City of Nedlands

MINUTES

Council Meeting

Tuesday, 23 July 2024

These Minutes are subject to confirmation

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

Information

Council Meeting Agenda are run in accordance with the City of Nedlands Standing Orders 2016. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Governance Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

Public Questions are dealt with at the Ordinary Council Meeting.

Deputations

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 5 minutes. Members of the public must complete the online registration form available on the City's website: Public Address Registration Form | City of Nedlands

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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Present attendees

Councillors	Mayor F E M Argyle (online)	
	Councillor B G Hodsdon (Online)	Hollywood Ward
	Councillor M Pollard	Hollywood Ward
	Councillor B Brackenridge	Melvista Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor H Amiry	Coastal Ward
	Deputy Mayor K A Smyth (Presiding Member)	Coastal Ward
	Councillor F J O Bennett	Dalkeith Ward
	Councillor N R Youngman	Dalkeith Ward
Staff	Ms K Shannon	Chief Executive Officer
	Ms L Fitzgerald	Acting Director Corporate Services
	Mr M K MacPherson	Director Technical Services
	Mr T G Free	Director Planning & Development
	Ms N Robson	Executive Officer
	Ms L J Kania	Coordinator Governance & Risk

Public There were 29 members of the public present and 7 online.

Press 1

1. Declaration of Opening

The Presiding Member declared the meeting open at 7.00 pm and acknowledged the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member drew attention to the disclaimer on page 2 and advised the meeting was being livestreamed.

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

Leave of Absence (Previously Approved) Mayor F E M Argyle

Apologies None as at distribution of this agenda.

3. Public Question Time

Questions submitted by Victor Browner

1. What criteria and process were used in the decision to remove the entire block between Elizabeth and Princess streets and to remove the eastern half of the block

between Princess and Melvista streets from the Tyrell St Heritage Area in the Policy compared to that proposed in the Carrick Report?

The City performed a visual inspection of the streets and compared them to the streetscape character referred to in the statement of significance from the character area review of 2021. Those streets that did not retain a sufficient number of character houses in a manner that would contribute to a holistic area were removed.

2. What position/role is responsible for making these decisions?

The recommendation to Council in relation to the Heritage Areas followed an assessment by the Manager and Director.

3. What expertise/qualifications do these positions/roles have that make them qualified to make such determinations?

In this instance, it was not necessary to have extensive heritage background, only to make a subjective assessment against an area compared to the stated characteristics set out within the previous professional heritage review.

4. Is this the approach to be used for all future heritage area determinations?

The current advertising of the selected potential Heritage Areas has been seen as a pilot program to determine the best way to carry out a wider process and to gauge community interest. It is not certain any further areas will be investigated.

5. Has the City (or any of the previous studies commissioned by the City) conducted a comprehensive City-wide review to identify all potential heritage areas?

The Carrick report of 2021 referenced in question 1, reviewed the 2014 Municipal Heritage Inventory report prepared for the City which identified 17 potential Heritage Areas. In 1999 a Municipal Heritage Inventory report was prepared for the City which identified 21 potential Heritage Areas. It's understood that the 1999 report, reviewed part of the City area.

6. Is it reasonable to assume that there are other potential candidates for Heritage Area status across the City, including those pockets of Nedlands, Dalkeith, Swanbourne, Mt Claremont, Shenton Park, Karrakatta and Floreat that fall into the Coastal, Hollywood, Melvista and Dalkeith wards, and not just the 11 identified thus far?

Potentially, yes.

7. Has the City estimated the time, resources, and costs of implementing, monitoring, defending, and enforcing this policy if all potential heritage areas in the City are activated?

No this has not occurred.

8. Is the City being transparent with residents and prudent in determining the feasibility of this policy, if it does not yet have an understanding of the full scope of this policy's application to all prospective heritage areas?

The purpose of the policy is to protect the existing streetscape and character. This is a pilot program to determine whether the scope should be broadened. It was considered prudent to test the community's appetite for heritage consideration with a sampling of areas in various locations.

9. What analysis was conducted in determining that this is the best approach for achieving the "need" for the City to protect its local heritage, including its streetscapes, and what criteria were used in ranking the alternative approaches.

Through internal deliberations based on feedback from the community received in the course of policy development and consideration of development applications since the introduction of Local Planning Scheme No.3 and the community's desire to retain the existing look and feel of their streetscapes, it was determined that a heritage area approach was considered appropriate. Heritage Areas are the lowest level of heritage protection, have the least limitations, the greatest flexibility, and achieve the broad goal of streetscape retention raised in community feedback. Therefore, it was assumed this approach would have the best chance of success in terms of community acceptance.

10. Is this study available to the community for review?

The reports prepared for the City in 1999, 2014 and 2021 can be made available for community members to review, However, it should be noted that these reports don't reflect the Council position in terms of heritage.

4. Deputations

Deputations by members of the public who have completed Public Address Registration Forms.

Penni Fletcher-Hughes spoke for the petition
Prue Hart spoke for the petition
Max Hipkins spoke for item 16.2
Friends of Allen Park (Tracy McLaren) spoke for item 18.1
Ken Perry spoke against RAR of 1a Thomas Street

5. Requests for Leave of Absence

Any requests from Council Members for leave of absence.

Nil

6. Petitions

6.1 Petition from WA Bridge Club

Councillor Youngman tabled a petition on behalf of Prue Hart and 379 others.

(1) Endorse the Allen Park Masterplan that was adopted by the Council in 2017 including 98 hardstand car bays and 55 car bays in a resurfaced overflow car park for WABC patrons

(2) That the Norm Bidi Whadjuk Trail be delayed and redesigned

Moved – Councillor Youngman Brackenridge

Seconded – Councillor Bennett

Recommendation

That Council receive the petition from WA Bridge Club

CARRIED UNANIMOUSLY 9/-

(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman)

7. Disclosures of Financial 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.

7.1 CEO Shannon – 20.10 - CEO20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee

CEO Shannon disclosed a financial interest in Item 20.10 – CEO20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee, her interest being that she is the CEO of the City of Nedlands. CEO Shannon declared that she would leave the room during discussion on this item.

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.

8.1 Councillor Smyth – Item 16.1 – Adoption of draft Local Planning Policy 5.13 – St Johns Wood Estate Fencing

Councillor Smyth disclosed an interest in common in Item 16.1 - Adoption of draft Local Planning Policy 5.13 – St Johns Wood Estate Fencing. Councillor Smyth disclosed that she has an interest in common with over 600 property owners as she resides within the area and has provided a submission on your voice. As a consequence, there may be a perception that her impartiality on the matter may be affected. Councillor Smyth declared that she would consider this matter on its merits and vote accordingly.

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

Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Amiry, Bennett, Youngman
Declared that they have not given due consideration to the 2 late attachments, the council resolutions and the exercise of delegation attachments, which were provided on the day of this meeting

10. Confirmation of Minutes

10.1 Ordinary Council Meeting 25 June 2024

Moved – Councillor Youngman

Seconded – Councillor Amiry

The Minutes of the Ordinary Council Meeting held 25 June 2024 are to be confirmed.

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman)

11. Announcements of the Presiding Member without discussion

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

Mayor Argyle wished to make a verbal announcement

First of all I would like, on behalf of the City of Nedlands and the Council, to welcome Councillor Melanie Pollard to the table and thank Ms Pollard for her service to the City and we are grateful and thank you for being there on behalf of the City.

The second thing I would like to talk about is I would like to apologise to the community for not being available at the last Council Ordinary Meeting. I did have a chronic lung infection and I did attend online and had a medical certificate. But I was unable to go past midnight to engage in the debate on the rates.

Now, I have received a number of emails from the community in relation to the 9.5% rate increase, I am completey opposed of the increase of 9.5% and I believe it is despicable to put that rate rise on a community and for the community to be paying for the mistakes made at the City of Nedlands.

When I return and when we have the Special Council Meeting for the budget, I will be moving that budget which is custom for the Mayor to move the budget, I will be moving a 3.6% rate rise which is inline with inflation at CPI.

I will remind the community that for the last 3 years we have had the lowest rate increases of any council in the entire state, however, we are dealing with a number of financial issues at the moment at the disclaimer of opinion. These problems have been ongoing and problems with infrastructure for a number of years before the majority of this council arrived here.

We get, in rates, almost $28 million a year, that is a lot of money. We do not need to run a business, we do not need to advertise, and we do not need to pay tax. $28 million is so much money and we can manage that and that is what I will be advocating for a rate rise only at CPI and of 3.6%. If I get the numbers, I get the numbers and if I don't, I want you to know that we can manage with a 3.6% CPI increase.

The other thing I would like to say is to thank Mr Craig Ross for his work with the City of Nedlands. Tonight, there is a confidential report in relation to his work and his discoveries. I advocate for full transparency and that the report is made public, and that the community can see who was responsible for the mishaps at the City of Nedlands. I think that it should be made public.

Finally, I would like to acknowledge we are in a very challenging time at the City of Nedlands, and I would like to be open about that but like Rome, Nedlands was also not built in a day. It has taken me 3 years, with a select group of people who have worked extremely hard, to have people at the helm we can trust and we have honest, we have integrity and who are smart and I believe we have done the hard work now and it will be turbulent but we will get there to being the best City in the world and a City you can be proud to live and be proud of what we have done and we are going to be the example of how you can run a good city.

Thank you for listening to me and they are my views, they are what I believe and that is what I will fight for and we are on our way. We've been through the hard part, and we will get there so please give us time. It does take time and I am look forward to seeing the results. Thank you so much.

Cr Kerry Smyth deputizing while Mayor on leave July 2024

Media Statements
Monday, 15 July 2024

MEDIA STATEMENT – WA Bridge Club Parking

The City of Nedlands acknowledges the WA Bridge Club's parking concerns at Allen Park. Right now, the City is preparing a carpark-users' plan to determine the use of the City's carparks during construction of the Perth Children's Hospital Foundation (PCHF), Children's Hospice.

The carpark-users' plan will provide a helpful guide for on-site building contractors, and indeed for all users, including the WA Bridge Club.

It's important to note that while Bridge Club members use on-site carpark space, the Club's lease does not include a formal carparking arrangement.

The City's priority is to ensure continued on-site traffic safety, and so the City is installing an access path on the western side of the carpark.

Conditions 14 & 15 of the State Development Assessment Unit (SDAU) approval provided for the PCHF to provide an accessway on the eastern boundary prior to occupation or use of the development.

Monday, 1 July 2024
MEDIA ENQUIRY - Milky's Italian - Media clarification

The restaurant in question is situated outside of the City of Nedlands and is within the jurisdiction of the City of Perth. The City's Environmental Health Officers have advised the WA Department of Health of this, so that an investigation can be undertaken by the relevant authority as soon as possible. The City hopes for a speedy recovery to those affected by this incident.

Funeral Notice
Funeral of Tamara Plastovet – 2pm Tuesday 9 July 2024 Karakatta Cemetery

Invitation to Funeral of Tamara Plastovet (adopted Ukrainian Grandmother) attended by Deputy Mayor Smyth

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.

Councillor Youngman wished to make a verbal announcement

I would like to thank Nicole Robson for her time at the City of Nedlands, Nicole would make a great Australian if she decides to return. I would also like to welcome Councillor Melanie Pollard to the City of Nedlands.

It is important that Cr. Pollard knows that the last two Councillors to sit in her chair left because of systematic bullying. Those people are still on this Council. I know they have turned their focus on me and sadly that is why I decided to boycott anything outside of Council Meetings. Olinka Combes and Leo McManus were both subjected to behaviours that were at best childish and at worst sinister. The types of behaviours that we as parents want to protect our children from but unfortunately in this Council where we are meant to be community leaders this toxic attitude exists.

As a father of a daughter I had a front row seat at how the mean girls behave. As a basketball coach of young ladies I would sometimes motivate my teams by telling them to look at their opposition as the "popular girls" at school, something that parents would smile knowingly about on game day because they understood. That always saw a lift in team performance because "popular girls", it seems, are prevalent in many areas of society and I believe with the added tool of social media their talons reach even further in a way that we, as parents, cannot address.

Bertrand Russell, a British philosopher from last century, made a great observation when discussing fascism, "First they fascinate the fools. Then, they muzzle the intelligent." I don't see myself as an intellect but I am certainly not a fool. Stand for your community, not just Hollywood Ward, but all of the residents, ratepayers and most importantly the wonderful staff at the City of Nedlands.

Encourage people to plant and responsibly own trees. Being led by people that do not understand the responsibility and cost of owning trees is a folly. If you don't believe me come around to my house at 1 Colin St, Dalkeith and look at that we have done. Lead by example.

List of events and meetings attended by Cr Kerry Smyth during July 2024

EMERGE Youth Art Awards – 4pm Saturday, 20 July 2024 at Tresillian Arts Centre (21 Tyrell Street, Nedlands Western Australia 6009)
Presentation of Awards and walk around with winners and curator.

Metro Inner DAP meeting #24 – 18 July 2024 at 9.30am at the Department of Planning, Lands & Heritage (140 William Street, Perth) to determine the following applications:
Attended in person with Cr Coghlan.
Lot 300 (No.45) Boronia Avenue, Nedlands. Six grouped dwellings and four multiple dwellings Form 1
The RAR recommendation for approval was amended and CARRIED 5/-
Lot 684 (No.135) Broadway, Nedlands. Mixed use development Form 2
The RAR recommendation for approval LAPSED for want of a mover and a seconder.
An alternate recommendation with conditions was moved and CARRIED 3/2

Dassault Systemes 3D Virtual Cities Seminar - 2pm Wednesday 10 July 2024 City of Nedlands Board Room
Facilitated by Gwen Cohen – Dassauult team provided CoN with an overview to learn, share and explore through an interactive session.

Keeping the Fires Burning through indigenous science and research –10am Monday 8 July 2024 at UWA Club, Hackett Drive Crawley
Hosted by Professor Gordon Flake, CEO USAsia Centre, attended for Mayor.

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.

15.2 and 23.1 will be moved to the end of the meeting due to confidentiality issues.

14. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

The Minutes of the following Committee Meetings (in date order) be received:
Audit Committee Meeting 17 June 2024

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

The Minutes of the Audit Committee Meeting held 17 June 2024 are to be received.

CARRIED 7/2
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry**)**
(Against: Crs Bennett, Youngman**)**

Audit Committee Meeting 1 July 2024

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

The Minutes of the Audit Committee Meeting held 1 July 2024 are to be received.

CARRIED 7/2
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry**)**
(Against: Crs Bennett, Youngman**)**

En Bloc

Moved - Councillor Amiry

Seconded – Councillor Youngman

That the officer recommendations for Items 15.1, 16.4, 17.1, 19.1, 19.3, 20.4, 20.5, 20.11 be adopted en bloc and the following items be dealt with separately 15.2, 16.1, 16.2, 16.3, 17.2, 18.1, 19.2, 19.4, 20.1, 20.2, 20.3, 20.6, 20.7, 20.8, 20.9, 20.10, 22.1

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

15. Audit Committee Reports

15.1 ARC19.07.24 Update from Independent Consultant Report 7

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Craig Ross – Independent Consultant
CEO	Keri Shannon
Attachments	1. Progress Report - 7 2. Report 7 Appendix

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That the Audit Committee receives the report from the Independent Consultant.

Recommendation

That the Audit Committee receives the report from the Independent Consultant.

Purpose

The Independent Consultant will verbally present a report to the Audit Committee.

Voting Requirement

Simple Majority.

Background

N/A

Discussion

N/A

Consultation

Not applicable.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance

Budget/Financial Implications

There are no budget or financial implications in this report.

Legislative and Policy Implications

Not applicable.

Decision Implications

The Committee will be presented with a report from Mr. Ross.

Conclusion

Mr Ross will present his report to the Committee.

Further Information

Nil.

To	**City of Nedlands Audit Committee**
From	**Independent Consultant, Craig Ross**
Date	**26 June 2024**
Subject	**Progress Report 7**

Background

This progress report summarises the remediation status of external audit findings identified by the Office of the Auditor General (OAG) during the audit of the financial report for the year ended 30 June 2023 of the City of Nedlands.

Other progress comments are also included associated with the audit of the financial report for the year ending 30 June 2024.

Progress work (14 to 26 June 2024)

1. Compilation of a 30 June 2023 City of Nedlands working papers file of underlying accounting records and balance sheet reconciliations to support the comparative figures to be disclosed in the 30 June 2024 financial report is substantially complete.

2. Remaining tasks are within the fixed assets area related to posting capital work-in-progress adjustments, recomputing depreciation and revaluation, and updating movement summaries.

3. Interviews have been conducted for recruitment of the Coordinator Revenue position.

4. Summarised comments on the remediation status of the ICT audit findings for the year ended 30 June 2023 have been obtained from the Manager ICT who commenced on 17 June 2024. These summarised comments have been included in the attached Appendix.

5. Preparatory work and allocated tasks for the 30 June 2024 end-of-month processes, end-of-year closing processes, and the financial report preparation are underway by the Financial Services team.

6. Liaison with OAG and RSM is ongoing and the audit planning memorandum for the year ending 30 June 2024 is currently being drafted. Once the memorandum is ready it will be presented to the Audit Committee for review and endorsement.

7. The OAG audit engagement letter for the year ending 30 June 2024 was signed on 17 June 2024. The letter sets out the respective responsibilities and arrangements for the audit of the City of Nedlands' annual financial report. Indicative audit fees have not yet been determined and will be provided by 30 September 2024. The fee would encompass auditing the 30 June 2023 supporting accounting records. The fee would also be dependent on additional costs due to matters such as a poor-quality financial report and supporting working papers, deficiencies in internal controls and delays in receiving information.

8. The current remediation status of audit findings identified by the OAG for the year ended 30 June 2023 is summarised in the attached Appendix.

9. Based on the scope of work this is the last progress report to the Audit Committee on the remediation status of the 30 June 2023 external audit findings identified by the OAG. A separate report has been prepared outlining the factors contributing to the disclaimer of opinion with the view to enable the Council to avert such circumstances in the future.

Any information provided is for the City of Nedlands sole use and any assumption of responsibility to any persons or users is disclaimed other than to the City of Nedlands.

APPENDIX (26 June 2024 - Progress Report 7)

Summarised findings identified by the OAG during the audit of the financial report for the year ended 30 June 2023

Index of findings	Potential impact on audit opinion	Rating			Summarised findings (30 June 2023)	Summarised proposed action/progress comments (26 June 2024)	Status (26 June 2024)	Person responsible	Completion date
		Significant	Moderate	Minor					
FINANCIAL ACCOUNTING FINDINGS									
1. Review of external valuations	Yes	✓			Infrastructure assets listings assessed for valuation incomplete with significant variances compared to the accounting fixed asset register. Multiple fixed assets registers.	1. Assets Officer recruited and taskforce working group established with Financial Services.	Complete	Manager Assets & Manager Financial Services	
						2. Review of 30 June 2023 infrastructure assets revaluation methodology and key assumptions and follow up queries with valuer.	Complete	Manager Assets	
						3. Clarify reasons for variances between AssetFinda and valuer's listing.	Ongoing	Manager Assets	15-Jul-24
						4a. Review of 30 June 2023 infrastructure assets listing - Completeness and mathematical accuracy.	Complete	Manager Assets	
						4b. Review of 30 June 2023 infrastructure assets listing - Asset classification and component grouping.	Complete	Manager Assets & Manager Financial Services	
						4c. Review of 30 June 2023 infrastructure assets listing - Useful lives	Complete	Manager Assets	
						4d. Review of 30 June 2023 infrastructure assets listing - Asset Masterfile reconciliation to accounting records	Complete	Manager Financial Services	
						4e. Preparation of infrastructure Asset Masterfile for financial reporting audit purposes - Reconciliation to OneCouncil financial accounting records.	Complete	Manager Assets & Manager Financial Services	
						4f. 30 June 2023 infrastructure assets listing - Post capital work-in-progress adjustments, depreciation and revaluation recomputation, preparation of movement summaries, and reconciliations.	Ongoing	Manager Financial Services	31-Jul-24
						5a. Compilation of infrastructure Asset Masterfile.	Complete	Manager Assets	
						5b. Preparation of Asset Masterfile for OneCouncil implementation purposes - Detailed compilation of technical and maintenance data, and accounting data fields and reconciliation.	Substantially Open	Manager Assets & Manager Financial Services	31-Dec-24
2. Controls regarding the Property, Plant & Equipment and Infrastructure process	Yes	✓			Reconciliations of the fixed assets register and the infrastructure asset register not undertaken. Regular depreciation posting to the general ledger, additions and capitalisation of capital works in progress not processed.	1. Accounting Services Coordinator recruited. Position responsible for day-to-day financial accounting processes, monthly reporting including fixed asset reconciliations.	Complete	Manager Financial Services	
						2. Finance Officer (Assets and Grants) recruited. Position responsible for the maintenance of the asset accounting procedures and fixed asset registers.	Complete	Manager Financial Services	
						3. Post capital work-in-progress adjustments and recompute depreciation calculations from 30 June 2022 to present.	Ongoing	Manager Financial Services	31-Jul-24
						4. Prepare movement schedules and reconciliations of Property, Plant & Equipment and Infrastructure from 30 June 2022 to present.	Ongoing	Manager Financial Services	31-Jul-24
3. Supporting documentation for general journals	Yes	✓			Selected manual journals lacked proper explanation and supporting evidence.	Controls introduced March 2024 for manual journals to be appropriately prepared and reviewed with supporting documentation attached.	Complete	Manager Financial Services	
4. Bank signatories	Yes	✓			Former City employees not removed as signatories on a timely basis.	Bank authorising signatures list reviewed and sent to the bank for actioning.	Complete	Manager Financial Services	
5. Balance sheet reconciliations	Yes	✓			Lack of month end balance sheet reconciliations between detailed listings and sub-ledgers to the general ledger, and clearing of suspense accounts.	1. End-of-month balance sheet reconciliation process has been introduced and to be further formalised and embedded in future month ends.	Ongoing	Manager Financial Services	15-Jul-24
						2. Accounting Services Coordinator recruited. Position responsible for day-to-day financial accounting processes including balance sheet reconciliations.	Complete	Manager Financial Services	
						3. Management Accountant recruited. Responsible for monthly management accounting reporting, budget and variance analysis.	Complete	Manager Financial Services	
						4. Compilation of a 30 June 2023 City of Nedlands working papers file of underlying supporting records and balance sheet reconciliations including suspense account analysis. (Excluding fixed asset adjustments yet to be posted and movement summary reconciliations noted in Finding 2 above.)	Complete	Manager Financial Services	
6. Understanding TechOne accounting software	Yes	✓			Lack of software understanding, alongside reporting deficiencies, created internal inefficiencies in analysing and reporting financial information.	Manager Financial Services has extensive OneCouncil operational and implementation experience.	Complete	Manager Financial Services	
7. Completeness and accuracy of transactions	Yes	✓			Failure to properly update accruals and prepayment balances and account for transactions within the correct accounting period.	Structured end-of-month balance sheet reconciliation processes established includes accruals and prepayments to be further formalised and embedded in future month ends.	Ongoing	Manager Financial Services	15-Jul-24
8. Matching of debtors against the respective debtor invoices			✓		No invoice and receipts matching within the debtors module. Inaccurate debtors ageing listing.	Debtor invoice/receipts matching and ageing reports within the debtors module are scheduled for Phase 3 Revenue (Debtors) implementation in OneCouncil. Authority is being replaced by TechOne and currently resources are not allocated to updating procedures specific to Authority.	To be addressed in OneCouncil Phase 3 Revenue (Debtors)	Manager Financial Services	1-Jul-25
9. Ageing of infringement debtors			✓		Lack of aged listing for infringement debtors.	Manual review of infringement debtors ageing and collectability.	Complete	Manager Financial Services	

10. Capitalisation of infrastructure assets			✓		Capitalisation of new infrastructure assets is undertaken at year end and not being depreciated from the point ready and available for use.	Post capital work-in-progress expenditure adjustments, recompute depreciation calculations.	Ongoing	Manager Financial Services	31-Jul-24
11. Useful life of depreciating assets			✓		Depreciation on the City's property, plant and equipment and infrastructure assets not in line with the City's accounting policy for asset useful lives.	1. Review of the fixed asset policy required to reflect the useful lives of all depreciable assets.	Ongoing	Manager Assets & Manager Financial Services	31-Jul-24
						2. Compilation of infrastructure Asset Masterfile.	Complete	Manager Financial Services	
						3. Review of infrastruture Asset Masterfile useful lives and depreciation rate.	Complete	Manager Financial Services	
12. Contract variations			✓		Lack of segregation of duties for contract variations and invoice approval.	Policy updates including a separate approval process with different authorising officers be established based on the variation amount and invoice approval process.	Ongoing	Manager Financial Services	31-Jul-24
13. Underground power receivables			✓		The basis of accounting treatment for the underground power receivables and associated revenue is unclear.	Accounting treatment for underground power levies and remaining receivable balances clarified.	Complete	Manager Financial Services	
14. Manual input of fees and charges for invoicing				✓	The council approved schedule of fees and charges are not locked in the system and are manually input when invoicing.	Locking in approved fees within the debtors module is scheduled for Phase 3 Revenue (Debtors) implementation in OneCouncil. Authority is being replaced by TechOne and currently resources are not allocated to updating procedures specific to Authority.	To be addressed in OneCouncil Phase 3 Revenue (Debtors)	Manager Financial Services	1-Jul-25
15. Record of verbal quotations				✓	For purchases <$5,000 no record of verbal quotes kept on file.	Procurement policy to be updated and refresher training provided.	Ongoing	Manager Financial Services	31-Jul-24
ICT FINDINGS									
16. Privileged Access	Yes	✓			Risk of inappropriate or unauthorised access.	Movement of all privileged accounts in Azure to be using 'admin' accounts	Complete	Manager ICT	
						Separate password policy applied (fine grained password policy). Largely completed, with an additional review of the Password Policy to ensure alignment with requirements and system capability. Due to staff changes, more time is required to review some of the completed works.	Ongoing	Manager ICT	31-Aug-24
						Removal of ICT officers as global admin on primary account	Complete	Manager ICT	
17. Authentication	Yes	✓			Deficiencies in multi-factor authentication and managing passwords.	Roll out of entire laptop fleet. Front desk and kiosk counters for libraries to be reviewed for usage and rectify with the rollout, however potentially not suitable laptop candidates. Generic accounts remaining on these desks will be modified to ensure no further issues. A review of generic accounts to be done prior to accounts being modified.	Ongoing	Manager ICT	31-Aug-24
						OneCouncil project completion	Ongoing	Manager ICT	Jul-Aug 2025
						Intramaps transition to the cloud should be considered as a strategic project. There are however many underlying components that need addressing to facilitate this and other upgrades, including staff resourcing requirements to compile a strategic plan to move forward. Some areas noted form part of a larger strategic plan to remediate issues due to internal resource and skill shortages.	Ongoing	Manager ICT	31-Aug-24
						Print services transitioned off premises - see comment above	Ongoing	Manager ICT	31-Aug-24
18. TechOne Access Management	Yes	✓			Lack of periodic TechOne user access reviews for appropriateness.	Access Management Policy reviewed and updated however Manager ICT to perform an additional review to ensure alignment to requirements. Knowledge within the organisation of the management of TechOne security profiles may require further training outside of the Finance module. Official training be provided for supporting staff as well as investigations into resourcing for ICT to manage security access profiles to support this requirement as part of business as usual activities.	Ongoing	Manager ICT	31-Aug-24
						Creation of automated report (script) to identify stale user accounts and trigger deactivation process	Complete	Manager ICT	
						Integrate segregation of approval and financial duties within TechOne.	Complete	Manager Financial Services	
19. Authority Access	Yes	✓			Lack of periodic Authority user access reviews for appropriateness.	Create procedure for review of AD accounts and Authority accounts	Complete	Manager ICT	
						Improve account management procedures. MFA configuration exclusively for Authority is not possible with the current version used by the organisation.	Ongoing	Manager ICT	30-Sep-24
20. Disaster Recovery Management			✓		DRP not reviewed and tested since 2020.	A BCRP is in place but requires external consulting to review across the organisation. The DRP requires review and external consulting to align to the BCRP once approved. There is limited capacity to perform these tasks with current resource levels.	Not started	Manager ICT	TBA
21. Network Access Management			✓		Deficiencies in user access management controls for the network.	See item 18 - Access Management Policy. Other tasks require further resourcing in order to remediate some item findings.	Ongoing	Manager ICT	TBA
22. Network Security Management			✓		Deficiencies in network security management.	Whilst some remediation activities perform daily support tasks such as patching and version updates. The majority of items for remediation fall outside of the current capabilities and capacity of the ICT support team.	Not started	Manager ICT	TBA
23. Security Incident Monitoring and reporting			✓		Deficiencies in management of security incidents.	Implement a Security, Information and Event Management platform. Update the Security - Incident Management Reporting and response document. Investigate and implement a centralised event log repository. As per item 22 currently inadequate resourcing and skills.	Ongoing	Manager ICT	TBA
24. Change Management			✓		Change tickets do not clearly state the type of change.	Review and update the Change Management policy to align to current standards.	Ongoing	Manager ICT	TBA
25. IT governance				✓	IT governance documents to be updated.	Access Management policy - see item 18. Cyber policy - see items 22 concerning resourcing and capabilities. Some items to be redirected to an ICT Strategy	Ongoing	Manager ICT	TBA

16. Divisional Reports - Planning & Development

16.1 PD48.07.24 Adoption of draft Local Planning Policy 5.13 – St Johns Wood Estate Fencing

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest in this matter.
Report Author	Nathan Blumenthal – Acting Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Draft Local Planning Policy 5.13: St Johns Wood Estate Fencing 2. Summary of Submissions

Moved – Councillor Smyth

Seconded – Councillor Amiry

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 7/2
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry**)**
(Against: Crs Bennett, Youngman**)**

Recommendation

That Council Proceeds with modifications to the Local Planning Policy 5.13: St Johns Wood Estate Fencing (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Purpose

The purpose of this report is for Council to consider modifications to the draft Local Planning Policy 5.13: St Johns Wood Estate Fencing (the Policy) post advertising and proceed to adoption.

Voting Requirement

Simple Majority.

Background

The draft St Johns Wood Estate Fencing Policy has been developed to maintain the character of the streets within the Estate by providing design guidelines for fencing in key zones. Uniform fencing along a number of streets, which was established with the initial subdivision of the Estate, are at risk of falling into disrepair or being altered. This would affect the uniform appearance and character of the Estate. The intent of the Policy is to generally maintain the fencing standards and streetscapes established during the initial creation of the Estate.

The Policy was adopted for advertising at the 26 March 2024 Ordinary Council Meeting and was subsequently advertised.

Discussion

Following community consultation, a number of modifications have been made to the draft Policy. These include:

Fencing Location Maps

The map at Figure 1 has been modified to be easier to interpret. Several zones have been modified to reflect areas of fencing which have been replaced since creation of the subdivision or to clarify fencing locations. Subsequently, the location maps at Figures 4, 15 and 17 have been modified.

General Provisions

The existing General Provisions have been strengthened and include an additional 3 provisions. General Provision 6.5 of the advertised policy stated that screening extending above the fence line was not permitted. To reflect comments submitted by the community, which value the green, bushland feel of the estate, as well as additional privacy, the provision has been amended. The provision now permits vegetative screening above the maximum fence height subject to the use of natural materials (i.e. timber lattice or trellis) and reasonable maintenance of vegetation. The following provisions have been added:

6.6 Limestone retaining installed as part of the initial subdivision of the estate is to be maintained and, if required, replaced on a like for like basis.

6.7 Fencing visible from the public realm is to be maintained by the landowner to a standard acceptable to the City.

6.8 To maintain the open streetscape of the Estate, fencing within the primary street setback area is not permitted, including the side boundaries forward of the dwelling.

Street walls and fences

Section 8 of the advertised Policy prohibiting street walls and fences within the primary street setback has been reworded and relocated in General Provision 6.8. The provision still does not permit front fencing.

Whilst several comments from the community during the consultation period expressed the desire to have the option to construct front fences, the intent of the Policy is to maintain the Estate in the condition of original subdivision. Restrictive Covenants were placed on the Certificate of Titles for the original subdivision of the Estate, which prohibited the construction of fencing within the front setback area in order to create an open feel of the streetscape. Whist it is acknowledged the Covenants have expired, the open, bushland feel of the Estate should be preserved.

Consultation

The Policy was advertised through the Post newspaper, the City's Your Voice page and letters to affected landowners. During the consultation period, 12 April 2024 to 2 May 2024, 25 submissions were received. Of these, 11 were objections to the Policy, 12 in support and two comments.

The table below contains a summary of comments and Officers responses.

Comment	Officer Response
Against the prohibition of front fencing **6 submissions**	The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
Support the prohibition of front fencing **3 submissions**	Provision relating to front fencing remains in the Policy to reflect the intent of the Estate.
Against prohibition of screening above fence line **2 submissions**	General provision 6.5 has been amended to permit vegetative screening above the maximum fence height subject to the use of natural materials (i.e. timber lattice or trellis) and reasonable maintenance of vegetation.
Against the continuation of the use of pine lap fencing **2 submissions**	The timber pine lap fencing contributes to the natural bush feel of the estate and it still remains in significant stretches where visible from the public realm.
Against the use of Colorbond fencing **1 submission**	Colorbond is the required material for one zone. A significant number of panels of the original pine lap fencing have already been replaced by Colorbond in this zone. Specifying the colour and material will ensure the fencing is uniform as the panels are replaced.

Would like to see the inclusion of provisions for the retention of limestone retaining **2 submissions**	General provision added – Limestone retaining walls installed as part of the original subdivision of the estate are to be maintained and, if required, replaced on a like for like basis.

The full submissions and officer responses are at **Attachment 2** of this report.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	7. Attractive and welcoming places.

Budget/Financial Implications

Nil

Legislative and Policy Implications

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

Council must consider any submissions received and resolve to:

- **Proceed with the Policy without modification;**
- **Proceed with the Policy with modification; or**
- **Not proceed with the Policy.**

Decision Implications

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

If Council resolves not to proceed, the Policy will not come into effect.

Conclusion

It is recommended that Council proceed with modifications to the draft Local Planning Policy 5.13: St Johns Wood Estate Fencing and formally adopt.

Further Information

Nil

LOCAL PLANNING POLICY 5.13: St Johns Wood Estate Fencing

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1 PURPOSE 2
2 APPLICATION OF POLICY 2
3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION 2
4 OBJECTIVES 2
5 LOCATION MAP 3
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7 DESIGN AND MATERIALS 5

City of Nedlands

LPP 5.13: St Johns Wood Estate Fencing

1 PURPOSE

1.1 To outline the design standards of estate fencing within the St Johns Wood Estate, Mt Claremont.

1.2 To ensure the implementation of uniform, high-quality fencing visible from the public realm.

1.3 To maintain the design standards and specifications for fencing as constructed in the original subdivision.

2 APPLICATION OF POLICY

2.1 This Policy applies to all fencing along the streets and reserves within the St Johns Wood Estate.

2.2 Zones of fencing illustrated in Figure 1 are to be designed to the specification of the provisions contained in Parts 6 and 7 of this Policy.

2.3 Fencing that is in keeping with the provisions of this Policy does not require lodgement of a development application.

2.4 Any fencing within the St Johns Wood Estate that is not specified in Figure 1 is to be replaced on a like for like basis in line with the Residential Design Codes Vol. 1.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the Planning and Development (Local Planning Schemes) Regulations 2015.

3.2 This Policy is to be read in conjunction with the following legislative instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Nedlands Local Planning Scheme No. 3*
- *Residential Design Codes Volume 1 and 2 State Planning Policy 7.2 – Precinct Design*
- *City of Nedlands Local Planning Policy 1.1 – Residential Design*

3.3 Where this Policy is inconsistent with a Local Development Plan or Structure Plan to a specific site, area, or density code, the provisions of that instrument shall prevail over this Policy.

3.4 Where this Policy is inconsistent with the provisions of another general Local Planning Policy, the provisions of this Policy shall prevail.

4 OBJECTIVES

4.1 Ensure new and replacement fencing built within the St Johns Wood Estate is appropriate and consistent with the character of the Estate.

4.2 Ensure fencing and limestone retaining within the St Johns Wood Estate maintains the amenity established with the original subdivision of the Estate.

4.3 Maintain the open streetscape of the St Johns Wood Estate.

5 LOCATION MAP

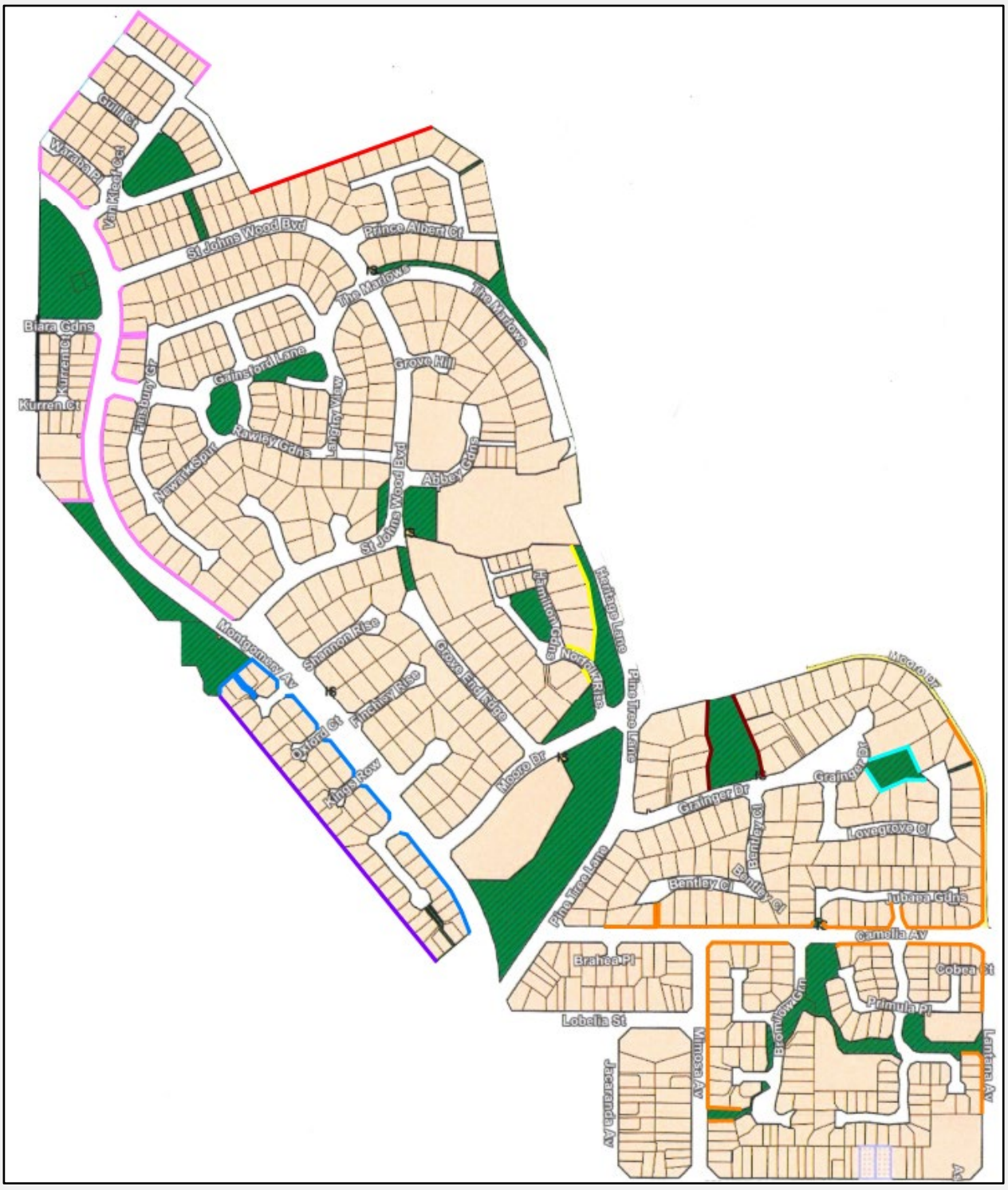

Figure 1: Fencing Location Map

6 GENERAL PROVISIONS

6.1 Where identified in Figure 1, all fencing is to be constructed and maintained to the specifications set out in Part 7 below.

6.2 Minor variations to fencing may be allowed by the local government where the variations are consistent with the objectives of this Policy and the immediately adjoining original fences.

6.3 Fences are to be constructed across the entirety of boundaries shown in Part 7 below with no gates permitting vehicle access.

6.4 Replacement of existing fences are to be on a like for like basis unless specified in this Policy or otherwise approved by the local government.

6.5 Vegetative screening or similar extending above the maximum fence line is permissible subject to the use of natural materials (i.e. timber lattice or trellis) and reasonable maintenance of vegetation.

6.6 Limestone retaining installed as part of the initial subdivision of the estate is to be maintained and, if required, replaced on a like for like basis.

6.7 Fencing visible from the public realm is to be maintained by the landowner to a standard acceptable to the City.

6.8 To maintain the open streetscape of the Estate, fencing within the primary street setback area is not permitted, including the side boundaries forward of the dwelling.

7 DESIGN AND MATERIALS

7.1 Beecham Road

Figure 2: Beecham Road Fencing

Design & Materials	• Colorbond® fencing in Pale Eucalypt
Height	• Maximum 1.8m from natural ground level as measured from the Beecham Road side.

Figure 3: Example of Colorbond® fencing

7.2 Montgomery Avenue (South)

Figure 4: Montgomery Ave (South) fencing location

Design & Materials	• Unpainted pine timber lap panels atop limestone blocks with limestone block piers. • Limestone pyramid capping on piers • Entrances to cul-de-sacs shall be constructed of limestone blocks as illustrated in Figures 7 and 8.
Height	• Wall: Maximum 1.8m above natural ground level as measured from Montgomery Avenue side. • Piers: Maximum 2.1m above natural ground level as measured from Montgomery Avenue side.

Figure 5: Example of fencing abutting Mount Claremont Reserve

Figure 6: Example of fencing along Montgomery Avenue

Figure 7 and 8: Example of fencing at the entrance to a cul-de-sac

7.3 Montgomery Avenue (North)

Figure 9: Montgomery Avenue (north) fencing location

Design & Materials	• Traditional red brick piers and decorative horizontal courses, with limestone blocks atop limestone retaining. See Figures 10 to 12 below.
Height	• Wall: Maximum 1.8m from natural ground level as measured from within property boundaries. • Piers: Maximum 2.1m from natural ground level as measured from within property boundaries.

Figure 10: Example of fencing along Montgomery Avenue

Figure 11: Example of entry statement wall along Montgomery Avenue

Figure 12: Fencing to pedestrian access between Montgomery Avenue and Ashbridge Retreat

7.4 Playing Fields

Figure 13: Playing fields fencing location

Design & Materials	• Traditional red brick piers and wall atop limestone retaining. • Visually permeable wrought iron infill panels.
Height	• Wall: Four courses of red brick below infill panels to a maximum height of 1.8m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.

Figure 14: Example of fencing abutting the playing fields.

7.5 Heritage Lane

Figure 15: Heritage Lane fencing location

Materials	• Limestone block piers atop limestone retaining. • Visually permeable infill panels.
Height	• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. Visually permeable above 1.2m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.

Figure 16: Example of fencing facing Heritage Lane and Norfolk Rise

7.6 Camelia Avenue and Mooro Drive

Figure 17: Camelia Avenue & Mooro Drive zone fencing locations

Design & Materials	• Salmon coloured brick piers as shown in Figure 18. • Unpainted pine timber lap panels atop salmon coloured brick retaining. • Entrances to Jubaea Gardens shall be constructed of cream rendered brick as illustrated in Figure 19.
Height	• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.

Figure 18: Example of fencing along Mimosa Avenue & Camelia Avenue

Figure 19: Entry statement at corner of Camelia Avenue and Jubaea Gardens

7.7 Grainger Reserve

Figure 20: Grainger Reserve fencing location

Design & Materials	• Open style fencing to allow for passive surveillance of the park. • Limestone block or rendered masonry wall in neutral colours. • Visually permeable infill panels.
Height	• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. Visually permeable above 1.2m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.

Figure 21 and 22: Examples of fencing adjoining Grainger Reserve

7.8 Directors Gardens

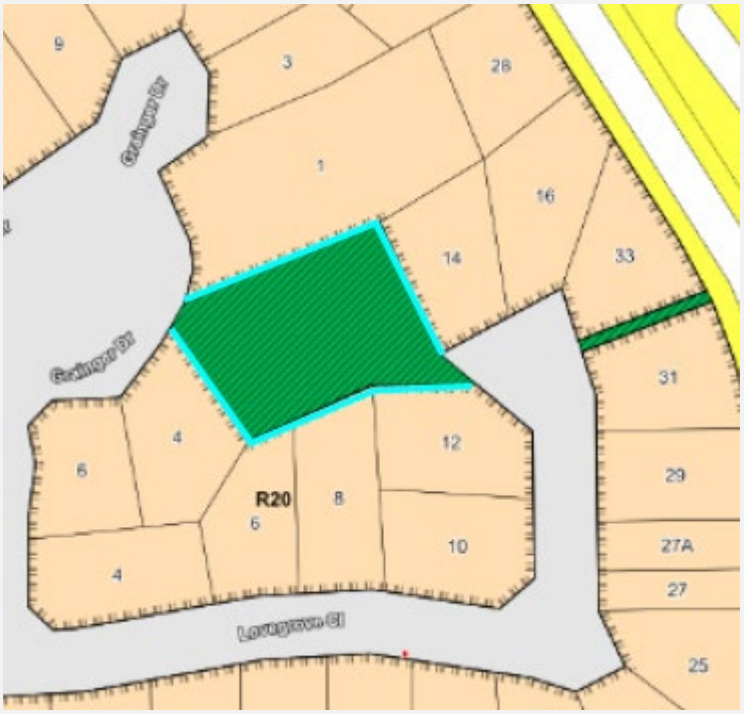

Figure 23: Directors Gardens zone fencing location

Design & Materials	• Limestone blocks and unpainted pine timber lap panels.
Height	• Wall: Maximum 1.8m above natural ground level as measured from within the property boundaries. • Piers: Maximum 2.1m above natural ground level as measured from within the property boundaries.

Figure 24 and 25: Examples of fencing adjoining the Directors Gardens

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

Schedule of Submissions

Local Planning Policy 5.13: St Johns Wood Estate Fencing

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No.	Submission	Within Precinct? Y/N	Officer Response
Objections			
1	I do not support the provision in the policy to preclude front fencing within the St John's Wood estate. Front fencing provides numerous benefits; - A safe place for young children to play away from the road - A safe place for children to play ball games without running into the road - Added security and deterrent to intruders at a time when theft and crime in the area is increasing. We had numerous problems with intruders opportunistically taking things from the front of our home including tools, plants, parcels, raiding cars, etc prior to having a fence which has stopped petty theft. - A safe place for pets, cats, dogs to roam without impacting the surrounding natural environment and native animals - Front fencing has supported the development of a native garden and frog pond away from predators.	Y	Noted. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
2	Good afternoon, Will an exemption be included in this policy for front pools as the current policy around these already states the pool must have transparent fencing around it, thus not impeding the stated policy of maintaining an an open spacious feel of the location (estate)?	Y	The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
3	Whilst the uniformity of fencing on thoroughfares or boundary streets is acceptable, denying/prohibiting the enclosing of private property within the estate is not. Enclosing front gardens should be permitted.	Y	Noted. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
4	My property is in the Montgomery South area of the Policy. My rear boundary fence does not align with the policy as it is a low picket fence to enable viewing into the reserve behind. The boundary fence along the laneway was damaged in a storm 2 years ago and has been propped up since. The City would not assist to repair this fence to make my property secure when this happened, and would not assist with the cost of replacing the fence. I have also had a prowler come into my garden through the	Y	The map has been amended to remove the rear fence at the rear of the property. Designation of the laneway portion of fencing have been removed from the Policy post advertising.

Schedule of Submissions

Local Planning Policy 5.13: St Johns Wood Estate Fencing

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	laneway a number of times and have reported this to the Policy and the City (although as the City has no active Ranger service at night it could not assist). I would prefer a taller, more secure fence along the laneway - noting the fence on the other side is much higher as it is raised on a retaining wall. These fences are not visible from Montgomery Ave or any roadway - only to people walking along the lane or path. In this situation I should keep the discretion to select the appropriate fencing material, especially as Im paying for it. I support the policy along longer stretches of road where the consistency is attractive eg Montgomery Avenue and other major roads with the existing limestone fencing foundations and pillars.		Noted
5	While I agree that the advertised policy might retain the character of the streets of the Estate and maintain the open, spacious feel of the location, this cannot be uniformly applied to everyone. My house is located right next to Grainger Reserve where all the residents living down the road walk past my house if going to the reserve, John 23rd kids are seated at the lawn of my front yard waiting for their parents' pick-up and parents park their cars at the street verge waiting for their kids. We are considering putting a front fencing since we feel unsafe and being lack of privacy. What has really concerned me is that recently a stray dog stayed on my driveway staring at my garage when I drive into the garage. My young kids are so scared that they don't dare to get off the car. In addition, there are a couple of times when some parents directly park their car at the front yard (on the lawn). To prevent this from happening again, we have put a few posts to prevent cars from parking directly on the lawn. Unfortunately, there is one post being removed recently. Since we do not have a backyard where my young kids can safely play, we are seriously considering enclosing our front yard by putting a front fencing. We have taken photos of the car that was parked on our front lawn which can be provided as an evidence upon request.	Y	The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
6	I see no benefit in banning front fences and only see disadvantages. Firstly as the city expands more and more, crime will only get worse and it is a persons right to be able to have a front fence to feel safe and protected. Secondly, people do not	Y	The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.

Schedule of Submissions

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	use leashes when walking their dogs in this area, and dogs are constantly entering our property to defecate or to chase animals. To have an open area at the front is just not a reality in today's world, it is someone in your council dreaming of how the world used to be that simply does not fit today's world. Please do not erode our rights any further with this archaic pipe dream.		
7	I strongly object to St Johns Wood Estate Fencing Policy as advertised. Specifically sections 6 & 8. The policy doesn't (and should) allow for grandfathering of existing fences through automatic development application approval. Vegetative screening extending above the fence line is in place on may properties and has been for many years with no detrimental effect to the character of the estate. If anything, it positively adds to the character through greening of the estate whilst providing much needed privacy for residents in their own gardens. Existing front fences should also be allowed to remain. We have young children (2, 4, 5 and 7 years old) and require a safe, contained space for them to play where they are not at risk of running out into traffic or having unwelcome visitors into the garden. Being in a cul de sac, a number of people exercise their dogs unleashed in the road and the adjacent parkland and the children need a safe space where they are able to exclude unwanted intrusion and can be allowed to feel safe and unthreatened whilst playing.	Y	Noted The Policy will not be applied retrospectively. There will be no requirement to remove existing approved front fencing. Provision relating to screening atop fencing has been modified to permit additional screening above the maximum fence height subject to the use of natural materials and reasonable maintenance of vegetation. The Policy will not be applied retrospectively. There will be no requirement to remove existing approved front fencing. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
8	My wife and I, as property owners of 2 Houston Place, Mount Claremont do not support a provision in a planning policy to preclude front fencing. Whilst we enjoy and appreciate the 'open' nature of our location, we strongly oppose local government implementing new restrictions on the ability of any given property owner to undertake fencing of their property. I am happy to engage further with you should that be desired. Thankyou for giving this your attention.	Y	The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.

