact	
Infill Residential Development	No provision	Local Planning Scheme No 3 projects steady increase in density of housing and population	Possible requirement to upgrade paths Damage to existing paths by development works	
Precinct Development	No provision	Focussed development locations	Need for new paths and upgrade of existing Possible changes in Public Transport networks	
Medical Precinct expansion	No Provision	Continued intensification of commercial activity in and near the medical precinct	Need for new, upgrade and replacement paths Increased focus on universal access and connectivity	
Service Expectations	Included in AMP	Expected demand for increased connectivity and quality of service Expectations of quality of service to be aligned with available funds.	Set Service levels	
Motorised scooters, high speed bicycles and changing service requirements	No Provision	Mixed use of paths creating emerging safety issues and possible changes of design standards	Council policy and standards review	
Economy	Included in AMP	Tightening of availability of finance	Better investment and decision making	

Changes	Current provision	Projection	Impact on Path Network Services	City Response Plan
		Need to prioritise, justify, and demonstrate value for money from investments	Budgets vulnerable to changes Source grant funding and developer contribution support	
Environmental Concerns	Included in AMP	Increasing expectations to protect and increase vegetation and greenspace Shift to non-motorised transport	Minimal. Marginal increase in maintenance costs for vegetation control	
Climate Change	No provision	Increased rainfall, rising sea levels, increased ambient temperature	Low lying paths near river may be flooded more frequently	
Technology Change	No provision	More immediate and demanding reporting of issues Options to better collect and manage data	More responsive service Opportunity for more efficient and better-informed decisions	

7 Risk Management

This section of the AMP provides a framework to consistently assess Asset and Asset Management risk. Risk Management will generally take the form of implementing the provisions of the Asset Class AMPs

7.1 Risk Context

Risk is a necessary consideration for the management of assets. There are potential events that might occur and cause damage to the City. These could range from trivial to catastrophic. The City is required to identify and consider significant risks.

Risk assessment is also a useful tool to identify required actions, prioritise activity and investment in the assets

The City of Nedlands Risk Management Strategy, and corporate risk register provide an overarching response to corporate risk. Asset risk appears in the corporate risk register, and the adopted mitigation strategy is to manage the assets effectively to address risks.

A primary requirement of this AMP is to identify and manage asset management related risks. Secondary objectives of this AMP are to (i) use risk assessment to prioritise works and, (ii) escalate asset management risks where they cannot be satisfactorily managed.

7.2 Risk Definition

Risks are defined as things that might happen, and if they did happen would cause a negative effect. Risk Management is defined as 'coordinated activities to direct and control with regard to risk'.

Risk assessment therefore requires (i) a possible event, (ii) that it may happen, but has not yet happened, and (iii) would have a measurable negative effect. Negative effects might include a disruption of service, reputational damage, financial loss, environmental damage or similar

Note that something that has already happened and is causing a negative effect is referred to as an issue.

The International Standard on Risk Management ISO31000 defines, and measures risk in terms of likelihood of an event, and consequences of that event.

The purpose of infrastructure risk management is to identify, document, and manage the risks associated with providing services and assets. Asset related risks may include financial, reputational, personal injury, property damage, and environmental risks.

For this AMP, a distinction is made between Asset Management Risk (systemic organisation risks of not managing the assets effectively) and Asset Risk (risks associated with a particular asset). A general purpose of the Asset Management system is to identify and manage Asset risks.

7.3 Risk Assessment

The risk assessment process for assets is shown in Figure 16. Risk Management process. Note that most credible risks will be managed to a satisfactory level by application of this asset management plan and proposed works to the assets.

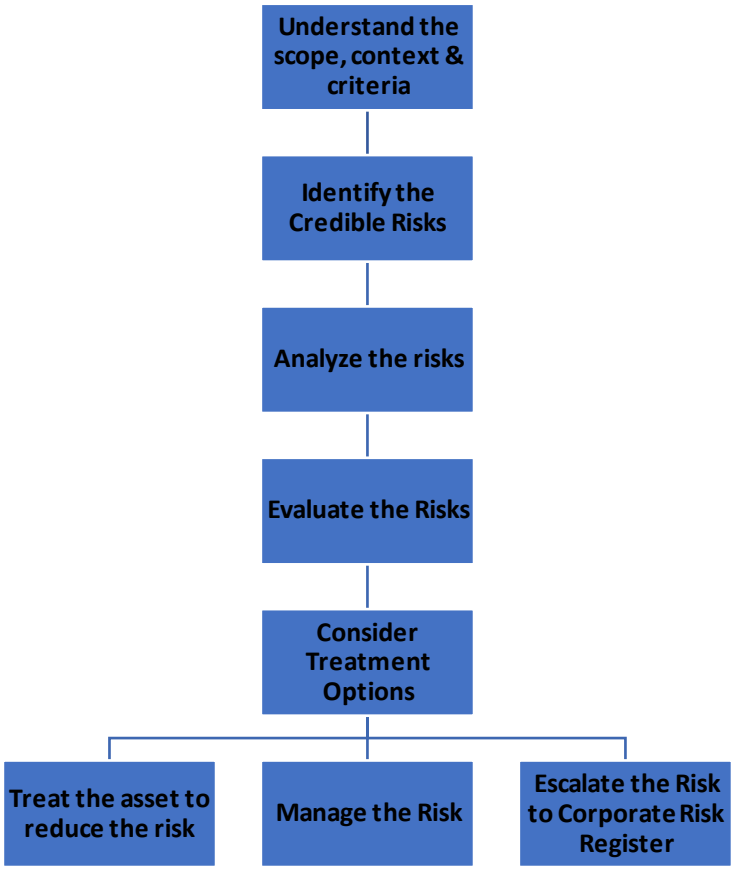


Figure 16. Risk Management process

7.4 Balancing Risk, Service and Budget

Elimination of risk entirely is generally not an option.

This AMP assumes a balanced approach to risk. Risks should be treated in accordance with the City Risk Strategy. Risks of high, or greater risk rating are expected to be managed to a moderate level.

Intervention levels for assets have been set to keep risk levels at moderate or lower.

7.5 Critical Assets

Critical assets are defined as those assets which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified along with their typical failure mode and the impact on service delivery, are summarised in Table 12. Critical Path Assets.

A comprehensive assessment of critical assets has not been completed recently.

Table 12. Critical Path Assets

Critical Asset	Failure Mode	Impact
No critical assets identified		

7.6 Resilience Planning

Resilience refers to the ability of the infrastructure to cope with changing conditions, changing expectations, unexpected loss, or failure, and the unexpected. Resilience Planning is the process of assessing and improving how the infrastructure response can be improved through provision of back up services and contingency planning. There is no resilience planning for Path Network Assets and no Path Network Assets are identified as critical assets.

7.7 Risk Assessment Guidelines

Risk assessment is performed in accordance with the City Risk Assessment Guideline. These include Table 13. Risk Assessment Guide, Table 14. Risk Likelihood definition, and Table 15. Risk Consequence Definition.

Table 13. Risk Assessment Guide

City of Nedlands Risk Matrix						
Likelihood \ Consequence		Insignificant	Minor	Medium	Major	Severe
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Table 14. Risk Likelihood definition

Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur at some time	At least once in 3 years
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

Table 15. Risk Consequence Definition

Rating (Level)	Health	Financial Impact	Service Interruption	Regulatory Compliance	Reputational	Infrastructure, Assets & Systems	Environment
Insignificant (1)	First aid injuries	Less than $10,000	Short term temporary interruption. < 1 day	Breach of protocol or process requiring a response. No impact on other criteria	Unsubstantiated, low impact, low profile or 'no news' item	Negligible damage or loss	Contained, reversible impact managed by on-site response
Minor (2)	Medical type injuries	$10,001 - $50,000	Inconvenient delays managed with internal resources. 1 day – 1 week	Breach of protocol or process requiring additional work or minor damage control	Substantiated, low impact, low news item, minor complaint	Localised damage or loss rectified using internal resources	Contained, reversible impact managed by internal response
Medium (3)	Lost time injury <30 Days	$50,001 - $500,000	Significant delays to some major deliverables requiring additional resources to rectify. 1 - 2 weeks	Breach requiring internal investigation, mediation, or restitution and / or regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile. Short-term loss of community Support	Localised damage or loss requiring internal and external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury >30 Days	$500,001 - $2,000,000	Prolonged interruption to major deliverables. Extensive use of additional resources; performance affected < 1 month	Breach investigated by external party and results in termination of services, third party actions or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, third party actions. Long-term loss of community support	Significant damage or damage to multiple assets requiring significant resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Severe (5)	Fatality, permanent disability	More than $2,000,000	Indeterminate prolonged interruption. Non-achievement of key objectives. > 1 month	Breach results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, multiple high impacts, news profile, third party actions. Permanent loss of community support	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

7.8 Identified Risks

Identified Risks and management response are summarised in Table 16. Identified and assessed path risks.

Table 16. Identified and assessed path risks

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Asset failure causes loss of service	Loss of service, loss of reputation	Likely	Minor	Moderate	Provide timely maintenance Replace assets prior to failure	Low
Lack of knowledge of assets	Unexpected event, loss of service, loss of reputation	Likely	Minor	Moderate	Regular inspections	Low
Safety	Major accident up to and including death	Unlikely	Severe	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Safety	Minor accident including personal injury	Possible	Medium	Moderate	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Public Liability claim	Financial Cost Reputational damage	Possible	Major	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Compliance	Disabled access restricted, reputation damage, potential claim, potential admin penalties	Unlikely	Medium	Moderate	Conform to universal access standards	Low
Loss of Budget	Unable to fully complete improvement, replacement or maintenance works costs incurred	Unlikely	Major	Moderate	Prioritise expenditure with focus on operation and preservation of existing assets Adopt LTFP	Low

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Change in demand - City Growth	New residents not provided with access	Likely	Minor	Moderate	Include path network planning in scheme and development approval considerations	Low
Change in demand – service standards	Residents demand higher service standards or new assets	Possible	Major	High	Set service standards and budget in agreement with ratepayers	Low
Change in demand – external requirement	Unexpected need to construct new or upgrade path linkages	Possible	Major	High	Active involvement in Regional planning	Low

7.9 Identified Issues

An issue is something that has actually happened and is causing a problem. As compared to a risk, which is something that may happen.

The following issues have been identified as relevant to the next 3 years. Note these issues have been identified based on anecdotal feedback from City staff and include only higher-level issues requiring corporate response. Minor asset defects and similar issues are addressed through the normal asset management plan provisions.

Identified Issues	Consequence	Likelihood	Consequence Rating	Assessed Importance	Treatment
No identified issues					

8 Lifecycle Asset Planning

This section of the AMP will provide a framework to assess the assets and develop interventions and responses. It will include the decision-making criteria

8.1 Lifecycle Management

The City operates a whole of lifecycle approach to asset management. The asset lifecycle is shown in Figure 17. Typical Asset Lifecycle

Lifecycle Asset Planning requires consideration of the service requirements and needs of the asset at each stage of the lifecycle. These needs may be the immediate needs to operate the asset, but also include the predicted needs. Needs may include risk, performance, investment, or other requirements to operate the asset effectively.

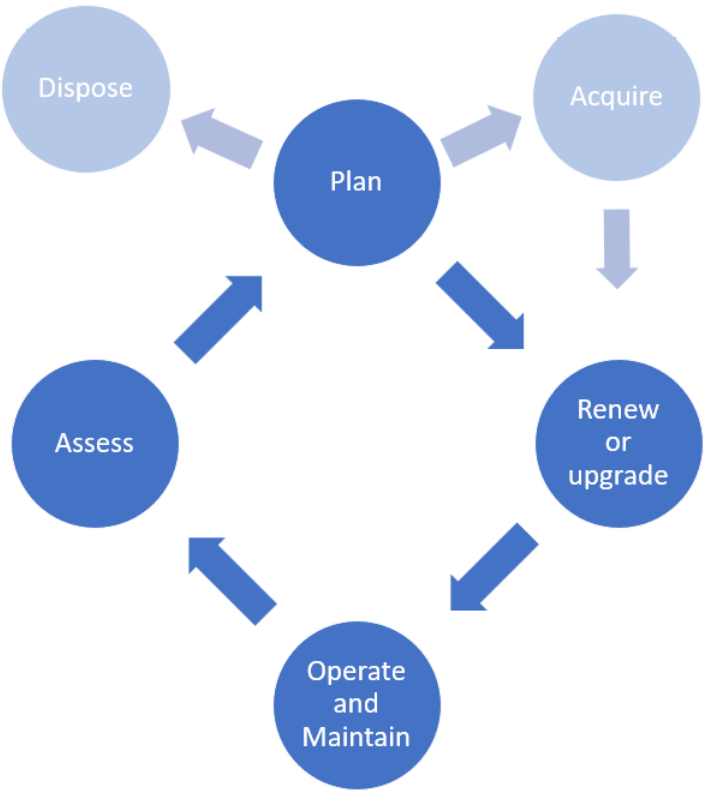


Figure 17. Typical Asset Lifecycle

8.2 Plan – Strategic, Lifecycle and tactical Directions

The Asset Management Plan needs to respond to both strategic direction and functional (lifecycle) need. This is done in the planning phase.

In this context strategic direction means top-down organisation directions, such as the provision of additional or improved assets to meet an emerging need in accordance with the goals of the organisation. Typical top-down planning might include implementation of a new Local Area Precinct Plan, Cycle Strategy, Recreation Strategy, change in Public transport networks, Organisation Directive via the Strategic Community Plan or similar.

Functional (lifecycle) planning is driven by the needs of the assets themselves. All assets require maintenance and will wear out over time. Service performance may become compromised for a variety of reasons and renewal, or upgrades, will be required from time to time

Figure 18. Strategic, Lifecycle and Tactical directions **Error! Reference source not found.** shows at a high level how lifecycle needs, and strategic goals are brought together and aligned in the AMP. The Asset planning process considers both the strategic goals, and the asset needs to define a tactical solution.

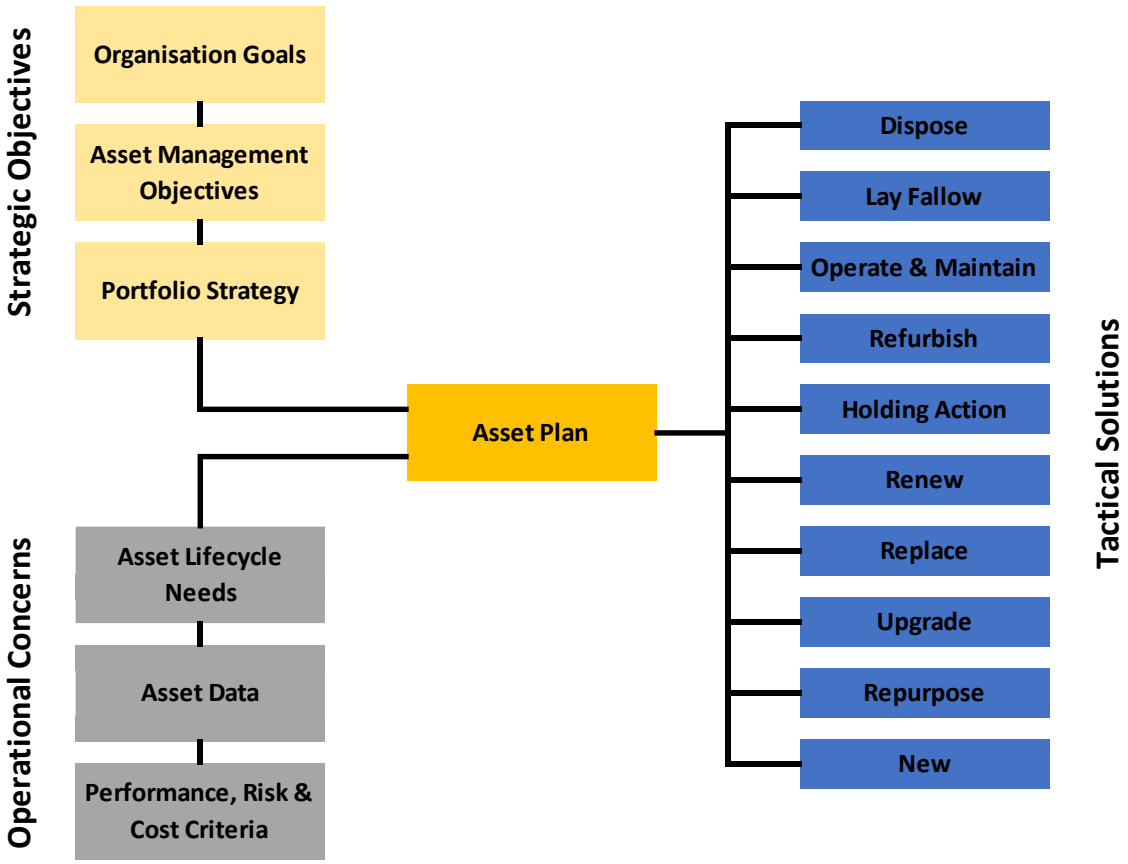


Figure 18. Strategic, Lifecycle and Tactical directions

8.3 Asset Lifecycle Needs

Asset Lifecycle Needs are specific to the asset class and may include:

1. Service or Functional needs – the assets are not performing effectively
2. Risk and Safety Concerns – there are compliance, safety, design, or other risk concerns
3. Amenity Issues – The assets no longer meet community expectations
4. Financial Planning requirements – the assets are no longer cost effective or good investment
5. Condition or Obsolescence – the assets are wearing out

Specific asset class concerns and decision criteria are provided in Section 9.

8.4 Tactical Solutions

Tactical solutions are the proposed intervention measures. These are grouped in Table 17. Tactical options and definitions. Note that the choice of tactical options may be influenced by several factors.

At present this is a human expert decision to balance competing requirements using the provided decision criteria.

Tactical solutions apply at a component level and include (i) scope of asset components, (ii) proposed option(s), (iii) expected date of treatment and (iv) an indicative estimate of cost for the financial plan. A tactical option is an indicative plan. It is not intended as a scope of works or project plan, which will be defined as part of project planning and budget deliberations.

Table 17. Tactical options and definitions

Tactical Solutions	Description
Dispose	Remove the asset from service permanently, including potentially sell, demolish, abandon, or bury in place.
Lay Fallow	Temporarily discontinue use of the asset for an unspecified period, but with the option to later recontinue use.
Operate & Maintain	Normal use of the asset including operation, preventative maintenance, and reactive maintenance.
Refurbish	Restore the asset appearance and amenity without restoring the useful life or service potential. Typically, something done to a building periodically.
Holding Action	A temporary measure to keep an asset operating past point of normal renewal or replacement.
Renew	To undertake remedial works, major maintenance, or partial replacement of an existing asset to restore some or all its remaining life or service potential.
Replace	To remove and replace an asset or component, like for like, and new for old.
Upgrade	To improve the capacity, service potential, or service life of an asset or component.
Repurpose	To change the intended use of an asset.
New	To build a new asset where one was not existing before.

Note that each tactical option may include several possible actions which may be selected from in project planning.

8.5 Asset Needs and Investment Plan

The unconstrained needs of the Path assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete all works based on future estimated need. This may include requested or future need.

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and needs to be reconciled to the annual budget and Long-Term Financial Plan as these are annually resolved.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

8.6 Program Development

Programs are the primary means of funding and delivery of asset works. A program consists of a schedule of like projects spread over the period of the AMP. The intention of the program is to allow good planning, prioritisation and distribution of costs incurred by the organisation over multiple years to get the optimum outcome.

8.7 Asset Assessments

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process

Assets and components are divided into categories based on risks of failure to meet performance or risk objectives.

Escalation Category 0. Operate and Maintain. This category applies to Low Risk, good performing assets which are typically in their early or mid-life. These assets can generally be expected to meet needs and have low risk of failure. These assets are routinely inspected and maintained. Assets which are getting older, are not meeting performance requirements, are becoming expensive to maintain or have identified risk factors are typically escalated to category 1.

Escalation Category 1. Medium Risk, Average Performance, and emerging issues. This category applies to assets are approaching their end of service life, may have some identified performance, or risk issues. Mostly these assets will be performing satisfactorily and with low risk. However, weaker, or more heavily used assets may be showing signs of age and performance issues. Escalation category 1 assets are monitored more closely, reviewed annually, and as they approach intervention levels attention may be escalated to category 2.

Escalation Category 2. High Risk, Poor Performance. This category applies to assets showing signs of end of life. They are still functioning but may not be meeting performance needs fully. Condition and asset integrity is starting to approach intervention levels. Typically, assets in category 2 should be identified in the 5-year plan and be reviewed at least annually. They may require special risk or performance management. Holding actions may be employed to continue the use of the asset.

Escalation Category 3. Very High Risk, Poor Performance. This category is for assets which have failed intervention levels or service requirements. Replacement plans, firm budgets and project scopes should be in place, and these projects considered in the annual budget. In some cases, special management regimes or holding actions may be implemented.

Escalation Category 4. Backlog. This category is for assets which are category 3 (have passed their intervention point) but action has not been taken for some reason. Usually for reasons of budget limits, or other priorities. Holding actions, discontinued use or special risk measures are typically required. Backlog assets are risk managed and reconsidered for funding each year. Backlog is an undesirable circumstance.

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk, and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process.Figure 19. Asset Assessment Process

Assets are divided into categories based on risks of failure to meet performance or risk objectives. Works are prioritised accordingly.

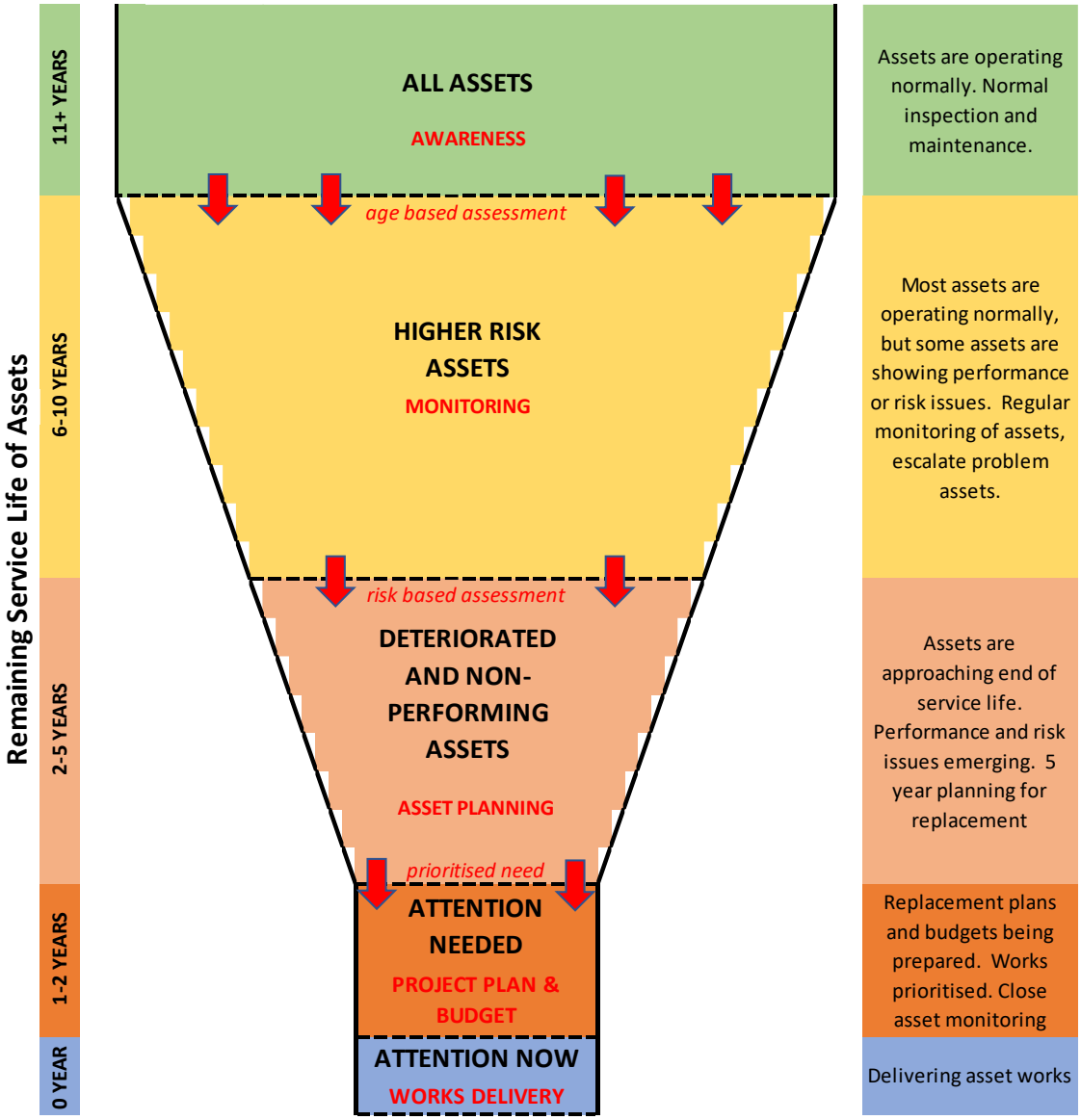


Figure 19. Asset Assessment Process

9 Path Asset Plan

This section of the AMP describes what the organisation expects to do in the period covered by the plan to meet the objectives

9.1 Strategy

The City does not have an existing comprehensive Path Strategy.

A quick summary of the state of the current portfolio is as follows. See section 4 for details

- The City has a mostly effective and comprehensive path network,
- There are gaps and issues, including some compliance and safety risks,
- Most of the existing network is in average or better condition, and
- Grant funding is not being actively pursued.

For the purposes of this AMP the assumed priorities are, in brief (priority order):

1. Continue to operate and maintain the network, including setting performance targets, firm budgets, and service standards,
2. Find and fix known problem sites,
3. Implement a condition-based replacement of worn-out paths,
4. Develop and adopt a City path network strategy addressing current and emerging need for the path, network, community place making and identify grant funding opportunities,
5. Replace obsolete slab paths, and,
6. Planned improvements in accordance with the adopted strategy.

9.2 Implementation Programs

The City intends to implement the following service programs over the next 5 years:

Table 18. Path Network Works Program Details

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
Organisation Assigned Priorities & Commitments							
FP00	No assigned priorities						Reserved space for any community or Organisation commitments and priorities
Planning, design, consultation & other							
FP10	Bike and Pedestrian Strategy	$0.150M	Not programmed	OP-EX	City	Identify primary, secondary, and local routes Identify emerging needs and infrastructure gaps Review design standards and service expectations	Will need to consider both demand drivers, local development, and existing capability. Budget does not include community consultation
Works Programs							
FP21	Path Operation & Maintenance	$0.114M	Recurring annual	OP-EX	291 km path	Inspect Pathways twice a year as per City Procedure Reactive maintenance and repair minor defects in accordance with service levels Respond to customer concerns Report and escalate major concerns	Generally, a find and fix approach. Includes pavements, vegetation, signs, lines, grab rails, etc.

FP22	Path Replacement Works	$0.100M	Recurring annual from 2023 / 24	CAP EX	See Appendix B	Replace aged and worn-out paths and associated assets as they reach intervention levels	Immediate 2-year needs included on FP23
FP23	Priority works	$0.000M	2022 / 23-2023 / 24 (2 year)	CAP EX	See 2022 / 23 budget submission	Repair identified defects, missing linkages, non-compliances, and other immediate needs Slab path replacement Stirling Hwy	Consists of multiple small sections of high value work, tactile marking upgrades and similar
FP24	Slab replacement program	$1.125M	2024 / 25-2026 / 27 (3year)	CAP EX	See Appendix B	Remove and replace all remaining slab paths in the City	Safety, service, and cost benefits
FP25	Path improvement plan	TBA - unfunded	TBA - unfunded	CAP EX	TBA	To be identified in the Path Strategy FP05	Strategy and funding plan to be approved by Elected Members of Council after completion of strategy

9.3 Path Lifecycle Needs Identification

Lifecycle needs for paths are assessed in accordance with Figure 19. Asset Assessment Process A Tier 1 assessment identifies when an asset is at higher risk and needs to be more closely monitored. Tier 2 assessment identifies when an asset has an identified problems or is approaching end of life and needs to be identified in the 4-year plan. Tier 3 assessment indicates when an asset needs immediate attention.

Table 19. Intervention Criteria for Paths Planning Purposes

Criteria	Test/decision	Level 1 assessment criteria (Monitor)	Tier 2 assessment criteria (Planning)	Tier 3 assessment criteria (Project Scoping)
Service/Functional	Demand and capacity issues reported by customers or officers	Reported or observed demand exceeds capacity	Traffic survey results meet standards to warrant for road upgrade	Decision to include based on available funding and competing priorities
Service/Functional	Defects reported by operations crew	Reported or observed intensity of defects or repair works	Condition rating exceeds 3 on 5-point scale	Condition rating exceeds 4 on 5-point scale
Condition	Remaining useful life	RUL less than 10 years	RUL less than 5 years	RUL less than 2 years
Financial	Return on Investment	Unusual maintenance costs	Ongoing maintenance costs higher than replacement costs (Whole of life cycle cost)	Decision to include based on available funding and competing priorities
Risk/Safety	Design or compliance issue	Reported or identified issue	Non-compliance with standard	Non-compliance with standard
Risk/Safety	Accident Record	Intersection rating red in accordance with RSB guidelines	Intersection rating black in accordance with RSB guidelines	Intersection rating black in accordance with RSB guidelines
Amenity	Path Roughness	Condition rating or defects	Condition rating or defects	Condition rating or defects

9.4 Path Network Budget

Proposed Budget Allocation is shown in Table 20. Proposed Path Network Aggregated Forward Plan

Table 20. Proposed Path Network Aggregated Forward Plan

Program	Current Budget plus 3 YR plan	Current Budget	Forward Plan ($M)			Unfunded Requests
		2022/23	2023 / 24	2024 / 25	2025 / 26	
FP01 Organisation Priorities	0.000	0.000	0.000	0.000	0.000	0.000
FP10 Path & Bike Strategy	0.000	0.000	0.000	0.000	0.000	0.150

FP21 Operation & Maintenance	0.456	0.114	0.114	0.114	0.114	0.000
FP22 Path renewal	0.054	0.000	0.004	0.000	0.050	0.000
FP23 Backlog	0.000	0.000	0.000	0.000	0.000	0.000
FP24 Slab renewal plan	0.636	0.545	0.040	0.045	0.006	0.000
FP25 Planned upgrades	0.000	0.000	0.000	0.000	0.000	unknown
Total	**1.146**	**0.659**	**0.158**	**0.159**	**0.170**	**0.150**

Notes

1. All numbers are 2021 / 22 dollars.
2. More details on included project works are included in Appendix D.
3. Specific site & scope issues, project costs may cause variance and a need to balance between the different programs and years.
4. Path upgrade needs are unknown pending development of the strategy, which is currently unfunded

10 Resources and Support

This Section of the AMP – Paths contains information on support requirements for the Asset management system.

10.1 Asset Management Governance

The responsibility for Path Assets is delegated as follows:

Table 21 Roles and Responsibiltiies

Function	Assigned to
Responsible Director	Director Technical Services
Asset Planning	Manager Assets
Operations, Inspection	Manager City Projects and Programs
Operations, Maintenance	Manager City Projects and Programs
Project scope and requirements	Manager Assets
Project Delivery	Manager City Projects and Programs
Asset Acceptance	Manager Assets
Accounting	Manager Finance
Data Collection	Manager Assets
Performance reporting	Manager Assets
Internal Audit	Director Technical Services

10.2 Human Resources

10.2.1 Staffing

Human Resource requirements to be defined in future update after service levels have been adopted and trialled for 12 months

Includes field crew and managerial/admin staff requirements

10.2.2 Staff Competency and Training

Matrix to be developed. Current staff have necessary competencies

10.2.3 Corporate knowledge protection

Current staff turnover is high. Capture existing knowledge in new asset register, procedures and processes.

10.3 Technology

10.3.1 Hardware

The City maintains a fleet of field computer devices for officers to continuously access and update asset records.

Current operational maintenance truck for light maintenance sufficient to need.

Construction work is outsourced.

10.3.2 Software

The City is currently implementing a new enterprise software system (OneCouncil) that includes appropriate asset management functionality.

10.4 Data

The City does not currently have a formal data management plan. Data is essential for good decision making and is best managed wholistically for all assets

Path Inventory and Condition data was last updated in March 2022.

Consideration to cost/benefit of capturing path intersection treatments (grab rails, ramps, tactile marking) independently

10.5 Process

The City does not currently have formal work processes for path asset management or operations.

10.6 Outsourcing

All operational inspection, operations, and light maintenance (tree pruning, cleaning, etc) is managed in house

Heavy maintenance, repairs and construction works are procured through tender processes

Asset planning and annual valuation updates are performed in house.

External audits and 5 yearly comprehensive revaluation are outsourced.

11 Continuous Improvement

11.1 Performance Measures

Performance measures are objective means to report the effectiveness of the AMP in meeting stakeholder needs. The purpose of a performance measure is to provide some confidence to stakeholders that expectations are being met and identify areas for improvement

Table 22. Performance Measures

Performance Requirement	Measure	Target
Completion of programmed works	Proportion of scheduled work completed	Greater than 90% completion
Unexpected Path Closures	Number of days paths closed without prior notice	Not more than 10 days of path closure
Service response	Proportion of complaints actioned within the allocated response time	80% requests responded in time
Asset Sustainability	Asset consumption ratio	Ratio greater than 90%
Asset Data Updated	Asset inventory annually updated by 30 June for all works done in the preceding financial year	Pass / Fail

11.2 System Audits

11.2.1 Internal Audits

Internal audits of the AMP and AMP compliance to be conducted annually to the satisfaction of the responsible Director.

Internal audits shall generally include random testing of:

- Asset valuation and financial reporting
- Data updates
- Works completed
- Performance Measures
- Other items as directed

11.2.2 External Audits

External audits of the AMS shall be conducted every 5 years and may include the AMP - Path Network.

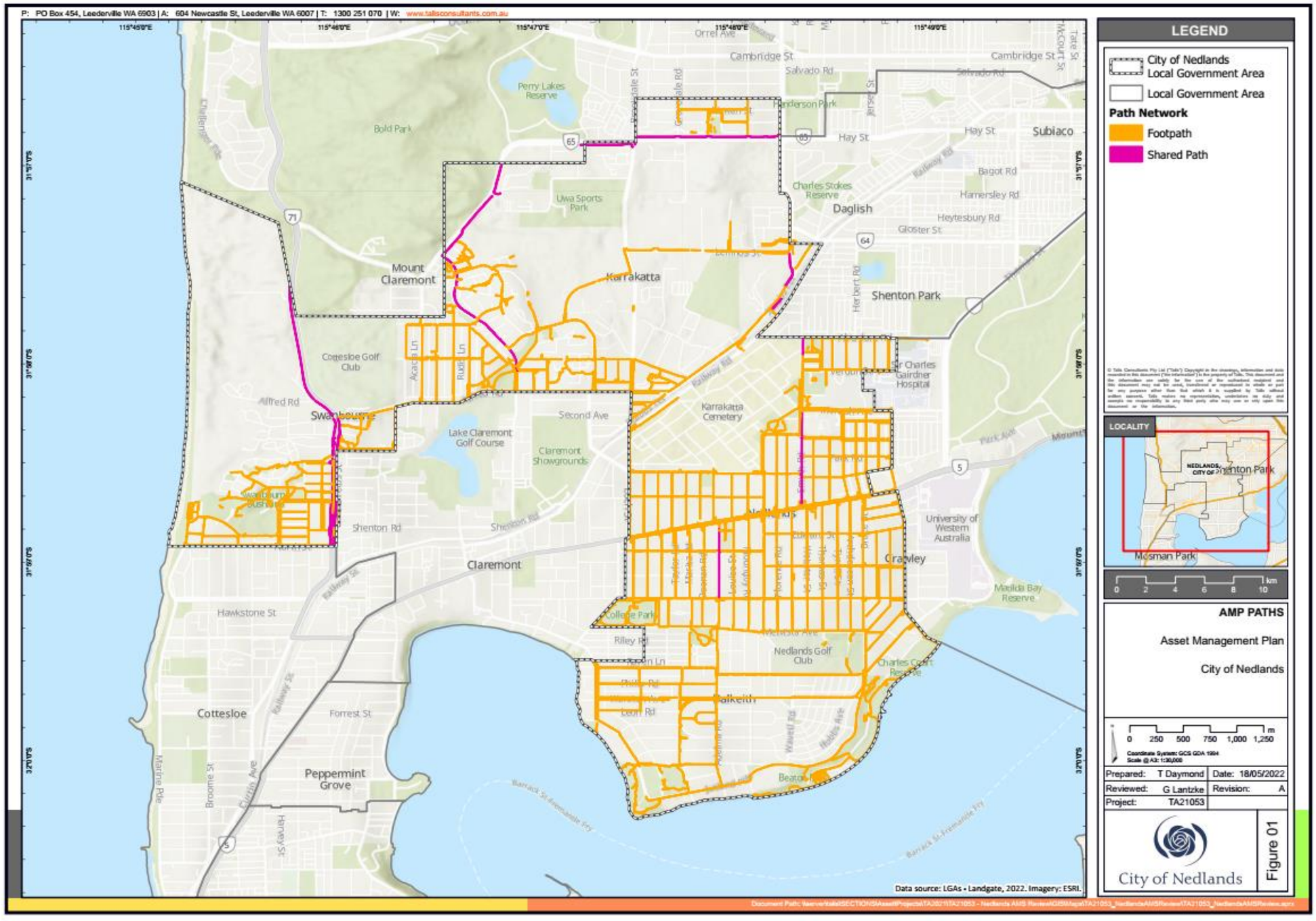
11.3 Improvement Plan

Identified Improvement actions are summarised In Appendix E.

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Appendix A. Path Map



Appendix B. Path Network Strategy

This section describes proposed strategic changes to the portfolio. This may include new assets, asset upgrades, disposal of assets and similar actions to meet emerging need.

Table 23. Planned Path Network Changes

Change ID	Description	Origin of change	Date required	Priority	Cost Estimate	Status
1	Replace old slab paths	AMP	Not specified	moderate	$1.5M	Included in AMP
2	School Sports Circuit	AMP, Path Strategy & Network	Not specified	moderate	TBC	To be considered by Council external to AMP

Note the City does not have an adopted path strategy. This section is a place to record strategic requirements identified by the organisation such as requirements of the path strategy, land use planning, sports and recreation planning, Council initiatives and similar sources.

Appendix C. Path Network Investment Need (Unconstrained)

The unconstrained investment need refers to the works expected to be required by the assets to meet the adopted service levels, including replacement, maintenance, and operation in due time.