Schedule of Submissions

Local Planning Policy 5.13: St Johns Wood Estate Fencing

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9	I object to the draft fencing LPP in its current form Although I am in support of a less restrictive Fencing policy that provides some limited uniformity. Specifically, 1. The policy is unclear on whether it will apply retrospectively and require fencing that has been installed according current guidelines to be modified to the new policy. If this is the case I would not support the LPP 2. The original unstained pine fencing in the camellia av. area, although uniform, is not particularly attractive. It stains from the bore water and looks grey and washed out. Having recently replaced some panels it is also expensive and difficult to find contractors who install this product anymore. I would prefer that fencing is allowed to be stained and/or painted to a certain palette 3. I am supportive of retaining the sandstone corner walls that have the original brass names of the estates. These are attractive and nice original features. 4. Is also be supportive of retaining the original brick pillars. Although it's worth pointing out that the mortar used on this was very poor and has badly crumbled over time. So retaining these may impose additional costs on residents to maintain the mortar.	Y	Noted 1. The Policy will not be applied retrospectively. There will be no requirement to existing fencing. 2. Noted 3. Noted 4. Noted
10	In response to your recent letter, I note that Nedlands council intend to "preclude front fencing" in the St John's Wood Estate. I ask: 1) Does "fencing" include hedges 2) Will the regulation/s be retrospective? I have a substantial hedge in front of my property and would be very concerned if it is the council's intention that I remove it.	?	1. Fencing does not include hedges. 2. The Policy will not be applied retrospectively. There will be no requirement to existing fencing. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.

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	I am also in general opposed to bodies such as the council imposing aesthetic constraints on the population, particularly since the councils seem unwilling or unable to prevent developers building 20+ story apartment buildings next to 2 story dwelling in suburbs of two and one story dwellings without any concern for existing residents.		
11	**Support for the Policy** I think the Council's aim to retain the character of the Area is laudable. Residents were attracted initially to the area largely due to its open and spacious feel. They were also influenced by the (until recently) proximity to native bushland and the retention of many mature Trees along the shady Streets. **Objections to new Policy** 1. Property owners who need to replace their existing fence due to damage, would have a limited choice of material used in the replacement structure. 2. Colorbond, in my opinion, would be the cheapest and least aesthetically pleasing of the fencing materials offered for choice. 3. Its use to create a uniform appearance in the neighbourhood would do just that. This would result in a very unattractive uniformity, which would lower the architectural aesthetics of the whole Estate. 4. Use of Colorbond would not retain the pleasant character of the area that attracted many of the Residents in the first place. **Summary** The St. John's Wood Area had many attractive features. I generally support the Council's attempts to maintain them. However, I consider that many decisions are being made that would destroy them. The proposal to replace artistically pleasant	?	Support noted. 1. The materials have been chosen to provide uniformity and to maintain the existing character of the estate. 2. Noted 3. Noted 4. Noted Colorbond has been chosen for the Beecham Rd zone as many of the fences have been replaced with Colorbond already. Noted

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	Fencing with ugly Colorbond would be one such decision. It would have a similar detrimental effect as the removal of Trees and native Bushland, the removal of Public Services (eg: the Mt. Claremont Post Office), and the allowance of minimally spaced, high-rise Buildings.		
Support			
1	No objection. Pleased that low key nature of acceptable activities and public pedestrian/cycle access is being maintained	Y	Noted
2	Keeping fences in nominated focus areas uniform in design and in acceptable condition are important for beautification of the streets and the suburbs. However, it needs to be remembered that in greening backyards and areas outside of the fencing, growing creeper type plants onto or foliage up against a Colourbond Fence in the Australian heat is no easy task when compared to wooden fencing. Latticing should be permitted or become a standard feature on top of colourbond fencing in areas where residents are prone to have it for privacy. Particularly where the level of houses opposite are double story. Comment regarding renovations and temporary removal of fencing for the purpose of easy access - there could be a time limitation on when the fencing must be reinstalled and a check that it has been reinstalled in a manner that is uniformly correct.	Y	Noted Provision relating to screening atop fencing has been modified to permit additional screening above the maximum fence height subject to the use of natural materials and reasonable maintenance of vegetation. The temporary removal of fencing for renovations/development are not within the parameters of this Policy.
3	I agree with the draft fencing policy	Y	Noted
4	Agree to minimising fencing in the currently mostly open areas	Y	Noted
5	I support the policy although I think there should be (A) provision for exemptions if there are good reasons to build a different type of fence to that specified in the policy, and (B) exemptions for fences that have already been constructed.	Y	a) Permitting different fencing types would disrupt the uniformity of fencing within the location. b) The Policy will not be applied retrospectively. There will be no requirement to existing approved fencing.
6	The Plan is appropriate to preserve the character of the St Johns Wood estate.	Y	Noted

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7	Support as is.	Y	Noted
8	I support the proposal to generally disallow fencing in front of properties, particularly in our street. I am aware that at least one owner is our street is thinking of constructing a fence on their frontage. I have the following concerns about fences along street frontages: 1. The use of different styles of fencing would create a 'hotch-potch' effect on streetscape, and break up the natural 'flowing' effect of grass verges, and emphasise the small sizes of frontages. 2. Fences can look shabby when not maintained. We are close enough to the coast for airborne salt to cause unsightly corrosion of metal parts (e.g. rusting nails etc). 3. Fencing requires extra work to neatly trim grass (and weeds) along the fence line. Grassy verges and appropriate trees or shrubs without fencing create the most attractive streetscapes.	Y	Noted. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
9	The consistent design and materials specifications for the various sections of public-facing fencing in the Estate are integral to the overall amenity and aesthetic of the Estate and must be retained. To allow ad hoc variation would be significantly detrimental to the defining character of the Estate and the sense of communities within the Estate community. The proposal to re-enforce the ban on fencing on front street boundaries is to be applauded. Many of the streets in the Estate are narrow than normally provided for on the basis of the longer sightlines afforded by the lack of fencing. The resultant open spaces add considerably to the park-like atmosphere of the Estate. It is also noted that in response to the narrow streets most properties have provision of on-site parking, rather than street parking. The consequences of overflow parking, from the likes of John XXIII College, spilling into the surrounding streets are exacerbated congestion and loss of community amenity.	Y	Noted The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.

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10	I am please to receive a copy of the City's proposal advising me of a draft local Planning policy being proposed for om behalf of the City and will consider any comments to be sent until 2 May. However, I am please to read of the City's proposal which is supported.	Y	Noted
11	GENERAL Zone boundaries on the map need to be better marked. They are very hard to see. I agree in principal with the policy. However, I don't think it goes far enough in addressing the three objectives at 4.1, 4.2 and 4.3. It also contains the seeds of its own downfall as can be seen by precedents noted below. Objective 4.1 is okay as it relates specifically to fencing, but could be put as the last Objective. Objective 4.2 (amenity) should be expanded to include the relationship of the estate's streets and parks to the natural bushland areas in the city. The tree and garden-lined streets and parks in the highlighted zones form the green corridor between bushland in the City identified in other council documents: Heritage Lane, Pine Tree Park, the Mt Claremont Community Centre Reserve and Mt Claremont Oval Reserve Bushland, around the old Swanbourne High School site, and Cottesloe Golf Club. There's also the large trees in Graylands Hospital. Combined, the streets and bush link the major areas of Bold Park and Lake Claremont. They also provide linkage between Underwood Ave Bush, Shenton Bushland, Hollywood Reserve and Karakatta cemetery, and onto Allen Park Bushland. Objective 4.3 should be more specific in describing the precinct's design features that combine to create a distinct identity and character of the precinct as an open, spacious, easily walkable area with a great community feel. It should include mention of how cul-de-sacs, loops, laneways connecting the streets,		Noted The Policy specifically relates to the fencing within the estate. It is noted that the Estate has a strong connection to the parks and natural bushland of the area. It is not within the scope of this Policy to address these areas, they are currently being addressed by the City's Parks Department. It is noted that while these characteristics of the Estate contribute to its the open, spacious feel it is not within the scope of this Policy.

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	attractive brick roadways, open parkland and spaces easily reachable by residents, and generally large front set backs all contribute to this character. Spelling out these original design features will get the message across to future users of the policy. The name of the policy could even be changed so that reference to the above pts can be made more fully, For example, Maintenance of amenity and character in St John's Wood precinct. It can then go on to deal with fencing. SPECIFIC DETAIL General provision 6.2 is a fairly weak statement. 'Minor variations' should be spelt out in more detail specifying exactly one might be. Details could be given in each section, for each zone. What are the penalties for non compliance? What about the precedents, e.g. back fence of 11 McKenna Glen is a hard, brick grey/blue colour quite out of character with the street. (The owners have a swimming pool abutting the fence.) Is the cream colour bond behind 24 Bentley Close a minor variation?		Variations will be assessed on a case by case basis and must still comply with the objectives of the Policy.
	GP 6.5: How is this going to be enforced? Precedents exist, e.g. there are extenders above the back fences of 7 McKenna Glen, and 8 Traylen Grove.		Provision relating to screening atop fencing has been modified to permit vegetated screening above the maximum fence height subject to the use of natural materials and reasonable maintenance of vegetation.
	Why would houses on the south side of Camellia, between Mimosa and Brahea, be required to have the specified zone fencing? None have got any - the houses front onto Camellia. (It seems this section is highlighted on the map as requiring fencing?)		Noted. The maps have been amended to remove this section.
	Section 7.8 shows a pic of a solid limestone wall abutting Directors Gardens. This is a breach of the policy, in the policy.		Wall is compliant with policy provisions.
	Section 8.1: Front fencing This needs to be stronger. 'Are not appropriate' needs to be a stronger statement. What is going to happen with respect to the open feel		The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.

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	of the area at the new build on the corner of Camellia and Pine Tree Lane? This colossal house appears to take up every square inch of available dirt. Since the retaining wall has been built in the front of the house (probably on the set back line) traffic visibility around the acute angle (looking north along pine tree when stopped at Camellia to enter Pine Tree) is already poor. Is a 1.8 m high fence going to be allowed on top of the retaining wall, when the policy deems a front fence 'not appropriate'? Traffic visibility needs to be addressed. [The owners of this property have already been given a concession to chop down a street tree. They are required to plant two to offset this when the build is complete.] There are lots of fences in the front of houses - 7 Bromilow, 1, 2 and 8 McKenna, several in Jubaea, although I suspect these are not within the primary set back area? This is a hard one as sometimes small children and dogs need a barrier, but I would not go so far as to allow front fencing, in keeping with the great open space and liveability of the area.		
12	1 PURPOSE Good that these standards are being maintained and improved where failing exists. Also need to included design standards for structural retaining walls which were all limestone blocks in the original subdivisional design. When these retaining walls fail they are a risk to public safety in adjoining greenways, parks, pathways and road verges. 2 APPLICATION OF POLICY Add a point 2.5 to include maintenance of fences to a minimum standard. Dilapidated fencing should not be tolerated in the public realm where they adjoin parks and public roads. A neglected and broken fencing should be repaired or replaced, if the owner refuses to act on a notice then the City should arrange repair at the owners expense. Neglected streetscapes devalue all properties in an area. It is in everyones interest to maintain optimum property values, and hence the rate base for the City. 3. RELATIONSHIP TO OTHER POLICIES AND LEGISLATION		Addition of provision to 6. General Provisions – Fencing visible from the public realm is to be maintained by the landowner to a standard acceptable to the City.

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	It should be established that the front setbacks in this Estate are not the default (as they pre-dated the 9m R10 TPS2 default) instead being 7m with verges extending to narrow brick paved roads without footpaths. The precinct should not be allowed to have carports in the front setback, as these were originally not allowed as all houses were required to have double garage under main roof. Car ports in the front setback and enclosing walls will crowd the open streetscape. 4. OBJECTIVES Strongly agree. Should go further to strengthen advice about retainer walls because this has proved to be a point of contention whenever a fail occurs. The City needs to have a Policy that provides leadership for remedial works so that problems don't persists for years, (as in the case of Montgomery Avenue) 5. STREET WALLS AND FENCES Wording refers to Figure 23 should be Figure 26 same as Map label. Use of Primary street set back is not understood by most readers as it is planning jargon. This needs to be fleshed in simple terms perhaps with a diagram. Being an original owner who had to negotiate the design restrictions at the time, I understand as follows. (1) Side fences are not to project in front of the building line (so fences are not allowed in front setback which are 7m). (2) Front fences are not permitted along the front boundary, nor in the property in the building setback area, nor partially enclosing a carport, exception being a swimming pool enclose behind the setback area. (no pool in the setback area).		Carports are not a consideration in this Policy. Addition of provision to 6. General Provisions – Limestone retaining walls installed as part of the initial subdivision of the estate are to be maintained and if required replaced on a like for like basis. The prohibition of front fencing is to remain in the Policy to reflect the intent of the Estate.
Comments Only			
1	Thank you for the chance to meet and discuss the draft local planning policy - St Johns Wood Estate Fencing. I was relieved to hear that existing fencing that doesn't comply with this new draft policy will not need to be changed if the policy is enacted. Furthermore you advised that any current non compliant fencing with this new policy would not	Y	The Policy will not be applied retrospectively. There will be no requirement to remove/modify existing approved front fencing. Replacement of existing fencing is to be on alike for like basis unless specified in the Policy or otherwise approved by the City.

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	need to be modified to be compliant in the future as it ages and can be replaced with like when maintenance is required. We also discussed the two independent court addresses we have and on each we have installed car gates (I showed you photos of these) to each court address. You confirmed these were OK to remain as is, even if the new draft policy is enacted. We also discussed the original non painted pine lap fencing and it relatively short life before rotting out. I advised we have replaced two of our neighbouring rotted out pine lap fencing on internal fencing with colour bond fencing. We preferred the colour bond because it is more durable than the pine lap and with steep sloping topography for our property allows for small sand retaining capability between properties which is not our experience with the pine lap. I pointed out one of our internal neighbouring property fences is still pine lap but is in poor condition and may also require replacement shortly. You confirmed that such replacement could be with colour bond provided our neighbour is in agreement, and that the proposed new draft policy if enacted would not preclude use of colour bond fencing. I have not provided any direct response to the draft policy through the on line facility however should you wish to use any of the above, especially with respect to our preference to colour bond fencing. My wife and I built our house from the original subdivision and believe the non painted raw pine lap fencing that has survived thus far is unsightly and an inferior product compared to colour bond.		These properties are not subject to the specific zones outlined in section 7 of the Policy. Noted. Colorbond fencing is acceptable for dividing fences. Noted
2	My general comments are as follows, based upon the potential impact in my area: A). Generally I support the concept that the established character (ie fencing) of the St Johns Wood Estate should be protected & maintained.	Y	A) Noted

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	B) However the policy seems VERY specific about which types of fencing are acceptable in which locations. I am concerned this specificity may have unintended consequences. For example: - Is this intended to apply retrospectively to any existing locations, causing them to have to be changed ? I suggest to (i) clarify that this policy applies to changes that arise after the policy approval date (and is not retrospective - ie not intended to cause any householder to change existing established features on the estate (refer items 1 & 4 below) and (ii) enable the policy to recognize that the detailed prescriptions in paragraphs 6 & 7 of the Policy can be flexed provided the objectives in paras 1 to 4 of the Policy are not compomised.		B) The Policy will not be applied retrospectively. There will be no requirement to remove existing approved front fencing.
	C). The policy does not address the nature or style of (elevated) retaining walls which provide as much (or more) character as the fencing that sits atop them. In fact if the wall is the main visual feature, I suggest the wall should be controlled rather than the fence above it. (refer item 3 below) As you will see from my residential address, I live in one of the houses affected by the designation of Heritage Lane fencing. In considering how the concept may apply to my property (and those of my neighbours), I offer the following examples of how the policy as drafted may not work out as intended:		C) Addition of provision to 6. General Provisions – Limestone retaining walls installed as part of the initial subdivision of the estate are to be maintained and if required replaced on a like for like basis.
	1.) LPP Figure 1 shows Heritage Lane fencing along 3 properties that back onto Mooro Drive. This small piece of parkland shown on the Figure is overgrown bush and not accessible by people. There is no current fence along these properties & I do not think the policy should cause one to be required to be built. Moreover since this perimeter line is not visible to public at the nearby road, why designate it in the first place ?		1. Noted. The zone map has been modified.
	2.) The back of my residence looks down towards Heritage Lane and the park behind me is accessible to people. I agree that this rearview (pictured in LPP Figure 16) is a feature to be protected.		2. Noted
	3.) The side of my property faces Norfolk Rise and is not currently designated even though the retaining wall wraps consistently from the back (designated) around the corner to the side (not designated). If you do not designate the side (wall), I		3. Noted. Addition of provision to 6. General Provisions – Limestone retaining walls installed as part of the initial

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	could replace it with something dissimilar to the same wall at the rear, diminishing the prospect of the area. In my view, the wall is the more important contributor to the prospect and in this instance should be the item addressed in the Policy rather than the fence atop it. In fact with Hamilton Gardens' retaining wall along Heritage Lane being at our above head height, I suggest it should not matter what kind of fence goes above it as there is already a mixture of fences existing as discussed in point 4 below. 4.) I have "visually permeable" fencing at the back of my property (photographed in the Policy - see Fig 16) and a hedge at the side. - If you designate my side (to become "Heritage Lane" in Fig 1), do I have to remove & replace my hedge (which would become non-compliant) ? - If I wanted to replace my picket fence at the back with a hedge that matches the side (but not be "visibly permeable"), how would that diminish the prospect of the area (?) as it would be consistent with my side, and already my neighbour's fencing at 4 Hamilton Gdns differs from mine anyway. - My other neighbours at 1 Norfolk Drive (whose side perimeter IS designated as Heritage Lane in Fig 1) have a small solid fence on top of their retaining wall. This is not consistent with my hedge or my picket fence, or the specifics of the Policy which prescribes visually permeable. Are they expected to change their fence ? At the moment I don't see any problem with any outlook of existing properties here, and I advance these scenarios simply to illustrate how the detailed nature of the policy could cause outcomes that are not really intended or required. 5.) There has been a collapse in the retaining wall behind 6 Hamilton Gardens. I believe the owners are restoring the wall to its original prospect which is valued and which will align with the Policy. I do not know the cause of the collapse, but if it transpires that the existing wall is structurally unsound, then the Policy should not require it be replaced like-for-like without addressing its failings.		subdivision of the estate are to maintained and if required replaced on a like for like basis. 4. The Policy will not be applied retrospectively. There will be no requirement to remove existing approved front fencing. Should a landowner in the designated zones wish to change their existing fence they would be required to do so within the parameters of the Policy. A hedge would be permitted as it is not a considered development/works as a fence would be. 5. Construction of a new retaining wall would require a building permit and the structural integrity of the wall would be considered at this stage.

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16.2 PD49.07.24 Adoption of draft Local Planning Policy 3.3 - Tree Retention

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest in this matter.
Report Author	Nathan Blumenthal – Acting Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Draft Local Planning Policy 3.3 - Tree Retention 2. Schedule of Submissions

Moved – Councillor Mayor Argyle

Seconded – Councillor Coghlan

Amendment

Moved - Councillor Amiry

Seconded - Councillor Bennett

That Council

1. **Amends section 8.1 of the policy to define a regulated Tree as follows;**
   An existing tree which has ~~a:~~
   1) an average canopy diameter of 6m or greater; or
   2) a height of 8m or greater; ~~and/or~~ or
   3) a circumference in the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or
   4) a circumference in the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimetres or greater, measured 1.4m above the ground.

2. **Adopts the draft Local Planning Policy 3.3 – Tree Retention (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

The AMENDMENT was PUT and was

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Amendment

Moved - Councillor Youngman

Seconded - Councillor Hodsdon

That Council

1. **Amends the draft Local Planning Policy 3.3 – Tree Retention (Attachment 1) to include the lemon scented gum (Corymbia citriodora) in the unwanted species list of Appendix 1.**

The AMENDMENT was PUT and was

LOST 2/7

(For Crs. Bennett, Youngman)

(Against: Crs. Coghlan, Brackenridge, Amiry, pollard, Smyth, Mayor Argyle, Bennett**)**

Amendment

Moved - Councillor Hodsdon

Seconded - Councillor Youngman

Councillor Amiry left the room at 20.59 pm and returned at 21.02 pm.

That Council

1. ~~**That the policy is for private land in the City**~~
2. **Instigate a significant tree register that rate payers can elect to put trees of a significant nature on the register**
3. **The City investigates incentives to encourage ratepayers to register significant trees onto the register.**
4. **Prunning advise be ~~freely~~ available to all Ratepayers.**

The AMENDMENT was PUT and was

LOST 4/5

(For: Crs. Youngman, Hodsdon, Bennett, Amiry**)**

(Against: Crs. Brackenridge, Coghlan, Mayor Argyle, Pollard, Smyth**)**

That the Amended Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Amended Recommendation

That Council

1. **Amends section 8.1 of the policy to define a regulated Tree as follows;**
   An existing tree which has ~~a:~~
   1) an average canopy diameter of 6m or greater; or
   2) a height of 8m or greater; ~~and/or~~ or
   3) a circumference in the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or
   4) a circumference in the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimetres or greater, measured 1.4m above the ground.

2. **Adopts the draft Local Planning Policy 3.3 – Tree Retention (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

Recommendation

Adopts the draft Local Planning Policy 3.3 – Tree Retention (Attachment 1) in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.

Purpose

The purpose of this report is for Council to consider the draft Local Planning Policy 3.3 – Tree Retention (the Policy), found at **Attachment 1**, for adoption.

Voting Requirement

Simple Majority.

Background

The Policy seeks to provide the City with a planning mechanism to protect mature trees on private property and the canopy they provide. In March 2024 the Western Australian Local Government Association (WALGA) released a Tree Retention Model Local Planning Policy

(LPP). City Officers referred to this document in the preparation of the Policy. The Policy was adopted for advertising at the April 2024 Ordinary Council Meeting.

Discussion

The Policy aims to encourage and facilitate the retention of trees and as a result enhance the tree canopy to:

- **Preserve and improve the neighbourhood amenity and character**
- **Mitigate the heat island effect**
- **Reduce air pollution**
- **Improve groundwater quality**
- **Contribute to biodiversity.**

The Policy seeks to achieve these outcomes by:

- **Providing objectives to guide the City and applicants to encourage and facilitate the protection of trees at all stages of development.**
- **Defining what constitutes tree damaging activities and regulated trees (i.e. trees subject to the Policy).**
- **Outlining when a development application is required and circumstances where tree damaging activities are exempt from requiring approval from the City, such as pruning.**
- **Setting out the information to be provided by applicants for development applications associated with tree damaging activities, including an arborist report.**
- **Providing the considerations and elements the City will give due regard to when assessing development applications.**
- **Providing criteria for any new trees required as replacements for regulated trees.**

Amendments after advertising
With consideration of submissions received during the consultation period, one change has been made to the Policy. Appendix 1 has been amended to reflect comments which expressed that the Lemon Scented Gum be removed from the unwanted tree species list. As the species is not a weed species or susceptible to any pests or diseases currently in Western Australia it does not qualify for inclusion on the list.

Consultation

Community consultation was undertaken for a period of 21 days, from 7 May to 28 May 2024. An information session was held on the 22 May 2024 which was attended by 8 people. During this period 175 submissions were received. The table below illustrates the spread of submissions.

	Objection	Support	Comment Only
R20 lots and below within City of Nedlands	73 (41.7%)	64 (36.6%)	4 (2.3%)

Lots above R20 within City of Nedlands	6 (3.4%)	13 (7.4%)	1 (0.6%)
Not within City of Nedlands or unknown address	6 (3.4%)	8 (4.6%)	0 (0%)
Total	**85** (48.6%)	**85** (48.6%)	**5** (2.8%)

Of the objections received, 6 objected based on the grounds that the Policy did not go far enough and should protect trees across all densities within the City.
Below are the most common comments made during the submission period along with officer responses.

Comment	Officer Response
The Policy is an overreach by the local government on the rights of the private landowner. **35 submissions**	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
Concerns regarding safety of retaining regulated trees and the time to apply for a development approval **19 submissions**	Tree damaging activity necessary for public safety are exempt from requiring a development approval.
The City should focus on building up and maintaining trees on the verges and other City land. **16 submissions**	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. In order to grow urban canopy, both private and public land must contribute.
The Policy should apply to all lots within the City. **12 submissions**	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
Greater guidance is needed around pruning and maintenance **10 submissions**	Policy provisions relating to maintenance pruning remains unchanged, as attempting to add further criteria complicates the process and catches up proponents pruning a tree in good faith. The intention of the Policy is primarily to capture removal of trees where they could otherwise be retained, not to create legislation governing all aspects of tree maintenance.

The City should incentivise tree retention **10 submissions**	The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive.
The policy should apply to Lemon Scented Gums that meet the requirement of a regulated tree. It should be removed from Appendix 1. **9 submissions**	Lemon Scented Gum has been removed from Appendix 1 after advertising.
The Policy removes the right of a landowner to trim trees which overhang fences **8 submissions**	The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence.
The City should keep a register of endorsed arborists **7 submissions**	The City does not keep a register of endorsed arborists as this could lead to conflict of interest. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).
No tree should be exempt from the Policy **6 submissions**	A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed.
The Policy should only apply to lots greater than R20 **5 submissions**	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
The City should assist with the cost of arborist fees and maintenance **2 submissions**	The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems. 5. Climate resilience.
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning. 7. Attractive and welcoming places.

Budget/Financial Implications

If the City proceeds with the Policy, there may be instances when the City will need to seek third-party advice on proponents' arborist reports, but these will be handled on a case-by-case basis and are expected to be infrequent.

Legislative and Policy Implications

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

Following the advertising period, Council is to consider any submissions received and resolve to:

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

Decision Implications

If Council resolves to adopt the Policy, it will be in effect upon a public notice.

If Council resolves not to adopt the Policy it will not be progressed. Doing so will mean City Officers are without a planning mechanism which would see the protection of trees and the enhancement of the tree canopy on low-density residential lots within the City.

Conclusion

The Policy has been developed to provide City Officers a mechanism with which to facilitate the protection of the City's tree canopy provided by mature trees on low-density private land. It is recommended that Council adopts the Policy.

Further Information

Question from Councillor Coghlan

Should the Policy be modified to reflect the Policy objectives being required to "guide the assessment" rather than only being required to be given "due regard"

Officer response:
The wording of clause 7.1.3 is consistent with the WALGA model policy and clause 67(2)(c) of the Deemed Provisions Schedule 2 of the *Planning and Development (Local Planning*

Schemes) Regulations 2015. "Due regard" is legal terminology that amounts to the same assessment level as "guidance".

The question of the role of arborist being clarified following the address to the Forum by Ms Bovell – why shouldn't the City maintain a list of endorsed arborists?

Officer response:

The City does not keep a register of endorsed arborists as this could be perceived as giving those contractors favouritism or a commercial benefit. The Policy states the use of an arborist with "a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework or equivalent and with demonstrated experience in high level tree assessment and diagnosis."

Question from Councillor Hodsdon

The State Government's proposed Perth and Peel Greening Plan – what, if any impact will this have on this Policy. What exactly is the State Government proposing and where are they up too?

Officer response:

The Perth and Peel Urban Greening Strategy is still in the formulation phase and a draft has not yet been released for consultation. It is proposed that this strategy would provide a coordinated plan at the state level which would improve upon and support existing local efforts at urban greening, such as this tree retention policy. The proposed strategy will look at elements such as tree canopy measurement and reporting, education, urban heat island identification and mitigation, green links and a grant program. Officers understand that the State government is comfortable with local governments preparing tree policies provide they are generally consistent with the WALGA approach.

Question from Councillor Smyth

Why is the wording of Clause 5.1 the way it is – as a double negative?

Officer response:

This provision begins on the proposition that all tree damaging activity requires development approval before outlining where activities are exempt from requiring development approval. Wording is consistent with the wording of the WALGA model policy.

Definition of Regulated tree – where did this come from and location of the definitions within the Policy?

Officer response:

The location of Definitions within the Policy is clearly indicated in the table of contents and is consistent with the format of other recently adopted Local Planning Policies. Words which are defined within the Policy are bolded for ease of use.

Councillor Bennett left the room at 21.09 pm and returned 21.12pm.

POLICY 3.3: TREE RETENTION

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1 PURPOSE

1.1 The purpose of this Policy is to:

a) Provide a clear definition of a **regulated tree** and clarify when a development application is required for **tree damaging activity**.
b) Define where **tree damaging activity** is considered to require development approval;
c) Guide the assessment of development applications received for a **tree damaging activity**;
d) Specify which tree species do not require approval for a **tree damaging activity**;
e) Guide the provision of new trees on development sites within low density Residential areas.

2 APPLICATION OF POLICY

2.1 This Policy applies to all lots zoned Residential under the City of Nedlands Local Planning Scheme No. 3, and with density code of R20 or lower.

2.2 This Policy applies to:

- Development applications;
- Subdivision applications;
- Any **tree damaging activity** to a **regulated tree** where no other development or subdivision is proposed.

2.3 A development application is required for any **tree damaging activity** to a **regulated tree** even where other works on a subject site are exempt from development approval under *Schedule 2 Part 7 Clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015* (e.g., the erection of a Single House that meets the deemed-to-comply requirements of the Residential Design Codes Volume 1).

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This policy has been prepared in accordance with Schedule 2 Part 2 Clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

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

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Nedlands Local Planning Scheme No. 3*
- *Residential Design Codes Volume 1*
- *State Planning Policy 3.7 – Planning in Bushfire Prone Areas*
- *Australian Standards AS4970-2009 – Protection of trees on development sites*

3.3 **Tree damaging activity** constitutes works under the *Planning and Development (Local Planning Scheme) Regulations 2015* and development under the *Planning and Development Act 2005*. The policy clarifies the circumstances in which a development application and approval is required for any **tree damaging activity** and guides the assessment of these applications and other planning proposals.

4 OBJECTIVES

The Policy aims to encourage and facilitate the protection of trees and to maintain and enhance tree canopy. The objectives of the Policy are to:

4.1 Promote and facilitate tree preservation at the earliest possible stage in the planning and development process, balancing with the desired built form and land use outcomes.

4.2 Prioritise the retention, protection, and the provision of trees on private land in the planning process;

4.3 Preserve and enhance neighbourhood amenity, character and sense of place; and

4.4 Mitigate the urban heat island effect, reduce air pollution, improve groundwater quality and contribute to biodiversity and other environmental benefits.

5 REQUIREMENT FOR DEVELOPMENT APPLICATIONS AND EXEMPTIONS

5.1 All **tree damaging activity** requires development approval except in any of the following circumstances:

a) the **tree damaging activity** of a **regulated tree** is on land zoned anything other than Residential R20 or lower;
b) the tree does not satisfy the definition of a **regulated tree;**
c) the **tree damaging activity** is carried out in the course of works in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2 Part 7 Clause 61 (b) item 18:
"works that are urgently necessary for any of the following —
(a) public safety;
(b) the safety or security of plant or equipment;
(c) the maintenance of essential services; or
(d) the protection of the environment."
d) the **tree damaging activity** is required as part of an approved Bushfire Management Plan;
e) the **tree damaging activity** is **maintenance pruning**;
f) the **tree damaging activity** to a **regulated tree** that is on the City's unwanted species list **(Appendix 1).**
g) the Department of Primary Industries and Regional Development or relevant authority has issued a direction to carry out **tree damaging activity** on a tree. A copy of this direction is to be provided to the local government prior to works occurring.

6 DEVELOPMENT APPLICATION REQUIREMENTS

6.1 Development and subdivision applications that are subject to this Policy are to provide the following applicable information:

a) Site survey and/or site plan indicating:
i. location of all **regulated trees**, including street trees;
ii. whether any **regulated tree** is proposed to be retained or affected by any **tree damaging activity**;
iii. **Tree Protection Zone(s)** in accordance with AS4970; and
iv. any trees proposed to be planted on the development site.

b) Where practicable, identification of all **regulated trees** on neighbouring properties within 5m of the development;

c) For any **regulated trees** within 5 metres of proposed development, a demonstration that the root zones will not be impacted in a manner that would detrimentally affect the tree;

d) Written justification for any proposed **tree damaging activity** against the objectives and requirements of the Policy;

e) Whether any **regulated tree** was identified to be retained at a previous planning stage (e.g. subdivision approval);

f) An **Arborist Report** may be required in the following instances:
i. To justify **tree damaging activity** to a **regulated tree** specifically considering the health of the tree and/or any safety risk it may pose to people or property;
ii. To explain any mitigation measures proposed to protect a **regulated tree** including works proposed within the **Tree Protection Zone** (refer to AS4970 for details to identify the **Tree Protection Zone).**

g) Where removal of a **regulated tree** is proposed, discussion of all options available, including why they are or are not recommended; and

h) Additional technical reports (i.e., Environmental reports, Tree Retention Strategy, Structural Engineering Reports) may be required for large-scale development or subdivision applications.

7 POLICY MEASURES

7.1 General Requirements

7.1.1 Unless its removal is approved as part of a subdivision or development approval, or is exempt under the provisions of this Policy, a **regulated tree** shall be retained and protected.

7.1.2 Retention and protection of **regulated trees** shall be prioritised, and development works and subdivision design shall avoid or, as a minimum, minimise harm to **regulated trees**.

7.1.3 Where **tree damaging activity** is proposed to a **regulated tree** the following will be given due regard in the assessment process:

i. Health, maturity, species, and location of the tree;
ii. Ecological, biodiversity and environmental values of the tree;
iii. Contribution of the tree to the streetscape;
iv. The preservation of any other **regulated tree** on the subject site;
v. The location of the tree within the development site and capacity for a modified building design or subdivision to maximise tree retention;
vi. Interference with utility services;
vii. Any existing development on the site;
viii. Design and location of proposed crossovers;
ix. Topography and the potential impact from excavation/fill;
x. Possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the tree;
xi. **Tree Protection Zone(s)** (as per AS4970);
xii. Tree replacement and/or planting proposed;
xiii. Recommendations of an **Arborist Report**; and
xiv. The objectives of this Policy.

7.1.4 The following justifications for **tree damaging activity** to a **regulated tree** will not be supported:

i. Impact on views;
ii. The tree variety is disliked;
iii. The tree variety causes nuisance by way of leaf, fruit or bark shedding or the like; or
iv. The tree impacts on private gardens, solar installations, swimming pools or the like.

7.1.5 Any proposed **tree damaging activity** to a street tree is to be referred to the City's Technical Services Department for consideration, having regard to the City's Council Street Tree Policy.

7.2 Assessment of Development Applications

7.2.1 The City will assess any development in accordance with the general requirements above.

7.2.2 There is a general presumption against **tree damaging activity** (other than **maintenance pruning**) to any **regulated tree** and the siting and design of the development shall, as much as possible, avoid impacting any **regulated tree.**

7.2.3 **Tree damaging activity** to **regulated tree** may be considered if the following relevant information and/or technical reports are provided to demonstrate:

i. The **regulated tree** is unhealthy based on the recommendations of an **Arborist Report;**
ii. The **regulated tree** causes safety risks to people, infrastructure or buildings based on recommendations in an **Arborist Report** and/or Structural Engineering Report; or
iii. The redesign of the development to accommodate the **regulated tree** is unfeasible.

7.2.4 Tree relocation shall not be used as the primary means of tree retention except in exceptional circumstances and where it is demonstrated:

i. Relocation is undertaken on the subject site;
ii. Works will not compromise ongoing viability of the tree;
iii. Works are carried out in accordance with a report and under instruction of a suitably qualified arborist; and
iv. The tree will be replaced with a similar sized tree should it die within two years of relocation.

7.3 Development Approval Conditions

7.3.1 If a **regulated tree** is proposed to be retained as part of an approved development, the City may include a condition on the development approval.

7.4 New Trees on Development Sites

*The following criteria applies to all new trees required by the City as replacements for **regulated trees** and are considered to be local housing objectives for trees under the Residential Design Codes Volume 1.*

7.4.1 New trees are to have at least a 30-litre pot size.

7.4.2 The local government's preference is for planting of tree species from the City of Nedlands Sustainable Landscaping Advice information sheet.

7.4.3 The minimum **tree protection zone** for a tree is to be free from impervious surfaces and roof cover.

7.4.4 Trees are to be centrally located within the **tree protection zone**.

7.4.5 New trees shall be maintained by the owner or occupant as part of the development approval.

7.5 Subdivision

7.5.1 Where an application for subdivision proposes the creation of additional residential lots and there are existing **regulated trees** onsite, the local government may recommend the imposition of a model subdivision condition relating to identification and protection of vegetation onsite worthy of retention.

7.5.2 The local government will take measures to notify prospective purchasers of the requirements of this Policy via Orders and Requisitions Notices.

8 DEFINITIONS

8.1 For this policy, the following definitions apply:

Definition	Meaning
Arborist report	A report which is prepared by a suitably qualified and experienced arboriculturist with a minimum qualification of Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5) or equivalent, and with demonstrated experience in high level tree assessment and diagnosis. A tree lopper that has not obtained these qualifications is not considered to meet the definition.
Maintenance pruning	Pruning that: a) involves removing dead or diseased wood only; or b) is of a fruit tree and done for fruit production; or c) is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree, or is to balance the tree.
Regulated Tree	An existing tree which has a: 1) Average canopy diameter of 6m or greater; and/or

	2) Height of 8m or greater; and/or 3) In the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or in the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimetres or greater, measured 1.4m above the ground. Excludes trees of a species that is on State or local weed register, or shown in Appendix 1.
Tree damaging activity	Means: a) The killing or destruction of a tree; and/or b) The removal of a tree; and/or c) The severing of branches, limbs, stems or trunk of a tree; and/or d) The ringbarking, topping or lopping of a tree; and/or e) Any other substantial damage to a tree.
Tree protection zone	The area sufficient to preserve the small diameter roots a tree needs for the uptake of water and nutrients. This is the minimum area needed for a tree's health and is usually recommended to be protected with a barrier during construction. Tree Protection Zone(s) are to be in accordance with AS4970.
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 this Policy.*

Council Resolution Number	
Adoption Date	
Date Reviewed/Modified	

9 APPENDIX

9.1 Appendix 1 – Unwanted Tree Species

Species Name		Criteria for Listing on Unwanted Tree Species List	
Botanical Name	**Common Name**	**Potential Environmental Weed Species**	**Susceptible to Pest and Disease Attack**
Acacia baileyana	Cootamundra Wattle	X	
Acacia dealbata	Silver Wattle	X	
Acacia decurrens	Early Black Wattle	X	
Acacia elata	Cedar Wattle	X	
Acacia floribunda	White Sally Wattle	X	
Acacia iteaphylla	Flinders Range Wattle	X	
Acacia longifolia	Sydney Golden Wattle	X	
Acacia melanoxylon	Blackwood	X	
Acacia microbotrya	Manna Wattle	X	
Acacia podalyriifolia	Queensland Silver Wattle	X	
Acacia pycnantha	Golden Wattle	X	
Acer negundo	Box Elder		X
Acer saccharinum	Silver Maple	X	X
Ailanthus altissima	Tree of Heaven	X	
Alnus acuminata subsp. Glabrata	Evergreen Alder	X	
Casuarina glauca	Swamp She-Oak	X	
Celtis sinensis	Chinese Nettle Tree	X	
Eriobotrya japonica	Loquat	X	
Lagunaria patersonia	Norfolk Island Hibiscus	X	X
Leptospermum laevigatum	Coastal Tea Tree	X	
Olea europaea	Olive	X	
Robinia pseudoacacia	Black Locust	X	
Salix babylonica	Weeping Willow; Willow	X	
Schinus terebinthifolia	Brazilian Pepper; Japanese Pepper	X	
Tamarix aphylla	Tamarisk	X	
Ulmus procera	English Elm	X	

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Local Planning Policy 3.3 – Tree Retention

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No.	Property R20 or lower? Y/N	Submission	Officer Response
Support			
1	N	I would just like to say how thrilled I am that Nedlands is considering a tree retention policy. The urban canopy is crucial habitat, reduces temperatures in our area and cannot be undervalued. I am very much in support of stopping tree removal, especially the practice by developers of completely clearing all vegetation from blocks prior to sale. I sincerely hope this goes ahead with serious penalties for those who break the rules and remove trees without approval.	Noted
2	Y	I'm just providing feedback for the Tree Retention plan. The plan as a whole looks great (and I support it), but I think there would be a great benefit if there was some sort of addition in relation to plant removal. For example, in instances where regulated tree is approved for removal, a replacement large-growing native plant must be also included in the plans in a suitable location (front, rear and side setback areas). I'm not sure if this is possible, but this would go a long way to maintaining the leafy green character, but also ensuring that native wildlife still have liveable options.	Noted Should a regulated tree be approved for removal as part of a new development a condition may be placed on the approval requiring a replacement tree.
3	Y	Perth has the lowest tree canopy coverage of any Australian capital city and it's still shrinking. Our summers are hotter and drier and yet we continue to chop down mature native trees across our suburb without any accountability.	Noted

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4	Y	We need more greenery and trees within the area. Too many established trees are being approved for clearance, making our area less flourishing than areas nearby, such as Claremont. Not having this scheme in place would be reducing the livability/overall neighbourhood wellbeing of the area.	Noted
5	Y	The draw card to Nedlands when we relocated fron Melbourne in 2004 was the trees and depth of history. We have seen nothing less than complete disregard for this in the past years, resulting in less shade and wildlife in our lives.	Noted
6	Y	Please protect our trees! There are so many new-builds going up and they are destroying the canopy, regardless of impacts on the wildlife/environment.	Noted
7	Y	Fully support	Noted
8	Y	Fully support. Cutting of trees when homes are demolished should be banned completely without proper consultation and approval	Noted
9	Y	Supported provided the trees are native or otherwise of special shade creating characteristics. NOT supported if used to retain pine trees that are not native. City needs to be mindful of problems with the PSH borer and other pests. Property owners who have such regulated trees on their premises should be entitled to some kind of assistance from the City for retention e.g. a free arborist inspection service to ascertain tree health at regular intervals and/or an agreed small % or fixed value discount on council rates as an inducement to get their trees registered.	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Incentives for tree retention do not form part of this Policy.
10	Y	I fully support anything that preserves the tree canopy in Nedlands. I feel very strongly against developers that clear an entire block of everything before building.	Noted
11	Y	I believe that protecting the urban tree canopy in the City of Nedlands is imperative for the local community. Mature, leafy trees provide a range of environmental and community benefits, including a reduction in the	Noted

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		urban heat island effect, supporting our native wildlife population, mitigating some of the negative effects of climate change and maintaining the leafy character of our local streets.	
12	Y	Support the policy, but would appreciate greater guidance regarding pruning and general maintenance. For example, I have several large Liquidambar trees with branches that overhang my house and need to be pruned back every 5 years or so for safety reasons. Do I need to seek approval to do this?	Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
13	Y	1. Should apply to more than R20 as the higher density lots clear fell all trees when redeveloped. 2. There should be no fee associated with application to prune a tree. This will cause people to rush to remove trees before this policy is implemented. I can hear the wood-chippers working overtime now!	1. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation 2. Noted.
14	Y	We need some mechanism for preventing the thoughtless destruction of trees on private properties. This will bring us in line with much of the East coast who see the value in preserving their existing tree canopy, in light of everything working against us at the moment in relation to climate change, unenlightened development etc etc	Noted
15	Y	I am pleased that Nedlands Council is finally taking a stand on this. The razing of blocks by developers is outrageous. Mature trees should be protected just as heritage houses are. In fact trees are even more vital to our well being and the future of our environment. This should have been policy decades ago.	Noted
16	Y	We are writing to express **strong support** for the City of Nedlands LPP 3.3 Tree retention policy. **Specific Comments** 2 APPLICATION OF POLICY The policy should apply throughout the City of Nedlands, not just to Residential Zones with a density code of R20 or lower.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation

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		3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION The policy for the City of Nedlands should closely follow the Model Local Planning Policy for Tree Retention prepared by the Western Australian Local Government Association.	The WALGA model local planning policy for tree retention was used as a basis for this draft Policy, it has been modified to suit the City of Nedlands context.
		5 REQUIREMENT FOR DEVELOPMENT APPLICATIONS AND EXEMPTIONS Maintenance pruning should be limited to removing limbs with a diameter 100mm or less and not more than 10 percent of tree canopy in any one year. The City should be advised of any tree damaging activity that is urgently necessary.	City Officers viewed additional guidance for maintenance pruning to be overly prescriptive and would create more burden on residents and City staff. The Policy does not intend to capture good faith efforts at tree trimming.
		A development approval requiring the retention of any large tree in accordance with the policy should specify the preparation of a management plan for the tree.	Development approvals where a regulated tree is retained are to include an arborist report which explains measure proposed to protect the tree.
		General Comments The City of Nedlands cannot afford to lose any more large trees, so we believe that Lemon Scented Gums should be considered on a case-by-case basis, rather than including them on the list of unwanted trees provided in Appendix 1. We note that it is the only tree listed in Appendix 1 that doesn't have any criteria for inclusion, although there are many other tree species in Nedlands that are just as large. The list in Appendix 1 should determine which trees to avoid planting in the future.	Lemon Scented Gum has been removed from Appendix 1 after advertising.
		Inclusion of large palms as trees should be considered, as they contribute to the overall tree canopy. The City of Nedlands should have a list of endorsed arborists. Harsh penalties should apply for contravention of the policy.	The City does not keep a register of endorsed arborists as the City needs to remain neutral and avoid potential conflicts of interest. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).

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17	Y	I support the Draft Tree Retention LPP. Loss of tree canopy in our area is a major concern to me. It is clear the State Government will not assist Nedlands in retaining tree canopy. I fully support our council in trying to maintain tree canopy for mental health, physical health and the good of our flora and fauna and overall environment. I would like to see this rolled out on all property in Nedlands, not just R20 or lower.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
18	Y	I am writing to confirm support for the Draft Tree Retention LPP. My only comment is that "Maintenance Pruning" needs to be slightly more widely drafted to allow for reasonable pruning to prevent established trees (particularly near existing buildings) growing excessively large. It should allow for the pruning of established trees which were already large to maintain their size and prevent them becoming excessively large, provided it does not adversely affect the health of the tree.	Noted City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
19	Y	Retaining trees is essential to keep our suburb unique it is the reason we decided to live here. Trees also reduce the impact of urban heat island effect which is only going to get worse with climate change.	Noted
20	Y	I support the proposed LPP 3.3 Tree Retention and its objectives. Existing trees should be retained during redevelopment,	Noted Retention of regulated trees will be prioritised, and development works and subdivision design shall avoid or minimise harm to regulated trees.
21	Y	All members of our household - including my wife - strongly support the proposed policy. We believe that any further reduction in tree cover will damage the special atmosphere of Nedlands and Dalkeith, will be detrimental to the environment, increase pollution, and ultimately lower real estate values. There has been a very alarming trend in new developments where entire blocks are taken up by buildings and all previous vegetation including trees have been ripped out. Just look at	Noted

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Local Planning Policy 3.3 – Tree Retention

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		new houses on birdwood parade and a good example is the lot on the corner of Melvista and Archdeacon Street which previously had been a beautiful garden and has been turned into a moonscape. Current real estate values are supported by Nedland's special tree-lined atmosphere which has been the reason for family's such as ours to move here. If this trend of tree destruction continues, we will consider moving away.	
22	Y	Perhaps expediting underground power would be more effective in retaining tree canopy- on Kingston st the verge trees get brutalized every couple of years significantly reducing the shade and impeding the growth/height of the existing trees.	Noted
23	Y	I suggest that the City of Nedlands adopt a positive reinforcement policy to retain large established trees. This could be that rate payers are incentivised not to remove these trees from their property by receiving a rate reduction. The rationale of a rate reduction is that 1) It would support the property owner to fund tree pruning/gardening/maintenance. 2) Gives a positive message that CofN values it's residents who retain large trees on their property which other residences also benefit from. 3) In terms of any opposition to this rate reduction - all residents need to be reminded that they also benefit from the property owners who work towards caring for and maintaining a large tree which provides the community with : noise abatement, pollution reduction, water management, trees store carbon and improve soil, contribute to community mental health, increase property value for the entire suburb, provide a canopy which gives cooling/energy saving, trees absorb odours and pollutant gases, provide shade and patterns depending on the time of day, leafy green aesthetics and provide a habitat for wildlife. The properties with established large trees are currently doing all of the work which the	Noted The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

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		newer treeless residences benefit from. If we all cleared blocks, filled them with bricks and driveways with a few low shrubs this suburb would no longer be valued as a sought after location. Please support a positive policy to reward the residents who maintain large trees.	
24	Y	Maintenance pruning should include tree limb removal where the limb presents a possible safety risks due to tree limb failure and infrastructure and/or structural damage associated with the retaining the limb and does not have a negative impact on the trees health. eg limbs overhanging a house roof.	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
25	Y	Camphor laurels (Cinnamonum camhora) are an invasive species which are toxic to humans, animals and most other plant species, poison the ground and reduce biodiversity for many years even after being removed. Seeds will readily germinate in large numbers. I recommend that they are added to the list of unwanted trees. Prohibition of pruning of trees which start to shade solar panels is unreasonable and will increase the use of fossil fuels and nullify solar panel owners investment. I recommend that pruning is permitted to avoid shading of solar panels. Likewise prohibition of pruning of trees shading swimming pools is unreasonable since pool water temperature will be lower and dropping of leaves, twigs, seeds and whole branches will increase. I recommend that pruning is permitted over swimming pools.	Noted Landowners will be able to perform maintenance pruning to allow for existing solar installations and swimming pools.
26	Y	I totally support the policy as one essential factor to limit the wholesale and thoughtless destruction of tree canopy on development sites. Our suburban tree canopy is an incredibly valuable asset to our quality of life and the shared environment. It is right that developers and property owners should be required to justify and have review processes before damaging significant trees. I am happy with the definition of trees covered by the policy. I do think that where development is not	Noted The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

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		proposed, the fee for property owners should be much lower than $147. I suggest $50 - this will encourage compliance and reduce unhappiness with the policy	
27	Y	Street trees: With the infilling of our suburb, of high importance is the planting and retention of street trees to keep the heat down and encourage bird life. Please can a requirement to establish/retain the street frontage of trees be considered? This would allow the clearing of some trees on the block whilst preventing the appearance of solid concrete from the street (thinking of what is happening along Broadway in Nedlands). Fine for the killing of street trees by developers: Please can there be a fine (the expense of mature tree replacement and irrigation to that tree for the first two years of its life) considered where street trees have been killed during the development process? An example is off Carrington- Kinninmont Street. As soon as the house was cleared, the trees died (so not related to the drought but damage to the roots). Those trees were more than 30 years old. I can find other examples if you would like. Tree species being selected: Please can there be a requirement for the use of Australian trees (so not just confined to WA although this would be preferable)? The obsession with the Jacaranda is misplaced It does not support our fauna and dies when planted in the sands in windy places in our area (Camelia Avenue). When trees are planted in the incorrect place, they make an ugly tree with multiple branches shooting (more work for the council). Please can this 'Australia' approach for tree selection also be considered for our parks? With climate change, we need to use what has adapted to these climate fluctuations. The last point is a question, who decides? The Park management activities and development approvals do not inspire confidence. What will change?	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. Officers are currently reviewing measures to address this the impact of development on the verges and street trees. A condition of approval requires developers to plant and maintain new street trees where existing street trees die during construction. Usually trees die during construction because they have relied on reticulation/watering from the residence, which ceases when the house is demolished. Noted. Developments will be assessed by City staff, who may engage the services of an outside arborist when required.