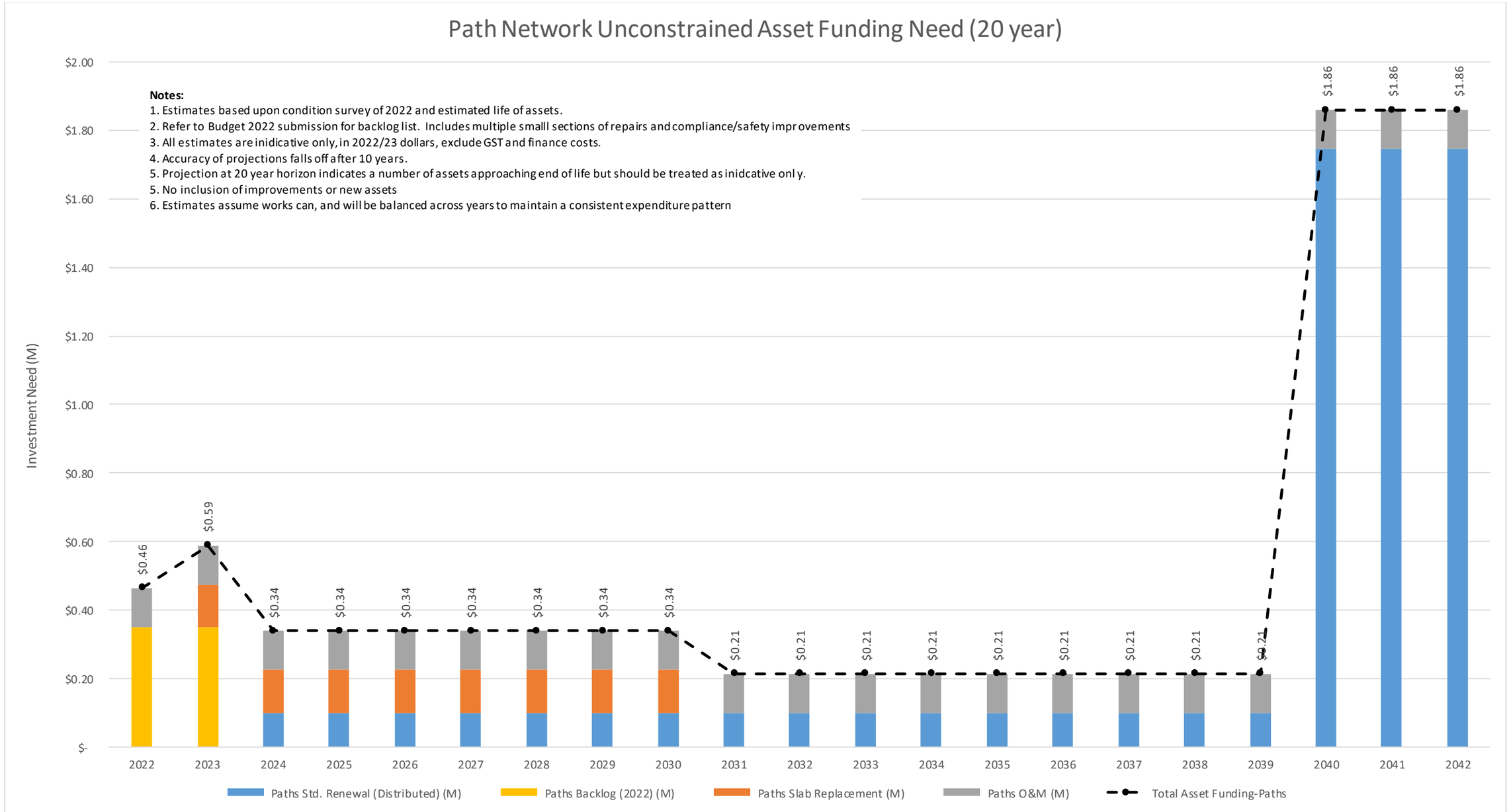


Table 23. All asset Class Proposed Investment Need (Unconstrained)

Financial Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98
Roads Renewal (Distributed) (M)	$ 12.48	$ 10.73	$ 17.22	$ 16.06	$ 16.06	$ 17.97	$ 19.02	$ 14.84	$ 14.31	$ 8.71	$ 7.82	$ 7.90	$ 7.83	$ 6.10	$ 5.33	$ 5.63	$ 4.14	$ 3.73	$ 3.64	$ 0.30	$ 0.31
Paths O&M (M)	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11
Paths Backlog (2022) (M)	$ 0.35	$ 0.35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paths Std. Renewal (Distributed) (M)	$ -	$ -	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 1.75	$ 1.75	$ 1.75
Paths Slab Replacement (M)	$ -	$ -	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parks O&M (M)	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50
Parks Renewal (Distributed) (M)	$ 0.00	$ 0.01	$ 0.01	$ 0.14	$ 0.15	$ 0.66	$ 0.83	$ 1.13	$ 1.02	$ 1.25	$ 0.74	$ 0.91	$ 0.79	$ 1.17	$ 0.93	$ 0.93	$ 2.55	$ 2.37	$ 1.97	$ 2.53	$ 2.53
Drainage O&M (M)	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
Drainage Renewal (Distributed) (M)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Drainage Planned Capital Upgrade (M)	$ 1.49	$ 0.95	$ 0.64	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
All Assets O&M Need (M)	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26
All Assets Capital Investment Need (M)	$ 14.32	$ 12.04	$ 18.09	$ 16.93	$ 16.94	$ 19.35	$ 20.58	$ 16.70	$ 17.38	$ 12.00	$ 10.48	$ 10.23	$ 10.04	$ 8.69	$ 7.68	$ 7.98	$ 8.11	$ 6.20	$ 7.36	$ 4.58	$ 4.59
All Assets Total Investment Need (M)	$ 20.59	$ 18.30	$ 24.35	$ 23.19	$ 23.20	$ 25.61	$ 26.85	$ 22.96	$ 23.64	$ 18.27	$ 16.74	$ 16.49	$ 16.31	$ 14.95	$ 13.94	$ 14.24	$ 14.37	$ 12.46	$ 13.63	$ 10.84	$ 10.85

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are indicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings.
6. Estimate includes planned improvements.
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Appendix D. Proposed Path Investment Plan

The funded plan is aligned with the long-term financial plan and budget. It shows the planned investment in the assets, which may differ from the expected need.

Error! Reference source not found. summarises proposed funding for all asset classes in future years. This plan is subject to Elected Member of Council review and change at this time. Investment plans are typically updated through the annual budget process. Table 24 is aligned with the Long Term Financial Plan and in the event of conflict the LTFP shall take precedence.

Table 244. Overall Proposed Investment Program (All asset Classes)

Sum of Total Funding Including Staff Overheads	Financial Year										
Program	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Grand Total
Buildings	$ 1,544,100	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 23,144,100
Drainage	$ 1,784,640	$ 1,136,160	$ 764,640	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 7,885,440
Fleet Renewal	$ 1,215,360	$ 741,944	$ 544,800	$ 378,000	$ 192,000	$ 703,680	$ 429,600	$ 144,000	$ 102,000	$ 785,400	$ 5,236,784
Natural Environment	$ 70,200	$ 98,640	$ 108,000	$ 72,000	$ 1,200,000	$ 102,000	$ 72,000	$ 240,000	$ 102,000	$ 102,000	$ 2,166,840
Parks	$ 1,080,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 9,720,000
Paths	$ 654,300	$ 53,904	$ 53,593	$ 66,944	$ 55,841	$ 46,089	$ 66,326	$ 32,457	$ 43,155	$ 72,931	$ 1,145,539
Public Art	$ 48,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 228,000
Roads	$ 6,055,084	$ 5,367,000	$ 1,506,225	$ 1,196,246	$ 1,849,873	$ 1,587,448	$ 1,719,600	$ 1,482,711	$ 1,516,440	$ 1,770,900	$ 24,051,527
Traffic Safety	$ 120,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 1,470,000
Waste	$ 256,020	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 418,020
Bus Shelter Program	$ 72,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 504,000
Grand Total	**$ 12,899,704**	**$ 10,993,647**	**$ 6,573,257**	**$ 5,909,190**	**$ 7,493,714**	**$ 6,635,217**	**$ 6,483,526**	**$ 6,095,168**	**$ 5,959,595**	**$ 6,927,230**	**$ 75,970,249**

Table 255. Proposed Capital Investment Plan shows the proposed 3 years works plan. The proposed plan has not yet been reviewed, updated or adopted by the Elected Members of Council.

Table 255. Proposed Capital Investment Plan

No	Financial Year	Program	Subprogram	Project Title	Description	New Upgrade OR Renew	% Renew	Other funding	Carry Forward From 2021/22	Required Funding	Subprog Funding 2022/23	Total Funding Including Overheads
10	22/23	Paths	Slab Replace	Stirling Highway	Upgrade footpath on Stirling Hwy verge	Renew	100%		$ 104,642	$ 545,250		$ 654,300
136	23/24	Paths	Renewal	Stirling Highway	Stirling Highway (Short ID:PTH0648)	Renew	100%			$ 34,491		$ 41,389
137	23/24	Paths	Renewal	John XXIII Avenue	John XXIII Avenue (Short ID:PTH0974)	Renew	100%			$ 4,379		$ 5,254
138	23/24	Paths	Renewal	College Park Family Centre	College Park Family Centre (Short ID:PTH1046)	Renew	100%			$ 6,051		$ 7,261
139	24/25	Paths	Renewal	Stirling Highway	Stirling Highway (Short ID:PTH0649)	Renew	100%			$ 44,660		$ 53,593
140	25/26	Paths	Renewal	Alfred Road	Alfred Road (Short ID:PTH0038)	Renew	100%			$ 49,279		$ 59,135
141	25/26	Paths	Renewal	Stirling Highway	Stirling Highway (Short ID:PTH0902)	Renew	100%			$ 6,508		$ 7,809
142	26/27	Paths	Renewal	Stubbs Terrace	Stubbs Terrace (Short ID:PTH0680)	Renew	100%			$ 46,534		$ 55,841
143	27/28	Paths	Renewal	Kirwan Street	Kirwan Street (Short ID:PTH0350)	Renew	100%			$ 38,408		$ 46,089

Appendix E. Improvement Plan

Item	Description	File reference for more info	Priority	Assigned to	Scheduled Completion
1	Develop and adopt a Path Network strategy including consideration of current and emerging needs, service gaps and improvement plan		High		June 2025
2	Update and reinforce communications, planning and budget protocols with finance, project management and operations sections		High		June 2025
3	Adopt a data management plan including scheduled updates of footpath data.		High		June 2025
4	Review adopted service levels, budget and staffing annually as part of budget process		Medium		June 2023, 2024, 2025
5	Develop and document processes for key functions such as valuation, acceptance of new assets, inspection, forward works planning and similar		Medium		June 2026
6	Identify and pursue grant funding opportunities for path works		Medium		June 2026
7	Undertake Internal AMS audits June 2023,2024,2025		Medium		June 2023, 2024, 2025
8	Undertake external AMS audit June 2025		Medium		June 2026
9	Review path criticality and resilience		Medium		June 2026

CITY OF NEDLANDS

ASSET MANAGEMENT SYSTEM

ASSET MANAGEMENT PLAN

ROADS

2023-2025



Document Control

Document Name :	City of Nedlands Asset Management Plan - Roads
Document ID :	Nedlands_AMP_Roads_v7.1
Document Owner :	Manager Asset Management
Document Status :	Final Draft
Document Authority :	Council
Revision Schedule :	July 2023

Revision Schedule

Rev No	Date	Revision Details	Author	Reviewer	Approve
V1.0	May 2022	Outline/concept structure only	Talis	staff	n/a
V2.0	May 2022	First draft	Talis	staff	n/a
V3.0	May 2022	Second Draft (Data Populated)	Talis	staff	n/a
V4.0	June 2022	Third Draft	Talis	staff	n/a
V5.0	June 2022	Fourth Draft	Talis	ED	n/a
V6.0	June 2022	Fifth Draft (Executive Review)	Talis	EMT	n/a
V7.0	04/07/2022	Sixth Draft (Post Council presentation)	Talis	EMT	n/a

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1 Executive Summary

1.1 Purpose

The purpose of this Asset Management Plan (AMP)– Roads is to set out in one document information about the City Road Assets, Road Improvement Strategy and required works to implement that strategy.

1.2 Scope

This AMP – Roads addresses existing roads owned and managed by the City.

The plan covers the three (3) year period July 2022 to June 2025. It is expected that the plan will be continuously improved, reviewed and updated on a rolling basis.

Road assets are a sub class of Transport assets and include formation, pavement, surface treatments, traffic treatments, on street parking, line marking & signs. Off road car parks and paths are separate sub classes. Street furniture is included in the recreation Asset Class.

1.3 State of the Asset Portfolio

The City owns Road Assets as shown in **Error! Reference source not found.**

Table 1. Summary road assets

Class	Management responsibility	Carriageway Length	Generic Description	Typical Use
Primary Distributor	MRWA	n/a	Freeways and Main Roads connecting cities and regions	Large volumes of traffic Freight and commercial traffic
District Distributor	City	279.8km	Major Roads, typically 4 or more lanes connecting regions and parts of the City	Significant volumes of traffic Freight and commercial traffic
Local Distributor	City	177.0km	Significant roads combining residential, commercial, and commuting purposes	Moderate volumes of traffic Light freight and commercial traffic
Access Road	City	677.5 km	Residential streets	Typically, residential traffic only
Laneway	City	22.3 km	Laneways,	Providing secondary access to properties. Typically unsealed
Total	**City**	**1156.6 km**		

The 2022 current replacement value is not yet finalised, and this plan will be updated once available.

Road assets steadily deteriorate with age, wear and tear, and continued work is required to keep them in good condition, particularly resurfacing of older roads. The principal road asset types of

pavements, surface, kerb, and subgrade are overwhelmingly in average or better condition based on the 2021 surface condition survey.

Much of the pavement was constructed prior to commencement of good record keeping and has unknown characteristics. Notably older roads were built for lighter vehicles. Unknown and older pavements may be subject to rapid change if exposed to heavy traffic.

The City continues to operate several unsealed roads (rear laneways) whereas most other Local Governments have invested in sealing these. Based on experience of other local governments this is likely to become a customer demand if urban density increase continues.

1.4 Portfolio Strategy

The City does not have an adopted transport strategy. The strategy is an essential component of the Asset Management System as it links the user needs to the provision of assets and identifies strategic initiatives. Without a strategy the AMP is simply a document to keep providing the same assets without direction.

The adopted strategy in this plan (in priority order) is to

1. Fix identified trouble spots, defects, missing links, safety risk.
2. Continue to maintain the roads.
3. Replace sections of road as they wear out.
4. Implement traffic calming and safety improvements at identified problem sites.
5. Develop a Transport Plan.
6. Implement Road network improvements in accordance with the strategy.

There is no provision to upgrade roads, or seal rear laneways in this plan

1.5 Service Expectations

In brief the service expectations of the City include the following

1. The provision of a suitable and effective road network to meet the needs of the stakeholders, as identified in the Transport Strategy (to be prepared) or identified expectations. In the absence of an adopted strategy this to include-
    a. Provision for the movement of vehicles and goods in road corridors
    b. Provision of road pavements and surfaces
    c. Management of traffic and traffic congestion
    d. Best practice road safety.
2. Ensure roads conform to good design standards including
    a. Suitable vertical and horizontal design for the type of traffic conveyed
    b. Suitable width, grade, cross fall, surface texture to meet design standards
    c. Sufficient pavement and subgrade strength
    d. Suitable surface wearing course
    e. appropriate signage
3. Perform maintenance on roads where defects become significant in accordance with adopted service levels including for

a. trip hazards,

b. poor surface texture / ride quality,

c. overhanging vegetation,

d. potholes and cracking,

e. poor lighting; and

f. other defects

4. Regular inspections in accordance with service levels

5. Respond to customer service complaints within 7 business days of identification including nomination of what will be done and when it will be completed

6. Plan to replace older and deteriorated roads before they wear out and service standards are compromised.

Historically, the City has operated a budget driven service level. This has left the City open to variable outcomes and community criticism.

This plan proposes to adopt service levels and planned budget over the 3-year period. Proposed service levels are documented in this plan. There will be some implementation problems and pressures as the service levels are adopted, community expectations adjust and the budget is refined, tested and a balance adopted.

1.6 Lifecycle Planning

Existing road assets are managed at all lifecycle stages including planning, operations, maintenance, and replacement.

The plan is based upon

- Regular inspection
- Ongoing proactive and reactive maintenance
- Identification and fixing of safety and compliance issues
- Replacement of aging sections of road as they deteriorate below intervention levels
- Replacement or proactive maintenance of sections of road with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving roads where usage exceeds capacity
- Planning Improvements

Identified road asset needs are documented in Appendix C

1.7 Proposed Works Programs

The proposed works program is presented in Appendix D

The works program is to be updated annually using knowledge and information discovered and works completed.

1.8 Risk

Road risks are being managed through the proposed inspection, maintenance and renewal planning as identified in this plan.

A risk assessment matrix and schedule of risks is provided in Section 7 of this plan. Identified risks are summarised in Table 16. Identified and Assessed Risks.

There are no road asset risks identified as high or extreme at this time.

This assumes that the City continues to implement programmed renewal and improvement works as detailed in Appendix D Works Plan.

There is an ongoing issue that many road pavements were built in the 1960's and 70's when traffic volumes and weights were much lower. These pavements are known to have lower strengths and shorter lives, generally leading to more frequent maintenance and renewal.

Risks are to be reviewed and updated at least annually, or when new information becomes available.

1.9 Continuous Improvement

Recommended priority actions for improvement during the 3-year plan are as follows

1. Fix immediate road asset issues – addressed in 2022/23 budget.
2. Develop and adopt a Transport strategy including consultation with stakeholders. – work commenced in 2022
3. Review and embed the proposed service levels and maintenance budget over the duration of the plan.
4. Annually conduct an internal review of plan effectiveness, update the works plan and budget and this improvement plan.

2 Organisation Context

This section of the AMP describes the organisation, its role, purpose, and accountability. More comprehensive information on the organisation can be found in the Long-Term Community Plan and Asset Management Strategy

2.1 The City of Nedlands

The City of Nedlands (the City) is a medium sized local government located in the metropolitan region of Perth, in Western Australia. It has an area of approximately 20 sq km and a population of approximately 23,000. It is located approximately 6 km west of Perth.

The City is characterised by a mix of residential and commercial land use. The City also has frontage to the Swan River, Indian Ocean coastal foreshore. It abuts the University of WA educational precinct and the Sir Charles Gardner & Perth Children's hospital precinct.

The City operates as an independent financial and business entity, within a whole of Government framework. The City provides a broad portfolio of assets and services to ratepayers and other stakeholders. This includes roads, paths, drainage, community services, parks, recreation areas and other asset types.

Assets owned by the City had a net replacement value of (the 2022 current replacement value is not yet finalised, and this plan will be updated once available). The historical investment of the City in assets is in the $30-$40 million range per annum, with a 2021/22 budget of $38 million (including grants). Like all Local Governments the City might be described as asset rich, and cash poor. Meaning that liquid assets are significantly tied to the provision and ongoing operation of assets.

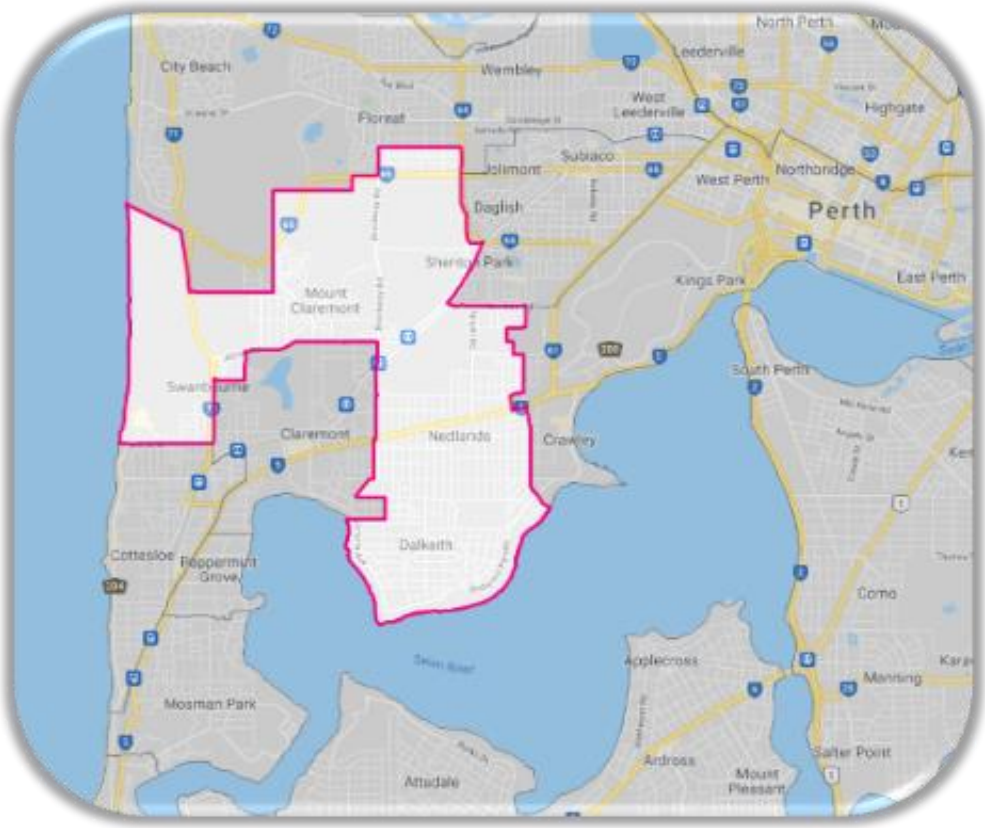


Figure 1. City of Nedlands

2.2 Legal Context

The City is constituted under the Local Government Act 1995. The Act prescribes certain roles and responsibilities of a Local Government. There are various other Acts, Regulations, Policy Directions, Guidelines, and intergovernmental agreements that further define the role of a Local Government. The Act and Regulations deliberately leave open opportunities for the City to establish its own unique character, agenda, planning and operations. This recognises that all local communities are unique and differ in their needs, wants and resources.

The role and activities of a Local Government generally fall into three broad categories

- Governance - providing governance, leadership and local decision making.
- Regulation - application and enforcement of various laws, regulations, and local laws; and
- Service delivery - providing assets and services to the community.

The main asset-based services the City is expected to provide include:

- Transport (roads, car parks, paths, bridges, drainage.)
- Property services (drainage, civil earthworks/retaining, service corridors, etc.)
- Civic Buildings (City administration building, depot, major and minor buildings)
- Recreation Facilities (aquatic centres, sporting facilities, open space, etc.)
- Community/Cultural services (community centres, social/aged care, heritage sites, etc.)
- Security services (fences, lights, cameras, signs, etc.)
- Environmental protection (trees, vegetation, waste management, conservation, etc.)

A hierarchy of asset types is provided in Table 4. Asset Hierarchy (Top Levels).

There are various Acts and Regulations requiring the City to provide or manage assets or services in an appropriate manner. The legislative environment of a Local Government might be described as “very complex”.

A summary of legislation requirements governing Local Governments is provided in Section 5 of this AMP.

2.3 How the Organisation Delivers Goals

The City of Nedlands has a sophisticated process to identify and implement organisational goals. This reflects the complexity of the organisation, the diversity of responsibility and the business of operating many complex assets and services.

Figure 2. How the organisation implements Asset related goals provides a hierarchical view of how the organisation sets goals and then implements them through the layers of the organisation, from elected members to operational staff.

Note that with each “layer” more detail and technical specification is added, including financial, compliance, customer servce and other requirements. This is required because, at the top level the community and Elected Members of the Council should not be mired in the details of operations; but should be empowered to set goals. At the same time the executive, planning and operations staff need to define specific objectives on what services are to be delivered and how much is to be spent on them.

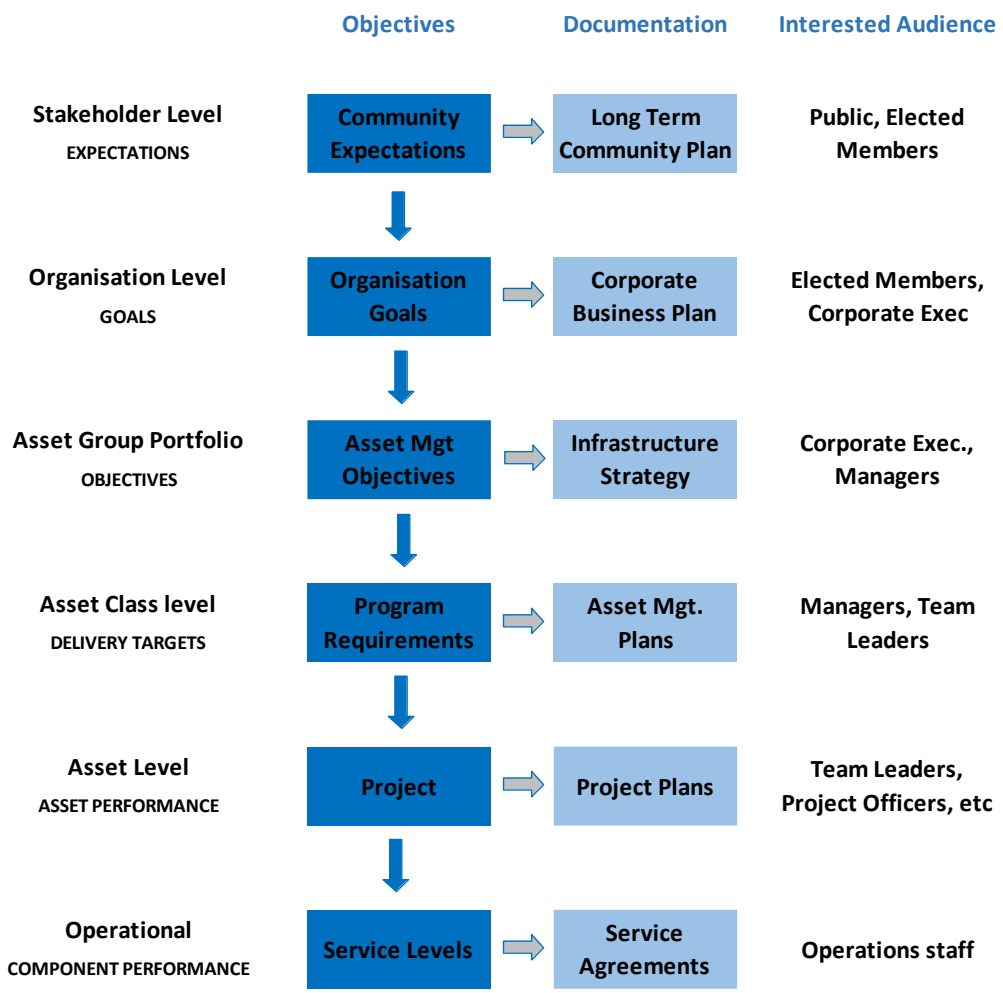


Figure 2. How the organisation implements Asset related goals

2.4 Organisation Goals

The Strategic Community Plan is the key document by which the elected members define the goals of the City, acting on behalf of the community and stakeholders. It is the document which tells the community and stakeholders what to expect from the City, and the document which instructs the Senior Administration on what the Community and elected members expect.

The City has adopted a Strategic Community Plan (SCP, 2018) which sets out the goals of the organisation as agreed between the Community and the Organisation. The current SCP is due for review and update.

A summary of the SCP includes

City Vision

- "Our City will be an environmentally sensitive, beautiful and inclusive place."

City Values

- Great natural and built environment
- High standards of service
- Great governance and civic leadership

- Great communities
- Reflects identities
- Great for business
- Easy to get around

Roles and Services

- Delivery of facilities and services
- Regulation
- Facilitation
- Education
- Advocacy
- Strategic Planning

Goals and Objectives

- Urban Form (protecting quality of environment)
- Renewal of community infrastructure
- Underground Power
- Encourage sustainable building
- Retain remnant bushland and cultural heritage
- Manage Parking
- Work with neighbouring Local Governments

2.5 Asset Management Objectives

The Asset Management Objectives are the fundamental expectations of what the Asset Management System is to contribute to achieve the organisation goals.

The Asset Management Strategy does not identify asset management objectives and the following generic objectives have been adopted

- Functional – assets to meet functional and performance expectations
- Value for Money – assets are to represent best value for money considered across whole of life
- Financially Sustainable – assets are to represent good investment including return on investment, Costs to be accurately recorded
- Safety & compliance- assets are to conform to design standards and good practice.
- Amenity – assets are to suit the amenity and aesthetic requirements
- Environmental – environmental footprint of assets is to be minimised
- Social – assets are to support the social and place environment

How these general requirements translate to specific, measurable, achievable, relevant and time constrained deliverables and service levels for this asset class is refined in more detail below.

2.6 Service Levels

Service levels are defined by the expectations of the users of the assets (customer service levels), the functional requirements of the assets (technical service levels), the financial capability of the organisation and organisation appetite for risk/reward.

Customer service levels are typically qualitative and difficult to measure because they relate to expectations and customer satisfaction. Customer expectations and experience are variable. Technical service levels are objective and measurable.

Generic service levels are discussed below and Service levels for all assets are defined in section 5 Service Expectations

Table 2. Generic Service Levels

Asset Management Objectives	Typical Customer Service Levels	Typical Technical Service Levels
Function	The asset has adequate capacity The asset is available withing sufficient time (congestion, queuing) The asset functions as expected. Reliability.	Asset capacity Asset capacity and utilisation Asset performance Asset reliability/down time
Value for Money	Return on investment Efficient use of money	Cost benefit ratio Alternate options considered
Sustainable	Asset is needed and utilised Asset is affordable long term	Replacement strategy Funding Plan Asset Sustainability ratio
Safety	Compliant with codes and standards Regularly inspected and maintained	Design standards Compliance inspections Routine inspections performed Maintenance completed in timely manner
Amenity	Visually appropriate Supports the associated human activity Positive customer feedback	Cleanliness Appearance assessments
Environmental	Asset environmental footprint is minimised Asset preserves or protects the environment	Energy consumption benchmarking Green star ratings Water consumption
Social	Asset supports human use and social objectives Cultural and heritage aspects considered	Amenity rating Usage

2.7 Integrated Planning Framework

A specific requirement for WA Local Governments is the Integrated Planning and Reporting Framework (IPR) of the Department of Local Government and Communities (DLGSC) this framework sets out, amongst other things a requirement for Local Governments to administer the assets they are responsible for effectively and efficiently.

The IPR requires that Local Governments develop and implement Asset management Plans that are aligned with, consistent with and support the objectives of the Local Government. The Objectives of the Local Government are set out in various other documents principally including

- The Strategic Community Plan
- The Corporate Business Plan
- The Long-Term Financial Plan
- The Annual Budget
- Asset Management Plans
- Other strategic planning documents

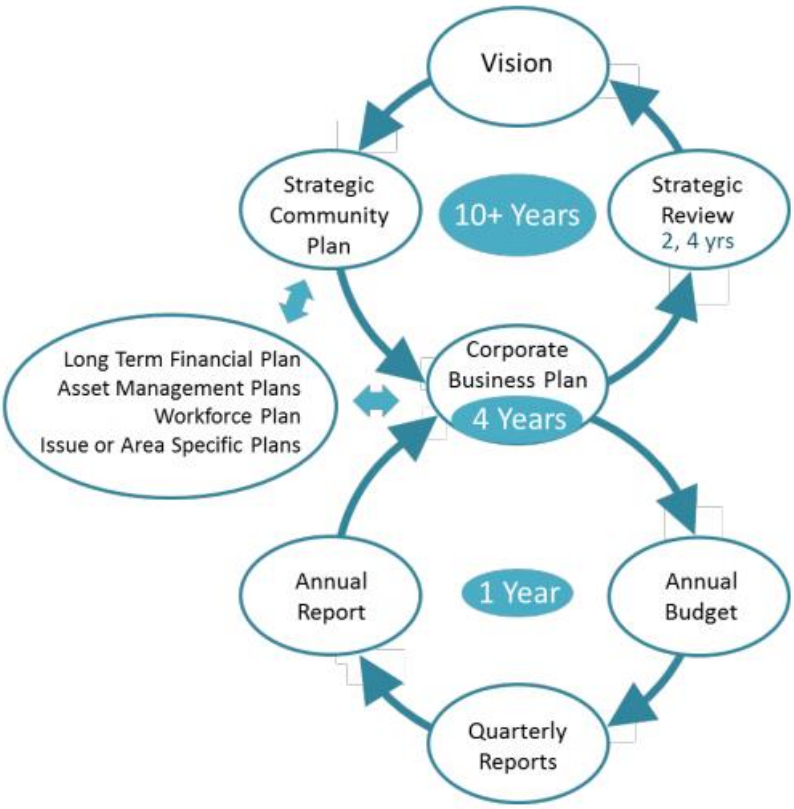


Figure 3. DLGSC Model Integrated Planning and Reporting (IPR) Framework

2.8 Stakeholders

Stakeholders with an interest in this AMP include those listed in Table 3. Stakeholder Register

Table 3. Stakeholder Register

Stakeholder Group	Internal/ External	Nature of Interest
Elected Members	Int	Governing authority and setting of goals. Community representation
City Administration • Governance • Finance • Assets • Operations • Customer Service • Recreation Services • ICT • OSH, HR & support services	Int	Whole of organisation approach to provision of roads, including linkage to service need, good use of funds, good planning. Note this includes both vertical reporting through to the elected members and down to the operations teams, as well as lateral consultation with support services and other directorates.
Ratepayers	Ext	Primary users of assets, funding and value for money, service standards
Asset Users	Ext	All road users, including • Commuter traffic (light vehicles, motorbikes) • Heavy and Light transport • Bike/Pedestrian • Recreational • Social/Commercial Activities
Road User Groups	Ext	RAC, etc
Emergency Services	Ext	Access provision, informed on conditions
Main Roads WA	Ext	State Road Network oversight, Main Road and Freeway management, traffic signals, regulatory signs, speed restrictions, grant funding
Department of Planning, Lands and Heritage	Ext	State and City level planning and coordination, land development, road network planning
Public Transport Authority	Ext	Ensure road planning and connections are aligned with public transport service provisions, and vice versa
Service Agencies – Power, telecom, water, gas	Ext	Maintenance of service corridors, street lighting, access provisions

Neighbouring Local Governments	Ext	Provision of continuous and linked services, consistent design standards
Sir Charles Gairdner Hospital, Perth Children Hospital, Medical Precinct	Ext	Provision of appropriate road network connections and service standards
Commercial businesses, Schools, Kindergartens, UWA, Kings Park Board, etc.	Ext	Provision of appropriate road network connections and service standards, on road parking

3 Asset Management System

This section of the AMP describes the overall Asset Management System, its scope, and how the Asset Plan-Road contributes to the organisation goals.

3.1 AMS Definition

The Asset Management System is defined as all the people, process and technology contributing to the delivery of the assets. The AMS exists to implement the asset related goals and objectives of the City.

The purpose of the AMS is to implement those goals in an effective and efficient manner.

This AMP is part of the AMS.

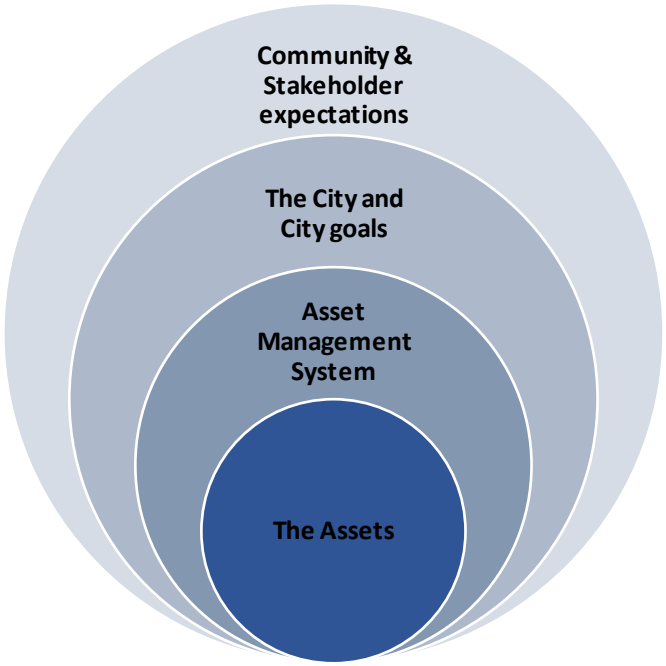
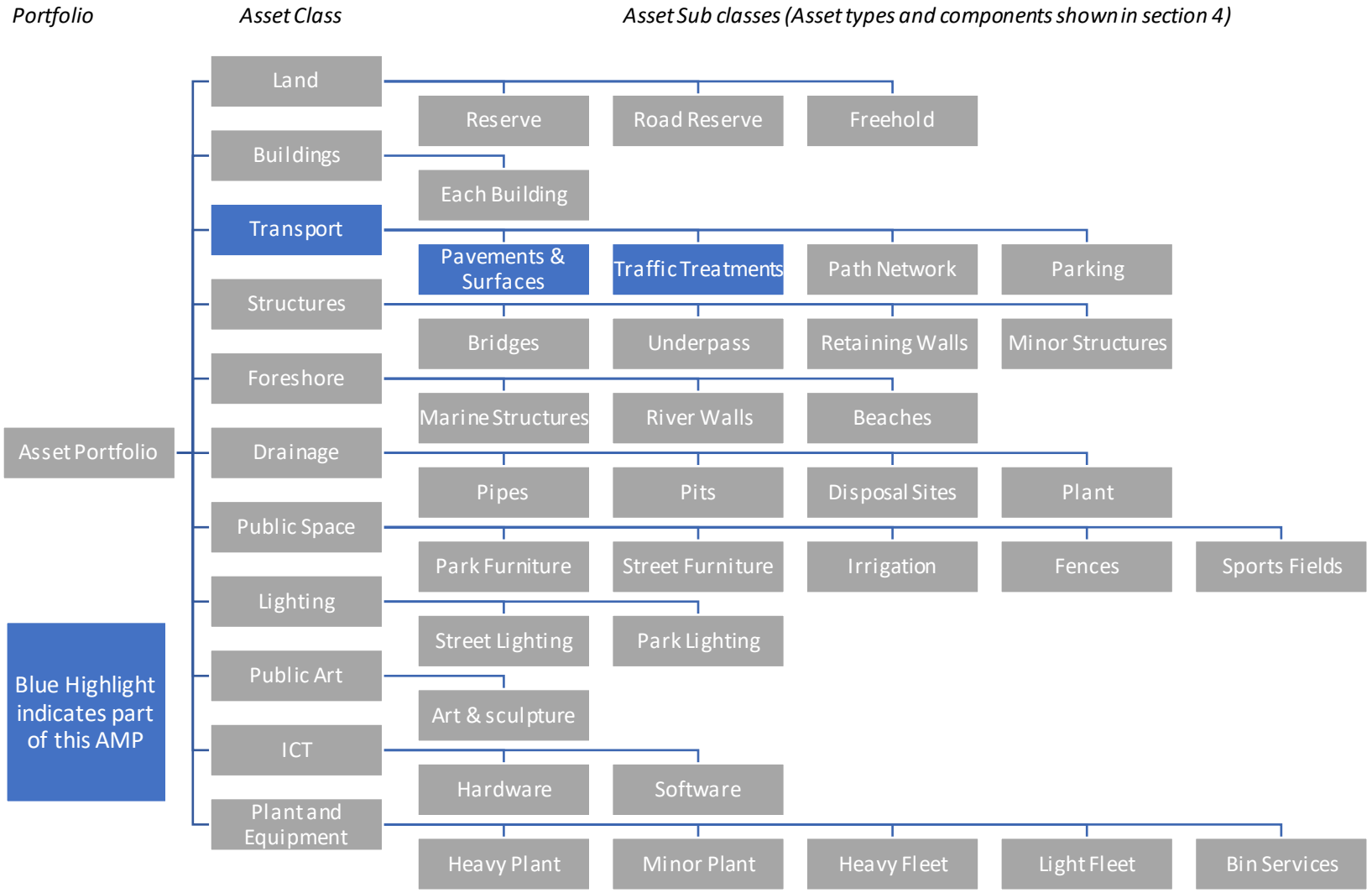


Figure 4. AMS definition and context

3.2 Asset Hierarchy (Top Level)

The City groups assets in accordance with the following hierarchy shown in Table 4. Asset Hierarchy (Top Levels). The purpose of grouping like assets is to describe and manage the assets more effectively.

Table 4. Asset Hierarchy (Top Levels)



3.3 AMS Documentation

AMS Documentation includes the following key documents listed in the table below.

Table 5. Asset Management Documentation.