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28	Y	I have a tree on my property that would come under this tree retention policy (Mayor Fiona Argyle has previously visited and seen the tree). I am strongly in favour of the importance of protecting trees and have done so with our tree. However, I would like to understand more regarding how the council will support those who have such trees. For example, my neighbour does not like the tree and would like it removed. She has taken me to court (and thankfully lost) regarding a fallen branch from the tree. It took notable time, energy and funds to fight that battle. There are times I think it would be easier to have it removed, than deal with my neighbour or the fear of when she might rear her head about it. Despite me getting an arborist in every 2 years and keeping my neighbour informed, she still regularly dumps leaf litter from her side, over into our garden. For those doing the right thing, in protecting these trees, will the council give support on matters such as: - Regular (every 2 years?) arborist checks on the registered trees - Does this protection extend to neighbours, who want to do tree-damaging work, near the tree? This is where our issue started – our neighbour did not have to consider the tree on their boundary when they submitted their plans. - How can matters of leaf litter / debris be handled? Perhaps a subsidy for neighbours too, that is revoked if evidence of "tree debris dumping" is provided? - Can neighbours have claim of "nuisance" from such trees? Will the council offer support / advice in such situations? - could there be rebates on council fees for custodians of such trees, to subsidise the costs, labour and restrictions incurred in having the tree on the property. This may assist in incentivising correct behaviours.	The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence. Development and subdivision applications would be required where practicable to identify regulated trees on neighbouring properties within 5m of the development.
29	Y	All large trees to PLEASE be retained, lets keep the suburb green and cool and beautiful !!! Please lets prevent builders from ruining our suburb !!!	Noted

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30	Y	Need more trees and need more tree planting	Noted
31	Y	I am in agreement with the general proposal to retain as many trees as practical. I'm hoping that there will be a big enough financial penalty built into the policy to deter landowners/developers from just bowling over the trees and paying the fine. And the monies collected from those fines, will be used for the planting of additional trees on the same property or nearby.	Noted. Penalties would come under the Planning and Development Act 2005.
32	?	I blame the state govt planning policy for overturning the last attempt. GO NEDLANDS!	Noted
33	Y	I fully support any policy that would protect mature trees within the City. This is reasonable and balances the rights of landowners with those of the wider community. Similar policies work successfully in many jurisdictions and arguments that this is an assault on private property are misguided. It makes no sense that a homeowner with an average stay of under a decade can just destroy multi-decade old mature trees: it affects everbody around them. I would like to see this matched with a more energetic investment by the City to improve tree coverage on verges and other public spaces, in particular by replacing dead and moribund Queensland box trees which struggle in our climate (and by encouraging homeowners to water the healthy box trees on their verges), and by increasing the diversity of species as insurance against borer and other future threats. I would like to see more large native trees (marri, tuart) as well as exotics which do well in our Mediterannean climate (stone pines, for example).	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. Developers are currently required to replace street trees when they die during construction.
34	Y	I am very concerned with the reduction in the tree canopy, resulting in an increase in urban temperatures and a less attractive living environment. Mature trees are being felled when they are considered too messy, dangerous or an obstruction to building, all reasons short sighted. I hope this will change with Council and Government	Noted

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		intervention. Developers need to realise the benefits of maintaining trees for lifestyle, wellness and resale. I am also disappointed the setback of 7 meters for a new build to the footpath appears to have disappeared, new developments throughout Nedlands are an example. This reduces the opportunity to plant trees. The trend to using artificial lawn and plant a frangipani instead of native trees is not benefiting the tree canopy or the streetscape. Thank you for campaigning and educating to maintain and improve the tree canopy.	
35	Y	The policy should apply throughout the City of Nedlands, not just to Residential Zones with a density code of R20 or lower;	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
36	N	I strongly support this policy. It reflects the values of the community as well as urban design best practice in terms of mitigation of rising temperatures in urban areas.	Noted
37	N	The trees are essential to the character of our neighbourhood. They bring beauty, shade and wildlife to our streets and gardens. Any cut down for development take a generation to be replaced, if anyone bothers to replace them. A house at the end of our street recently removed many trees from their yard, some large and old. That corner now feels bleak and harsh. It seems they only cut the trees down because of the leaves they drop. This would likely have been avoided if they had to apply to remove them.	Noted
38	Y	No tree should be excluded Appendix 1 should be omitted Use of registered arborist rather than off duty firemen! Severe penalty for flouting the regulations, or no one will be disinclined to go ahead and remove. This policy should apply through the area of Nedlands, in fact throughout our city of Perth	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed.
39	N	We need to retain as many trees as possible to mitigate the effects of climate change.	Noted

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40	N	Trees are vital for the support of urban fauna, provide shade and create cool spaces. Add value to suburbs in untold ways. Produce oxygen. They need educational support for understanding of future generations	Noted
41	N	As a long-term resident of Ord Street, I value the important amenity provided by our large trees on both Council and private land. They contribute significantly to a feeling of peace, harmony and balance with nature. This has effects on human behaviour, especially with young children as they grow up. Studies are clear on the cooling effect of a good tree canopy. It has been really sad to see a huge 50 year old eucalypt opposite me totally removed recently to meet the desire for a greater profit.	Noted
42	Y	Please pass this policy and protect the trees! There are so many being cut down. Clear felled blocks dot the City. If large trees are not protected we will all lose as will the environment, the animals and our children. There is still room to develop, just be smarter and longer term and we can all win.	Noted
43	Y	I strongly support this policy. As challenges to urban tree canopy increases (including the polyphagous shothole borer) and climate change is felt via rising temperatures and other impacts, the need to retain mature trees has become greater. This policy supports the suburb's character, liveability and future.	Noted
44	Y	*The protection of Suburban Tree Canopy should be treated with utmost Priority; the effects of Canopy Removal are already negatively impacting my own Suburb of Mount Claremont, and Action is urgently needed. *No tree satisfying the definition of a regulated tree should be exempt. *The policy should apply to the whole City of Nedlands, not just to Residential Zones with a density code of R20 or lower.	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		* The Nedlands' policy should closely follow the Model Local Planning Policy for Tree Retention prepared by the Western Australian Local Government Association. *The City should supply a list of endorsed arborists.	The WALGA model local planning policy for tree retention was used as a basis for this draft Policy, it has been modified to suit the City of Nedlands context. The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).
45	N	The tree canopy in Nedlands is dwindling alarmingly and we need to enact protections at least as strong as in other major cities. A builder or developer should have an obligation to submit a plan for protection and CARE of trees that meet the criteria during the building process. All trees should be covered (including the magnificent lemon scented gums) and any pruning should be limited to smaller limbs (10cm diameter or less) and not more than 10% of the tree volume in a year. City of Nedlands should have a register of trained and endorsed arborists to ensure any such pruning is done without harming the tree.	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. Development approvals where a regulated tree is retained are to include an arborist report which explains measure proposed to protect the tree. City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).
46	Y	I have 2 x tuart trees over 40 metres tall – every 4 years or so tree surgeons need to help arrange the safety of the trees eg so branches do not fall + the wind goes through the tree. Cost approx. $3,000. Are you going to assist me with the cost of keeping the tree? Also I have 3 green bins (2 cost an extra $140 each?) will you help pay for these which help keep the block clean – otherwise I support your plans + hopes.	The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.
47	N	I fully support this policy	Noted
48	Y	I do support the policy but it does not go far enough. You exclude all the land that is being developed, and is always completely devoid of any	Noted

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		vegetation. If they can remove trees why not expect that a certain percentage of the land be landscaped with a tree/trees being planted.	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. The Residential Design Codes provide requirements for landscaping and deep soil areas for new developments.
49	Y	I strongly support this policy. Tree canopy loss in the City of Nedlands is very serious and currently Developers have a clear fell policy to all land. Totally unacceptable and at odds with the majority of capital cities especially in such a dry place as Perth. Greed is trumping all concern for liveability in Perth in the future.	Noted
50	N	30% tree canopy is the minimum we need to ensure the health of society - physically, mentally and financially. Trees should be retained on private property no matter the zoning. New development should simply be designed around the trees. If not possible, deep soil zones (ie not near underground car parks) should be allowed for in the development so large trees can take root.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. For new developments provisions of this policy will be considered when assessing the development application. Regulated trees shall be protected and retained is to be prioritised. The Residential Design Codes provide requirements for landscaping and deep soil areas for new developments.
51	Y	I support the policy but would support a large range of R values. It sounds from the description “R20 and below” that’s it’s only for very low density properties. This seems like a real gap for future higher density changes. And I’m not really sure why we would make this restriction.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
52	N	I fully support the Draft Tree Retention LPP	Noted
53	Y	I fully support the proposed policy to alleviate the loss of greenery doe to excessive overdevelopment in the western suburbs	Noted
54	N	Nedlands has lost a large proportion of its tree canopy already secondary to poor development choices and climate change. It is critical to protect and grow what remains. We are happy to pay more rates to protect existing trees as well as those on council verges. There	Noted For new developments provisions of this policy will be considered when assessing the development application. Regulated trees shall be

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		must be more consideration given to prevent removal of all mature trees on properties under development as well as protection of verge trees from damage and lack of water. There must be consideration given to SUBSTANTIAL fines for those who damage trees that are under protection. Once removed, the cost to the community of loss of trees is huge in terms of loss of amenity, increasing temperatures, loss of wildlife habitat and huge cost to replace trees and regrow and water them to reach the size of the removed trees - this must be stopped urgently.	protected and retained is to be prioritised. Fines are covered by the Planning and Development Act 2005.
55	Y	I am very concerned about the indiscriminate removal and pruning of canopy trees in the Nedlands council area and the lack of care of our street trees. I therefore address the matter with the following: • The new policy should apply to ALL residential zones plus apartments and commercial. • All trees that meet the definition of a regulated tree should be included including lemon scented gums and non natives that are bird attractive such as liquid amber, cape lilac etc. I am also concerned that slow growing natives such as banksias that are critical for feeding black cockatoos may fall outside the guidelines due to their smaller size. This must be addressed. Palm trees should therefore be included as well and I question the inclusion of some bird attracting plants as weeds (unless their uncontrolled spread is a concern). To this point I see Appendix 1 as being redundant and so should be removed. • Any urgent tree damaging activity should require the council to be notified. • Maintenance pruning is a significant issue with the tall Grevillea robusta tree in my back yard having 50% of its canopy removed by my neighbours for the second time in a decade. Any such pruning should	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. Noted Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. City Officers viewed additional guidance for maintenance pruning to be overly prescriptive.

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		be restricted to 10% in any one year and limited to small limbs with diameters less than 100mm. • The policy should stipulate the requirement to produce a development plan for any large tree to be retained under a development approval. • Street trees need to be mainained by adjacent property owners, especially watering during periods of drought. The majority of dead street trees are adjacent to building works or rental properties that have omitted watering them. The cost of the replacement of a similarly sized large street tree should be managed with a deposit to the value of such replacement at the time of development approval and refunded 12 months after development completion if the tree thrives. For rental properties this should be covered by a rate increment or recompense at the time of property sale (with interest). I understand that $50,000 is about the going rate for such replacement. • Any contravention of the policy should be met with significant penalties such as withdrawal of development approval for a significant time period with significant fines and/or costs of restitution. The latter for residents that contravene the policy	For new developments provisions of this policy will be considered when assessing the development application. Regulated trees shall be protected and retained is to be prioritised. Development approvals where a regulated tree is retained are to include an arborist report which explains measure proposed to protect the tree. Officers are currently reviewing measures to address this the impact of development on the verges and street trees. Standard development conditions require proponents to replace street trees should they die during construction. Noted
56	Y	I am very concerned about Perth's diminishing tree canopy and the endeavour of most property developers to remove every tree on a block before building. We are losing much need mature trees through this lazy and reckless approach. Furthermore, residents can have a mature tree removed for just creating mess in their garden or in their pool which is unforgiveable. Trees are under enormous pressure through well-known threats of shot-hole borer and climate change. We must do everything possible to retain what we have. Our long hot and dry summer/autumn	Noted

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		with a record breaking period of no rain has shown us a glimpse of what life will be like in the years ahead. Tree canopy will be vital for shade relief, reducing heat island effect, essential habitat for all wildlife and for society's mental wellbeing. Perth already has an embarrassing and shameful title as the lowest tree canopy in the country. Let the councils lead the way for this change. I note other LGAs such as Mosman Park and Cambridge have solid targets for their canopy and plantings. Let Nedlands be a leader in this too. Thank you for reading my comments.	
57	Y	Need to provide explicit exemption for removal of branches of large trees that are overhanging homes and/or reach to within say 3 metres of a home and/or are required by insurance policies. It is inappropriate to require planning approval for tree trimming that is necessary to meet home insurance requirements or prudent to limit storm damage.	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
58	N	Perth tree canopy is the lowest of all capital cities at an estimated 16%. We desperately need to preserve *all* substantial trees and vigorously plant new trees that will grow to substantial size. For existing canopy it does not matter if the trees are native. Local fauna has adapted to these non-native trees. I have two large lemon scented gums that are sanctuary for a multitude of bird species as well as possums and bees. New plantings should favor local, species but existing large tree specimens of any species should be preserved	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising.
59	Y	I support the principle of preserving the mature trees. I suggest exemption should be considered for trees that cause damages to properties eg. evasive root system, too close to house or pool.	Noted
60	Y	Further to this policy, the encouragement of the greening of street verges with more water-wise native plant options over grass also needs to be actively pursued by the Nedlands council. This should be seen as a way of "joining" larger bushland areas together through these	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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		corridors that provide habitat for wildlife and facilitate their passage across the suburb.	
61	Y	LPP 3.3 Trees on private properties We need trees in Nedlands. The climate has become hotter and drier than it has ever been. Property owners should not be able to just remove trees from their properties without the approval of the City of Nedlands. A good tree canopy helps to make Nedlands the special place that it is. I would like to protect canopy for future generations and of course, myself	Noted
62	Y	Given the rise in residential infill and higher density development in the area I highly agree with and support the Tree Retention policy. The street I live in has lost approximately 7 very large mature trees in the past few years and has diminished the canopy and streetscape significantly. I understand that the Council is endeavouring to increase the city's canopy by way of the Street Trees Policy, however these trees will take considerable time to replace what has already been lost. Bringing this Tree Retention policy in will help retain the canopy we already hold, manage and minimise loss and give the City a better chance of reaching its goals for canopy coverage.	Noted
63	N	The decimation of City of Nedlands tree canopy has been devastating to watch. A policy of this sort is a tangible demonstration to investors, property developers and landowners of the value of trees to the City of Nedlands community. I fully support its introduction	Noted
64	Y	I fully support this very necessary policy. I will not state the obvious but we need this LPP URGENTLY. Trees had value to every aspect of our lives. From physiological to amenity and we love having a canopy . Protect our trees for the future of our harsh WA ENVIRONMENT! The children and our grandchildren deserve to know we did everything we could to protect their future. In also don't want lemon scented gums removed from the list ! They should be protected by this LPP.	Noted Lemon Scented Gum has been removed from Appendix 1 after advertising.

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65	Y	We all need trees more than we need big concrete boxes.	Noted
66	Y	this is policy is very important - it is positive for the environment (habitat and food source for birds/animals, reduce urban heat island effect) as well as providing beauty and amenity for the people who live here.	Noted
67	Y	It appears climate change will result in an increase in temperatures in our region and tree cover can contribute greatly to reducing the impact of this. In addition, the polyphagous shot-hole borer is starting to reduce the number of mature trees in our immediate neighbourhood and has the potential to dramatically affect many more in the future. We need to retain as many trees as possible. Many Councils in the eastern state already have serious restrictions on removal of trees on private property and we need the same. Arguments that council can't control what happens on private property are baseless as there are already many restrictions on building and activity on private property. This situation has serious ramifications for the future of our community so needs to be acted on asap.	Noted
68	Y	I strongly support the LPP3.3 tree retention policy. No tree that satisfies the definition of a regulated tree should be exempt. I also support and urge that that the policy be applicable throughout the City of Nedlands, to all residential and commercial property, and all developments. Large blocks shouldn't be the only ones subject to the policy. We need ALL trees regulated. Something must be done to move WA out of the dark ages with regard to tree protections and this policy could be it. We are experiencing the hottest temperatures ever and if things continue as they are, and they are predicted to do so, it would be fair to say we are witnessing the start of a dystopian era. We're supposed to be keeping global temperature increase to 1.5deg above preindustrial levels by 2050. I reckon we've got Buckley's. In WA we've	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		surpassed it already, and the government knows this as it is privy (as we all are) to data from climate analytics.. The data from the BoM site at Swanbourne (the closest to my house) is alarming. Ave Monthly means (Deg C) Long term mean 2024 mean Deg Change Jan 29.8 30.4 + 0.6 Feb 30.5 32.8 + 2.3 Mar 28.8 29.0 + 0.2 April 25.3 27.9 + 2.6 May to date 22.1 25.7 to date + 3.6 to date (Accessed 26/5/2024) Arborists The city should do due diligence checks on arborists prior to them conducting assessments and preparing reports. Where arborist or arboriculturist is mentioned in the policy, it should be qualified by 'City-approved' or 'City-endorsed'. E.g. 'endorsed by the City' should be inserted into the definition at 8.1. A report which is prepared by a suitably qualified and experienced arboriculturist endorsed by the City with a minimum qualification … . This would be a way of policing those who undertake the work. Otherwise, who is to know? It is well known that the tree lopping industry is from time to time targeted by unscrupulous people and scammers. There have been cases reported to consumer affairs and residents have been alerted by media articles to be wary of advertising put out by tree loppers. Further, reports from a city approved arborist are less likely to favour a landowner's preferences and demands, and more likely to report using the policy rules. It may be that a template could be developed so that arborist reports submitted by a landowner contain a check list of all the relevant information so that reports are complete and accurate, against policy requirements. Appendix 1 This is redundant and should be removed from the policy because: 1. Trees susceptible to pest attack shouldn't be removed just because they are know to be susceptible. They should only be removed after they have been assessed as attacked by the pests by DPIRD and this is covered at 5.1.g. 2. Trees that are listed as weeds do not, or	The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5). As above. The Lemon Scented Gum has been removed from the Appendix.

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		would not, ever satisfy the criteria of a regulated tree being in size. Besides, 'weeds' are covered by the exclusions at 8.1 definitions of a regulated tree. Corymbia Citriodora is NOT a potential weed species. If the appendix must be kept (which is shouldn't) this tree is out of place and should be removed from the list. A cross x has not even been placed next to it. Many trees of this species live in Nedlands. They meet the criteria for regulation and therefore should be included in the policy. Safety concerns If there are safety concerns about large trees, these are covered in 5.1 c. (public safety and maintenance pruning). Safety concerns are as relevant to other species of big trees; not just Corymbia Citriodora. To single this out for inclusion on the unwanted list is very strange to say the least. An exclusion could be added to section 5.1, related to imminent tree failure, e.g. On the advice of a city-approved arboriculturist, a regulated tree is subject to imminent tree failure. (This would have to be strictly controlled, of course, through council's due diligence of the arborist, and the nature of the imminent failure given in some detail with scientific evidence. There is plenty of research available into tree failure. Maintenance pruning 'Maintenance pruning' should be defined more strictly, to avoid coppicing or near coppicing of large trees, such as that which has occurred recently to the three large plane trees at 206 Stirling Hwy, outside the Claremont Medical centre. Incentives Incentives such as a proportion of an arborist's account be refunded to an owner who has undertaken costly maintenance of a regulated tree. Penalties There should be a mechanism for invoking harsh penalties for those who breach the policy	City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council. Penalties are covered under the Planning and Development Act 2005.

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69	Y	My comments are as follows: 1. I support this city's attempt to Protect tree canopy (despite the lack of support from Minister Carey for the previous scheme amendment. This means policy is needed. 2. All trees that meet the definition should be included. I know that many trees are not native however they provide valuable habitat that is increasingly scarce- this includes trees such as the lemon scented gum and palm trees. 3. The policy should apply throughout the city to all areas. Trees have value and need protection regardless of the land zoning. 4. In order to ensure tress are not damaged by pruning - pruning should be limited to removing limbs with a diameter 100mm or less and not more than 10 percent of tree canopy in any one year; 5 it would be helpful if City provided a list of endorsed arborists. This would help us engage good contractors when undertaking pruning. 6. In order to ensure that the policy is applied there should be strong penalties for breaching the policy. If the true value and environmental services of trees was recognised then this would justify application of strong penalty. Thank you for your time to progress this matter	1. Noted 2. A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. 3. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 4. City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. 5. The City does not keep a register of endorsed arborists and must remain neutral in regards to businesses. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5). 6. Noted
70	Y	No tree, including the Lemon Scented Gum, that satisfies the definition of a regulated tree should be exempt; The policy should apply throughout the City of Nedlands, not just to Residential Zones with a density code of R20 or lower;	A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		For consistency, Nedlands' policy should more closely follow the Model Local Planning Policy for Tree Retention prepared by the Western Australian Local Government Association; The City should be advised of any tree damaging activity that is urgently necessary; Maintenance pruning should be limited to removing limbs with a diameter 100mm or less unless dead or diseased and not more than 10 percent of tree canopy in any one year unless limbs are dead or diseased; The City should have a list of endorsed arborists; A development approval requiring the retention of any large tree in accordance with the policy should specify the preparation of a management plan for the tree; Penalties should apply for contravention of the policy. There should be a campaign to tell residents of the benefits of planting WA native trees adapted to a hot dry climate and retaining trees, especially big old trees. The Council should plant WA native trees adapted to a hot dry climate on verges to replace the trees that have died.. Residents should be encouraged and helped to plant WA native trees adapted to a hot dry climate on their verges.	The WALGA model local planning policy for tree retention was used as a basis for this draft Policy, it has been modified to suit the City of Nedlands context. Noted City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5). Development approvals where a regulated tree is retained are to include an arborist report which explains measure proposed to protect the tree. Noted. Penalties are covered under the Planning and Development Act 2005.
71	N	The entire state and country need to Protect all of its trees and wildlife at all cost. This is just one step towards a better, greener future and much more needs to be done.	Noted

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72	N	At this time, we need every tree possible. Being a member of a south metro area Friends group, I believe every tree is a major contribution to our city and surrounding area. the more trees we cut down, the warmer the climate. It is a known fact that trees supply us with oxygen, supply us with cool places to enjoy our day, keep our houses cool, picnic under them, etc. some trees have been around longer than what we have. Trees are not there, just because they are there, we have learnt that they are a huge benefit to society as a whole, something not be be used and abused without thought. I have a huge Eucalypt in my back yard, it is constantly full of various birds of all ages, old, young fledglings, and a sight to see. it will not drop its limbs - a myth. Trees dont kill people, people kill people. Save as many trees as possible	Noted
73	Y	For 36 years my wife and I have owned our property. Our 923 sq.m block currently has 13 trees which appear to be subject to the tree retention policy as drafted. 5 of those trees were on the block when we purchased it and 8 have been planted by us. Unlike many others, we learned to live with and manage cedar moth caterpillars rather than take down our two massive cape lilac trees. We believe the planning staff have done a good job in drafting the policy and believe we can continue to manage our significant contribution to the canopy, provided the exemptions are not watered down. But there is a significant cost. In the current financial year we have paid about $4000 to maintain extensive vegetation on a corner block with two verges. These costs include $770 for an arborist for essential maintenance, and 75% of our water bill. We have very little grass and have paid for all the vegetation on the verges other than three council trees. In addition to existing costs, those who have created the canopy are the only ratepayers required by this policy to pay anything. The impossible dream is that all ratepayers would pay a tree preservation levy from which the costs of	Noted

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		compliance with the policy would be paid instead of by us. Not a year passes in which healthy wood is not cut out of trees as part of their ongoing management. Nedlands Council does the same thing in College Park. Council also cuts the middle out of our verge trees, and they have thrived, even in drought, as a result. The exemptions in the proposed policy are essential to maintaining healthy safe trees.	
74	Y	Strongly support keeping trees in both public and private land	Noted
75	Y	Tree retention is essential to for suburban character, climate and aesthetics. 100% support.	Noted
76	N	It would be a relief to see this policy implemented in Nedlands City. Being resident for 20 years I have watched in dismay as developers totally cleared blocks before infill. Beautiful canopied trees on corners if blocks could have been saved with tree retention policies. I agree with this proposal and hope for a greener, shadier future.	Noted
77	Y	Not affecting us but care about our city, the environment and the future for our grandchildren **Completely support** anything to protect any trees in any situation I understand this brief is specific but I believe that anything to protect trees shouldn't just be restricted to R20 and below. As surveyors who have acted on behalf of clients wanting to subdivide, for over 50 years, we are acutely aware of planning and building setback conditions. There is one very simple change which could make a world of difference – RELAX SETBACK DISTANCE IF IT SAVES A TREE – ie compensate, make steps in setbacks, architects are very creative. A stepped façade where part of building is closer than 9m and height variations and balance setbacks, front or back is varied, actually is softer than a harsh solid façade at 9m. Sadly now there are too many recent examples of SAT decisions and complete disregard for setbacks, height and densities. So if money allows so many rules to be broken,	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Noted. The Policy allows City Officers to negotiate planning outcomes for tree retention.

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		why not give all trees a chance. It sounds too basic, but when land was first divided, generally quarter acre blocks, the now 9 metre (30 foot) setback was OK. There was still room for a modest home and aerial photographs highlighted the extensive tree canopies straddling rear fencelines, where trees were planted in the "chook yard up the back". They are our existing canopy still. It seems criminal to decimate those trees for a larger home, for the sake of remaining rigid in keeping that 9m setback. Most understand the purpose of retaining the ambience that provides, but that's changing. The environment and birdlife is at crisis point and we need to keep every tree possible, regardless of zoning. I believe this should also somehow cater for a canopy clearance so that branches aren't lopped to avoid leaves in gutters, please, whereby what should be a graceful sprawling tree doesn't end up looking like a lollipop. Some LGA's have serious hot spot issues, such as City of Stirling, and make tree planting a condition for many developments. Perhaps in higher density developments, a condition could be imposed to make a payment in lieu, (akin to the old 10% levee in lieu of providing POS) to provide cluster planting/renewal in open spaces, and/or street trees. The cost could perhaps include tree cost and maintenance and watering for 2 years. I think it also important to have exotic as well as native trees, variety being the spice of life. People and children need colour and bees need purple and blue. We need bees to support agriculture. Nedlands is blessed to be visited by the carnabys and red-tailed black cockatoos (nearing extinction) and others. We need to act now with compassion and lateral thinking. I believe from viewing yourvoice, that this submission by email is equivalent and sent before the 5 pm deadline. I will look forward to advice regarding the council meeting re this matter	Noted

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		and would be happy to participate in a workshop should the opportunity arise.	
78	Y	I am writing to give my strong support to the Draft Tree Retention LPP. I feel that all trees, including the Lemon Scented Gum, should be valued and saved. The policy should apply to all areas of the City of Nedlands and not just to Residential Zones with a density code of R20 or lower. I think the City of Nedlands should have a list of endorsed arborist so any large trees can be pruned and be maintained to a satisfactory level. In general I am very concerned about the loss of tree canopy in the City of Nedlands.	Noted A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).
79	N	I am absolutely in full support of retaining every tree possible and fully support permission having to be sought to prune or remove any trees on private land. I am furious at the number of trees people are having felled on their land in the meantime before any new ruling comes into effect.	Noted
80	Y	I support the Draft Tree Retention LPP.	Noted
81	N	I fully support of the Draft Tree Retention LPP	Noted
82	Y	I fully support this proposal. Trees and canopy are being lost from our area at an alarming rate. Residential lots must retain trees to maintain the amenity of our suburb. Please protect our suburb for future generations.	Noted
83	Y	**I strongly support the proposed policy.** I make the following comments: 1. No tree that satisfies the definition of a regulated tree, including palms and lemon scented gums (which provide shade and have their own ecosystem), should be exempt. Any tree is better than no tree. Appendix 1 should be deleted as it does	Noted 1. A number of trees are exempt from the Policy due to their susceptibility to disease or pests or as they are an environmental weed. Lemon Scented Gum has been removed from Appendix 1 after advertising. The WALGA model local planning policy for tree

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		not relate to regulated trees. For consistency throughout the metropolitan area, the policy should more closely follow the WALGA template and definition of regulated tree; 2. "Maintenance pruning" should be permitted to be undertaken by the owner/resident, without reference to an arborist, but limited to removing limbs with a diameter of 100mm or less and not more than 10 percent of tree canopy in any one year. Any pruning should have regard to AS4373 Pruning of amenity trees (enforcement at the discretion of the Local Authority); 3. The policy should apply throughout the City of Nedlands, not just to Residential Zones with a density code of R20 or lower. Implementation of the policy would be facilitated by the City having a list of endorsed arborists.	retention was used as a basis for this draft Policy, it has been modified to suit the City of Nedlands context. 2. City Officers viewed additional guidance for maintenance pruning to be overly prescriptive. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. 3. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. The City does not keep a register of endorsed arborists. The Policy states the use of an arborist with a minimum qualification of a Diploma of Horticulture (Arboriculture) Australian Qualification Framework (AQF 5).
84	Y	I strongly support the policy of tree retention on private property. Victoria and South Australia already have the policy of retaining trees on private property. We need also more trees planted and maintained on verges and trees which are Australian to support birds and other wild life, and help reduce turning this city into a roof desert.	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
85	N	I support the adoption of the draft LPP to protect trees on private property. This should be applied across all R codes. I believe that lemon scented gums should be treated the same as other significant trees.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Lemon Scented Gum has been removed from Appendix 1 after advertising.
Comments Only			
1	Y	I think that Council should be able to manage street trees (pruning those growing through power lines) before embarking on this proposed" local	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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		planning policy local planning policy" (sic). I envisage that Council will be unable to handle the applications necessary under this " local planning policy local planning policy" (sic). There is currently an urban forest of street trees that need pruning.	
2	?	I received the Proposal Planning Policy 3.3 Tree Retention regarding tree damaging activities including removal. I agree that action is required in this area. However, I fail to understand why the council has not taken action to stop the killing of trees on the memorial side of Smyth Ave between Karella St. and Monash Ave. 4 mature, well established trees have been killed and 1 is rapidly dying. A total of 5 mature trees lost! Maybe more. Why did the council not take action after the road renovations to stop this happening? The council needs to focus on immediate issues!	Noted. There is no current legislation requiring the retention of trees. Street trees in front of development sites often die because the reticulation is shut off when the house is demolished. A standard condition of development approval requires proponents to replace street trees should they die during construction.
3	Y	I have received notice of planning policy 3.3 and it raises concerns for my property which is engulfed by a neighbours forest of large trees. I will send images of the trees separately so you will understand the magnitude of the problem. I have attempted to negotiate in good faith with the neighbour regarding the pruning of the forest, but I have made no positive progress and they continue to grow taller and taller and infiltrate my property including the roof/gutters. The issues at hand include the following: There is potential damage to my house/roof/gutter There is loss of amenity for reasons as below There is reduced lighting There is not enough light for my younger trees to grow There is damage to the boundary fence from branches/roots My house value is impacted (as proven by sales/marketing evidence) The interior house is cold - lack of light	Noted. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence. The Policy does not require a neighbouring property to reduce the impact of the amenity of a neighbouring house from a tree. This is a civil matter between the two neighbours.

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		The interior house is dark - lack of light There are residents with respiratory issues - cold/condensation/dark Whilst the neighbour will not prevent arborists from attending my side and pruning branches on my side, he will not allow significant height reduction to reduce the impact as listed above. He will not meet to discuss a plan to reduce the burden which is also financial to the amount of 2-4K per annum to prune the radial growth of his forest. My property is on the market for sale now for 3 months and not sold, at least partly due to the above list. I may seek legal opinion regarding the damage the forest is inflicting and the loss amenity I suffer. Please see the photos (2) coming so you can gauge the height and impact the forest has on my house. My arborist will attend shortly and I will send you more information about the height and species mix of the forest.	
4	Y	I am neutral on this policy, on the bases of.... i care for the retention of large tree canopy's, but object to being put through an application to prune problem trees such as the one that is located 2 meters from my single story house on one side, and half a meter from my garage on the other. This gum variety of tree has very hard wood, and gives no warning of when branches brake off....which is a constant, and most on my tin roof. I recently had the largest heaviest branch brake off, which would have seriously injured or even killed any human or animal standing underneath it....and fortunately it missed my house roof as well, which would have certainly caused major damage. My neutral stance is clearly defined in this case, as i chose to retain the tree, but had it pruned right back to a healthy starting stage by a professional arborist. I vowed to never let this tree get to large again, and only require the ability to conduct the same exercise every 2 years, without having to	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.

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		apply for an application. My stance....Pruning for the health of a tree and importantly safely, should absolutely be exempt from this proposed policy.	
6	Y	A tree retention policy has been contested in the past and will be again. Therefore the policy should specify a panel of three professionals, the City arborist, an independent arborist and a legally qualified *pro tem* chair, the latter independent of Councillors and Nedlands staff; individual objectors to have the right of appeal to a similar body composed of different professionals. Although this appears cumbersome I believe (a) this will persuade residents who object to Council having control of their gardens; and (b) this gives the best chance of a policy being passed by Council. B. In the event of a decision by such a process going against an individual resident's wish the policy must include a schedule to determine payment of costs of, for example, removal of a tree.	Noted. City Staff may employ a third-party arborist in cases where it is necessary for additional advice.

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Objections			
1	Y	I do not support the draft proposal. Nedlands has evolved over time into one of the greenest suburbs in the metro area without any intrusion from Local Government. The potential for overreach from local government in relation to implementation of this policy makes it unacceptable to me.	Noted The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
2	Y	As a local rate payer, I would vote against this proposal. It is selectively applied to lots coded residential R20 and below and has no impact on lots coded above this level. If the Council is concerned about tree retention within the suburb, consider the level of development proposals and the height of these developments. What about the tree retention on lots above R20?	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
3	Y	I believe this is an overreach of planning powers on private property. I have no issues in maintaining tree canopy to verges (for which I have 4 street trees on my verge) but do not wish to have additional planning controls on what could be built on my property in the future. I note last time public comment was sought the council advertised it received public support for the proposed policy but most positive feedback was from outside the city of nedlands and not local residents	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
4	Y	Please allow exotic and native trees to be removed on private property if other trees (including native trees) are planted by the owner. Gardens can be re-landscaped by the owners with new trees and foliage.	Noted
5	Y	The existing processes and procedures in relation to tree maintenance and removal function well. This is supported by the health state of tree cover throughout the city. To introduce the requirement for a development application is an unnecessary level of bureaucracy into a	Noted

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		process that is not broken. I object strongly to the requirement for a development application.	
6	Y	The proposed policy, which on the surface appears to be an attempt to protect local trees, is in effect a very serious erosion of the rights of a private land owner. Every land owner in Australia is entitled to the quiet enjoyment of their private real estate. The right is enshrined in common law and is at the heart of our legal system and rule of law. What the City is seeking to do by way of local government regulation is to remove what would otherwise be an absolute and inalienable right of a private land owner, that being his or her right to do things, carry out acts or the enjoyment of their free hold title and property rights. The City is attempting to rewrite these laws and in doing so erode the legal rights of the owner of the land. To impose regulation, a requirement to obtain an approval and to then charge a fee to do something that is already their absolute inalienable legal right under law is offensive. Furthermore the proposed changes would be illegal, unconstitutional and an affront to the laws of this land. It would only be legal if the individual owner of that land agreed to it and even then it would most likely need to be registered as a caveat in favour of the City upon the title deeds for that property. The City must not attempt to remove or erode the rights of the free hold land owners that make up the constituents of the Nedlands council area.	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
7	Y	I feel the Council already has too much power over our properties. If the trees are on our property we should be allowed to do whatever needs to be done. Often if trees need to come out they will be replaced with new ones, In addition, planning approval already takes too long. Enough is enough. Get out of our way!	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.

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8	Y	All for supporting tree retention, but zoning should be for plots other than R20. Needs to be for higher density.	Noted The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
9	Y	Council should instead PAY tree owners to maintain trees on their property (via reduced council rates, etc.). Trees are a community asset but an owner liability. Alternatively, could the council indemnify tree owners of any accidents, repairs, insurance requirements and insurance premium increases that result from tree ownership (as in my case)? Proposed policy as it stands should be only apply to SW WA native trees. Proposed policy appears to be overly onerous in terms of administration and paperwork. Proposed policy risks becoming a revenue source (fines). Proposed policy will incentivise removal of trees ahead of policy taking affect.	The City does not have operational expenditure allocated in its Budget to private tree maintenance or incentives. This would require consideration by Council. Tree damaging activity necessary for public safety are exempt from requiring a development approval.
10	Y	This notion has already been refused by the WA government and I cannot understand why you are revisiting this notion.	Noted
11	Y	The council should have no say in what we do with trees on our own private property.	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
12	Y	I believe landowners should have the right to determine how trees should be treated on their own property. Council should be restricted to determining treatment of trees on council verges. Trees that pose an imminent threat to people and property as determined by an arborist should be removed straight away rather than waiting for council approval.	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. Tree damaging activity necessary for public safety are exempt from requiring a development approval.

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13	Y	As requested, I offer my comments as below. This revised/proposed Policy is objected on the basis of the following: 1. Hasn't the earlier reincarnation of the Policy been rejected by the elected Government of the day? Would this revised Policy contradict with the Government-wide policy on the protection of trees and may become illegal or otherwise legally unenforceable. 2. Why spend additional funds from the City rates payers and resources from the City of Nedlands amidst the unprecedented financial chaos and upheavels currently facing the Nedlands Council? As a rate payer of this City, this proposed Policy is rejected on these grounds amongst other things. 3. Again, why discriminate against certain residents with certain R codes. Where is the fairness and equity in this revised proposed Policy? 4. Whilst I agree with the science behind climate change, the need to de-carbonisation and more greenery in our environment, this draconian and discriminatory approach, to my mind, I find this revised policy, respectfully to be wrong, costly and lacking common sense. I was disappointed that the Council appears to lack critical insight and innovation in its revised proposal. A more incentivised approach to the policy would have gone a long way to gain wider support from the affected rate payers rather than a penalty based, harsh and authoritarian policy. To me and respectfully, I find this revised policy to be un-Australian. I remain with respect.	1. Scheme amendment 12 required approval by the Minister. A local planning policy which does not seek to modify elements of the Residential Desing Codes does not require approval. 2. Noted 3. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 4. Noted. The City does not have operational expenditure allocated in its Budget to private tree maintenance or incentives. This would require consideration by Council.
14	Y	I think the proposal is ludicrous and unfair. It is targeting residents in zones R20 and below with a tree tax and another layer of red tape when performing changes on their property. This also protects all developers since most new housing is now becoming higher density and not requiring approvals. It would also encourage me to remove all significant	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		trees from my property before this By Law is in effect, hence avoiding any further fines, fees or paperwork. I can't see how this will benefit the green canopy of the suburb which is quite extensive now as it is. It is also removing the level of trust the Council has now with the residents to maintain the canopy. I have 5 very tall Lilly Pillys in my front yard which need major re-pruning every year. Will I need to submit a development application every year? I also have neighbours trees which regularly grow into my back yard and will destroy the fence if not heavily cut back. Will it be my responsibility to submit a development application? The By law is a joke and has not been properly thought out. If the council want to control the foliage in the private residences, maybe they should take responsibility for the pruning of these trees considered large.	Maintenance pruning does not require a development approval. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence.
15	Y	I support the goal of increasing tree canopy in Nedlands, however object to this specific policy because: 1. it puts in place yet another expensive, bureaucratic process 2. it doesn't distinguish between trees suitable for the area and climate (for example, many native trees), and introduced species. I'd like to see an explicit exclusion for non-native trees unsuited to our climate/conditions.	1. Noted 2. Noted. Only trees on the unwanted tree list at Appendix 1 of the policy are excluded as they are susceptible to disease or pest or are a weed species.
16	Y	Council should minimise its interference in the private lives of local residents. Council and Council staff time and effort would be much better spent in fixing up the vegetation on the many verges in the municipality, many of which are a disgrace. Council should focus on core business and doing the basics first before it decides to interfere with what happens in residents' private properties.	Noted. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
17	Y	Council should make better use of verge and public spaces to increase the tree canopy in the area.	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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18	Y	The policy does not adequately distinguish between what is pruning and what is severing of branches, limbs, stems or trunk of a tree. The policy places further impost on the resources of the staff of the Council requiring further administrative work when at the moment self0regulation works perfectly without the implementation of a policy.	Maintenance pruning is defined in the policy as: Pruning that: a) Involves removing dead or diseased wood only; or b) Is of a fruit tree and done for fruit production; or c) Is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree, or is to balance the tree. Lack of an existing tree policy has seen a number of lots clear-felled for new construction, even when trees are located in setback areas away from buildings. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.
19	Y	People should be able to operate their private property and assets with their own free will. The councils responsibility is to maintain green coverage via verge trees and communal green space.	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
20	Y	Hi, Please find below comments on the proposal. This proposal comes as a double whammy to us as a property owner. - This proposal goes completely against Nedlands Council previous policy toward tree preservation. As a property owner, we have already been severely inconvenienced by Council's policy regarding development vs trees. We previously had a very large Jarrah tree in our backyard that we wanted to keep. In 2017, Council would not permit us to utilise the existing garage on our house and change it to a bathroom/ additional bedroom, and then build a new garage at the front of the property. Council's policy required the garage to be kept as is. To extend our small house, we were forced to extend the building to the rear which necessitated a large tree removal. It cost us $3500 to remove the large tree that we did not want to remove, it was a difficult, hazardous and expensive job that we could ill afford. We are not flush with cash, as Council thinks most of the people in this suburb are. We are very	Noted. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.

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		disappointed with how this ended up. -There are plenty of trees that were planted haphazardly on properties throughout the suburb many years ago and their position severely restricts development of the property. I disagree that property owners should now bear the brunt of this, as it is our of their control. Fair enough, if a large tree is on the boundary of a property and a house redevelopment can be sensibly done, then sure try to retain the tree. - Large trees, particularly of the eucalyptus type in WA, are at risk of dropping branches at no notice. Council are proposing that a development application is required to trim a trees. Denying an owner the ability to trim a tree may present significant risk of a large branch falling off an injuring someone. I am sure that Council will not want to take on a lawsuit from its negligence in denying tree maintenance and subsequent toppling of a tree causing property damage / injury. If Council make this proposal a policy, how would the risk be managed. Right now the risk is probably with the property owner to maintain private trees. If the owner will no longer be able to maintain trees, then will this liability be taken over by Council. If Council are sued for a tree brach falling and causing damage / injury, and lose a case, who pays, ... the ratepayer? As a ratepayer, I certainly would not want share in funding a negligence lawsuit that could also send Council bankrupt. - Large trees are suited to street verges and parks, and not at private properties. - I object to the Council's proposal in its current form. Maybe a less onerous tree retention policy could be considered by ratepayers. Yours sincerely, Ross	Maintenance pruning and tree damaging activity necessary for public safety are exempt from requiring a development approval.
21	?	Stay out of people's private property and do your job managing street trees and road infrastructure properly. Tree policies do not work. They discourage tree planting, cost huge money to manage and huge legal	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation

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		costs when people rightly challenge them in the SAT. The City of Nedlands obviously has too many staff with nothing better to do.	and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
22	?	We have received the letter re the Tree Retention proposal and went online to read the detail and provide the following comments. We love trees. We plant trees on every property we have owned over many years. We maintain our trees using professional arborists on a regular basis. We remove trees that are inappropriate for our property and replace with a more suitable variety. We liaise with neighbours on tree selection and maintenance. We DO NOT WANT the Nedlands Council telling us what we can do and not do with our trees on our property. We appreciate the ability to discuss tree issues with the Council when they arise. It is the planning decisions that are seeing high density close to the street making it nearly impossible to plant a reasonable size tree that is the problem. On Broadway the new buildings even overhang the footpath-zero trees.	Noted
23	Y	I am writing to voice my **strong opposition** to the proposed Planning Policy relating to trees on private property within the City of Nedlands. I, like the majority of locals I know, love the area for it's expansive tree canopy and in fact I have six large trees on my property which over the years I have taken great care and considerable expense to look after. I don't object to the proposed policy because I want to remove my trees, I object to it because it provides a real disincentive to ever	Noted. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.

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		planting a new tree or allowing an existing tree to get big enough to fall under the bureaucratic watch of the City of Nedlands Planning Department. Far from preserving the tree canopy, I believe over time this will have the opposite effect. Yes, trees live a long time but none live forever. Also, an owner who really wants to remove a tree will often successfully lobby for it's removal. At the same time, fear of this process will deter others from getting themselves in this position in the first place by avoiding significant tree ownership. It seems a mathematical certainty that we will go backwards. I know several property owners who have got in early and removed trees ahead of time for fear of this policy being enacted. I am also aware of other jurisdictions (outside WA) where similar policies have been a complete failure. Adelaide is an example where its was recently published that they are losing 75000 trees per year despite having tree retention laws. We live in beautiful leafy suburbs and have never had the need for costly and intrusive council overreach to enforce it. Look around you, the ratepayers of the City of Nedlands are grown ups who can be trusted to make decisions about the trees they own without interference. For the sake of our suburbs, I hope the council sees the bigger picture and rejects this proposal.	
24	Y	I do not support the proposed Tree Retention LPP. The council can provide for tree canopy on street verges and any other council property. I am sure there is scope for the council to add to the stock of street trees. The LPP will add to the cost and time delays for any proposed works by ratepayers. Just more bureaucracy and added council staff to administer the DA's. Have you not noticed the greatly	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. Increase of urban forest requires more trees on both public and private land.

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		increased cost of building these days and the great difficulty for young people to get into the housing market.	
25	?	I am writing to express my concerns regarding the proposed planning policy aimed at regulating trees within our community. While I support the importance of conserving our natural environment, I fear that certain aspects of this policy may inadvertently hinder necessary activities vital for our community's growth and prosperity. Primarily, while safeguarding our trees is imperative, overly restrictive definitions will impede essential projects, ultimately stifling the development and vitality of our community. The proposed requirement for planning approval for any tree damaging activity of a regulated tree is poised to introduce unnecessary bureaucratic hurdles, particularly for routine maintenance tasks. This bureaucratic red tape risks causing delays and escalating costs for individuals endeavouring to conduct these activities, potentially deterring further investment and development. It seems this policy veers more towards intrusive oversight than constructive conservation, disrupting the balanced approach that has long ensured our neighbourhoods boast lush greenery without burdening the council unnecessarily. While exemptions for public safety and general pruning are commendable, it is imperative that the criteria against which development applications for tree damaging activities are assessed be clearly delineated to ensure transparency and consistency in decision-making. Ambiguity or subjectivity in these criteria could foster confusion and frustration among taxpayers, ultimately eroding the policy's effectiveness. Whilst our careful pruning activities over the years have never damaged our trees, previously our neighbours intrusive and undiscussed behaviour on our fencing border did lead to them digging away at the	Noted. The Policy does not expand upon tree maintenance as that would introduce more regulation. The purpose is to exclude those acting in good faith when they trim or prune a tree.

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		roots of our trees from their side, cause great harm, and ultimately the death of two old, established trees, which was very distressing to us. Under these new rules such tree deaths, due to the activity of neighbours, could lead to blame being cast on innocent parties. Moreover, the mandatory requirement for an arboriculture report with an application for non-exempt tree damaging activity is poised to exacerbate burdens, particularly for individuals with limited resources. This stipulation threatens to erect barriers to entry, disproportionately impacting marginalized or disadvantaged members of our community. In conclusion, while I fully endorse efforts to preserve and protect our natural environment, I do not support this planning policy. I believe it will adversely affect the long-term prosperity and well-being of our community rather than enhancing it.	
26	Y	I just wanted to express my opposition to the tree retention policy as presented. I am a tree-lover and am in my 3rd quarter acre home in Nedlands in which I have planted many trees. The way to retain more trees is to not implement more mindless regs, it is education and reward. Why not encourage tree retention (and maintenance) through positive initiatives such as small discounts on rates? Or vouchers to a festival? Further – the retention policy is all the more ironic as the NCC is allowing many of the verge trees to wither and die in this current dry spell. Whey does the council not set about watering some of these desperate trees?	The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
27	Y	What happens inside people's properties should be left up to them to decide. If council feels strongly about having more tress they should plant more trees on council property. I'm more than happy for council to come and plant a full row of trees in front of my house on their property. This is an additional administrative hurdle that we don't need.	The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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		I'm pretty sure council will have to hire more people to look after this who would need to be paid. More levies to pay these people. How did the trees in Dalkeith come to being in the first place without these controls.	
28	N	The act of trying to control existing trees on private land not linked to approval of a future development is likely to have a significant negative impact on tree retention or planting (or watering) as can be seen across the local government area. I am outside the affected area and have planted trees without worrying that it might impact my future plans for my house and garden. Please make a proactive plan to encourage tree planting and start taking care of the councils verge trees where they are struggling to survive through western power summer pruning, loss through development and others struggling with residents cost of living retic reduction.	Noted
29	Y	I object to the changes because the Council is once again impinging on the right of the property owner to decide what is best for their own property. Most people will keep trees of it is possible to do so unless the tree placement or its root system impinge on the house. I also object to the requirement because of Council's gross inefficiency when considering applications of any sort. It is hard enough to deal with Council at any time and adding more layers of inefficient bureaucracy just adds time and expense for property owners.	Noted. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.
30	?	I object to the policy for the following reasons: 1. If the policy is to apply, it should apply to ALL blocks not just those zoned R20 and under 2. The council cannot even look after trees on its own land, yet it wants to regulate trees on freehold titles (so many trees dying on council property - eg Dalkeith tennis club car park, young trees along Victoria Avenue)	1. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 2. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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		3. The council should start planting trees on verges first - we have been asking for this for years but hardly anything has been done. Once the adjoining owner objects the council says they can't do anything about it. Yet now the council wants to stop people from pruning / removing THEIR OWN trees. 4. Developers need to be held accountable for all the verge trees and large trees on their rezoned blocks that they have killed and not replaced. 5. Leave the mums and dads on low density blocks alone - they are the ones who mostly care about their trees - the developers do not yet the council basically lets them do whatever they like with the trees seemingly without consequence.	3. As above 4. Noted. Officers are currently reviewing measures to address this the impact of development on the verges and street trees. A condition of development approval requires developers to replace street trees that die during construction. 5. Noted. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.
31	?	The council should focus on the street and not mandate what is happening in the property block. The resident should have the right to decide how they want to develop and landscape their private property. certain trees may have detrimental physical and mental effects on the residents. There are lot of other areas the council should focus on like focus on making the stirling highway tree lined and friendly.	Noted. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
32	Y	The policy is obstructive to an individual or family utilising their block for housing. A tree should not come in the way of people who have paid handsomely for a house and wish to develop it. Cultivation of vegetation after development should be encouraged or enforced.	Noted
33	Y	I believe people should be responsible and make decisions on the vegetation on private property	Noted

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34	Y	This will deter people planting trees because they will be uncertain of ramifications in the future. May devalue properties in the future that have development potential? For example, if someone is considering a renovation one day, they wont plant a tree in case the tree cant be pruned/ removed for future works.	Noted
35	Y	Everything in local government is being driven to the "lowest common denominator". We have less personal rights and more control from bureaucracy. These controls add to complication and to costs, for both parties (noting that the costs of the latter are bourne by the former), while attempting to legislate every facet of our existence. If I wish to prune or remove a tree that sits upon my own land, then I do not wish to be required to engage with local council. If local council desires more trees, then plant these upon council property. Thanks you.	Noted. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. Tree maintenance and pruning is exempt from requiring a development application. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The intent of the Policy is to retain trees where the building footprint does not require them to be removed.
36	15 Y	1. The policy is an over-reach by local government. I don't have a problem with trees, there are about 15 on my property with at least 3 reaching the threshold to be impacted by this policy. I do have a problem with having to go through a process with no guarantee of success if I decide I want to remodel my garden, or if it turns out that a previous decision about the location or type of tree in a particular location was poorly thought out (for whatever reason impacts me as the landowner). 2. The policy is discriminatory (and illogically so). Applying this policy only to R20 or lower properties makes no sense, and will derive a false sense of community support. Per above, if I have 15 trees on my property and choose to remove, replace or relocate one the proportional impact is very small. If I'm on a smaller property then post implementation of this policy there is still no issue if the only tree on it is removed (100% loss). It makes no sense with respect to the purported aim of preserving the tree canopy of the suburb.	1. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The Policy intends to retain trees where the building footprint does not require them to be removed. 2. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 3. Noted

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		3. Implementation of this policy could have unintended consequences. Impacted landholders may take pre-emptive action ahead of the implementation date and remove trees en-mass to avoid potential future issues with council. I have 1 tree I'm on the fence about whether I need to do something about and I don't want an argument with council or its officers about whether my concerns are valid enough to warrant reducing the scale of or removing it. It's the most significant tree on my property and sits within my front set-back. I'm not going to be the only impacted person thinking this way.	
37	Y	I object to LPP 3.3. In my view this proposed policy represents an unwarranted and unjustified intrusion into the quiet and unfettered enjoyment of an R20 or below property by the resident. It is unreasonable for Council to seek to impose a raft of burdensome bureaucratic obligations on and thereby seek to control the everyday gardening activities of the property owners who typically work hard to improve the ascetic presentation of their properties. That is, it should be left to owners to manage the flora within the bounds of their properties; there is no justifiable reason for Council to seek to interfere with, control or dictate to property owners how they should ordinarily manage their gardens. This is especially the case where owners seek to minimise their carbon emissions and impact on the environment through the installation, at their considerable cost, of various solar technologies, as is encouraged by governments. Disallowing owners from seeking to maximise solar insolation available to their property through this restrictive tree management policy, as set out in section 7.1.4 of the draft policy, is contra to the general community's demonstrated desire to minimise their environmental impact.	Noted The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. Landowners will be able to perform maintenance pruning to allow for existing solar installations.