AMS Document	Abbreviation	Document Status	Document Description
Asset Management Policy	Policy	Adopted, reviewed, 2010	Provides a commitment and delegation of authority from the Elected Members of the Council to the Administration to manage the City assets. Essentially a head of power, instruction, and commitment.
Strategic Community Plan	SCP	Adopted, 2018	Sets out the expectations of the community (at a high level) and the elected members for the organisation, including expectations of the asset management system
Corporate Business Plan	CBP	Adopted	Defines the planned actions of the City for the current, and generally next 4 years, to achieve the Organisation goals. Typically, only the current year actions are funded through the budget process.
Strategic Asset Management Plan (a.k.a. Asset Management Strategy)	SAMP	Adopted, 2019	Identifies how the asset portfolio will contribute to the goals and objectives of the organisation, including defining how the asset portfolio will be managed. It provides a common framework and means of making decisions and balancing needs.
Asset Management Plan, Roads	AMP-R	Draft, 2022	Each Asset Management Plan provides specific information, required outcomes, asset details, financial planning, agreed service levels, management tactics and other information related to a specific class of asset.
Asset Management Plan, Paths	AMP-F	Draft, 2022	
Asset Management Plan, Drainage	AMP-D	Draft, 2022	
Asset management Plan, Parks	AMP-P	Draft, 2022	
Asset Management Plan, Car Parks	AMP-C	Draft, 2022	
Asset Management Plan, Buildings	AMP-B	Draft, 2022	

AMS Document	Abbreviation	Document Status	Document Description
Long Term Financial Plan	LTFP	Current, 2022	The LTFP is a key corporate plan that balances the projected finances of the organisation. Technically part of the Finance system the plan captures the financial requirements of the AMS, balances them against other organisation needs and defines the available funding for the AMS.
Annual Budget	Budget	Current, 2022 Draft in development, 2023	Includes the actual adopted funding commitments to assets including approved asset works programs and projects. Note that the budget is both the commitment of funding to a project(s) and the endorsement of the organisation to proceed with that project plan (possibly subject to further gateways)
Strategy, Sports Strategy	n/a	Draft	Strategic planning instruments developed in consultation with the whole of organisation providing strategies and plans to be implemented. These documents essentially provide detailed plans to implement the Strategic Community Plan, including consultation with stakeholders, budget estimates. Note strategies are whole of organisation and will include a variety of proposed activities. Assets may or may not contribute to each strategy. Asset related needs of these strategies are incorporated in the asset management strategy and asset management plans.
Strategy, Local Precinct Strategies	n/a	Future	
Strategy, Transport Strategy	n/a	Future	
Strategy, Pedestrian and Bicycle	n/a	Future	
Strategy, Car Park Strategy	n/a	Future	
Strategy, Community Buildings	n/a	Future	

3.4 Organisational Context

The Asset Management Planning fits within the context of the City's integrated planning framework as shown in Figure 5. City of Nedlands Integrated Planning and Reporting Framework

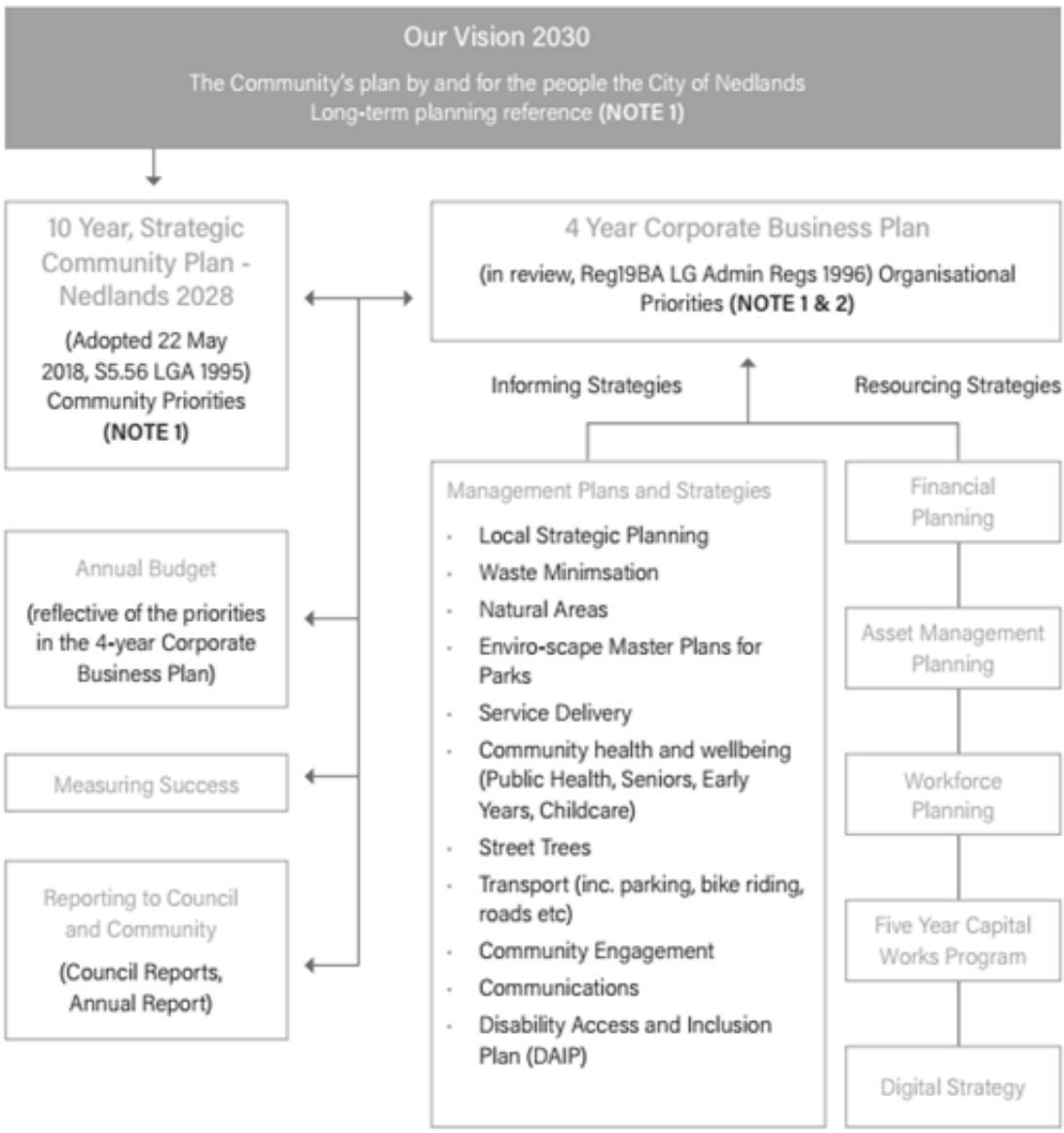


Figure 5. City of Nedlands Integrated Planning and Reporting Framework

3.5 Links with Other Business Systems

The Asset management system does not operate in isolation from other systems. The following significant linkages apply to other business systems. Cross connections between Asset Management and other business systems may occur at all levels of the organisation.

Table 6. Key Linkages to Other Business Systems

Other Business System	Key Linkages
Governance	• Report on state of the assets • Identify issues and risks requiring escalation

	• Communicate service outages through the media office
Strategic Planning	• Support strategic planning with advice and information • Identify from strategic plans infrastructure and budget needs
Finance Reporting	• Report expenditure on assets • Provide advice on asset values and key reporting ratios
Financial Planning	• Provide estimates and supporting information for budget and long-term financial planning
Operations	• Provide analytical and information services on assets • Provide candidate works requirements, risk assessment and other information and work together to develop annual and 5 year works plans
Project Delivery	• Deliver project works on time and budget
Human Resources	• Identify required resources and competencies • Maintain duty statements
Risk Management	• Identify asset management risks exceeding • Manage the assets in accordance with adopted plans • Conduct inspections and assessments to maintain current knowledge
Community Services	• Work with Community and Recreation services to Identify infrastructure needs • Provide required infrastructure services
Customer Service	• Respond to customer complaints and keep Customer Service officers informed
ICT Plan	• Identify hardware, software, and data management needs • Implement ICT policies and security measures

4 Road Asset Portfolio

This section of the AMP provides information about the current City Road asset portfolio. This includes inventory, condition, and financial information.

4.1 Road Hierarchy

The Nedlands asset hierarchy for roads is shown in Figure 6Figure 6**Error! Reference source not found.**. Roads are a sub-class of the Transport asset class. The Road Network is managed as a single network asset. Traffic Treatment assets are not currently managed as unique items, but it is intended to move towards this in the 3-year plan period.

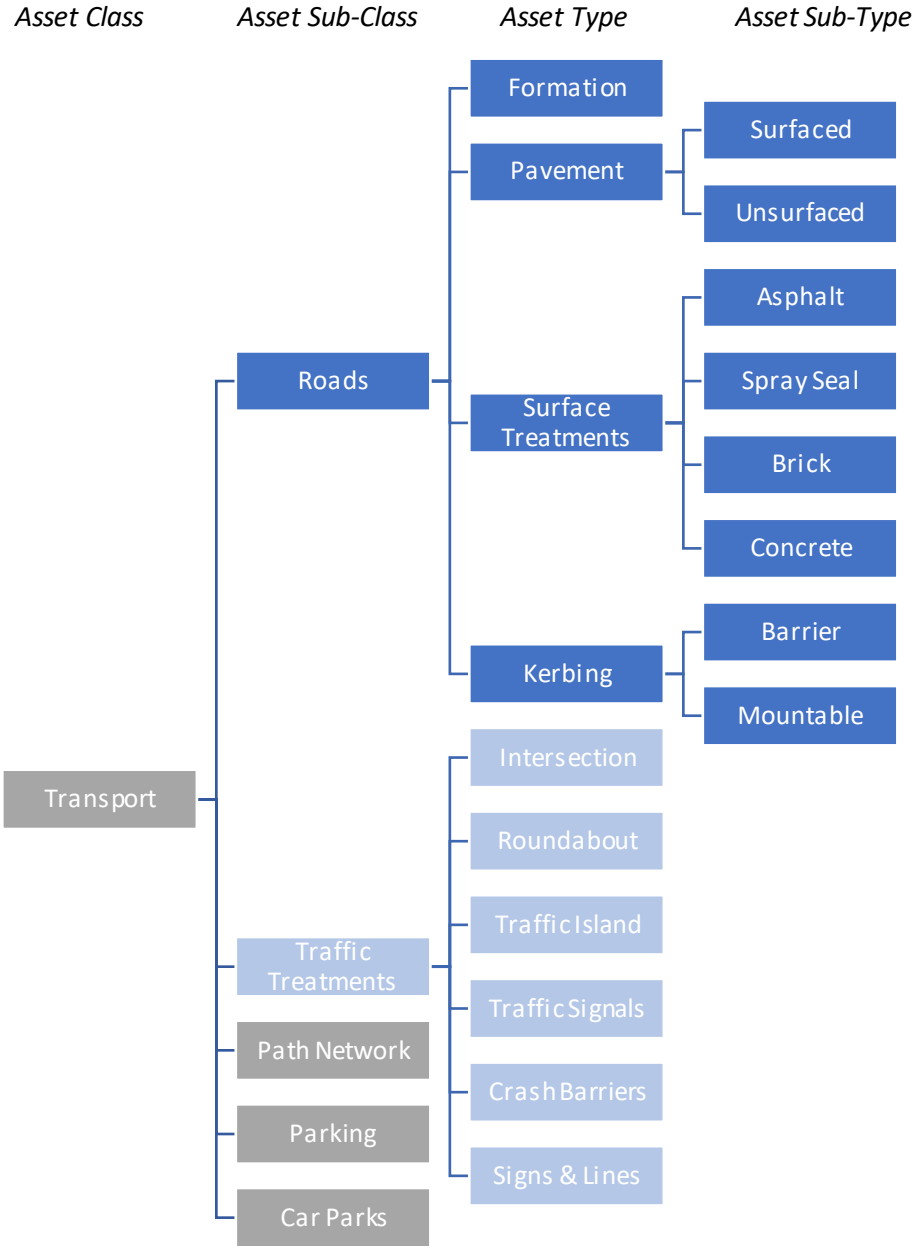


Figure 6. Road Asset Hierarchy

4.2 Road Portfolio

The Inventory register is currently being transferred to the corporate software system, OneCouncil (as of June 2022) This includes records of all road assets owned by the City.

In summary the City owns the following Road assets.

Table 7. Asset Portfolio

Class	Management responsibility	Carriageway Length	Generic Description	Typical Use
Primary Distributor	MRWA	n/a	Freeways and Main Roads connecting cities and regions	Large volumes of traffic Freight and commercial traffic
District Distributor	City	279.8km	Major Roads, typically 4 or more lanes connecting regions and parts of the City	Significant volumes of traffic Freight and commercial traffic
Local Distributor	City	177.0km	Significant roads combining residential, commercial, and commuting purposes	Moderate volumes of traffic Light freight and commercial traffic
Access Road	City	677.5 km	Residential streets	Typically, residential traffic
Laneway	City	22.3 km	Laneways	Typically unsealed
Total	**City**	**1156.6 km**		

Traffic treatments are not currently identified as a separate asset types in the database

4.3 Road Asset Map

Refer to Appendix A.

4.4 Road Asset Age Profile

The road asset profile is shown in Figure 7. Road Asset Age Profile

Approximately 30% of the road network was constructed prior to the keeping of good asset records and is likely older than 40 years. It is difficult to assess the underlying pavement and subgrade condition of roads retrospectively as they are not visible and years of maintenance and resurface treatments will hide older defects.

Road pavements are a generally long-lived asset (30-80 years) depending on material, construction quality, usage, and other factors. Road surface treatments (asphalt, etc) are medium life assets with a useful life (15-25 years).

The proportion of unknown and older pavement and subgrade assets is 87% of each and most of these assets would be older than 40 years. Older roads were also constructed for lighter traffic than is currently able to use roads. This means that pavements were generally narrower, thinner, and weaker and are therefore likely to deteriorate quickly and without warning.

Generally, the City is not experiencing regular pavement failures of older pavements, although there is evidence that these assets are in poorer condition

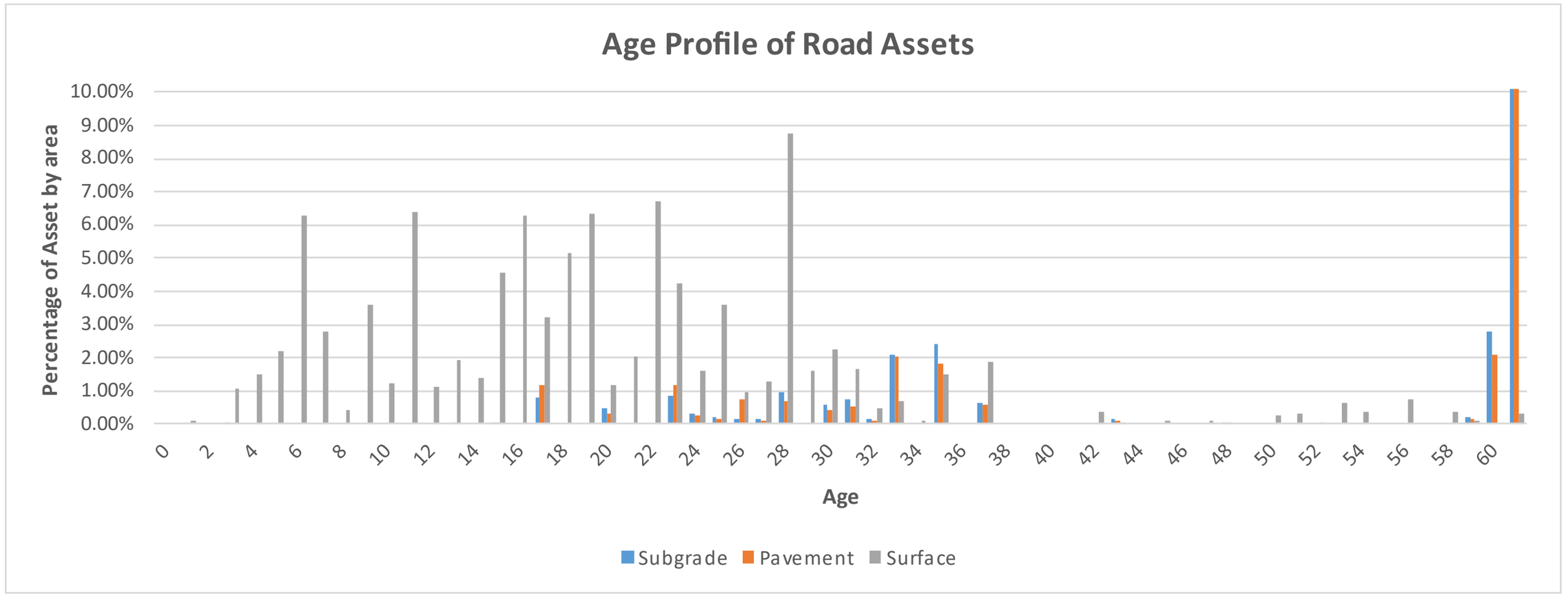


Figure 7. Road Asset Age Profile

4.5 Road Condition Profile

Asset condition and is rated in accordance with IPWEA guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines).

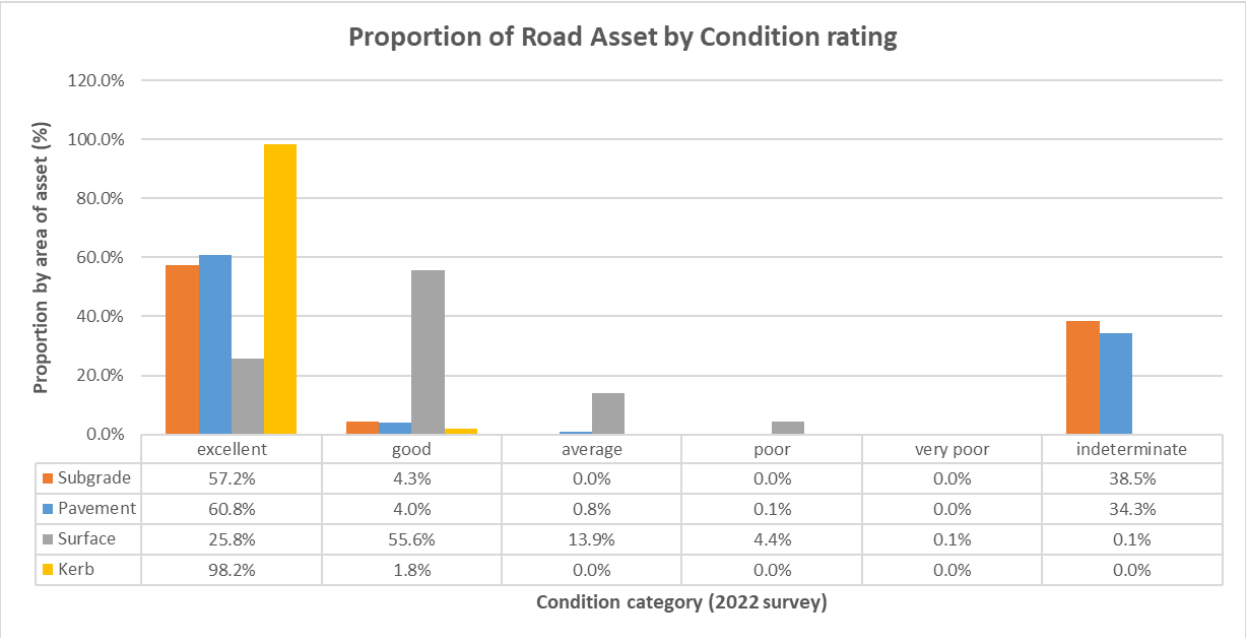
A visual condition inspection of the road assets was completed in April 2021 (Talis, 2021). Asset condition and is rated in accordance with IPWEA guidelines and further information, including pictorial references can be obtained from IPWEA references (IPWEA Asset Management Guidelines).

Summarised results were

- 61.5% of subgrade was in average or better condition, with 38.5% in unknown but presumed average or better condition
- 65.6% of pavement was in average or better condition, with 34.3% in unknown but presumed average or better condition
- 95.4% of road surface was in average or better condition.
- 100% of kerbing was in good or better condition

The pavement condition should, theoretically be in worse condition based on the age and frequency of maintenance work. It is conjectured that because the City operates a frequent resurfacing program, that includes rectifying pavement defects the pavement is being continuously renewed and real pavement defects are not evident in a visual condition survey. However, this benefit comes at an increased cost of resurfacing roads at increased frequency.

An investigation of road pavement strengths and conditions using a more sophisticated approach, combined with a whole of life cost benefit analysis may identify improvement options.



	excellent	good	average	poor	very poor	indeterminate
Subgrade	57.2%	4.3%	0.0%	0.0%	0.0%	38.5%
Pavement	60.8%	4.0%	0.8%	0.1%	0.0%	34.3%
Surface	25.8%	55.6%	13.9%	4.4%	0.1%	0.1%
Kerb	98.2%	1.8%	0.0%	0.0%	0.0%	0.0%

Figure 8. Proportion of Road asset by condition rating

4.6 Road Asset Service Profile

Service performance in this AMP refers to whether the asset is meeting customer and technical expectations. Service standards for roads are set by various planning and design guidelines. These are very numerous and complex. Some examples of service standards include appropriate road geometry, pavement widths, reliability, user comfort, capacity, congestion and other measures.

The City currently operates to meet several goals, which sometimes offset or counter each other. These include

- Vehicle accessibility (As of right vehicles)
- User comfort (roughness, defects)
- Congestion and capacity
- Asset sustainability
- Service corridor (power, water, phone, etc.)
- Appropriate speed environment
- Safety requirements (see compliance)
- Visual and social amenity
- Road design and construction standards

Road assets are not systemically monitored against service standards or user expectation. Issues are identified and addressed via customer feedback, inspection and officer assessments.

Traffic data (usage) is routinely captured on higher order roads, and Traffic Speed data is captured on a needs basis.

4.7 Road Asset Amenity Profile

Amenity in this AMP refers to user expectations of visual aesthetics, social appropriateness, user acceptance, whether the assets represent the Council appropriately, public image. There are currently no amenity standards set for roads. Amenity standards are therefore not being systemically monitored.

4.8 Road Asset Compliance Profile

Asset Compliance is used in this AMP as a generic term for whether the Assets conform to legal requirements, engineering (and other) standards and codes of practice, as well as safety and risk standards.

Roads are required to be built in accordance with current industry design and construction standards. This includes standards for design (Austroads), industry specifications, current Road Planning Requirements (Department of Planning), WA standards (Main Roads WA) and other similar sources.

Safety is annually reviewed via the Black Spot program and problem sites identified for improvement where identified. This review considers crash statistics and is closely integrated with the Office of Road Safety (Main Roads).

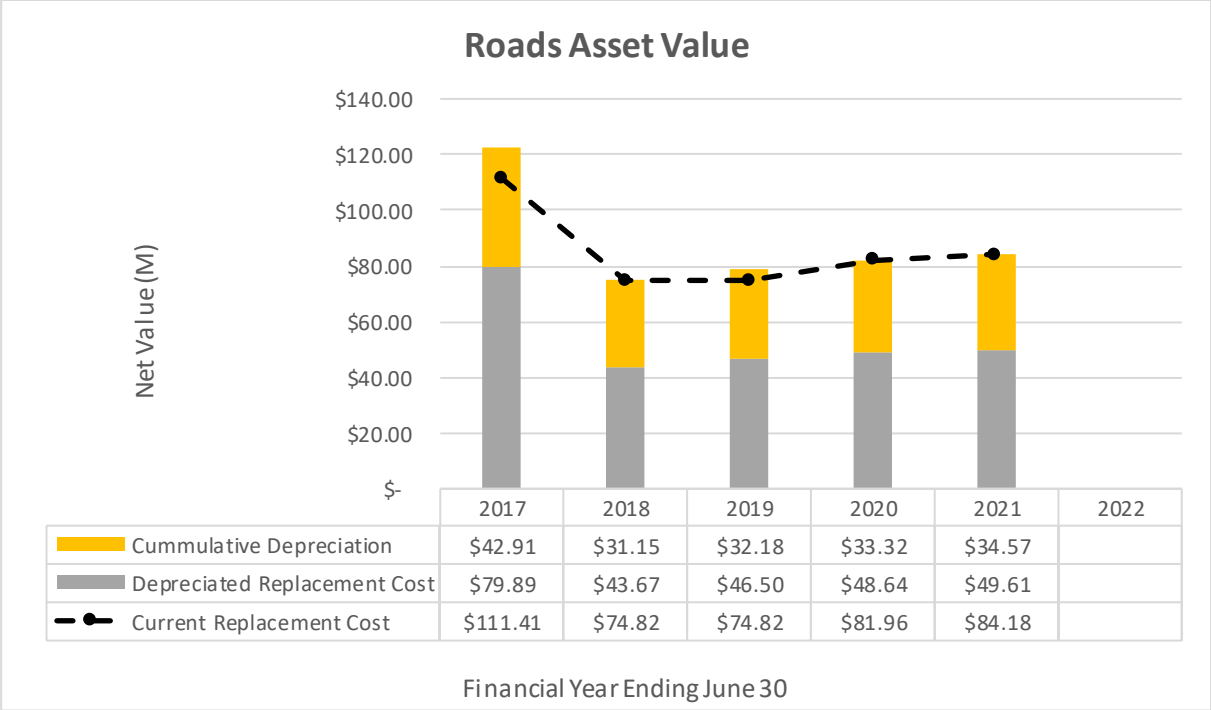
Compliance is not currently monitored. All new roads are constructed in accordance with current requirements including a design review process, construction supervision and formal acceptance of works. Any identified historical non-conformances are rectified as a priority, through routine maintenance or programmed capital works as appropriate.

4.9 Road Valuation Information

A revaluation of the Road asset was last completed in 2018. A draft valuation has been prepared for 2022 (Talis, 2022). In the interim, the values were adjusted for works completed and depreciation, based on the 2018 valuation. The valuation information will be separately presented to, and reviewed by, Elected Members of Council through the financial reporting process and this plan updated accordingly.

The 2022 valuation data is not yet finalised, and this plan will be updated once available. The significant increase from the 2018 valuation is attributable to an increase in the cost of construction of assets, and accounting of the true costs of the assets consistent with AASB 13 Fair Value accounting standards.

Details on the valuations can be obtained from the annual report. Replacement cost is the cost to replace the assets, "like for like", in today's dollars. Depreciated replacement cost reflects the consumption of the asset by time, wear, and tear.



	2017	2018	2019	2020	2021	2022
Cummulative Depreciation	$42.91	$31.15	$32.18	$33.32	$34.57	
Depreciated Replacement Cost	$79.89	$43.67	$46.50	$48.64	$49.61	
Current Replacement Cost	$111.41	$74.82	$74.82	$81.96	$84.18	

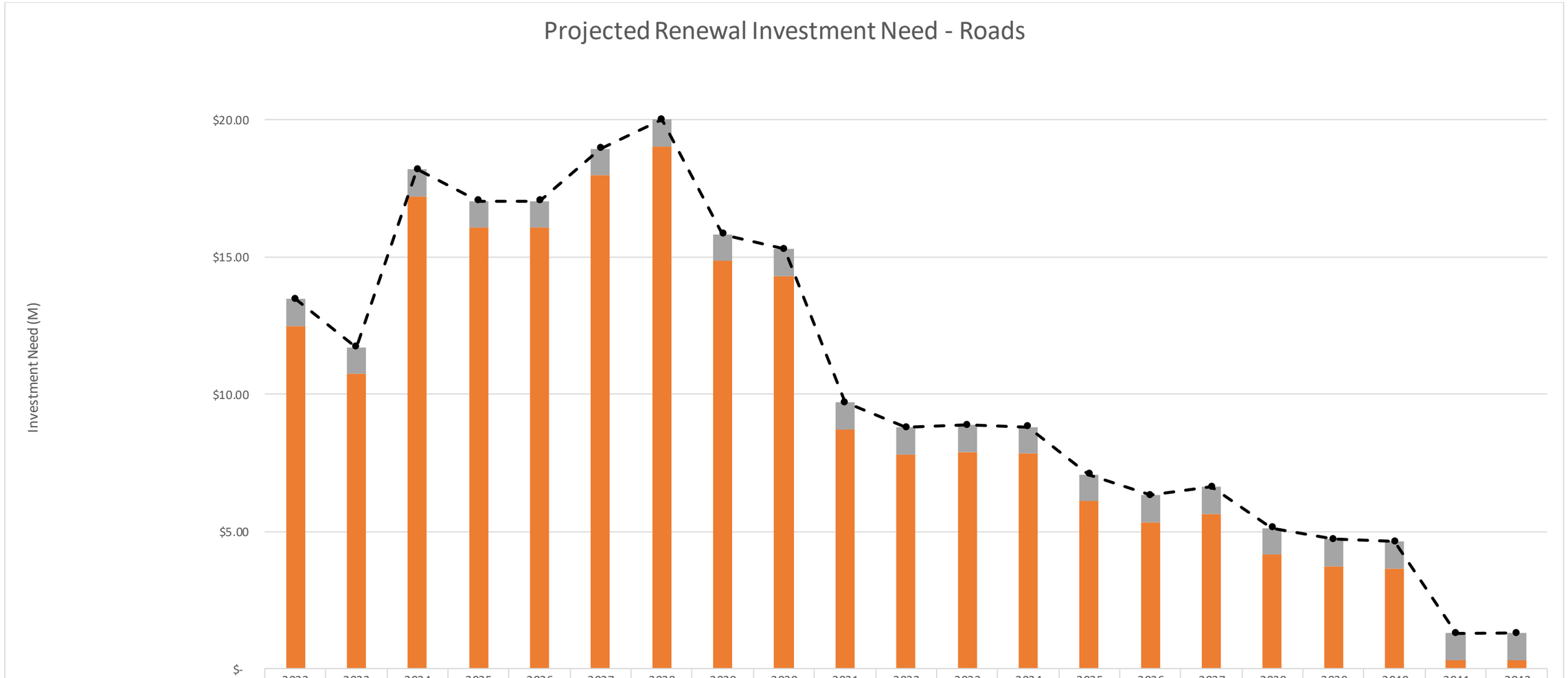
Figure 9. Road Valuation information

4.10 Projected Investment Need

Projected Investment need for roads is shown in Figure 10. Projected Renewal Investment Need**Error! Reference source not found.**. This estimate is based on a combination of expected date of end of service life of existing roads and identified immediate need (3-year plan).

The renewal investment need is based on the adopted useful lives of assets and their assessed condition, and indicates optimum investment of approximately $61M of asset need in the next 4 years. This includes pavement and seals.

The non-correlation of this estimate with the assessed condition profile needs to be investigated. The condition profile is a visual condition assessment which reflects the surface condition, whereas the investment need reflects underlying condition of pavements as assessed from industry evidence. It is possible that this reflects (i) regular resurfacing of the roads hides an underlying pavement issue, (ii) adopted useful lives underestimate achieved life or (iii) some other indicator. An assessment of pavements using coring samples or pavement deflection testing is recommended.



	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98	$0.98
Roads Renewal (Distributed) (M)	$12.48	$10.73	$17.22	$16.06	$16.06	$17.97	$19.02	$14.84	$14.31	$8.71	$7.82	$7.90	$7.83	$6.10	$5.33	$5.63	$4.14	$3.73	$3.64	$0.30	$0.31
Total Asset Funding-Roads	$13.46	$11.71	$18.19	$17.04	$17.04	$18.94	$20.00	$15.81	$15.28	$9.68	$8.79	$8.87	$8.81	$7.08	$6.30	$6.61	$5.12	$4.70	$4.62	$1.28	$1.29

Figure 10. Projected Renewal Investment Need

4.11 Historical Investment

Historical investment in roads assets is shown in **Error! Reference source not found.**Roads. A breakdown of the cost of investment in replacement, new and upgrade work is not available.

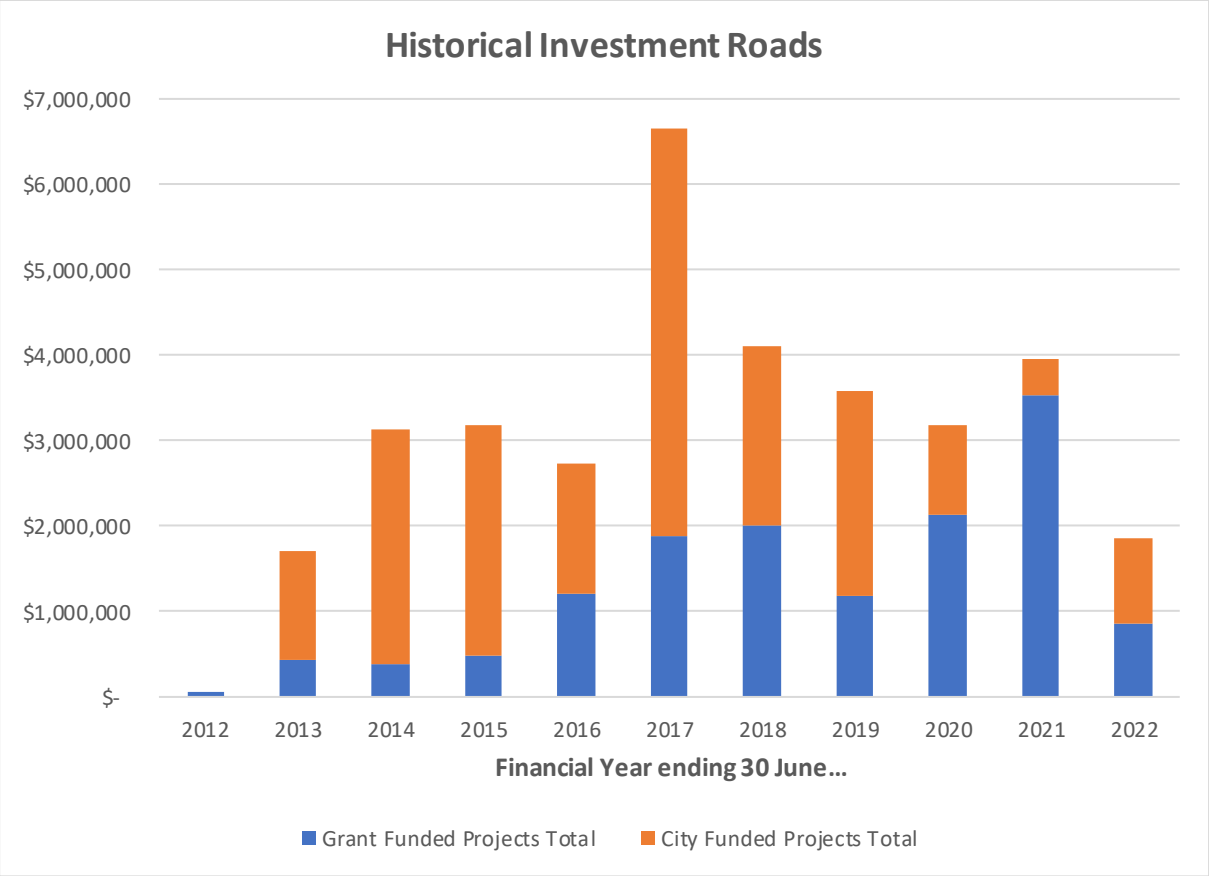


Figure 11. Historical Investment in Roads

Note 2022 expenditure is an estimate at time of issue of this AMP and the total value for Grant Funded Projects represents grant funding for all transport infrastructure (roads, footpaths, drainage, etc.).

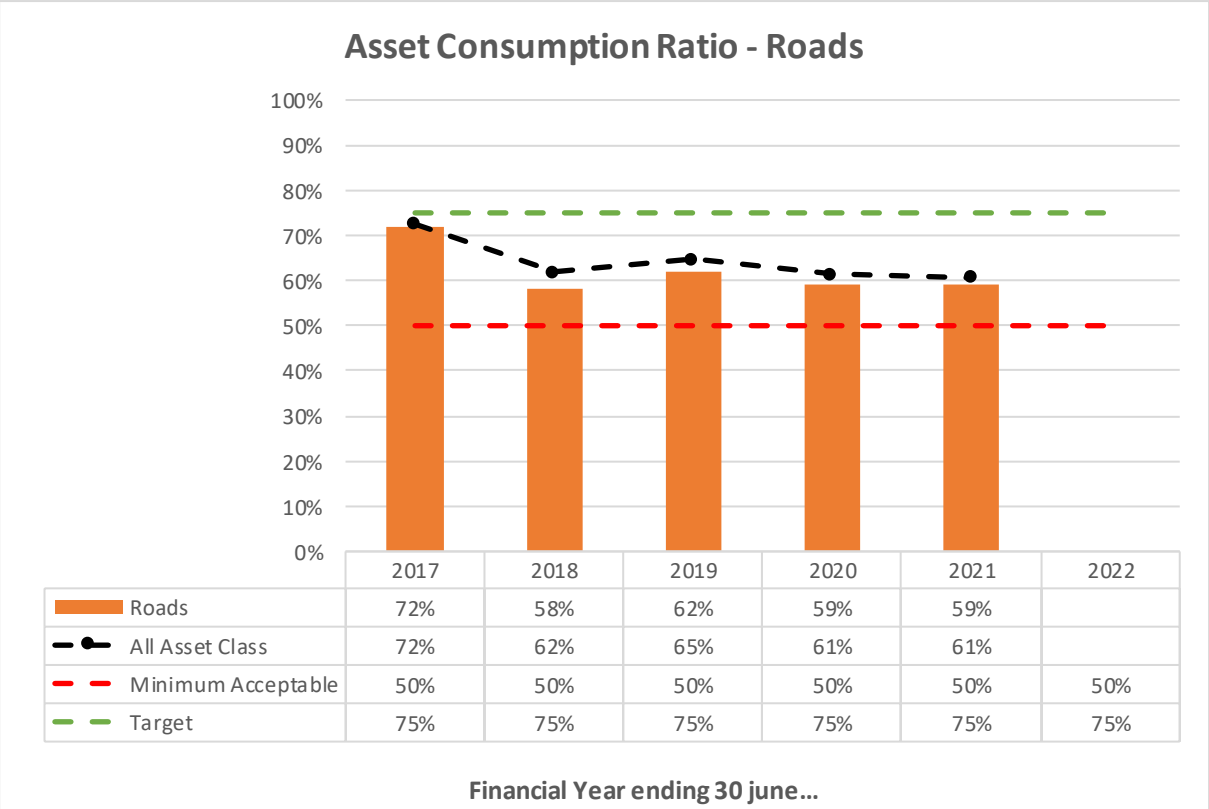
4.12 DLGSC Reporting Ratios

Asset Consumption Ratio

Consumption ratio is the ration of depreciated replacement cost to current replacement cost. It represents the average condition of the asset portfolio. Note that consumption ratio is an average, and this does not preclude some assets needing work.

The City is maintaining an asset consumption ratio below recommended optimum but above minimum requirement. Fluctuations in the ratio are mostly due to changes in valuation calculations.

The 2022 data is not yet finalised, and plans will be updated once available.



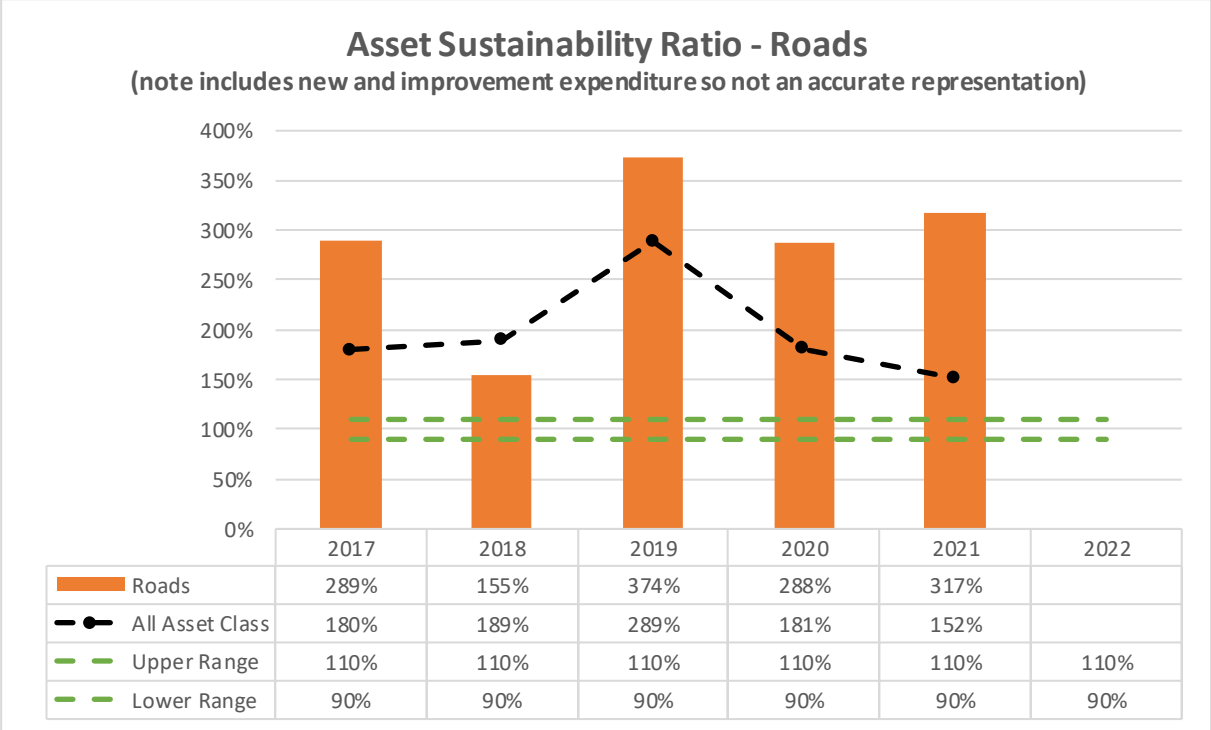
	2017	2018	2019	2020	2021	2022
Roads	72%	58%	62%	59%	59%	
All Asset Class	72%	62%	65%	61%	61%	
Minimum Acceptable	50%	50%	50%	50%	50%	50%
Target	75%	75%	75%	75%	75%	75%

Figure 12. Asset Consumption Ratio

Asset Sustainability Ratio

Asset sustainability ratio is the ratio of investment in asset renewal to depreciation. It measures if the LG is investing sufficiently to maintain the condition profile of the assets. Expenditure on new assets has not been separated in this calculation, and therefore this is not a true representation of whether the City is meeting renewal needs. The City's asset sustainability ratio has been historically much higher than is truly representative and primarily is caused by low reported depreciation values due to overestimated useful lives and undervalued assets.

The 2022 data is not yet finalised, and this plan will be updated once available. It is expected that the asset sustainability ratio will reduce significantly below target value as asset valuation and useful lives are adjusted (higher valued assets and lower useful lives).



	2017	2018	2019	2020	2021	2022
Roads	289%	155%	374%	288%	317%	
All Asset Class	180%	189%	289%	181%	152%	
Upper Range	110%	110%	110%	110%	110%	110%
Lower Range	90%	90%	90%	90%	90%	90%

Figure 13. Asset Sustainability Ratio.

Asset Renewal Funding Ratio

Asset renewal funding ratio as defined by the DLGSC is the ratio of Net Present Value of future 10 year investment to Net Present Value of future 10 year asset investment need as identified in the Asset Management Plan.

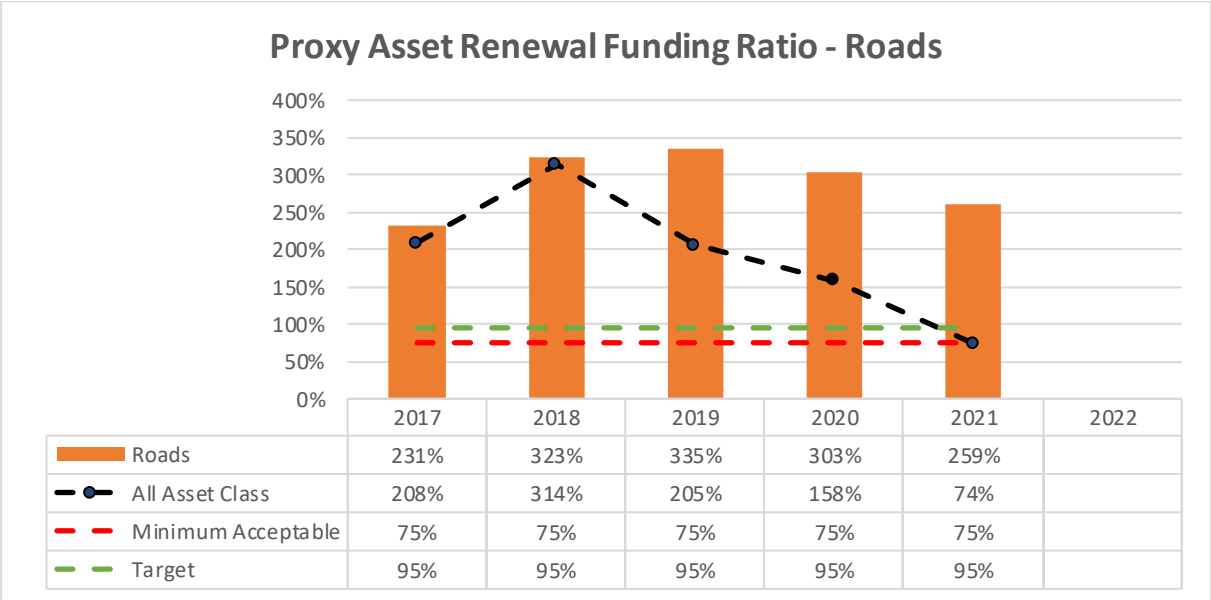
The City does not currently have a forecasted 10-year planned capital renewal program for both required and planned projects, which would be presented in the Long-Term Financial and Asset Management Plans, respectively. In this plan, asset renewal ratio was estimated using historical values over a 5 year period and using actual historical investment up until 2022, and then projected investment post 2022. The renewal funding ratio's previously reported within the City's Annual Reports have not been used as staff believe they are inaccurate and not representative.

A comparison of historical reported ratio, as at date given, to actual performance is not possible at the Asset class level.

Total renewal investment in roads over the reported period exceeds actual need as defined by depreciation. This presumes that the depreciation is an actual proxy for the required investment need. Total renewal investment in all assets has exceeded required investment until 2020.

This ratio and calculation has low confidence. It mixes data of questionable validity from different sources, and especially historical valuation information with projected spend. It is also not possible to separate asset renewal investment from new asset acquisition. A cursory examination of historical investment shows significant variations between planned spend and actual spend, variously due to changes in grant funding, emerging priority needs, delays in delivering complex projects and similar.

The 2022 data is not yet finalised, and plans will be updated once available.



	2017	2018	2019	2020	2021	2022
Roads	231%	323%	335%	303%	259%	
All Asset Class	208%	314%	205%	158%	74%	
Minimum Acceptable	75%	75%	75%	75%	75%	
Target	95%	95%	95%	95%	95%	

Figure 14. Proxy Asset Renewal Funding Ratio

4.13 Road Asset Summary Review

This section is a short summary of the evidence provided in the preceding sections.

The City has an existing road network with a replacement value of (the 2022 data is not yet finalised, and plans will be updated once available).

As of the April 2021 survey

- 95.4% of the road surface is in average or better condition.
- 65.6% of the pavement is in average or better condition, with 34% being of unknown origin, condition, and strength.
- 61.5% of the subgrade is in average or better condition, with 38% being of unknown origin, condition, and strength.
- 100% of kerb is in average or better condition

Pavement and subgrade are buried assets and it is not easy to assess condition from the surface where new asphalt has been laid over the top. These sections of road are typically older and would have been constructed to a lower standard for lighter traffic in the 1960's and 70s. There is an ongoing risk of these sections rapidly deteriorating under construction or modern heavy traffic.

Road assets are subject to ongoing age, wear and tear and need to be continuously maintained and renewed. The typical cycle of renewal is to resurface roads every 15-25 years (DLGSC Accounting Manual), but this presupposes good pavement and subgrade. Current industry debate is that for residential streets longer life cycles can be achieved. The average surface age of City roads is 21 years.

There is no adopted Integrated Transport strategy for the City. A transport strategy is the normal method to define the higher-level requirements of the road network, including traffic, predicted changes in demand, congestion issues, improvement needs and similar. A transport strategy is currently being developed.

Traffic congestion, speeds and other traffic indicators are not being systematically monitored. Monitoring is applied where needed.

Road safety, including crash statistics, is annually reviewed and problem sites are addressed as a priority.

Service expectations are being managed case by case and an adopted strategy would be helpful to define and plan uniform quality services.

There are no amenity standards adopted for roads.

A financial assessment has not been performed and it is presumed all existing roads are providing a valuable service.

5 Service Expectations

This section of the AMP will provide a framework to align the community and organisation goals to the required outcomes and then to the service levels for each asset class.

5.1 Service Approach

Organisations typically adopt one of three options for defining service standards:

1. A budget driven model where the quality of the service is defined by the assigned budget and available resources,
2. A service driven standard where the required services are specified and the budget is consequent to the services, or
3. A balanced approach where services and budgets are aligned.

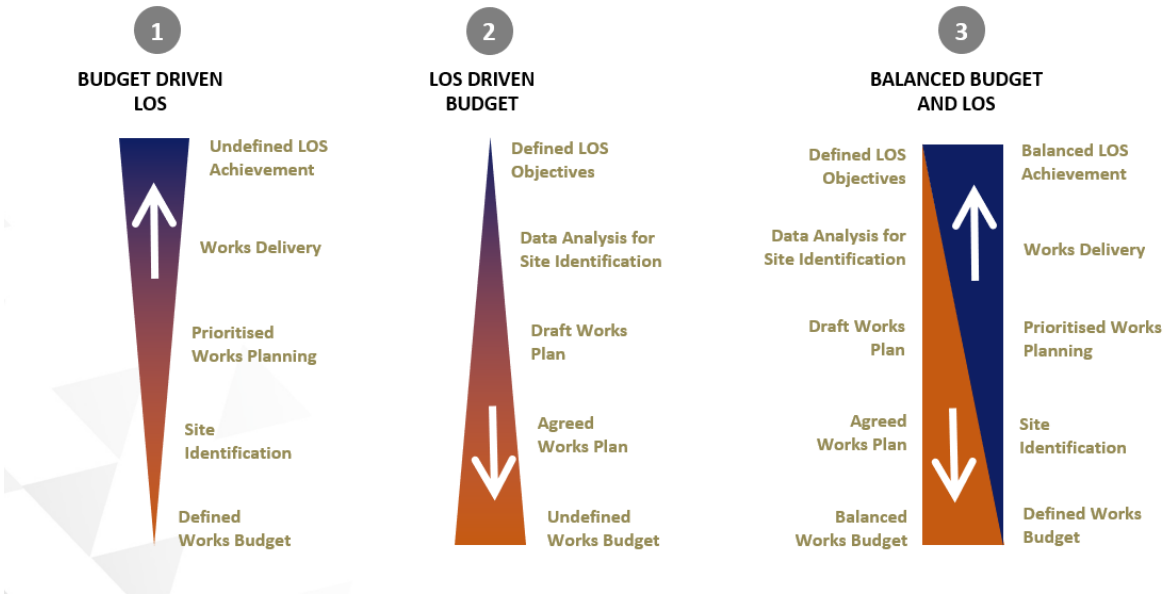


Figure 15. Approach to service levels.

Historically the City has operated a budget defined model for asset services.

An objective of this plan is to shift to a balanced approach, whereby quality of service and budget are both defined. This will be a difficult transition as (a) customers become used to, and help define the expected service levels, and (b) the operational budgets shift from a fixed amount to needs based estimates.

5.2 Customer Consultation

Formal customer research has not been undertaken by the City in the last 5 years. The City is due to update the Strategic Community Plan which will include customer research. Details on the Organisational Context and goals, including the Community Plan are provided in section 5 Service Expectations.

Note: This version of the AMP has been prepared in advance of the Strategic Community Plan revision and consultation to inform that discussion. The AMP is intended to be reviewed after adoption of a new Strategic Community Plan.

A provision for ongoing stakeholder feedback will be established in the Asset Management Strategy.

5.3 Legislative Requirements

Legislation affecting the development and implementation of this plan is shown in Table 8. Legislative Requirements. The Local Government legislative environment is complex and there are many legislations not listed here that will need to be considered from time to time.

Table 8. Legislative Requirements.

Acts	Subordinate Requirements and expectations	Commentary on significant AM System requirements
Local Government Act 2020	Regulations, 1996 Functions and General, 1996 Financial Management, 1996 Administration, 1996	Annual Valuation Budget and Approval Financial Planning Financial Reporting Procurement Rules IPR framework
Planning and Development Act 2005	Town Planning Scheme	Developer contribution schemes New assets and changing demand for assets Planning Requirements
Main Roads Act 1930	Signage and line marking requirements	Road signs and line marking State Highways and Main Roads Speed zoning Network reporting
Road Traffic Code (Traffic Act 1974 and various other Acts)	Design Standards As of right usage	Road infrastructure requirements to meet as of right use Road Safety Requirements
Occupational Safety and Health 1984	Occupational Health and Safety Regulations	Safe work practices Safety at worksites Public Safety
Limitation (of Public Liability) Act 2005	Common law Insurance Requirements	Asset inspection and management requirements. Evidence based maintenance system addressing risks appropriately
Environmental Protection Act	Native Vegetation Riparian Vegetation	Compliance with Environmental Protection Act and peripheral legislation

	Waterways	
Land Administration Act	Vesting orders Lease agreements	Responsibility for land and improvements Permitted uses on public land
Disability Services Act	Universal Access	Universal access provisions Design Standards
Record Keeping Act	Preservation of public records	Record keeping

5.4 Customer Levels of Service

Customer Levels of service are a description of what the customer can expect from the road assets.

Customer levels of service are documented in Table 9. Customer and Technical Service Levels.

5.5 Technical Levels of Service

Technical Levels of service are objective requirements for the management of assets. Technical levels of service are documented in Table 9. Customer and Technical Service Levels.

Table 9. Customer and Technical Service Levels

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
Inspection	Well managed roads	Regular inspection	Inspect quarterly	N/A
Complaints	Complaints responded to	Respond to stakeholders	Acknowledgement, proposed action and timeframe	Notification within 7 business days Action as per service level
Cleaning	Clear obstructions and hazards	Reported obstruction	Clear obstruction	Less than 1 business day
	Sweeping	Not used	Not used	Not currently required
	Washing	Not used	Not used	Not currently required
Maintenance	Smooth and appropriate travel surface	Cracking, potholes, stripping, surface defects	Patch or resurface cracks exceeding 10mm width and potholes exceeding 25mm depth or 300mm diameter	Less than 28 working days from identification
		Skid Resistance	SCRIM rating	Less than 90 days
		Roughness	NASRAA rating	Less than 90 days
		Vertical displacements and edge breaks	Fix edge breaks and deformations outside of wheel paths exceeding 50mm by grinding or replacement section	Less than 28 business days from identification

Asset or Function	Customer service level	Technical Service Level	Response	Target Response time from identification
		root intrusions, rough surface	Replace or resurface where affected area exceeds 1 sq m or deformation exceeds 50mm	Less than 28 working days from identification
		Edge breaks and lateral displacements	Patch edge breaks and lateral displacements exceeding 100mm	Less than 28 working days from identification
Replacement	Roads to be managed sustainably	Condition rating equal to or exceeds 4.0	List for inclusion in capital works budget	12 months
Upgrade	No criteria set	Identified in the Transport Strategy	Performance rating equal to or exceeds 4.0	List for inclusion in capital works budget

5.6 Performance Measures

Asset performance may be measured in various ways. Five assessment criteria typically used are-

1. **Condition** is a measure of how consumed and deteriorated the asset is by wear and tear, or age effects. It does not capture whether the asset is meeting customer service, safety, or compliance needs. (See Road Service Profile comments)
2. **Service** is a measure of whether the asset is meeting customer service expectations. For clarification, an asset (e.g., air conditioner) might be brand new (excellent condition) but too small to effectively cool the required space (poor service).
3. **Amenity** is a measure of the appearance and "user friendliness" of the asset.
4. **Compliance** is a measure of the compliance to legal requirements, engineering (and other) standards and safety standards
5. **Financial** is a measure of whether the asset continues to provide value for money

For roads only condition is currently being used as an indicator. Compliance issues are identified by exception and responded to immediately

Table 10. Definition of Condition and Function Rating

Condition Rating Score	Condition Rating Description	Function Rating Description	Amenity	Compliance
	Condition is a measure of how worn the asset is by age, wear, and tear.	*Function is a measure of how effective the asset is at meeting the service needs and expectations*	*Amenity is a measure of whether the asset presentation fits the needs and expectations of the stakeholders*	*Compliance is a measure of whether the asset meets legal, engineering, building, safety, and other standards*
0 Unknown	Condition rating 0 is reserved for no inspection and no data	Function rating 0 is reserved for no inspection and no data	Amenity rating 0 is reserved for no inspection and no data	Compliance rating 0 is reserved for no inspection and no data
1 Excellent	Assets are near new, have no visible defects, wear, or tear.	Assets are meeting all service needs with redundant capacity	Assets exceed the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards
2 Good	Assets have minor signs of wear and tear. A small number of defects or repairs might be evident	Assets are meeting service needs effectively with some spare capacity	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with current standards. There may be some optional, but not mandatory improvements.
3 Average	Assets are showing some wear and tear, including evidence of repairs or defects but are still effective	Assets are reliably meeting service needs (There may be some deficit in uncommon peak situations)	Assets meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Assets are fully compliant with standards, as at the date of construction and current requirements
4 Poor	Assets are starting to wear out. There is evidence of wear and tear, or age. Assets need to be regularly inspected, maintenance costs are increasing, and service may be compromised	Assets are failing to meet service needs unacceptably often. The assets may be breaking down or queuing time may be excessive	Some improvement required. Assets substantially meet the expectations of the stakeholders for cleanliness, presentation, and ambiance but not in all respects	Some improvement required. Assets are substantially compliant but there may be some compromised or less than ideal factors.
5 Very Poor	Assets are at, or near end of life. Wear, tear, and age effects are evident. Maintenance costs are elevated, special measures to keep the asset operating may be required, and service is likely compromised.	Assets are regularly failing to meet service needs. This may be due to asset, break down, queuing lengths, seasonal unavailability, or other factors	Substantial improvement required. Assets don't meet the expectations of the stakeholders for cleanliness, presentation, and ambiance.	Action required. Assets are materially not compliant in one or more factors

6 Demand

This section of the AMP reflects strategic drivers to upgrade, improve or dispose of assets. This section will cross all asset groups and provide links to Organisation strategic and land use plans.

6.1 Demand Drivers

Demand in this AMP refers to factors affecting the need for assets. Either the capacity, performance, risk, or financial cost of assets. Demand Drivers may be demographic, social, political, or economic. By their nature demand drivers may be inferred from current evidence or be predicted change. There is a degree of uncertainty.

The City seeks to identify and respond, in due time and measure, to emerging stakeholder need.

6.2 Road Transport Strategy

Appendix B is reserved to identify proposed substantive changes to the road network

There are no current substantive changes proposed. The City has no comprehensive transport strategy.

Development of an improvement strategy is recommended to confirm that the current road network meets need, assess emerging needs and demand, respond to expected changes and support access to grant funding.

Table 11. Demand Drivers and City Response Plan

Changes	Current provision	Projection	Impact on Road Network Services	City Response Plan
Population Growth	No provision	Per Perth-Peel expected population growth	Increases in traffic volumes Congestion	Develop a transport strategy.
Changing Age Demographic	No provision	Increasing older and younger demographic	No substantive impacts Increase focus on safety and universal access	No requirement
Inclusion and Opportunity	No provision	Increasing social diversity	No substantive impact	No requirement
Road Safety	This AMP	State Goal of zero fatalities on roads	Identify road improvements Road use regulation Road user education	Maintain roads to safe standards Develop a transport strategy Assess accident sites and implement safety improvements Review speed ones
Infill Residential Development	No provision	Steady increase in density of housing and population	General increase in traffic volumes Point location traffic and safety issues from intense land uses	Ensure new development access safe and effective and traffic impacts addressed through development control measures
Precinct Development	No provision	Focussed development on locations	Need for upgrades of road infrastructure Possible changes in Public Transport networks	Develop local area precinct plans identifying upgrade requirements Transport Strategy

Changes	Current provision	Projection	Impact on Road Network Services	City Response Plan
Medical Precinct expansion	No Provision	Continued intensification of commercial activity in and near the medical precinct	Need for new, upgrade and replacement roads Increased focus on universal access and connectivity	Develop local area precinct plans identifying upgrade requirements Transport Strategy
Service Expectations	Included in AMP	Expected demand for increased connectivity and quality of service Expectations of quality of service to be aligned with available funds.	Set Service levels	This AMP
Shift to public transport	No provision	Increasing shift of commuters from vehicle to public transport	Possible reduced demand for roads Design of roads for bus services	Develop a transport strategy
Motorised scooters, high speed bicycles and changing service requirements	No Provision	Mixed use of roads creating emerging safety issues and possible changes of design standards	Organisation policy and standards review.	Review legislation and design plans
Economy	Included in AMP	Tightening of availability of finance Need to prioritise, justify, and demonstrate value for money from investments	Better investment and decision making. Budgets vulnerable to changes Source grant funding and developer contribution support	This AMP Financial Planning
Environmental Concerns	Included in AMP	Increasing expectations to protect and increase vegetation and greenspace	Minimal. Marginal increase in maintenance costs for vegetation control.	Consider in Transport Strategy

Changes	Current provision	Projection	Impact on Road Network Services	City Response Plan
		Shift to non-motorised transport		
Climate Change	No provision	Increased rainfall, rising sea levels, increased ambient temperature	Possible low-lying roads near river to be flooded more often. Possible decrease in car usage	
Technology Change	No provision	More immediate and demanding reporting of issues Options to better collect and manage data	More responsive service Opportunity for more efficient and better decisions Improved road building materials options and performance Improved data collection and customer feedback opportunities	Maintain awareness of emerging technology Remain adaptable and responsive to new options

7 Risk Management

This section of the AMP provides a framework to consistently assess Asset and Asset Management risk. Risk Management will generally take the form of implementing the provisions of the Asset Class AMPs

7.1 Risk Context

Risk is a necessary consideration for management of assets. There are potential events that might occur and cause damage to the City. These could range from trivial to catastrophic. The City is required to identify and consider significant risks.

Risk is also a useful tool to identify required actions, prioritise activity and investment in the assets

The City of Nedlands Risk Management strategy, and corporate risk register provide an overarching response to corporate risk. Asset risk appears in the corporate risk register, and the adopted mitigation strategy is to manage the assets effectively to address risks.

A primary requirement of this AMP is to (i) identify and manage asset management related risks. Secondary objectives of this AMP are to (ii) use risk assessment to prioritise works and, (iii) escalate asset management risks where they can't be satisfactorily managed.

7.2 Risk Definition

Risks are defined as things that might happen, and if they did happen would cause a negative effect. Risk Management is defined as 'coordinated activities to direct and control with regard to risk'.

An issue is defined as something that has already happened or is happening now.

Risk assessment therefore requires (i) a possible event, (ii) that may happen, but has not yet happened, and (iii) would have a measurable negative effect.

The International Standard on Risk Management ISO31000 defines, and measures risk in terms of likelihood of an event, and consequences of that event.

The purpose of infrastructure risk management is to identify, document and manage the risks associated with providing services and assets. Asset related risks may include financial, reputational, personal injury, property damage, environmental risks.

For the purpose of this AMP a distinction is made between Asset Management Risk (systemic organisation risks of not managing the assets effectively) and Asset Risk (risks associated with a particular asset). Generally, a purpose of the Asset Management system is to identify and manage Asset risks.

7.3 Risk Assessment

The risk assessment and response process of the City is shown in Figure 16 Asset Management Risk Process. Note that the majority of credible risks will be managed to a satisfactory level by application of this asset management plan and works to the assets.

The risk rating system is the City adopted Risk Assessment procedure.

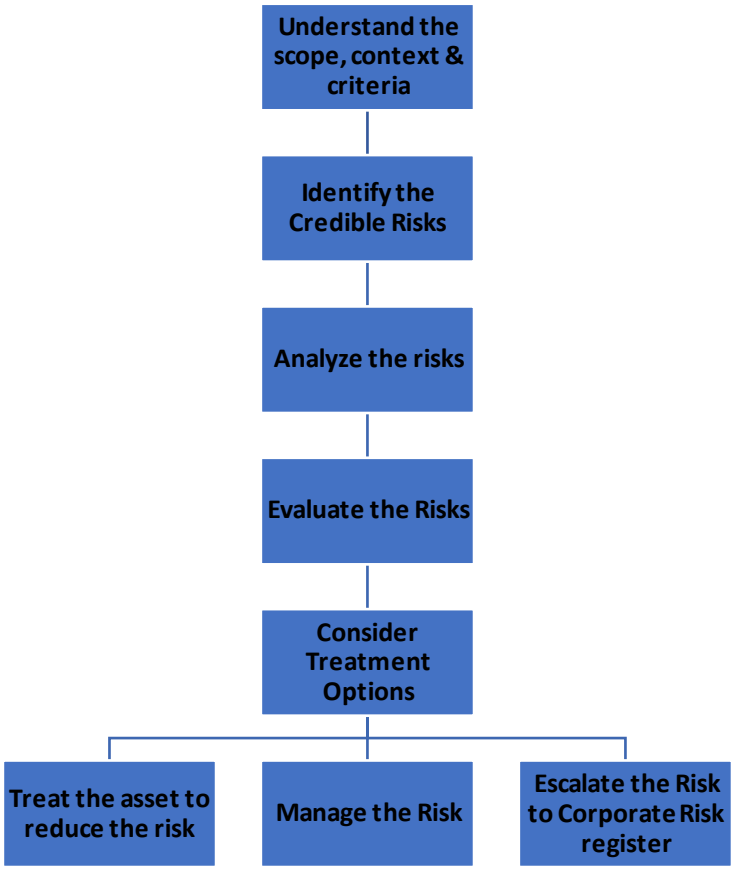


Figure 16 Asset Management Risk Process

7.4 Balancing Risk, Service and Budget

Elimination of risk entirely is not generally an option.

This AMP assumes a balanced approach to risk. Risks should be treated in accordance with the City Risk Policy. Risks of high, or greater, are expected to be managed to a moderate level.

Intervention levels for assets have been set to keep risk levels at moderate or lower.

7.5 Critical Assets

Critical assets are defined as those assets which have a high consequence of failure causing significant loss or reduction of service. Critical assets have been identified and along with their typical failure mode, and the impact on service delivery, are summarised in Table 12. Critical Road Assets. Failure modes may include physical failure, collapse, or essential service interruption.

A comprehensive assessment of critical assets has not been completed recently.

Table 12. Critical Road Assets

Critical Asset	Failure Mode	Impact
No critical assets identified		

7.6 Resilience Planning

Resilience refers to the ability of the infrastructure to cope with changing conditions, changing expectations, unexpected loss, or failure and the unexpected. Resilience Planning is the process of

assessing and improving how the infrastructure response can be improved through provision of back up services, contingency planning.

There is no resilience planning for Road Assets and no Road Assets are identified as critical assets.

7.7 Risk Assessment Guidelines

Risk rating system has been taken from the City Risk Assessment Guideline.

Table 13. Risk Assessment Guide

City of Nedlands Risk Matrix						
Likelihood / Consequence		Insignificant	Minor	Medium	Major	Severe
		1	2	3	4	5
Almost Certain	5	Moderate (5)	High (10)	High (15)	Extreme (20)	Extreme (25)
Likely	4	Low (4)	Moderate (8)	High (12)	High (16)	Extreme (20)
Possible	3	Low (3)	Moderate (6)	Moderate (9)	High (12)	High (15)
Unlikely	2	Low (2)	Low (4)	Moderate (6)	Moderate (8)	High (10)
Rare	1	Low (1)	Low (2)	Low (3)	Low (4)	Moderate (5)

Table 14. Risk Likelihood Definition

Level	Rating	Description	Frequency
5	Almost Certain	The event is expected to occur in most circumstances	More than once per year
4	Likely	The event will probably occur in most circumstances	At least once per year
3	Possible	The event should occur at some time	At least once in 3 years
2	Unlikely	The event could occur at some time	At least once in 10 years
1	Rare	The event may only occur in exceptional circumstances	Less than once in 15 years

Table 15. Risk Consequence Definition

Rating (Level)	Health	Financial Impact	Service Interruption	Regulatory Compliance	Reputational	Infrastructure, Assets & Systems	Environment
Insignificant (1)	First aid injuries	Less than $10,000	Short term temporary interruption. < 1 day	Breach of protocol or process requiring a response. No impact on other criteria	Unsubstantiated, low impact, low profile or 'no news' item	Negligible damage or loss	Contained, reversible impact managed by on-site response
Minor (2)	Medical type injuries	$10,001 - $50,000	Inconvenient delays managed with internal resources. 1 day – 1 week	Breach of protocol or process requiring additional work or minor damage control	Substantiated, low impact, low news item, minor complaint	Localised damage or loss rectified using internal resources	Contained, reversible impact managed by internal response
Medium (3)	Lost time injury <30 Days	$50,001 - $500,000	Significant delays to some major deliverables requiring additional resources to rectify. 1 - 2 weeks	Breach requiring internal investigation, mediation, or restitution and / or regulatory requirements imposed	Substantiated, public embarrassment, moderate impact, moderate news profile. Short-term loss of community Support	Localised damage or loss requiring internal and external resources to rectify	Contained, reversible impact managed by external agencies
Major (4)	Lost time injury >30 Days	$500,001 - $2,000,000	Prolonged interruption to major deliverables. Extensive use of additional resources; performance affected < 1 month	Breach investigated by external party and results in termination of services, third party actions or imposed penalties	Substantiated, public embarrassment, high impact, high news profile, third party actions. Long-term loss of community support	Significant damage or damage to multiple assets requiring significant resources to rectify	Uncontained, reversible impact managed by a coordinated response from external agencies
Severe (5)	Fatality, permanent disability	More than $2,000,000	Indeterminate prolonged interruption. Non-achievement of key objectives. > 1 month	Breach results in litigation, criminal charges or significant damages or penalties	Substantiated, public embarrassment, multiple high impacts, news profile, third party actions. Permanent loss of community support	Extensive damage requiring prolonged period of restitution Complete loss of plant, equipment & building	Uncontained, irreversible impact

7.8 Identified Risks

Identified Risks and management response are summarised in Table 16. Identified and Assessed Risks.

Table 16. Identified and Assessed Risks

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Asset Failure causes loss of service	Loss of service, loss of reputation	Likely	Minor	Moderate	Provide timely maintenance Replace assets prior to failure	Low
Lack of Knowledge of assets	Unexpected event, loss of service, loss of reputation	Likely	Minor	Moderate	Regular inspections	Low
Safety	Major accident up to and including death	Unlikely	Severe	High	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Safety	Minor accident including personal injury	Possible	Medium	Moderate	Conform to design and construction standards Maintain and inspect assets regularly	Moderate
Public Liability claim	Financial Cost Reputational damage	Possible	Major	High	Conform to design and construction standards	Moderate

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
					Maintain and inspect assets regularly	
Compliance	Road designs to conform to Road Traffic Code Requirements	Unlikely	Medium	Moderate	Stay informed on code changes and respond if required	Low
Compliance	Disabled access restricted, reputation damage, potential claim, potential admin penalties	Unlikely	Medium	Moderate	Conform to universal access standards	Low
Loss of Budget	Unable to fully complete improvement, replacement or maintenance works costs incurred	Unlikely	Major	Moderate	Prioritise expenditure with focus on operation and preservation of existing assets Adopt LTFP	Low
Change in demand - City Growth	New residents not provided with access	Likely	Minor	Moderate	Include road network planning in scheme and development approval considerations	Low
Change in demand – service standards	Residents demand higher service standards or new assets	Possible	Major	High	Set service standards and budget in agreement with ratepayers	Low

Identified Risk	Consequence	Likelihood	Consequence Rating	Assessed Risk	Treatment	Residual Risk
Change in demand – external requirement	Unexpected need to construct new or upgrade road linkages	Possible	Major	High	Active involvement in Regional planning	Low

7.9 Identified Issues

An issue is something that has actually happened and is causing a problem. As compared to a risk, which is something that may happen.

The following issues have been identified as relevant to the next 3 years. Note these issues have been identified based on anecdotal feedback from City staff and include only higher-level issues requiring corporate response. Minor asset defects and similar issues are addressed through the normal asset management plan provisions.

Identified Issues	Consequence	Likelihood	Consequence Rating	Assessed Importance	Treatment
No identified issues					

8 Lifecycle Asset Planning

This section of the AMP will provide a framework to assess the assets and develop interventions and responses. This section is common across all asset management plans. Specific decision criteria and outcomes related to this asset class are provided in Section 9.

8.1 Lifecycle Management

The City operates a whole of lifecycle approach to asset management. The asset lifecycle is shown in Figure 17. Typical Asset Lifecycle.

Lifecycle Asset planning requires consideration of the service requirements and needs of the asset at each stage of its lifecycle. These needs may be the immediate needs to operate the asset, but also include the predicted needs. Needs may include risk, performance, investment, or other requirements to operate the asset effectively.

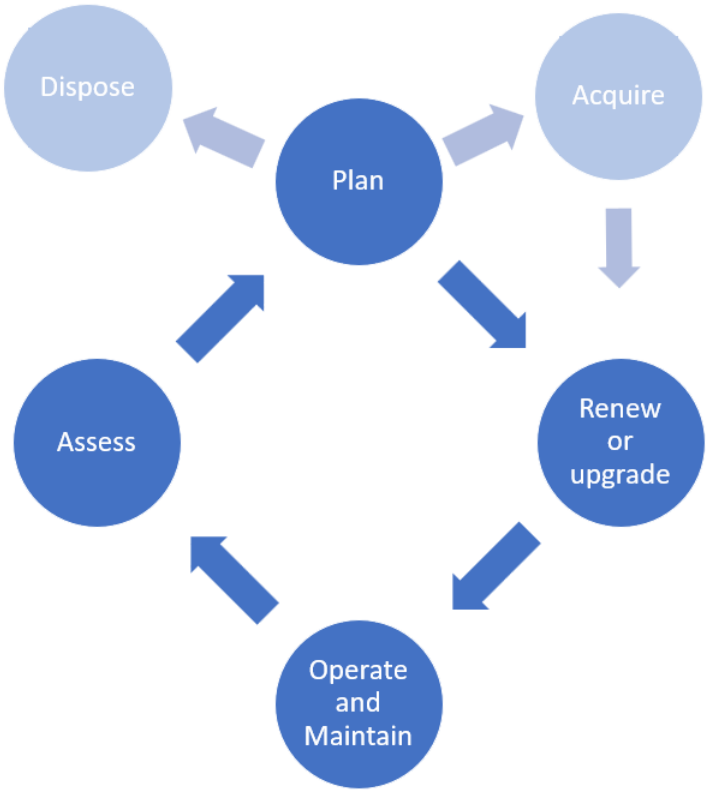


Figure 17. Typical Asset Lifecycle

8.2 Plan - Strategic, Lifecycle and Tactical Directions

The Asset Management plan needs to respond to both strategic direction and functional (lifecycle) need. This is done in the planning phase.

In this context strategic direction means top-down organisation directions, such as the provision of additional or improved assets to meet an emerging need in accordance with the goals of the organisation. Typical top-down planning might include implementation of a new Local Area Precinct

Plan, Cycle strategy, Recreation Strategy, change in Public transport networks, Organisation Directive via the Strategic Community Plan or similar.

Functional (lifecycle) planning is driven by the needs of the assets themselves. All assets require maintenance and will wear out over time. Service performance may become compromised for a variety of reasons and renewal, or upgrades, required.

Figure 18. Strategic, Lifecycle and Tactical directions shows at a high level how lifecycle needs, and strategic goals are brought together and aligned in the AMP. The Asset planning process considers both the strategic goals, and the asset needs to define a tactical solution.

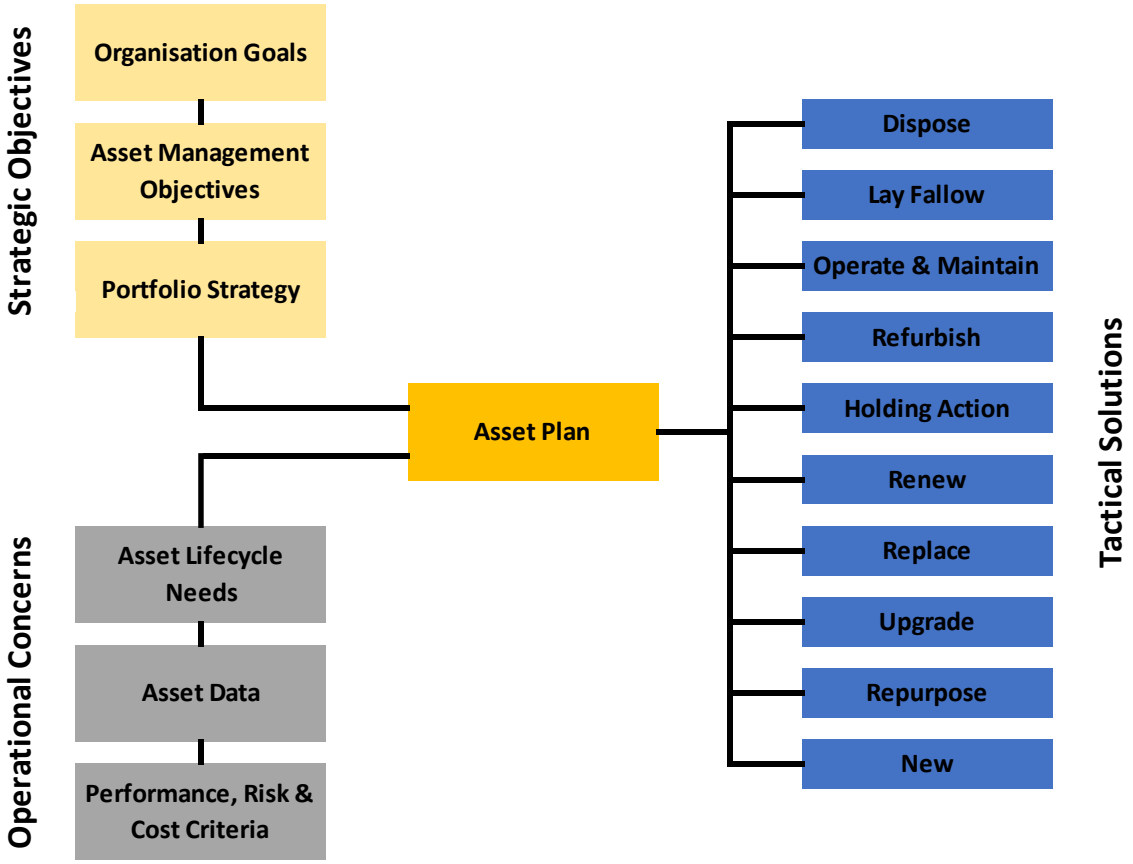


Figure 18. Strategic, Lifecycle and Tactical directions

8.3 Asset Lifecycle Needs

Asset Lifecycle Needs are specific to the asset class and may include

1. Service or Functional needs – the assets are not performing effectively
2. Risk and Safety Concerns – there are compliance, safety, design, or other risk concerns
3. Amenity Issues – The assets no longer meet community expectations
4. Financial Planning requirements – the assets are no longer cost effective or good investment
5. Condition or Obsolescence – the assets are wearing out

Specific asset class concerns and decision criteria are provided in Section 9

8.4 Tactical Solutions

Tactical solutions are the proposed intervention measures. These are grouped in Table 17. Tactical options and definitions. Note that the choice of tactical option may be influenced by several of factors. At present this is a human expert decision to balance competing requirements using the provided decision criteria.

Tactical solutions apply at a component level and include (i) scope of asset components, (ii) proposed option(s), (iii) expected date of treatment and (iv) an indicative estimate of cost for the financial plan. A tactical option is an indicative plan, and not intended as a scope of works or project plan.

Typically, in the annual budget, and draft budget, the "tactical option" is replaced with a clear scope of works and project estimate as described in Figure 19. Asset Assessment Process.

Table 17. Tactical options and definitions

Tactical Solutions	Description
Dispose	Remove the asset from service permanently, including potentially sell, demolish, abandon, or bury in place.
Lay Fallow	Temporarily discontinue use of the asset for an unspecified period, but with option to later recontinue use.
Operate & Maintain	Normal use of the asset including operation, preventative maintenance, and reactive maintenance.
Refurbish	Restore the asset appearance and amenity without restoring the useful life or service potential. Typically, something done to a building periodically.
Holding Action	A temporary measure to keep an asset operating past point of normal renewal or replacement
Renew	To undertake remedial works, major maintenance, or partial replacement of an existing asset to restore some or all its remaining life or service potential.
Replace	To remove and replace an asset or component, like for like, and new for old
Upgrade	To improve the capacity, service potential or service life of an asset or component
Repurpose	To change the intended use of an asset.
New	To build a new asset where one was not existing before.

Note that there are several possible actions for each tactical option. Selecting the appropriate action is typically part of project scoping and planning, and budget setting, following investigative work. The intent of the asset management plan is to identify the emerging issue, pertinent information, and corporate strategy, mark it for further attention at the appropriate time and provide an indicative estimate of costs.

8.5 Asset Needs and Investment Plan

The unconstrained needs of the Road assets are shown in Appendix C. The unconstrained needs (Appendix C) reflect a scenario in which the City has access to unlimited funding and resources to complete all works based on future estimated need. This may include requested or predicted need.

The proposed Works program is presented in Appendix D. The works program (Appendix D) represents the planned works of the City based upon the actual budget and resources available and

needs to be reconciled to the annual budget and Long-Term Financial Plan as these are annually resolved.

It is unlikely the City will ever have sufficient funds to meet all unconstrained needs.

The works program and unconstrained needs are typically updated annually, using knowledge and information discovered, works that have been completed and any budget realignments required.

8.6 Program Development

A program consists of a schedule of like projects, to be applied to the asset portfolio, and spread over the period of the AMP. The intention of the program is to allow good planning, smooth out cash flow requirements from year to year, give confidence in planning, inform stakeholders, allow deferral of works, prioritise individual projects when required.

8.7 Asset Assessments

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process

Assets and components are divided into categories based on risks of failure to meet performance or risk objectives.

Escalation Category 0. Operate and Maintain. This category applies to Low Risk, good performing assets which are typically in their early or mid-life. These assets can generally be expected to meet needs and have low risk of failure. These assets are routinely inspected and maintained. Assets which are getting older, are not meeting performance requirements, are becoming expensive to maintain or have identified risk factors are typically escalated to category 1.

Escalation Category 1. Medium Risk, Average Performance, and emerging issues. This category applies to assets are approaching their end of service life, may have some identified performance, or risk issues. Mostly these assets will be performing satisfactorily and with low risk. However, weaker, or more heavily used assets may be showing signs of age and performance issues. Escalation category 1 assets are monitored more closely, reviewed annually, and as they approach intervention levels attention may be escalated to category 2.

Escalation Category 2. High Risk, Poor Performance. This category applies to assets showing signs of end of life. They are still functioning but may not be meeting performance needs fully. Condition and asset integrity is starting to approach intervention levels. Typically, assets in category 2 should be identified in the 5-year plan and be reviewed at least annually. They may require special risk or performance management. Holding actions may be employed to continue the use of the asset.

Escalation Category 3. Very High Risk, Poor Performance. This category is for assets which have failed intervention levels or service requirements. Replacement plans, firm budgets and project scopes should be in place, and these projects considered in the annual budget. In some cases, special management regimes or holding actions may be implemented.

Escalation Category 4. Backlog. This category is for assets which are category 3 (have passed their intervention point) but action has not been taken for some reason. Usually for reasons of budget limits, or other priorities. Holding actions, discontinued use or special risk measures are typically required. Backlog assets are risk managed and reconsidered for funding each year. Backlog is an undesirable circumstance.