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		It is also unreasonable for Council to forcibly ban a property owner from managing the impact of trees overhanging their property. This would effectively make a property owner hostage to the gardening decisions of a neighbour. It has been a long held view across the community that a property owner has the unfettered right to deal with trees overhanging their property up to the fence line (Refer Legal Aid Western Australia - Dividing Fences and other boundary issues; Reviewed 21/9/22). A policy seeking to change this right of action, that does not require the formal or informal agreement of neighbours whose trees overhang a property, would be seen as an unnecessary and inappropriate restriction on a property owner's right to enjoy their property as best as they are able. Implementation of this policy will require property owners to submit a development application to seek approval for tree management activities that might in the ordinary course of maintaining the property's garden, including reshaping, redesigning or indeed taking action to simply let more sunlight fall on the property. Imposing this obligation on a property owner and THEN requiring that property owner to pay a fee of $147 is preposterous. Some may see this as simply a revenue raising action or even a bureaucratic measure by Council to discourage the proper and effective maintenance of property's garden. At the very least, if this policy is implemented, consideration should be given to waiving the development application fee completely for property owners who are seniors. This then raises the broader and important issue of the undoubted costs Council will incur in regard to: a) assessing development applications, b) compliance monitoring across the many many thousands of residences within the Council's boundaries caught by the policy and c) legal action taken by Council where policy non-	The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

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		compliance is observed. It is arguable this policy is not a cost effective use of Council's noted scarce resources. Many would assert that if Council is really concerned about trees then it should first act to ensure that a suitable tree is planted and maintained to maturity on the viable verges of every residential property. Casual observation of verges indicates that Council has been very tardy in this regard and there are many examples of verges from which trees have been missing for years.	Noted. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
38	Y	The policy seems to be adding a layer of bureaucracy and increasing costs for rates payers. Normally any mature tree in private property is preserved as it adds to the ambiance, The landowners should have the choice if for whatever reason they choose to trim or prune the tree. needing a permit seems like an unnecessary step and hence my objection.	Maintenance pruning does not require a development approval.
39	Y	Trees are vitality important however it seems council value their presence over the safety of residents and surrounding property. There are some dangerously large trees on our street that are not maintained by council and regularly drop large limbs during the winter months. They loom over the street and properties threatening to fall and I genuinely fear for the safety of my family if we park on the street or walk beneath them. We report them every year and are told they're fine, then they drop a huge limb again. My elderly neighbour sold her house last year solely due to their threat to her property and personal safety. When the council takes responsibility for tree maintenance and public safety, I will support tree policy, until then I do not. Regarding DA for trees on private property, this is another implementation of red tape and added cost to building. It's an attempt to protect trees without any consideration of the already high cost and already over-legislated process of building.	Noted.

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40	Y	While trees are important, it is apparent council value their presence over the safety of residents and surrounding property. There are some dangerously large trees on our street that are not trimmed or maintained by council and regularly drop large limbs during the winter months. They loom over the street and properties threatening to fall and I genuinely fear for the safety of my family and Neighbour's if we either park in the street or walk beneath them. We report them regularly and are told they're fine, then they drop a huge limb again. The previous owner of our house had a verge tree fall on the existing carport. Council denied responsibility and they had to claim and pay excess through their household insurance. One elderly Neighbour recently sold her house mainly due to their threat to her property and personal safety. When the council takes responsibility for regular inspection, trimming and overall tree maintenance and public safety, I will support tree policy, until then I will not. Regarding requiring a DA for trees on private property, this is another implementation of red tape and added cost to building. It's an attempt to protect trees without any consideration of the already high cost and already over-legislated process of building.	Noted
41	Y	I support the policy in principle but have serious concerns, in particular re safety. We have a large liquid amber tree in the corner of our back garden. In the past it has dropped large limbs on our garden and in a neighbour's garden. Over the last 15 years we have spent around $10,000 having it pruned regularly to avoid it hanging over our neighbours at the side and at the back, as well as hanging over the rooves of the properties, and also shading most of our back garden. Last year we also had hawsers attached to a couple of branches to minimise the risk of branches falling. We have had all this work performed by and on the advice of qualified arborists. I am concerned that this work may not be approved in future, in which case I would be	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.

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		concerned over safety. I can find only a brief reference to safety issues under how applications would be assessed. I suggest that some weight be given to allowing pruning where there has been an ongoing history of regular pruning which has maintained the tree in a manageable and safe condition. I also feel that as this is potentially a very large tree it is unfair on the neighbours to have it hanging over their gardens and would like to see more input from neighbours included (even though this does not affect me). There is also the issue that once trees get beyond certain size it becomes difficult and expensive to ever remove them so it seems to me essential to keep them to a sensible size. In addition, if the council were to disallow pruning and subsequently a branch were to fall and cause damage, then who would be liable?	
42	Y	Development approval should not be required to remove tress on private property. It interferes with the rights of property owners and involves unnecessary costs and red tape.	Noted The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
43	Y	I object to the policy only on the grounds that it is unclear and needs to be explained more clearly and completely. What is a the "specified size criteria"?	The specified size criteria of a regulated tree is outlined in the Policy as - An existing tree which has a: 1) Average canopy diameter of 6m or greater; and/or 2) Height of 8m or greater; and/or 3) In the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured from 1.4m above the ground; or in the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, measured 1.4m above the ground.

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		What properties are "R20"? Is my property "R20"? What will the "application" look like? Can I prune trees? What about trees on neighboring properties that are encroaching on our properties and causing damage to our property? I assume that all these things will be clarified and explained before any new policy is implemented. Thanks.	Property R coding can be obtained by searching intramaps or enquiring with the local government. Yes An application can be made using the City's application form on its website. Detail of information to be provided can be found at section 6 of the Policy. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence.
44	Y	Whilst in general supporting the retention of trees and greenery, I consider it inappropriate that Council or Government take a authoritarian approach to private land. There are ways and means to encourage society to plant, nuture botanicals, and grow their own fruit and vegetables, but for privately owned land, it is unreasonable for Council to step in and dictate what trees can and cannot be touched. This draws parallels with the recent Council desire to dictate what front walls we have on our private land. These are items of Council overreach and Council would do well to focus on other matters.	Noted The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
45	Y	R20 and below?! Is that a typo?! Surely you really meant OVER R20? Or are you actually aiming to screw your residential ratepayers whilst granting a free pass to developers. You know, the blocks being clear felled by developers for their "density" rout. Wow. This is beyond the pale. Nedlands had a perfectly good, and well timed tree policy passed in 1996 that would have protected our "canopy" from this scorched block regime by developers. Now, some ridiculous R20 and BELOW?!	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		Some bizarre “populist” tokenism - that only penalises your primary, mostly single dwelling ratepayer. The very people, that, unlike your property developers, pay your wages. Even the tree on the proposed Aldi side of Stanley street “died” HA and not a single penalty to any developer. This is bonkers. For some reason you proposed to bind up your tree planting, tree protecting ratepayers and let the developers de-nuding of Nedlands proliferate. Laughable, but speaks so well as to the intent of this current administration, perhaps our councillors too. Laughable but not remotely funny. This is just ridiculously backwards. Or, is it a typo. Hopefully it’s a typo that you lot will fix.	
46	Y	I have two very large gum trees which I love and spend $3,000 a year maintaining with a prune from a specialist gum tree pruner with a cherry picker. Despite that I still lose large limbs which have damaged my property significantly on several occasions. I receive no compensation from the council for damage or pruning and as my trees are very large, I'm worried my pruning will not be within your guidelines and require a permit that will firstly cost money and time - and time is the essence when a branch that looks unstable presents itself. I do not want to be restricted from this pruning and if I ever feel I have to remove the trees for safety reasons. I have lots of trees on my property, which I cherish and will continue to nurture but I don't want to be restricted by the council, just to stop people with little to no trees from lopping theirs. It's just not fair! I'm part of the tree canopy group and I would prefer I received subsidised rates and money towards pruning, than instructing people what they can do with their own trees. Thank you for listening.	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.
47	Y	When I moved into my street it had the "best kept" street award. This is because the trees were maintained by the Council and it was picturesque. Now that we have underground power all the trees have	Noted. Maintenance pruning is exempt from requiring approval.

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		been neglected and look shabby and some are dying. That's why I prefer to maintain the tree on my property and not submit a request form when pruning is required.	
48	?	I object to the policy, principally because it only applies to residential developments on R20 or below. The policy should apply to ALL property (residential and commercial) and of all R-codes. How much of the tree canopy within the city have been lost to all the developer lead construction for their high density sites where they clear fell every single tree, bush, shrub on the site to maximise the amount of space for their poorly design, excessively dense, non-compliant developments?	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
49	Y	- should be able to make decisions about trees within our boundary, especially to take proactive decision about appropriate species (replacing with our choice) - inconsistent application of policy. Why aren't trees on smaller blocks also included?	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
50	Y	Amendment required to the trees covered by policy. Need to exclude trees from this policy if the tree is within 5 meters of the roof boundary of a property or a tree may cause damage to property and its occupants, and need to be removed.	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
51	Y	Despite being an advocate for the planting of more trees and improvement of the canopy in the city, I wholeheartedly object to the proposed policy. My quarrels are two-fold. 1) Fundamentally I believe it unconstitutional for local government to prevent me from the removal or pruning of a tree on my own land.	1. The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.

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		2) Secondly, and most importantly, this policy completely ignores the issue of public safety and nuisance caused by trees that are either too large, or of a species unfit for the urban environment. My property has been damaged, family's safety put at risk, and access to my own land prevented due to the falling of 3 massive limbs from a neighbours tree within a short space of six weeks, hundreds of kg in weight from a height of at least 15m. The council has admitted to not having any definable metric for assessing the risk on my land but only that they wish to preserve the tree canopy pointing to the trees health and inherent nature to drop large limbs. The fact that the details around how this policy should actually be implemented do not exist highlight its shortsightedness and the tremendous problems that will result for civil rights, planning and development and public safety. There needs to be a unified and acceptable measure of risk, not just that a tree is healthy, to prevent it from being removed or pruned. Trees also have a limited life, and many of them will eventually grow beyond a size that is safe or easily manageable. Will the council be responsible for the damage or danger that these ageing or overgrown trees pose? Will they foot the bill for these trees maintenance to ensure the unalienable right that a person has to safely enjoy their property? In my experience, the answer has been a resounding "no". The council have no interest or intention in governing the safety of our urban environment with respect to these trees. Please reject this proposal and ensure the details are properly thought through to address the needs and safety of people rather than focussing on only preserving and extending the tree canopy.	2. Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The health and species of a regulated tree, along with possible safety risks are considerations of the development application. It is the landowner's responsibility to properly care for trees on their property, just as it is the landowner's responsibility to care for their own house.
52	Y	We do not support this proposed policy as it stands. We all know that trees are critical for the environment; more trees need to be planted and not cut down to help avert a climate change. While I think the underlying intentions are good, I do not think the Council's proposed	Noted

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		tree protection policy, is the right way to go about this for the reasons outlined below. At this stage, I would ask the Council to wait until the Western Australian Government have developed their New Urban Greening Strategy before considering action at a local government level. As it stands, the policy you propose impacts negatively on those who have planted / looked after large trees over the decades, who really appreciate trees. During our 35 years in Nedlands we have planted trees and nurtured them and will continue to do so for as long as they are able – why penalise us with more bureaucracy? As we age we need help – not more bureaucracy. Instead of the stick, why not consider the carrot approach and where help is needed to look after trees, provide it. Reward not penalties, in my opinion, has a far greater chance of success. Plus there are many negatives with the stick approach, below are three. 1. Who do you propose will police it? Will it mean more costs and Council staff? Will it in fact work? Or will it be a white elephant with no teeth to ensure it works. 2. Less trees planted on private property. It is highly likely that owners will plant fewer trees in the future on their lots, if they do not have the right to remove them later. 3. The policy puts a huge burden on a section of the residents, many of whom are elderly and have mature trees. While everyone benefits from these trees, surely everyone should contribute to having the benefit from them. Again, why penalize those doing good. The way forward as we see it. Take into account the State Government's Policy and then consider a "carrot" approach and reward owners who have such trees and those that are finding looking after them an issue. Help the residents look after the trees and not look to penalize those with mature trees. I do have one other question.	1. The Policy will be subject to the same process and compliance actions as other works subject to a development approval. 2. Noted 3. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

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		Why does the policy only focus on lots zoned Residential with a density coding of R20 and below? Generally owners of these larger blocks value their trees. The policy does nothing to address the most significant loss of trees caused by the total clearing of newly subdivided blocks adjacent to Stirling Highway by developers – surely there should be some balance here too. Please take into account the outcome from the yet to be finalized State Government strategy and rethink your approach and spend the money on helping the residents care for the trees.	4. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The Policy intends to retain trees where the building footprint does not require them to be removed.
53	Y	We believe the right to remove tree(s) on private property should be retained by the property owner and shall only be a property owner decision. The City of Nedlands can plant on easements, verges, green spaces, reserves etc in order to maintain the green canopy and should the City of Nedlands then want the remove such shared trees then the permission of the affected residents/rate payers can be sought as to whether those tree(s) should be retained or removed.	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
54	N	Object tree policy. Council should not make rulings on what people can and should plant or cut on their private property. There is enough verge area for the council to plant trees.	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
55	Y	I just think there is nothing wrong with the existing planning framework. This tree retention LPP just making things difficult and putting some landowners into unfair situation.	Noted
56	Y	We are concerned about the significant costs associated with maintaining the large trees. We have 2 such trees on our property and they frequently drop large branches which are a danger to both people and neighbouring properties. We spend at least $6000 every 2 years to do safety prunes to minimise this. However with global warming we find the instances of branch fall is increasing so we may need to do annual	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The health and species of a regulated tree, along with possible safety risks are considerations of the development application.

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		safety pruning. Not only will this legislation stop residents removing unsafe trees, it adds a layer of bureaucracy to each time I need to safety prune my trees.	
57	N	I believe the council shouldn't interfere with trees grown in property owner's land as it doesn't belong to them. Council owns all the verges and sufficient land in Nedlands to ensure the greenscape for our suburb. Property owners should have the right to trim their neighbours trees when they encroach on other properties as they could block sunlight, drop branches, clog gutters etc reducing the amenity of their neighbours and creating potential damage to other neighbours properties.	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence.
58	Y	Property owners should have the ability to make decisions on trees and landscaping on their property. There may be some exceptions for trees of high significance however the specified size being proposed under this policy is unreasonable. A height of 12-15M would be a reasonable size requiring development application.	Noted
59	N	This policy is cumbersome and unworkable without huge extra expense. Another bureaucratic nightmare. Why not just require residents who remove a tree to pay a sum towards planting more trees - matching the size of the removed trees, or for a few if removed trees too large to replace. To begin with, try trusting residents to notify council and save the cost of 'tree police'. Maybe a published list of trees removed so that neighbours etc can see that council was notified. It is not our suburbs making the 'tree canopy' bad list, it is the new suburbs which do not have enough space for street trees or in owners small lots. Developers do the token required 'parks' and streets are horrific. And when will we ban dark coloured roofing?	Noted Dark coloured roofing materials have been addressed in the City's Sustainable Development LPP.

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		I would like council to concentrate on looming traffic issues. Please!	
60		Firstly, we have planted many trees to enjoy them and to provide shade and bird habitat. One of the trees is not listed in your Appendix 1 yet are not native and in some states considered a weed. We've deliberately planted deciduous trees to allow winter sun - for our house as it stands today. If we subdivide in the future our free hold block which increases density we shouldn't have to go through further bureaucracy to have a tree removed. Nor should we need a development application to maintain a tree because it's getting too large and 'pruning' requires 'severing a limb' which is stated as requiring the application. Let alone the cost of an arborist. There's not a lot of room even on our larger block for trees with neighbouring buildings and our own. We're a great supporter of trees and have planted many whilst we've lived here. We've also removed large trees due to safety reasons. I object, because this policy will be breached by many, will be complicated and difficult for the council to manage and be very expensive to implement and all that cost will be placed on us, rate payers, and our rates have gone up significantly along with the general cost of living pressures. Further, cost of maintaining the tree falls to the land owner while the council mandates it as a public amenity. As a public amenity, the upkeep and maintenance costs should proportionately be borne by the community, particularly when the flexibility of use of the land is compromised	Tree retention in relation to a subdivision will be addressed at the subdivision stage and does not require an additional step. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.
61	N	While I support the Tree Retention policy for those properties zoned R20 or lower, it doesn't protect any of the trees on those higher zoned like my street. Ironically, while our street block has been earmarked for a Heritage Area, more than 6 of our established street trees (Brush Boxes,	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		or Lophostemon confertus) are dead or at risk due to aggressive clearing by developers and lack of care by builders. I would wish to see a Tree Retention policy that ensures developers leave established native trees tagged by an arborist, and water and protect these trees to ensure their survival of the building process, with hefty fines or loss of future permits for failure to do so. Those of us who live near Stirling Highway are still part of the community (see my earlier comment regarding our potential heritage value), and it shows a real disenfranchisement by Nedlands Council in its complete disregard for our community trees due to our higher zoning.	Noted
62	Y	I strongly object to the proposed tree policy. We must be able to do what we wish with trees on our own land, on land that we own. We live in a free democratic country and should not be subjected to the controls of a local council regarding trees on land that we own. We do not live in a communist or socialist country. Further, the suggested policy is fundamentally flawed, given that it applies to R20 and below, rather than the inordinate and overwhelming amount of R20 and above development sites that the Nedlands council and state labour government have so foolishly allowed to ruin our suburbs. In addition, the concept of a tree policy was previously thrust upon residents by Nedlands council and thrown out by the residents. It also resulted in the council being replaced by councillors who truly reflect the views of the residents. I like trees and understand their benefit, however, I strongly object to the proposed policy.	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Noted
63	Y	I oppose the policy. This marxist policy was introduced approximately 25 years ago and was despised and hated by the ratepayers. This new	Noted

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		incarnation is a high handed unbalanced policy which will achieve the same outcome as the prior policy. I suggest that more pressing issues await your attention.	
64	Y	Folk need to be in charge of and able to manage their own trees. Most people have been blessed with a good measure of plain intelligence and are able to make perfectly good decisions regarding their own properties and trees growing on their properties. We don't need a bureaucrat who has no knowledge of our personal home circumstances what so ever, to be making the decision for us as to whether we can trim a tree on our property or not. The tree canopy in Perth has grown well over the years - please, no more petty rules, let this one go please.	Noted
65	Y	I strongly, outrightly object to the suggested tree policy. We must be able to do what we wish with trees on our own land, on land that we own. We live in a free democratic country and should not be subjected to the controls of a local council regarding trees on land that we own. We do not live in a communist or socialist country. Further, the suggested policy is fundamentally flawed, given that it applies to R20 and below, rather than the inordinate and overwhelming amount of R20 and above development sites that the Nedlands council and state labour government have so foolishly allowed to ruin our suburbs. In addition, the concept of a tree policy was previously thrust upon residents by Nedlands council and thrown out by the residents. It also resulted in the council being replaced by councillors who truly reflect the views of the residents. I like trees and understand their benefit, however, I strongly object to the proposed policy.	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Noted

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66	Y	Residents do not need to be regulated at their cost in this matter. The cost of living crisis is crippling our community. It seems that property developers can remove trees with impunity (developments in Webster street and the Captain Stirling Site),but residents who in most cases planted the trees in the last 20+years, will be charged to maintain them. Instead provide support and incentives for planting trees and prevent Developers from removing trees to maximise profits. There are large gum trees surrounding our property, the council should provide insurance for falling branches which damage property, and provide a free gutter cleaning service. How many staff will need to be employed to police this policy, please lets get sensible on costs and be less ideological.	Noted The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.
67	?	This policy is flawed and poorly thought through and one that seems to be more akin to the council virtue signalling its green intention than really solving the problem of tree canopy reduction. To begin with the policy takes aim at the cross section of rate payers in reality doing the least harm to the tree canopy (R20 and below zonings), whilst ignoring the very real problem of wholesale tree removal from the neighborhood by density developers. The continuing orchestrated destruction of street trees that is occurring at the hands of the same group of developers (where ever their developments are undertaken or call for multiple driveways for better street access) and the protection of trees and further planting in green spaces is an opportunity that is not sufficiently addressed in the policy and an opportunity missed given the council has complete control in this area and could focus the policy more succinctly in this area by aligning it to its ambitions for a greener city. Instead the policy disproportionately punishes R20 and below zoned ratepayers who are not (in reality) the group doing the bulk of the	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The Policy intends to retain trees where the building footprint does not require them to be removed.

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		damage to the tree canopy in the city, by tying them up with further time consuming bureaucracy and cost. Of particular concern is that this policy provides INSUFFICIENT clarity on how boundaries / overhanging trees are to be addressed. A Reading of the available information would suggest the council policy intends to usurp the current right of property owners in these zonings to prune significant trees and overhanging limbs that encroach on their property from a neighboring property - This is something that should in ever instances remain the absolute right of the property owner. As a result the policy has the potential to open up a litigious tin of worms on two fronts that seem immediately apparent: 1)Firstly where you have a bad actor (i.e. where a property owner does not manage the risk their boundary trees creates for their neighbors property, but misuse the policy to prevent the impacted neighbor from being able to prune or alter the overhanging elements.) 2)Secondly where the policy delays, restricts or prohibits a property owner (or neighbor) from pruning or removing overhanging, or boundary limbs that then go on to cause damage to private property, or in a worse case, result in personal injury or death. Both instances would add further fuel to the fire of an already contentious issue for many neighboring properties in the city and the likely result would be legal action being pursued against the council for damages either by residents or their Insurance providers. I have attempted to gain clarity from council planning staff (and even the author of the policy notification letter) re the issue of how boundary trees would be handled in the policy and was told that they had not fully considered the consequences of this area at present and so did not have all the answers? My insurance provider however was somewhat clearer as to the consequences of such a policy, stating that they would	The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence.

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		need to potentially increase the insurance premium on any property if encroaching boundary trees where prohibited from being managed, to accommodate the risk of a subsequent claim, however should the increased premium be paid they would then be forced to pay out and pursue associated third parties responsible for the restriction should there be an incident. (i.e. either the owner of the neighboring property or the council - or both). The fact the the policy has not undergone sufficient due diligence to deliver any clarity in key areas is concerning, (and reminiscent in my mind of the city's recent failed attempts to ban fireplaces). As a rate payer I expect the city takes a thorough and robust approach to policy and ensures it is fit for purpose and does not disproportionately target R20 and below zoning in an effort to virtue signal or tick a box on green credentials. The proposal to pay an additional fee of $147, and / or incur additional expenses to get and Arborist's report for something R20 zoned ratepayers are currently within their rights to do (i.e. prune or remove an existing tree, or overhanging boundary tree on their private property.) is particularly ironic given a developer on a block zoned differently across the road from an R20 owner can currently remove all of the tree canopy and kill every verge tree seemingly with out question, or cost. In summary I don't believe the mechanics of this policy are robust or comprehensive enough to succeed - its aim does nothing to address the biggest issue impacting the tree canopy in Nedlands , which is developers strip clearing blocks of all vegetation and the high number of verge/street trees dying as a result of their push to maximize profit. Instead it aims to punish the average Nedlands rate payer disproportionately by putting further onerous bylaws in place that will likely be unworkable and open the council and property owners up to litigation. - I am completely unsupportive of this policy in its current incarnation.	

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68	Y	The policy is unfair because it is borne solely by single resident families and retirees. Multi-dwelling developments and present new builds are exempt. The number of dwellings to which it applies will diminish as more multi-dwelling developments are built. The value of those properties to which the policy applies will drop since restrictions on new builds or extensions will reduce the number of prospective purchasers. Growing trees will increasingly shade solar panels and swimming pools thus increasing mains power consumption from non-renewable energy and reducing the number of months that swimming pools can be used. The description of all pruning and trimming of trees as being 'damage' to trees is emotive and misleading. Pruning will often improve the health of a tree and may be necessary to remove dying or rotten limbs. Any damage to people or property due to falling branches or whole trees for which pruning or removal has been denied may expose tthe council to legal action. Some trees which are notorious for dropping branches such as liquid amber or flame trees should be conserved	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. Landowners will be able to perform maintenance pruning to allow for existing solar installations and swimming pools. Maintenance pruning is not considered a tree damaging activity if it: a) Involves removing dead or diseased wood only; or b) Is of a fruit tree and done for fruit production; or c) Is otherwise minor maintenance or thinning of the crown that does not adversely affect the health or general appearance of the tree, or is to balance the tree. Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
69		1. Object and oppose the proposed policy in its entirety 2. It is inequitable in that it impinges the most on small landholders ie R20 or below 3. Nedlands and most of the suburbs in the western suburbs are the most tree dense yet this proposal inflicts further demands on the residents of Nedlands. What is the basis of this?	1. Noted 2. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 3. Maintenance of the City's tree canopy in internal in mitigating the heat island effect, enriching biodiversity and maintaining the leafy green character which is valued by the community. 4. For more than maintenance pruning a qualified arborist is able to manage the health and safety of the tree.

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		4. What is the basis and rationale of requiring an arborist to approve pruning a tree. It is so subjective that this will be an expensive process borne by the landowner and will encourage litigation. 5. In creating another layer of bureaucracy ie read that as red tape, the rate payers of Nedlands will bear the cost of extra staff etc etc to oversee this backward initiative. Have you costed this exercise and advised ratepayers what it will cost? 6. How do you justify the "need for development approval for removal of a tree would apply even in the event where a proposed development would not otherwise require approval". Very Monty Pithonesque! 7. What is tree damaging activity? (I have read the proposed definition and find it farcical) Who's going to be the arbiter determining this? Who's going to determine that pruning a tree may damage the overall health of a tree? 8. Pruning a neighbours tree overhanging my property only if the branch was dead or to improve the crown provided it doesn't harm the overall health of the tree is a joke. And if I want to do that I may be required to engage an arborist at my expense. A further joke	5. The process will be undertaken by the planning department through the established development approval function. 6. The exemption of a single house from requiring a development approval pursuant to Schedule 2 Part 7 Clause 61 of the planning and Development (Local Planning Schemes) Regulations 2015 does not relate to any other works that may be required before the single house is built. 7. The Policy does not capture good faith efforts to trim a tree. Rather, it intends to retain trees where possible. 8. The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence, nor does it require an arborist to do so.
70	Y	OBJECT to the AMENDMENT/POLICYY This amendment/policy is an ad-hoc approach that unfairly targets only a specific section of the property owners of Nedlands of whom may be seen as soft/easy targets, the mums and dads. It would be better if the council focus instead on 1. holding the big developers accountable on tree management in their developments, and 2. planting 2 trees on every verge of Nedland private properties, and maintaining the good health of all existing verge trees on private properties and trees in public parks.	Noted The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.

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		This amendment/policy inequitably places onerous conditions on property owners of R20 zoning. On the flip side, it means that property owners with zonings above R20 can do whatever they like with their trees (including removing them), even if they never develop their properties. It appears that the council is telling its residents that the trees on properties zoned above R20 are somehow less valuable to the city and environment than those on zoneR20. What is the logic in this? It should be either the same rules apply for all private properties or not at all. It tramples on the private property rights of West Australians. If this Trees on Private Land - Scheme Amendment 12 and Draft Local Planning Policy is approved, will those nedlands property owners affected by this be rebated/reimbursed for all costs related to maintaining these trees via for example a special rebate/reduction to their council rate? After all, the affected tree is seemed to be for the benefit of ALL Nedlands residents' health and wellbeing. Surely therefore all, and especially those Nedlands residents who were surveyed and have voted yes but who do not own such trees on their properties would be more than happy to contribute financially to what they feel so passionate about.	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
71	Y	The policy, whilst well intended, is likely to substantially increase risk (public liability etc) and cost (enforcing the policy and insurance etc) to the council (and by extension to the residents and rate payers), and diminish landowner rights. Furthermore, this is targeted at residential zones of R20 and lower, when it is predominately the higher zones that are targeted by developers and subject to removal of established desirable trees. This policy merely places the burden of ineffective and bureaucratic regulation on the property owners who are already doing the right thing. This is very much a "stick" approach to retaining tree canopy in	Noted. City Officers believe that most tree removal applications will come as part of a larger application, thereby requiring minimal additional resources. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.

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		Nedlands, I would prefer to see a "carrot" approach, with incentives to property owners for increasing an maintaining desirable trees and plants.	
72	Y	I have 14 trees on my property which would comply the definition of a regulated tree, 10 of which I planted myself. I love my trees and have no intention of removing any of them, even though one large river gum completely covers my swimming pool and creates a significant maintenance task. Some of these trees require periodic maintenance pruning. An old jarrah tree is in close proximity to my house and required lopping to prevent limbs falling onto the house. A red flowing gum needs to be undercut to allow access to my driveway and front path. Several Native Hibiscus need pruning to allow access to pool gates and other facilities. A fiddlewood needs pruning to allow access to sheds. I should not be required to make application for these activities nor pay a substantial fee nor potentially need to get an arborist's report. My property is making a substantial contribution to the tree canopy, and I do not believe I should have to incur costs and potentially be denied approval to maintain the safety and convenience of access to it. The greatest contribution to improving the tree canopy in Campsie St would be to put the powerlines underground. This would allow the street trees to grow without being severely pruned annually.	Noted Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.
73	Y	In response to the LPP 3.3 – Tree retention I would like to express a clear objection to this potential policy without further consideration, as a property owner I should reserve the right in the event of property development to remove certain tress if they present danger or damage to the current property or future developments. Real life example below: I have had an issue with a neighbouring tree on the West boundary of our property to which I have raised with the City of Nedlands in May 2022. The tree of concern had caused extensive	Noted Noted

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		damage to the rear fence to the point it has had to be replaced, with the replacement of the fence it should be noted that the fence couldn't be properly reinstated as the trunk base is now growing directly over the boundary line. We have also had limbs etc drop in our back yard over the years which has posed as a serious risk to my family in the event they are in the back yard at the time. Further to the above detail we have recently received a development approval finalised with the council. As per prior advice I have engaged a qualified arborist to gain a professional opinion on this tree who has considered it to be unsafe with the proposed development due to the size, nature and proximity to the development. My concern is by fence lining this tree it will potentially become unsafe to the surrounding neighbouring properties or affect the overall health of the tree, It should also be noted that the tree is situated directly above the mains sewer system which could have infrastructure damage consequences. I would ask that consideration is exercised and an exemption be granted for this property and situation prior to any new policy being engaged please confirm the City's position? Further to that I believe consideration for such situations should be reviewed in any future policy to allow the removal of tress where they pose a threat to life and or damage to property. One other point as discussed in person, was that to meet the recent DA we had to meet the objectives of the City's Sustainability Policy: "To ensure that new development is constructed and functions in an environmentally sustainable manner, with a focus on minimising environmental impact, maximising resource efficiency and reducing or eliminating reliance on nonrenewable energy without undue detrimental impact on the amenity of the locality" As per clause 5.1 we have met that with the change in roof colour to meet the proposed Solar absorptance rate not to exceed	The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence. The tree in question is not impacted by the new dwelling and is not identified as being removed on the approved plans. As such a development approval will be required to remove the tree. As the tree is on the boundary, it should be discussed with the other affected owner. Landowners will be able to perform maintenance pruning to allow for existing solar installations.

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		0.5 and to install a minimum 3kw photovoltaic panel system, as discussed I am concerned that the solar system may not get the full value and utilisation due the shaded nature that the trees currently provide. These two topics/ policies agenda's contradict each other and should be considered in any further policy and review of the current sustainability policy. In closing I would like to note I'm not against tress and live in Nedlands because it is an established leavy suburb however, consideration needs to be in place for residents and property owners that have genuine concern with provision for a simple process to determine outcomes. I'm all for the right tree in the right place! I look forward to your response and am open to further correspondence in person via phone or email.	
74	Y	I am totally against this policy. The policy to govern what can be done on private land in regards to trees I am totally against. This is private land and the City of Nedlands should have no right what so ever to dictate what can and can't be done on private land. When I bought this lot in 1987 it had 2 existing trees and nothing else. Since then I have planted many palms, conifers, Chinese Elms, Chinese tallow, and fruit trees. I am obviously all for a diverse tree canopy, but I am totally opposed to this proposed policy and the red tape that is involved concerning the removal or pruning the relevant tree size nominated in the policy. I see it as stripping an owner of their rights concerning their own land. Furthermore there has been bountiful tree planting by the City of new trees on verges in the last few years which has and is enhancing the canopy in the City of Nedlands. In conclusion I am all for trees on verges and on privately owned land, however I strongly oppose this proposed policy which erodes owners rights.	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy.
75	Y	I don't think the policy has gone far enough to protect residents from maintenance pruning of protected trees on neighbouring properties.	The Policy does not remove the right of a landowner to perform maintenance pruning for trees overhanging a fence. The Policy is not

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		Residents should have unfetted and unrestricted access to prune (not limited to minor pruning, removing dead branches, removing diseased limbs etc) of neighbouring trees which overhang boundaries. Tree limbs should be able to be reduced to the boundary as it the current policy/rule for pruning trees.	intended to capture residents who prune trees in good faith. Rather, a major aim is to prevent clear-felling of lots where trees could otherwise be retained.
76	Y	I wish to OBJECT to the proposed Tree Retention policy (Local Planning Policy 3.3) for the following reasons: 1. This policy has already been tried by Nedlands City Council (late 1990s-early 2000s) and had to be abandoned. The unintended consequence is people become afraid to plant trees. 2. Large trees are beautiful in parkland spaces but can be a curse close to a house. Some species grow very vigorously and end up much larger than anticipated, which can block light into the house, affect underground infrastructure and constantly fill gutters with debris. Some Eucalypt species can erratically drop large limbs during storms or after periods of heat stress, causing structural damage and even threatening life. 3. The tree canopy in Nedlands is being particularly denuded by property developers/ infill. It is not property owners on R20 or less that are the problem. 4. Positive encouragement to plant trees is always a better strategy than punitive regulations that remove choice, particularly when this choice is on privately owned land. 5. Any new regulations that are likely to increase work for NCC or increase the number of employees required should be carefully considered. There is already upward pressure on rates and this proposed policy will contribute.	1. Noted. 2. Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. Landowners will be able to perform maintenance pruning to allow for existing solar installations. 3. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. 4. Noted 5. Noted

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77	Y	I support the retention of trees in our neighbourhood but do not support the proposal by the City of Nedlands to require a development application for tree damaging activities for the following reasons: - this proposal imposes controls and restrictions on my own private property that don't currently exist; - future improvements to my property will be limited by these requirements; - owners of R20 or below properties will be penalised by this rule, but developers of higher density properties will not - we are expected to maintain the tree canopy to the benefit of developers; and - the development application process is obstructive, costly and subjective. The City of Nedlands should instead incentivise the retention of trees on private property, possibly through rates reductions for the maintenance of identified key trees. Also, add the requirement for owners to have at least one substantial tree on their property, but with the flexibility to remove and replace without City of Nedlands intervention	The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.
78	Y	This penalises owners who have done the right thing (ie retained trees on their land). Your policy should penalise owners whose blocks have insufficient trees/large trees/where trees are removed eg by increasing rates or removing benefits. Alternatively, reward owners who have trees eg by discounting rates or by paying for tree works/providing free	The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council.

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		services. Your proposed policy incentivises the immediate removal of trees	
79	Y	1. Discriminatory policy being proposed for certain category of ratepayers and land owners. 2. Against the principle of freehold for landowners enjoyment of their homes and denying them freedom and reasonable amenties. Bureaucratic, burdensome and costly	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
80	Y	I am writing to express my concern of the proposed policy regarding tree retention. I am very conscious of how important trees and greenery are but I still feel the owner should have the right to remove or prune any trees on their property for aesthetic or safety reasons without having to apply for permission. When it involves new house construction, surely the council would be considering the proposed house and landscaping design together for the development approval. I feel that this should be adequate without the added obstacle of requesting permission to remove existing trees. Landscaping should be an important element in any development but I feel it should be the owners decision as to which trees he wants to retain or remove. Looking around our area in Swanbourne, it seems that there is no shortage of trees that deem this a necessary policy to introduce. It will only add more complications. Thank you for considering this submission.	Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. For new developments provisions of this policy will be considered when assessing the development application. Regulated trees shall be protected and retained is to be prioritised.
81		I am writing to express my strong opposition to the proposal that aims to limit the pruning and removal of larger trees within our council area. While the intent behind preserving our natural environment is commendable, the proposal fails to adequately consider several critical factors that could have significant implications for residents, infrastructure, and environment. Key Concerns	

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		1. Safety Risks Falling branches and trees – larger trees in particular those that are older or diseased, may pose a significant risk of falling branches or complete collapse, especially during severe weather conditions. This presents a hazard to public safety, potentially resulting in injury or loss of life. Proximity to buildings is another potential issue. The roots can undermine foundations, and falling branches can cause substantial property damage, resulting in high repair costs for homeowners and the council. 2. Potential Fire Hazards 3. Environmental Impact While large trees are vital to the to the eco-system, they can sometimes overshadow and inhibit the growth of other plant species, reducing biodiversity. Managed pruning helps maintain a healthy balance in the flora. 4. Economic Considerations Without the ability to prune or remove problematic trees promptly the costs associated with tree maintenance and potential emergency responses to tree related incidents could escalate, placing an additional burden on both council and residents. 5. Property owner rights Homeowners should retain the freedom to manage their property without undue bureaucratic intervention. The proposal to limit tree pruning and removal imposes unnecessary restrictions, leading to delays and additional costs for property owners. The time lost waiting for approvals and the costs incurred for professional assessments are significant burdens on property owners, affecting their ability to address safety and maintenance issues promptly and effectively. Recommendations Instead of imposing a blanket restriction on the pruning of large trees propose the following alternatives –	1. Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. 2. Tree damaging activity which is required as part of an approved bushfire management plan is exempt from requiring a development approval. 3. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. 4. Tree damaging activity necessary for public safety are exempt from requiring a development approval. Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application. 5. As above

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		1. Clear Guidelines and education: Develop clear, straight forward guidelines for tree pruning and removal that empower homeowners to make informed decisions without needing case-by-case council approval. 2. Responsible management by providing incentives for property owners to engage in responsible tree management, such as subsidies for consultations with qualified arborists. Conclusion: While the preservation of our natural environment is important, it must be balanced with the safety, economic, and practical needs of the community, I urge the council not to adopt a system of control over pruning and tree removal, but to adopt a more balanced approach that safeguards bot our environment and our community. Empowering property owners to manage their own trees responsibly will achieve better outcomes for everyone involved.	1. Noted. Good faith efforts to prune trees are not the focus of the Policy. 2. The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. The City does not have operational expenditure allocated in its Budget to private tree maintenance. This would require consideration by Council. Noted
82	?	Pls note my comments and observations I attended the session on 22 May with very low attendance. It appears that rate payers have lost interest in council strategies. Perhaps they see as something of no use/unnecessary to even join. No good to see this as non-participation by the rate payers/residents. I do not see the term Development Application is appropriate/consistent with other areas normally seen as development. I have not seen any issues as noted of grave concern and puts the question – is it necessary to move further? Or just drop it. Seems an overreaction if some damaging activity has been noted, if so, this will be very exceptional Rates payers/residents in the city are very cultured people and do not need be burdened with regulations and the associated costs.	Noted. The removal of a regulated tree is deemed ‘work’. “work’ requires a development approval Many new subdivisions clear the entire lot of trees, even when those trees are on the edges of the property and unlikely to impact any future development. The Policy intends to retain trees where the building footprint does not require them to be removed.

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		Why rates payers need to foot extra costs? The people who need be managed on the subject are the developers who have commercial interests and generally go in R30 and above zoning and have surprisingly been left out. They impact all the concerns if any council has and I cannot understand that these regulations apply only to zoning R20 and below. This need be explained. Regulations should apply equally to all in a democratic society. Does not seem so in this instance. Equal protection of the laws and equal protection before the law is fundamental to democracy. Regulations in this instance are no different than laws. Perhaps there is something else but not stated well/lacks transparency. How this has come about raises concerns in the council working proposals. Any appointment/assessment by an arborist should be at council initiative and paid for them if it comes to that. Rate payer should be allowed to challenge it. All figures seem very arbitrary. I personally oppose the adoption this in entirety and request reconsidered or withdrawn. I have briefly said and will be a helpless person and no different than others who prefer to stay silent. I would reiterate that the whole subject should be reviewed before going to the council for consideration.	The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation.
83		**I object to and strongly oppose the Proposed Local Planning Policy 3.3 – Tree Retention.** I am a long term owner of private property and a rate payer in the City of Nedlands. I love the trees on my property. My reasons for objecting to and strongly opposing the proposed changes include the following:	

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		1. **Private property ownership**: The proposed changes, if implemented, will unduly trespass on my established rights and freedoms as an owner of private property. It will unduly make my rights subject to and dependant on an administrative decision by the Local Government. The people in that Local Government will change over time and their power may be wielded in additional and more onerous ways in future. I have always had the unfettered right on my property to manage my trees. For the Local Government to now seek to erode my fundamental common law rights is wrong and grossly offensive to me. 2. **Discriminatory:** The proposed changes seek to restrict a property owner's rights for private land in low residential density areas (R20 and below). I consider this group of property owners will potentially become "the discriminated group". The State Government has provided extensive freedom for property developers to clear land for construction of high rise residential towers, which severely impact on neighbours amenity, tree canopy cover, traffic, infrastructure, and the environment. The Local Government has the power to plant and manage trees on the street verges and in parks, with plenty of scope to do more of this in in the City of Nedlands, to help the environment. To seek to now penalise the one sector of private property owners who have been "good" up to date, by retaining the large canopy trees on their private property, the Local Government is being discriminatory – and seeking to make the discriminated group wear the burden for all other sectors of private land owners. 3. **Environmental Protection:** By seeking to extend its power grab on to the discriminated group of private property owners,	1. The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. 2. The City determined that there is a need to balance the broader sustainability benefits of urban infill with the retention of vegetation. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. 3. As above

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		and seek control of privately owned trees, the Local Government is claiming it has an obligation to protect the environment for their community. The Local Government is taking a step too far against the established common law rights and freedom of a small group of private property owners. 4. **Cost:** The proposed changes have a presumption in favour of tree retention, unless certain criteria are met. If implemented the proposal would no doubt require the Local Government to employ additional staff to enforce the new "impositions", and that additional cost would fall on all of the ratepayers, plus, the owner of the affected land in the discriminated group would possibly incur the additional cost of having to arrange and provide some type of report, prepare an application to the Local Government, and no doubt have to pay a fee. The imposed requirements for the protection of retained and planted trees would also leave the property owner in the discriminated group with greatly diminished common law private landowner rights into the future, compared to the other sectors of private property owners, only because the property owner was passionate enough about their privately owned trees to retain the trees on their private land up until the changes were enacted. 5. **Common Law:** If the changes are implemented, they will affect mums and dads and other households in low density areas. it will diminish common law private landowner rights for the owners of private land in the discriminated group. They will become like servants of the people to whom they pay rates. This type of diminishing of common law rights should not be allowed, as it will apply to the current owner and the future	4. Noted The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. City Officers anticipate that most applications to remove a tree will form part of a larger development application, thereby creating minimal additional resource burdens on the City. 5. As above

		owners of private property in the discriminated group. It severely modifies not just common law but the principle of fairness, creating uncertainty and depriving the land owners of their existing rights and free will on their private property. The changes will override general principles of common law and impose terms and conditions not previously there – with massive potential for subtle scope creep over time, including by tweaking of the tree canopy or height requirements, or pruning requirements requiring a "Development Approval". Please don't impose these changes that will deprive the property owners in the discriminated group of their existing right and legitimate expectation of quiet enjoyment of their private property, and their privately owned trees. 6. **Large Trees are Dangerous:** Property owners with large mature trees run the constant risk of falling branches injuring or killing their family and friends, or damaging their homes. This is likely to become more of a problem as water becomes scarce. 7. **WA Housing Crisis:** There is a housing crisis in Perth and medium and high density housing infill is seen as an important way to limit further city sprawl. Local Government and the State Government should focus on bringing in codes for medium and high density housing developments, which could perhaps include requirements for deep rooted trees for each affected block, with perhaps some reward for retaining existing trees where practical. 8. **The Council** – should focus on all the publicly owned land under its control, where the Council can plant and manage the largest trees possible.	6. Tree damaging activity necessary for public safety are exempt from requiring a development approval. 7. The introduction of the new R-Codes earlier this year provides for medium density development. It contains provisions for deep soil areas on new developments. 8. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy.
84	Y	Submission in opposition to Draft Tree Retention LPP	

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		1. There is nothing in the material on the City's website to suggest that this proposal is based on any evidence that there is any problem at all, let alone a sufficiently significant problem, with the degree of tree retention on private land in the City of Nedlands to which the proposal would apply, to justify adopting the proposal. 2. Adopting the proposed policy would represent a significant intrusion upon the private property rights of landowners. To do so without any evidentiary foundation would be highly objectionable and poor policy. It would: (a) cause resentment, opposition and disregard of the requirements, as occurred when the City previously implemented a policy similar to what is now proposed; and (b) lead to a waste of precious management resources at a time when the City has already been exposed as suffering from significant management problems. 3. The website does not suggest that the City has explored other options of contributing to more trees being planted in the district, such as by planting additional trees on street verges and around parks and sporting grounds and public open space and encouraging those who build on land which has no trees on it to agree to plant and maintain appropriate trees. Does the City have a plan to deal with the replacement of the numerous street trees and trees on other land vested in the City which are obviously dying? 4. Merely highlighting the benefits of tree retention, as the City's website does, is not a proper basis for policy development and is not of itself a sufficient justification for an intrusive policy of this kind. Sound policy development depends upon a proper investigation and comparative study of all of the options, including their costs, benefits and degree of intrusion upon private property rights.	1. As of 2020 had only 20% tree canopy coverage, significantly less than all other capital cities. Increasing canopy coverage require trees on both public and private lands. It is well established that mature tree retention has added environmental, sociological and monetary value as well. 2. The Planning and Development Act 2005 at Schedule 7 – Matters which may be dealt with by a planning scheme, includes at cl. 4(2) – the conservation of the natural environment of the scheme area including the protection of natural resources, the preservation of trees, vegetation and other flora and fauna, and the maintenance of ecological processes and genetic diversity. This indicates that tree preservation is a matter that can be dealt with via a Local Planning Policy. The benefits of tree retention to broader sustainability goals and amenity of the locality is considered an incentive. 3. The City has recently reviewed and updated its Street Trees Council Policy and is currently reviewing its Urban Forest Strategy. A condition of development approval requires developers to replace street trees should they die during construction. 4. Noted. The WALGA model local planning policy for tree retention was used as a basis for this draft Policy, it has been modified to suit the City of Nedlands context. 5. Noted

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		5. The area of the CIty is very green already largely because residents take a responsible approach to maintaining trees. Residents who have demonstrated this level of responsibility should not need to seek permission to alter their gardens as they see fit. 6. Our society needs less regulation, not more, especially at local government level. It needs much more perceptive policy development than is being displayed here. A cooperative approach rather than a regulatory one is likely to be far more effective and far less objectionable	6. Noted
85	Y	I wish to object to the above proposal on the grounds that: * I own the land and pay appropriate rates. * I am a lover of trees and vegetation but if I find that a tree of any size on my land becomes unsuitable for whatever reason, I should not have to answer to anyone if I choose to 'damage' it. If the City of Nedlands is so concerned about trees, why do they send contractors to spray poison on council land next to my house? When I bought my property about 20 years ago\ there were numerous very old, large and beautiful grass trees there - now they are all dead because of stupid weed spraying. I also have lung issues and am lucky I haven't gone the same way - as yet!	Maintenance pruning which does not constitute tree damaging activity and does not adversely affect the health of the tree does not require a development application.

16.3 PD50.07.24 Dog Exercise Area – Montario Quarter

Meeting & Date	Council Meeting - 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Andrew Melville - Manager Health and Compliance
Director	Tony Free – Director Planning and Development
Attachments	Nil

Moved – Councillor Hodsdon

Seconded – Councillor Youngman

Councillor Youngman left the room at 21.15 pm and returned 21.17 pm.

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 7/2
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Bennett, Youngman**)**
(Against: Crs Coghlan, Amiry**)**

Recommendation

That Council:

1. **approve 'MONTARIO QUARTER DOG PARKS being two portions of Lot 8006 that are enclosed by a fence and signposted located on the corner of Lemnos Street & Guttman Approach Shenton Park' as a dog exercise area under the *Dog Act 1976* Section 31(3A).**

2. **approve to give local public notice for at least 28 days as per the Local Government Act 1995 Section 1.7 of its intention to designate Montario Quarter Dog Parks as dog exercise areas.**

Purpose

This report is presented to seek approval from Council to give local public notice for at least 28 days as per the *Local Government Act 1995* section 1.7, of its intention to specific a public place as a dog exercise area under the *Dog Act 1976* Section 31(3A).

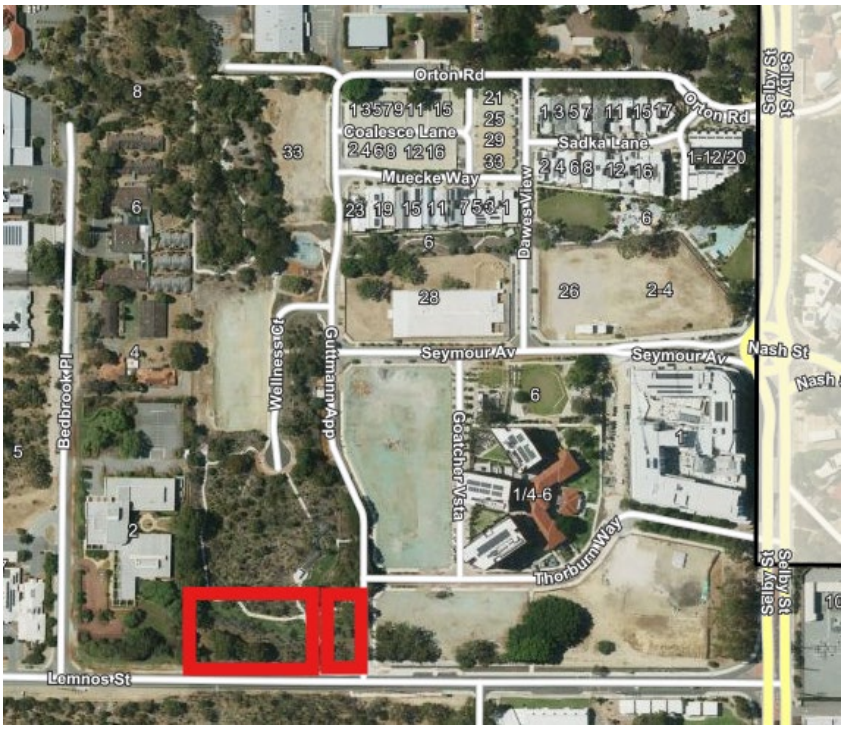
Development WA have constructed two parks located within Montario Quarter Shenton Park, as dog exercise areas and are now requesting for them to be designated as dog exercise areas under the *Dog Act 1976.*

Voting Requirement

Absolute Majority.

Background

Development WA has recently completed the construction of two dog exercise areas within Montario Quarter, Shenton Park. These two fenced, off-leash areas, are located on the southern end of the Montario Quarter development, situated on the corner of Lemnos Street and Guttmann Approach. These two areas have been designed to create positive interactions between dogs while prioritising usability and convenience for dog owners.



Map: Location of dog exercise area

These two spaces have been further designed to accommodate different types of dogs depending on their activity level and how they want to interact with other dogs. One of the parks is smaller, with a size of approximately 440 square metres, that includes a surrounding chain mesh fencing, double gate system to allow dogs and people to enter safely, natural shade from the remnant mature bushland trees, dog bag stations, a recycling and waste receptacle, a park bench, drinking fountain with dog bowl, and interaction zones around

trees. This smaller park is designed for passive and smaller dogs, lacking the large space enabling dogs to gather momentum, making it an ideal environment for gentle play and socialisation among these types of dogs.

Picture: Passive dog park (looking East)

Picture: Facilities in the Passive dog park (looking North)

The second fenced exercise area has been designed to accommodate larger and more active dogs. It is approximately 1140 square metres park that includes a surrounding chain mesh fencing, double gate system on the western and eastern end of the park to allow dogs and people to enter safely, natural shade from the remnant mature bushland trees, dog bag stations, a recycling and waste receptacle at each entry point, several park benches, drinking fountains with dog bowls, agility equipment, and sensory areas.

Picture: Facilities in the Active dog park (looking North)

Picture: Active dog park (looking West)

Picture: Active dog park (looking East)

The *Dog Act 1976* Section 31 allows public places under the care, control, and management of the local government, to be designated as dog exercise areas or dog prohibited areas subject to a Council Resolution by Absolute Majority. Having a designated list of dog exercise areas and prohibited areas removes the legislative burden of having to update a local law if there is a requirement to add or remove dog parks.

Discussion

The Dogs in Public Places Council Policy (Policy) was formally presented to Council in the meeting held 28 March 2023 Item 19.2 CEO04.03.23 Proposed Dogs Local Law alongside the proposed *Dogs Local Law 2023*. Council resolved to give public notice as per the requirements of the *Local Government Act 1995* and *Dog Act 1976*, provide the results of the public consultation to Council for consideration, and the 'Places where dog are Prohibited Absolutely' to be modified to include "a theatre, picture gardens, playground or public toilet area".

Public Notice was given and consultation on the Policy was open from the 28 April 2023 and closed on 30 June 2023.

The results of the consultation and adoption of the *Dog Local Law 2023* were presented in the Ordinary Council Meeting held on 12 December 2023 Ordinary Item 19.4 CEO39.12.23 Adoption of City of Nedlands Local Law 2023. This report only included a list of 'Dog Exercise Areas' and 'Places where dogs are Prohibited Absolutely' not the entire Policy. Only the list was adopted by Council.

Consultation

Nil. The purpose of this report is to seek Council's approval to consult on the intention to specify these dog parks as dog exercise areas.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-33 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**People**
Outcome	2. A healthy, active and safe community.
Pillar	**Place**
Outcome	7. Attractive and welcoming places.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

There are no financial implications associated with the adoption of the Dogs in Public Places Council Policy. Update to an exercise area dog map can be accommodated within the 2024/25 Financial Year operational budget.

Legislative and Policy Implications

Dog Act 1976 – Section 31
Places where dogs are prohibited absolutely and places which are dog exercise areas under S31(3a) of the *Dog Act 1976.*

Decision Implications

If Council do not approve for the City to give 28 days notice to specific these two sections of Montario Quarter as a dog exercise area, the decision of Council made on 12 December 2023 item 19.4 to approve the list of places Where Dogs are Prohibited Absolutely, and Places Which are Dog Exercise Areas, under section 31(3a) of the Dog Act 1976 will remain in effect.

The two dog parks at Montario Quarter will not be designated as off lead dog exercise areas. Users of this park will be required to have their dogs on lead which will conflict with the purpose of the specifically designed off lead parks as intended by Development WA.

Conclusion

The two Montario Quarter fenced dog parks should be placed out for public notice for at least 28 days as defined by the *Local Government Act 1995* Section 1.7 of its intention to specify it as a dog exercise area under Section 31(3A) of the *Dog Act 1976*. These ensures the correct process for specifying a dog exercise area. A report to Council will be presented in September 2024 de-identifying the submissions lodged for the local public notice.

Further Information

Nil.

16.4 PD51.07.24 Public Health Plan

Meeting & Date	Council Meeting – 23 July 2024
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	Andrew Melville – Manager Health and Compliance
Director	Tony Free – Director Planning and Development
Attachments	1. City of Nedlands Public Health Plan

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council adopts the City of Nedlands Public Health Plan 2024-28 as required by the *Public Health Act 2016* and in accordance with City's Council Plan 2023-33.

Purpose

The purpose of this report is for Council to consider adopting the City of Nedlands Public Health Plan 2024-28 as required by the *Public Health Act 2016* and in accordance with the City's Council Plan 2023-33.

Voting Requirement

Simple Majority.

Background

In 2016, the *Public Health Act 2016* (Act) was introduced to replace the *Health Act 1911*. It is currently in a transition phase. There are two aspects of the new Act which are currently pertinent and opportunistic for the City. Firstly, the Act is outcome based, which allows more flexibility for the City in achieving effective public health outcomes.

The second aspect is that the public health duties undertaken by a local government can be varied based on the unique needs of that local government area. Public health planning provides the City with a significant opportunity to tailor its services directly to the areas identified of most need.

Part 5 of the Act will require the preparation of two types of public health plans:

1. **A state public health plan prepared by the state's Chief Health Officer, and**
2. **A local public health plan prepared by each local government district.**

The Chief Health Officer published the Public Health Plan for Western Australia Objectives and Priorities for 2019-2024 in 2019, to support local governments and ensure consistency with the objectives and policy priorities of the state.

A local public health plan must be consistent with the state public health plan whilst responding to local public health risks. It must;

- **identify the public health needs of the local government district,**
- **include an examination of data relating to health status and health determinants in the local government district,**
- **establish objectives and policy priorities for the promotion and protection of public health in the local government district, and**
- **describe the development and delivery of public health services in the local government district.**

The local government must also report on the performance of its functions under the Act to WA Department of Health annually.

The requirement for each local government to have a public health plan is in Part 5 of the Act which recently commenced on 4 June 2024. Local governments are required to finalise their public health plans by no later than 4 June 2026.

Discussion

The City's draft public health plan had been developed and was presented at the Council Meeting on 26 March 2024, where it was resolved that the draft Plan be released for the purposes of public consultation for a period of six weeks on Your Voice Nedlands platform and at the City's administration building.

A total of 13 submissions were received via Your Voice Nedlands and email during the six-week consultation period. The submissions received, were made by local residents, rate

payers, visitors, volunteers, people who use services or work within the City's district, and a state government agency.

The table below shows feedback the submissions provided about the draft plan.

	Feedback received	City of Nedlands response
1.	I'd like to provide feedback from a community perspective.	Refer to Item 3.
2.	Good to know that there is ongoing oversight of important facets of community health and wellbeing. There is a big impact at local level as to all aspects of health and wellness - the environment we live in, the air we breathe, the food we eat, health aspects.	Positive commentary feedback noted.
3.	Feedback from a Community perspective. Relative to the Draft Public Health Plan specific, Figure 4 notes GOLD plan and CCTV which are not relevant to the City of Nedlands specific. The Community Health and wellbeing profile from the Department of Health 2021 displays data that 1 in 4 get less than 150minutes of physical activity a week, this is a staggering statistic and I am wondering what we can do as a City to promote physical activity (walking) within our community. Perhaps we could leverage the Whadjuk Trail in some way?	Noted. Figure 4 aims to provide information to the public about the relationship between the social determinants of health and the work of typical local governments. Figure description amended for better clarification. The City promotes a healthy and active lifestyle, as part of Action 1.1.1, to benefit from the facilities situated throughout the city. These include the City's natural areas and managed parklands, footpath networks, the Whadjuk Trail Network, Swanbourne Beach and the Nedlands Foreshore.
4.	The first and best thing the Council can do for Public Health is to return its Red Bin collection to a WEEKLY collection instead of fortnightly. Retaining red bins for two weeks means they will be inevitably overfilled, stink, and attract and retain rodents. We are fast becoming the filthy stinking suburb, receiving less service for higher rates.	The WA State Government has set a target to divert 65 percent of waste materials from landfill by 2025. To address this, the City introduced the FOGO bin service, a standardised waste service recommended by the State Government which has resulted in the changed bin collection regime.

	Feedback received	City of Nedlands response
		The City offers an expanded service at an additional cost, that residents can request, where a larger bin is provided and collected fortnightly.
	Injury Matters would like to congratulate the City of Nedlands on your Draft Public Health Plan 2024-2028. The following recommendations have been provided based on our expertise. 1. Suggest including injury as an outcome within pillar one. Inspiring, empowering and enabling healthy living. This pillar focuses on the significant opportunities to improve the health and wellbeing of our community by improving the surrounding environment to create vibrant, liveable neighbourhoods that offer a sense of belonging, culture and spirit, and by facilitating behaviour change to support people to lead healthier lifestyles and reduce injury. 2. Outcome 1 – Improved health and wellbeing of our community Injury Matters would suggest the addition of an activity here similar to that within 1.2.1, 1.3.2 & 6.1.2. Promote local, state, and federal campaigns to increase awareness among community members to lead active lifestyles and reduce injury.	Positive feedback noted. Agreed. The wording "... and reduce injury." added to the pillar commentary for 'Inspiring empowering and enabling healthy living' on page 19. Many specific activities related to community health and wellbeing, including injury prevention, fall outside the role and capacity of local government. The City does, however, ensure that when delivering services and projects to the community, injury prevention considerations are included. To reinforce this, the pillar commentary for 'Inspiring empowering and enabling

	Feedback received	City of Nedlands response
		healthy living' on page 19 has been amended to include '… and reduce injury'.
	3. Outcome 1 – Improved health and wellbeing of our communityGiven falls are the leading cause of injury hospitalisation and fatalities in the City of Nedlands, Injury Matters recommends that the actions take this into consideration when provisioning health and wellbeing programs. 1323 falls hospitalisations between 2017-2021 with > 71% being in people aged 65+. This should be considered within activities 1.1.2 and the grant opportunities that are provided to supporting clubs to engage older people and support falls prevention and health ageing as part of the City's Positive Ageing Plan. 4. Outcome 1 - Improved health and wellbeing of our community Given the City of Nedlands health profile has identified that ¼ residents drink alcohol at harmful levels, Injury Matters suggest there is opportunity for further action within objective 1.3. Injury Matters suggests the addition of an action focused on alcohol. There are a variety of actions that Local government can take in this area including:Reducing the availability of alcohol in The City of Nedlands. This could be achieved through:	The City is currently reviewing its Positive Ageing Program with the aim to develop a new Seniors Program (55+). This review seeks to analyse current resources and gaps, to develop a future proof suite of activities and supporting services inclusive of seniors' needs and circumstances.
	• Develop or amend existing local government schemes and policies to limit the number and location and opening hours of liquor outlets in your community.	Liquor consumption and control of premises licenced for alcohol are regulated and overseen by the Department of Local Government, Sport and Cultural Industries (DLGSC). The City works with the DLGSC to ensure that the consumption and

	Feedback received	City of Nedlands response
		service of alcohol is consumed in accordance with the legislated requirements.
	• Ensure safe consumption limits are enforced at licensed venues using a Liquor Accord or other agreement between your local Council, licensed premises and the police.	The City works with WA Police and DLGSC to manage compliance related behaviours at licensed premises. The suggested approach may be considered if this service delivery model were to change.
	• Lead by example by adopting an alcohol-free policy for local government staff and elected members to prevent alcohol from being served at Council events and on Council property	The City has existing alcohol policies that affect both City employees and the hiring and use of Council managed facilities.
	5. Injury Matters is pleased to see the injury included in the explanatory blurb for pillar two. Given the way in which these objectives and activities are written, Injury Matters is unable to provide much feedback; however, assume that the actions taken in this area will encompass injury.	Commentary noted.
	6. Injury Matters is pleased to see the inclusion of objectives and actions addressing the built environment and pillar addressing climate change within the plan as these are both cross cutting risk factors for injury in the community. Injury Matters suggest that within 6.1.5 and or 6.1.6 the City could consider the potential inclusion of	This will be considered as part of the implementation of Action 5.1.1 of the City of Nedlands Council Plan 2023-33 requires the City to “Prepare a Sustainabiltiy Strategy to guide the City’s adoption of sustainable practices, improve community awareness and adoption of sustainable practices, and report

	Feedback received	City of Nedlands response
	the trial of innovative road surfaces, building materials and external finishes to support sustainability and reduce urban heat.	on progress against key performance indicators via a Sustainability Dashboard Report". The strategy is scheduled for development the 2024-25 and 2025-26 financial years.
	At Injury Matters, we work with people and organisations across WA to innovate and deliver injury prevention and recovery solutions. Solutions that keep people safer and healthier at home, at work and on the go. Solutions that save lives and make our community stronger.Our approach is as expansive and inclusive as our remit, which spans everything from road safety to trauma recovery and falls to substance-related harm. As a not-for-profit organisation, we work with local communities, industry, government and our health, emergency, and social services partners, drawing on the latest research, evidence and lived experience here in WA to: • **Raise awareness of injury risks, consequences, and solutions.Prevent injuries through a range of education and support programs.** • **Support the recovery of people, families and communities impacted by injury and trauma.** Advise and enable local and national agencies and policymakers to make smarter, safer, more informed policy decisions to support the needs of the community we work alongside.Together, we find and share injury prevention, recovery and policy solutions that keep everyone safer and healthier – solutions that reduce the far-reaching physical, emotional, and financial impact caused by injuries and trauma.Injury Matters would be pleased to support the City of	Commentary noted.

	Feedback received	City of Nedlands response
	Nedlands to deliver on the actions outlined within the Public Health Plan (through our existing funding) to support outcomes related to improving the health and wellbeing of residents. If you have any questions in relation to this submission please do not hesitate to contact our team on info@knowinjury.org.au.Injurymatters.org.au https://www.injurymatters.org.au/wp-content/uploads/2021/05/InjuryMatters-LocalGovernmentDL.pdf	
5.	Photo on page 9 shows (a) dog not on lead (b) Ranger in contact with dog without PPE (gloves) (c) standing water on paving, indicative of poor drainage and potential health issues.	This photo is considered appropriate for inclusion in the plan.

	Feedback received	City of Nedlands response
6.	I would like to see fair and equitable distribution of service delivery across the LGA area included in this plan. In accordance with the LGA1995 requirement. Specific examples include pedestrian corridors and park maintenance levels of service. There is also no metric or goal around management of noise, antisocial behaviour, contamination, asbestos and other carcinogenic dusts, heavy metals, pfas and related forever chemicals, odour, feral animals.	Existing services provided by the City are in accordance with legislative requirements, and scope of the City's service plans and capital works program. Any changes to service delivery would need to be considered by Council. There is existing legislation that regulates noise, antisocial behaviour, contamination, asbestos and other carcinogenic dusts, heavy metals, per- and polyfluoroalkyl substances and related forever chemicals, odour and feral animals. The City and other enforcement agencies undertake investigative and compliance activities where appropriate to address concerns with these matters.
7.	I think Council is spreading itself far too thinly in trying to address all the issues in the Plan. Traditional areas such as infant and child health and support for seniors in the community as well as support for the City's recreational facilities should be prioritised rather than trying to address a wide range of buzzwords such as sustainability and indigenous issues. Council has limited funds and these should be directed at areas which impact on local residents.	Although it is a legislative requirement to have the plan, many specific activities related to public health, fall outside the role and capacity of local government. However, actions within the plan integrate public health considerations either directly or indirectly as part of business-as-usual services such as through the Positive Ageing Program for seniors.
8.	Section 3.1. Would be good to see the inclusion of a solid plan to manage the environmental nuisance caused by the odour coming from the waste water treatment Center. It is sometimes difficult to aerate the home	The Wastewater Treatment Facility is not operated by the City. The City however, is in contact with, and aware that the facility is currently experiencing odour issues resulting from necessary works being undertaken by the Water Corporation. These

	Feedback received	City of Nedlands response
	due to limitations caused by the odour which engulfs the air for extended periods of time.	works are expected to be completed in July 2024. The City understands that the Water Corporation are liaising with the community with regards to this odour issue.
9.	Couldn't see this detail in there but...although Tresillian and Library are there, compared to Kuringai Council NSW and other places lot more can be done! More detail for online classes exercises like other Councils in WA would be great.	The City is currently reviewing its Positive Ageing Program with the aim to develop a new Seniors Program (55+). This new program will encompass services provided at Tresillian Arts Centre and the libraries and seek to increase these in-line with the needs to the community.
	Bulk billing GP in Dalkeith and Mobile dental services would be great for aged living at home.	There is no planning approval required for a mobile dentist or doctor to operate within the local area. The City does not directly provide these services but would support their operation withing the local area.
	Better security CCTV around parks and Dalkeith, lot of areas not well lit.	This will be considered as part of the implementation of Action 2.5.3 of the City of Nedlands Council Plan 2023-33 requires the City to "Audit City-owned lights along the foreshore and in parks, sports facilities and other public places to determine how to deliver safer and more sustainable lighting and incorporate recommendations into the Capital Works Program". This audit is scheduled to take place in the 2025-26 financial year.

	Feedback received	City of Nedlands response
	Primary care centres out of Waratah Centre staffed by paramedic or nurse - in person or phone triage would be good. Online transport bookings would be helpful for transport and other services. Monash Uni has Telehealth programme, may be worth screening.	These activities fall outside the scope of the existing services provided by the City. However, the City will remain engaged with WA local governments and the community through the Council Plan process to further understand the service needs of the local community.
10	'Yes. 3.1 Manage environmental hazards to protect community health. 3.1.1 Investigate a range of environmental parameters that manage risk to the public including animals, noise, pest control, air quality, litter/dumping and environmental nuisance. I would like to see more emphasis placed on air quality and propose solutions such as sealing laneways.	There is existing legislation that regulates these matters and the City undertakes compliance activities where it has the authority. The City and other enforcement agencies undertake investigative and compliance activities where appropriate, to address concerns related to these matters. Existing services provided by the City are in accordance with legislative requirements, and scope of the City's service plans and capital works program. Any changes to service delivery would need to be considered by Council.
	1. Seal laneways Road dust may be associated with health implications (literature review attached) including deficits in neurobehavioural and cognitive development in childhood, increased cardiovascular related hospital admissions, low birth weight, asthma and cancer risk. Our children's backyard backs on to our unsealed laneway which has a high traffic load as well as a lot of dust due to some of our neighbours using leaf blowers in the laneway. Fiona Argyle mentioned that Hollywood Private Hospital is the city's biggest rate payer and largest private hospital in Australia, yet there are unsealed lanes less than a block away from the hospital's entrance. I have also attached a summary below of points	The City is currently reviewing the sealing of laneways and the broad suite of options available. This includes a review of the policy, service levels and the financial implications related to this activity. Current service levels as approved by Council is that: "Council will maintain laneways to a minimum standard to provide a safe environment for pedestrians, a trafficable surface for motorists and will be drained to contain a 1 in 5 year storm event."

	Feedback received	City of Nedlands response
	from literature review on Road dust and its effect on human health. The Mount Alexander Council in Victoria, also discusses options of what can be done for road dust, and states that "sealing of unsealed roads provides the best solution to dust issues."	
	2.2 Provide and facilitate events, workshops and programs that bring community together. 2.2.2 Support the health and wellbeing of families and children.I would like to see more sustainable children's playground equipment and more shade offered in playgrounds such as Leura Street park.	The City is currently investigating the shade needs of the City's playgrounds. Playground equipment when replaced is generally not suitable for reuse as it is at the end of its useful life.
	1.1.1 Provide and maintain environments and opportunities to enable the community to lead active lifestyles. **2. Sustainable use of playground equipmentWith the proposed upgrade of the playground at Swanbourne beach we would like to see the council implement sustainable practices and consider recycling this equipment to other smaller parks around Nedlands Council, such as the Leura Street playground and to offer more trees to these parks surrounding the play equipment.**	The Swanbourne Beach playground equipment has been assessed and determined to be at the end of its lifespan and is not appropriate for reuse. The City has a program of tree planting and continually seeks to find a balance between tree shade and the risk to equipment.
	Summary of points from literature review on Road dust and its effect on human health - Potgieter-Vermaak et al. found that lead and chromium compounds in road dust were present in human body	Commentary noted. The City recognises that there are a number of factors impacting human health within the metropolitan area. The City's activities and upgrades undertaken as required and as budgetary priorities permit.

	Feedback received	City of Nedlands response
	fluids, indicating that exposure to road dust carries certain risks. Lead is known to be responsible for deficits in neurobehavioral and cognitive development in childhood. Reports have also found lead exposure to result in dysfunction of the reproductive system, as well as microcytic anemia resulting in conditions such as hypertension and chronic renal failure- Kioumourt-zoglou et al. found an association between increased cardiovascular-related hospital admissions and PM2.5 in road dust. Mar et al. found a strong association between respiratory symptoms in children and PM2.5. Pun et al. determined that PM10 from vehicle emissions, nitrate-rich soils, and sea salt was associated with higher rates of hospitalization due to ischemic heart disease in Hong Kong. - Bell et al. found that elements of PM2.5 road dust particles such as aluminum and silicon were associated with low birth weight (LBW). - Li et al. measured the health risks of road dust and found that a higher risk was associated with the presence of lead, chromium, and copper in children living near industrial areas. They also found ingestion to be the main route of road dust exposure in humans. Liu et al. found that non-carcinogenic health risks were associated with the presence of higher concentration of barium, lead, and copper in road dust in high-traffic areas. Chromium is known to be carcinogenic. In human subjects, chromium has been found to cause allergic reactions and respiratory distress after short-term exposure. Long-term exposure to chromium has been proven to be associated with lung cancer.- Xu et al. found arsenic to have a higher concentration than other components in road dust near an industrial area, as well as in commercial areas. Additionally, the risk of cancer associated with	Existing services provided by the City are in accordance with legislative requirements, and scope of the City's service plans and capital works program. Any changes to service delivery would need to be considered by Council.

	Feedback received	City of Nedlands response
	arsenic exposure via road dust was high in the children.- Jiang et al. found higher levels of polycyclic aromatic hydrocarbons (PAHs) than of other compounds in road dust. Their estimated cancer risk of PAH in road dust was higher through the dermal and ingestion routes than through inhalation. They found that children were more susceptible to the hazard than adults due to their greater engagement in hand-to-mouth activities outdoors and lower body weight. Yu et al. found that PAH-contaminated road dust in urban areas was associated with an elevated risk of cancer. Soltani et al. reported high PAH concentrations in road dust near high-traffic roads. They concluded that both adults and children are vulnerable to the potential carcinogenic risk of road dust. In a meta-analysis, evidence was found of an association between PAHs and lung cancer. Ramesh et al. found PAHs to be related to colon cancer and breast cancer in humans, and to show high mutagenicity in laboratory animals.- 17 studies, including review articles, that reported that exposure to road dust had adverse health effects on the respiratory system. These effects included asthma, as well as forms of respiratory carcinoma such as mesothelioma. Four articles specifically mentioned mesothelioma as one of the effects of road dust on the respiratory system	
11	ADDITIONAL FUNDING TO COMPLETE THE ALL ABILITIES PLAY SPACE.	The Jo Wheatley All Abilities Play Space has been completed and is now in the maintenance and renewal phase.
12	SUGGESTION Images - add a description of where and what is in the image o e.g. Bin image on page 25 – describe the strategy depicted in the image to clarify why a bin is the focus point.	Agreed. Contextual commentary added to all key images throughout the plan.

	Feedback received	City of Nedlands response
13	SUGGESTION Links - it may be helpful in the live document to have links to the documents that are mentioned within the PHP to allow readers to follow and gain a deeper understanding if they wish to do so.	The City's strategic document templates do not currently include this option however, the City can consider this for future updates. All documents referred to in the plan will be listed within the location on the website.
14	SUGGESTION Executive Message (Page 4) - replace the word 'abuse' with 'misuse' (this is important for destigmatising substance misuse rather than the punitive language of substance abuse). See relevant article, Words Matter - Terms to Use and Avoid When Talking About Addiction | National Institute on Drug Abuse (NIDA) (nih.gov) and Mindframe_AOD_Guidelines.pdf (imgix.net).	Agreed, wording amended to replace 'abuse' with 'misuse'.
15	SUGGESTION Page 4 - an acknowledgement of lived and living experience is also recommended, particularly when the plan speaks to alcohol and other drugs and Mental Health issues.	This is currently not a practice of the City but the City can note for consideration for in future strategic document templates.
16	SUGGESTION Page 7- this image appears a little confusing and quite busy, many community members may struggle to understand this image's meaning.	The City is limited with this infographic as it shows the existing State Government legislative framework. Some additional text has been added to the commentary on page 7 to assist with contextualising the infographic.
17	GENERAL Pages 8 and 9 - again great background and integration information for the reader.	Positive commentary noted.

	Feedback received	City of Nedlands response
18	GENERAL Page 11 - great visual tool for the reader to understand the determinants of health.	Positive commentary noted.
19	GENERAL Page 13 - Publicly highlighting existing work acknowledges the great work the local government is doing which can increases job satisfaction for staff. Additionally, this also shows the community what great work is happening too, as they may not be aware.	Positive commentary noted.
20	GENERAL Page 15 - this diagram of the process that was undertaken is also very important as it provides transparency and builds trust within the community for the work the local government is doing.	Positive commentary noted.
21	SUGGESTION Page 17 - Round the percentages to whole numbers.	Agreed, percentage figures on page 17 rounded to whole numbers.
22	SUGGESTION Page 17 - community health and wellbeing profile: o There is some context missing (eg. injury). Is this lifetime/annual, is it permanent/temporary?	Agreed, additional commentary added to injury statistic “In the last 12 months requiring treatment from a health professional.” on page 17.
23	SUGGESTION Page 19 - the Key may need further clarity, there is a little bit of ‘government speak’ in there and the average reader ay not understanding the meaning of some of the items, e.g. OP – Operating Project.	Agreed. The commentary prior to the Key on page 18 has been amended to provide clarity on the meaning of “Operation Project”.
24	SUGGESTION Page 20 - Objective 1.2 Replace “....community to incorporate healthy food and drink options into their diet” with “....community to consume a healthy diet consistent with national guidelines”.	Agreed. Objective 1.2 amened to: “Support opportunities available for the community to consume a healthy diet consistent with national guidelines”.

	Feedback received	City of Nedlands response
25	SUGGESTION Page 20 - Objective 1.2.3 Replace "....guidance on healthy food and drink options into event funding guidelines" with "....guidance to encourage healthy eating at activities delivered, funded [and/or supported] by the City".	Noted however the City is satisfied that Action 1.2.3. "Provide guidance on healthy food and drink options into event funding guidelines." as currently worded is satisfactory.
26	SUGGESTION Include one or more case studies e.g. Act Belong Commit; Walking program.	This is currently a practice but the City can note this for consideration for in future strategic templates.
27	REQUEST Include an acknowledgement of NMHS contribution to the public health planning process, for example, "We would like to acknowledge North Metropolitan Health Service for your contributions on the Public Health Plan Working Group."	Agreed. Acknowledgement included on page 5 of the plan.

Consultation

The draft Plan was advised for public consultation for six weeks between 15 April 2024 and 24 May 2024 on Your Voice Nedlands and at the City's administration building.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 Vision and Outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**People**
Outcomes	2. A healthy, active and safe community. 3. A caring and supportive community for all ages and abilities.

Budget/Financial Implications

A budget allocation was allocated across the 2022-23 and 2023-24 financial years for the development of the Plan.

Actions identified in the Plan are funded or planned in alignment with the City's Council Plan 2023-33. Expenditure associated with the Plan has been planned for and will be subject to further consideration by Council during annual budget processes for the life of the plan.

Legislative and Policy Implications

Section 45, Part 5 of the *Public Health Act 2016*. Each local government is required to have a public health plan finalised by no later than 4 June 2026.

Decision Implications

If Council resolves to approve the recommendation, the Public Health Plan will form an issue-specific plan to accompany the Council Plan. It will be made publicly available on the City's website. The City will provide an annual report to Council and WA Chief Health Officer, demonstrating the extent to which the City has successfully implemented the Public Health Plan in accordance with requirements under the *Public Health Act 2016*.

Should the recommendation not be adopted, the City will be required to have a Council approved Public Health Plan by no later than 4 June 2026 as required by the *Public Health Act 2016*.

Conclusion

Each Western Australian local government is required to have a public health plan and have its plan finalised and in place by 4 June 2026 as per the *Public Health Act 2016*.

The City's draft public health plan was presented at the Council Meeting held on 26 March 2024 where it was resolved to advertise the draft plan for six weeks on Your Voice Nedlands Platform and at the City's administration building.

It is recommended that the draft Plan be adopted as required by the *Public Health Act 2016* and an issue-specific plan of City's Council Plan 2023-33.

Further Information

Question from Councillor Smyth

Now that we are 2 years ahead of time, do we have the budget to implement what the policy is leading to?

Officer response:

The actions identified in the Plan are funded or planned in alignment with the City's Council Plan 2023-33. Any actions that are not part of the business of usual activities of the City will be undertaken by City staff as time and staffing resources permit. All expenditure associated with the Plan actions, has been planned for, and would be subject to further consideration by Council during annual budget processes for the life of the plan.

Public Health Plan 2024–28

City of Nedlands

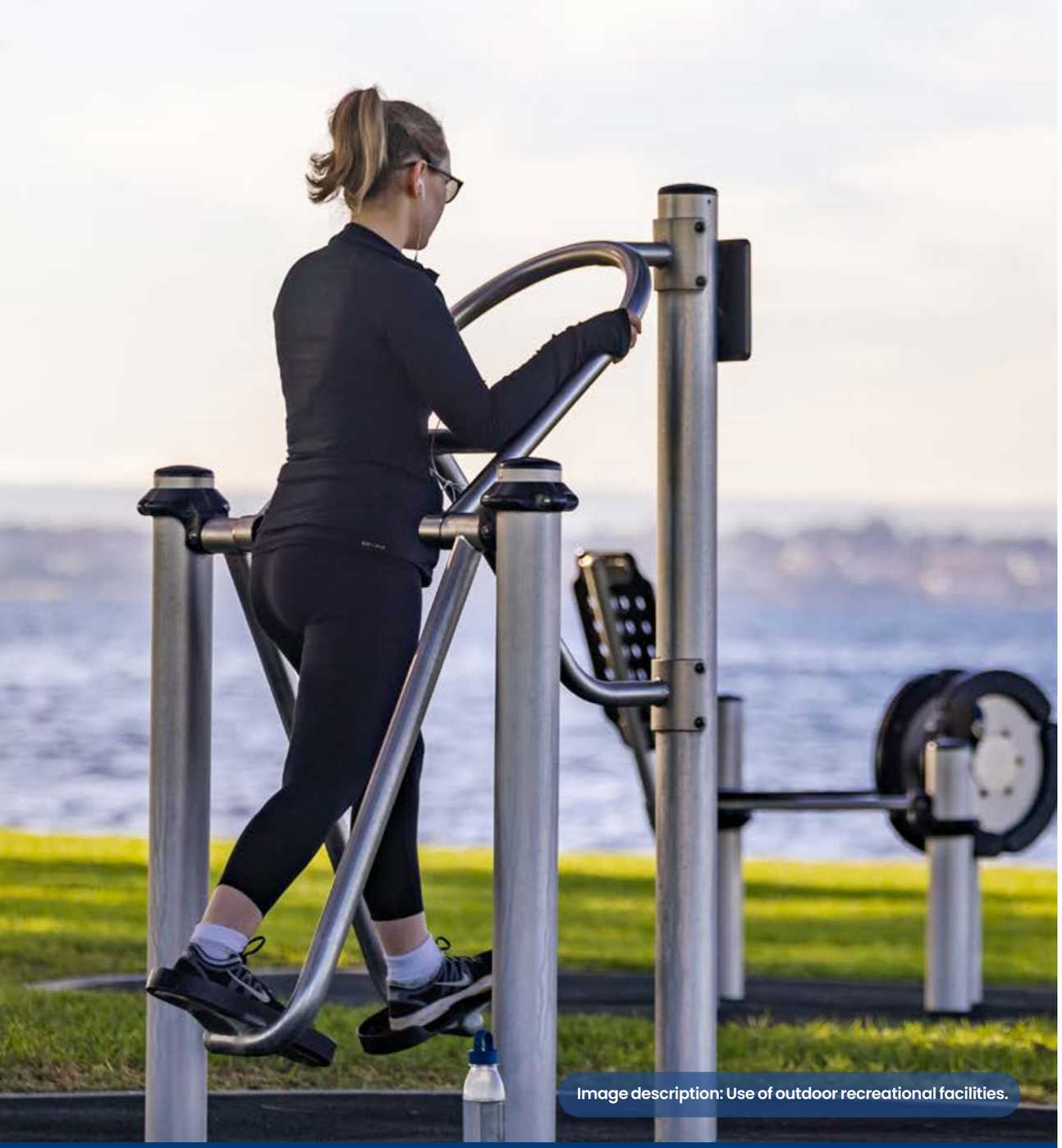


Image description: Use of outdoor recreational facilities.

ACKNOWLEDGEMENT OF COUNTRY

The City of Nedlands acknowledges the traditional custodians of this land, the Whadjuk people of the Noongar Nation, and pays respect to the Elders both past and present.

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Front cover image description:
Families at Jo Wheatley All Abilities Play Space

Overview

The City of Nedlands Public Health Plan provides a strategic framework for the health and wellbeing of the local community. The Public Health Plan is the City's roadmap to continue to enable a healthy, active and safe community.

Health and wellbeing are influenced by the built, natural, social and economic environments in which we live, work and play. The City has a role to ensure these environments are healthy, safe, clean, green and accessible.

The Public Health Plan aligns with the requirements of the *Public Health Act 2016*, including the objectives and policy priorities of the State Public Health Plan, and is integrated with the City of Nedlands' Integrated Planning and Reporting Framework.

The City's Public Health Plan is considered a rolling plan that will continue to be reviewed on an annual basis, enabling existing and emerging public health issues to be prioritised and addressed.

Image description: Walking at Swanbourne Beach Foreshore.

Executive Message

The City of Nedlands is proud to present the City of Nedlands Public Health Plan 2024-28.

The nature of public health issues which affect our community are constantly evolving. Whilst we no longer have concerns resulting from unclean water and poor sanitation, other public health issues such as mental health, substance misuse, infectious diseases, lifestyle choices, environmental pollution and the climate crisis have emerged.

The development of a Public Health Plan for our City enables us to refine and enhance our public health service provision tailoring these services directly to the unique needs of our community.

The Plan identifies three key pillars to guide and prioritise the City's activities and resources:

- Inspiring, empowering and enabling healthy living.
- Preventing and protecting the community for a healthier future.
- Building resilient community health in a changing climate.

The City of Nedlands Public Health Plan 2024-28, documents our roles and responsibilities, and sets goals to maintain community health now and into the future.

ACKNOWLEDGEMENT

The City of Nedlands acknowledges the contributions of North Metropolitan Health Service in the development of this Public Health Plan.

Context

Legislative requirements

Part 5 of the *Public Health Act 2016* (the Act) requires the State and local governments to develop Public Health Plans as follows:

1. A State Public Health Plan prepared by the state's Chief Health Officer.
2. A Local Public Health Plan prepared by each local government.

This requirement strengthens the responsibility for both the State and local governments to better plan for community public health outcomes.

The Chief Health Officer published the State Public Health Plan in 2019 to support local governments and ensure consistency with the objectives and policy priorities of the State.

A Local Public Health Plan must be consistent with the State Public Health Plan whilst responding to the health needs and risks of its local area.

It must:

- identify the public health needs of the local government,
- include an examination of data relating to health status and health determinants in the local government district,
- establish objectives and policy priorities for the promotion and protection of public health in the local government district,
- describe the development and delivery of public health services in the local government district, and
- include a report on the local government's performance of its functions under the Act.

The City's Public Health Plan has been developed in accordance with these legislative requirements and detailed in Figure 1.

Image description: Food hygeine testing.

Image description: Recreational water sampling.

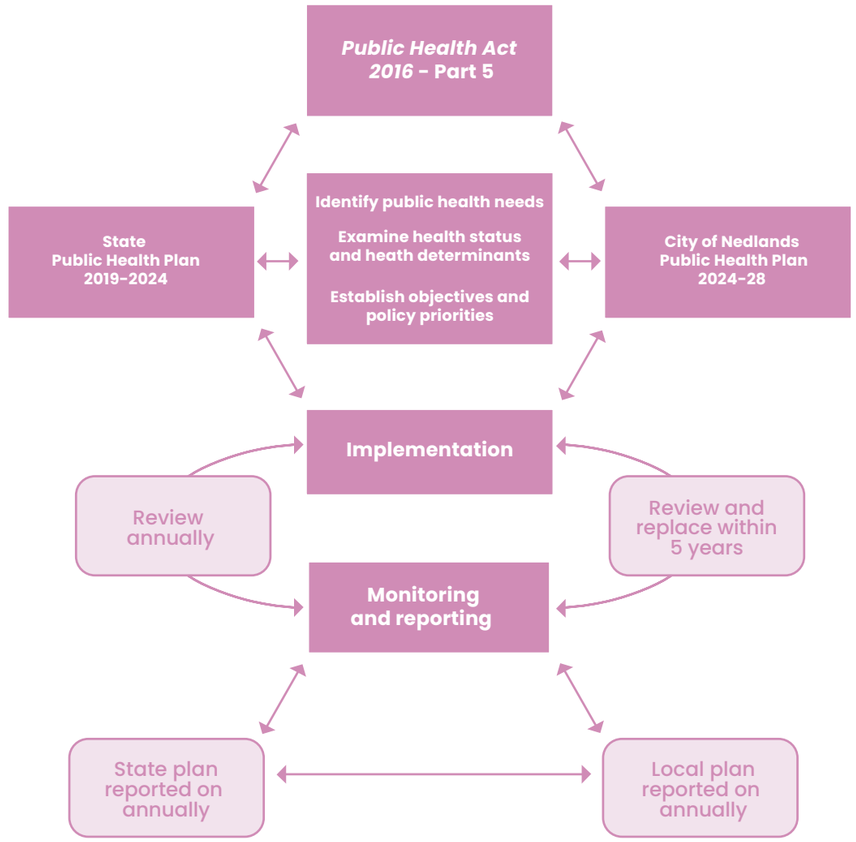

Figure 1. Developing Public Health Plan in accordance with Part 5 of the *Public Health Act 2016.*

Integrated Planning and Reporting Framework

The *Local Government Act 1995* requires every local government to 'plan for the future'. The Public Health Plan is an important piece of future planning that is influenced by, and will feed into, the Council Plan to form part of the City's Integrated Planning and Reporting Framework.

The Council Plan sets out the clear strategic direction for the City reflecting the community's vision, outcomes and strategic priorities for the next 10 years (rolling) and forms the basis for the City's ongoing operations and service delivery over the next four years.

The Public Health Plan is an Issue-Specific Plan within the Integrated Planning and Reporting Framework, expanding on the direction set by the Council Plan in relation to addressing public health local matters.

The Public Health Plan works towards the Council Plan's five strategic pillars (People, Planet, Place, Prosperity, and Performance), in particular 'People', and 12 desired outcomes to achieve the community's vision, specifically:

- *'Outcome 2 – A healthy, active and safe community'*
- *'Outcome 3 – A caring and supportive community for all ages and abilities'*

Developing the Public Health Plan is a key action of the Council Plan (Action 2.1.1) for delivery in 2023/24.

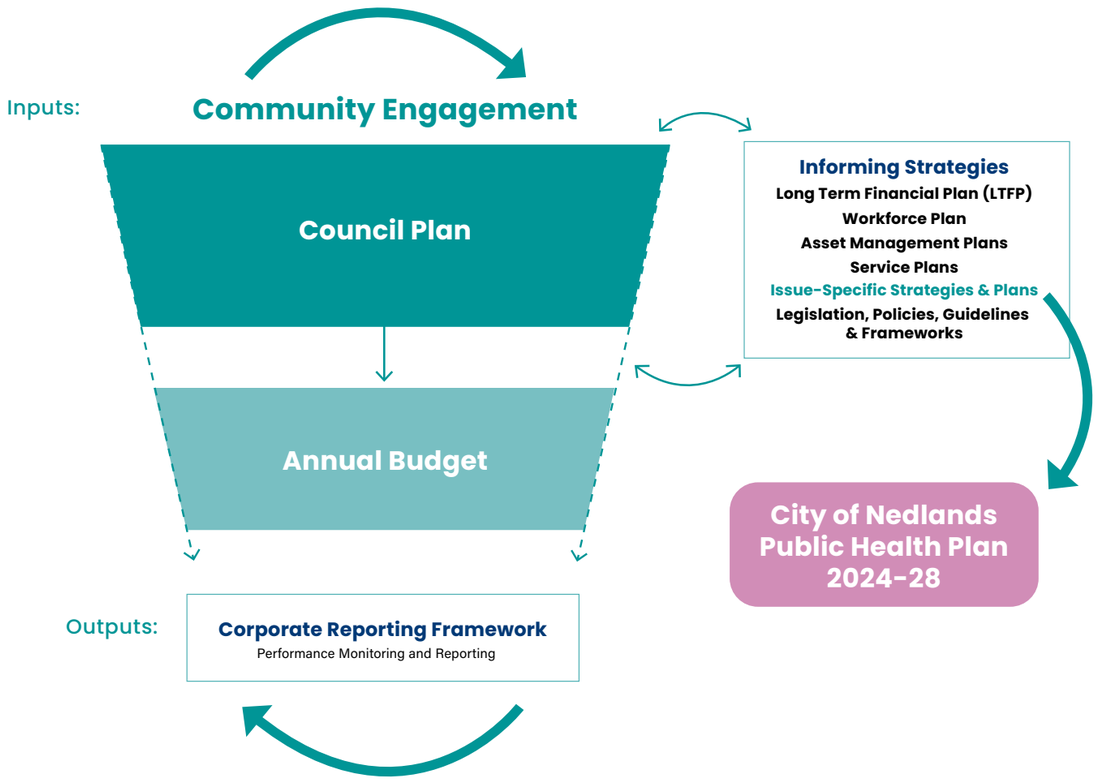

Figure 2. The City of Nedlands Integrated Planning and Reporting Framework.

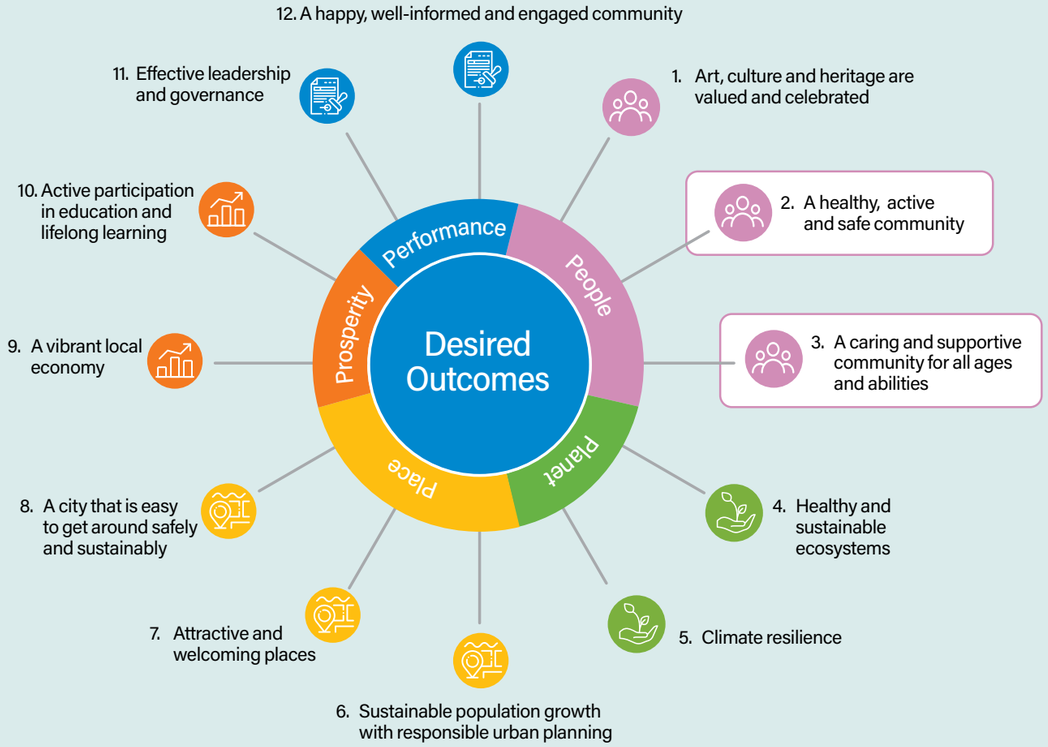

Figure 3. The City of Nedlands Council Plan Pillars and Desired Outcomes.

People

"We aspire to have a harmonious, inclusive and healthy community where people enjoy living through different ages and life-stages."

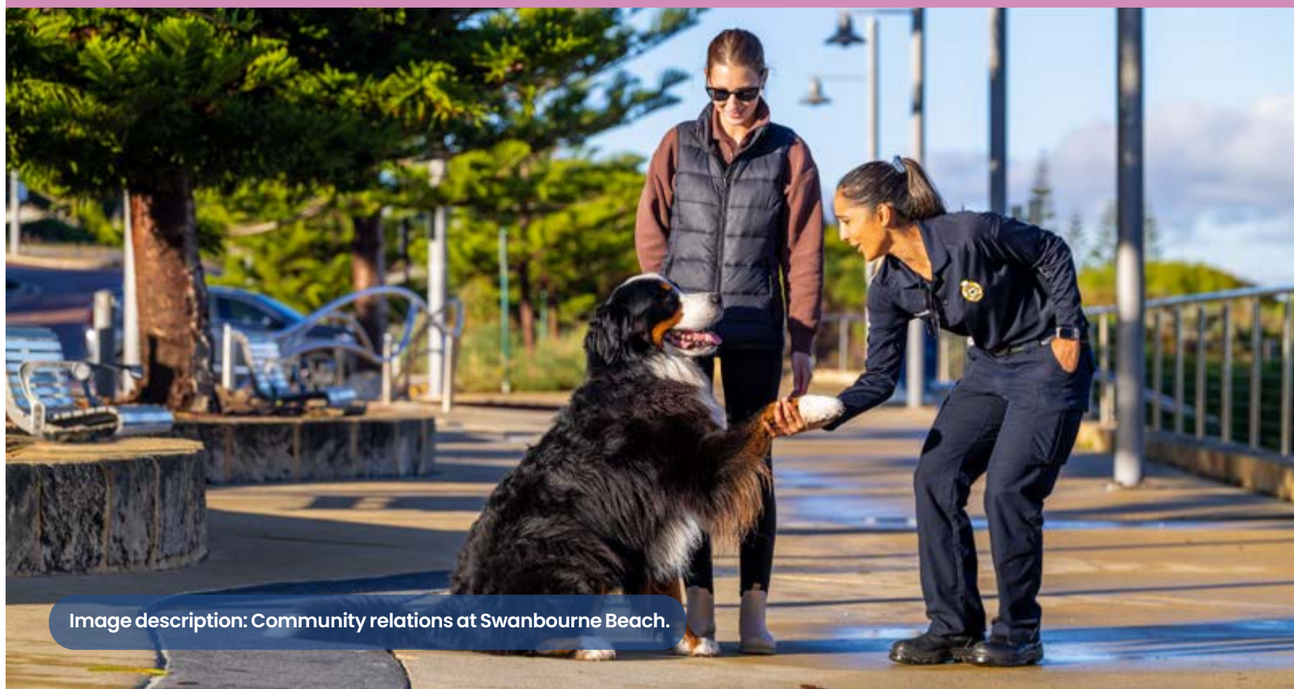

Image description: Community relations at Swanbourne Beach.

Background

What is public health?

The World Health Organisation (WHO, 2020) defines health as 'a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.'

Health and wellbeing are driven by the interaction of individual characteristics and lifestyle factors, and the built, social, natural and economic environments within which people live. Factors such as income, racism, education, social networks, employment and housing heavily influence the health and wellbeing of communities and individuals. These are referred to by the WHO as the wider social determinants of health.

What are the State's public health objectives?

The State Public Health Plan identifies three main public health objectives to prioritise in Western Australia. These are:

1. **Objective 1** – Empowering and enabling people to live healthy lives
2. **Objective 2** – Providing health protection for the community
3. **Objective 3** – Improving Aboriginal health and wellbeing

These objectives provide high level strategic direction that focus on the promotion, improvement and protection of public health and support for the delivery of preventative public health services.

What is the City's role?

Local governments are 'closest to the people' as they provide a range of services directly to the community, services which impact community health and wellbeing, and/or the social determinants of health.

Figure 4 depicts the relationship between the social determinants of health and the operations of local government generally.