The City has adopted a systematic approach to managing assets that focusses attention on critical assets, assets at higher risk, and assets with performance issues. The approach is shown in Figure 19. Asset Assessment Process .Figure 19. Asset Assessment Process

Assets are divided into categories based on risks of failure to meet performance or risk objectives. Works are prioritised accordingly.

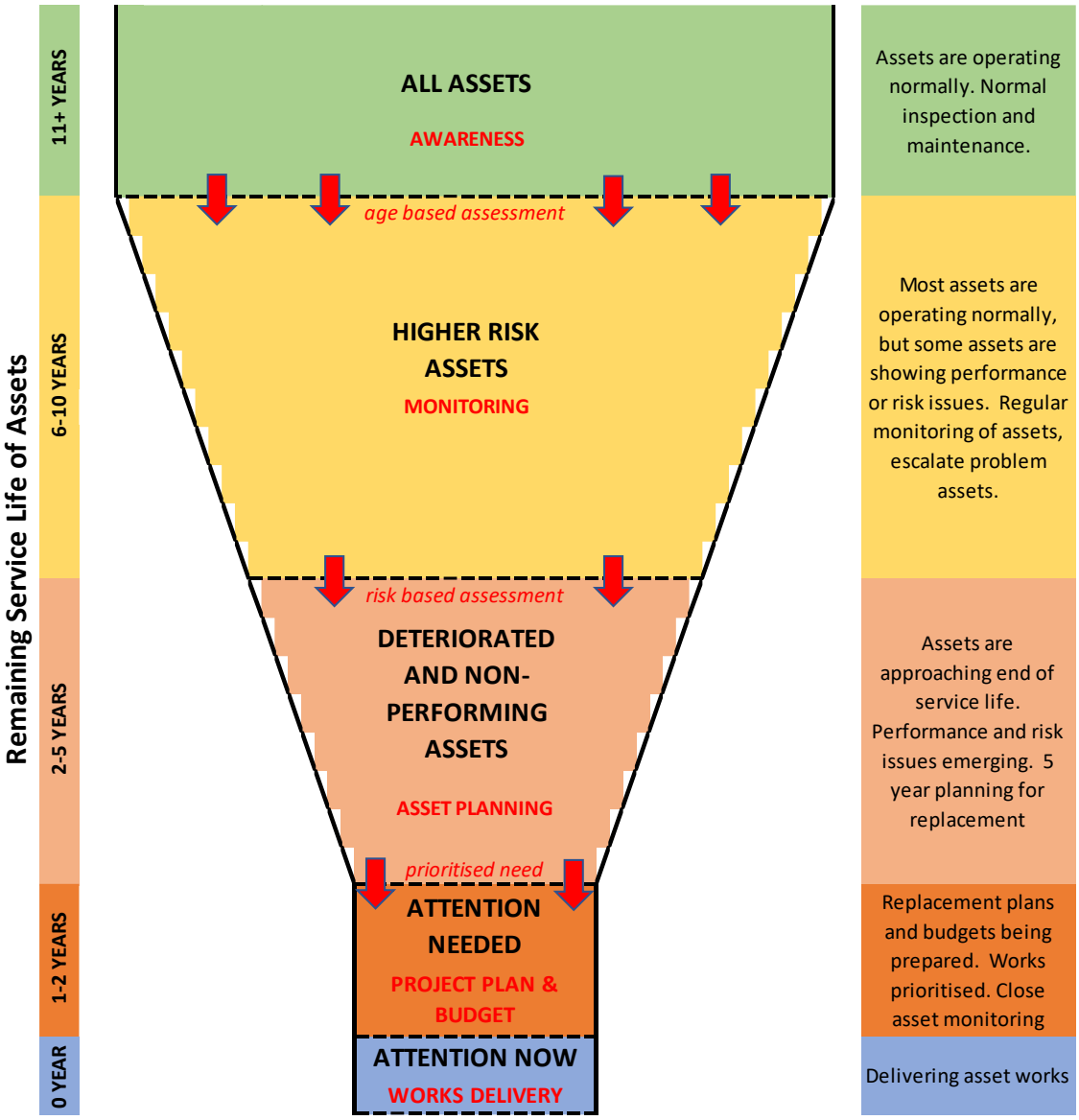


Figure 19. Asset Assessment Process

9 Road Asset Plan

This section of the AMP describes what the organisation expects to do in the period covered by the plan to meet the objectives

9.1 Strategy

The City does not have an existing Transport Strategy.

A quick summary of the state of the current portfolio is as follows. See section 4 for details

- The City has a mostly effective and comprehensive road network
- Most of the existing network is in average or better condition
- The network is aging, and experiencing wear and tear
- There are potential service and safety improvements to be made but these are not systematically identified

The adopted Strategy for this plan in brief (priority order) is

- Identification and fixing of safety and compliance issues
- Ongoing proactive and reactive maintenance
- Replacement of aging and deteriorated sections of road as they pass intervention points
- Replacement or proactive maintenance of sections of road with high costs or poor service
- Regular safety review and implementation of safety improvement works
- Monitoring and improving roads where usage exceeds capacity

9.2 Implementation Programs

The City intends to implement the following service programs over the next 5 years

Table 18. Road Network Works Program Details

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
Organisation Assigned Priorities & Commitments							
RD01	Organisation Priorities		special	either	As designated	As identified in Strategic Community Plan or by Organisation resolution	Reserved space for Organisation priorities as identified in the Strategic Community plan
Planning, design, consultation & other							
RD11	Transport Strategy		2021/22-2022/23	OP-EX	City & regional links	Identify primary, secondary, and local routes Identify emerging needs and infrastructure gaps Review design standards and service expectations	Will need to consider both demand drivers, local development, and existing capability. Budget does not include community survey
Works Programs							
RD21	Road Operation & Maintenance		Recurring annual	OP-EX	Local Roads	Inspect Roads not less than quarterly Reactive maintenance and repair minor defects in accordance with service levels	Essential works to keep the roads safe and functioning Generally, a find and fix approach.

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
						Respond to customer concerns Report and escalate major concerns	
RD22	Priority Works		2022/23-2027/28	CAP EX	See Appendix C	Address high priority road defects, safety issues and gaps as they are identified or occur.	These are projects that generally occur unexpectedly but require immediate attention
RD23	Planned renewal		Recurring annual from 2023/24	CAP EX	See Appendix C	Replace aged and worn-out roads and associated assets as they reach intervention levels	
RD24	Metropolitan Regional Road Program		2022/23-2027/28	CAP-EX	See Appendix C	Expansion and Renewal of Regional Roads as identified in State Regional Road Program to maintain secondary road linkages (typically District Distributor roads) Part grant funded	This program is controlled by the State Road Grants Committee, and the Metropolitan Regional Road Group.
RD25	Roads to recovery		2022/23-2027/28	CAP EX	See Appendix C	Renewal of road infrastructure 100% Federal grant funded	Dedicated grant funding to renew road infrastructure.
RD26	Road Safety Improvements		2022/23-2027/28	CAP EX	See Appendix C	Improve road safety aligned with state strategy towards zero	Safety benefits

ID#	Program	Budget ($M)	Period	Type of expense	Scope	Required Outcomes	Comments
						Potentially part grant funded	
RD28	Road network upgrades	TBA - unfunded	TBA - unfunded	CAP EX	TBA	To be identified in the Road Strategy RD07 and potentially including safety, capacity, congestion, freight, or other improvements	Strategy and funding plan to be approved by Organisation after completion of transport strategy

9.3 Road Lifecycle Needs Identification

Lifecycle needs for roads are assessed in accordance with Figure 19. Asset Assessment Process A Tier 1 assessment identifies when an asset is at higher risk and needs to be more closely monitored. Tier 2 assessment identifies when an asset has an identified problems or is approaching end of life and needs to be identified in the 4-year plan. Tier 3 assessment indicates when an asset needs immediate attention.

Table 19. Intervention Criteria for Road Planning Purposes

Criteria	Test/decision	Level 1 assessment criteria (Monitor)	Tier 2 assessment criteria (Planning)	Tier 3 assessment criteria (Project Scoping)
Service/Functional	Demand and capacity issues reported by customers or officers	Reported or observed demand exceeds capacity	Traffic survey results meet warrant for road upgrade	Decision to include based on available funding and competing priorities
Service/Functional	Congestion	Reported or observed congestion	Traffic survey results meet warrant for road upgrade	Decision to include based on available funding and competing priorities
Service/Functional	Defects reported by operations crew	Reported or observed intensity of defects or repair works	Condition rating exceeds 3 on 5-point scale	Condition rating exceeds 4 on 5-point scale
Condition	Remaining useful life	RUL less than 10 years	RUL less than 5 years	RUL less than 2 years
Financial	Return on Investment	Unusually maintenance costs	Ongoing maintenance costs higher than replacement costs (Whole of life cycle cost)	Decision to include based on available funding and competing priorities
Risk/Safety	Design or compliance issue	Reported or identified issue	Non-compliance with standard	Non-compliance with standard
Risk/Safety	Accident Record	Intersection rating red in accordance with RSB guidelines	Intersection rating black in accordance with RSB guidelines	Intersection rating black in accordance with RSB guidelines
Amenity	Road Roughness	Roughness per Million passenger km	Roughness per Million passenger km	Roughness per Million passenger km

9.4 Road Network Budget

Proposed Budget Allocation is shown in Table 20. Proposed Road Network Aggregated Forward Plan

Table 20. Proposed Road Network Aggregated Forward Plan

Program	Current Budget plus 3 YR plan	Current Budget	Forward Plan ($M)			Unfunded Requests
		2022/23	2023 / 24	2024 / 25	2025 / 26	
RD01 Organisation priorities	0.000	0.000	0.000	0.000	0.000	0.000
RD10 Transport Strategy	0.000	0.150	0.000	0.000	0.000	0.000
RD21 Road Ops and Maint.	3.904	0.976	0.976	0.976	0.976	0.000
RD22 Priority Needs	11.770	5.046	4.473	1.255	0.997	0.000
RD23 Planned renewal						
RD24 MRRG						
RD25 Roads to recovery						
RD26 road safety	0.100	0.100	0.000	0.000	0.000	0.000
RD27 Upgrades and new	0.000	0.000	0.000	0.000	0.000	0.000
Total	**15.774**	**6.122**	**5.449**	**2.231**	**1.973**	**0.000**

Notes

1. All numbers are 2021 / 22 dollars.
2. More details on included project works are included in Appendix D.
3. This program is indicative and a statement of intent. As new information is gathered, project works are scoped, budgeted, and prioritised some variations will be made through the budget approval process.

10 Resources and Support

This Section of the AMP – Roads contains information on support requirements for the Asset management system.

10.1 Asset Management Governance

Responsibility for Road Assets is delegated as follows

Table 21. Roles and Responsibilities

Function	Assigned to
Responsible Director	Director Technical Services
Asset Planning	Manager Assets
Operations, Inspection	Manager City Projects and Programs
Operations, Maintenance	Manager City Projects and Programs
Project scope and requirements	Manager Assets
Project Delivery	Manager City Projects and Programs
Asset Acceptance	Manager Assets
Accounting	Manager Finance
Data Collection	Manager Assets
Performance reporting	Manager Assets
Internal Audit	Director Technical Services

10.2 Human Resources

10.2.1 Staffing

Human Resource requirements to be defined in future update after service levels have been adopted and trialled for 12 months

Includes field crew and managerial/admin staff requirements

10.2.2 Staff Competency and Training

Matrix to be developed. Current staff have necessary competencies

10.2.3 Corporate knowledge protection

Current staff turnover is high. Capture existing knowledge in new asset register, procedures and processes.

10.3 Technology

10.3.1 Hardware

The City maintains a fleet of field computer devices for officers to continuously access and update asset records.

Current operational maintenance truck for light maintenance sufficient to need.

Construction work is outsourced.

10.3.2 Software

The City is currently implementing a new enterprise software system (OneCouncil) that includes appropriate asset management functionality.

10.4 Data

The City does not currently have a formal data management plan. Data is essential for good decision making and is best managed wholistically for all assets.

Road Inventory and Condition data was last updated in March 2022.

10.5 Process

The City does not currently have formal work processes for road asset management or operations.

10.6 Outsourcing

All operational inspections, operations and light maintenance are currently managed in house.

Construction projects are outsourced via tender and contract

Asset planning is performed in house

External audits and 5 yearly re-valuation are outsourced

11 Continuous Improvement

11.1 Performance Measures

Performance measures are as follows

Table 22. Performance Measures

Performance Requirement	Measure	Target
Completion of programmed works	Proportion of scheduled work completed	90% completion
Unexpected Road Closures	No of days roads closed without prior notice	Not more than 10 days of unexpected road closure
Service response	Proportion of complaints actioned within the allocated response time	80% response in time
Asset Sustainability	Asset consumption ratio	Ration greater than 90%
Asset Data Updated	Asset inventory annually updated by 30 June for all works done in the preceding financial year	Pass/Fail

11.2 System Audits

11.2.1 Internal Audits

Internal audits of the AMP and AMP compliance to be conducted annually to the satisfaction of the responsible Director.

Internal audits shall generally include random testing

Internal audits to include testing of

- Asset valuation and financial reporting
- Data updates
- Works completed
- Performance Measures
- Other items as directed

11.2.2 External Audits

External audits of the AMS shall be conducted every 5 years and may include the AMP – Roads.

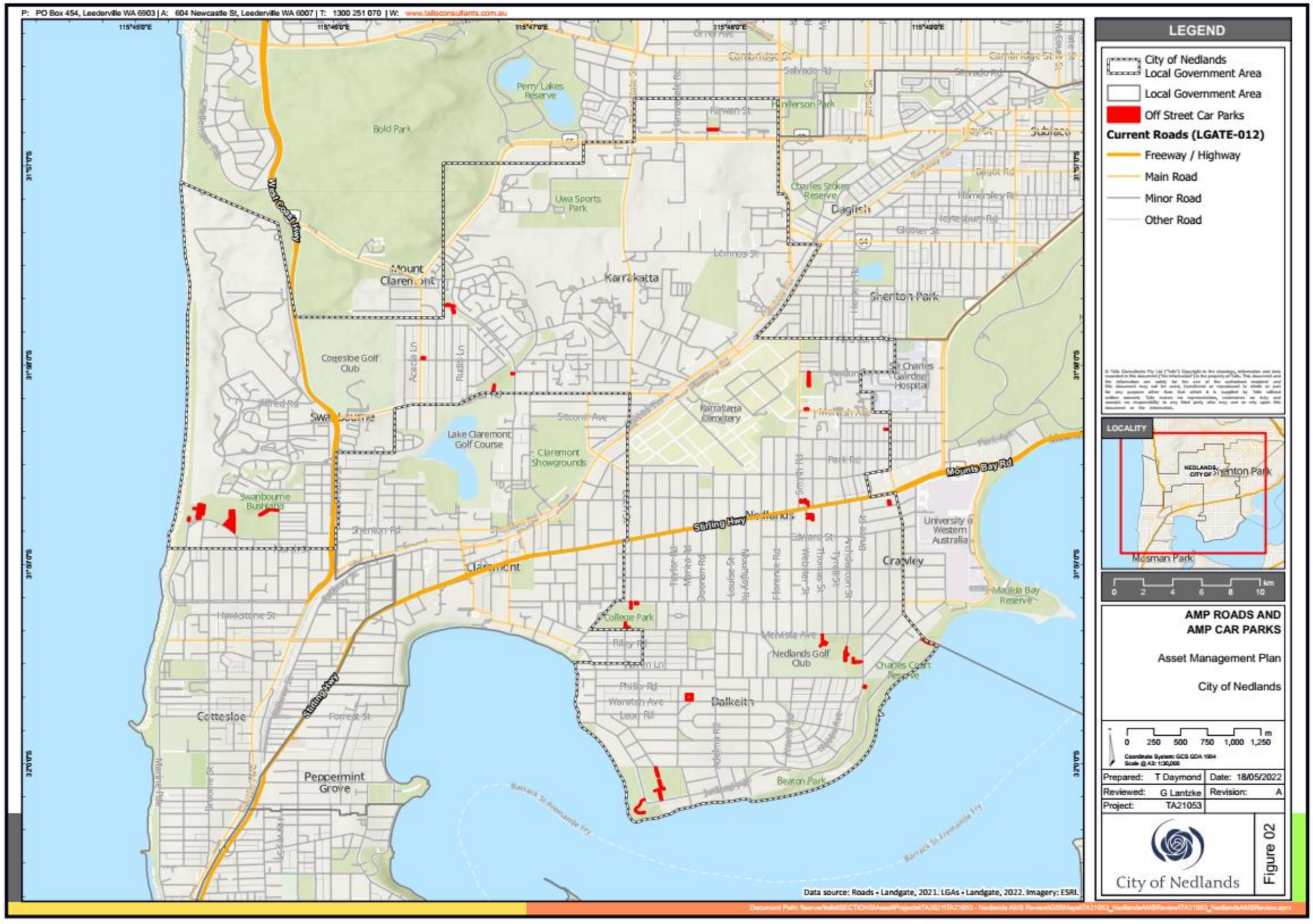
11.3 Improvement Plan

Identified Improvement actions are summarised In Appendix E.

12 References

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Appendix A. Road Map



Appendix B. Road Strategy

This section describes proposed strategic changes to the portfolio. New assets, upgrade disposal of assets and like meet emerging need.

Table 23. Planned Road Network Changes

Change ID	Description	Origin of change	Date required	Priority	Cost Estimate	Status
1	The City is currently undertaking an Integrated Transport Strategy which will inform any future road asset portfolio changes.					

There are no current City strategic direction or planned road network portfolio changes. This section is a place to record strategic requirements identified by the organisation such as requirements of the road strategy, land use planning, sports and recreation planning, Council initiatives and similar sources.

Appendix C. Road Investment Need (Unconstrained)

The unconstrained investment need refers to the works expected to be required by the assets to meet the adopted service levels, including replacement, maintenance, and operation in due time.

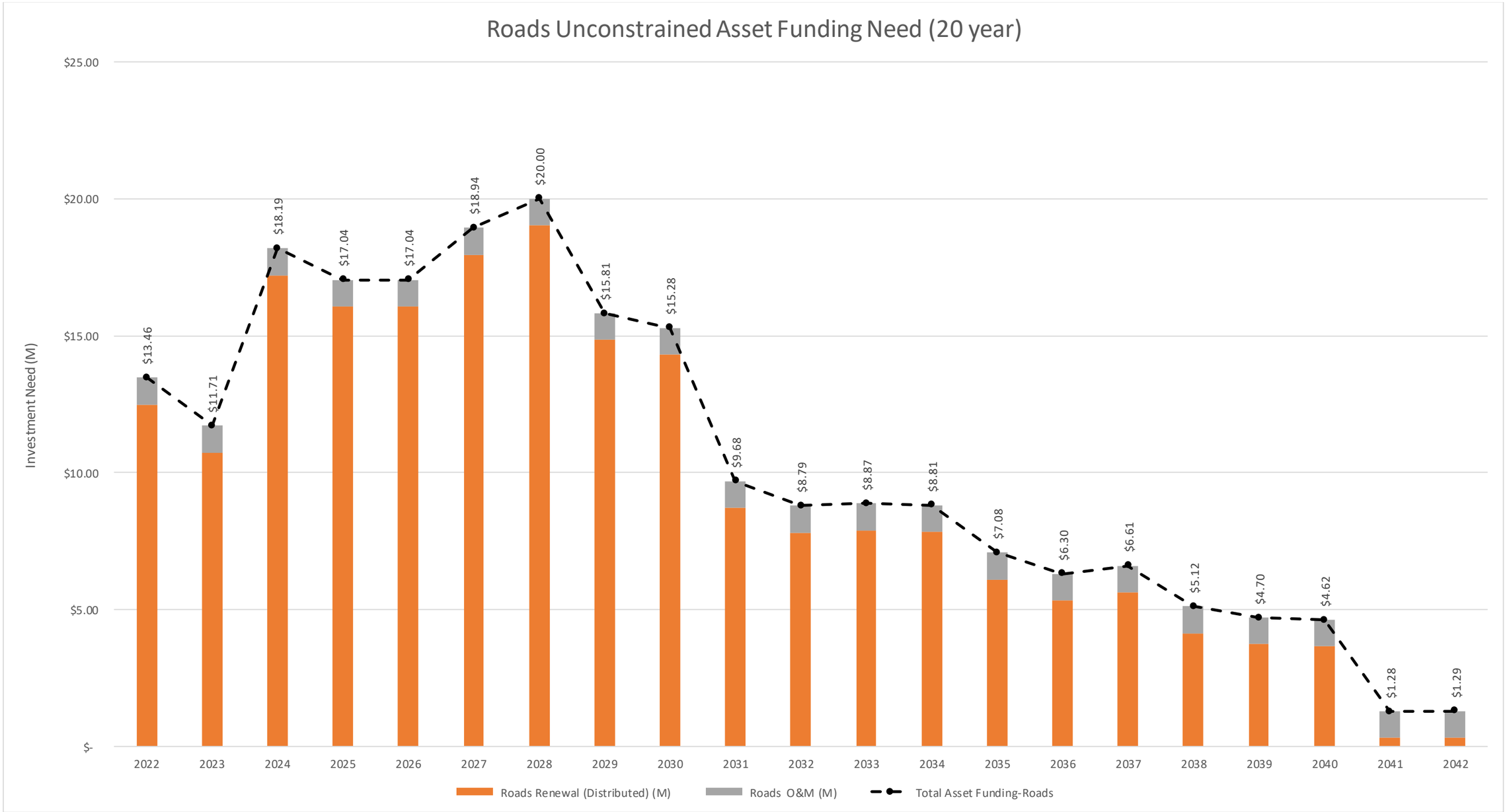


Table 24. All asset Class Proposed Investment Need (Unconstrained)

Financial Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Roads O&M (M)	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98	$ 0.98
Roads Renewal (Distributed) (M)	$ 12.48	$ 10.73	$ 17.22	$ 16.06	$ 16.06	$ 17.97	$ 19.02	$ 14.84	$ 14.31	$ 8.71	$ 7.82	$ 7.90	$ 7.83	$ 6.10	$ 5.33	$ 5.63	$ 4.14	$ 3.73	$ 3.64	$ 0.30	$ 0.31
Paths O&M (M)	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11	$ 0.11
Paths Backlog (2022) (M)	$ 0.35	$ 0.35	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Paths Std. Renewal (Distributed) (M)	$ -	$ -	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 0.10	$ 1.75	$ 1.75	$ 1.75
Paths Slab Replacement (M)	$ -	$ -	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ 0.13	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Parks O&M (M)	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50	$ 4.50
Parks Renewal (Distributed) (M)	$ 0.00	$ 0.01	$ 0.01	$ 0.14	$ 0.15	$ 0.66	$ 0.83	$ 1.13	$ 1.02	$ 1.25	$ 0.74	$ 0.91	$ 0.79	$ 1.17	$ 0.93	$ 0.93	$ 2.55	$ 2.37	$ 1.97	$ 2.53	$ 2.53
Drainage O&M (M)	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67	$ 0.67
Drainage Renewal (Distributed) (M)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 1.32	$ 0.00	$ 0.00	$ 0.00	$ 0.00
Drainage Planned Capital Upgrade (M)	$ 1.49	$ 0.95	$ 0.64	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ 0.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
All Assets O&M Need (M)	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26	$ 6.26
All Assets Capital Investment Need (M)	$ 14.32	$ 12.04	$ 18.09	$ 16.93	$ 16.94	$ 19.35	$ 20.58	$ 16.70	$ 17.38	$ 12.00	$ 10.48	$ 10.23	$ 10.04	$ 8.69	$ 7.68	$ 7.98	$ 8.11	$ 6.20	$ 7.36	$ 4.58	$ 4.59
All Assets Total Investment Need (M)	$ 20.59	$ 18.30	$ 24.35	$ 23.19	$ 23.20	$ 25.61	$ 26.85	$ 22.96	$ 23.64	$ 18.27	$ 16.74	$ 16.49	$ 16.31	$ 14.95	$ 13.94	$ 14.24	$ 14.37	$ 12.46	$ 13.63	$ 10.84	$ 10.85

Notes:

1. Estimates based upon AssetFinda data records of age and condtion.
2. Refer to Budget 2022 submission for backlog list.
3. All estimates are indicative only, in 2021/22 dollars, exclude GST and finance costs.
4. Accuracy of projections falls off after 10 years.
5. Estimates up to year 3 are based on indicative project scopings.
6. Estimate includes planned improvements.
7. Estimates assume works can, and will be balanced across years to maintain a consistent expenditure pattern.

Appendix D. Proposed Road Investment Plan

The funded plan is aligned with the long-term financial plan and budget. It shows the planned investment in the assets, which may differ from the expected need.

Table 245. Funding Plan – All Asset ClassesTable 245. Funding Plan – All Asset Classes summarises proposed funding for all asset classes in future years. This plan is subject to Elected Member of Council review and change at this time. Investment plans are typically updated through the annual budget process. Table 25 is aligned with the Long Term Financial Plan and in the event of conflict the LTFP shall take precedence. Note, in 2024 / 25 there a significant reduction of investment cost for roads as detailed level planning with individual identified projects has not been completed.

Table 245. Funding Plan – All Asset Classes

Sum of Total Funding Including Staff Overheads	Financial Year										
Program	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Grand Total
Buildings	$ 1,544,100	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 2,400,000	$ 23,144,100
Drainage	$ 1,784,640	$ 1,136,160	$ 764,640	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 600,000	$ 7,885,440
Fleet Renewal	$ 1,215,360	$ 741,944	$ 544,800	$ 378,000	$ 192,000	$ 703,680	$ 429,600	$ 144,000	$ 102,000	$ 785,400	$ 5,236,784
Natural Environment	$ 70,200	$ 98,640	$ 108,000	$ 72,000	$ 1,200,000	$ 102,000	$ 72,000	$ 240,000	$ 102,000	$ 102,000	$ 2,166,840
Parks	$ 1,080,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 960,000	$ 9,720,000
Paths	$ 654,300	$ 53,904	$ 53,593	$ 66,944	$ 55,841	$ 46,089	$ 66,326	$ 32,457	$ 43,155	$ 72,931	$ 1,145,539
Public Art	$ 48,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 228,000
Roads	$ 6,055,084	$ 5,367,000	$ 1,506,225	$ 1,196,246	$ 1,849,873	$ 1,587,448	$ 1,719,600	$ 1,482,711	$ 1,516,440	$ 1,770,900	$ 24,051,527
Traffic Safety	$ 120,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 150,000	$ 1,470,000
Waste	$ 256,020	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 18,000	$ 418,020
Bus Shelter Program	$ 72,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 48,000	$ 504,000
Grand Total	**$ 12,899,704**	**$ 10,993,647**	**$ 6,573,257**	**$ 5,909,190**	**$ 7,493,714**	**$ 6,635,217**	**$ 6,483,526**	**$ 6,095,168**	**$ 5,959,595**	**$ 6,927,230**	**$ 75,970,249**

Table 256. Proposed Forward Works Plan

No	Financial Year	Program	Subprogram	Project Title	Description	Required Funding
1	22/23	Roads	MRRG Rehab	SMYTH ROAD	Rehabilitate from Aberdare to Carrington	$ 1,940,000
2	22/23	Roads	MRRG Rehab	ROCHDALE ROAD	Resurface from Alfred to Haldane	$ 913,020
3	22/23	Roads	Rehabilitation	ASQUITH STREET	Rehabilitate from Rochdale to Lisle	$ 645,600
4	22/23	Roads	Resurfacing	Portland Street	Top up of incomplete 21/22 Project	$ 150,000
5	22/23	Roads	MRRG Rehab	Alfred/Rochdale	Top up of incomplete 21/22 Project	$ 302,000
6	22/23	Roads	MRRG Rehab	Waratah Avenue	Top up of incomplete 21/22 Project	$ 759,918
7	22/23	Roads	Contribution to Neighbour LGs	Aberdare Road (1)	Subiaco MRRG boundary road project contribution - Railway Rd to west of Smyth Rd	$ 56,183
8	22/23	Roads	Contribution to Neighbour LGs	Aberdare Road (2)	Subiaco MRRG boundary road project contribution- Smyth Rd east to Quadrangle Pl east	$ 29,183
9	22/23	Roads	Investigation and Design	Investigation, testing and design	Funding for investigative, testing and design works for projects to be included in future year capital works programs	$ 250,000
50	22/23	Traffic Safety		Traffic Safety Placeholder	Ad hoc traffic safety improvement opportunities	$ 100,000
78	23/24	Roads	MRRG Rehab	BROADWAY	BROADWAY SLK:0 To SLK:1037	$ 883,050
79	23/24	Roads	MRRG Rehab	LEMNOS STREET	LEMNOS STREET SLK:260 To SLK:820	$ 840,000
80	23/24	Roads	MRRG Rehab	LEMNOS STREET	LEMNOS STREET SLK:820 To SLK:1030	$ 315,000
81	23/24	Roads	MRRG Rehab	LEMNOS STREET	LEMNOS STREET SLK:1030 To SLK:1290	$ 390,000
82	23/24	Roads	MRRG Rehab	MONASH AVENUE	MONASH AVENUE SLK:0 To SLK:510	$ 940,950
83	23/24	Roads	MRRG Rehab	CARRINGTON STREET	CARRINGTON STREET SLK:570 To SLK:740	$ 242,250
84	23/24	Roads	MRRG Rehab	ALFRED ROAD	ALFRED ROAD SLK:440 To SLK:1640	$ 861,250
85	24/25	Roads		LANGHAM STREET	LANGHAM STREET SLK:242 To SLK:273	$ 28,365
86	24/25	Roads		NAPIER STREET	NAPIER STREET SLK:568 To SLK:578	$ 9,300
87	24/25	Roads		HERITAGE LANE	HERITAGE LANE SLK:0 To SLK:12.5	$ 11,250
88	24/25	Roads		BRUCE STREET	BRUCE STREET SLK:1635 To SLK:1653	$ 33,480
89	24/25	Roads		UNDERWOOD AVENUE LEFT	UNDERWOOD AVENUE LEFT SLK:0 To SLK:275	$ 305,250
90	24/25	Roads		ISLANDVIEW PLACE	ISLANDVIEW PLACE SLK:0 To SLK:145.29	$ 135,120
91	24/25	Roads		WEBSTER STREET	WEBSTER STREET SLK:922 To SLK:1153	$ 367,290
92	24/25	Roads		STUBBS TERRACE	STUBBS TERRACE SLK:2245 To SLK:2290	$ 91,800

No	Financial Year	Program	Subprogram	Project Title	Description	Required Funding
93	24/25	Roads		BARCOO AVENUE	BARCOO AVENUE SLK:0 To SLK:45.5	$ 41,633
94	24/25	Roads		VERDUN STREET	VERDUN STREET SLK:712 To SLK:764	$ 79,300
95	24/25	Roads		BROOME STREET	BROOME STREET SLK:12 To SLK:57	$ 69,750
96	24/25	Roads		BROADWAY	BROADWAY SLK:1161.5 To SLK:1209	$ 39,450
97	24/25	Roads		WARATAH AVENUE	WARATAH AVENUE SLK:0 To SLK:25	$ 29,250
98	24/25	Roads		LISLE STREET	LISLE STREET SLK:0 To SLK:15	$ 13,950
99	25/26	Roads		BROMILOW GREEN	BROMILOW GREEN SLK:0 To SLK:338.05	$ 314,387
100	25/26	Roads		DRIFTWOOD PLACE	DRIFTWOOD PLACE SLK:0 To SLK:240.78	$ 223,925
101	25/26	Roads		HORIZON COURT	HORIZON COURT SLK:0 To SLK:125.31	$ 116,538
102	25/26	Roads		KARELLA STREET	KARELLA STREET SLK:263 To SLK:341	$ 73,710
103	25/26	Roads		STANLEY STREET	STANLEY STREET SLK:282 To SLK:326	$ 46,860
104	25/26	Roads		BETTY STREET	BETTY STREET SLK:11 To SLK:249.12	$ 221,452
105	26/27	Roads		WARATAH AVENUE	WARATAH AVENUE SLK:313 To SLK:610	$ 579,150
106	26/27	Roads		GOVERNMENT ROAD	GOVERNMENT ROAD SLK:0 To SLK:118	$ 177,000
107	26/27	Roads		ASQUITH STREET	ASQUITH STREET SLK:497 To SLK:524	$ 41,850
108	26/27	Roads		WOOD STREET	WOOD STREET SLK:200 To SLK:390	$ 313,500
109	26/27	Roads		PRINCESS ROAD	PRINCESS ROAD SLK:1360 To SLK:1380	$ 26,400
110	26/27	Roads		ADELMA ROAD	ADELMA ROAD SLK:880 To SLK:920	$ 45,000
111	26/27	Roads		DUNE COURT	DUNE COURT SLK:0 To SLK:295.56	$ 274,871
112	26/27	Roads		DALKEITH ROAD	DALKEITH ROAD SLK:1650 To SLK:1688	$ 83,790

Appendix E. Improvement Plan

Item	Description	File reference	Priority	Assigned to	Scheduled Completion
1	Develop and adopt a Transport strategy including consideration of current and emerging needs, service gaps and improvement plan		High		June 2025
2	Update and reinforce communications and planning protocols with finance, project management and operations sections		High		June 2025
3	Adopt a data management plan including scheduled updates of road data.		High		June 2025
4	Review staff requirements and budgets after 1 year experience with service levels		High		June 2025
5	Investigate road pavements to better understand existing assets, pavement strengths and vulnerabilities		Medium		June 2026
6	Develop and document processes for key functions such as valuation, acceptance of new assets, inspection, forward works planning and similar		Medium		June 2026
7	Review asset criticality and resilience		Medium		June 2026
8	Undertake Internal AMS audits June 2023,24,25		Medium		June 2023, 2024, 2025
9	Undertake external AMS audit, June 2026		Medium		June2026
10	Identify and pursue grant funding opportunities for road works		Medium		June 2026

18. Divisional Reports – Community Services & Development Report No CSD04.08.22

18.1 CSD04.08.22 CSRFF Application Swanbourne Cricket Club

Meeting & Date	Council Meeting - 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 *Local Government Act 1995*	Nil
Report Author	Amanda Cronin – Acting Manager Community Development
Director/CEO	Bill Parker – Chief Executive Officer
Attachments	Nil

Purpose

This item seeks Council's endorsement of a grant application to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the Community Sport and Recreation Facilities Fund (CSRFF) Small Grant Round, from Swanbourne Cricket Club (SCC) for a Cricket Net Upgrade at Swanbourne Primary School. SCC is not requesting a Council grant towards the project and therefore there is no budgetary impact on the City. All CSRFF applications to DLGSCI must be accompanied by a formal Council resolution. As the DLGSCI's current CSRFF Small Grant Round closes on 31 August 2022, it is important that Council makes a decision on this matter at the Council meeting on 23 August 2022.

Recommendation

Council:

1. advises Department of Local Government, Sport and Cultural Industries (DLGSCI) that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Small Grant Round as follows:

a. Swanbourne Cricket Club – Cricket Net Upgrade: Well planned and needed by the municipality (A Rating);

2. endorses the above application to DLGSCI on the condition that all necessary statutory approvals are obtained by the applicant.

Voting Requirement

Simple Majority.

Background

Community Sporting and Recreation Facilities Fund

The DLGSCI administers the CSRFF. The purpose of the fund is to provide financial assistance to sporting clubs and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities. This fund has three categories, shown below:

Table 1: CSRFF Grant Categories

Grant Category	Total Project Cost Range	Standard DLGCSI Contribution	Frequency
Small Grant	≤ $300,000	$2,500 – $100,000	Bi-annual
Annual Grant	$300,001 - $500,000	$100,001 - $166,666	Annual
Forward Planning Grant	≥ $500,001	$166,667 - $2,000,000	Annual

For applications to be supported by DLGSCI, they must first be endorsed by the relevant Local Government Authority. For approved projects, DLGSCI will provide a grant of a maximum of 1/3 of the total project cost.

Ranking: The City is required by DLGSCI to rank in priority order the applications received for each CSRFF round.

Rating: The City is required by DLGSCI to rate each application against the categories below:

A - Well planned and needed by municipality
B - Well planned and needed by applicant
C - Needed by municipality, more planning required
D - Needed by applicant, more planning required
E - Idea has merit, more preliminary work needed
F - Not recommended

Discussion

There is one application to this CSRFF Small Grant Round. An overview of this application is provided in Table 2 following:

Table 2: CSRFF Small Grant Application 2022/23 Round

Applicant	Project	Total Project Cost (EX GST)	Club Contribution	Grant Amount Requested of State Govt.	Grant Amount Requested of Council
Swanbourne Cricket Club	Cricket Net Upgrade	$17,791	$11,861	$5,930	$0

Swanbourne Cricket Club

Total Membership	250
No. of City of Nedlands Members	125

SCC was formed in 1962 and the Club has been based at Allen Park since its establishment. SCC has a total membership of 250 with 50% being City of Nedlands residents. The Club started a junior cricket program in 2018 and now field five junior teams. The juniors play across multiple locations in the City, including Allen Park, Swanbourne Reserve and Swanbourne Primary School.

SCC is seeking a CSRFF small grant to assist with funding the refurbishment of synthetic cricket nets and the centre wicket at Swanbourne Primary School. The wickets are worn and require replacement.

SCC is requesting Council support for their application but is not requesting a Council grant towards the project. This is consistent with Council policy. The Club have already secured funding from the Australian Cricket Infrastructure Fund and are now applying for a CSRFF small grant.

The project will have a high level of community benefit for City residents who are members of the Club. Additionally, the project will benefit other members of the community who use the cricket facilities at the school.

Consultation

The applicant has completed a formal application to submit to DLGSC for this grant round. The application is available to Councillors on request from the CEO's office.

Strategic Implications

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

Values **Great Communities**

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

Priority Area

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

The City currently has no approved Strategic Recreation Plan in place. However, ongoing upgrade of sporting and community facilities within the City of Nedlands is identified as a priority in the City's Strategic Community Plan.
The application is consistent with Council's strategic priorities being renewal of community infrastructure and providing for sport and recreation. The project will benefit the junior club members, especially female participation, as well as the wider community who use the cricket facilities.

Budget/Financial Implications

SCC are not requesting a grant from Council therefore there aren't any financial implications of supporting this application.

Legislative and Policy Implications

Council Policy
Council policy Capital Grants to Sporting Clubs states that:

"To be eligible to apply for a sporting club capital development grant, the applicant must be …… based on a reserve vested in the City. While Council may provide in principle support to applicants for projects based on reserves that are not managed by the City, no Council grant funding will be provided to these projects".

Therefore, consistently with Council policy, it is recommended that Council endorse this project, but does not provide grant funding towards it. This is consistent with the application, which is not requesting Council funding.

DLGSC Requirements

In general, DLGSC will fund up to 1/3 of the total cost of an approved project, with the remaining 2/3 to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

DLGSC will only consider projects endorsed by the relevant local government. However, Councils may endorse projects without necessarily providing funding to them.

Decision Implications

Council is required to make a decision on the Club's application by the grant round closing date of 31 August 2022. If Council endorses the application, it will be submitted to DLGSCI for consideration. If Council does not endorse the Club's application, the Club cannot proceed with their application to DLGSCI.

Conclusion

It is recommended that Council endorses this CSRFF application for funding to Department of Local Government Sport & Cultural Industries. Council's support for the application will strengthen the Club's ability to receive funding from the state government; and is consistent with Council's strategic aim of providing sport and recreation infrastructure as essential for healthy communities.

Further Information

Nil.

19. Divisional Reports - Corporate & Strategy Report No's CPS30.08.22 to CPS35.08.22

19.1 CPS30.08.22 Lease to Kidz Galore – 64-66 Melvista Avenue, Dalkeith

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Kidz Galore Pty Ltd
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Michael Cole – Director Corporate Services
Director	Michael Cole – Director Corporate Services
Attachments	1. CONFIDENTIAL – Public Notice 25 June 2022 2. CONFIDENTIAL – Attachment 2 – Public Submission 3. CONFIDENTIAL – Attachment 3 – Public Submission 4. CONFIDENTIAL – Attachment 4 - Submission

Purpose

At its meeting of 26 April 2022, Council approved Key Terms for a new lease for Kidz Galore Pty Ltd at 64-66 Melvista Avenue, Dalkeith and requested the CEO to commence public advertising of the proposed new lease.

This report is presented to allow Council to consider submissions received during the advertising period.

Recommendation

That Council:

1. in accordance with section 3.58 of the *Local Government Act 1995*, notes that each of the public submissions received during the statutory advertising period has been considered;

2. requests the Chief Executive Officer proceed with the proposed new lease for Kidz Galore at 64-66 Melvista Avenue Dalkeith; and

3. authorises the Chief Executive Officer and Mayor to execute the agreements and apply the City's Common Seal.

Voting Requirement

Simple Majority.

Background

The 64-66 Melvista Avenue, Dalkeith site ('Site') is made up of two freehold parcels of land which sit within the City's land asset portfolio. The site is currently leased to Kidz Galore Pty Ltd ('Kidz Galore') who operate childcare services on a commercial basis for the local community.