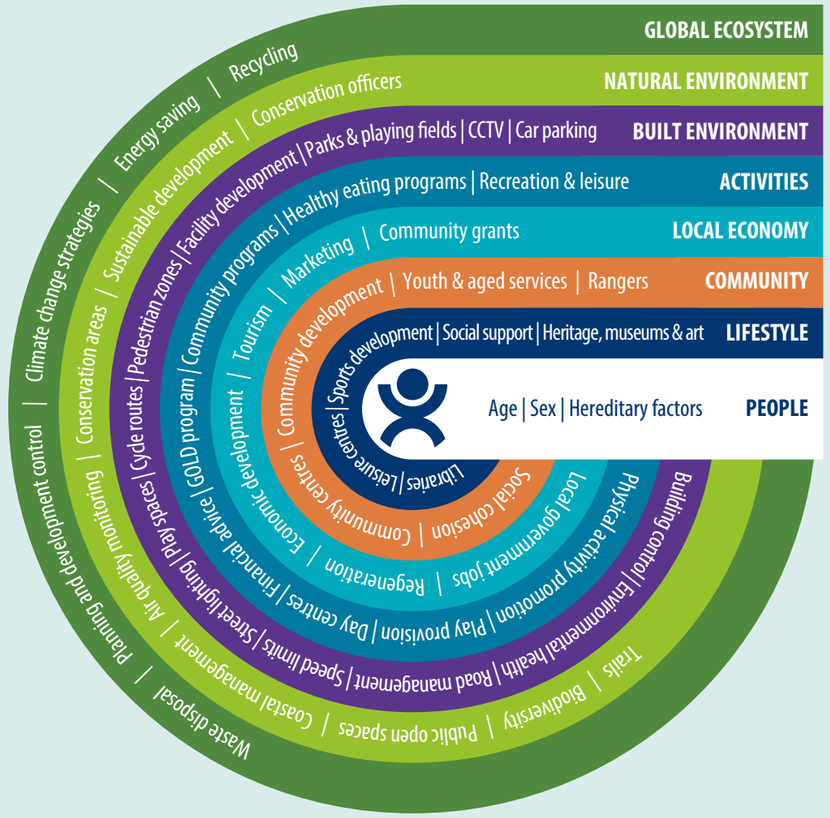

Figure 4: The social determinants of health as related to the work of local governments generally.
Source: World Health Organisation

"The greatest contribution to the health of the nation over the past 150 years was made not by doctors or hospitals, but by local government."

- Parfit J 1987, Health of a City: Oxford 1770 - 1974, Amate Press, Oxford.

Image description: David Crucikshank Reserve, sporting facilities.

Image description: Arboricultural work.

What are we already doing?

As part of ongoing business-as-usual operations the City delivers services, assets and activities which impact on health and wellbeing outcomes of the community, some of which are detailed below*.

People	Planet	Place	Prosperity	Performance
▪ Community Services ▪ Community Development ▪ Environmental Health Services ▪ Ranger Services	▪ Urban Landscapes, Parks and Conservation Services ▪ Waste Management and Minamsation Services	▪ Planning, Building, and, Transport, Development Services ▪ Asset Management	▪ Tresillian Arts Centre ▪ Library Services	▪ Community Engagement ▪ Strategic Planning

* This is not an exhaustive list of the services, assets and activities provided by the City of Nedlands that impact on public heath and wellbeing in the local area.

The City's Service Planning approach aims to continuously improve and enhance service delivery to the community.

Limitations of local government

It must be acknowledged that many factors affecting community health and wellbeing fall outside the role of local government and therefore many health services are delivered and/or facilitated by external agencies.

The City is committed to providing community health and wellbeing services aligned to the objectives in the State's Public Health Plan, however notes limitations with regards to local government provision of health and wellbeing services specific to 'Objective 3 – Improving Aboriginal health and wellbeing.'

The City acknowledges the health differences and needs between Aboriginal and non-Aboriginal populations and will provide support where possible that assist with improving the health and wellbeing of Aboriginal people.

Specific actions on this matter, however, are considered to fall outside the scope of this local Public Health Plan. The City will refer to the State Public Health Plan and the proposed City of Nedlands Reconciliation Action Plan (RAP) when addressing Aboriginal health and wellbeing matters in the local area.

Image description: Adult mosquito surveillance.

How the plan was developed

Pre-planning

- A project plan was developed to identify the scope and limitations for a City of Nedlands Public Health Plan.
- The project plan identified three public health pillars as the primary focus aligned to State Public Health Plan objectives and Council Plan desired outcomes.
- A working group was formed consisting of internal and external stakeholders to assist with development.

Desktop review

- A desktop review of the City's documents and key State level documents was undertaken.
- A mapping exercise was undertaken by officers to identify the public health initiatives routinely undertaken by the City, including those activities undertaken with partner agencies, that contribute to public health outcomes.

Community health and wellbeing profile

- A community health and wellbeing profile was undertaken including analysis of local public health and wellbeing current state and available data on the social determinants of health.

Delivery strategy

- Based on the desktop review, the mapping exercise and the health and wellbeing profile, achievable outcomes, objectives and actions were developed.

Draft Public Health Plan

- A draft Public Health Plan was developed and provided to the community and key stakeholders for comment.

Final Public Health Plan

- The Public Health Plan was reviewed post community consultation and presented to Council for endorsement. Once endorsed, the Public Health Plan was circulated to key stakeholders where applicable and made available on the City's website.

City of Nedlands community profiles

The City's community enjoy a high standard of living, live in safe neighbourhoods, have stable employment, secure housing, are well educated and have easy access to services; like schools, transport, health and social services. These social determinants of health contribute to improved health and wellbeing.

Population Profile
(Australian Bureau of Statistics, 2021)

Population **22,924**	**Land space** **1,965** hectares	**Density rate** **1,167** persons per km²
Persons living with a disability **2,326** (10.5%)*	**Persons reporting as carers** **1,716** (7.8%)*	**Persons identifying as Aboriginal and or Torres Strait Islander** **87** (0.4%)
Median age **43**	**Educational level Bachelor degree or higher** **56%**	**Population born overseas** **7,247** (32.7%)
Average family size **3.2** persons (WA 3 persons)	**Completed year 12** **84%** (WA 58%)	**Home owned outright** **45%** (Aus 31%, WA 29.2%)

*ABS Census, 2018

Community Health and Wellbeing Profile
(Department of Health, 2021)

Eat less than five serves of vegetables per day **90%**	**Drink at high risk levels for long term harm** **1 in 4**	**Less than 150 minutes of physical activity per week** **1 in 4**	**Spend 21+ hours per week in sedentary leisure time** **33%**
Current high blood pressure **20%**		**Current high cholesterol** **17%**	
Arthritis **19%**	**Injury*** **18%**	**Overweight** **53%**	**Obese** **17%**

*In the last 12 months requiring treatment from a health professional.

Image description: Community members at Nedlands Foreshore.

Public Health Plan Strategic Framework

The City's Public Health Plan has been structured into a strategic framework consisting of three key pillars, each with related outcomes and objectives guiding the delivery of public health and wellbeing actions in the local area.

Pillars	Inspiring, empowering and enabling healthy living.	Prevention and protection for a healthier future.	Building resilient community health in a changing climate.
Outcomes	1. Improved health and wellbeing of our community. 2. A more inclusive and connected community.	3. Regulatory services are provided in accordance with statutory requirements. 4. High standards of public and environmental health are maintained across the community. 5. Health and wellbeing initiatives are identified and promoted.	6. Built and natural environments support sustainable and healthy living. 7. Emergency management arrangements are ready to activate.

The majority of actions detailed in this plan are undertaken as part of the City's:

- business-as-usual operations, including fulfilling legislative requirements
- Council Plan actions
- other Informing Strategies and Plans.

Any actions falling directly from the Public Health Plan and in addition to business-as-usual operations, are Operating Projects (OP). These will require additional funding to implement.

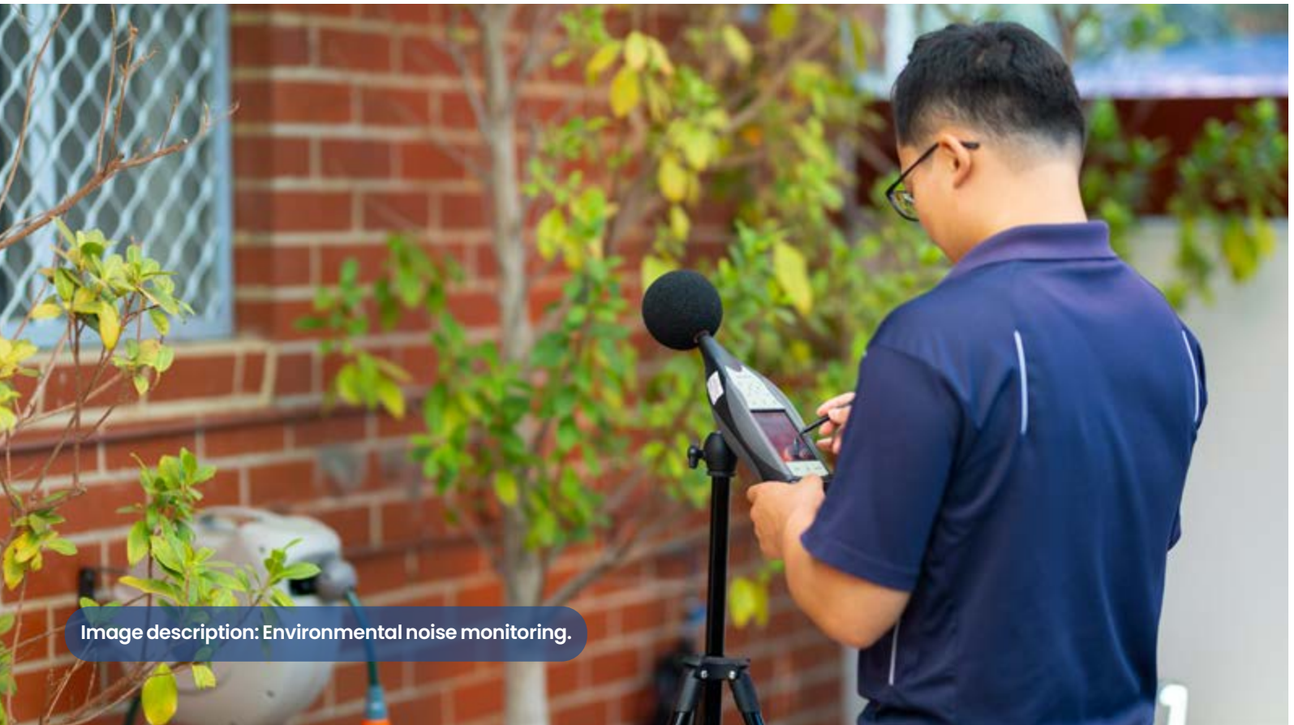

Image description: Environmental noise monitoring.

Delivery Plan

Key

BAU	Business-as-usual	OP	Operating Project
CP	Council Plan	UFS	Urban Forest Strategy
		DAIP	Disability and Inclusion Plan

Inspiring, empowering and enabling healthy living

This pillar focuses on the significant opportunities to improve the health and wellbeing of our community by improving the surrounding environment to create vibrant, liveable neighbourhoods that offer a sense of belonging, culture and spirit, and by facilitating behaviour change to support people to lead healthier lifestyles and reduce injury.

Outcome 1 – Improved health and wellbeing of our community

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
1.1 Provide opportunities and support for the community to lead active lifestyles.	1.1.1 Provide and maintain environments and opportunities to enable the community to lead active lifestyles.	Asset Management Strategy Urban Planning – Strategic Service Plan Asset Management Service Plan City Projects Service Plan Community Development Service Plan	Manager Urban Planning	BAU	Funded
	1.1.2 Facilitate and promote grant opportunities for local sporting clubs, groups and organisations to build their capacity to deliver health and wellbeing activities.	Community Programs and Events Service Plan Sport and Recreation Service Plan	Manager Community Development	BAU	Funded
	1.1.3 Promote local sporting clubs, groups and organisations.	Communications and Engagement Service Plan Sport and Recreation Service Plan	Coordinator Communications and Engagement	BAU	Funded
	1.1.4 Incorporate Heart Foundation Healthy Active by Design and Western Australian Planning Commission Liveable Neighbourhoods guidelines into relevant planning strategies plans and proposals.	Urban Planning – Strategic Service Plan	Manager Urban Planning	BAU	Funded
	1.1.5 Integrate health and wellbeing components into the designing of new and upgraded facilities.	Capital Works Program Asset Management Service Plan	Manager Assets	BAU	Funded
	1.1.6 Ensure the City's services and facilities are accessible and inclusive.	Disability, Access and Inclusion Plan Asset Management Service Plan City Projects Service Plan	Manager Assets	BAU	Funded

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
1.2 Support opportunities available for the community to consume a healthy diet consistent with national guidelines.	1.2.1 Promote local, state and federal health promotion/ campaigns to increase community awareness of health risks and opportunities to adopt healthy eating strategies.	Communications and Engagement Service Plan Community Development Service Plan	Coordinator Communications and Engagement	BAU	Funded
	1.2.2 Provide statutory services which assist with the delivery of the Mt Claremont Farmers Markets.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	1.2.3 Provide guidance on healthy food and drink options into event funding guidelines.	Community Development Service Plan Environmental Health Service Plan	Manager Community Development	OP	Funded, planned 2023/24
1.3 Assist in the minimisation of the harm associated with tobacco, e-cigarettes and alcohol use.	1.3.1 Incorporate the banning of tobacco and e-cigarettes into user-agreements and leases.	Land and Property Service Plan	Land and Property Officer	OP	Funded, planned 2023/24
	1.3.2 Support State campaigns encouraging minimisation of the harm associated with smoking, e-cigarettes and alcohol use.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	1.3.3 Investigate methods within the authority of local government, that will prohibit the sale of e-cigarettes within the local government area.	Urban Planning – Statutory Service Plan	Manager Urban Planning	OP	Funded, planned 2023/24

Image description: Healthy food options - fruit in a bowl.

Outcome 2 – A more inclusive and connected community

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
2.1 Recognise and celebrate local first nations peoples, places and stories.	2.1.1 Develop a Reconciliation Action Plan.	Community Development Service Plan	Manager Community Development	CP Action 1.2.1	Funded, planned 23/24
2.2 Provide and facilitate events, workshops and programs that bring community together.	2.2.1 Promote participation in volunteering, acknowledge and celebrate the efforts of volunteers.	Volunteer Services Service Plan	Manager Community Development	BAU	Funded
	2.2.2 Support the health and wellbeing of families and children.	Youth Development Service Plan Community Development Service Plan	Manager Community Development	BAU	Funded
	2.2.3 Provide events, activities and grants that connect local children, young people and their families with their local community.	Youth Development Service Plan Childcare Services Service Plan	Manager Community Development	BAU	Funded
	2.2.4 Provide a Positive Ageing Service to support people to age safely, happily with dignity and respect.	Positive Ageing Service Plan	Manager Community Services	BAU	Funded
	2.2.5 Advance opportunities, community participation and quality of life for people with a disability and their carers.	Disability Access and Inclusion Plan Community Development Service Plan	Manager Community Development	BAU	Funded

Image description: Youth development at Point Resolution Childcare Centre.

Prevention and protection for a healthier future

This pillar focuses on the provision of services which help prevent, reduce or eliminate the prevalence of many diseases, illnesses and injuries and build a healthier future. It includes the enforcement of public health legislation and standards, the management and implementation of surveillance and assessment programs and public information which are designed to provide clean air, safe food and water, and a hazard free environment.

Outcome 3 – Regulatory services are provided in accordance with statutory requirements

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
3.1 Manage environmental hazards to protect community health.	3.1.1 Investigate a range of environmental parameters that manage risk to the public including animals, noise, pest control, air quality, litter/dumping and environmental nuisance.	Environmental Health Service Plan Ranger Services Service Plan	Manager Health and Compliance Services	BAU	Funded
	3.1.2 Provide solid waste collection and solid waste disposal services including domestic and commercial bin collection and bulk verge collection.	Waste Plan Waste Management Service Plan	Manager Assets	BAU	Funded

Outcome 4 – High standards of public and environmental health are maintained across the community

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
4.1 Administer public and environment health legislation.	4.1.1 Provide regulatory services as legislated, including enforcing statutory responsibilities, that protect the community.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	4.1.2 Ensure development is compliant with legislative and policy requirements.	Environmental Health Service Plan Building Services Service Plan	Manager Health and Compliance Services	BAU	Funded
4.2 Maintain safe food and water.	4.2.1 Ensure food premises operate to required standards.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	4.2.2 Participate in Local Health Authorities Analytical Committee (LHAAC) food sampling regime.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	4.2.3 Ensure food safety resources are available to local food businesses.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
	4.2.4 Monitor publicly accessible aquatic facility waters and Swanbourne Beach to assess fit-for-use water quality.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded

Outcome 5 – Health and wellbeing initiatives are identified and promoted

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
5.1 Assist the community to be better informed of health and wellbeing issues.	5.1.1 Facilitate community access to health and wellbeing information which is readily accessible and in a mix of formats.	Communications and Engagement Service Plan	Coordinator Communications and Engagement	BAU	Funded
	5.1.2 Raise awareness in the community of the health and wellbeing services provided by the City and how to access these services.	Communications and Engagement Service Plan	Coordinator Communications and Engagement	BAU	Funded
5.2 Maintain and improve partnerships with stakeholders engaged in communicable disease control activities.	5.2.1 Partner with stakeholders and the State Government to respond to and manage communicable disease control.	Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded
5.3 Support an inclusive and healthy workplace for City staff to promote physical and mental health and wellbeing.	5.3.1 Continue to provide programs which ensure the City is an employer of choice by providing a safe, supportive, interesting and rewarding working environment.	Workforce Plan Human Resources Service Plan	Manager Human Resources	BAU	Funded

Image description: Park facility maintenance - food preparation areas.

Building resilient community health in a changing climate

This pillar focuses on the climate crisis which poses one of the biggest threats to both the planet and the health of the people who live on it. The pillar aligns directly with the City's environment initiatives.

Outcome 6 – Built and natural environments support sustainable and healthy living

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
6.1 Regulate and manage the built and natural environments to support sustainable and healthy living.	6.1.1 Prepare a Sustainability Strategy to guide the City's adoption of sustainability practices, improve community awareness and adoption of sustainable practices.	Urban Forest Strategy Integrated Transport Strategy Urban Planning – Strategic Service Plan	Manager Urban Planning	CP Action 5.1.1	Unfunded, planned 24/25 25/26
	6.1.2 Partner with and support community groups that promote environmental awareness and engagement with nature within environmental conservation areas.	Urban Forest Strategy Bushland Management Plans Environmental Conservation Service Plan	Coordinator Environmental Conservation	BAU	Funded
	6.1.3 Improve water management practices to achieve Gold Waterwise Status by 2025/26.	Parks Services Service Plan	Manager Urban Landscapes and Conservation	BAU	Funded
	6.1.4 Continue to increase the cover of the Urban Canopy (goal was by 10% towards the eventual target of 20% by 2028).	Urban Forest Strategy Arboriculture Services Service Plan City Projects Service Plan	Manager Urban Landscapes and Conservation	UFS Action 1.1	Funded
	6.1.5 Develop a planning policy to mandate sustainable practices to new builds.	Urban Planning – Strategic Service Plan	Manager Urban Planning	CP Action 6.1.3	Funded, planned 23/24 24/25
	6.1.6 Deliver a safe, sustainable road and foot path network.	Transport and Development Service Plan	Manager Assets	BAU	Funded
6.2 Support better waste management practices.	6.2.1 Improve the level of material either recycled or diverted from landfill either via education or new programs.	Waste Plan Waste Management Services Service Plan Communications and Engagement Service Plan	Manager Assets	BAU	Funded
	6.2.2 Encourage waste minimisation (reduce, reuse and recycle) in accordance with the City's Waste Plan.	Waste Plan Waste Management Services Service Plan Communications and Engagement Service Plan	Manager Assets	BAU	Funded
	6.2.3 Partner with waste collection contractors and processors to ensure efficient and effective collection and waste recycling practices to minimise waste going to landfill.	Waste Plan Waste Management Services Service Plan	Manager Assets	BAU	Funded

Outcome 7 – Emergency management arrangements are ready to activate

Objectives	Actions	Supporting Strategies and Plans	Lead	Action type	Funding 2024-28
7.1 Mitigate the impacts of public health emergencies through the management of environmental health risks that have the potential to affect the community.	7.1.1 Ensure internal emergency management prevention, preparation, response and recovery arrangements are in place.	Ranger Services Service Plan	Manager Health and Compliance Services	BAU	Funded
	7.1.2 Partner with relevant agencies (e.g. DFES, DoC) regarding emergency management arrangements via Local Emergency Management Arrangements (LEMA).	Ranger Services Service Plan	Manager Health and Compliance Services	BAU	Funded
	7.1.3 Providing conduit of State initiated emergency warning/information i.e. heatwave, pandemic.	Ranger Services Service Plan Environmental Health Service Plan	Manager Health and Compliance Services	BAU	Funded

Image description: Waste management in local parks.

Image description: Recreational water monitoring.

Resourcing

Resourcing of the Public Health Plan is largely determined by the linkages it has with the Council Plan and legislative requirements. Many of the actions contained within the Public Health Plan are funded through existing service planning and budget processes.

New projects (specific Operational Plans falling directly from the Public Health Plan) are dependent on funding being secured through a combination of Council and external funding.

Council funding, including the allocation of cash and reserves, is approved by Council when setting the annual budget each year.

External funding is dependent on securing grants, loans, or other funds.

Review Schedule

In accordance with the Act, the Public Health Plan must be amended or replaced at least every five years, unless amended or replaced sooner.

As such, the Public Health Plan will be regularly monitored and reviewed annually to ensure that the City's public health activities are aligned with the Council Plan, the State Public Health Plan and emerging public health needs of our community.

Epidemiological data will be reviewed as new data becomes available and where required, strategic framework and actions will be revised in-line with new evidence.

Monitoring and Reporting

Reporting will be provided on an annual basis to the Council and Chief Health Officer demonstrating the extent to which the City has successfully implemented the Public Health Plan in accordance with requirements under the Act.

Reporting of key delivery strategy actions will also be included in the City's Annual Report.

Image description: Adult mosquito identification.

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City of Nedlands

17 Divisional Reports - Technical Services

17.1 TS22.07.24 Removal of Hazardous Tree – 88 Victoria Avenue, Dalkeith

Meeting & Date	Council Meeting – 23rd July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Jac Scott, Manager Urban Landscape and Conservation
Director	Matthew MacPherson, Director Technical Services
Attachments	Nil

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council:

1. **approves the removal of a *Jacaranda mimisifolia* (Jacaranda) from the verge of 88 Victoria due to it presenting a hazard following storm damage, and programs the planting of a suitable replacement tree in forthcoming planting season.**

Purpose

A verge tree at 88 Victoria Avenue, Dalkeith recently dropped a significant branch on or around 29th May 2024. The tree is proposed for removal due to presenting a hazard because of the significant impact of the branch drop on the main leader, reducing the cross section by approximately 50%.

Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023, and further confirmed in the Street Trees Council Policy update approved at the Ordinary Council Meeting on 23rd April 2024.

Voting Requirement

Simple Majority.

Background

The current Street Tree policy, approved at the April 2024 Council Meeting, requires:
"Any verge tree above 5 metres in height which is not dead, diseased or dying must be presented to Council for decision."

Discussion

The *Jacaranda mimisifolia*, Asset ID 568, located on the verge of 88 Victoria Ave dropped a large limb on or around 29th May 2024. This has impacted on the structural integrity of the tree such that it now presents a hazard. At this point the tree is not dead or dying.

Figure1: Damage to leader is evident

Figure 2: Damage point demonstrating loss of cross section and resultant structural integrity

The main leader (trunk) at the point of damage has been significantly damaged (*Figure 1).* As a result of the significant loss of cross section, and the damage to the main leader (*Figure* 2), the prognosis for the tree is poor in the mid to long term. The tree now presents a hazard and increased risk of failure at the point of damage.

The Council Street Trees Policy does not allow officers to approve tree removals in these circumstances, as the tree is not dead or in decline.

Consultation

Nil

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

This tree is of a suitable size to be removed by the internal arboriculture team. Stump grinding would be in the region of $500.

Legislative and Policy Implications

The Council Street Trees Policy requires Council authorisation for removal.

Decision Implications

Should Council not endorse the removal the City will retain liability.

Conclusion

That Council should support the removal of one *Jacaranda mimisifolia* due to it presenting an unacceptable hazard.

Further Information

Question from Councillor Bennett

Could the recommendation include a new tree to be planted in place of the removed tree?

Officer Response

Yes. Given there is ever limited locations for planting opportunities in a build out locality, City officers add sites which were subject to tree removal directly onto future planting location lists as a matter of process. While this may not always occur in the same calendar

year/ planting season depending on the date of the removal, they are prioritised for planting as soon as possible with a suitable new species in accordance with the latest policy.

The Officers have chosen to amend their original recommendation to remove any doubt, by adding the words *"…and programs the planting of a suitable replacement tree in forthcoming planting season."*

17.2 TS23.06.2024 Removal of Hazardous Tree – 2A Tyrell Street, Nedlands

Meeting & Date	Council Meeting – 23rd July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Jac Scott, Manager Urban Landscape and Conservation
Director	Matthew MacPherson, Director Technical Services
Attachments	Nil

Moved – Mayor Argyle

Seconded – Councillor Coghlan

Amendment

Moved - Councillor Bennett

Seconded - Councillor Hodsdon

That Council
request to the CEO to investigate and scope a potential capital project to make modifications to the kerb line in an effort to retain the tree for Council consideration.

The AMENDMENT was PUT and was

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

That the Amended Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Amended Recommendation

That Council

1. **does not approve the removal and subsequent stump grinding of a *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint) from the verge of 2A Tyrell Street due to it presenting a hazard and breaching statutory clearance zones.**
2. **request to the CEO to investigate and scope a potential capital project to make modifications to the kerb line in an effort to retain the tree for Council consideration.**

Recommendation

That Council approve the removal and subsequent stump grinding of a *Eucalyptus nicholii* (Narrow-Leaved Black Peppermint) from the verge of 2A Tyrell Street due to it presenting a hazard and breaching statutory clearance zones.

Purpose

A verge tree at 2A Tyrell Street, Nedlands dropped a significant branch on or around 5th June 2024 and has since been confirmed to be breaching statutory clearances. The tree is proposed for removal due to presenting a hazard to large vehicles and subsequent potential for ongoing branch drop following physical damage.

Approval of a tree of this size for removal is no longer an administrative decision following a Notice of Motion passed at the Ordinary Council Meeting held on 28th November 2023, further confirmed in the Street Trees Council Policy update approved at the Ordinary Council Meeting on 23rd April 2024.

Voting Requirement

Simple Majority.

Background

The current Street Tree policy, approved at the April 2024 Council Meeting, requires:
"Any verge tree above 5 metres in height which is not dead, diseased or dying must be presented to Council for decision."

Discussion

The *Eucalyptus nicolii*, Asset ID 9715, located on the verge of 2A Tyrell Street dropped a large limb on or around 5th June 2024. The tree impinges on the statutory clearance zones and has evidently been struck multiple times by vehicles. The branch failure point on this occasion was too high to have been likely to be as a direct result of these impacts, though may have been a result of related deleterious impacts. Despite having been struck several times, and the loss of the significant branch, the tree appears to remain in good health.

The main leader (trunk), as well as the first order branch that subsequently fell, exhibit(ed) a pronounced “lean” into and over the roadway (*Figure 1*) that impinged on the statutory clearance zone. This requires a vertical clearance of 4.5m over carriageways used by cars and trucks and 2.4m over footpaths used by cyclists and pedestrians. This lean appears to be photo-tropic in nature, as the tree seeks light away from the adjacent tree canopy. The tree is not planted on the planting line, hence being limited in clear growing space, and is potentially privately planted or self-sown.

This main leader continues to contravene the required clearance of 4m above the roadway by approximately 2m at the kerbline, with impingement of statutory clearance areas reducing as the tree continues into the roadway *(Figure 2).*

It is expected that the tree will continue to receive vehicular damage (*Figure 3*). Given the continuing impingement on statutory clearances, it is incumbent on the City to remove the tree. Given the limited space on the verge to appropriately accommodate a replacement it is not recommended to plant a replacement, give the likelihood of continuing phototropic growth of any replacement tree into the statutory clearance zone.

The Council Street Trees Policy does not allow officers to approve tree removals in these circumstances, as the tree is not dead or in decline.

Consultation

Nil

Strategic Implications

Figure 3: Historic view of the roadway (Google Street View) with the lean, and resultant impingement of statutory clearance zones, evident.

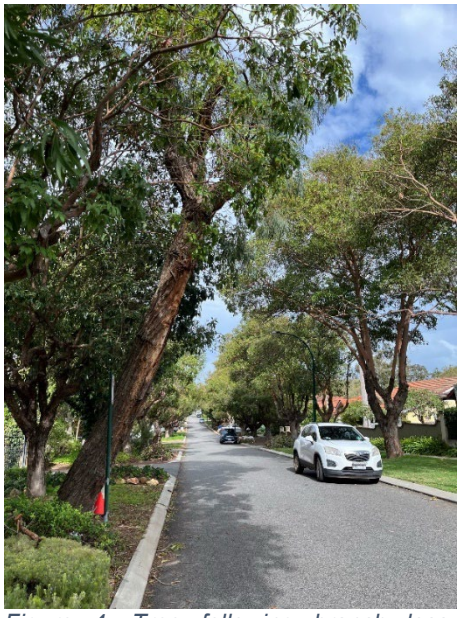


Figure 4: Tree following branch loss, showing the continued impingement of the roadway

Figure 5: Evidence of ongoing damage to the leader resulting from multiple vehicular impacts

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Tree Removal costs are generally in the region of $2000-$4000.

Legislative and Policy Implications

The Council Street Trees Policy requires Council authorisation for removal. The tree is impinging into statutory clearance zones that are required to be kept clear of vegetation.

Decision Implications

Should Council not endorse the removal the tree will remain and continue to impinge on statutory clearance requirements. The City will retain liability.

Conclusion

That Council should support the removal of one *Eucalyptus nicholii* due to it presenting a hazard and breaching statutory clearance zones.

Further Information

Question from Councillor Bennett

Requested further potential options to retain the tree.

Officer Response

The tree, whilst still alive has been compromised by the damage to date, although still remains in good health.

Although the damage has seemingly occurred over the last few years, data extracted from information on the City's system shows the last formal tree asset inspection was dated 17/05/2012 (photo below),

Around the same time, it was identified as a high-risk tree, even before damage due to the proximity to the road carriageway, and it has been fortunate that damage had not occurred previously. Whilst its condition at the time was deemed 'excellent' its growth was then identified as average, and has not looked to significantly increase over the past twenty years and from pictures looks to have had the canopy coverage decline.

To retain the tree, increased separation between the tree and vehicles is required. Given the tree location is fixed – the roadway would need to be re-configured to laterally shift the vehicles, either by narrowing the carriage way, installing a chicane, or installation of some other form of physical deflection may be required.

It is unlikely that line marking will be an acceptable option to minimise the risk of conflict, nor unlikely to be approved by Main Roads Western Australia as the statutory body. Other minimalistic treatments such as informal delineation may expose the city from a liability perspective in future by not acting sufficiently to deal with the known risk.

To aid the Council in their decision, a high-level opinion of probable costs is presented below to install a 'squeeze point' consisting of an elongated kerb protrusion / knib in that

proximity to narrow the road to the bare minimum width. Due to the approach and departure, a transition will be required along the roadway.

This has not been designed or scoped and may vary – requiring further investigation to be confident.

Kerb knib/protrusion at 2a Tyrell to retain tree.					
Task Name	Units	Rate	Cost	Running Total	Comments
Install and provide SMK-1 Kerbing - pinned/keyed	30	$ 47.00	$ 1,410.00	$ 1,410.00	17m on approach leg and 13m on departure leg
Installation of infill - landscaping mix and compact	4.165	$ 125.00	$ 520.63	$ 1,930.63	23.8m² of infill estimated at approx 175mm deep - delivered / bulka bags
Labour for spreading and compaction of landscaping mix	9	$ 85.00	$ 765.00	$ 2,695.63	Estimated to be 3 hours minimum for a 3 person crew - charged per person per hour
Traffic Management for installation	4	$ 190.00	$ 760.00	$ 3,455.63	Provision of a 2x1 traffic vehicle during normal hours with minimum 4 hours callout.
Provision for drainage modifications	30	$ 32.00	$ 960.00	$ 4,415.63	Provision of a diversion pipe along the kerbline to bypass knib if grade requires diversion
			Sub-Total	**$ 4,415.63**	
			20% Contingencies	$ 883.13	Opinion of probable cost - no design, no confirmation of recent project rates
			Grand - Total	**$ 5,298.75**	Excludes overhead and opportunity cost

The City would compare the price to retain this tree given its risk against the value of planting new trees in the vicinity which may achieve an overall net increase in canopy where it is needed elsewhere in the City, where risk to the public can be minimised.

In terms of equivalent value of new trees, the estimated direct cost of works would afford the planting and standard maintenance of approximately 15 large trees.

Council may wish to consider:

A. to retain the tree, accepting the risk.
B. Remove the tree as per the officer recommendation.
C. A request to the CEO to investigate and scope a potential capital project to make modifications to the kerb line in an effort to retain the tree for Council consideration.

18 Divisional Reports – Community Services & Development

18.1 CSD04.07.24 Acquisition of Tim Macfarlane Reid Sculpture

Meeting & Date	Council Meeting – 23 July 2024
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	Amanda Cronin – Coordinator Community Development
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	Attach only documents that have been referred to in the report. 1. Image Sheet 2. Location options

Moved – Councillor Hodsdon

Seconded – Councillor Coghlan

Deferral

Moved – Mayor Argyle

Seconded – Councillor Smyth

Defer the report for 6 months from today (24 January 2025)

CARRIED 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett**)**
(Against: Crs. Youngman**)**

Recommendation

That Council:
1. approves an amount of $65,700 for consideration in the 2024/2025 draft budget process to facilitate the purchase of ‘Mantle’ by Tim Macfarlane Reid; and
2. approves installation of ‘Mantle’ at Swanbourne Beach Reserve pending budget allocation.

Purpose

For Council to consider the lease or purchase of the Tim Macfarlane Reid Sculpture, ‘Mantle’, for the Norn Bidi trail.

Voting Requirement

Simple Majority.

Background

Following a notice of motion from Mayor Fiona Argyle, Council resolved at its Ordinary Meeting on 27 February 2024 as follows:
“That Council requested the Acting CEO to investigate the lease, and purchase of the Tim Macfarlane Reid Sculpture for the Norn Bidi trail and report back to Council”.

This report has been prepared in response to the notice of motion.

Discussion

“Mantle” is an artwork by West Australian artist Tim Macfarlane Reid who works from his art practice in Fremantle. He has been a full time sculptor for the past 17 years, with five solo exhibitions and numerous group exhibitions. The artwork is an exploration of unforeseen forces beneath the earths surface. Slowly undulating physical forces move and shift, impacting the landscape we experience. See image at Attachment 1.

The artwork is available for purchase for $65,700 (ex GST) including interstate freight, local delivery and installation, footings and signage costs. Alternatively, the artwork is available on a 3-year lease for $46,824 (ex GST) including interstate freight, local delivery and installation, /deinstallation, footings and signage costs. The purchase option represents better value for money. As the artowork is aliminium, it is completely suitable for outdoor display and there is no upkeep other than to keep it clean, as with any outdoor sculpture.

The Sculptures by the Sea team have suggested Swanbourne Beach Reserve as a possible location for installing the artwork, rather than the Norn Bidi trail. A location at Swanbourne Beach Reserve would compliment the artwork and achieve more visibility. An overview of site options can be seen at Attachment 2.

Consultation

No consultation has taken place. This has not been considered by the City’s Arts committee.

Strategic Implications

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

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

Pillar **People**
Outcome 1. Art, culture and heritage are valued and celebrated.

Pillar **Place**
Outcome 7. Attractive and welcoming places.

Budget/Financial Implications

Table 1: Lease – v – Purchase Cost Comparison

	3 year Lease (ex GST)	Purchase (ex GST)
Sale Price	-	$58,500
Annual Artist Lease Fee	$15,000	N/A
Annual Artist Agent Fee	$9,000	N/A
Annual Marketing and Management Fee	$9,000	N/A
Shipping (NSW – WA)	$5,400	$5,400
Local delivery & installation	$3,312	Inc sale price
Footings/Engineering	$1,000	$1,000
Signage	$800	$800
Deinstallation & return local delivery	$3,312	N/A
Return freight	N/A	N/A
	$46,824	**$65,700**

A cost comparison is available at Table 1, which details the total estimated costs around the acquisition of 'Mantle'. The City's public art reserve currently has a balance of $45,461 available for expenditure. This leaves a shortfall in funding which is detailed in Table 2. Further funding would need to be considered as part of the 2024/2025 budget deliberations for either option.

Table 2: Budget Information

	Lease	Purchase
Available funds	$45,461	$45,461
Less proposed expenditure	$46,824	$65,700
Funding shortfall	**($1,363)**	**($20,239)**

Legislative and Policy Implications

Public Art Policy

Decision Implications

If Council endorses the recommendation, Council can consider budget allocation for the acquisition of 'Mantle' through the 2024/2025 draft budget process.

If Council doesn't endorse the recommendation or pursues an alternative option, the City may miss out on the acquisition of 'Mantle'.

Conclusion

It is recommended Council consider purchasing 'Mantle' and allocating funding through the 2024/2025 draft budget process. The sculpture represents good value for money being unsold following the 2023 Sculptures by the Sea exhibition. Further artworks will become available following the 2024 Sculptures by the Sea exhibition. However, acquisition of these, is less likely to achieve such value for money.

Further Information

Question from Councillor Smyth
Can there be an explanation of the $5,400 for shipping (NSW-WA) was this is the original cost scope?

Officer Response

Yes, this was the original as the artwork is currently in New South Wales.

Question from Councillor Smyth

Has Mayor Argyle the mover of the original NoM been made aware of the proposed change of location from Central Allen Park (Norn Bidi) to Beach front BBQ park?

Officer Response

Mayor Argyle hasn't been contacted specifically; however all information has been included in the report to agenda forum and the agenda for the upcoming council meeting.

19 Divisional Reports - Corporate Services
19.1 CPS32.07.24 LGIS Annual Insurance Renewal 2024-25

Meeting & Date	Council Meeting – 23 July 2024
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	Michael Cole Director Corporate Services
CEO	Keri Shannon
Attachments	1. Attachment - LGISWA Scheme Membership Renewals 2024-25

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council notes the renewal of insurances as per the attachment - LGISWA Scheme Renewals 2024/25.

Purpose

The purpose of this report is for Council to note the renewal of insurances through LGISWA for the 2024/25 financial year.

Voting Requirement

Simple Majority.

Background

The City has sought renewal of insurance cover for the 2024-25 financial year through LGISWA. Insurance cover limits any financial loss due to loss or damage to property and other assets. Cover is provided for public liability, professional indemnity and workers' compensation.

Discussion

In the attached summary, the total cost of renewal of insurance for the City is $669,794.40. This is an overall decrease of $13,632.71 on the total cost of insurance premiums for 2023/24.
While there has been a significant increase (6%) in LGIS Liability and (10%) in LGIS Management Liability, this increase cost has been offset by an overall reduction in LGIS Property cover. LGIS Property cover increased by 2.5% but there has been a reduction due to an overall decrease in the insured value of assets.

LGIS have provided the following comments in relation to LGIS Liability, LGIS Property and LGIS Management Liability.

"LGIS Liability
Capacity has come under pressure with several reinsurance partners looking to reduce their exposures. LGIS' long-term and strong relationships across the market have allowed us to negotiate positive terms and find new partners for the Liability portfolio."

"LGIS Property
Despite moving through a relatively positive bushfire and cyclone season, claims costs were still up on average due to ongoing inflationary pressure and supply chain bottlenecks."

"LGIS Management Liability
It's taken a few years, but we are now seeing the impact of work, health and safety (WHS) legislative changes. Notifications to WorkSafe WA have increased and the corresponding potential for investigation. There are several significant matters that will fall within the new legislation and will develop in the years ahead, as investigations conclude and decisions to prosecute are made."

A summary comparing from 2023/24 to 2024/25 is as follows:

Scheme Fund	2023/24 (Inc GST)	2024/25 (Inc GST)	Comments
LGIS Liability	$235,821.17	$249,970.60	6% increase applied across the sector
LGIS Commercial Crime and Cyber Liability * increased to $2m	$22,957.78	$26,328	Rollover rate negotiated.

LGIS Management Liability	$35,798.55	$39,592.30	10% increase
LGIS Property	$152,637.60	$120,106.80	Minor rate increase of 2.5%. Overall reduction due to decrease in assets
LGIS M/V Fleet	$52,554.70	$53,289.50	Rollover rate
LGIS Workcare	$181,209.60	$181,209.60	Rollover rate
LGIS Corporate Travel	$939.51	$1,024.10	Minor increase
LGIS Volunteer Workers	$1,508.20	$1,643.40	Minor Increase
Total	**$683,427.11**	**$673,164.30**	

Consultation

Nil.

Strategic Implications

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

Vision Sustainable and responsible for a bright future

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

Budget/Financial Implications

The overall cost to renew insurance cover for 2024/25 financial year will be included in the draft 2024/25 Annual Budget.

By way of comparison, the total premiums for 2024/25 are $669,794.40 (Inc GST) whereas the total premiums for 2023/24 were $683,427.11 (Inc GST).

Further Information

Question from Councillor Smyth
"Cover is also required for public liability, professional indemnity and workers' compensation."

Can the wording be corrected to confirm that the items are covered in the renewal?

LGISWA SCHEME MEMBERSHIP

A summary of contributions for your 2024/25 Scheme membership follows:

Scheme Fund	2023/24 Total Contribution (including GST)	2024/25 Base Contribution	2024/25 GST	2024/25 Total Contribution	Comments
LGIS Liability	$235,821.17	$227,246.00	$22,724.60	$249,970.60	6% increase applied across the sector
LGIS Casual Hirers Liability	$0.00	$0.00	$0.00	$0.00	Scheme funded policy
LGIS Commercial Crime & Cyber Liability	$22,957.78	$20,871.00	$2,087.10	$22,958.10	Rollover rate negotiated
LGIS Management Liability	$35,798.55	$35,993.00	$3,599.30	$39,592.30	10% Increase on expiring contribution
LGIS Pollution Legal Liability	$0.00	$0.00	$0.00	$0.00	Scheme funded policy
LGIS Property	$152,637.60	$109,188.00	$10,918.80	$120,106.80	Minor rate increase of 2.5%. Overall reduction due to decrease in assets
LGIS Motor Vehicle Fleet	$52,554.70	$48,445.00	$4,844.50	$53,289.50	Rollover rate negotiated
LGIS WorkCare	$181,209.60	$164,736.00	$16,473.60	$181,209.60	Rollover rate of 1.32% negotiated
LGIS Corporate Travel	$939.51	$931.00	$93.10	$1,024.10	Minor rating increase
LGIS Volunteer Workers	$1,508.20	$1,494.00	$149.40	$1,643.40	Minor rating increase
***Total Scheme Membership**	**$683,427.11**	**$608,904.00**	**$60,890.40**	**$669,794.40**	

One invoice – two instalments

Members receive a single invoice for the total cost of Scheme membership. This means that members enjoy the payment flexibility of two (2) instalments on the total cost of Scheme membership. The single invoice will still detail the contribution for each protection, as per the Summary of Contributions table.

2024/25 Alternative quote options

Please indicate if you accept/reject the alternative options on your limits.

Scheme Fund	Alternative	Total Contribution	Accept
LGIS Commercial Crime & Cyber Liability	Increase Cyber Liability Limit to $2,000,000	$26,328 ex GST	YES / NO
LGIS Commercial Crime & Cyber Liability	Increase Cyber Liability Limit to $5,000,000	$56,704 ex GST	YES / NO
LGIS Management Liability	Increase Employment Practice Liability Limit to $2,000,000	Market Declined	N/A
LGIS Management Liability	Increase Employment Practice Liability Limit to $5,000,000	Market Declined	N/A

19.2 CPS33.07.24 Monthly Financial Report – June 2024

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Bonnie Durham – Acting Manager Financial Services
Director	Lauren Fitzgerald – Acting Director Corporate Services
Attachments	1. Statement of Financial Activity – 30 June 2024 2. Statement of Net Current Assets – 30 June 2024 3. Statement of Comprehensive Income – 30 June 2024 4. Statement of Financial Position – 30 June 2024 5. Reserve Movements – 30 June 2024 6. Borrowings – 30 June 2024 7. Capital Works Program – 30 June 2024

Moved – Councillor Amiry

Seconded – Councillor Youngman

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Recommendation

That Council receive the Monthly Financial Report for 30 June 2024.

Purpose

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

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.
The attached report shows the month end position as at the end of June 2024. Please note that the closing position is a preliminary result for the year ended 30 June 2024 as the Financial Statements for 2023-24 are still being finalised and as a result will be subject to change and that due to the Disclaimer of Opinion issued for the 2022-23 Annual Financial Statements, the opening position is subject to change as restatements of the prior financial year are completed. The municipal closing surplus as of 30 June 2024 is $3,255,263 which is a $3,255,263 favourable variance, compared to a budgeted surplus for the same period of $0.

The operating revenue at the end of June 2024 was $11,492,540 which represents a $487,415 favourable variance compared to the year-to-date budget of $11,005,125 primarily in Operating Grants which is offset by Other Revenue.

The operating expense at the end of June 2024 was $41,215,264 which represents a ($949,422) unfavourable variance compared to the year-to-date budget of $40,265,842 primarily in Depreciation.

As depreciation is a non-cash item, it is then removed from the surplus calculation, which results in a favourable variance of $1,360,474 for total operating activities.

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

Operating Activities

Operating grants, subsidies, and contributions
Favourable variance of $856,233 primary due to advanced payment of 2024-25 Financial Assistance Grant.

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

Service charges

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

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

Other revenue
Unfavourable variance of $322,156 primarily due to lower than budget other sundry revenue received across the organisation.

Profit on disposal of assets
Unfavourable variance of $73,761 due to pending disposal of assets to be processed in the asset accounting book. To be completed as part of year end processing, once asset balances are restated for the 2022-23 financial year.

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

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

Utility charges
Unfavourable variance of $126,321 due to increased electricity costs.

Depreciation and amortisation
Unfavourable variance of $1,3,45,450 due to budget being based on asset values prior to the 2022-23 infrastructure asset revaluation being finalised.

Insurance expenses
Favourable variance of $79,620 due to budget being based on an estimate prior to the insurance premiums being confirmed.

Interest expenses
Favourable variance of $24,077 due to year end interest expenses for leases yet to be processed. To be completed once liability balances are restated for the 2022-23 financial year.

Other expenditure
Unfavourable variance of $272,604 due to allocation of contributions and subsidies.

Loss on disposal of assets
No variance analysis required as variance to budget is less than $20,000 and 10%.

Investing Activities

Non-operating grants, subsidies, and contributions
Unfavourable variance of $445,904 primarily due to funding for the Vincent Street Safety Upgrades being returned.

Proceeds from disposal of assets
Unfavourable variance of $184,487 due to plant and fleet items not being sold prior to 30 June as anticipated.

Purchase of property, plant, and equipment
Favourable variance of $1,140,700 overhead allocations yet to be applied being finalisation of accrued expenditure, and delay in plant and fleet item replacements.

Purchase and construction of infrastructure
Favourable variance of $2,596,856 primarily due to overhead allocations yet to be applied being finalisation of accrued expenditure, withdrawal of the Vincent Street Safety Upgrades project, and saving in the Lemnos Street Road Renewal project.

Purchase of right of use assets
Favourable variance of $500,061 due to recognition of new right of use assets being delayed until the completion of the asset balances for the 2022-23 financial year.

Payments for intangible assets
Favourable variance of $1,002,849 due to the different accounting treatment in the actuals to budgeted, following audit decision for the 2022-23 financial year.

Financing Activities

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

Recoup from self-supporting loans
No variance analysis required as variance to budget is less than $20,000 and 10%.

Payment for principal portion of lease liability
Favourable variance of $216,912 due to new right of use assets being delayed until the completion of the asset balances for the 2022-23 financial year

Transfer to reserves
Favourable variance of $1,563,044 due to timing of transfers being processed. To be done once all accrued revenue and expenditure is recognised.

Transfer from reserves
Unfavourable variance of $3,170,658 due to timing of transfers being processed. To be done once all accrued revenue and expenditure is recognised.

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

Outstanding rates debtors are $463,662 as of 30 June 2024 compared to $595,144 as of 30 June 2023. Breakdown as follows:

Receivable	30 June 2024 ($)	30 June 2023 ($)	Variance ($)
Rates & UGP	$309,617	$493,382	($183,795)
Rubbish & Pool	$74,585	$38,554	$36,031
Pensioner Rebates	$19,266	$31,027	($11,761)
ESL	$60,194	$32,180	$28,014
Total	**$463,662**	**$595,144**	**($131,481)**

Employee Data

Description	Number
Budgeted FTE (1July 2023)	165
Budgeted FTE (30 June 2024)	162
Headcount (Active Employees including FT, PT, & Casual)	162
Occupied FTE (FT & PT)	141
Occupied FTE (Casual)	3
No. of contract employees (Temporary/Agency)	7

The figures reported are as at the end of the calendar month of June 2024.

Consultation

N/A

Strategic Implications

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

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

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

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

a. Operating items – Greater than 10% and a value greater than $20,000
b. Capital items – Greater than 10% and a value greater than $50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

Local Government Act 1995, Local Government (Financial Management) Regulations 1996, and *Australian Accounting Standards.*

Decision Implications

Nil.

Conclusion

The municipal surplus as of 30 June 2024 is $3,255,263 which is favourable, compared to a budgeted surplus for the same period of $0.

The operating revenue at the end of June 2024 was $11,492,540 which represents a $487,415 or 4.43% favourable variance compared to the year-to-date budget of $11,005,125 primarily in Operating Grants offset by Other Revenue.

The operating expense at the end of June 2024 was $41,215,264, which represents a ($949,422) or -2.36% unfavourable variance compared to the year-to-date budget of $40,265,842, primarily in Depreciation.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2023 to 30-Jun-2024

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	3,030,839	2,343,293	2,343,293	2,343,297	4	0.00%
Revenue						
Operating grants, subsidies, and contributions	728,830	728,830	728,830	1,585,063	856,233	117.48%
Fees and charges	8,245,665	8,625,665	8,625,665	8,556,734	(68,931)	-0.80%
Service charges	0	0	0	3,892	3,892	No Budget
Interest earnings	910,824	1,060,824	1,060,824	1,152,961	92,137	8.69%
Other revenue	516,045	516,045	516,045	193,889	(322,156)	-62.43%
Profit on disposal of assets	73,761	73,761	73,761	0	(73,761)	-100.00%
	10,475,125	11,005,125	11,005,125	11,492,540	487,415	4.43%
Expenses						
Employee costs	(17,476,533)	(17,661,366)	(17,661,366)	(17,315,246)	346,120	-1.96%
Materials and contracts	(13,790,787)	(14,073,615)	(14,073,615)	(13,728,479)	345,136	-2.45%
Utility charges	(939,500)	(759,500)	(759,500)	(885,821)	(126,321)	16.63%
Depreciation and amortisation	(6,537,872)	(6,537,872)	(6,537,872)	(7,883,322)	(1,345,450)	20.58%
Insurance expenses	(536,291)	(536,291)	(536,291)	(456,671)	79,620	-14.85%
Interest expenses	(64,060)	(64,060)	(64,060)	(39,983)	24,077	-37.58%
Other expenditure	(633,138)	(633,138)	(633,138)	(905,742)	(272,604)	43.06%
Loss on disposal of assets	0	0	0	0	0	No Budget
	(39,978,181)	(40,265,842)	(40,265,842)	(41,215,264)	(949,422)	2.36%
Non-cash amounts excluded from operating activities	6,464,111	6,464,111	6,464,111	7,824,585	1,360,474	21.05%
Amount attributable to operating activities	(20,008,106)	(20,453,313)	(20,453,313)	(19,554,842)	898,471	-4.39%
Investing Activites						
Non-operating grants, subsidies, and contributions	1,592,667	1,780,163	1,780,163	1,334,259	(445,904)	-25.05%
Proceeds from disposal of assets	351,300	351,300	351,300	166,813	(184,487)	-52.52%
Purchase of property, plant, and equipment	(2,007,207)	(1,866,207)	(1,866,207)	(725,507)	1,140,700	-61.12%
Purchase and construction of infrastructure	(6,239,510)	(6,084,991)	(6,084,991)	(3,488,135)	2,596,856	-42.68%
Purchase of right of use assets	0	(615,000)	(615,000)	(114,939)	500,061	-81.31%
Purchase of intangible assets	(1,433,632)	(1,433,632)	(1,433,632)	(430,783)	1,002,849	-69.95%
Amount attributable to investing activities	(7,736,382)	(7,868,367)	(7,868,367)	(3,258,292)	4,610,075	-58.59%
Financing Activites						
Repayment of borrowings	(647,117)	(647,117)	(647,117)	(647,117)	(0)	0.00%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	615,000	615,000	0	(615,000)	-100.00%
Recoup from self supporting loans	15,404	15,404	15,404	17,568	2,164	14.05%
Payments for principal portion of lease liability	(259,109)	(259,109)	(259,109)	(42,197)	216,912	-83.71%
Transfers to reserves	(1,354,743)	(1,636,711)	(1,636,711)	(73,667)	1,563,044	-95.50%
Transfers from reserves	3,098,825	3,170,658	3,170,658	0	(3,170,658)	-100.00%
Amount attributable to financing activities	853,260	1,258,125	1,258,125	(745,413)	(2,003,538)	-159.25%
Surplus/(deficit) before imposition of general rates	(26,891,228)	(27,063,555)	(27,063,555)	(23,558,547)	3,505,008	-12.95%
Total amount raised by general rates	26,891,228	27,063,555	27,063,555	26,813,810	(249,745)	-0.92%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**0**	**3,255,263**	**3,255,263**	**No Budget**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-23	Balance As At 30-Jun-24
Current Assets		
Cash and cash equivalents	15,333,448	13,310,248
Other Financial Assets	17,597	29
Trade and other receivables	2,826,389	2,514,384
Inventories	56,650	62,164
Total Current Asstes	18,234,085	15,886,824
Current Liabilities		
Trade and other payables	(4,987,601)	(2,820,166)
Lease Liabilities	(53,100)	(10,903)
Borrowings	(647,117)	(515,037)
Grant and contract liabilities	(87,889)	(898,370)
Provisions	(2,961,934)	(1,019,991)
Other liabilities	41,470	54,813
Clearing accounts	8,655	11,739
Total Current Liabilities	(8,687,516)	(5,197,915)
Adjustments to NCA		
Less: Reserves	(7,885,891)	(7,959,558)
Less: Restricted Cash	0	0
Less: Self Supporting Loans	(17,597)	(29)
Add: Borrowings	647,117	515,037
Add: Leases	53,100	10,903
Total Adjustments	(7,203,271)	(7,433,647)
Net Current Asstes	**2,343,297**	**3,255,263**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2023 to 30-Jun-2024

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD
Revenue				
Rates	26,891,228	27,063,555	27,063,555	26,813,810
Operating grants, subsidies and contributions	728,830	728,830	728,830	1,585,063
Fees and charges	8,245,665	8,625,665	8,625,665	8,556,734
Service charges	0	0	0	3,892
Interest earnings	910,824	1,060,824	1,060,824	1,152,961
Other revenue	516,045	516,045	516,045	193,889
	37,292,592	37,994,919	37,994,919	38,306,350
Expenses				
Employee costs	(17,476,533)	(17,661,366)	(17,661,366)	(17,315,246)
Materials and contracts	(13,790,787)	(14,073,615)	(14,073,615)	(13,728,479)
Utility charges	(939,500)	(759,500)	(759,500)	(885,821)
Depreciation and amortisation	(6,537,872)	(6,537,872)	(6,537,872)	(7,883,322)
Insurance expenses	(536,291)	(536,291)	(536,291)	(456,671)
Other expenditure	(64,060)	(64,060)	(64,060)	(905,742)
Interest expenses	(633,138)	(633,138)	(633,138)	(39,983)
	(39,978,181)	(40,265,842)	(40,265,842)	(41,215,264)
Net Operating	(2,685,589)	(2,270,923)	(2,270,923)	(2,908,914)
Non-operating grants, subsidies and contributions	1,592,667	1,780,163	1,780,163	1,334,259
Profit on Disposal of Assets	73,761	73,761	73,761	0
	1,666,428	1,853,924	1,853,924	1,334,259
Net Result for the Period	**(1,019,161)**	**(416,999)**	**(416,999)**	**(1,574,656)**
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	**(1,019,161)**	**(416,999)**	**(416,999)**	**(1,574,656)**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-23	Balance As At 30-Jun-24
Assets		
Current Assets		
Cash and cash equivalents	(15,333,448)	(13,310,248)
Other Financial Assets	(17,597)	(29)
Trade and other receivables	(2,826,389)	(2,514,384)
Inventories	(56,650)	(62,164)
Total Current Asstes	(18,234,085)	(15,886,824)
Non Current Assets		
Trade and other receivables	(1,116,823)	(1,175,560)
Other Financial Assets	(185,650)	(185,650)
Property, plant and equipment	(105,888,345)	(104,109,802)
Infrastructure	(251,393,981)	(249,336,031)
Right of Use Assets	(53,138)	(168,077)
Intangible assets	(795)	(431,578)
Total Non Current Assets	(358,638,732)	(355,406,698)
Total Assets	**(376,872,816)**	**(371,293,522)**
Liabilities		
Current Liabilities		
Trade and other payables	4,987,601	2,820,166
Lease Liabilities	53,100	10,903
Borrowings	647,117	515,037
Grant and contract liabilities	87,889	898,370
Provisions	2,961,934	1,019,991
Other liabilities	(41,470)	(54,813)
Clearing accounts	(8,655)	(11,739)
Total Current Liabilities	8,687,516	5,197,915
Non Current Liabilities		
Trade and other payables	78,905	78,905
Borrowings	925,356	410,319
Lease Liabilities	107,644	107,644
Provisions	359,357	359,357
Total Non Current Liabilities	1,471,262	956,225
Total Liabilities	**10,158,778**	**6,154,140**
Equity		
Retained surplus	242,491,565	240,843,243
Reserves - cash backed	7,885,891	7,959,558
Revaluation surplus	116,336,582	116,336,582
Total Equity	**366,714,038**	**365,139,382**

City of Nedlands
Reserve Movements

For the Period 1-Jul-2023 to 30-Jun-2024

	Adopted Budget				Amended Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	246,511	139,138	(379,056)	6,593	246,511	139,138	(379,056)	6,593	370,728	0	0	370,728
City Development Reserve	1,718,279	63,695	(386,400)	1,395,574	1,718,279	63,695	(386,400)	1,395,574	991,682	0	0	991,682
North Street Reserve	139,372	9,166	(148,538)	0	139,372	291,134	(148,538)	281,968	140,827	0	0	140,827
Welfare Reserve	726,151	26,918	(400,000)	353,069	726,151	26,918	(531,833)	221,236	674,655	0	0	674,655
Service Reserve	12,846	476	0	13,322	12,846	476	0	13,322	16,888	0	0	16,888
Insurance Reserve	66,764	2,475	0	69,239	66,764	2,475	0	69,239	65,464	0	0	65,464
Underground Power Projects	2,596,193	529,760	(103,322)	3,022,631	2,596,193	529,760	(103,322)	3,022,631	2,585,872	0	0	2,585,872
Waste Management Reserve	1,091,398	95,457	(329,145)	857,710	1,091,398	95,457	(329,145)	857,710	1,167,774	0	0	1,167,774
Building Replacement Reserve	562,571	20,854	(241,035)	342,390	562,571	20,854	(241,035)	342,390	582,521	0	0	582,521
Swanbourne Development Reserve	138,087	5,119	(140,000)	3,206	138,087	5,119	(140,000)	3,206	130,833	0	0	130,833
Public Art Reserve	43,836	1,625	0	45,461	43,836	1,625	0	45,461	45,709	0	0	45,709
Business System Reserve	65,000	2,409	(65,000)	2,409	65,000	2,409	(5,000)	62,409	97,551	0	0	97,551
All Abilities Play Space	421,827	15,637	0	437,464	421,827	15,637	0	437,464	427,356	0	0	427,356
Major Projects	704,505	26,115	(718,258)	12,362	704,505	26,115	(718,258)	12,362	338,642	0	0	338,642
Lawler Park Infrustracture Reserve	0	0	0	0	0	0	0	0	0	0	0	0
Public Open Space Reserve	110,500	114,596	0	225,096	110,500	114,596	0	225,096	110,500	73,667	0	184,167
PRCC Reserve	143,746	151,303	(188,071)	106,978	143,746	151,303	(188,071)	106,978	138,890	0	0	138,890
Riverwall Maintenance	0	150,000	0	150,000	0	150,000	0	150,000	0			
Reserve Total	**8,787,586**	**1,354,743**	**(3,098,825)**	**7,043,504**	**8,787,586**	**1,636,711**	**(3,170,658)**	**7,253,639**	**7,885,891**	**73,667**	**0**	**7,959,558**

City of Nedlands
Borrowings

For the Period 1-Jul-2023 to 30-Jun-2024

				Adopted Budget				Amended Budget				Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	147,155	(147,155)	0	(5,597)	147,155	(147,155)	0	(5,597)	147,156	(147,156)	0	(4,462)
Building Infrastructure	183	WATC	2.80%	363,088	(179,029)	184,059	(8,238)	363,088	(179,029)	184,059	(8,238)	363,088	(179,029)	184,059	(7,454)
Building Infrastructure	184	WATC	3.12%	376,476	(147,090)	229,386	(10,036)	376,476	(147,090)	229,386	(10,036)	376,476	(164,291)	212,185	(7,869)
Building Infrastructure	185	WATC	3.12%	178,178	(69,614)	108,564	(4,750)	178,178	(69,614)	108,564	(4,750)	178,178	(52,413)	125,765	(3,194)
Dalkeith Bowling Club	186	WATC	3.07%	35,332	(15,404)	19,928	(908)	35,332	(15,404)	19,928	(908)	35,332	(15,404)	19,929	(878)
Underground Power - West Hollywood	188	WATC	3.07%	377,861	(71,072)	306,789	(11,600)	377,861	(71,072)	306,789	(11,600)	377,860	(71,072)	306,788	(9,787)
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	55,190	(10,381)	44,809	(1,694)	55,190	(10,381)	44,809	(1,694)	55,189	(10,381)	44,808	(1,429)
Underground Power - Alderbury	190	WATC	3.07%	39,193	(7,372)	31,821	(1,203)	39,193	(7,372)	31,821	(1,203)	39,195	(7,372)	31,822	(3,383)
				1,572,473	**(647,117)**	**925,356**	**(44,026)**	**1,572,473**	**(647,117)**	**925,356**	**(44,026)**	**1,572,473**	**(647,117)**	**925,356**	**(38,456)**

City of Nedlands
Capital Works Program

For the Period 1-Jul-2023 to 30-Jun-2024

Project Description		Adopted Budget	Amended Budget	Actuals YTD
Education Buildings				
PRCC Cabinetry and storage		50,351	50,351	0
PRCC - Roof renewal		83,796	83,796	0
	Total	134,147	134,147	0
Recreation				
Allen Park Cottage Stage 2 Building upgr		281,968	0	0
Swanbourne Surf Life Saving Ext SNSLSC b		0	31,963	31,963
Tresillian Art Cntr-F&F Renewal, Power Improvemer		125,877	125,877	91,528
	Total	407,845	157,840	123,491
Other Buildings				
City wide air-conditioning program		40,595	40,595	0
City wide flooring program		53,183	53,183	41,615
City wide painting program		58,218	58,218	7,740
Councilor Chambers Upgrade		125,877	125,877	28,784
	Total	277,873	277,873	78,138
Park Development Renewal				
Public Arts Work		0	0	11,284
Allen park - Upgrade floodl 2 game stand		125,877	0	100,000
Greenway - Foreshore Reserve 28307		78,673	78,673	86,921
Groundwater Bore Renewal		118,064	118,064	43,211
Urban Forest Strategy		188,815	188,815	0
College Park- Renew Central Capable Cab		9,575	9,575	0
Minor Parks Furniture Renewal Program		62,938	62,938	30,749
Bird Waterers for Black-cockatoos		24,546	24,546	0
	Total	608,488	482,611	272,164
Drainage Renewel				
Drainage Renewal		62,938	62,938	33,592
Flood Mitigation Design		251,754	251,754	0
City wide drainage pipe program		71,062	71,062	0
City wide drainage soakwell program		62,938	62,938	33,112
	Total	448,692	448,692	66,704
Road Improvements				
Investigation and Design		358,749	358,749	91,897
Vincent Street Safety Upgrade		377,630	377,630	5,500
	Total	736,379	736,379	97,397

Project Description	Adopted Budget	Amended Budget	Actuals YTD
Road Rehabilitation			
Lemnos St-Brockway Rd to Bedbrook Pl	0	0	736
Smyth Road Rehabilitation	0	165,707	170,610
Rochdale Road Rehabilitation	1,659,440	1,659,439	1,303,864
Monash Avenue - City of Perth	0	16,852	
Alfred Road / West Coast Highway	18,882	18,882	0
Smyth Road / Stirling Highway - Black Spot-Signal m	18,882	18,883	0
Broadway Road renewal of northbound carriageway	837,169	875,973	443,376
Lemnos Street Road renewal from Brockway Road t	1,257,358	1,257,358	563,114
Lemnos Street - Section 2 - Bedbrook to Ellis Griffith	0	0	95,192
Lemnos Street - Section 4 - Brockway to Waste Trea	0	0	213,315
Carrington Street Road renewal from Weld Street to	362,978	362,978	261,663
Total	4,154,709	4,376,072	3,051,870
Footpath Construction			
Whadjuck Trail Footpath	176,228	176,228	0
Total	176,228	176,228	0
Parks Plant			
1DWC369:Hino Mowing Unit 1	75,000	75,000	0
1DWC370: Hino Mowing Unit 2	75,000	75,000	0
Total	150,000	150,000	0
Other Plant & Equipment			
1GJZ462:Subaru Forester Wagon-L	39,000	39,000	0
1GJP795: Ford Ranger Supercab Hi-Rider 2.2L with	37,607	37,607	38,826
1GJP794: Ford Ranger XL Supercab hi-Rider 2.2L w	37,607	37,607	38,826
1EOT436: Toyota Hi Ace LWB Auto Van Workshop	36,264	36,264	0
1GHR732: Ford Ranger XLT Supercab 3.2L Auto	44,983	44,983	0
1GQD581: Ford RangerSupercab Hi Rider 2.2L with	37,607	37,607	38,826
1GHR733: Ford Ranger Supercab 3.2L Auto	44,983	44,983	41,495
1GJZ461: Subaru Forester 2.5i-L awd wagon	37,814	37,814	0
1GKO026: Subaru Forester 2.5 i-S auto wagon	37,814	37,814	0
1GKT080: Nissan X Trail 2wd auto ST-L series 2 wa	37,814	37,814	0
1GKT081: Nissan X Trail 2wd auto ST-i series 2	37,814	37,814	46,968
1GVI611: Subaru Forester Wagon 2.5i Auto	37,814	37,814	47,928
1GVI612: MY19 2.5i Auto	37,814	37,814	47,928
1GVI624: Subaru Forester Wagon 2.5i Auto	37,814	37,814	47,928
1GLJ663: Ford Ranger Super Cab HiRider 2.2L alloy	37,607	37,607	0
Minor Equipment Replacement Program - 269	10,000	10,000	0
Total	590,356	590,356	348,725

Project Description		Adopted Budget	Amended Budget	Actuals YTD
IT capital				
OneCouncil Solution		1,373,632	1,373,632	430,783
Azure Migration		25,000	0	0
Councilor Chambers Upgrade		200,000	200,000	161,635
The Client Alternative		15,000	0	0
WiFi Upgrade		5,000	5,000	0
LMS Software		20,000	0	0
ICT Equipment		137,000	56,000	13,517
Intangibles		60,000	60,000	0
Right of Use asset		0	615,000	114,939
	Total	1,835,632	2,309,632	720,875
Furniture & Equipment				
Furniture & Equipment		110,000	110,000	0
Waste Recycling Stations		50,000	50,000	0
	Total	160,000	160,000	0
	Capital Work Program Total	9,680,349	9,999,830	4,759,364

19.3 CPS34.07.24 - Monthly Investment Report - June 2024

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Bonnie Durham – Acting Manager Financial Services
Director	Lauren Fitzgerald – Acting Director Corporate Services
Attachments	1. Investment Report for the period ended 30 June 2024

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council receive the Investment Report for the period ended 30 June 2024.

Purpose

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

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.

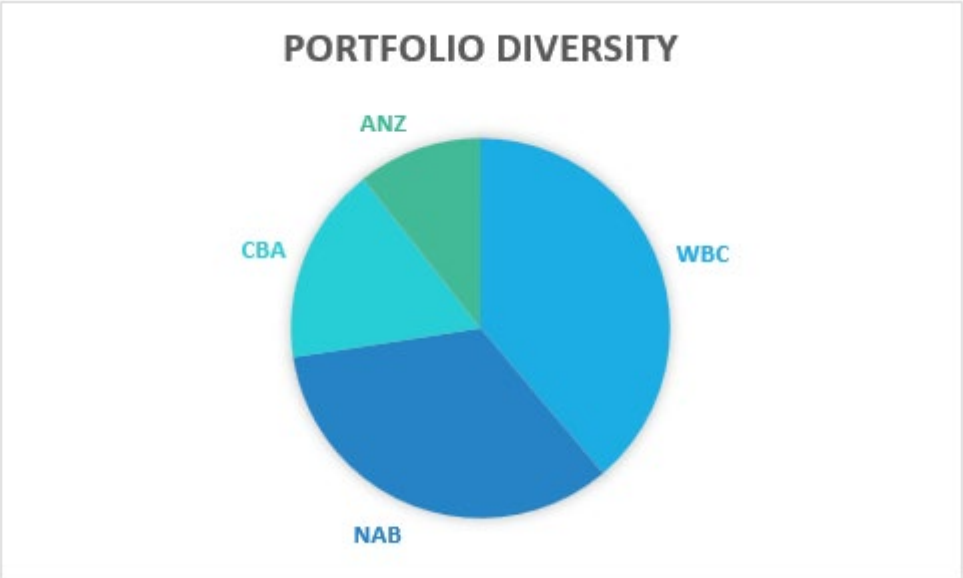
The Investment Summary shows that as of 30 June 2023 and 30 June 2024 the City held the following funds in investments:

Funds	30 June 24 ($)	30 June 23 ($)
Municipal	3,167,808	909,548
Reserve	7,959,558	5,096,418
Total Investments	**11,127,396**	**14,186,966**

The total interest earned from investments as of 30 June 2024 was $500,333, comprising of $436,135 received at maturity and $64,198 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	$3,753,648	34%
WBC	$4,319,151	38%
ANZ	$1,181,352	11%
CBA	$1,873,244	17%
Total	**$11,127,396**	**100.00%**



Consultation

N/A

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023 -33.

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The June 2024 YTD Actual interest income from investments is $500,333 compared to the June 2023 YTD Budget of $472,050.

Legislative and Policy Implications

City of Nedlands - Investment of Operating Cash Policy

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-2023 to 30-Jun-2024

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	3.75%	23/02/2024	23/08/2024	6	145,930	1,919
Westpac Banking Corporation	3.75%	23/02/2024	23/08/2024	6	73,677	969
Westpac Banking Corporation	3.75%	23/02/2024	23/08/2024	6	150,102	1,974
Westpac Banking Corporation	5.10%	31/05/2024	1/09/2024	3	634,273	2,570
Westpac Banking Corporation	4.54%	9/04/2024	9/07/2024	3	2,157,577	24,381
Westpac Banking Corporation	0.45%	30/06/2024	31/07/2024	1	1,157,593	0
National Australia Bank	5.00%	13/05/2024	12/08/2024	3	1,273,239	8,372
National Australia Bank	5.00%	13/05/2024	12/08/2024	3	306,844	2,018
National Australia Bank	5.05%	18/06/2024	16/09/2024	3	2,173,565	3,536
Commonwealth Bank Australia	4.69%	29/05/2024	27/08/2024	3	1,264,977	5,201
Commonwealth Bank Australia	4.69%	18/06/2024	18/09/2024	3	117,278	181
Commonwealth Bank Australia	4.71%	19/04/2024	19/07/2024	3	490,989	4,562
Australia & New Zealand Banking Group	4.10%	11/04/2024	11/10/2024	6	123,725	1,112
Australia & New Zealand Banking Group	3.50%	18/04/2024	18/07/2024	3	1,057,627	7,403
				Total	**11,127,396**	**64,198**

19.4 CPS35.07.24 - List of Accounts Paid - June 2024

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Bonnie Durham – Acting Manager Financial Services
Director	Lauren Fitzgerald – Acting Director Corporate Services
Attachments	1. Creditor Payment Listing – June 2024 2. Credit Card and Purchasing Card Payments – June 2024 3. Fuel Card Payments – June 2024

Moved – Councillor Amiry

Seconded – Councillor Coghlan

Councillor Brackenridge left the room at 21.37 pm.

That the meeting adjourn for 10 minutes for the purposes of a refreshment break.

The meeting adjourned at 21.38pm and reconvened at 21.48 pm with the following people in attendance:

Councillors

Councillor B G Hodsdon (Online)	Hollywood Ward
Councillor B Brackenridge	Melvista Ward
Councillor R A Coghlan	Melvista Ward
Councillor H Amiry	Coastal Ward
Deputy Mayor K A Smyth (Presiding Member)	Coastal Ward
Councillor F J O Bennett	Dalkeith Ward
Councillor N R Youngman	Dalkeith Ward

Staff

Ms K Shannon	Chief Executive Officer
Ms L Fitzgerald	Acting Director Corporate Services
Mr M K MacPherson	Director Technical Services
Mr T G Free	Director Planning & Development
Ms N Robson	Executive Officer
Ms L J Kania	Coordinator Governance & Risk

Public There were 0 members of the public present and 7 online.

Press 1

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Amiry, Bennett, Youngman**)**
(Against: Crs. Coghlan**)**

Recommendation

That Council receives the List of Accounts Paid for the month of June 2024.

Purpose

The purpose of this report is to present list of accounts paid for the month of June 2024.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment:
3. the date of the payment; and
4. sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023-33.

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

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 June 2023 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of June 2024 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-Jun-2024 to 30-Jun-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**4,947,149.05**
107949	**7/06/2024**	**10001**	**Australian Taxation Office**		**151,371.00**
FORTNIGHT 02/06/2024	Withholding Tax (PAYG)			142,237.00	
FORTNIGHT 02/06/2024	Extra Tax			1,906.00	
FORTNIGHT 02/06/2024	HELP			2,234.00	
FORTNIGHT 02/06/2024	TSL			3,122.00	
FORTNIGHT 02/06/2024	Withholding Tax (PAYG)			1,872.00	
107950	**7/06/2024**	**10002**	**Child Support Registrar**		**622.98**
FORTNIGHT 02/06/2024	Child Support Agency			622.98	
107951	**7/06/2024**	**10003**	**Australian Services Union**		**157.00**
FORTNIGHT 02/06/2024	Australian Services Union			157.00	
107952	**7/06/2024**	**10004**	**City of Nedlands - Social Club**		**370.00**
FORTNIGHT 02/06/2024	Social Club			370.00	
107953	**7/06/2024**	**10005**	**Easi**		**5,857.73**
FORTNIGHT 02/06/2024	Novated Lease Easifleet - Pre Tax			3,414.42	
FORTNIGHT 02/06/2024	Novated Lease Easifleet- Post Tax			2,443.31	
107954	**7/06/2024**	**10006**	**Westpac Banking Corporation**		**81,645.50**
FORTNIGHT 02/06/2024	Employee Additional Contrib Pre Tax ($)			4,738.00	
FORTNIGHT 02/06/2024	Employee Additional Contrib Pre Tax (%)			9,118.07	
FORTNIGHT 02/06/2024	Employee Additional Contrib Post Tax (%)			219.68	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,481.16
FORTNIGHT 02/06/2024	SGC Employer Contribution			516.20
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,974.60
FORTNIGHT 02/06/2024	SGC Employer Contribution			649.54
FORTNIGHT 02/06/2024	SGC Employer Contribution			988.61
FORTNIGHT 02/06/2024	SGC Employer Contribution			4,658.75
FORTNIGHT 02/06/2024	SGC Employer Contribution			550.00
FORTNIGHT 02/06/2024	SGC Employer Contribution			577.42
FORTNIGHT 02/06/2024	SGC Employer Contribution			4,050.43
FORTNIGHT 02/06/2024	SGC Employer Contribution			321.54
FORTNIGHT 02/06/2024	SGC Employer Contribution			376.54
FORTNIGHT 02/06/2024	SGC Employer Contribution			978.69
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,577.70
FORTNIGHT 02/06/2024	SGC Employer Contribution			352.89
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,573.27
FORTNIGHT 02/06/2024	SGC Employer Contribution			3,830.77
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,619.31
FORTNIGHT 02/06/2024	SGC Employer Contribution			186.62
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,007.79
FORTNIGHT 02/06/2024	SGC Employer Contribution			355.38
FORTNIGHT 02/06/2024	SGC Employer Contribution			414.11
FORTNIGHT 02/06/2024	SGC Employer Contribution			382.04
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,211.49
FORTNIGHT 02/06/2024	SGC Employer Contribution			3,810.48
FORTNIGHT 02/06/2024	SGC Employer Contribution			845.57
FORTNIGHT 02/06/2024	SGC Employer Contribution			4,588.23
FORTNIGHT 02/06/2024	SGC Employer Contribution			2,699.83
FORTNIGHT 02/06/2024	SGC Employer Contribution			483.29
FORTNIGHT 02/06/2024	SGC Employer Contribution			2,459.02
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,332.84

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/06/2024	SGC Employer Contribution			363.35
FORTNIGHT 02/06/2024	SGC Employer Contribution			2,423.08
FORTNIGHT 02/06/2024	SGC Employer Contribution			2,013.38
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,147.48
FORTNIGHT 02/06/2024	SGC Employer Contribution			4,949.56
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,697.10
FORTNIGHT 02/06/2024	SGC Employer Contribution			2,362.96
FORTNIGHT 02/06/2024	SGC Employer Contribution			462.62
FORTNIGHT 02/06/2024	SGC Employer Contribution			830.17
FORTNIGHT 02/06/2024	SGC Employer Contribution			1,542.79
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			93.85
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			276.63
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			64.62
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			231.63
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			357.19
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			95.43
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			135.86
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			60.85
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			127.62
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			149.30
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			69.46
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			109.64
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			312.33
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			411.79
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			230.74
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			181.44
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			183.07
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			208.63
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			328.90
FORTNIGHT 02/06/2024	Employer Contribution (Additional)			133.87

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 02/06/2024	Employer Contribution (Additional)		160.30	
107955	**7/06/2024**	**10007**	**Becarwise**	**855.82**
FORTNIGHT 02/06/2024	Novated Lease Becarwise - Pre Tax		855.82	
107956	**7/06/2024**	**10013**	**Alinta Energy**	**335.30**
921743550 - MAY 2024	22 Feb 2024 to 23 May 2024		40.15	
493345330	22 Feb 2024 to 23 May 2024		166.80	
350890590	21 Feb 2024 to 22 May 2024		86.20	
530105310	26 Feb 2024 to 24 May 2024		42.15	
107957	**7/06/2024**	**10028**	**Bunnings Group Limited**	**189.93**
2433/00724303	Purchase of Building Materials		56.75	
2404/00149385	Purchase of Park Materials		45.07	
2433/01115240	Purchase of Materials		55.72	
2433/00726461	Purchase of Park Materials		32.39	
107958	**7/06/2024**	**10034**	**Chubb Fire & Security Pty Ltd**	**521.13**
400853	Fault-finding - College Park Fire Pump		521.13	
107959	**7/06/2024**	**10043**	**Western Australia Police Force**	**51.00**
127090433	Volunteer National Police Certificates		17.00	
127090591	Volunteer National Police Certificates		34.00	
107960	**7/06/2024**	**10053**	**Landgate**	**548.46**
393304	Schedule revaluation		548.46	
107961	**7/06/2024**	**10057**	**Elliotts Filtration (Previously**	**282.70**
F30701	Filtration Servicing		282.70	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
107962	**7/06/2024**	**10070**	**J Blackwood & Son Ltd**	**201.70**
SI07737394	Purchase of PPE- Irrigation Uniforms		201.70	
107963	**7/06/2024**	**10072**	**J & K Hopkins**	**530.00**
T21858	Purchase of Ergonomic items		530.00	
107964	**7/06/2024**	**10073**	**John Hughes**	**424.27**
4411804	Ford Parts		424.27	
107965	**7/06/2024**	**10076**	**Kleenit Pty Ltd**	**572.00**
170061	Graffiti removal - Pole on Montgomery		165.00	
169980	Graffiti removal from wall - 43 Kirwan		176.00	
169974	Graffiti removal from walls - 6 Stirling		231.00	
107966	**7/06/2024**	**10079**	**Lightning Laundry**	**356.40**
19532	Service Laundry Charges to the end of		356.40	
107967	**7/06/2024**	**10107**	**Richgro Gardening Products**	**1,276.00**
1065153	20m3 Lawn mix to Charles Court Reserve		1,276.00	
107968	**7/06/2024**	**10136**	**Westbooks**	**387.87**
341735	Mt Claremont Library local stock		65.07	
341734	Nedlands Library adult local stock		83.26	
341733	Mt Claremont Junior Local Stock		24.49	
341732	Nedlands Library Junior Local Stock		215.05	
107969	**7/06/2024**	**10151**	**Civica Pty Ltd**	**6,050.00**
M/LG0027467	Rates on Demand Service Fees 2023/24		6,050.00	
107970	**7/06/2024**	**10160**	**Hire Society**	**381.70**
112856	Hire items for Citizenship Ceremony		381.70	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
107971	**7/06/2024**	**10183**	**Water Corporation**		**6,978.21**
9022779458	Bill ID - 0039			517.08	
9018438431	Bill ID - 0075			100.08	
9017842942	Bill ID - 0083			598.40	
9011328467	Bill ID - 0092			22.24	
9012351730	Bill ID - 0090			5.56	
9008874512	Bill ID - 0067			5.56	
9008766896	Bill ID - 0115			91.74	
9001486103	Bill ID - 0143			161.68	
9001485434	Bill ID - 0032			375.30	
9001483770	Bill ID - 0150			2,351.38	
9001482217	Bill ID - 0143			730.37	
9001480836 - MAY 2024	Bill ID - 0143			16.68	
9001480350	Bill ID - 0148			455.92	
9001478795	Bill ID - 0131			180.70	
9001474401	Bill ID - 0140			395.63	
9001474399 - MAY 2024	Bill ID - 0142			252.38	
9001474380 - MAY 2024	Bill ID - 0140			53.26	
9001470689	Bill ID - 0074			380.69	
9001465871	Bill ID - 0120			75.06	
9001411961	Bill ID - 0119			208.50	
107972	**7/06/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**8,830.18**
52237008	Casual			2,587.15	
52237009	Wages For Turf Maintenance Officer			1,867.01	
52247902	Wages For Turf Maintenance Officer			2,306.30	
52247901	Casual			2,069.72	
107973	**7/06/2024**	**10255**	**Cr B G Hodsdon**		**2,022.50**
JUNE 2024	Monthly Councillor Allowance			2,022.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
107974	**7/06/2024**	**10267**	**Natsync Environmental**	**2,195.00**
00004394	Removal of feral Bee Hives Pt Resolution		2,195.00	
107975	**7/06/2024**	**10296**	**Connect Call Centre Services (Previous**	**514.80**
1759	Telephony Services - After hours calls		514.80	
107976	**7/06/2024**	**10300**	**Copyright Agency Limited**	**4,341.02**
INV00027074	CityofNedlands 2024-25 Copyright License		4,341.02	
107977	**7/06/2024**	**10304**	**Synergy**	**55,877.72**
801870080	Invoice 3000220145		10,185.12	
844348590	Invoice 2078111842		229.46	
968214430	Invoice 2090095861		170.02	
653311790	Invoice 2038134961		150.93	
214579230	Invoice 2066126900		43,405.99	
856995430 - JUNE 2024	Invoice 2082115950		1,736.20	
107978	**7/06/2024**	**10313**	**Active Transport & Tilt Tray Services WA**	**330.00**
INV-19157	Tractor Mower Delivery		330.00	
107979	**7/06/2024**	**10318**	**Perth Irrigation Centre**	**4,508.00**
I4703	Irrigation sprinklers for Charles Court		4,508.00	
107980	**7/06/2024**	**10332**	**Natural Area Consulting Management**	**1,819.54**
00022661	2024 plant stock Mt Claremont Oval Bush		1,819.54	
107981	**7/06/2024**	**10383**	**Data#3 Limited**	**4,399.80**
SIN000203232	Aruba AP-515 (RW) Unified AP		4,399.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
107982	**7/06/2024**	**10397**	**Mowmaster Turf Equipment**	**282.40**
00068175	Edger Parts		282.40	
107983	**7/06/2024**	**10405**	**C Marinovich**	**2,065.00**
T22024CMA	TAC - Tutor Fees - C Marinovich		2,065.00	
107984	**7/06/2024**	**10419**	**Sustainable Outdoors**	**9,477.00**
INV-2864	Traffic Management Plan and Greenways		6,672.00	
INV-2861	Remove debris from Aberdare Road,		2,805.00	
107985	**7/06/2024**	**10435**	**West Coast Spring Water P/L**	**21.50**
3167768	15L Water Cooler Bottle		21.50	
107986	**7/06/2024**	**10457**	**Instant Products Hire**	**235.02**
180676	John XXIII Depot Hire Toilet - 01/05/24		235.02	
107987	**7/06/2024**	**10467**	**The Information Management Group Pty Ltd**	**2,236.60**
93764340	Archive Record Storage		999.20	
93764468	On-Demand Records Digitisation Services		1,237.40	
107988	**7/06/2024**	**10479**	**State Wide Turf Services**	**4,793.00**
8967	Broadacre Mowing -Winter 6/5/24-17/05/24		4,793.00	
107989	**7/06/2024**	**10483**	**Drainflow Services Pty Ltd**	**947.76**
00017838	Scheduled Gully Education Program works		947.76	
107990	**7/06/2024**	**10493**	**Randstad Pty Ltd**	**8,780.39**
RA5527014	Agency staff		912.91	
RA5536728	Temporary Mayoral Support Officer		1,573.66	
RA5519518	Agency staff Hire Week Ending 28/04/2024		2,208.71	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
RA5535610	Agency staff Hire - Certificate III			421.34
RA5527722	Agency staff Hire - Early Childhood			2,760.89
RA5536318	Agency staff Hire - Certificate III			451.44
RA5536179	Agency staff Hire - Certificate III			451.44
107991	**7/06/2024**	**10505**	**Bridgestone Australia Pty Ltd**	**537.09**
6550332568	Tyre Replace and repair			537.09
107992	**7/06/2024**	**10516**	**Deputy Mayor Cr K A Smyth**	**3,395.73**
JUNE 2024	Deputy Mayor Allowance			3,395.73
107993	**7/06/2024**	**10522**	**All Fencing Perth**	**3,500.00**
17402	Repair fence/gate Swanbourne Playground			3,500.00
107994	**7/06/2024**	**10547**	**Subaru Osborne Park**	**212.06**
89468S	Subaru Parts			101.20
89469S	Purchase of Subaru Parts			20.00
89481S	Subaru Filters			90.86
107995	**7/06/2024**	**10582**	**T J Depiazzi & Sons**	**3,106.95**
136046	Pine Bark Mulch 30m3			3,106.95
107996	**7/06/2024**	**10588**	**Wake's Contracting Pty Ltd**	**4,945.39**
1310	Woody Weed Control Various Sites 2024			4,945.39
107997	**7/06/2024**	**10608**	**Corsign WA Pty Ltd**	**247.50**
00085123	Clement St sign replacement			247.50
107998	**7/06/2024**	**10617**	**Aus Chill Technical Services Pty Ltd**	**716.10**
13144	Replace A/C filters - Nedlands Library			716.10