As part of the City's Annual Budget 2020/21, the Site was identified for potential disposal subject to a sound business case being developed and final approval by Council.

In September 2020, Council decided to defer any decision on the future of the Site subject to a review of childcare services 'south of Stirling Highway'.

In February 2021, Council then approved the deferral of any decision on the Site to be made in line with the Land Investment Strategy.

The City's tenants, Kidz Galore have now written to the City formally requesting a new lease agreement, and at its meeting of 26 April 2022 Council agreed to key terms and a public advertising period.

This report considers submissions received during the public advertising period.

Previous Council Decisions:

- On 26 April 2022, Council approved Key Terms for a new lease for Kidz Galore Pty Ltd at 64-66 Melvista Avenue, Dalkeith and requested the CEO to commence public advertising of the proposed new lease.

- On 23 February 2021, in item CPS04.21, Council then approved the deferral of any decision on the Site to be made in line with the Land Investment Strategy.

- On 22 September 2020, in item CPS21.20, Council considering the sale of the Site, and decided to defer any decision, subject to a review of childcare services 'south of Stirling Highway'.

- On 30 June 2020, Council approved the Annual Budget 2020/21 with provision to include the asset disposition.

- On 22 October 2013, in Item 13.5, Council considered the 'Provision of Child Care Services' and resolved to approve the lease of 64-66 Melvista Avenue, Dalkeith to Kidz Galore for the purpose of a childcare service and authorised administration to conduct a thorough investigation into PRCC regarding increasing the fees in order for the service to break even.

- On 26 March 2013, in Confidential Item 17.1, Council considered City provided childcare service and resolved to call for expressions of interest for an external provider to run a childcare service at 64-66 Melvista Avenue, Dalkeith and/ or PRCC.

Discussion

Following Council's most recent resolution of 26 April 2022 (Item 17.1), Council requested the CEO to commence the statutory advertising of the disposition by negotiation in accordance with section 3.58(3) of the *Local Government Act 1995.*

During the public advertising period, the City received a total of 4 submissions from the public. These submissions have been provided to Elected members in full in the confidential attachment.

Of the 4 submissions received, 2 were in objection to the proposed lease and 2 were in support.

The table below shows a breakdown of the types of comments received within each of the submissions.

Submission	Officer Comments
Objection Concerns regarding noise and how Council will address any future noise complaints that may arise	Objection noted. Similar concerns were considered by Council at its meeting 26 April 2022. The Lease (Acoustic) Management Plan provided by Kidz Galore is over and above what is required and creates an extra layer of information for the proposed tenant to adhere to. If the neighbours lodged a formal complaint as they have previously, Officers would first refer to the Lease (Acoustic) Management Plan under the lease to determine whether a violation of those terms has occurred. If required, the City could investigate and assess the level of compliance with the Regulations to assist in that determination. If the complaint is deemed valid, then the proposed tenant could be breached under the lease agreement and or dealt with under the Regulations
Support Submission was supportive of the proposed lease. Concerns about the Oryx Aged Care construction and impacts on safe pick up and drop of children at Kidz Galore.	Support for Kidz Galore noted. With regards the Oryx Aged Care development, the City's Planning and Development team are working to provide solutions to minimise the impacts on the neighbourhood.
Support	Support for Kidz Galore noted. With regards the Oryx Aged Care development, the City's Planning and

Submission in support of Kidz Galore, daughter currently attends and younger daughter enrolled from 2023. Also raised concerns about Oryx Aged Care construction and impacts on safe pick up and drop of children at Kidz Galore.	Development team are working to provide solutions to minimise the impacts on the neighbourhood.
Objection Concerns regarding finding public notice on proposed lease. Supportive of sentiments expressed in flyer received. Concerned they have not received noise abatement plan. WA may follow NSW and Vic regarding free education for 3 to 4 year olds, suggesting this facility will be in less demand. Premises are better suited to pre-kindergarten. There is a glut of childcare places Low rate of return for the site. Alternate uses – other than pre-kindergarten suggested site could be used as a community centre. Hours of operation are too long. Site is too close a residents.	Concerns about finding the public notice are noted. A copy of the noise management plan will be provided on a confidential basis. Comments about the future of education for 3 to 4 year olds is a matter for the operator to consider. Alternate uses suggested are noted and could be considered if Council does not support the proposed lease to Kidz Galore. The hours of operation and location to residents along with noise complaints were considered by Council in April 2022.

Consultation

The proposed lease was advertised in the local Post Newspaper on 11 June and was readvertised again on 25 June 2022 due to an administrative error with the first advertisement. Submissions closed on 11 July 2022. The notice was also available on the City's website during this period.

Strategic Implications

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

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

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

Budget/Financial Implications

The Site currently generates $60,420 of rental revenue per year. Should elected members endorse the recommendation as contained within this report, following a market review (statutory obligation), the City will receive a rental revenue of $80,000 plus outgoings and GST.

Legislative and Policy Implications

Section 3.58 of the *Local Government Act 1995* ('Act') governs how Local Governments can dispose of property. Dispose includes leasing in this case.

Should Council agree to the recommendation as contained within this report, it is proposed that in accordance with s3.58(3) of the Act, the Chief Executive Officer proceed with finalising the proposed new lease for Kidz Galore at 64-66 Melvista Avenue Dalkeith and the Chief Executive Officer and Mayor execute the agreements and apply the City's Common Seal.

Decision Implications

Should elected members choose to support the recommendation, Kidz Galore will secure a new short-term lease and the City will realise a financial return. With the inclusion of the 12-month sale or redevelopment clause included within the proposed lease, the City will have the opportunity (after 5-years) to make a longer-term decision about the future of the site.

Should elected members choose not to support the recommendation, Kidz Galore will not secure tenure and will have to consider the future of their business within the City. The lease with Kidz Galore will expire on 19 December 2023.

Conclusion

At its meeting of 26 April 2022 Council has approved key terms for a new lease for Kidz Galore Pty Ltd at 64-66 Melvista Avenue, Dalkeith and requested the CEO to commence public advertising of the proposed new lease.

The submissions received have been considered in this report.

Further Information

A copy of the Acoustic Management Plan was provided on a confidential basis to the neighbours as requested during discussion at the April 2022 meeting of Council. The neighbours have advised of their approval of the Acoustic Management Plan.

19.2 CPS31.08.22 Lease to Leo Heaney Pty Ltd – City of Nedlands Depot in Mount Claremont, Portion of Reserve 45054 John XXIII Depot, 19 John XXIII Avenue, Mount Claremont

Meeting & Date	Council Meeting – 23 August 2022
Applicant	Leo Heaney Pty Ltd
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Michael Cole – Director Corporate Services
Director	Michael Cole – Director Corporate Services
Attachments	1. CONFIDENTIAL – Submission 1 – Letter to Councillor Smyth 2. CONFIDENTIAL – Submission 2 – Mt Claremont Depot Lease

Purpose

At its meeting of 26 April 2022, Council approved Key Terms for a lease to Leo Heaney Pty Ltd for portion of the currently vacant area within the City's John XXIII Depot in Mount Claremont and requested the CEO to commence public advertising of the proposed new lease.

This report is presented to allow Council to consider submissions received during the advertising period.

Recommendation

That Council:

1. in accordance with section 3.58 of the *Local Government Act 1995*, notes that each of the public submissions received during the statutory advertising period has been considered;

2. requests the Chief Executive Officer proceed with the proposed new lease for Leo Heaney Pty Ltd for portion of the currently vacant area within Reserve 45054 at the City's John XXIII Depot in Mount Claremont; and

3. authorises the Chief Executive Officer and Mayor to execute the agreements and apply the City's Common Seal.

Voting Requirement

Simple Majority.

Background

On 17 February 2022 the City was contacted by Leo Heaney Pty Ltd ('Applicant') about potentially leasing the vacant portion of the City's Mount Claremont Depot ('Site').

Reserve 45054 is vested to the City for care, control and management for the purposes of 'Depot Site'.

The portion of the Site that the Applicant seeks to lease was formally leased by the Town of Claremont until the arrangement was terminated in 2020. The Site has been vacant and unused since.

The Applicants are a street tree watering, planting and water cartage company who currently hold contracts with the City of Vincent and Town of Cambridge. The Applicant seeks a short-term lease on portion the Site for the purposes of storing the company vehicles and uses ancillary thereto.

At its meeting of 26 April 2022, Council approved key terms for a lease to Leo Heaney Pty Ltd for portion of the currently vacant area within the City's John XXIII Depot in Mount Claremont and requested the CEO to commence public advertising of the proposed new lease.

Discussion

Following Council's resolution of 26 April 2022 (Item 17.1), the CEO commenced the statutory advertising of the disposition by negotiation in accordance with section 3.58(3) of the *Local Government Act 1995.*

During the public advertising period, the City received a total of 2 submissions from the public. These submissions have been provided to Elected members in full in the confidential attachment.

The table below shows a breakdown of the types of comments received within each of the submissions.

Submission	**Officer Comments**
Concerns raised about the traversing of heavy vehicles along the current non-gazetted road from the Depot to John XXIII Avenue. Safety concerns for students who enter via the same road. Measures have been put in place to ease concerns and the use of heavy vehicles would seem counterproductive	The submission is noted and was raised when Council considered this in April 2022 when considering key terms of the proposed lease. Leo Heaney Pty Ltd have advised the Site will be used primarily to store the trucks that are used the least amount (estimated at this time to be 3 or 4 water trucks). However, in the event these trucks need to be utilised, they are generally operated before school

	hours and would likely be back at the Site prior to school finishing for the day. Leo Heaney Pty Ltd advised they currently hold contracts with other Local Government entities. As such, they are generally required to undertake works early in the morning and have those works completed by early afternoon before school finishes and community sporting activities take place.
Concerns about daily traffic issues with students arriving between 6.45am and 6pm depending on pre and post school commitments. Comment that Council should provide better paths interconnecting McGillivray and the hockey stadium to allow students to cycle safely there. The trucks will be using same entry road as new student car park.	The submission is also noted and was raised when Council considered this in April 2022 when considering key terms of the proposed lease. Leo Heaney Pty Ltd have advised the Site will be used primarily to store the trucks that are used the least amount (estimated at this time to be 3 or 4 water trucks). However, in the event these trucks need to be utilised, they are generally operated before school hours and would likely be back at the Site prior to school finishing for the day. Leo Heaney Pty Ltd advised they currently hold contracts with other Local Government entities. As such, they are generally required to undertake works early in the morning and have those works completed by early afternoon before school finishes and community sporting activities take place. Council has been considering connective paths in the location as part of the Schools Sport Circuit concept.

Consultation

The proposed lease was advertised in the local Post Newspaper on 11 June and was readvertised again on 25 June 2022 due to an administrative error with the first advertisement. Submissions closed on 11 July 2022. The notice was also available on the City's website during this period.

Strategic Implications

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

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

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

Budget/Financial Implications

The lease as proposed would be at no cost to Council.

Should elected members agree to the recommendation as proposed and the lease runs for the full 23-months, the City will receive revenue of $28,750 plus outgoings.

Legislative and Policy Implications

Section 3.58 of the *Local Government Act 1995* ('Act') governs how Local Governments can dispose of property, in this case by way of lease.

Given the Reserve is under the City's care and control, consistent with s3.58 of the Act, an agreement of tenure is required to formalise the lease of the land.

Decision Implications

Should elected members choose to endorse the recommendation as contained within this report, the Applicant would lease the Site in accordance with the Key Terms as noted above. Should the arrangement run for the full 23-months, following a market valuation the City would realise revenue of $28,750 plus outgoings plus GST.

Should elected members choose not to endorse the recommendation as contained within this report, the Site would remain vacant and/or available for the City's depot activities.

Conclusion

The Applicant is proposing to lease a part of the Site which is currently vacant and unused.

The City has negotiated clauses to ensure it is not locked into the arrangement for any more than 6-months at a time. This allows it to remain flexible for future decision making.

The lease as proposed would be at no cost to Council and if endorsed, and runs for the full 23-months, would realise estimated revenue of between $23,000 and $29,000.

Concerns about truck movements and safety of students using the same access have been raised during the public submission period. Similar concerns were considered by Council at its meeting in April 2022.

Further Information

Question
Councillor Smyth – Is the proposed lease consistent with the City's Local Planning Scheme?

Officer Response
The land subject to the proposed lease is reserved under the Metropolitan Region Scheme and the City of Nedlands Local Planning Scheme No. 3 for "Public Purpose". The use of the land as proposed is consistent with the purpose of "depot site" via the vesting to the City and is therefore not conflicting with Local Planning Scheme No. 3.

Question
Could an alternate recommendation for refusal be prepared with reasons including proper planning process?

Officer Response
There would be no basis for a refusal of the lease on planning grounds.

19.2 CPS32.08.22 Supply and Construction of Extruded Kerbing RFQ 2021-22.18

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham - Acting Manager Financial Services
Director	Michael Cole - Director Corporate Services
Attachments	1. Supply & Construction of Extruded Kerbing - Evaluation Report Confidential Item.

Purpose

In accordance with Council's amended purchasing policy, to seek Council consideration of approving a Request for Quotation 'Supply and Construction of extruded kerbing' where only one submission was received in the procurement band between $50,001 and up to $250,000.

Recommendation

That Council accepts the request for quotation received from Allstate Kerbing and Concrete for 'Supply and Construction of extruded kerbing' up to $200,000 (excl GST).

Voting Requirement

Simple Majority.

Background

At the Council meeting on 24 May 2022 item 17.2 the City of Nedlands Procurement of Goods and Services policy was reviewed by Council and amended.

The procurement thresholds table between $50,001 and up to $250,000 amended removing the CEO discretion where only one written quotation is received for purchases between $50,001 and up to $250,000 and replaced with to be brought to Council.

The City of Nedlands Technical Services staff have recently through the WALGA Preferred Supplier Program Panel sought three written quotations for the supply and construction of extruded kerbing up to $200,000 (excl GST).

At the close of the RFQ only one preferred supplier had submitted a schedule of unit rates for this procurement. An evaluation and investigation of the RFQ by City Technical Services staff revealed that the unit rates quoted are comparable with other LG rates and in line with current market pricing unit rates.

The Chief Executive Officer has endorsed the evaluation report and this matter is now brought to Council to consider approving the use of this supplier for the Supply and construction of extruded kerbing up to $200,000 (excl GST).

Discussion

City staff have investigated why WALGA preferred Suppliers did not submit a quote for these goods and services. Feedback received from Preferred Panel suppliers mentioned they were unable to submit quotes due to their businesses experiencing staff shortages issues due to the impacts on the employment market by COVID 19 and supply chain issues impacted by the current economic market factors.

Consultation

Consultation was conducted between City officers and

- WALGA (Preferred Supplier Program Panel)
- Preferred Panel Program Suppliers (both who submitted and who didn't submit Quotes)
- Other Local Governments (reference checking and market rates checking)

Strategic Implications

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

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

Values

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

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

Priority Area

- Renewal of community infrastructure such as roads, footpaths, community and sports facilities.

Budget/Financial Implications

Adequate funds are listed in the 2022/23 Annual Budget for this matter.

Planned kerbing works for 2022/23 is for extruded kerbing maintenance and capital works throughout the City.

Legislative and Policy Implications

City of Nedlands Procurement of Goods and Services Policy
Local Government (Functions & General) Regulation 1996

Decision Implications

If Council endorses the recommendation City staff can progress the procurement to carry out the supply and construction of extruded kerbing works in the City of Nedlands for the 2022/23 financial year.

If Council doesn't endorse the recommendation, then the planned works for extruded kerbing will be postponed and result in delays in the delivery of required extruded kerbing infrastructure works program for 2022/23.

Conclusion

It is recommended that Council accepts the Supply and Construction of extruded kerbing RFQ from Allstate Kerbing and Concrete.

Further Information

Question
Councillor Mangano – please confirm percentage that WALGA gets for these contracts.

Officer Response
WALGA does receive a management fee from suppliers under their Preferred Supplier Program (PSP). The management fee is commercial in confidence.

Question
Can we go out to market rather than just going through WALGA?

Officer Response
Yes, the City can go to the market rather than going through WALGA but would need to consider the following:

Tenders would require statewide advertising at an approx cost of $580 per tender as well as advertising via Tenderlink of $184 per tender. A minimum of 14 days requried for statewide notice.

Both requests for tender and requests for quotation also possible through the WALGA Preferred Supplier Panel (PSP) which covers 13 different panels and over 1,300 suppliers. There is no cost to advertise and no minimum period for the WALGA PSP.

The City's general terms and conditions will require and agreement by each successful supplier. Under WALGA's PSP terms and conditions have been agreed up front by suppliers.

The City would be required to use Tenderlink to manage tenders and use emails to manage requests for quotations. Under WALGA's PSP these are all via the vendor panel.

Some pre-qualification/due diligence checks have been completed by WALGA (e.g. insurances, financial capability checks, referees) and can be excluded from the City's quotation process.

Ongoing contract management support provided by WALGA (e.g. regular compliance checks, KPI monitoring, contract dispute support).

Category management expertise and support provided by WALGA.

Procurement process can be expedited as a public tender is not required (Reg. 11 (2)(b)). It is noted that panels do not provide for all the City's products/service needs.

19.3 CPS33.08.22 Monthly Financial Report – July 2022

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Lauren Fitzgerald – Senior Project Accountant
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 31 July 2022 2. Statement of Net Current Assets – 31 July 2022 3. Statement of Comprehensive Income – 31 July 2022 4. Statement of Financial Position – 31 July 2022 5. Reserve Movements – 31 July 2022 6. Borrowings – 31 July 2022 7. Capital Works Program – 31 July 2022

Purpose

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

Recommendation

That Council receive the Monthly Financial Report for 31 July 2022.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

This report is presented in a new format following the go live of OneCouncil from 1 July 2022.

The attached report shows the month end position as at the end of July 2022. Please note that the opening position is a preliminary result for the year ended 30 June 2022 as the Financial Statements for 2021/22 are still being finalised and as a result will be subject to change. The municipal surplus as at 31 July 2022 is $4,490,718 which is favourable, compared to a budgeted surplus for the same period of $3,732,878.

The operating revenue at the end of July 2022 was $353,710 which represents a $4,809,686 unfavourable variance compared to the year-to-date budget, primarily in fees and charges. More details are provided below.

The operating expense at the end of July 2022 was $2,982,905, which represents a $530,261 favourable variance compared to the year-to-date budget, primarily in employee costs and insurance expenses.

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

Operating grants, subsidies, and contributions
Unfavourable variance of $532,095 primary due to timing of revenue recognition of FOGO grant of $174,300, and Nedlands Community Care grants of $344,978

Fees and charges
Unfavourable variance of $3,517,405 primary due to the timing of issuing waste charges for the 2022/23 year being $3,370,911. Rate notices will be issued in August 2022 which includes waste charges.

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

Other revenue
Favourable variance of $26,054 primarily due to invoice raised for waste CDS Payment of $18,655 and utility reimbursements for buildings of $6,826.

Employee costs
Favourable variance of $188,302 due to vacant positions. Savings primary in Urban Planning of $53,366, Parks Maintenance of $37,195, Ranger Services of $24,157, City Projects of $23,900, and Information Records Management of $21,258.

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

Utility charges
Unfavourable variance of $77,279 due to the cycle of utility charges. Cycle of water, electricity, and gas charges to be reviewed and budget phasing amended.

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

Insurance expenses
Favourable variance of $258,952 due to the timing of payment of the 2022/23 insurance policy.

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

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

Loss on disposal of assets
No variance analysis required as variance to budget is less than $20,000 and 10%.

Non-operating grants, subsidies, and contributions
No variance analysis required as variance to budget is less than $50,000 and 10%.

Proceeds from disposal of assets
No variance analysis required as variance to budget is less than $50,000 and 10%.

Purchase of property, plant, and equipment
No variance analysis required as variance to budget is less than $50,000.

Purchase and construction of infrastructure
Unfavourable variance of $567,509 primary due to the budget phasing of carry forward projects being Portland Street at $139,489, Alfred/Rochdale Road at $341,455, Waratah Road at $1,000, Drainage Implementation and River Wall at $47,559, and Perth Flying Squadron Foreshore at $37,918.

Payments for intangible assets
Favourable variance of $113,690 primary due to timing of consultant payments for OneCouncil project. Project is in the planning stages of phase two, with consultant time scheduled for September onwards.

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

Recoup of self-supporting loans
No variance analysis required as variance to budget is less than $20,000 and 10%.

Payments for principal portion of lease liability
No variance analysis required as variance to budget is less than $20,000.

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

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

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

Outstanding rates debtors are $416,630 as at 31 July 2022 compared to $287,000 as at 31 July 2021. Breakdown as follows:

Receivable	31-Jul-22	31-Jul-21	Variance
Rates	$ 308,559.00	$ 200,000.00	$ 108,559.00
Rubbish & Pool	$ 29,250.00	$ 38,000.00	-$ 8,750.00
Pensioner Rebates	-$ 7,724.00	$ 8,000.00	-$ 15,724.00
ESL	$ 82,405.00	$ 37,000.00	$ 45,405.00
Other Service Charges	$ 4,140.00	$ 4,000.00	$ 140.00
Total	**$ 416,630.00**	**$ 287,000.00**	**$ 129,630.00**

Employee Data

Description	Number
Number of employees (total of full-time, part-time and casual employees) as of the last day of the previous month	190
Number of contract employees (temporary/agency) as of the last day of the previous month	2
*Occupied FTE (Full Time Equivalent) count as of the last day of the previous month	162.59
Number of unfilled employee positions at the end of month	17

There was a reduction in vacant positions from 23 vacant positions (June) to 17 vacant positions (July). July terminations (resignations): 1 x full time employee; 1 x part time employee; 2 x casual employees; (terminations): 1 x terminated casual employee.

Consultation

N/A

Strategic Implications

The 2022/23 approved budget is in line with the City's strategic direction. Our operations and capital spend, and income is undertaken in line with and measured against the budget.

The 2022/23 approved budget ensures that there is an equitable distribution of benefits in the community.

The 2022/23 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The approved budget was based on zero based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level.

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

a. Operating items – Greater than 10% and a value greater than $20,000
b. Capital items – Greater than 10% and a value greater than $50,000

pursuant to Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, and Australian Accountings Standard AASB 1031 Materiality.

Legislative and Policy Implications

Local Government Act 1995 and *Local Government (Financial Management) Regulations 1996.*

Decision Implications

Nil.

Conclusion

The municipal surplus as at 31 July 2022 is $4,490,718 which is favourable, compared to a budgeted surplus for the same period of $3,732,878 being a 20.30% variance.

The operating revenue at the end of July 2022 was $353,710 which represents a $4,029,123 or 91.93% unfavourable variance compared to the year-to-date budget of 4,382,833, primarily in fees and charges.

The operating expense at the end of July 2022 was $2,982,905, which represents a $530,261 or 15.09% favourable variance compared to the year-to-date budget of 3,513,166, primarily in employee costs and insurance expenses.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 1-Jul-2022 to 31-Jul-2022

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	2,518,831	2,518,831	7,236,162	4,717,331	187.28%
Revenue						
Operating grants, subsidies, and contributions	2,374,464	2,374,464	532,095	0	(532,095)	-100.00%
Fees and charges	7,999,894	7,999,894	3,809,686	292,281	(3,517,405)	-92.33%
Interest earnings	373,371	373,371	23,922	18,245	(5,677)	-23.73%
Other revenue	326,560	326,560	17,130	43,184	26,054	152.09%
	11,074,289	11,074,289	4,382,833	353,710	(4,029,123)	-91.93%
Expenses						
Employee costs	(16,400,146)	(16,400,146)	(1,532,318)	(1,344,016)	188,302	12.29%
Materials and contracts	(12,668,047)	(12,668,047)	(1,042,360)	(1,046,438)	(4,078)	-0.39%
Utility charges	(943,574)	(943,574)	(78,690)	(1,411)	77,279	98.21%
Depreciation and amortisation	(6,538,604)	(6,538,604)	(544,884)	(530,470)	14,414	2.65%
Insurance expenses	(466,808)	(466,808)	(258,952)	0	258,952	100.00%
Interest expenses	(77,770)	(77,770)	(6,899)	(5,964)	935	13.55%
Other expenditure	(928,551)	(928,551)	(49,063)	(54,606)	(5,543)	-11.30%
Loss on disposal of assets	(44,871)	(44,871)	0	0	0	No Budget
	(38,068,371)	(38,068,371)	(3,513,166)	(2,982,905)	530,261	15.09%
Non-cash amounts excluded from operating activities	6,583,475	6,583,475	544,884	555,777	10,893	2.00%
Amount attributable to operating activities	(17,891,776)	(17,891,776)	3,933,382	5,162,744	1,229,362	31.25%
Investing Activites						
Non-operating grants, subsidies, and contributions	3,669,804	3,669,804	0	0	0	No Budget
Proceeds from disposal of assets	96,700	96,700	0	0	0	No Budget

Purchase of property, plant, and equipment	(3,466,201)	(3,466,201)	0	(34,684)	(34,684)	No Budget
Purchase and construction of infrastructure	(7,769,390)	(7,769,390)	0	(567,509)	(567,509)	No Budget
Payments for intangible assets	(1,834,198)	(1,834,198)	(127,411)	(13,721)	113,690	-89.23%
Amount attributable to investing activities	(9,303,285)	(9,303,285)	(127,411)	(615,914)	(488,503)	383.41%
Financing Activites						
Repayment of borrowings	(1,109,194)	(1,109,194)	(51,908)	(51,908)	0	0.00%
Recoup from self supporting loans	18,506	18,506	0	0	0	No Budget
Payments for principal portion of lease liability	(65,506)	(65,506)	(18,993)	(4,204)	14,789	77.87%
Transfers to reserves	(1,239,743)	(1,239,743)	(12,928)	0	12,928	100.00%
Transfers from reserves	3,771,605	3,771,605	0	0	0	No Budget
Amount attributable to financing activities	1,375,668	1,375,668	(83,829)	(56,112)	27,717	33.06%
Surplus/(deficit) before imposition of general rates	(25,819,393)	(25,819,393)	3,722,142	4,490,718	768,576	20.65%
Total amount raised by general rates	25,819,393	25,819,393	10,736	0	(10,736)	-100.00%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**3,732,878**	**4,490,718**	**757,840**	**20.30%**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-22	Balance As At 31-Jul-22
Current Assets		
Cash and cash equivalents	(18,261,380)	(3,233,150)
Other financial assets	(17,133)	(12,531,132)
Trade and other receivables	(2,440,747)	(2,585,011)
Inventories	(40,738)	(62,858)
Contract assets	(13,500)	(13,500)
Other assets	(48,312)	(48,312)
Total Current Asstes	(20,821,810)	(18,473,963)
Current Liabilities		
Trade and other payables	4,516,000	4,831,715
Lease	65,755	61,552
Borrowings	1,109,194	1,057,286
Grant and contract liabilities	1,458,554	1,594,293
Provisions	2,923,409	2,923,409
Other liabilities	831,517	777,660
Total Current Liabilities	10,904,429	11,245,915
Adjustments to NCA		
Less:Reserves	3,839,039	3,839,039
Less: Restricted cash	(4)	(4)
Less: Self supporting loans	17,133	17,133
Add: Bowrrowings	(1,109,194)	(1,057,286)
Add: Leases	(65,755)	(61,552)
Total Adjustments	2,681,219	2,737,332
Net Current Assets	**(7,236,162)**	**(4,490,718)**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 1-Jul-2022 to 31-Jul-2022

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Revenue						
Rates	25,819,393	25,819,393	10,736	0	(10,736)	-100.00%
Operating grants, subsidies and contributions	2,374,464	2,374,464	532,095	0	(532,095)	-100.00%
Fees and charges	7,999,894	7,999,894	3,809,686	292,281	(3,517,405)	-92.33%
Interest earnings	373,371	373,371	23,922	18,245	(5,677)	-23.73%
Other revenue	326,560	326,560	17,130	43,184	26,054	152.09%
	36,893,682	36,893,682	4,393,569	353,710	(4,039,859)	-91.95%
Expenses						
Employee costs	(16,400,146)	(16,400,146)	(1,532,318)	(1,344,016)	188,302	12.29%
Materials and contracts	(12,668,047)	(12,668,047)	(1,042,360)	(1,046,438)	(4,078)	-0.39%
Utility charges	(943,574)	(943,574)	(78,690)	(1,411)	77,279	98.21%
Depreciation and amortisation	(6,538,604)	(6,538,604)	(544,884)	(530,470)	14,414	2.65%
Insurance expenses	(466,808)	(466,808)	(258,952)	0	258,952	100.00%
Other expenditure	(928,551)	(928,551)	(49,063)	(54,606)	(5,543)	-11.30%
Interest expenses	(77,770)	(77,770)	(6,899)	(5,964)	935	13.55%
	(38,023,500)	(38,023,500)	(3,513,166)	(2,982,905)	530,261	15.09%
Net Operating	(1,129,818)	(1,129,818)	880,403	(2,629,195)	(3,509,598)	-398.64%
Non-operating grants, subsidies and contributions	3,669,804	3,669,804	0	0	0	No Budget
Proceeds on Sale of Assets	96,700	96,700	0	0	0	No Budget
Loss on Disposal of Assets	(44,871)	(44,871)	0	0	0	No Budget

	3,721,633	3,721,633	0	0	0	No Budget
Net Result for the Period	**2,591,815**	**2,591,815**	**880,403**	**(2,629,195)**	**(3,509,598)**	**-398.64%**
Other Comprehensive Income						
	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	**2,591,815**	**2,591,815**	**880,403**	**(2,629,195)**	**(3,509,598)**	**-398.64%**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-22	Balance As At 31-Jul-22
Assets		
Current Assets		
Cash and cash equivalents	(18,261,380)	(3,233,150)
Other financial assets	(17,133)	(12,531,132)
Trade and other receivables	(2,440,747)	(2,585,011)
Inventories	(40,738)	(62,858)
Contract assets	(13,500)	(13,500)
Other	(48,312)	(48,312)
Total Current Asstes	(20,821,810)	(18,473,963)
Non Current Assets		
Trade and other receivables	(992,330)	(967,023)
Other financial assets	(195,875)	(195,875)
Property, plant and equipment	(152,443,006)	(152,321,312)
Infrastructure	(92,536,458)	(92,734,167)
Right of use assets	(84,318)	(80,026)
Intangible assets	(375,153)	(388,874)
Total Non Current Assets	(246,627,140)	(246,687,277)
Total Assets	**(267,448,950)**	**(265,161,239)**
Liabilities		
Current Liabilities		
Trade and other payables	4,516,000	4,831,715
Leases	65,755	61,552

Borrowings	1,109,194	1,057,286
Grant and contract liabilities	1,458,554	1,594,293
Provisions	2,923,409	2,923,409
Other liabilities	831,517	777,660
Total Current Liabilities	10,904,429	11,245,915
Non Current Liabilities		
Trade and other payables	93,181	93,181
Borrowings	1,599,799	1,599,799
Leases	142,100	142,100
Provisions	161,190	161,190
Total Non Current Liabilities	1,996,270	1,996,270
Total Liabilities	**12,900,699**	**13,242,184**
Equity		
Retained surplus	89,627,065	89,627,065
Reserves	3,839,039	3,839,039
Revaluation surplus	161,082,146	161,082,146
Current year profit/(loss)	0	(3,188,464)
Total Equity	**254,548,251**	**251,359,787**

City of Nedlands
Reserve Movements

For the Period 1-Jul-2022 to 31-Jul-2022

	Adopted Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	695	(249,800)	35,439	34,728	0	0	34,728
City Development Reserve	1,439,166	1,507	(1,363,811)	76,862	75,299	0	0	75,299
North Street Reserve	136,868	2,737	0	139,605	136,636	0	0	136,636
Welfare Reserve	827,286	16,546	0	843,832	682,859	0	0	682,859
Service Reserve	12,794	256	0	13,050	12,590	0	0	12,590
Insurance Reserve	65,452	1,309	0	66,761	65,457	0	0	65,457
Underground Power Projects	2,191,096	954,599	(598,777)	2,546,918	(1,949)	0	0	(1,949)
Waste Management Reserve	1,291,004	139,845	(255,000)	1,175,849	1,190,573	0	0	1,190,573
Building Replacement Reserve	563,328	11,267	(532,867)	41,728	474,782	0	0	474,782
Swanbourne Development Reserve	135,429	2,709	0	138,138	135,379	0	0	135,379
Public Art Reserve	73,227	1,465	(40,000)	34,692	73,213	0	0	73,213
Business System Reserve	243,276	1,100	(188,279)	56,097	54,862	0	0	54,862
All Abilities Play Space	413,452	8,269	0	421,721	315,158	0	0	315,158
Major Projects	589,682	11,794	(395,000)	206,476	589,449	0	0	589,449
Lawler Park Infrustracture Reserve	4	0	0	4	4	0	0	4
Public Open Space Reserve	0	0	0	0	0	0	0	0
PRCC Reserve	143,746	85,645	(148,071)	81,320	0	0	0	0
Reserve Total	**8,410,354**	**1,239,743**	**(3,771,605)**	**5,878,492**	**3,839,039**	**0**	**0**	**3,839,039**

City of Nedlands
Borrowings

For the Period 1-Jul-2022 to 31-Jul-2022

				Adopted Budget				Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	(138,593)	147,155	(14,159)	285,747	0	285,747	
Building Infrastructure	183	WATC	2.80%	537,226	(178,521)	358,705	(13,130)	537,226	0	537,226	
Building Infrastructure	184	WATC	3.12%	519,065	(110,879)	408,186	(14,537)	519,065	(35,233)	483,832	(1,916)
Building Infrastructure	185	WATC	3.12%	245,662	(67,484)	178,178	(6,880)	245,662	(16,675)	228,987	(4,049)
Dalkeith Bowling Club	186	WATC	3.07%	50,272	(14,940)	35,332	(1,372)	50,272	0	50,272	
UGP - City of Nedlands	187	WATC	2.64%	512,598	(512,598)	0	(6,781)	512,598	0	512,598	
UGP - West Hollywood	188	WATC	3.07%	446,816	(68,955)	377,861	(13,717)	446,816	0	446,816	
UGP - Alfred & Mt Claremont	189	WATC	3.07%	65,261	(10,071)	55,190	(2,003)	65,261	0	65,261	
UGP - Alderbury	190	WATC	3.07%	46,346	(7,153)	39,193	(1,423)	46,346	0	46,346	
				2,708,994	**(1,109,194)**	**1,599,800**	**(74,002)**	**2,708,993**	**(51,908)**	**2,657,086**	**(5,965)**

City of Nedlands
Capital Works Program

For the Period 1-Jul-2022 to 31-Jul-2022

Project Description		Adpoted Budget	Amended Budget	Actuals YTD
Education Buildings				
PRCC Cabinetry and storage		160,298	160,298	0
	Total	160,298	160,298	0
Health Buildings				
Nedlands Child health Centre(reroof)		137,280	137,280	0
	Total	137,280	137,280	0
Recreation				
Allen Park Cottage Stage 2		75,465	75,465	0
Swanbourne Surf Life Saving		2,542,969	2,542,969	0
	Total	2,618,434	2,618,434	0
Sports Facilities				
Adam Armtrong Pavillion Buildin Solar Panels		0	0	(455)
	Total	0	0	(455)
Other Buildings				
City wide air-conditioning program		36,058	36,058	0
City wide flooring program		47,933	47,933	0
City wide painting program		42,385	42,385	0
Nedlands Library - External Upgrades		50,313	50,313	0
	Total	176,689	176,689	0

Environmental Renewal				
Perth Flying Squadron Foreshore Rehab		0	0	37,918
	Total	0	0	37,918
Park Development Renewal				
Public Arts Work		40,000	40,000	0
Lawler Park		39,974	39,974	0
Greenway - Foreshore Reserve 28307		27,403	27,403	0
Groundwater Bore Renewal		121,130	121,130	0
Urban Forest Strategy		173,220	173,220	0
College Park- Renew Central Capable		7,607	7,607	0
	Total	409,334	409,334	0
Drainage Construction				
Soakwell Install - 1 Birdwood Parade		29,851	29,851	0
Soakwell Install - 28 Watkins Road		29,851	29,851	0
Soakwell Install - 71 Philip Road		14,215	14,215	0
Soakwell Install - 33 Beatrice Road		38,380	38,380	0
Soakwell Install - 65 Hobbs Avenue		22,743	22,743	0
Soakwell Install - 80-82 Monash Avenue		76,760	76,760	0
	Total	211,800	211,800	0
Drainage Renewel				
Drainange Implementation and River Wall		190,245	190,245	47,559
Drainage Renewal		59,229	59,229	0
Flood Mitigation Design		236,914	236,914	0
Civil Works - 27 Loftus Street		7,108	7,108	0
Civil Works - 66 Archdeacon Street		7,108	7,108	0
Civil Works - 69 Bruce Street		14,214	14,214	0
	Total	514,818	514,818	47,559
Road Improvements				

Investigation and Design		296,143	296,143	0
	Total	296,143	296,143	0
Road Rehabilitation				
Alfred Rd-Rochdale Rd intersection		357,740	357,740	341,544
Waratah - Road Resurfacing Project		1,048,732	1,048,732	32,989
Waratah Footpath Renewal Project		499,815	499,815	0
Portland St - Stirling Hwy to Karella St		520,194	520,194	434,976
Montgomery Avenue		92,000	92,000	0
Smyth Road Rehabilitation		2,298,067	2,298,067	0
Rochdale Road Rehabilitation		1,081,537	1,081,537	0
Aberdare Road (1) - Subiaco boundary		56,183	56,183	0
Aberdare Road (2) - Subiaco boundary		29,183	29,183	0
Carrington Street Parking Contribution		17,000	17,000	0
	Total	6,000,451	6,000,451	809,508
Footpath Rehabilitation				
Broome Street		19,592	19,592	0
Birdwood Pde Path(bushland to Tawarri)		62,252	62,252	0
	Total	81,844	81,844	0
Parks Plant				
Hino Mowing Unit 1		75,000	75,000	0
Hino Mowing Unit 2		75,000	75,000	0
Massey Furguson 5609 4WD Turf Tractor		87,500	87,500	0
	Total	237,500	237,500	0
Waste Plant				
FOGO Implementation		255,000	255,000	0
	Total	255,000	255,000	0
Other Plant & Equipment				
Ford Ranger		0	0	36,194

Subaru Forester Wagon		39,000	39,000	0
Toyota Hi Ace Commuter Bus		70,000	70,000	0
	Total	109,000	109,000	36,194
IT Capital				
OneCouncil Solution		1,542,919	1,542,919	0
Azure Migration		25,000	25,000	0
CCTV Management System		15,000	15,000	0
CAD Station Upgrade		5,000	5,000	0
Conference Room Interactive Screens		75,000	75,000	0
iPads for Councillors		12,000	12,000	0
Libraries, NCC & PRCC hardware		15,000	15,000	0
NTI XL2 Sound Level Meter and Net Box		1,279	1,279	13,721
Councilor Chambers Upgrade		15,000	15,000	0
The Client Alternative		15,000	15,000	0
WiFi Upgrade		10,000	10,000	0
Civica Authority Upgrade		100,000	100,000	0
Setup AutoImage - Online Infringements		10,000	10,000	0
LMS Software		20,000	20,000	0
	Total	1,861,198	1,861,198	13,721
	Capital Work Progam Total	13,069,789	13,069,789	944,445

19.4 CPS34.08.22 Monthly Investment Report – July 2022

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Lauren Fitzgerald – Senior Project Accountant
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 31 July 2022.

Purpose

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

Recommendation

That Council receive the Investment Report for the period ended 31 July 2022.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

Council's Investment of Funds report meets the requirements of *Section 6.14 of the Local Government Act 1995.*

The Investment Policy is structured to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

The Investment Summary shows that as at 31 July 2022 and 31 July 2021 the City held the following funds in investments:

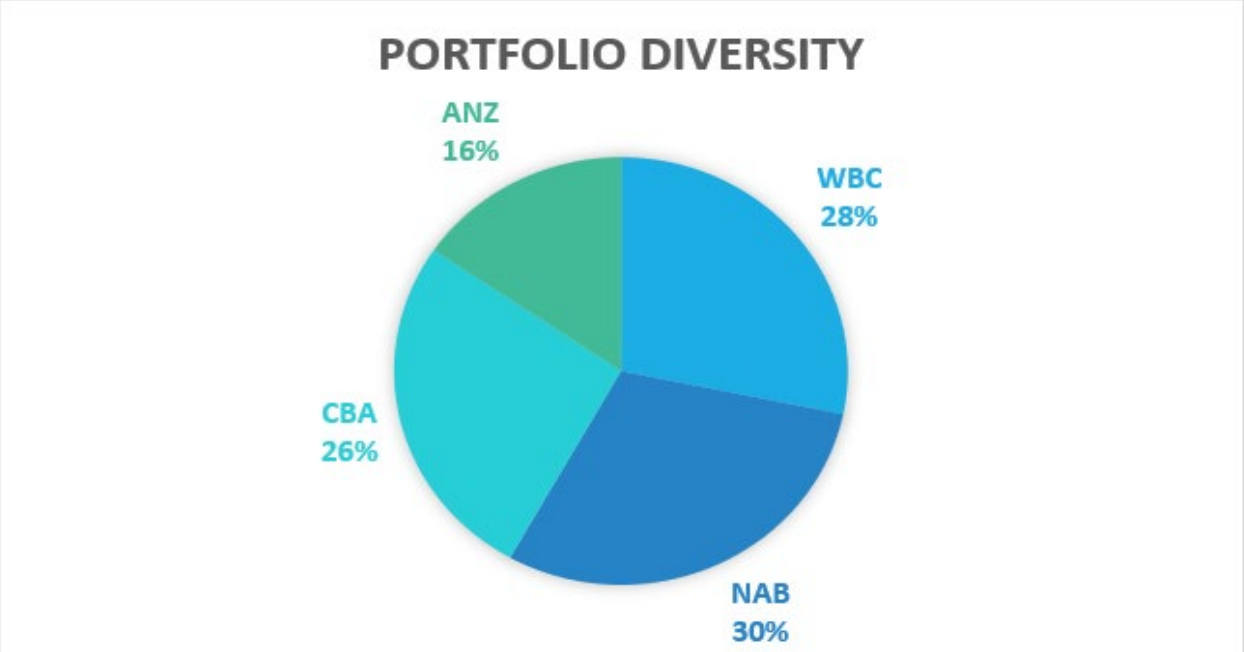
Funds	31-Jul-22	31-Jul-21
Municipal	$ 10,340,260	$ 5,902,735
Reserve	$ 2,728,039	$ 1,887,192
Total Investments	**$ 14,179,299**	**$ 7,789,927**

The City has $1,332 070 in a Westpac online saver account which returns an interest rate of 0.40% per annum. As this rate is higher than the rates quoted for the term deposits as of end May, the surplus cash is maintained in the Westpac online saver account.

The total interest earned from investments as at 31 July 2022 was $14,294, comprising of $6,310 earnt at maturity and $7,984 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	$ 4,238,338.26	29.89%
WBC	$ 4,005,052.91	28.25%
ANZ	$ 2,189,436.12	15.44%
CBA	$ 3,746,471.52	26.42%
Total	**$ 14,179,298.81**	**100.00%**



Consultation

N/A

Strategic Implications

The investment of surplus funds in the 2022/23 approved budget is in line with the City's strategic direction.

The 2022/23 approved budget ensured that there is an equitable distribution of benefits in the community.

The 2022/23 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The interest income on investment in the 2022/23 approved budget was based on economic and financial data available at the time of preparation of the budget.

Budget/Financial Implications

The July 2022 YTD Actual interest income from investments is $14,294 compared to the July 2022 YTD Budget of $18,097.

Legislative and Policy Implications

N/A

Decision Implications

N/A

Conclusion

The Investment Report is presented to Council.

Further Information

N/A

City of Nedlands
Investments

For the Period 1-Jul-2022 to 31-Jul-2022

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	68,985	98
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	140,543	201
Westpac Banking Corporation	1.68%	23/05/2022	23/11/2022	6	136,636	195
Westpac Banking Corporation	1.68%	4/06/2022	4/10/2022	4	2,003,072	2,769
Westpac Banking Corporation	1.05%	31/07/2022	31/08/2022	1	1,066,705	0
Westpac Banking Corporation	1.88%	4/06/2022	4/11/2022	5	589,113	941
National Australia Bank	0.54%	14/07/2022	15/08/2022	1	750,911	(651)
National Australia Bank	2.85%	19/04/2022	17/11/2022	6	1,175,173	2,806
National Australia Bank	2.81%	15/07/2022	14/11/2022	3	283,823	306
National Australia Bank	0.75%	23/03/2022	22/08/2022	4	25,966	17
National Australia Bank	0.75%	28/03/2022	25/08/2022	4	2,002,466	1,237
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	34,746	14
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	66,261	139
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	142,897	56
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	31,857	12
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	320,541	708
Commonwealth Bank Australia	0.25%	30/05/2022	28/10/2022	4	351,533	624
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	15,797	33
Commonwealth Bank Australia	3.24%	21/07/2022	30/01/2023	6	614,097	239
Commonwealth Bank Australia	2.60%	20/06/2022	18/10/2022	3	135,376	299
Commonwealth Bank Australia	2.47%	14/06/2022	15/09/2022	3	26,245	55
Commonwealth Bank Australia	0.21%	23/03/2022	21/07/2022	3	1,002,688	(519)
Commonwealth Bank Australia	0.93%	12/04/2022	19/07/2022	3	1,004,434	(1,864)
Australia & New Zealand Banking Group	0.35%	7/07/2022	7/08/2022	1	1,005,574	168
Australia & New Zealand Banking Group	0.15%	11/04/2022	11/10/2022	6	117,658	15
Australia & New Zealand Banking Group	0.10%	11/05/2022	11/08/2022	3	65,456	3
Australia & New Zealand Banking Group	0.10%	18/04/2022	18/10/2022	6	1,000,748	84
				Total	**14,179,299**	**7,984**

19.5 CPS35.08.22 List of Account Paid – July 2022

Meeting & Date	Council – 23 August 2022
Applicant	City of Nedlands
Employee Disclosu under section 5.70 Local Government Act 1995	Nil
Report Author	Lauren Fitzgerald – Senior Project Accountant
Director/CEO	Michael Cole - Director Corporate Services
Attachments	1. Creditor Payment Listing – July 2022; and 2. Credit Card and Purchasing Card Payments July 2022

Purpose

The purpose of this report is to present list of accounts paid for the month of July 2022.

Recommendation

Council receives the List of Accounts Paid for the month of July 2022 as per attachments.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

- the payee's name;
- the amount of the payment:
- the date of the payment; and
- sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These include the final vetting of approved invoices by the Coordinator Financial Accounting and the Manager Financial Services (or designated alternative officers).

Consultation

Not applicable.

Strategic Implications

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

Values **High standard of services**

We have local services delivered to a high standard that take the needs of our diverse community into account. The 2022/23 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. All relevant information has been provided in this report and through the attachments.

Priority Area

Not applicable.

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with *Regulation 13* of the *Local Government (Financial Management) Regulations 1996* Administration is required to present the List of Accounts Paid for the month of May 2022 to Council.

Decision Implications

This does not have any impact upon the rates.

Conclusion

The List of Accounts Paid for the months of July 2022 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.

City of Nedlands - List of Accounts Paid

For the Period 01-Jul-2022 to 31-Jul-2022

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**1,798,587.74**
100001	**8/07/2022**	**10255**	**Cr B G Hodsdon**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100002	**8/07/2022**	**10379**	**Cr V R Senathirajah**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			4.17	
JULY 2022	Monthly allowance - July 2022			1,935.83	
100003	**8/07/2022**	**10455**	**Deputy Mayor L McManus**		**3,259.88**
JULY 2022	Monthly allowance - July 2022			3,259.88	
100004	**8/07/2022**	**10516**	**Cr K A Smyth**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100005	**8/07/2022**	**10742**	**Cr A W Mangano**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100006	**8/07/2022**	**11016**	**Cr R A Coghlan**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100007	**8/07/2022**	**11021**	**Cr F Bennett**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100008	**8/07/2022**	**11184**	**Cr N R Youngman**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100009	**8/07/2022**	**11270**	**Mayor F E Argyle**		**7,879.42**
JULY 2022	Monthly allowance - July 2022			7,879.42	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100010	**8/07/2022**	**11352**	**Cr Olinka Combes**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100011	**8/07/2022**	**11369**	**Cr Blane Brackenridge**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100012	**8/07/2022**	**11370**	**Cr H Amiry**		**1,940.00**
JULY 2022	Monthly allowance - July 2022			1,940.00	
100013	**15/07/2022**	**10001**	**Australian Taxation Office**		**135,932.00**
FORTNIGHT 03/07/2022	Withholding Tax (PAYG) Coy 1 Period Type FORTNIGHT			127,542.00	
FORTNIGHT 03/07/2022	Extra Tax Coy 1 Period Type FORTNIGHT			1,020.00	
FORTNIGHT 03/07/2022	HELP Coy 1 Period Type FORTNIGHT			172.00	
FORTNIGHT 03/07/2022	TSL Coy 1 Period Type FORTNIGHT			6,478.00	
FORTNIGHT 03/07/2022	Withholding Tax (PAYG) Coy 1 Period Type FORTNIGHT			720.00	
100014	**15/07/2022**	**10002**	**Child Support Registrar**		**745.05**
FORTNIGHT 03/07/2022	Child Support Agency Coy 1 Period Type FORTNIGHT			745.05	
100015	**15/07/2022**	**10003**	**Australian Services Union**		**67.70**
FORTNIGHT 03/07/2022	Australian Services Union Coy 1 Period Type FORTNIGHT			67.70	
100016	**15/07/2022**	**10005**	**Easi**		**2,064.20**
FORTNIGHT 03/07/2022	Novated Lease Easifleet - Pre Tax Coy 1 Period Type FORTNIGHT			894.69	
FORTNIGHT 03/07/2022	Novated Lease Easifleet- Post Tax Coy 1 Period Type FORTNIGHT			1,169.51	
100017	**15/07/2022**	**10006**	**Westpac Banking Corporation**		**77,372.52**
FORTNIGHT 03/07/2022	Employee Additional Contribution Pre Tax ($) Coy 1 Period Type FORTNIGHT			3,092.00	
FORTNIGHT 03/07/2022	Employee Additional Contribution Pre Tax (%) Coy 1 Period Type FORTNIGHT			11,477.25	
FORTNIGHT 03/07/2022	Employee Additional Contribution Post Tax (%) Coy 1 Period Type FORTNIGHT			221.31	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,868.49	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			326.14	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,333.08	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			976.57	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,229.89	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,804.10	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			118.13	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,353.98
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,104.61
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,150.51
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			572.99
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			673.06
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,964.53
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,554.43
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			2,722.61
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			522.06
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			165.51
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,125.73
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			321.08
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			183.64
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			321.06
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,071.40
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			4,335.85
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,562.51
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			2,591.34
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			396.34
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,635.27
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			951.94
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			944.56
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,458.29
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,740.48
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,441.61
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			5,030.01
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,697.71
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,633.16
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			410.31
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			822.29
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			614.65
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			70.19
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			253.91
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			186.02
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			299.87
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			460.07
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			88.67

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			109.14	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			40.74	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			55.33	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			150.16	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			278.75	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			123.57	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			61.15	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			45.23	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			224.76	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			218.30	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			414.12	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			244.53	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			131.33	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			158.69	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			160.43	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			68.45	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			350.41	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			124.39	
FORTNIGHT 03/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			65.34	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			65.47	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			330.00	
FORTNIGHT 03/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			73.02	
100019	**15/07/2022**	**10025**	**Boc Limited**		**23.17**
4031523152	Standing Order - 12 Months Container Retainer			23.17	
100020	**15/07/2022**	**10038**	**City of Stirling**		**864.00**
2998	Meals to be delivered to Nedlands Day Centre			864.00	
100021	**15/07/2022**	**10079**	**Lightning Laundry**		**304.70**
17089	Laundry June 2022			304.70	
100022	**15/07/2022**	**10089**	**McLeods Barristers & Solicitors**		**6,403.88**
124918	Legal advice			621.20	
125111	Legal advice			5,782.68	
100023	**15/07/2022**	**10129**	**Landgate - GRV**		**476.40**

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
375696	2021-2022 GRV Interim Valuation Schedule		476.40	
100024	**15/07/2022**	**10151**	**Civica Pty Ltd**	**53,136.44**
C/LG025929	Group Training - AP and AR End of year		440.00	
M/LG022473	Annual License support fee		52,696.44	
100025	**15/07/2022**	**10183**	**Water Corporation**	**15.88**
9012041505	Bill ID - 0078 Water charges - 16/04/22-21/6/22		15.88	
100026	**15/07/2022**	**10185**	**Western Chainwire**	**979.00**
00005691	Repairs to fencing panel		979.00	
100027	**15/07/2022**	**10187**	**Hames Sharley (WA) Pty Ltd**	**3,491.40**
WA015509	Precinct LPP Urban Design Services - RF		3,491.40	
100028	**15/07/2022**	**10192**	**Australia Post - 670192**	**2,366.76**
1011654330	Standing Order - Bulk Mail		2,366.76	
100029	**15/07/2022**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**	**13,700.26**
50978623	Pay to agency staff		1,719.30	
50997725	Pay to agency staff		1,725.90	
50978625	Pay to agency staff		1,415.46	
50995710	Pay to agency staff		518.24	
50997726	Pay to agency staff		1,757.09	
50978624	Pay to agency staff		1,814.07	
50997727	Pay to agency staff		2,646.80	
50978626	Pay to agency staff		2,103.40	
100030	**15/07/2022**	**10235**	**Taylor Burrell Barnett**	**5,594.60**
28862	Built Form Modelling Stirling Highway and Transition Areas Professional service		5,594.60	
100031	**15/07/2022**	**10251**	**Kevrek (Australia) Pty Ltd**	**1,870.00**
29369	Remove crane from fleet vehicle 218		1,870.00	
100032	**15/07/2022**	**10262**	**A P Constructions**	**748.00**
252	Repair to holes in Charles Court Reserve		748.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100033	**15/07/2022**	**10273**	**West Tip Waste Control Pty Ltd**	**465.00**
00061155	E-waste bin for bulk collection		465.00	
100034	**15/07/2022**	**10280**	**GHD Pty Ltd**	**63,977.10**
112-0122758112-0122758	Drainage infrastructure study - Original		6,055.50	
112-0122756	Drainage infrastructure study - Original		57,921.60	
100035	**15/07/2022**	**10287**	**Town of Victoria Park**	**4,713.50**
79186	Bird watering supply and delivery		4,713.50	
100036	**15/07/2022**	**10302**	**Wilson Security**	**35.68**
W00293837	Security services		35.68	
100037	**15/07/2022**	**10393**	**Apple Pty Ltd**	**873.40**
AH37782524	Invoice AH37782524		873.40	
100038	**15/07/2022**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**	**44.00**
6117-1	Supply of locks and keys for City facility		44.00	
100039	**15/07/2022**	**10409**	**First Five Minutes Pty Ltd**	**3,447.08**
CONS263604	Fire & Emergency Response Services and Procedures & Training Designated		3,447.08	
100040	**15/07/2022**	**10419**	**Sustainable Outdoors**	**3,100.00**
INV-2460	Greenways Maintenance June 22		3,100.00	
100041	**15/07/2022**	**10430**	**South East Regional Centre for Urban**	**1,527.27**
INV0004700	Payment for GST portion		16,800.00	
100042	**15/07/2022**	**10436**	**Dave's Landscaping & Brickpaving**	**520.00**
57-2022	Install small limestone edge		520.00	
100043	**15/07/2022**	**10467**	**The Information Management Group Pty Ltd**	**647.97**
93214017	Fees for TIMG Archives and Storage		647.97	
100044	**15/07/2022**	**10472**	**Plants and Garden Rentals**	**551.10**
00017936	DEPO - plant rental and on going maintenance		226.60	
00017939	AMINISTRATION plant rental and on going maintenance		324.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100045	**15/07/2022**	**10483**	**Drainflow Services Pty Ltd**	**8,508.50**
00010156	Standing order for Citywide educting		462.00	
00010169	Standing order for Citywide educting		484.00	
00010080	Remove controlled waste		7,012.50	
00010223	Standing order for Citywide educting		550.00	
100046	**15/07/2022**	**10493**	**Randstad**	**762.14**
RA4686211	Pay to agency staff		762.14	
100047	**15/07/2022**	**10517**	**Insight Enterprises Australia Pty Ltd**	**1,390.80**
100351647	SO - for Microsoft Azure - SharePoint		1,390.80	
100048	**15/07/2022**	**10537**	**P V Hall**	**182.40**
29062022	Vol vehicle		182.40	
100049	**15/07/2022**	**10556**	**Skyline Landscape Services**	**7,621.43**
INV0113203	Gardening Services and Barbecue cleaning		3,289.00	
INV0112083	Lawn Mowing Maintenance Contract		4,332.43	
100050	**15/07/2022**	**10611**	**G Tuke**	**300.00**
00000129	Line Dance Classes Oct 2019		300.00	
100051	**15/07/2022**	**10612**	**Data Documents**	**393.80**
11392	Subjects of Note booklet printing July		393.80	
100052	**15/07/2022**	**10636**	**Marketforce**	**10,886.72**
43834	Development application		762.70	
44223	Development application		386.63	
44222	Public Notices		1,055.91	
44220	Advertisement		1,820.50	
43833	Half page Sat 30 April Adv		1,820.50	
44225	Tresillian Courses in The Post Invoice		534.34	
44221	Invoice # 159003 Cancelling Public Art		353.98	
44224	The Post Half Page 25 June		1,820.50	
43835	Public Notices - 70% planning, 30% comm		1,820.50	
44226	Advertising for RFT 2021-22.06 in The W		511.16	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100053	**15/07/2022**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**	**3,740.00**
425082	Progressive bulling for Long term financial planning		3,740.00	
100054	**15/07/2022**	**10654**	**Bandit Tree Equipment**	**1,346.29**
8BCSW1020	Fleet 322 Repairs		870.30	
1036W	Replace blades		475.99	
100055	**15/07/2022**	**10682**	**Great Southern Fuel Supplies**	**24,331.15**
D2110741	3000 Lt ULP for Tank 2 CoN Stock Numebe		24,331.15	
100056	**15/07/2022**	**10713**	**Soft Landing**	**5,351.50**
INV68159	Mattress disposal - bulk rubbish		5,351.50	
100057	**15/07/2022**	**10724**	**TechnologyOne**	**4,584.80**
210904	ADDITIONAL SAAS fee for 2022-2023		4,584.80	
100058	**15/07/2022**	**10733**	**TPG Telecom**	**6,092.46**
17944650	SO - TPG communication charges		6,092.46	
100059	**15/07/2022**	**10735**	**WINC Australia Pty Ltd (Previous name**	**1,171.35**
9039656093	Depot kitchen supplies		341.57	
9039664846	Depot kitchen supplies		28.58	
9039592722	Stationery and Kitchen Supplies		450.18	
9038838263	Stationery - Bulk		351.02	
100060	**15/07/2022**	**10742**	**Cr A W Mangano**	**28.60**
164199	Meal - 27 June 2022		28.60	
100061	**15/07/2022**	**10804**	**Ilsa Smith**	**1,100.00**
165	Chair pilates (Day Centre) in July 2022		140.00	
166	Affinity Club-senior pilates- June 2022		960.00	
100062	**15/07/2022**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**3,123.91**
01706273	Line marking		3,123.91	
100063	**15/07/2022**	**10866**	**Initial Hygiene - Rentokil Initial Pty**	**185.85**

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
97393593	Hygiene Service 2021/2022			185.85	
100064	**15/07/2022**	**10880**	**Horizon West Landscape & Irrigation Pty**		**9,751.50**
00009909	Re-planting of 535 tube stock			1,298.00	
00009908	Cut down to ground level			2,321.00	
00009907	Collect mulch and deliver to site			709.50	
00009906	Access site and remove shrub from sewer			605.00	
00009910	Remove sand from Swanbourne Beach shower			467.50	
00009911	RFQ 2020/21.164 - Landscape Maintenance			4,350.50	
100065	**15/07/2022**	**10956**	**Aqua Filter Services**		**242.00**
9299	Water Unit hire & maintain 2022			38.50	
9293	Water Unit hire & maintain 2022			38.50	
9296	Water Unit hire & maintain 2022			38.50	
9297	Water Unit hire & maintain 2022			38.50	
9294	Water Unit hire & maintain 2022			49.50	
9298	Water Unit hire & maintain 2022			38.50	
100066	**15/07/2022**	**10977**	**Watertight Plumbing & Gas**		**1,056.00**
12296	Back flow testing - John XXIII			682.00	
12322	Charles Court Plumbing			374.00	
100067	**15/07/2022**	**11016**	**Cr R A Coghlan**		**32.60**
164197	Meal Reimbursement - 27 June 2022			32.60	
100068	**15/07/2022**	**11047**	**Axiis Contracting Pty Ltd**		**28,628.22**
6988	Crossover works			10,144.36	
6985	Crossover works			18,483.86	
100069	**15/07/2022**	**11093**	**Myra Staffa**		**2,288.00**
MS082022	Authority 549074			2,288.00	
100070	**15/07/2022**	**11101**	**Snap Osborne Park**		**170.01**
F03417316	Business cards print			170.01	
100071	**15/07/2022**	**11192**	**Suez Recycling & Recovery Pty Ltd**		**53,930.06**
49073155	2021/22 Waste disposal			53,307.31	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
49123132	2021/22 bulk commercial bulk bins		622.75	
100072	**15/07/2022**	**11214**	**Roof Checks W.A.**	**520.00**
078	Gutter Cleaning		210.00	
112	Gutter Cleaning		310.00	
100073	**15/07/2022**	**11268**	**Kyocera Document Solutions Pty Ltd**	**4,776.04**
90500739	Kyocera-Printer -Lease June 2022		4,776.04	
100074	**15/07/2022**	**11275**	**Life Choice Fitness**	**500.00**
29622	Tai Chill classes x 5 in June 2022		500.00	
100075	**15/07/2022**	**11280**	**Programmed Skilled Workforce Limited**	**2,161.94**
4237761	Temporary employment of Traffic Engineer		2,161.94	
100076	**15/07/2022**	**11284**	**Stephen Carrick Architects**	**11,484.00**
00001699	CoN Heritage Review - RFQ: 2021-21.144		11,484.00	
100077	**15/07/2022**	**11304**	**Ms F Atkins**	**81.24**
1364222	1GVS419		81.24	
100078	**15/07/2022**	**11307**	**Liveable Group Pty Ltd T/A Professional**	**3,256.00**
INV-0994	Tree Pruning Works		3,256.00	
100079	**15/07/2022**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**891.11**
INV-10054	PPE for Troy Pipin. Shirts, pants. wet		694.65	
INV-10588	1 x set of Rainbird wet weather gear		196.46	
100080	**15/07/2022**	**11436**	**MOQdigital**	**14,630.00**
AP-MOQ50172	MOQ-PS System Administrator Resource		14,630.00	
100081	**15/07/2022**	**11463**	**Development Cartographics**	**260.15**
5878	Assistance with SAT planning matters		260.15	
100082	**22/07/2022**	**10001**	**Australian Taxation Office**	**137,406.00**
FORTNIGHT 17/07/2022	Withholding Tax (PAYG) Coy 1 Period Type FORTNIGHT		128,858.00	
FORTNIGHT 17/07/2022	Extra Tax Coy 1 Period Type FORTNIGHT		1,070.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 17/07/2022	HELP Coy 1 Period Type FORTNIGHT			1,174.00	
FORTNIGHT 17/07/2022	TSL Coy 1 Period Type FORTNIGHT			6,304.00	
100083	**22/07/2022**	**10002**	**Child Support Registrar**		**745.05**
FORTNIGHT 17/07/2022	Child Support Agency Coy 1 Period Type FORTNIGHT			745.05	
100084	**22/07/2022**	**10003**	**Australian Services Union**		**67.70**
FORTNIGHT 17/07/2022	Australian Services Union Coy 1 Period Type FORTNIGHT			67.70	
100085	**22/07/2022**	**10005**	**Easi**		**2,064.20**
FORTNIGHT 17/07/2022	Novated Lease Easifleet - Pre Tax Coy 1 Period Type FORTNIGHT			894.69	
FORTNIGHT 17/07/2022	Novated Lease Easifleet- Post Tax Coy 1 Period Type FORTNIGHT			1,169.51	
100086	**22/07/2022**	**10006**	**Westpac Banking Corporation**		**77,778.75**
FORTNIGHT 17/07/2022	Employee Additional Contribution Pre Tax ($) Coy 1 Period Type FORTNIGHT			3,092.00	
FORTNIGHT 17/07/2022	Employee Additional Contribution Pre Tax (%) Coy 1 Period Type FORTNIGHT			11,648.22	
FORTNIGHT 17/07/2022	Employee Additional Contribution Post Tax (%) Coy 1 Period Type FORTNIGHT			221.46	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,676.83	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			274.65	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,640.00	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			976.57	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,229.89	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,781.46	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			118.13	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,566.00	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,104.61	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,546.91	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			572.99	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			673.06	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			2,056.45	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,351.66	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			2,678.33	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			769.50	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			165.51	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			907.42	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			321.08	
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			321.06	

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FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,130.77
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			4,335.85
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			3,562.51
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			2,386.81
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			396.34
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,523.95
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			951.94
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			944.56
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,458.29
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,740.48
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,441.61
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			5,009.72
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,697.71
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,633.16
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			410.31
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			822.29
FORTNIGHT 17/07/2022	SGC Employer Contribution Coy 1 Period Type FORTNIGHT			1,247.89
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			70.19
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			253.91
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			186.02
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			299.87
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			460.07
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			88.67
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			46.64
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			109.14
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			40.74
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			55.33
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			148.09
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			360.72
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			107.34
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			61.15
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			56.54
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			224.76
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			218.30
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			375.16
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			169.09
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			131.33

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			158.69	
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			160.43	
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			68.45	
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			350.41	
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			124.39	
FORTNIGHT 17/07/2022	Employer Contribution (Additional) Coy 1 Period Type FORTNIGHT			65.34	
100087	**22/07/2022**	**10007**	**Becarwise**		**1,639.17**
FORTNIGHT 17/07/2022	Novated Lease Becarwise - Pre Tax Coy 1 Period Type FORTNIGHT			763.05	
FORTNIGHT 17/07/2022	Novated Lease Becarwise- Post Tax Coy 1 Period Type FORTNIGHT			876.12	
100088	**22/07/2022**	**10019**	**Environmental Health Aust WA Inc**		**550.00**
49756	FoodSafe Online Annual Subscription			550.00	
100089	**22/07/2022**	**10029**	**Bunzl Limited**		**1,495.71**
W920815	Hygienic supplies for various buildings			1,495.71	
100090	**22/07/2022**	**10057**	**Elliotts Filtration (Previously**		**253.00**
F26082	Service the filtration system			253.00	
100091	**22/07/2022**	**10136**	**Westbooks**		**2,674.89**
329168	Junior local stock as selected on web			118.93	
329169	Junior local stock as selected on web			41.98	
327400	Junior local stock as selected on web			19.59	
328807	Junior local stock as selected on web			13.99	
328444	Junior local stock as selected on web			122.42	
327721	Junior local stock as selected on web			72.07	
327545	Junior local stock as selected on web			15.43	
327544	Junior local stock as selected on web			92.38	
329645	Junior local stock as selected on web			371.99	
329640	Junior local stock as selected on web			247.16	
328448	Junior local stock as selected on web			73.46	
329329	Junior local stock as selected on web			468.09	
329644	Junior local stock as selected on web			409.33	
327399	Junior local stock as selected on web			32.17	
328143	Junior local stock as selected on web			85.34	
327720	Junior local stock as selected on web			99.35	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
329642	Junior local stock as selected on web			220.74	
329643	Junior local stock as selected on web			170.47	
100092	**22/07/2022**	**10151**	**Civica Pty Ltd**		**3,406.70**
C/LA025236	Spydus Manager year 2 of 3 year contract			3,406.70	
100093	**22/07/2022**	**10194**	**Budget Rent a Car**		**223.17**
639483644	Vehicle rental to cover fleet 1367			223.17	
100094	**22/07/2022**	**10257**	**Artist's Chronicle**		**550.00**
INV-0281	Annual Listing On View section in print			550.00	
100095	**22/07/2022**	**10429**	**Sonic HealthPlus Pty Ltd**		**240.89**
2594049	Pre-Employment Medicals			240.89	
100096	**22/07/2022**	**10456**	**G M S Security (WA) Pty Ltd**		**3,971.00**
INV-19255	City Security			638.00	
INV-19257	City Security			3,179.00	
INV-19256	Pedestrian gate fabrication and install			154.00	
100097	**22/07/2022**	**10483**	**Drainflow Services Pty Ltd**		**20,446.80**
00009463	Citywide road sweeping			20,446.80	
100098	**22/07/2022**	**10636**	**Marketforce**		**2,294.33**
44219	Recurring cost for Nedlands News full page			2,294.33	
100099	**22/07/2022**	**10977**	**Watertight Plumbing & Gas**		**198.00**
12291	Leaking toilet -Allen park public toilet blic Toilets			198.00	
100100	**22/07/2022**	**11018**	**Dept of Mines, Industry Regulation and**		**43,689.08**
JUNE 2022	BSL Levy - 1 June 22-30 June 22			43,689.08	
100101	**22/07/2022**	**11203**	**Sage Consulting Engineers Pty Ltd**		**2,722.50**
INV-0375	David Cruickshank Reserve Sports Lights			2,722.50	
100102	**22/07/2022**	**11214**	**Roof Checks W.A.**		**1,500.00**
147	Adam Armstrong - Gutter Cleaning 2022			210.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
149	Adam Armstrong - Gutter Cleaning 2022			320.00	
148	Adam Armstrong - Gutter Cleaning 2022			280.00	
150	Adam Armstrong - Gutter Cleaning 2022			270.00	
145	Adam Armstrong - Gutter Cleaning 2022			210.00	
146	Adam Armstrong - Gutter Cleaning 2022			210.00	
100103	**22/07/2022**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**114.95**
INV-10237	PPE- Jacket			114.95	
100104	**22/07/2022**	**11479**	**Eire Total Access**		**484.00**
00006863	Supply and install scaffolding to score			484.00	
100105	**22/07/2022**	**11496**	**Urbaqua Ltd**		**20,900.00**
INV-03412	Foreshore Management Plan			20,900.00	
100106	**28/07/2022**	**10019**	**Environmental Health Aust WA Inc**		**380.00**
50069	EHA Membership Renewal X2			380.00	
100107	**28/07/2022**	**10076**	**Kleenit Pty Ltd**		**143.00**
152887	Graffiti removal			143.00	
100108	**28/07/2022**	**10089**	**McLeods Barristers & Solicitors**		**51,229.57**
125151	Matter No: 49466			519.06	
125176	Matter No. 49043			520.45	
125152	Matter No. 49519			404.79	
125059	Matter No. 49035			8,328.59	
124734	Matter No. 49043			578.28	
125001	Matter No: 49247			22,996.28	
125051	Matter No. 49035			17,882.12	
100109	**28/07/2022**	**10098**	**Canon Production Printing Australia (Old**		**477.36**
INV-41400	Maintenance Charges for Administration building			238.68	
INV-41399	Maintenance Charges for Depot building			238.68	
100110	**28/07/2022**	**10136**	**Westbooks**		**214.57**
329330	Junior local stock as selected on web			214.57	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100111	**28/07/2022**	**10139**	**Western Metropolitan Regional Council**		**1,830.56**
M-2207107	SO Waste disposal for Swanbourne Beach			1,830.56	
100112	**28/07/2022**	**10151**	**Civica Pty Ltd**		**2,137.17**
C/LG025982	Rates on demand support 2022/2023			2,090.00	
MLG022579	Adjusted uplift for M/LG021597 support and maintenance			47.17	
100113	**28/07/2022**	**10192**	**Australia Post - 670192**		**23.28**
1011653342	Bulk Mail			23.28	
100114	**28/07/2022**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**3,721.03**
50923826	Pay to agency staff			1,664.67	
50971129	Pay to agency staff			2,056.36	
100115	**28/07/2022**	**10200**	**Waterlogic Australia**		**106.51**
CD-3344443	Water filter services at PRCC			106.51	
100116	**28/07/2022**	**10302**	**Wilson Security**		**588.17**
W00293836	Nedlands Library evening patrol			386.30	
W00293835	Nedlands Library evening patrol			237.07	
100117	**28/07/2022**	**10335**	**Raeco/CEI Pty Ltd**		**472.52**
578357	Nedlands library stationery order			472.52	
100118	**28/07/2022**	**10336**	**The Worm Shed**		**247.00**
6853	Worm Farm			247.00	
100119	**28/07/2022**	**10381**	**Burgess Rawson**		**1,650.00**
55734-60	Rental Market Valuation request			1,650.00	
100120	**28/07/2022**	**10389**	**Harvey Fresh**		**57.42**
233498752	Administration building milk order			57.42	
100121	**28/07/2022**	**10429**	**Sonic HealthPlus Pty Ltd**		**305.75**
WP275032	Pre-Employment Medicals			225.40	
WP275461	Pre-Employment Medicals			80.35	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100122	**28/07/2022**	**10456**	**G M S Security (WA) Pty Ltd**		**3,647.60**
INV-19348	City Security			1,744.60	
INV-19225	Battery replacement			484.00	
INV-19371	Battery replacement			1,419.00	
100123	**28/07/2022**	**10457**	**Instant Products Hire**		**184.15**
135915	Toilet cleaning			184.15	
100124	**28/07/2022**	**10468**	**Doghouse Group Pty Ltd (Old Name:**		**3,289.00**
PREM11542	Website Hosting - June to August			3,201.00	
11506	Credit note			88.00	
100125	**28/07/2022**	**10479**	**State Wide Turf Services**		**2,880.00**
7505	Application of 'Ironman' foliar fertilizer			2,880.00	
100126	**28/07/2022**	**10483**	**Drainflow Services Pty Ltd**		**550.00**
00010161	Standing order for Citywide educting			550.00	
100127	**28/07/2022**	**10484**	**Perth Energy Pty Ltd**		**972.98**
2284031	1 June 2022- 30 June 2022			972.98	
100128	**28/07/2022**	**10493**	**Randstad**		**404.71**
RA4676417	Pay to agency staff			404.71	
100129	**28/07/2022**	**10507**	**Civcon Civil & Project Management**		**375,697.86**
7136	Project No: C8389 Alfred and Rochdale Road Intersection			375,697.86	
100130	**28/07/2022**	**10521**	**Univerus Software Pty Ltd (AssetFinda)**		**29,596.88**
INV-0332	Asset Finda Annual license 2022-2023			29,596.88	
100131	**28/07/2022**	**10556**	**Skyline Landscape Services**		**6,814.50**
INV0113558	Carry out 1 x complete Verge Mowing Service			6,814.50	
100132	**28/07/2022**	**10561**	**Internode Pty Ltd**		**2,950.50**
95	SO Internode IDC COLO : Full Rack			2,950.50	
100133	**28/07/2022**	**10667**	**CTI Couriers Pty Ltd**		**410.52**

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
CISC4494240	Courier between Western Suburbs library		410.52	
100134	**28/07/2022**	**10693**	**Boyan Electrical Services**	**195.10**
44465	Electrical works		195.10	
100135	**28/07/2022**	**10708**	**WCP Civil Pty Ltd**	**153,438.11**
27177	Road Rehabilitation		153,438.11	
100136	**28/07/2022**	**10735**	**WINC Australia Pty Ltd (Previous name**	**1,933.42**
9039677865	Stationery for Admin Building		90.09	
9039677868	Stationery for Admin Building		328.89	
9039692006	Nedlands library stationery order		63.69	
9039668618	Nedlands library stationery order		1,212.80	
9039674350	Nedlands library stationery order		160.05	
9037634824	Mt Claremont library stationery order		77.90	
100137	**28/07/2022**	**10769**	**Southern Cross Protection Pty Ltd**	**116.69**
421421	Cash & Cheque management services		116.69	
100138	**28/07/2022**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**5,071.94**
01706272	Betty St Linemarking		5,071.94	
100139	**28/07/2022**	**10939**	**RLEC Electrical Contractors**	**555.78**
S0359	Kiln repair - Electrical to the Mama kiln finding faulty		555.78	
100140	**28/07/2022**	**11171**	**Origami Perth (Old Name: T Yamamoto)**	**400.00**
011	T3 S.H. Program 4-15 July 2022		400.00	
100141	**28/07/2022**	**11175**	**Talis Consultants**	**17,600.00**
25893	Asset Management Planning Consulting		17,600.00	
100142	**28/07/2022**	**11182**	**Brownes Dairy**	**52.65**
16665974	STANDING ORDER - milk for the depot		52.65	
100143	**28/07/2022**	**11192**	**Suez Recycling & Recovery Pty Ltd**	**115,224.82**
166260	2020/21 Litter bin service		115,224.82	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100144	**28/07/2022**	**11307**	**Liveable Group Pty Ltd T/A Professional**		**857.60**
INV-0566	Grind stump			494.60	
INV-1000	After Hours call out			363.00	
100145	**28/07/2022**	**11351**	**Iannello Design**		**1,089.00**
5719	Design and format for Workforce Plan			1,089.00	
100146	**28/07/2022**	**11442**	**JBA Surveys**		**34,936.00**
00017919	Monash av roundabout - variation - RFQ			6,270.00	
00017917	Variation to RFQ 2021-22.23 Survey for			11,066.00	
00017918	RFQ 2021-22.23 - Smyth Road project			17,600.00	
100147	**28/07/2022**	**11481**	**Amber Technology**		**15,093.00**
889565	Sound measurement equipment - NTI XL2 A			15,093.00	
100148	**28/07/2022**	**11483**	**Rosie O**		**275.00**
9406	Supply Thursday 9th Dec 2021			275.00	
100149	**28/07/2022**	**11497**	**azclear**		**2,475.00**
0001620	Remove asbestos sheeting and wooden surrounds			2,475.00	
100150	**28/07/2022**	**11498**	**Carealot Home Health Services Pty Ltd**		**517.20**
10011228	Home support to CHSP clients July 2022			517.20	
Sundry EFT					**5,017.00**
000001	**1/07/2022**	**99998**	**City of Nedlands**		**1.00**
100	Test Transaction Live System			1.00	
100151	**28/07/2022**	**99998**	**PS Structures**		**5,016.00**
664495	Refund Work Zone fee			5,016.00	
Creditor Cheque					**25,545.80**
71224	**22/07/2022**	**10374**	**Dept of Transport**		**25,545.80**
011101025171	REGO Renewal - 2022-2023			25,545.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Sundry Cheque					**1,240.00**
71225	**22/07/2022**	**99999**	**Tresillian Arts Centre**		**1,240.00**
TERM 3 - 25 JULY 22 –16 SEP 2	Week 1-4			1,240.00	
Direct Debit					**73,698.36**
100001	**19/07/2022**	**10524**	**Business Fuel Cards Pty Ltd**		**1,660.13**
25776758	WBC Merchant fees June 2022			1,660.13	
100002	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**22.00**
25776758	WBC Merchant fees June 2022			22.00	
100003	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**22.00**
25776782	WBC Merchant fees June 2022			22.00	
100004	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**22.00**
25817925	WBC Merchant fees June 2022			22.00	
100005	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**22.00**
25860362	WBC Merchant fees June 2022			22.00	
100006	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**48.75**
25712720	WBC Merchant fees June 2022			48.75	
100008	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**48.75**
25712738	WBC Merchant fees June 2022			48.75	
100010	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**157.37**
25712969	WBC Merchant fees June 2022			157.37	
100011	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**384.78**
25712951	WBC Merchant fees June 2022			384.78	
100012	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**484.20**
25776774	WBC Merchant fees June 2022			484.20	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100013	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**1,450.74**
25709627	WBC Merchant fees June 2022			1,450.74	
100014	**1/07/2022**	**10141**	**Westpac Banking Corporation**		**536.14**
3537572929	WBC Bank Activity fee June 2022			536.14	
100016	**4/07/2022**	**11506**	**Commonwealth Bank Australia (CBA)**		**79.71**
Mfee JUN22	CBA MER fee JUNE 2022			79.71	
100017	**19/07/2022**	**11507**	**Western Australia Treasury Corporation (WATC)**		**39,281.50**
LOAN 184	LOAN 184 WATC 20220719			39,281.50	
100018	**19/07/2022**	**11507**	**Western Australia Treasury Corporation (WATC)**		**18,591.04**
LOAN 185	LOAN 185 WATC 20220719			18,591.04	
100019	**25/07/2022**	**11507**	**Western Australia Treasury Corporation (WATC)**		**10,887.25**
Gfee 2022	Guarantee fee WATC 2021/2022			10,887.25	
Cancelled Payments					**0.00**
Payroll					**1,229,051.66**
FORTNIGHT 03/07/2022	**3/07/2022**		**City of Nedlands**		**406,778.49**
FORTNIGHT 03/07/2022	Additional Bank 1 Coy 1 Period Type FORTNIGHT			8,425.00	
FORTNIGHT 03/07/2022	Additional Bank 2 Coy 1 Period Type FORTNIGHT			1,150.00	
FORTNIGHT 03/07/2022	Net Pay Coy 1 Period Type FORTNIGHT			393,419.23	
FORTNIGHT 03/07/2022	Net Pay Coy 1 Period Type FORTNIGHT			3,784.26	
FORTNIGHT 17/07/2022	**17/07/2022**		**City of Nedlands**		**407,986.48**
FORTNIGHT 17/07/2022	Additional Bank 1 Coy 1 Period Type FORTNIGHT			8,425.00	
FORTNIGHT 17/07/2022	Additional Bank 2 Coy 1 Period Type FORTNIGHT			1,150.00	
FORTNIGHT 17/07/2022	Net Pay Coy 1 Period Type FORTNIGHT			398,411.48	
FORTNIGHT 31/07/2022	**31/07/2022**		**City of Nedlands**		**414,286.69**
FORTNIGHT 31/07/2022	Additional Bank 1 Coy 1 Period Type FORTNIGHT			8,425.00	
FORTNIGHT 31/07/2022	Additional Bank 2 Coy 1 Period Type FORTNIGHT			1,150.00	
FORTNIGHT 31/07/2022	Net Pay Coy 1 Period Type FORTNIGHT			396,773.43	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 31/07/2022	Net Pay Coy 1 Period Type FORTNIGHT			7,938.26	
				TOTAL PAYMENTS	**3,133,140.56**

City of Nedlands

Purchasing & Credit Card Payments - Jul 2022 (Statement period 28 Jun 2022 to 27 Jul 2022)

Date	Supplier	Description	AUD
1/07/2022	DEPARTMENT OF TRANSPOR	Reimbursement lease vehicle Rego 1HFF866	406.70
1/07/2022	DEPARTMENT OF TRANSPOR	Fleet Registration	24.85
30/06/2022	TYREPOWER CLAREMONT	Repair of Tyre	275.00
30/06/2022	ARCHISNAPPER	Projects Team App.	49.67
30/06/2022	ARCHISNAPPER	International Fee	1.49
8/07/2022	LITTLE WAY	Catering for Council Meeting	450.00
8/07/2022	The Cheesecake Shop	Staff Meeting Depot	78.90
8/07/2022	GOOD GROCER/159 ONSLOW RD	Catering	7.98
14/07/2022	OUR COMMUNITY PTY LTD	Training for Andrew M	80.00
14/07/2022	MISS MAUD	Counillor Catering	213.75
21/07/2022	BP ROSEGARDEN 6161	Milk at the Depot	14.00
26/07/2022	MISS MAUD	Councillor Catering	213.85
26/07/2022	MISS MAUD	Staff Catering	187.45
26/07/2022	MISS MAUD	Councillor Catering	213.85
27/07/2022	CARD FEE	CARD FEE	5.00
8/07/2022	LOCAL GOVERNEMENT MANA	Payment receipt	531.00
27/07/2022	CARD FEE	CARD FEE	5.00
28/06/2022	PROFOUNDER HALF PRICE	Replacements roller door parts	1,250.00
30/06/2022	LOCK STOCK & FARRELL	Replace locks audio cabinet	198.33
4/07/2022	HARVEY NORMAN AV/IT	Replacement fixed wall bracket for ITC Manager	300.00
7/07/2022	THE GOOD GUYS	Replacement in wall AC unit	1,086.00
11/07/2022	WESTERN METROPOLITAN R	Disposal old ac unit after replacement	20.00
11/07/2022	BUNNINGS 483000	Timber for reframing new ac wall unit	11.10
11/07/2022	CNW PTY LTD	Ducting for power and data cable office	52.31
13/07/2022	BARNETTS ARCHITE H	Replacement door mortices security doors	323.22
15/07/2022	BUNNINGS 483000	Replace closer and door hardware female toilet	146.59
19/07/2022	J & K HOPKINS	Fixed storage cabinet	369.00
25/07/2022	BUNNINGS 483000	Materials for office works	45.54
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
5/07/2022	FACEBK EJUKVD75A2	facebook adds for emerge 2022	50.00
5/07/2022	FACEBK EJUKVD75A2	Foreign Transaction Fee	1.50
11/07/2022	FACEBK 846Q5DF5A2	facebook adds for emerge 2022	50.00
11/07/2022	FACEBK 846Q5DF5A2	Foreign Transaction Fee	1.50
12/07/2022	FACEBK NA5H3EX5A2	facebook adds for emerge 2022	50.00
12/07/2022	FACEBK NA5H3EX5A2	Foreign Transaction Fee	1.50
15/07/2022	COLES 0298	Drinks and snacks for Emerge 2022	94.40
18/07/2022	ANTONS MOULDINGS PTY L	Hanging materials for emerge 2022	136.80
18/07/2022	FACEBK FX2Y3E35A2	facebook adds for emerge 2022	50.00
18/07/2022	FACEBK FX2Y3E35A2	Foreign Transaction Fee	1.50
18/07/2022	OFFICEWORKS 0615	certificate frames for emerge 2022	13.20
22/07/2022	COLES 0299	Water for emerge 2022	8.60
22/07/2022	KAYPYX ENTERPRSES PL	Thank you gift bags for judges for emerge 2022	15.00
25/07/2022	V/CELLARS 5164	Thank you wine for judges for Emerge 2022	105.00
25/07/2022	COLES 0299	Drinks and snacks for Emerge 2022	91.90
25/07/2022	LA PATISSIER NEDLANDS	Drinks and snacks for Emerge 2022	37.00
27/07/2022	CARD FEE	CARD FEE	5.00
8/07/2022	BP ROSEGARDEN 6161	Coffee and Biscuit costs - Rose Society	28.80
27/07/2022	CARD FEE	CARD FEE	5.00
7/07/2022	LAWGEAR	New Ranger uniform belt for Amanda Rafeeq	56.50
7/07/2022	SP WORKWEARHUB	Ranger uniform boots for new staff member	179.95
11/07/2022	5.11 Australia Pty Ltd	New Ranger Uniform trousers for Amanda Rafeek	329.97
27/07/2022	CARD FEE	CARD FEE	5.00
26/07/2022	FUTURE PUBLISHING LTD	Local stock magazine - Nedlands Library	500.35
26/07/2022	FUTURE PUBLISHING LTD	Bank charges	15.01
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
30/06/2022	INSTITUTE OF PUBLIC WO	Strategic Asset Management Training - Assets Team	812.00
27/07/2022	CARD FEE	CARD FEE	5.00

City of Nedlands

Purchasing & Credit Card Payments - Jul 2022 (Statement period 28 Jun 2022 to 27 Jul 2022)

Date	Supplier	Description	AUD
8/07/2022	OFFICEWORKS 0602	Resources for Positive Ageing activities	29.96
20/07/2022	NEDLANDS LIBRARY	Nedlands Library Book Hire	20.00
27/07/2022	CARD FEE	CARD FEE	5.00
4/07/2022	WIX.COM 1002908189	987.67*100 divided by 103 = $958.90	958.90
4/07/2022	WIX.COM 1002908189	Foreign Transaction Fee	28.77
5/07/2022	ATLASSIAN	Jira Service management 29Agents - July-Aug 2022	890.53
5/07/2022	ATLASSIAN	Foreign Transaction Fee	26.72
8/07/2022	Canva* 03474-3409247	Canva Pro Subscription - Communication dept.	164.99
11/07/2022	TWILIO INC	Twilio SMS API Service for OneCouncil	340.17
11/07/2022	TWILIO INC	Foreign Transaction Fee	10.20
14/07/2022	WWW.RECKON.COM	Tresillian artcentre POS	87.00
18/07/2022	ATLASSIAN	Atlassian access cloud - 32users July-Aug 2022	210.14
18/07/2022	ATLASSIAN	Foreign Transaction Fee	6.30
18/07/2022	DNH*GODADDY.COM AUSTRALIA	Godaddy-SSL Certificate renewal	1,319.90
18/07/2022	DNH*GODADDY.COM AUSTRALIA	Foreign Transaction Fee	39.59
20/07/2022	MSFT *<E0700JN6NC>	June-July 2022 MS Advance Communication	15.18
20/07/2022	MSFT *<E0700JMZNT>	June-July 2022 MS Common Area Phone	36.30
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
26/07/2022	LGPA	Breakfast Forum - Roy & Marissa	170.00
27/07/2022	CARD FEE	CARD FEE	5.00
14/07/2022	SPOTLIGHT 063	Fleece fabric for school holiday workshop	57.00
14/07/2022	SPOTLIGHT 063	Aida cloth and toy stuffing for school holidays	80.00
14/07/2022	SPOTLIGHT 063	Button covering kits for school holiday event	40.00
14/07/2022	SPOTLIGHT 063	Sewing materials for school holiday event	95.25
21/07/2022	BIG W/ABERNETHY & WRIGHT	LEGO Sets (two)	25.00
27/07/2022	CARD FEE	CARD FEE	5.00
29/06/2022	Last Drop Elizabethan	Clients on account and volunteers lunches	63.69
6/07/2022	ALH VENUES/901 ALBANY HWY	Clients' on account and volunteers' lunches	151.00
13/07/2022	MUNDARING WEIR HOTEL	Clients on account and volunteers' lunches	144.00
20/07/2022	YANCHEP INN NOMINEES	clients on account and volunteers' lunches	95.50
27/07/2022	CARD FEE	CARD FEE	5.00
13/07/2022	BUNNINGS 453000	Materials for School holiday courses	72.25
14/07/2022	EDUCATIONAL ART	Materials for School holiday courses	40.26
26/07/2022	THE POTTERS MARKET	Clay for Ceramics classes	39.40
27/07/2022	CARD FEE	CARD FEE	5.00
12/07/2022	NATL STDNT CLEARINGHOUSE	Overseas qualification check - FK	22.08
12/07/2022	NATL STDNT CLEARINGHOUSE	Foreign transaction fee	0.66
27/07/2022	CARD FEE	CARD FEE	5.00
27/07/2022	CARD FEE	CARD FEE	5.00
1/07/2022	LITTLE WAY	Councillors & Executive Staff Meals	435.00
30/06/2022	COLES 0334	Napkins	4.80
30/06/2022	MISS MAUD	Concept Forum Mayor Crs & Staff	213.85
1/07/2022	Woolworths Online	Tea / Coffee Stock Councillor Kitchen	197.42
4/07/2022	MYER MORLEY	Dinner Sets / Cutlery / Storage	709.56
5/07/2022	MYER MORLEY	Biscuit storage jar	10.17
5/07/2022	MISS MAUD	Councillors & Executive Staff Meals	213.85
5/07/2022	MYER MORLEY	return wrong dinner set	- 84.97
5/07/2022	MISS MAUD	Councillor & Executive Staff Meals	213.85
14/07/2022	BIG W/KARRINYUP ROAD	Tea Towls	10.00
15/07/2022	IW TRADING COMPANY P	Food takeaway containers	20.00
27/07/2022	CARD FEE	CARD FEE	5.00
8/07/2022	EZI*Irrigation AUS	IAL annual membership renewal	780.00
27/07/2022	CARD FEE	CARD FEE	5.00
11/07/2022	JB HI FI CLAREMONT	IT Expenses	147.00
27/07/2022	BUNNINGS GROUP LTD	Facility Equipment	276.00
27/07/2022	CARD FEE	CARD FEE	5.00
29/06/2022	TOTALLY WORKWARE MH	PPE items. Totally Workwear	323.92
30/06/2022	COLES 0299	Staff meeting refreshments June	257.30

City of Nedlands

Purchasing & Credit Card Payments - Jul 2022 (Statement period 28 Jun 2022 to 27 Jul 2022)

Date	Supplier	Description	AUD
30/06/2022	COLES 0299	Staff meeting refreshments June	41.20
1/07/2022	JACK'S WHOLEFOODS &	Staff meeting refreshments June	9.98
12/07/2022	WA POLICE/POST	AIBS Document Check P Busby	58.70
27/07/2022	CARD FEE	CARD FEE	5.00
4/07/2022	OFFICEWORKS 0615	Stationery for client activities	65.08
6/07/2022	POST NEDLANDS POST SNE	WWC Check renewal P Panayotou	87.00
27/07/2022	CARD FEE	CARD FEE	5.00
29/06/2022	THE WORKWEAR GROUP PL	PPE Gear	319.85
11/07/2022	WESTERN METROPOLITAN R	Fencing material	20.00
20/07/2022	COMSUPPLY	Vision Panels	641.72
21/07/2022	Melbourne Office Suppl	Monitor Arms	406.45
27/07/2022	CARD FEE	CARD FEE	5.00
1/07/2022	MYO*ARCHIVAL SURVIVAL	Archival Supplies	309.11
27/07/2022	CARD FEE	CARD FEE	5.00
29/06/2022	FARMER JACKS WOODLAN	children's lunch ,morning /afternoon tea	0.55
29/06/2022	FARMER JACKS WOODLAN	children's lunch, morning /afternoon tea	87.35
29/06/2022	BOATSHED MARKET PTY	program activity - NAIDOC week	24.90
30/06/2022	COLES ONLINE	monthly food (lunch morning afternoon tea	49.83
30/06/2022	COLES ONLINE	monthly food (lunch morning afternoon tea	265.92
1/07/2022	JACK'S WHOLEFOODS &	children's monthly lunches	0.55
1/07/2022	JACK'S WHOLEFOODS &	children's monthly lunches	187.57
6/07/2022	TAYLOR RD IGA	children's lunches	33.58
14/07/2022	JACK'S WHOLEFOODS &	children's lunches	12.98
14/07/2022	JACK'S WHOLEFOODS &	children's afternoon/morning/lunch meals	167.66
14/07/2022	JACK'S WHOLEFOODS &	children's afternoon/morning/lunch meals	0.99
14/07/2022	PRIME PRODUCTS	children's lunches	9.90
15/07/2022	FARMER JACKS WOODLAN	children's morning/afternoon tea	67.93
18/07/2022	BLITZFIELD ENTERPRIS	children's morning/afternoon and lunch meals	22.77
18/07/2022	BLITZFIELD ENTERPRIS	children's morning/afternoon and lunch meals	24.98
27/07/2022	COLES ONLINE	children's lunch, afternoon/morning tea	60.06
27/07/2022	COLES ONLINE	children's lunch, afternoon/morning tea	316.54
27/07/2022	CARD FEE	CARD FEE	5.00
30/06/2022	LIZZI BEE	Condolence flowers for the family of Ms M.Granich.	250.00
8/07/2022	TRYBOOKING* WSBA	WSBA Booking for Cr Amiry	65.50
26/07/2022	AMPOL NEDLANDS 55130F	Ice - Emerge Youth Art Awards 2022	9.00
27/07/2022	CARD FEE	CARD FEE	5.00
6/07/2022	TAYLOR RD IGA	Catering for Systems meeting	14.49
27/07/2022	CARD FEE	CARD FEE	5.00
1/07/2022	CHEZ JEAN - CLAUDE B	Refreshments - morning tea counselling Lifeworks	78.40
1/07/2022	CHEZ JEAN - CLAUDE B	Refreshments - morning tea counselling Lifeworks	27.10
1/07/2022	CHEZ JEAN - CLAUDE B	Morning tea counselling support overcharge reverse	- 36.10
27/07/2022	ILLION AUSTRALIA PTY LTD	Credit check report for Tech Services Tender	396.00
27/07/2022	CARD FEE	CARD FEE	5.00
4/07/2022	SQ *LOUISE SHERWEN-SLA	Mt Claremont - Author talk	365.00
7/07/2022	WOOLWORTHS/FLOREAT PARK S	Milk	3.80
7/07/2022	WOOLWORTHS/FLOREAT PARK S	Catering	14.30
7/07/2022	WOOLWORTHS/FLOREAT PARK S	Hand sanitizer	18.00
7/07/2022	WOOLWORTHS/FLOREAT PARK S	Hand sanitizer, dish wash tablets & liquid	38.00
19/07/2022	WOOLWORTHS/FLOREAT PARK S	Catering	5.50
19/07/2022	WOOLWORTHS/FLOREAT PARK S	Catering	14.50
19/07/2022	WOOLWORTHS/FLOREAT PARK S	Cleaning	15.40
19/07/2022	WOOLWORTHS/FLOREAT PARK S	Cleaning	9.30
19/07/2022	WOOLWORTHS/FLOREAT PARK S	Groceries	15.90
26/07/2022	TAYLOR RD IGA	Catering public events	32.49
27/07/2022	CARD FEE	CARD FEE	5.00
7/07/2022	ESCAPE ROOM	Team Building Event	197.99
27/07/2022	CARD FEE	CARD FEE	5.00
29/06/2022	COLES ONLINE	27.6.2022 Coles Monthly food order for NCC Clients	269.17
29/06/2022	COLES ONLINE	27.6.2022 Coles Monthly food order for NCC Clients	112.93
29/06/2022	Last Drop Elizabethan	28.6.2022 Last Drop Elizabethan Client and Volunt	84.92

City of Nedlands

Purchasing & Credit Card Payments - Jul 2022 (Statement period 28 Jun 2022 to 27 Jul 2022)

Date	Supplier	Description	AUD
5/07/2022	Cafe Des Delices	4.7.2022 Cafe Des Delices Client and Volunteer lun	30.00
20/07/2022	YANCHEP INN NOMINEES	19.7.2022 Yanchep Inn Client and Volunteer lunch c	100.00
21/07/2022	DBCA YANCHEP	19.7.2022 Yanchep National Park Entry Costs	24.00
25/07/2022	STIRLING ARMS HOTEL	21.7.2022 Stirling Arms Hotel Client and Volunteer	65.01
25/07/2022	STIRLING ARMS HOTEL	Credit Card Surcharge	0.97
26/07/2022	REDROOSTER PPRMNT GR	25.7.2022 Red Rooster Client and Volunteer lunch c	23.70
27/07/2022	HENLEY BROOK	26.7.22 Hendly Brook Client and Volunteers Lunch c	73.00
27/07/2022	CARD FEE	CARD FEE	5.00
11/07/2022	THE TRUSTEE FOR THE TE	Thermal Indicator Strips for Day Centre Dishwasher	52.75
20/07/2022	MORLEY TWF	Car Wash for NCC Car 19.07.2022	18.20
27/07/2022	CARD FEE	CARD FEE	5.00
4/07/2022	OFFICEWORKS 0602	Phone charger	27.96
4/07/2022	KIRKWOOD DELICATESSE	Refreshments for volunteers	15.00
5/07/2022	DIAMOND HIRE	Hire of auger for planting	65.10
15/07/2022	ZANTHORREA PTY LTD	Plant Stock Montgomery Ave	319.00
15/07/2022	ARI (AUST) P/L	Uniform/PPE Environmental Conservation Coordinator	276.00
18/07/2022	KITCHEN WAREHOUSE OS	Materials for Events	239.80
27/07/2022	CARD FEE	CARD FEE	5.00
			24,999.78

20. Reports by the Chief Executive Officer CEO08.08.22

20.1 CEO08.08.22 Appointment of Replacement Member and Deputy Member to the Chief Executive Officer Performance Review Committee

Meeting & Date	Council Meeting – 23 August 2022
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Nicole Ceric – Executive Officer
CEO	Bill Parker – Chief Executive Officer
Attachments	Nil.

Purpose

The purpose of this report is to appoint a replacement member and replacement deputy member to the Chief Executive Officer's Performance Review Committee.

These positions are required to be filled as per the Terms of Reference.

Recommendation

That Council:

1. **appoints Councillor Combes as the Hollywood ward member to the CEO Performance Review Committee; and**

2. **appoints Councillor Hodsdon as the deputy Hollywood ward member to the CEO Performance Review Committee.**

Voting Requirement

Simple Majority.

Background

Councillor Wetherall resigned as of the 30 June 2022 leaving a vacancy in the Hollywood Ward and on the CEO Performance Review Committee.

Discussion

5.38. Annual review of employees' performance

A local government must review the performance of the CEO if the CEO is employed for a term of more than 1 year.

The CEO must ensure that the performance of each other employee who is employed for more than 1 year is reviewed.

A review under subsection (1) or (2) must be conducted at least once in relation to each year of the person's employment.

The Chief Executive Officer's Performance Review Committee meets from time to time on an as required basis.

Previous members for the period ending October 2021 were the Deputy Mayor McManus and Councillors, Bennett, Coghlan, Horley & Wetherall.

Consultation

Nil.

Strategic Implications

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

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

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

Budget/Financial Implications

There are no budget or financial implications.

Legislative and Policy Implications

Council Terms of Reference for the CEO Performance Review Committee states (extract below):

Membership

1. The membership of the committee shall comprise the Mayor and one Councillor from each ward with the Councillors being determined by nomination and if necessary, a ballot conducted at a Council Meeting.

2. The membership of the Committee shall comprise of one Councillor from each ward as deputy members with voting rights with the Councillors being determined by nomination and if necessary, a ballot conducted at a Council Meeting.

3. Deputy members are only required to attend and vote if the primary member is absent, an apology or on leave or has resigned.

4. The Committee must comprise of at least one independent observer.

5. If a vacancy on the committee occurs for whatever reason, then Council shall appoint a replacement in accordance with the same arrangements as for the original appointment.

Therefore, both a replacement member and deputy member are required to comply with the Council's adopted Terms of Reference for the CEO Performance Review Committee.

Decision Implications

Should Council not appoint a replacement member and replacement deputy member to the CEO Performance Review Committee it would be in breach of the Council's adopted Terms of Reference, potential to have no representative from the Hollywood Ward and CEO Performance review meetings may be put on hold if there is no quorum for each meeting which could result in non-compliance with the Local Government Act 1995.

Conclusion

It is recommended that Council appoint a replacement delegate and deputy delegate to the CEO Performance Review Committee to ensure compliance with Council's adopted Terms of Reference for this Committee and to ensure the review the performance of the CEO in compliance with the Local Government Act 1995.

Further Information

Nil.

21. Council Members Notice of Motions of Which Previous Notice Has Been Given

21.1 Councillor Mangano – Local Government's role in Building Control – An introduction for Councillors

On the 3 July 2022, Councillor Mangano gave notice of his intention to move the following motion.

That the City of Nedlands write to DMIRS Buildings & Energy and request them to produce a brochure similar to the attached VBA one but pertinent, of course, for WA councillors.

Justification
In WA, local councils have crucial roles to fulfil as integral contributors to building compliance across the State.

Oversight of council's performance in fulfilling their obligations under WA's building legislation is a crucial aspect of the role of elected members.

In Victoria, the State Building Regulatory Body, the Victorian Building Authority, produces a document for elected members to explain their council's role(s), powers and obligations and by way of this motion Nedlands councillors are requesting the CEO to approach WA's Building Regulator, Building and Energy, about producing a similar document pertinent for Western Australian local government councillors.

Administration Comment

Notwithstanding that Victoria operates under different legislation and the responsibilities of the Building Surveyor is different in Western Australian, the preparation of such a document would be a proactive approach. The involvement of WALGA would also assist.

Local government's role in building control –

An introduction for councillors



MUNICIPAL ASSOCIATION OF VICTORIA

VICTORIAN BUILDING AUTHORITY

Victorian Municipal Building Surveyors Group INC.

Why is local government involvement in building control important?

Victoria's building control system, established primarily through the ***Building Act 1993*** and ***Building Regulations 2018***, aims to promote a safe built environment, a market that consumers can have confidence in, and high levels of professionalism among practitioners.

In many respects, local government is at the coalface of building regulation. Section 212 of the *Building Act* makes councils responsible for the administration and enforcement of key parts of the Act and Regulations within its municipal district. Building owners appointing private building surveyors in respect of building work does not limit the responsibilities of councils.

The Municipal Building Surveyor (MBS) appointed by council has numerous powers with which to promote and protect public safety within their municipality. These include powers to enter and inspect buildings; issue building notices, building orders, and emergency orders; require work to be carried out or buildings to be evacuated; and the issuing of infringements.

Top 5 Tips to promote effective building control in your council

1 Promote an organisational understanding of the different roles and responsibilities of council and their appointed MBS and the importance of the building control function

2 Use a risk-based lens to ensure council takes reasonable steps to fulfil its responsibilities under legislation

3 Ensure that the MBS is resourced sufficiently to reasonably fulfil their role. Consider collaborative arrangements with other councils, including shared resources, reciprocal delegations and authorisations of officers, etc.

4 Consider what building control issues are a priority in your municipality – e.g. residential swimming pools and spas, unsafe rooming houses, compliance and maintenance of essential safety measures in buildings, natural disasters, combustible cladding, hazardous material storage etc.

5 Develop policies that will guide and assist council in managing its responsibilities under building legislation, oversight by the Council's risk and audit committee, and empowerment of the MBS to elevate issues that need attention within the organisation

What types of building issues does local government deal with?

Illegally occupied buildings

Buildings that were built without proper approvals or not intended for their current purpose may put occupants and the public at risk.

This may include overcrowded and unsafe group accommodation, people living “off-grid” in remote areas, or improper use of warehouses to store hazardous materials.

Places of public entertainment

Certain types of large events (Places of Public Entertainment, or POPEs) require permits to ensure they are safe for the public.

This may include events such as circuses, race meetings, community fairs, and live performances. POPE permits may address issues such as siting and erection of temporary structures, fire safety, and evacuation procedures.



Disaster and emergency response

Whether a localised emergency such as a vehicle impact or building fire, or a larger natural disaster like fire or flood, the MBS has an important role to play.

The MBS may use emergency powers to require the evacuation of affected buildings or immediate work to be undertaken to protect public safety. Later, MBSs may be involved in assessing what longer-term remediation to buildings is required through issuing building orders and notices.

Swimming pools and spas

Residential swimming pools and spas in Victoria must be registered with the relevant council and a certificate of barrier compliance lodged by the owner every four years. Where no certificate is lodged, the MBS may be required to undertake enforcement action to ensure the barrier is compliant.

These requirements were introduced in Victoria in 2020, and many council building departments are working through a significant amount of work generated by their commencement.



Combustible cladding

Combustible cladding is a high-profile and highly charged issue. Through a state-wide audit, many councils have been notified of buildings within their municipality suspected of having non-compliant cladding.

While the Minister for Planning has appointed the Victorian Building Authority (VBA) as MBS for a number of the highest risk buildings, councils will need to take enforcement action to ensure other buildings identified within their municipality are safe.



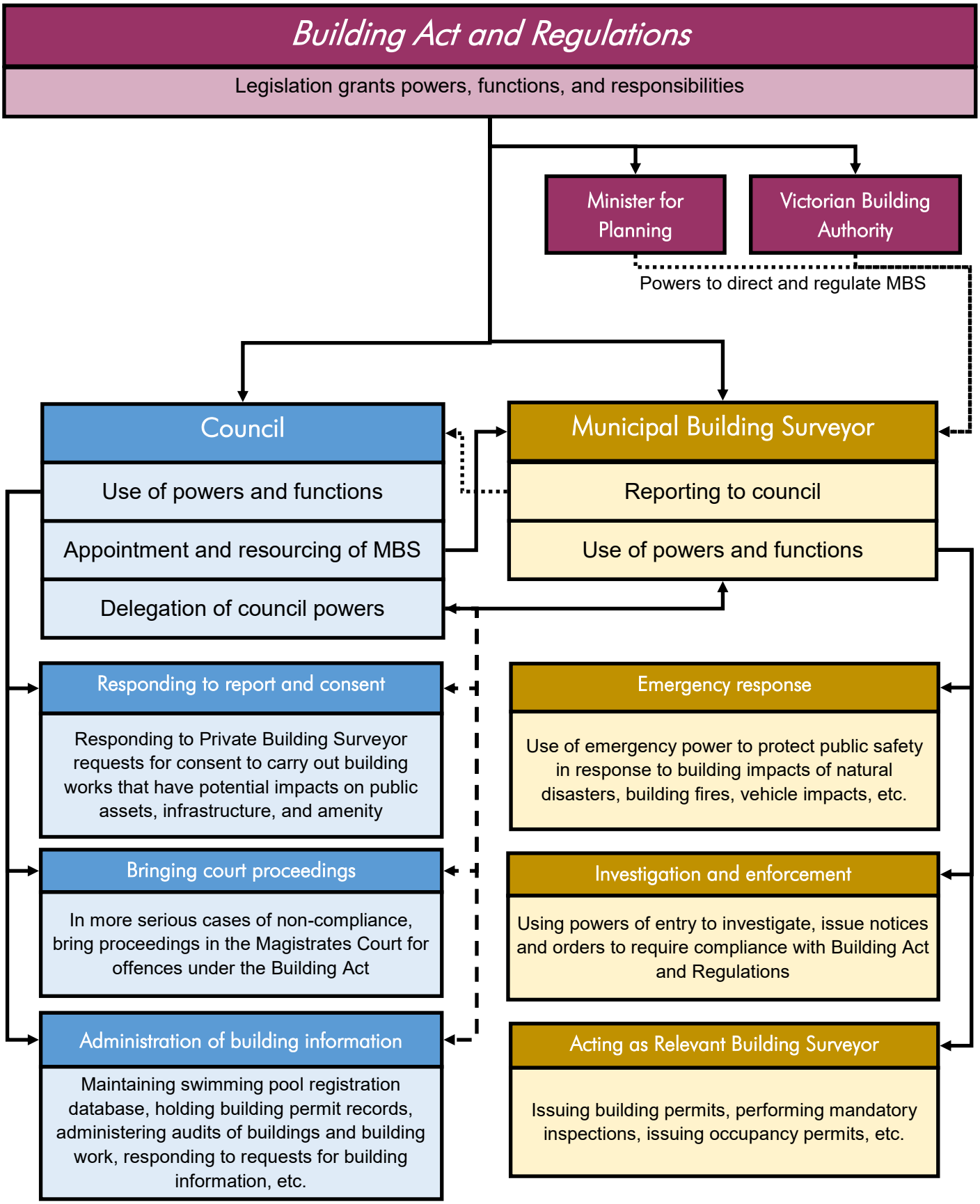
Issuing building permits and responding to report and consent

An MBS may accept appointment as a relevant building surveyor for a given permit. Councils vary in their permit-issuing activity, and over 90 per cent of building permits are issued by private building surveyors.

Councils also play an important role in consenting to proposed building work under a private building surveyor that may affect public assets, infrastructure, and amenity.



Overview of legislative environment



Local government functions under the Building Act and Regulations

The MBS is a statutory position under the *Building Act*. While the MBS is appointed by council, many of the functions and powers of an MBS are statutory elements of the position rather than being delegated to them through council. This is a significant difference from the planning system, which has a far greater ability for council to be involved in day to day decisions. The legislation requires a level of independence in the decision making of the MBS to ensure unfettered consideration of the requirements of the Building Act and Regulations.

In addition to their responsibilities as an officer of council, an MBS has a number of responsibilities under the Building Act. They may be subject to legal direction from the Minister for Planning or the VBA, and are required to comply with the Code of Conduct for Building Surveyors issued by the VBA. These directions may generally establish conduct requirements for the role of MBS, or specifically direct an individual MBS to undertake action. The *Building Act* also provides for a council or its MBS to be directed by the Minister for Planning to carry out functions provided for in the legislation.

Council	Municipal Building Surveyor
• Responding to report and consent • Bringing court proceedings • Managing building control unit • Effectively managing building records and data • Maintaining swimming pool register • Processing requests for building information	• Acting as a relevant building surveyor for permits • Enforcing compliance with the *Building Act and Regulations* • Investigating suspected non-compliance, including exercising powers of entry and requesting documents • Utilising emergency powers to protect public safety

What are the risks?

A number of risks can emerge where building control is not adequately supported and managed by a council. While building owners and occupiers have the primary responsibility to comply with building legislation, council and the MBS have responsibilities to administer and enforce compliance if and when issues of danger or non-compliance arise.

To protect against liabilities arising from inaction, councils should maintain policies, procedures, and a building control plan based upon risk management principles. These should be developed in consultation with and be overseen by council's audit and risk committee.

Risks to the public
Protection of the public and occupants of buildings is the primary aim of building control. Unsafe buildings or building work may pose a risk of death, injury, or property damage. It may also cause financial loss for the parties involved.

Reputational risk
The public has an expectation that government provides them protection through regulation of the built environment and building practitioners. Councils may draw significant criticism from their communities if they are perceived to not sufficiently fulfill their role.

Risk of liability
There is a risk of liability for the council if council or the MBS do not meet their regulatory responsibilities under the Building Act, resulting in a person suffering loss or damage.

Case Studies

Pyrenees v Day—High Court Decision
In 1988, following an inspection after a minor fire, a council building inspector wrote to the owner and occupier of a premises noting defects in the fireplace and that the fireplace should not be used under any circumstances until those defects were addressed due to the fire hazard they pose. Council did not undertake follow-up action after this communication.

In May 1990, and with different tenants in the property, a fire damaged both the premises and the neighbouring property. The previously identified defects were found to have contributed to the fire. The question of council's liability to the new tenant and the owner of the neighbouring property eventually reached the High Court.

The High Court ruled that council was liable for damages to both parties. The Court found the council had a duty of care to both the tenant and the owner of the property because the council had statutory powers to protect the owner and tenant, the council had inspected the premises, had actual knowledge of the danger, and a special degree of control over the safety from fire of the premises. The Court considered that the tenant and owner were vulnerable to the council exercising its statutory functions with reasonable care. Therefore, where the council had not taken further action to ensure the defects were addressed it was liable.

Coroner's findings regarding the death of Lauren Kay Harris
Lauren Kay Harris died aged three on 26 September 2008 from drowning in the swimming pool at the property her family rented. At the time of Lauren's death, the pool safety barrier was not compliant with safety standards.

The MBS of a different municipality acted as the relevant building surveyor (RBS) for the construction of the pool and the installation of the required fence in November 1995. The building permit expired in November 1997, but no final inspection nor follow-up action by the RBS was undertaken at this point. Despite this the pool was in use. Following the construction company ceasing to trade in 2004 the RBS discovered the lack of records of a final inspection and undertook an inspection.

The RBS reported issuing a Building Order for Minor Works to address non-compliance, however both the property owner and the relevant municipality deny receiving a copy. The property owner was aware of compliance issues raised during the inspection and did not take proactive steps to remedy this.

Legislation was introduced in 2019 requiring pool owners to register with their council and lodge a certificate of compliance from a registered practitioner every four years. However, this case still highlights the need for councils and MBSs to appropriately respond to information they have access to, including through their MBS acting as an RBS.

Coroner's findings regarding the deaths of Leigh Sinclair and Christopher Alan Giorgi
Leigh Sinclair and Christopher Alan Giorgi died on 1 October 2006 when a fire ignited in the unregistered rooming house they were residing in. The relevant council had previously conducted inspections and found evidence of numerous regulatory problems, including non-compliance with the building legislation.

The Coroner found that the council had failed to successfully administer relevant and sometimes complex legislation. The danger which resulted from that failure coupled with catastrophic events led the Coroner to recommend significant changes to the practices of Consumer Affairs Victoria as well as legislative changes.

Coroner's findings regarding the death of Robert James Alexander Angus Anstice
Robert James Alexander Angus Anstice died on 19 September 2015 when a fire ignited in his home, which was a converted shed. Mr Anstice had occupied the home for the past 16 years without the required planning or building approvals to do so.

The Coroner highlighted the potential for council to better integrate information across the organisation to inform their regulatory response. In this case, it was suggested valuation processes for the purpose of rating may have led council to determine illegal occupation of the building was occurring. This specific observation may have less relevance now with the move to a centralised valuation service through the office of the Valuer General.

Further information

Municipal Association of Victoria—https://www.mav.asn.au/
The Municipal Association of Victoria (MAV) is the legislated peak body for Victorian local government. The MAV represents the interests of local government, helps build council capacity and provides advice and support to councils.

The MAV provides insurance to local government through the Liability Mutual Insurance (LMI) scheme. At the time of writing all 79 Victorian councils are members of the LMI scheme which provides coverage for public liability and professional indemnity, including for employees of council such as building surveyors.

Advocacy and insurance information as well as contact details for relevant inquiries can be found on the MAV member's extranet.

Victorian Building Authority—https://www.vba.vic.gov.au/
The Victorian Building Authority (VBA) is the principal regulator for building and plumbing in Victoria. The VBA's work helps ensure that all Victorians live and work in a quality built environment.

The VBA contributes to public health, safety and amenity by overseeing compliance with regulations, legal requirements and professional standards. The VBA protects communities, empowers consumers and encourages continuous improvement across the building and plumbing industries. They place consumers at the centre of what they do and take action against those who do not meet the standards required to protect the community.

The VBA monitors and enforces building standards, registers practitioners and performs critical inspection and audit work of construction sites and buildings that potentially contain high-risk combustible cladding and defects.

Victorian Municipal Building Surveyors Group—https://www.vmbsg.com.au/
The Victorian Municipal Building Surveyors Group (VMBSG) is an association committed to good building control and regulation at a local government level in Victoria. The VMBSG operates under its statement of purpose and the rules of the incorporated association. The Statement of Purpose of the VMBSG provides the following principles:

- In the public interest promote the necessary standards, key actions and functions of municipal building surveyors and councils with relation the role of local government in building control.
- Ensure that councils and municipal building surveyors benefit and develop from the existence of the group.
- To advocate in the interests of local government, municipal building surveying and building control.
- Cultivate high professional standards with training, education and an appropriate level of consistency.
- Work effectively with other organisations for the betterment of building control.

Other Resources
Current Ministerial Orders issued by the Minister for Planning are available on the VBA website—

https://www.vba.vic.gov.au/building/regulatory-framework/ministerial-orders

There are a number of articles addressing public authority duty of care using Pyrenees v Day as an example—
https://www.google.com/search?q=pyrenees+v+day

Swimming pool registration and inspection requirements, including a guide for councils and practitioners—
https://www.vba.vic.gov.au/consumers/swimming-pools

Victoria's state-wide cladding audit and information on combustible cladding in general—
https://www.vba.vic.gov.au/cladding/audit

The building section of the Department of Environment, Land, Water, and Planning, responsible for building policy in Victoria—
https://www.planning.vic.gov.au/building-policy/building-policy

21.2 Councillor Mangano – Outstanding List of Council Resolutions

On the 1 August 2022, Councillor Mangano gave notice of his intention to move the following motion.

Council instructs the CEO to:

1. **provide Council monthly with a table of all outstanding Council Resolutions, the date they were resolved by Council, and their current status;**

2. **include this information in all future Ordinary Council Meeting Agendas; and**

3. **implement a process by which Council can endorse the status of completion for Resolutions.**

Justification

1. There are a large number of outstanding Council Resolutions, some going back a number of years.
2. Many have impact on development applications.
3. All resolutions of Council must be acted upon unless they are illegal.
4. Council should be party to the decision that a Resolution has been completed and removed from the Outstanding list.
5. With the change of Councillors and staff the corporate knowledge of tried and treated matters can be re-raised, sapping resources.
6. Resolutions can be left only partly addressed, with the remainder left in limbo. (eg a car park is built while the replacement playground is left unresolved).

Administration Comment

The City of Nedlands currently provides Elected Members with access to outstanding Council resolutions via the Councillor Portal. Should Elected Members resolve for a monthly report to be presented to Council, the administration would request that this task commence when a resource is added to the governance service area. The recently endorsed Workforce Plan and Annual Budget include a resource in this service area. The City currently does not have a resource in the governance service area.

Officer Recommendation

Council instructs the CEO to:

1. **provide Council monthly with a table of all outstanding Council Resolutions, the date they were resolved by Council, and their current status;**

2. **include this information in all future Ordinary Council Meeting Agendas from 1st February 2023; and**

3. **implement a process by which Council can endorse the status of completion for Resolutions**.

21.3 Councillor Mangano – Repurpose – Former Tennis Courts

On the 5 August 2022, Councillor Mangano gave notice of his intention to move the following motion.

That the CEO provides a report to Council by the September 2022 OCM to provide a least cost solution to repurpose the former tennis courts in front of PRCC which were not included in the David Cruickshank Reserve Enviro Masterplan.

Justification

1. There is a safety hazard due to the large drop off in the middle of the area concerned
2. Nearby ratepayers have been advocating for a passive recreation area in that location for at least 3 years.The state of the area has a negative impact on PRCC.

Administration Comment

A report can be provided by the October 2022 Ordinary Council Meeting. Given the City's Governance Framework, reports for the September OCM have already been finalised.

Officer Recommendation

That the CEO provides a report to Council by the October 2022 OCM to provide a least cost solution to repurpose the former tennis courts in front of PRCC which were not included in the David Cruickshank Reserve Enviro Masterplan.

21.4 Councillor Mangano – Utility Costs

On the 10 August 2022, Councillor Mangano gave notice of his/her intention to move the following motion.

Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following:

1. **Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not.**
2. **Identify the Top 10 utility users by $ and location**
3. **In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location**
4. **Solutions to eliminate gas usage where practicable**
5. **Solutions to significantly reduce mains water usage**

Justification

1. High cost of utilities and likelihood of increases in years to come;
2. Full cost recovery should be occurring for all end users;
3. The City should be a leader in energy efficiency.

Administration Comment

In order to undertake the review the City would need to extend the services of Azility for an additional 12 month contract period. Azility monitor the City's utilities bills and provide data analysis which would be used to undertake this review.

The cost of an additional 12 months is $8,260 (ex GST) and is not accounted for in the current budget.

22. Urgent Business Approved by the Presiding Member or by Decision

Urgent Business approved by the Presiding Member or By Decision will be dealt with at this point.

23. Confidential Items

Confidential items to be discussed at this point.

CEO09.08.22 Confidential Final Determination Report (03621lv-01)

Confidential report circulated separately to Council Members.

24. Declaration of Closure

There being no further business, the Presiding Member will declare the meeting closed.