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
107999	**7/06/2024**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**	**2,200.00**
4188	2024 Financial Reporting Workshop		2,200.00	
108000	**7/06/2024**	**10688**	**Officeworks Ltd**	**347.41**
614185065	Stationary and Office Equipment		20.28	
614111575	Depot Stationery Order - May 2024		327.13	
108001	**7/06/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Services**	**3,436.53**
51297	Electrical works done in PRCC After		1,616.00	
51187	College Park Zone Diagram Investigation		387.15	
51181	Highview Park flood lights		1,433.38	
108002	**7/06/2024**	**10724**	**TechnologyOne**	**41,715.91**
235511	Consulting Services conducted 09/05/2024		1,182.50	
235512	GIS consultancy for Q4 FY 23/24 May 2024		7,095.00	
235327	Technology 1 Consultancy 23/24 Remaining		33,438.41	
108003	**7/06/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**481.45**
9045255795	Winc Self-Stick Removable Notes 76 x 76m		279.38	
9045257116	Schweppes Natural Mineral Water 1.1L		202.07	
108004	**7/06/2024**	**10815**	**Stephanie Reisch**	**1,298.00**
2404	TAC - Tutor Fees - Term 2 22/04/2024		1,298.00	
108005	**7/06/2024**	**10817**	**Mowmentum**	**375.00**
236	Annie Dorrington and Beaton Park		375.00	
108006	**7/06/2024**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**3,489.63**
01707988	Pavement marking at NCC		1,930.12	
01708223	Rochdale - No stopping and other line		537.10	
01708069	Median island On Verdun re paint		1,022.41	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108007	**7/06/2024**	**10878**	**Cupid Catering**		**541.20**
IN00000003423	Catering for Council Meeting - 28 May			541.20	
108008	**7/06/2024**	**10880**	**Horizon West Landscape & Irrigation Pty**		**8,624.00**
00014328	Perth Flying Squadron Yacht Club			220.00	
00014330	Prune /Remove plants Mt Claremont CC			2,376.00	
00014329	General Gardening May 2024			6,028.00	
108009	**7/06/2024**	**10907**	**PLE Computers Pty Ltd**		**1,797.00**
SI-2729175	Samsung Monitor 34" Odyssey Curved			1,797.00	
108010	**7/06/2024**	**10913**	**AE Hoskins Building Services**		**642.36**
499413	Building Maintenance services			99.00	
499485	Building Maintenance services			543.36	
108011	**7/06/2024**	**11016**	**Cr R A Coghlan**		**2,022.50**
JUNE 2024	Monthly Councillor Allowance			2,022.50	
108012	**7/06/2024**	**11021**	**Cr F Bennett**		**4,022.50**
21052024	Reimburse Legal Fees			2,000.00	
JUNE 2024	Monthly Councillor Allowance			2,022.50	
108013	**7/06/2024**	**11182**	**Brownes Foods Operations Pty Ltd**		**65.34**
17796657	Depot milk 2023-24			65.34	
108014	**7/06/2024**	**11184**	**Cr N R Youngman**		**2,022.50**
JUNE 2024	Monthly Councillor Allowance			2,022.50	
108015	**7/06/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**		**232,945.96**
167191	Residential Waste collection (Dec-Jun24)			232,945.96	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108016	**7/06/2024**	**11214**	**Roof Checks W.A.**	**2,180.00**
326	Admin - 6 Monthly Gutter Cleaning		300.00	
327	Cottage - Gutter Cleaning		300.00	
325	College Park - 3 Monthly Roof Cleaning		310.00	
329	Nedlands Library - Monthly Gutter		270.00	
328	Mt Claremont CC / Library / Playgroup		440.00	
331	Tresillian Art Centre - Monthly Gutter		310.00	
330	Drabble House - Monthly Gutter Cleaning		250.00	
108017	**7/06/2024**	**11215**	**Richard Read**	**566.00**
RR T2 2024B	TAC - Tutor Fees - Art Lecture 29 May		566.00	
108018	**7/06/2024**	**11270**	**Mayor F E Argyle**	**8,202.08**
JUNE 2024	Monthly Mayor Allowance		8,202.08	
108019	**7/06/2024**	**11275**	**Life Choice Fitness**	**300.00**
30524	PA Affinity Club, Tai Chill, Apr-Jun 24		300.00	
108020	**7/06/2024**	**11280**	**Programmed Skilled Workforce Limited**	**1,952.88**
4800587	Temporary staff agency hire		1,658.27	
4800588	Appointment of Contract Officer		294.61	
108021	**7/06/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIC**	**14,188.76**
1035	Emergency & Remedial Works		7,396.97	
1067	Removal of hanger in Blain park, Genesta		997.08	
962	Removal of hanger from 29 Alderbury St		1,634.75	
958	Hanger removal in Lemon Gum Tree		2,399.96	
768	Limb removal from tree at 78 WIlliams		1,760.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108022	**7/06/2024**	**11326**	**NOMA* Pty Ltd**	**2,867.15**
2024-088	DRP Meeting Attendance Fees 18/3, 8/4,		2,867.15	
108023	**7/06/2024**	**11336**	**Troy Yiakalis Landscapes**	**154.00**
12746	Maisonettes 67 Stirling Highway		154.00	
108024	**7/06/2024**	**11369**	**Cr Blane Brackenridge**	**2,022.50**
JUNE 2024	Monthly Councillor Allowance		2,022.50	
108025	**7/06/2024**	**11370**	**Cr H Amiry**	**2,022.50**
JUNE 2024	Monthly Councillor Allowance		2,022.50	
108026	**7/06/2024**	**11375**	**Pip Hoy**	**305.00**
31052024	Public Art Committee – Sitting Fee		305.00	
108027	**7/06/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**513.20**
INV-31402	PPE Pants - Irrigation		135.00	
INV-31385	Purchase of Ranger Uniforms		378.20	
108028	**7/06/2024**	**11401**	**Strategy 8 Pty Ltd**	**100.00**
INV-0258	Photographer for Anzac Day 2024		100.00	
108029	**7/06/2024**	**11486**	**J and M Asphalt Pty Ltd**	**5,373.85**
INV-2316	Asphalt repairs multiple sites		5,373.85	
108030	**7/06/2024**	**11487**	**Comex Civil Pty Ltd**	**17,139.73**
INV-0356	Soakwell works at 60 Gallop Road,		8,513.03	
INV-0357	Soakwell Works at 17 Webster		8,626.70	
108031	**7/06/2024**	**11501**	**Rumbafit**	**440.00**
RF127-24	PA Affinity Club Zumba Gold Class		440.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108032	**7/06/2024**	**11539**	**Ambius**		**691.31**
21613464	Interior Plantscape Rental for Depot			296.46	
21613463	Int Plantscape Rental Admin Building			394.85	
108033	**7/06/2024**	**11579**	**Delisha Distributors Pty Ltd**		**323.25**
317952	Mt Claremont Library Newspapers 8 Apr 24			323.25	
108034	**7/06/2024**	**11673**	**Nola Britton**		**80.00**
70	Life Drawing Social			80.00	
108035	**7/06/2024**	**11752**	**Bing Technologies Pty Ltd**		**76.93**
240332	Broadway Business pre-work notification			76.93	
108036	**7/06/2024**	**11758**	**Cynthia Forrest**		**80.00**
78	Life Drawing Social			80.00	
108037	**7/06/2024**	**11766**	**Metal Artwork Badges**		**134.09**
26481	Staff Name Badges May 2024			134.09	
108038	**7/06/2024**	**11773**	**The Fruit Box Group Pty Ltd**		**120.30**
3228830	Admin Milk Delivery 20/05/2024			60.15	
3236679	Admin Milk Delivery 27/05/2024			60.15	
108039	**7/06/2024**	**11776**	**Micah Stephen Beaumont Diana Kalekenova**		**645.00**
19	PA Affinity Club Chair Yoga (Drabble			320.00	
20	PA Affinity Club Beginner Yoga (Mt			325.00	
108040	**7/06/2024**	**11778**	**Omnicom Media Group Australia Pty Ltd**		**1,838.02**
1743512	Advertisement RFT 2023-24.09			591.10	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
1743509	POS Strategy and LPP Notice		391.38	
1743510	Heritage Areas LPP Notice		427.77	
1743511	LPP Tree Retention Public Notice		427.77	
1743508	Nedlands News May 2024		1,870.00	
108041	**7/06/2024**	**11805**	**Aqua Filtration Enterprises Pty Ltd**	**302.50**
INV-0722	Admin Comms - D5C Water Unit Monthly		49.50	
INV-0724	John XXIII - D5C Monthly Water Unit Hire		49.50	
INV-0727	Mt Claremont Hive - Monthly D5CH Water		49.50	
INV-0726	Tresillian - Monthly D5CH Water Unit		49.50	
INV-0725	PRCC - Monthly D5CH Water Unit		55.00	
INV-0723	Mt Claremont Library - Monthly D5C Water		49.50	
108042	**7/06/2024**	**11811**	**LGRCEU The Western Australian Municipal Road Bo**	**22.00**
FORTNIGHT 02/06/2024	LGRCEU Union Fees		22.00	
108043	**7/06/2024**	**11843**	**Beilby Downing Teal Pty Ltd**	**4,950.00**
BESI06491	CEO recruitment Services - 4th & Final		4,950.00	
108044	**7/06/2024**	**11855**	**Baileys Fertilisers**	**1,821.60**
48184	Potting Mix for Planting Projects		607.20	
48565	Potting Mix for Planting Projects		1,214.40	
108045	**7/06/2024**	**11863**	**Perth Property Signs**	**1,650.00**
INV-6010	Heritage Areas Signage - Print, Install		1,650.00	
108046	**7/06/2024**	**11865**	**Signarama Osborne Park**	**400.76**
10188	Ford Decals		400.76	
108047	**7/06/2024**	**11868**	**Melville Mitsubishi**	**128,126.70**
MR2914653	3 X Mits Triton CC Utes		42,708.90	
MR2914646	3 X Mits Triton CC Utes		42,708.90	
MR2914651	3 X Mits Triton CC Utes		42,708.90	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108048	**7/06/2024**	**11871**	**Indigo: The Art Studio**	**442.50**
202404-004	TAC Tutor Payment		442.50	
108049	**7/06/2024**	**11877**	**Star Settlements**	**5,024.16**
12883 CJ	Housing Authority Costs - 26 Jubaea Gard		5,024.16	
108050	**7/06/2024**	**11880**	**Craig Ross**	**14,000.00**
INV-2402	Independent Financial Consultant Monthly		14,000.00	
108051	**7/06/2024**	**11884**	**The Mental Health Project**	**4,989.60**
INV-00183	Mental Health Project		4,989.60	
108052	**7/06/2024**	**11896**	**WML Consultants Pty Ltd**	**9,993.50**
31892	WML April 2024 - Concept Design		9,993.50	
108053	**7/06/2024**	**11904**	**Emerge Associates**	**3,498.00**
EP24-056	Stormwater Management Plan		3,498.00	
108054	**7/06/2024**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**1,785.55**
INV-0070	Traffic Management Services at Smyth		823.33	
INV-0109	2x1 man Crew Standard 10.30 am to 2.00		962.22	
108061	**14/06/2024**	**10001**	**Australian Taxation Office**	**5,654.00**
FORTNIGHT 09/06/2024	Withholding Tax (PAYG)		4,620.00	
FORTNIGHT 09/06/2024	ETP Tax - Code O		1,012.00	
FORTNIGHT 09/06/2024	TSL		22.00	
108062	**14/06/2024**	**10006**	**Westpac Banking Corporation**	**1,584.35**
FORTNIGHT 26/05/2024	Employee Additional Contrib Pre Tax (%)		17.92	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 26/05/2024	SGC Employer Contribution			98.57	
FORTNIGHT 26/05/2024	SGC Employer Contribution			186.58	
FORTNIGHT 26/05/2024	SGC Employer Contribution			351.77	
FORTNIGHT 26/05/2024	Employer Contribution (Additional)			17.92	
FORTNIGHT 09/06/2024	Employee Additional Contrib Pre Tax ($)			200.00	
FORTNIGHT 09/06/2024	SGC Employer Contribution			442.53	
FORTNIGHT 09/06/2024	SGC Employer Contribution			227.67	
FORTNIGHT 09/06/2024	Employer Contribution (Additional)			41.39	
108063	**14/06/2024**	**10013**	**Alinta Energy**		**165.35**
921344190	5 Mar 2024 to 5 Jun 2024			43.90	
282000794 - JUNE 2024	5 Mar 2024 to 5 Jun 2024			28.25	
129840030	6 Mar 2024 to 6 Jun 2024			93.20	
108064	**14/06/2024**	**10015**	**Apace Aid Inc**		**4,838.46**
INV-0157	Plant Stock Birdwood Parade 2024			1,092.00	
INV-0153	Schools Tree Day 2024			854.27	
INV-0159	Foreshore Reserves Plant Order 2024			1,023.00	
INV-0154	Plant Stock Swanbourne Dunes 2024			1,869.19	
108065	**14/06/2024**	**10021**	**Australia Post - 9484754 - Agency Acc for Post BillPa**		**3,530.19**
1013272467	Period Ending 31/05/24			11.13	
1013280569	Period ending 31/05/24			3,519.06	
108066	**14/06/2024**	**10025**	**Boc Limited**		**22.57**
4036690401	Oxy Acetylene Bottle lease			22.57	
108067	**14/06/2024**	**10031**	**Cat Haven**		**1,000.00**
07062024	Donation to Animal Welfare Organisation			1,000.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108068	**14/06/2024**	**10123**	**The Potters Market**	**213.39**
40127	TAC - SH Term 3 - Ceramics Supply		80.25	
40163	Pottery Material		133.14	
108069	**14/06/2024**	**10136**	**Westbooks**	**978.99**
342017	MtC Library local stock		265.03	
342019	Nedlands Library adult local stock		49.70	
342016	Nedlands Library adult local stock		664.26	
108070	**14/06/2024**	**10139**	**Western Metropolitan Regional Council**	**887.56**
M-2405309	Bushcare greenwaste disposal 2023/24		887.56	
108071	**14/06/2024**	**10142**	**Wurth Australia Pty Ltd**	**305.58**
4320949541	Grinder Discs		305.58	
108072	**14/06/2024**	**10151**	**Civica Pty Ltd**	**119,154.72**
M/LG0027326	QAS Integration		119,154.72	
108073	**14/06/2024**	**10174**	**Green Skills (Eco Jobs)**	**2,608.82**
P3759	Greenstock and Rubbish Swanbourne		2,608.82	
108074	**14/06/2024**	**10183**	**Water Corporation**	**6,289.85**
9023256122	Bill ID - 0033		8.34	
9014584802	Bill ID - 0098		967.54	
9014026245	Bill ID - 0087		250.20	
9014026229 - JUNE 2024	Bill ID - 0088		151.43	
9001418119	Bill ID - 0118		13.90	
9001417087	Bill ID - 0131		288.08	
9001416957	Bill ID - 0121		5.56	
9001416797	Bill ID - 0122		133.44	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
9001415778	Bill ID - 0123			417.00	
9001412868	Bill ID - 0142			566.08	
9001411961	Bill ID - 0120			392.09	
9001410555	Bill ID - 0140			750.43	
9001409802	Bill ID - 0120			8.34	
9001409474	Bill ID - 0118			5.56	
9001409423 - JUNE 2024	Bill ID - 0136			164.89	
9001409415	Bill ID - 0132			493.20	
9001409431	Bill ID - 0133			392.25	
9001405115	Bill ID - 0159			855.91	
9001404032	Bill ID - 0123			30.58	
9001399093	Bill ID - 0136			41.70	
9001398891 - JUNE 2024	Bill ID - 0125			353.33	
108075	**14/06/2024**	**10185**	**Western Chainwire**		**825.00**
00006162	Replace rusted post Swanbourne Beach			825.00	
108076	**14/06/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**4,454.16**
52258767	Rebecca Winters Casual Week Ending			2,587.15	
52258768	Wages For Turf Maintenance Officer			1,867.01	
108077	**14/06/2024**	**10200**	**WATERLOGIC AUSTRALIA PTY LTD**		**117.19**
CD-3794465	Admin - Rheem 10L Lazer Staff Kitchen			117.19	
108078	**14/06/2024**	**10217**	**WACOSS**		**80.00**
ORG4001 2024-2025	WACOSS Membership 24-25			80.00	
108079	**14/06/2024**	**10222**	**Parks & Leisure Australia**		**2,750.00**
PLA32173	PLA Membership for up to 49 staff			2,750.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108080	**14/06/2024**	**10223**	**Local Government Professionals Australia (WA)**	**120.00**
38766	Volunteer Network Collaboration		120.00	
108081	**14/06/2024**	**10246**	**Bolinda Publishing Pty Ltd**	**364.65**
118911	Nedlands adult LP and audiobooks 2023/24		364.65	
108082	**14/06/2024**	**10273**	**West Tip Waste Control Pty Ltd**	**808.50**
78529	JohnXXIII general waste skip bin		808.50	
108083	**14/06/2024**	**10280**	**GHD Pty Ltd**	**5,640.80**
112-0194989	Drainage Infrastructure Study - V05		5,640.80	
108084	**14/06/2024**	**10287**	**Town of Victoria Park**	**19,950.00**
84020	Four Bird Watering Stations delivered		19,950.00	
108085	**14/06/2024**	**10289**	**DS Agencies Pty Ltd**	**4,851.00**
INV-160444	Two bus stop seats		4,851.00	
108086	**14/06/2024**	**10302**	**Wilson Security**	**251.89**
W00317749	Mt Claremont library Evening Patrol 6 mo		251.89	
108087	**14/06/2024**	**10304**	**Synergy**	**15,627.14**
338661010	Invoice 2078117713		707.67	
338661150	Invoice 2078117714		1,030.19	
801340050	Invoice 3000220874		11,949.63	
342131310	Invoice 2098063790		660.65	
331018820	Invoice 2046137462		155.49	
301696720	Invoice 2058134766		145.54	
131596660	Invoice 2034153713		977.97	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108088	**14/06/2024**	**10311**	**Mr N Collard**	**500.00**
INV00010	Welcome to Country - May 2024		500.00	
108089	**14/06/2024**	**10313**	**Active Transport & Tilt Tray Services WA**	**330.00**
INV-19230	Tractor Mower Delivery		330.00	
108090	**14/06/2024**	**10332**	**Natural Area Consulting Management**	**21,654.04**
00022669	Natural Area and Maintenance Services		3,541.44	
00022706	Mt Claremont Oval Fence install and		2,630.93	
00022670	Birdwood Maintenance		11,874.02	
00022651	half day fortnight Swanbourne Estate		3,607.65	
108091	**14/06/2024**	**10344**	**MMM WA Pty Ltd**	**27,269.00**
00103770	River wall emergency works		27,269.00	
108092	**14/06/2024**	**10356**	**Blackwell & Associates Pty Ltd**	**1,973.00**
8469	Design Review Panel Member Fees for		1,973.00	
108093	**14/06/2024**	**10364**	**J Brown**	**520.00**
JB0224	TAC - Tutor Fees - J Brown		520.00	
108094	**14/06/2024**	**10381**	**Burgess Rawson**	**2,500.00**
58421-60	Valuation - Waratah		2,500.00	
108095	**14/06/2024**	**10403**	**Swanbourne Coastal Alliance**	**490.00**
3673916	Administrative assistance Grant		490.00	
108096	**14/06/2024**	**10419**	**Sustainable Outdoors**	**5,251.02**
INV-2856	Fence reveg site Odern Crescent		2,695.00	
INV-2847	Greenways Maintenance Road Verges		1,269.02	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
INV-2875	Swanbourne Dunes Brushing		627.00	
INV-2876	Golden Crown Beard Control-May & June 24		660.00	
108097	**14/06/2024**	**10455**	**Cr L McManus**	**652.42**
OCTOBER 2023 UNDERPAY	Re-election Oct 2023 remaining		652.42	
108098	**14/06/2024**	**10457**	**Instant Products Hire**	**825.79**
180677	Transportable toilet Hire		825.79	
108099	**14/06/2024**	**10479**	**State Wide Turf Services**	**4,793.00**
8970	Broadacre Mowing -Winter 6/5/24-17/05/24		4,793.00	
108100	**14/06/2024**	**10483**	**Drainflow Services Pty Ltd**	**2,976.56**
00017925	Standing order educating city wide		1,042.54	
00017880	Educating works carried out at Nedlands		1,009.95	
00017881	Scheduled Gully Education Program carried		924.07	
108101	**14/06/2024**	**10493**	**Randstad Pty Ltd**	**3,848.48**
RA5541830	Temporary Mayoral Support Officer		2,950.62	
RA5545061	Agency staff Hire - Certificate III		897.86	
108102	**14/06/2024**	**10506**	**Dept of Planning, Lands and Heritage - DAP Applicat**	**264.00**
719073	DAP Fees for Lot 684 Broadway		264.00	
108103	**14/06/2024**	**10535**	**Adelphi Apparel**	**140.25**
00072667	Ranger Uniform Embroidery x 5		140.25	
108104	**14/06/2024**	**10549**	**JB Hi-Fi Group Pty Ltd**	**2,028.59**
BD1456576	Apple iPhone 15 128 GB (Midnight Black)		1,490.00	
BD1457702	Car charger		123.09	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
BD1453957	Monitor		327.00	
BD1458877	USB-C to USB-C Cable 1m		88.50	
108105	**14/06/2024**	**10564**	**IPWEA Limited**	**1,237.50**
83827-NP0524	NAMS+ subscription renewal 2024-25		1,237.50	
108106	**14/06/2024**	**10592**	**Calltech Pty Ltd**	**5,727.00**
60795	Yealink Teams Headset		5,727.00	
108107	**14/06/2024**	**10614**	**Surveytech Traffic Surveys Pty Ltd**	**1,760.00**
240502A	Traffic Count Data - Video Survey		1,760.00	
108108	**14/06/2024**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**	**27,808.52**
435973	Management of Audit Log - FY23/24		13,505.80	
435976	Management of Audit Log - FY23/24		14,302.72	
108109	**14/06/2024**	**10688**	**Officeworks Ltd**	**2,786.00**
614305634	iPhone 15 128 GB (Midnight Black)		2,786.00	
108110	**14/06/2024**	**10689**	**Illion Australia Pty Ltd**	**184.80**
NEDLAN-626017	RFT 2023-24.09 Turf Mowing		184.80	
108111	**14/06/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Services**	**60,739.24**
51531	Electrical works		352.73	
51670	Car park lights Charles Court Reserve		385.00	
51088	Electrical works		2,992.00	
51561	Electrical works		77.43	
51510	Fault finding - Tresillian		219.97	
51614	Replace GPO - Nedlands Library		263.28	
44406A	Power upgrade to Tresillian		54,000.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
51633	Night Audit Report for May			550.00	
51835	Charles Court Reserve - Bollard lights			459.08	
51411	Electrical works			271.00	
51833	Princess & Vincent			342.39	
51831	Swanbourne Reserve			489.38	
51832	Swanbourne Estate - Nidjalla Loop			336.98	
108112	**14/06/2024**	**10697**	**StrataGreen**		**4,891.52**
164902	Gardening Materials - Bamboo Canes			2,174.04	
164773	Purchase of Gardening Materials			2,717.48	
108113	**14/06/2024**	**10704**	**Budo Group Pty Ltd**		**7,784.15**
1468-01	Selected Artwork Maintenance			7,784.15	
108114	**14/06/2024**	**10724**	**TechnologyOne**		**465,342.00**
234627	TechnologyOne Saas+ Fee			465,342.00	
108115	**14/06/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**		**544.77**
9045337207	A4 Copy Paper			228.92	
9045357313	Purchase of Stationery supplies and			133.32	
9045317385	A4 Copy Paper			182.53	
108116	**14/06/2024**	**10866**	**Initial Hygiene - Rentokil Initial Pty**		**190.66**
97776016	Hygiene service credit note			190.66	
108117	**14/06/2024**	**10874**	**Sculpture by the Sea Inc**		**4,131.60**
00025578	Public artwork transportation			4,131.60	
108118	**14/06/2024**	**10878**	**Cupid Catering**		**972.40**
IN00000003436	Catering for Agenda Forum - 11 June			541.20	
IN00000003437	Catering for Concept Forum - 13 June			431.20	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108119	**14/06/2024**	**10909**	**Richards Tyrepower**		**1,499.00**
3363231	Tyres for Ford Ranger 1GMQ626			1,499.00	
108120	**14/06/2024**	**10925**	**Westend Plumbing & Gas**		**13,392.50**
INV-15243	Plumbing works			209.00	
INV-15251	Heater replacement - Mt Claremount CC			4,950.00	
INV-15247	Hot water repairs - Tresillian			385.00	
INV-15242	Plumbing works			220.00	
INV-15244	Blocked toilet - Mt Claremount Oval PT			209.00	
INV-15245	Plumbing works			198.00	
INV-15246	Leaking Tap - High View public toilets			148.50	
INV-15248	Plumbing works			4,889.50	
INV-15249	Hot water repairs - Nedlands Library			313.50	
INV-15252	Main line burst - Mattie Furphy House			825.00	
INV-15250	Cistern replacement - Lawler Park PT			825.00	
INV-15241	Plumbing works			220.00	
108121	**14/06/2024**	**10926**	**Perth Materials Blowing Pty Ltd**		**7,414.48**
2874	Estimate Mulching Works Greenways -			7,414.48	
108122	**14/06/2024**	**10966**	**David Conlin**		**885.00**
T22024DAC	TAC - Tutor Fees - David Conlin			885.00	
108123	**14/06/2024**	**10983**	**Michelle Kelly**		**440.00**
166	PA Affinity Club Senior Yoga Apr-June24			440.00	
108124	**14/06/2024**	**11016**	**Cr R A Coghlan**		**652.42**
OCTOBER 2023 RE-ELECTI	Balance owed for re-election Oct 2023			652.42	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108125	**14/06/2024**	**11017**	**West Coast Shade Pty Ltd**	**4,480.00**
13450	Jones Park - Shade sail dismantle		4,480.00	
108126	**14/06/2024**	**11063**	**Cameron Chisholm & Nicol (WA) Pty Ltd**	**1,522.13**
10648.P19046.30	Design Review Panel Meeting		1,522.13	
108127	**14/06/2024**	**11087**	**Beacon Equipment**	**357.30**
75521 #21	Mower Parts		357.30	
108128	**14/06/2024**	**11101**	**Snap Osborne Park**	**35.00**
F034-22775	Authorisation Card - Ranger		35.00	
108129	**14/06/2024**	**11160**	**Office Line**	**3,975.40**
83862	Admin Staff furniture		3,975.40	
108130	**14/06/2024**	**11182**	**Brownes Foods Operations Pty Ltd**	**65.34**
17818909	Depot Milk Delivery 21/05/2024		65.34	
108131	**14/06/2024**	**11268**	**Kyocera Document Solutions Pty Ltd**	**479.60**
INV-123109-S9X7B9	Principal repayment of lease - Plotter		479.60	
108132	**14/06/2024**	**11278**	**Aslab Pty Ltd**	**27,720.00**
00025470	Coring of Railway Road (MRRG 2025/26)		27,720.00	
108133	**14/06/2024**	**11280**	**Programmed Skilled Workforce Limited**	**4,804.81**
4804572	Temporary staff agency		2,603.91	
4804573	Appointment of contract officer minutes		2,200.90	
108134	**14/06/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIC**	**2,485.12**
1088	Special stump grind at 40 Hillway		417.12	
900	Emergency limb removal - College Park		2,068.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108135	**14/06/2024**	**11487**	**Comex Civil Pty Ltd**		**38,340.10**
INV-0359	3 & 8 Florence Rd			19,170.05	
INV-0360	11 & 16 Florence Rd			19,170.05	
108136	**14/06/2024**	**11532**	**Rent A Fence Pty Ltd**		**204.93**
RF 648598	Security Fence Hire			204.93	
108137	**14/06/2024**	**11569**	**Gresley Abas**		**1,100.00**
2231-16	superintendency works to FC - Surf Club			1,100.00	
108138	**14/06/2024**	**11573**	**Veale Auto Parts**		**197.90**
2039808	Cleaner Products for Cars			197.90	
108139	**14/06/2024**	**11620**	**AIT Specialists Pty Ltd**		**78.21**
INV-13411	Standing order - Monthly Fuel Tax Credit			78.21	
108140	**14/06/2024**	**11663**	**Distinctive Homes WA Pty Ltd.**		**1,700.00**
637372	Verge Bond refund - 9 Lonergan St			1,700.00	
108141	**14/06/2024**	**11763**	**Environmental Industries**		**1,540.00**
INV32199	Peace Park Tempo xtra application			1,540.00	
108142	**14/06/2024**	**11773**	**The Fruit Box Group Pty Ltd**		**60.15**
3238255	Admin Milk Delivery FY23/24			60.15	
108143	**14/06/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**		**1,070.11**
H3889	Casual Maintenance Officer			1,070.11	
108144	**14/06/2024**	**11806**	**Elysia Henley**		**320.00**
8	PA Affinity Club SeniorPilates Apr-Jun24			320.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108145	**14/06/2024**	**11827**	**Brightmark Group Pty Ltd**	**5,412.00**
0003200	Provision of Cleaning Services		5,412.00	
108146	**14/06/2024**	**11832**	**Viaje Strategic**	**8,360.00**
INV-0231	Finance Support		8,360.00	
108147	**14/06/2024**	**11834**	**West-Sure Security**	**148.23**
00029998	Weekly cash payment pickup from Admin		148.23	
108148	**14/06/2024**	**11837**	**HFM Asset Management Pty Ltd**	**1,309.00**
26935	Perth Flying Squadron Yacht Club		1,309.00	
108149	**14/06/2024**	**11855**	**Baileys Fertilisers**	**1,214.40**
48541	Potting Mix for Planting Projects		1,214.40	
108150	**14/06/2024**	**11857**	**Cottesloe Handyman**	**2,057.00**
INV-0327	Repair outdoor seating Montario quarter		1,375.00	
INV-0329	Supply/install log rail at Grainger Park		682.00	
108151	**14/06/2024**	**11862**	**Motorpass**	**9,960.88**
6	Fuel Cards		9,960.88	
108152	**14/06/2024**	**11863**	**Perth Property Signs**	**154.00**
INV-6041	Tyrell Street South - Update Maps		154.00	
108153	**14/06/2024**	**11873**	**Sydney Tools Pty Ltd**	**797.25**
13905701	Hard Hats		797.25	
108154	**14/06/2024**	**11885**	**ABM Landscaping**	**7,425.00**
INV-5442	Point Resolution retaining wall		7,425.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108155	**14/06/2024**	**11890**	**Procurement PLUS**	**5,856.40**
Q2023-24-034A	RFT General Streetscape Weed Control		5,856.40	
108156	**14/06/2024**	**11899**	**KS BLACK PTY LTD**	**22,195.80**
7142	New headworks at Hollywood Tennis		13,058.10	
7143	Service bore pump at Hol Tennis		9,137.70	
108157	**14/06/2024**	**11900**	**Mills Oakley Lawyers**	**6,143.50**
656862	Legal advice - employment matters		6,143.50	
108158	**14/06/2024**	**11901**	**Emergency Support Network Pty Ltd**	**3,853.36**
INV-0040804	HR investigation services		474.26	
INV-0040800	HR investigation services		3,379.10	
108159	**14/06/2024**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**10,288.48**
INV-0146	TM for city wide standing order		823.32	
INV-0071	TM multiple sites		6,175.10	
INV-0069	TM multiple sites		1,078.99	
INV-0068	TM multiple sites		2,211.07	
108160	**14/06/2024**	**11913**	**Dogs' Refuge Home**	**1,000.00**
07062024	Donation to Animal Welfare Organisation		1,000.00	
108161	**14/06/2024**	**11918**	**Michelle Lawrence**	**321.60**
12062024	Volunteer reimbursement for vehicle mile		321.60	
108179	**21/06/2024**	**10001**	**Australian Taxation Office**	**168,602.00**
FORTNIGHT 16/06/2024	Withholding Tax (PAYG)		139,804.00	
FORTNIGHT 16/06/2024	Extra Tax		1,906.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 16/06/2024	HELP			2,162.00	
FORTNIGHT 16/06/2024	TSL			2,622.00	
FORTNIGHT 16/06/2024	Withholding Tax (PAYG)			21,768.00	
FORTNIGHT 16/06/2024	Withholding Tax (PAYG)			298.00	
FORTNIGHT 16/06/2024	HELP			42.00	
108180	**21/06/2024**	**10002**	**Child Support Registrar**		**622.98**
FORTNIGHT 16/06/2024	Child Support Agency			622.98	
108181	**21/06/2024**	**10003**	**Australian Services Union**		**157.00**
FORTNIGHT 16/06/2024	Australian Services Union			157.00	
108182	**21/06/2024**	**10004**	**City of Nedlands - Social Club**		**360.00**
FORTNIGHT 16/06/2024	Social Club			360.00	
108183	**21/06/2024**	**10005**	**Easi**		**6,494.37**
FORTNIGHT 16/06/2024	Novated Lease Easifleet - Pre Tax			3,774.91	
FORTNIGHT 16/06/2024	Novated Lease Easifleet- Post Tax			2,719.46	
108184	**21/06/2024**	**10006**	**Westpac Banking Corporation**		**80,889.77**
FORTNIGHT 16/06/2024	Employee Additional Contrib Pre Tax ($)			4,538.00	
FORTNIGHT 16/06/2024	Employee Additional Contrib Pre Tax (%)			9,266.86	
FORTNIGHT 16/06/2024	Employee Additional Contrib Post Tax (%)			219.68	
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,481.16	
FORTNIGHT 16/06/2024	SGC Employer Contribution			516.20	
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,930.18	
FORTNIGHT 16/06/2024	SGC Employer Contribution			614.00	
FORTNIGHT 16/06/2024	SGC Employer Contribution			988.61	
FORTNIGHT 16/06/2024	SGC Employer Contribution			4,324.84	
FORTNIGHT 16/06/2024	SGC Employer Contribution			550.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/06/2024	SGC Employer Contribution			577.42
FORTNIGHT 16/06/2024	SGC Employer Contribution			3,999.66
FORTNIGHT 16/06/2024	SGC Employer Contribution			321.54
FORTNIGHT 16/06/2024	SGC Employer Contribution			376.54
FORTNIGHT 16/06/2024	SGC Employer Contribution			978.69
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,462.97
FORTNIGHT 16/06/2024	SGC Employer Contribution			352.89
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,510.99
FORTNIGHT 16/06/2024	SGC Employer Contribution			3,589.65
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,619.31
FORTNIGHT 16/06/2024	SGC Employer Contribution			186.62
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,173.11
FORTNIGHT 16/06/2024	SGC Employer Contribution			355.38
FORTNIGHT 16/06/2024	SGC Employer Contribution			414.11
FORTNIGHT 16/06/2024	SGC Employer Contribution			382.04
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,211.49
FORTNIGHT 16/06/2024	SGC Employer Contribution			3,516.94
FORTNIGHT 16/06/2024	SGC Employer Contribution			845.57
FORTNIGHT 16/06/2024	SGC Employer Contribution			3,965.52
FORTNIGHT 16/06/2024	SGC Employer Contribution			2,634.80
FORTNIGHT 16/06/2024	SGC Employer Contribution			483.29
FORTNIGHT 16/06/2024	SGC Employer Contribution			2,403.93
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,422.43
FORTNIGHT 16/06/2024	SGC Employer Contribution			363.35
FORTNIGHT 16/06/2024	SGC Employer Contribution			2,423.08
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,850.65
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,465.74
FORTNIGHT 16/06/2024	SGC Employer Contribution			4,994.59
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,725.69
FORTNIGHT 16/06/2024	SGC Employer Contribution			2,710.97

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 16/06/2024	SGC Employer Contribution			462.62
FORTNIGHT 16/06/2024	SGC Employer Contribution			830.17
FORTNIGHT 16/06/2024	SGC Employer Contribution			1,260.11
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			93.85
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			268.55
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			58.15
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			231.63
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			347.96
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			95.43
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			119.82
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			60.85
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			81.22
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			127.62
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			170.31
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			69.46
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			109.64
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			229.54
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			411.79
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			230.74
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			16.67
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			181.44
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			183.07
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			266.50
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			328.90
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			133.87
FORTNIGHT 16/06/2024	Employer Contribution (Additional)			167.99
FORTNIGHT 16/06/2024	SGC Employer Contribution			507.98
FORTNIGHT 16/06/2024	SGC Employer Contribution			37.25
FORTNIGHT 16/06/2024	SGC Employer Contribution			58.15

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108185	**21/06/2024**	**10007**	**Becarwise**	**515.50**
FORTNIGHT 16/06/2024	Novated Lease Becarwise - Pre Tax		855.82	
108186	**21/06/2024**	**10015**	**Apace Aid Inc**	**5,679.08**
INV-0158	Schools Tree Day 2024		2,379.08	
INV-0520	Seed Collection 2024		3,300.00	
108187	**21/06/2024**	**10019**	**Environmental Health Aust WA Inc**	**2,090.00**
124911	EHA individual membership – 6 members		255.00	
124921	EHA individual membership – 6 members		395.00	
124941	EHA individual membership – 6 members		255.00	
124919	EHA individual membership – 6 members		395.00	
124908	EHA individual membership – 6 members		395.00	
124950	EHA individual membership – 6 members		395.00	
108188	**21/06/2024**	**10022**	**Australia Day Council of WA**	**762.00**
INV-2101	Gold Membership Subscription		762.00	
108189	**21/06/2024**	**10024**	**Benara Nurseries**	**4,604.69**
551733	Tree Stock 35ltr		4,604.69	
108190	**21/06/2024**	**10028**	**Bunnings Group Limited**	**249.32**
2433/00108517	Materials		155.62	
2433/00852718	Materials		93.70	
108191	**21/06/2024**	**10034**	**Chubb Fire & Security Pty Ltd**	**488.48**
463011	Tresillian Cnr Edwards & Tyrell Street,		66.21	
463605	Nedlands Community Care 97 Warratah		66.21	
463124	Nedlands City Administration 71 Stirling		66.21	
462877	College Park Fire Pump Shed Maintenance		105.05	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
462878	College Park Fire Pump Shed Maintenance			42.97	
462881	College Park Fire Pump Shed Maintenance			80.63	
462880	College Park Fire Pump Shed Maintenance			30.60	
462879	College Park Fire Pump Shed Maintenance			30.60	
108192	**21/06/2024**	**10046**	**Toll Global Express-2085472(IPEC Pty**		**463.71**
P60808794	June 2024			463.71	
108193	**21/06/2024**	**10050**	**Dawson's Garden World Pty Ltd**		**6,959.25**
3150	373 Roses for Peace Memorial Rose Garden			6,959.25	
108194	**21/06/2024**	**10053**	**Landgate**		**343.58**
393487	Schedule revaluation - Gross Rental			343.58	
108195	**21/06/2024**	**10057**	**Elliotts Filtration (Previously**		**282.70**
F30906	May Filtration servicing - Montario			282.70	
108196	**21/06/2024**	**10058**	**Forestvale Trees Pty Ltd**		**22,638.00**
00017094	Supply 3 x 100l Fraxinus angustifolia			709.50	
00016776	Tree Stock 35ltr			1,358.50	
00016771	Tree Stock 35ltr			20,570.00	
108197	**21/06/2024**	**10061**	**Galvins Plumbing Supplies**		**117.54**
1271086	Plumbing fittings for irrigation			117.54	
108198	**21/06/2024**	**10067**	**Mrs B L Hunt**		**1,062.00**
BH 22024	TAC - Tutor Fees - Mrs B L Hunt			1,062.00	
108199	**21/06/2024**	**10072**	**J & K Hopkins**		**428.00**
T21727	Ergonomic chair			428.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108200	**21/06/2024**	**10089**	**McLeods Barristers & Solicitors**		**3,367.43**
135851	Legal Advice Fees Deed of Variation of			1,826.88	
135956	Legal advice Lease: Dalkeith Tennis Club			239.80	
135962	Legal Fees Related to Lease: Dalkeith			119.90	
135933	Legal advice on an environmental health			1,180.85	
108201	**21/06/2024**	**10096**	**Nedlands Yacht Club**		**149,416.30**
21062024	Nedlands Yacht Club Sail Training Centre			149,416.30	
108202	**21/06/2024**	**10099**	**Optus Billing Services Pty Ltd**		**4,266.51**
000442569158	Optus Mobile-Shared Data & Teams Calling			1,486.96	
000441953516	Optus Mobile-Shared Data & Teams Calling			2,779.55	
108203	**21/06/2024**	**10104**	**WA Hino Sales & Service**		**1,267.55**
HTFS157428	Repair Hino			1,267.55	
108204	**21/06/2024**	**10120**	**Swanbourne Veterinary Centre**		**764.50**
6896351	Animal Impound fees for April 2024			60.50	
6882625	Standing Order - Animal Impounds 6 month			704.00	
108205	**21/06/2024**	**10134**	**Wattleup Tractors**		**7,943.93**
1302412 C	Trimax Mower Repair			7,943.93	
108206	**21/06/2024**	**10136**	**Westbooks**		**193.10**
342018	Mt Claremont Junior Local Stock			11.19	
342319	Nedlands Library adult local stock			181.91	
108207	**21/06/2024**	**10153**	**Priestman & Sharp**		**1,896.36**
23226	Ford Repair			1,896.36	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108208	**21/06/2024**	**10174**	**Green Skills (Eco Jobs)**		**7,096.71**
P3807	Path Pruning Swanbourne Dunes			2,759.13	
P3806	Natural Area Maintenance Swanbourne Dune			2,759.13	
P3811	Planting Swanbourne Estate early June			1,578.45	
108209	**21/06/2024**	**10183**	**Water Corporation**		**1,435.88**
9001482049	Bill ID - 0149			1,230.16	
9025213935	Bill ID - 0002			5.56	
9024975372	Bill ID - 0006			200.16	
108210	**21/06/2024**	**10189**	**Crendon Machinery**		**22.75**
IN062049	EWP Parts			22.75	
108211	**21/06/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**4,396.19**
52271985	Wages For Turf Maintenance Officer			1,647.36	
52281653	Wages For Turf Maintenance Officer			1,867.01	
52297860	Labour hire - Turf Maintenance Officer			483.58	
52304372	Labour hire - Turf Maintenance Officer			398.24	
108212	**21/06/2024**	**10202**	**CPA Australia Ltd**		**1,593.90**
CPAA.INV000178290	Women in Leadership (Finance) 2024			1,593.90	
108213	**21/06/2024**	**10206**	**Workpower Incorporated**		**3,747.92**
ES13105	Mt C Greenways Maintenance			2,340.80	
ES13120	Mt C Greenways winter revegetation			1,407.12	
108214	**21/06/2024**	**10251**	**Kevrek (Australia) Pty Ltd**		**121.11**
35955	Craine Repair			121.11	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108215	**21/06/2024**	**10272**	**Capital Recycling**	**4,202.69**
CSD17434-J14341	Concrete and sand waste		4,202.69	
108216	**21/06/2024**	**10286**	**A. Noble & Son Ltd**	**727.58**
NS323531	Lifting Equipment		727.58	
108217	**21/06/2024**	**10293**	**Diamond Hire**	**101.00**
147392	POST HOLE DIGGER & 100mm AUGER BIT HIRE		101.00	
108218	**21/06/2024**	**10296**	**Connect Call Centre Services (Previous**	**514.80**
00116923	Telephony services - After hours call		514.80	
108219	**21/06/2024**	**10302**	**Wilson Security**	**410.44**
W00317750	Mt Claremont library Evening Patrol		410.44	
108220	**21/06/2024**	**10304**	**Synergy**	**3,972.86**
392417010	Invoice 2014136874		893.59	
239411960	Invoice 2050147216		592.95	
380380410	Invoice 2050147720		1,734.28	
313447070 - JUNE 2024	Invoice 2082124625		69.03	
392417010	Invoice 2058140037		683.01	
108221	**21/06/2024**	**10325**	**AILSA EVANS**	**874.50**
AET22024	TAC - Tutor Fees- AILSA EVANS		874.50	
108222	**21/06/2024**	**10329**	**Flexipole Industries Pty Ltd**	**1,836.45**
00002959	Gate repair and bollard replacement		1,042.03	
00002960	Replace 5 pine treated bollards Charles		431.75	
00002961	Bollard works		362.67	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108223	**21/06/2024**	**10332**	**Natural Area Consulting Management**	**46,046.72**
00022791	2024 Plant Stock Mt Claremont Oval Bush		5,260.93	
00022752	Shenton Fire Site Maintenance Jan-June		594.11	
00022866	Service Locator for Fencing Works		1,815.00	
00022865	Mt C Oval Fence install and repair		6,555.99	
00022918	Hollywood Reserve Path Pruning		1,485.00	
00022957	2024 plant stock Hollywood Reserve		5,068.87	
00023070	2023-24 Cottesloe Golf Bush Maintenance		3,673.82	
00023073	Mt C Oval winter revegetation		18,975.00	
00023071	1 day fortnight watering Mt C Oval Bush		2,618.00	
108224	**21/06/2024**	**10374**	**Dept of Transport - Information Fees Application**	**893.20**
8053977	Department of Transport - Standing Order		893.20	
108225	**21/06/2024**	**10376**	**Syrinx Environmental Pty Ltd**	**23,178.22**
INV02248	Weed Control Foreshore 28307 Year 1		2,827.00	
INV02247	Rehabilitation Foreshore 28307 Year 1		20,351.22	
108226	**21/06/2024**	**10383**	**Data#3 Limited**	**11,283.24**
SIN000208745	FortiGate-200E 1 Year Enterprise License		11,283.24	
108227	**21/06/2024**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**	**905.00**
24099-1	Supply of 10 x Parks Master Keys		80.00	
24345-1	Supply of 10 x Pks & Gdns #4 Padlocks		550.00	
24137	Keys and Lock		275.00	
108228	**21/06/2024**	**10402**	**DU Electrical Pty Ltd**	**4,153.60**
00018086	Hollywood Tennis new headworks electrics		4,153.60	
108229	**21/06/2024**	**10405**	**C Marinovich**	**1,711.00**
T22025CMA	TAC - Tutor Fees - C Marinovich		1,711.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108230	**21/06/2024**	**10407**	**Nu-Trac Rural Contracting**	**862.00**
00003291	Beach cleaning- Swanbourne		862.00	
108231	**21/06/2024**	**10419**	**Sustainable Outdoors**	**12,054.94**
INV-2880	Planting and watering Birdwood		7,854.00	
INV-2869	Greenways Maintenance Road Verges		4,480.30	
108232	**21/06/2024**	**10429**	**Sonic HealthPlus Pty Ltd**	**422.95**
3280433	Sonic Employment Medicals		270.60	
MG227503	Sonic Employment Medicals		152.35	
108233	**21/06/2024**	**10430**	**South East Regional Centre for Urban**	**44,247.37**
00005850	Path Pruning Shenton Bushland		3,960.00	
00005846	Pt Resolution maintenance		8,008.00	
00005851	Pt Resolution winter revegetation		10,315.25	
00005844	Swanbourne greenway Coastwest project		14,052.50	
00005872	River Foreshore winter revegetation		429.42	
00005871	Pt Res Ecozone winter revegetation		7,482.20	
108234	**21/06/2024**	**10444**	**Arbor Carbon Pty Ltd**	**27,287.58**
INV_102124	Urban Forest Strategy		27,287.58	
108235	**21/06/2024**	**10464**	**Pirtek Malaga**	**3,497.18**
ML-T00064301	Replace Hoses		1,857.09	
ML-T00064378	Replace Hoses		1,640.09	
108236	**21/06/2024**	**10479**	**State Wide Turf Services**	**16,846.50**
8994	Broadacre Mowing and Cylinder Mowing -		6,525.20	
9008	Broadacre Mowing -Winter 3/6 to 14/6/24		10,321.30	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108237	**21/06/2024**	**10483**	**Drainflow Services Pty Ltd**	**16,366.19**
00017812	City wide street sweeping		1,056.00	
00017965	Standing order educating city wide		758.21	
00017951	Standing order educating city wide		1,563.80	
00017901	Cleaning Daran Park Ponds		6,610.27	
00018131	Standing order educating city wide		2,345.71	
00018046	Standing order educating city wide		118.47	
00018091	Standing order educating city wide		1,018.84	
00018092	Standing order educating city wide		2,416.79	
00018076	Standing order educating city wide		359.63	
00018151	Standing order educating city wide		118.47	
108238	**21/06/2024**	**10493**	**Randstad Pty Ltd**	**22,100.64**
RA5553988	Agency staff Hire - Certificate III		456.46	
RA5552661	Hire of Temporary Mayoral Support		3,032.52	
RA5554239	Agency staff		451.44	
RA5553122	Agency staff		552.18	
RA5553660	Agency staff		451.44	
RA5553363	Agency staff		902.88	
RA5553026	Agency staff		1,104.36	
RA5561896	Temporary Mayoral Support Officer		2,360.49	
RA5567301	Temporary Mayoral Support Officer		2,360.49	
RA5569177	Agency staff		451.44	
RA5569197	Agency staff		2,208.71	
RA5562941	Agency staff		2,760.89	
RA5509861	Agency staff		2,760.89	
RA5494792	Agency staff		2,246.45	
108239	**21/06/2024**	**10503**	**Bolinda Digital**	**956.51**
351507	Eresource purchases		956.51	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108240	**21/06/2024**	**10508**	**Stott + Hoare**		**2,686.20**
0000194267	Computer and touch screen purchase			2,686.20	
108241	**21/06/2024**	**10517**	**Insight Enterprises Australia Pty Ltd**		**1,691.08**
100459559	Cirrus Standard Yearly Subscription			108.49	
100460029	Azure Plan for Commercial Business - 01			1,582.59	
108242	**21/06/2024**	**10518**	**Ms J Rogers**		**1,770.00**
0025	TAC - Tutor Fees - J Rogers			1,770.00	
108243	**21/06/2024**	**10549**	**JB Hi-Fi Group Pty Ltd**		**4,502.00**
BD1475253	iPad Pro M4			322.00	
BD1470914	Google Pixel 8 Pro			1,114.00	
BD1472043	iPad Pro M4			2,167.00	
BD1480793	iPhone 13 - 128gb			899.00	
108244	**21/06/2024**	**10553**	**Mr I De Souza**		**3,115.20**
TAC/ IDES/02/24	TAC - Tutor Fees - Mr I De Souza			3,115.20	
108245	**21/06/2024**	**10561**	**Internode Pty Ltd**		**2,950.50**
118	Internode IDC COLO: Full Rack Next DC			2,950.50	
108246	**21/06/2024**	**10565**	**A Anderson-Mayes**		**1,197.00**
BS0072	TAC - Tutor Fees - A Anderson-Mayes			1,197.00	
108247	**21/06/2024**	**10608**	**Corsign WA Pty Ltd**		**2,057.00**
00086404	West Melvista parking project			1,815.00	
00086092	$120 stickers			242.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108248	**21/06/2024**	**10612**	**Data Documents**	**3,679.50**
13480	Heritage FAQs		264.00	
13478	Programs for Citizenship Ceremony 2024		231.00	
13479	TAC Course Booklet Printing		3,184.50	
108249	**21/06/2024**	**10625**	**Anna Ruocco**	**1,664.00**
42	TAC - Tutor Fees - Anna Ruocco		1,664.00	
108250	**21/06/2024**	**10631**	**OSHGroup Pty Ltd**	**2,340.80**
E010745	FFW Medical		2,340.80	
108251	**21/06/2024**	**10641**	**DA Christie Pty Ltd (Previously Christie**	**1,182.50**
5313868	Grease Trap, Standard + freight		1,182.50	
108252	**21/06/2024**	**10654**	**Bandit Tree Equipment**	**2,973.90**
8BCSW1804	Service Chipper		2,973.90	
108253	**21/06/2024**	**10667**	**CTI Couriers Pty Ltd**	**745.09**
CISC4687304	Nedlands Library Courier for May 2024		745.09	
108254	**21/06/2024**	**10688**	**Officeworks Ltd**	**785.96**
614119843	Depot Stationery Order - May 2024		11.27	
614611445	Office and classroom Supplies		374.20	
614713031	J. Burrows 19mm foldback clips gold 16pk		73.49	
614659367	Microsoft Windows 11 Pro 64 bit		327.00	
108255	**21/06/2024**	**10689**	**Illion Australia Pty Ltd**	**184.80**
NEDLAN-628020	RFT 2023-24.12 General Streetscape Weed		184.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108256	**21/06/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Services**	**3,659.55**
51827	Mt Claremont CC 5 x lights out		997.55	
51836	Aberdare & Smyth		704.00	
49981	Paul Hasluck - Check lights staying on		121.19	
51829	Cavendish Gardens		510.28	
51878	Install light shade at Montario Quarter		1,326.53	
108257	**21/06/2024**	**10697**	**StrataGreen**	**2,044.51**
165080	TRAINING COURSE - G. ROWLANDS J. DAVIS		1,198.00	
165323	Stratagreen - various products arb. crew		555.91	
165468	Tree Planting Sundries		290.60	
108258	**21/06/2024**	**10708**	**WCP Civil Pty Ltd**	**948.75**
31336	Temporary linemarking for Broadway		948.75	
108259	**21/06/2024**	**10726**	**Safemaster Safety Products Pty Ltd**	**32,285.00**
00027683	Supply & Install Roof Restraints -Depot		32,285.00	
108260	**21/06/2024**	**10731**	**Bore Stain West /Powell's Pressure**	**170.00**
3	Remove Bore Stain at Montario Quarter		170.00	
108261	**21/06/2024**	**10733**	**TPG Telecom**	**5,121.16**
20587430	TPG Telecom - Internet Service		5,121.16	
108262	**21/06/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**2,261.54**
9045393615	Winc Letter File A4		67.23	
9045403878	Winc Clipboard A4 Masonite Large Clamp B		297.90	
9045454846	Kitchen consumables		489.08	
9045469592	Stationery & public activities supplies		1,037.93	
9045558088	Zoetic Organic & Fairtrade Peppermint		151.34	
9045557882	Goods & Consumables		218.06	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108263	**21/06/2024**	**10766**	**Inlogik Pty Ltd**	**530.81**
IN000078730	Promaster monthly user		530.81	
108264	**21/06/2024**	**10815**	**Stephanie Reisch**	**1,298.00**
2405	TAC - Tutor Fees - Stephanie Reisch		1,298.00	
108265	**21/06/2024**	**10817**	**Mowmentum**	**410.00**
238	Turf Maintenance - 21/5 to 30/6		410.00	
108266	**21/06/2024**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**8,483.19**
01708259	Bollards install Dalkeith primary		2,190.94	
01708202	Line marking at Melvista/Colin St		2,137.47	
01708077	Rochdale - No stopping and other line		2,924.64	
01707966	Bollard install / linemarking at Wood St		1,230.14	
108267	**21/06/2024**	**10861**	**Dept of Planning, Lands and Heritage - Lease**	**380.41**
LD389176	CPI Rent review - Lease K855915		380.41	
108268	**21/06/2024**	**10878**	**Cupid Catering**	**431.20**
IN00000003444	Catering for Concept forum - 18 June		431.20	
108269	**21/06/2024**	**10909**	**Richards Tyrepower**	**709.00**
3364322	Hyundai Tyres		659.00	
3364896	Tyre Repair		50.00	
108270	**21/06/2024**	**10913**	**AE Hoskins Building Services**	**2,578.66**
500104	Building Maintenance services		1,706.01	
500105	Building Maintenance services		346.50	
500106	Building Maintenance services		377.65	
500206	Building Maintenance services		148.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108271	**21/06/2024**	**10925**	**Westend Plumbing & Gas**	**390.50**
INV-15283	Repair drinking fountain Rose Garden		181.50	
INV-15282	Back flow test Prince Alburt crt		209.00	
108272	**21/06/2024**	**10926**	**Perth Materials Blowing Pty Ltd**	**8,968.96**
2895	Mulching Swanbourne Odern Cresent		7,578.34	
2896	Estimate Mulching Works Greenways		1,390.62	
108273	**21/06/2024**	**10968**	**Fiona Buchanan Art**	**1,593.00**
24_0602	TAC - Tutor Fees - Fiona Buchanan		1,593.00	
108274	**21/06/2024**	**10983**	**Michelle Kelly**	**684.00**
167	TAC - Tutor Fees - Michelle Kelly		684.00	
108275	**21/06/2024**	**11018**	**Dept of Mines, Industry Regulation and**	**27,085.05**
MAY 2024	BSL Levy 1/05/2024 - 30/05/24		27,085.05	
108276	**21/06/2024**	**11047**	**Axiis Contracting Pty Ltd**	**48,137.96**
8354	3 Robert Rd		2,860.65	
8361	74 Watkins rd crossover		3,634.95	
8349	18 vincent st footpath		710.06	
8350	17 Bruce St crossover		2,949.05	
8351	50 Viewway footpath tree roots		3,701.32	
8355	Bay road College park		2,378.33	
8362	51 Leura ave crossover		2,224.42	
8348	20 Vincent St Builders reinstatement		2,984.11	
8360	8 and 16 Jutland pde tree root damage		6,637.45	
8365	10 Robinson St footpath		1,697.51	
8364	92 Smyth Rd		6,339.32	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
8366	Kirkwood rd footpath paving			5,327.30	
8368	95 ALFRED RD			1,600.98	
8369	10 pine tree lane crossover			1,011.82	
8353	147 Victoria Ave footpath			1,423.18	
8367	46a Wood st			1,211.48	
8375	Victoria ave and Philip Rd pram ramp			1,446.03	
108277	**21/06/2024**	**11087**	**Beacon Equipment**		**431.00**
75668 #21	Purchase of Mower Parts			431.00	
108278	**21/06/2024**	**11088**	**OtagoIT Pty Ltd**		**1,355.20**
0000392	Tresillian WebsiteMonthlyManag 2023-2024			677.60	
0000393	Tresillian WebsiteMonthlyManag 2023-2024			677.60	
108279	**21/06/2024**	**11093**	**Myra Staffa**		**2,376.00**
MS152024	TAC - Tutor Fees - Myra Staffa			2,376.00	
108280	**21/06/2024**	**11101**	**Snap Osborne Park**		**420.00**
F034-22957	CEO Business Cards			210.00	
F034-23031	2x A1 Corflute Signs			210.00	
108281	**21/06/2024**	**11167**	**Debora Gregorio**		**324.00**
06	TAC - Tutor Fees - Art Classes			324.00	
108282	**21/06/2024**	**11175**	**Talis Consultants**		**9,254.25**
31717	Parks Condition Assessment & Inventory			9,254.25	
108283	**21/06/2024**	**11182**	**Brownes Foods Operations Pty Ltd**		**130.68**
17843451	Depot milk 2023-24			65.34	
17863826	Depot milk 2023-24			65.34	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108284	**21/06/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**	**37,995.06**
58390275	Bulk commercial bulk bins (Dec-Jun24)		861.72	
58362160	Waste Disposal - Res&comm (Dec-Jun24)		39,654.73	
108285	**21/06/2024**	**11280**	**Programmed Skilled Workforce Limited**	**9,883.81**
4810642	Temporary staff agency hire -		1,441.01	
4810641	Appointment of contract officer EA (CEO)		1,602.71	
4818736	Appointment of contract officer EA (CEO)		2,926.40	
PO10004207	Appointment of contract officer EA (CEO)		3,913.69	
108286	**21/06/2024**	**11291**	**CMS Engineering Pty Ltd**	**4,408.00**
894160	Adam Armstrong - Quarterly A/C service		4,408.00	
108287	**21/06/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIC**	**51,592.04**
1030	18 & 27 Circe Circle. prune Date palms		2,010.25	
1126	PTS		3,190.97	
1163	Maintenance of Bruce St palms by PTS		15,885.00	
1106	9 Edna Rd. Ficus. Boundary reduction.		2,243.44	
1251	Sump Maintenance 23 Adderley St		2,991.25	
1223	Arb. works at 14 Coast Rise		1,576.78	
1221	Emergency removal of fallen Pine tree		2,927.76	
1260	Removal of failed Tuart at Mt Claremont		4,966.52	
1253	Powerline pruning in Mount Claremont		9,541.86	
826	Removal of hangers from 36 St Johns Wood		2,409.00	
1254	Powerline pruning in Mount Claremont		3,849.21	
108288	**21/06/2024**	**11324**	**EL Plumbing & Gas**	**704.00**
1910	Minor + Major services for sewer pumps		704.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108289	**21/06/2024**	**11375**	**Pip Hoy**	**1,296.00**
INV-316	Tutor Fees - Pip Hoy		1,296.00	
108290	**21/06/2024**	**11377**	**Malcolm Clingham**	**120.00**
19062024	Vol Vehicle Reimbursement		120.00	
108291	**21/06/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**926.82**
INV-31908	Work wear		261.52	
INV-32192	Jones Softshell Jacket for CEO.		189.00	
INV-32348	Uniform Supply & Delivery		476.30	
108292	**21/06/2024**	**11413**	**Shin-I Tang**	**1,296.00**
2024T2JT	TAC - Tutor Fees - Shin-I Tang		1,296.00	
108293	**21/06/2024**	**11428**	**Ergolink Advanced Ergonomics**	**377.50**
SI-00086710	Monitor Stands		377.50	
108294	**21/06/2024**	**11456**	**Paperbark Technologies Pty Ltd**	**880.00**
00008483	Arboricultural report - 38 Browne Ave		440.00	
00008482	Arborist Report - 22-42 St Johns Wood Bvd		440.00	
108295	**21/06/2024**	**11487**	**Comex Civil Pty Ltd**	**38,423.02**
INV-0363	Supplied own TM		4,251.50	
INV-0364	Charles Court reserve manhole install		20,256.50	
INV-0366	52 - 58 Tyrell new sep install		6,263.31	
INV-0367	40 Clement St Swanbourne		7,651.71	
108296	**21/06/2024**	**11488**	**Chen He**	**1,416.00**
00224	TAC - Tutor Fees - Chen He		1,416.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108297	**21/06/2024**	**11496**	**Urbaqua Ltd**	**18,601.00**
INV-03935	Foreshore Management Plan		18,601.00	
108298	**21/06/2024**	**11520**	**Tiger Pest and Weed Control**	**352.00**
0006099	Numchuck Spray Railway Medians & R/about		352.00	
108299	**21/06/2024**	**11539**	**Ambius**	**691.31**
21617555	Interior Plantscape Rental for Depot		296.46	
21617554	Int Plantscape Rental Admin Building		394.85	
108300	**21/06/2024**	**11552**	**Ric Burkitt**	**2,832.00**
0134	TAC - Tutor Fees - Ric Burkitt		2,832.00	
108301	**21/06/2024**	**11569**	**Gresley Abas**	**3,960.00**
2231-17	superintendency works to FC - Surf Club		3,960.00	
108302	**21/06/2024**	**11570**	**Nathalie Butcher**	**4,240.00**
T2/2024	TAC - Tutor Fees - Nathalie Butcher		4,240.00	
108303	**21/06/2024**	**11573**	**Veale Auto Parts**	**259.00**
2045854	Ford Battery		259.00	
108304	**21/06/2024**	**11587**	**Narelle Higson**	**1,080.00**
20246	TAC - Tutor Fees - Narelle Higson		1,080.00	
108305	**21/06/2024**	**11591**	**Robert Kerr**	**1,296.00**
0020	TAC - Tutor Fees - Robert Kerr		1,296.00	
108306	**21/06/2024**	**11593**	**Swalo Ceramics**	**1,296.00**
TAC1962024_002	TAC - Tutor Fees		1,296.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108307	**21/06/2024**	**11595**	**Shupiwe Chongwe**	**3,078.00**
21	TAC - Tutor Fees - Shupiwe Chongwe		3,078.00	
108308	**21/06/2024**	**11618**	**Advanced Spatial Technologies**	**11,121.00**
00003415	Auto CAD Licenses Annual SubscripRenewal		11,121.00	
108309	**21/06/2024**	**11639**	**Telstra Limited**	**530.00**
3043361421 - JUNE 2024	T311		20.00	
1315114130 - JUNE 2024	T311		510.00	
108310	**21/06/2024**	**11654**	**Alex Kyriakacis**	**708.00**
25	TAC - Tutor Fees - Alex Kyriakacis		708.00	
108311	**21/06/2024**	**11695**	**Tyrell Cafe Pty Ltd**	**240.00**
INV-0012	Tyrell Cafe		240.00	
108312	**21/06/2024**	**11705**	**Tim Eva's Nursery**	**7,474.50**
INV-3111	100ltr Corymbia ficifoilia x 2		396.00	
INV-3110	Tree Stock 35ltr		6,704.50	
INV-3109	Supply of tree stock		374.00	
108313	**21/06/2024**	**11731**	**STIHL Shop Osborne Park**	**106.10**
80165 #3	Stihl Parts		22.40	
80424 #7	Stihl Parts		83.70	
108314	**21/06/2024**	**11752**	**Bing Technologies Pty Ltd**	**502.06**
243480	Heritage Advertising - Mountjoy & Tyrell		275.55	
243601	1A Thomas Street Advertising		226.51	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108315	**21/06/2024**	**11770**	**Ms Rhonda Ann Hickey**	**737.50**
TRES 4	TAC - Tutor Fees - Rhonda Ann Hickey		737.50	
108316	**21/06/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**60.15**
3239745	Admin Milk Delivery FY23/24		60.15	
108317	**21/06/2024**	**11781**	**RSM Australia Pty Ltd**	**1,650.00**
PERI024138	FOGO Audit fee		1,650.00	
108318	**21/06/2024**	**11785**	**Wrightway Road Training Pty Ltd**	**1,345.00**
49121	HR - B (Manual) Licence		1,345.00	
108319	**21/06/2024**	**11791**	**Annemieke Mulders**	**1,296.00**
0113	TAC - Tutor Fees - Annemieke Mulders		1,296.00	
108320	**21/06/2024**	**11795**	**Campeche Pty Ltd**	**1,050.00**
0104	Senior Ukulele Classes Apr-Jun24		1,050.00	
108321	**21/06/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**	**2,524.04**
H3914	Casual Maintenance Officer		2,524.04	
108322	**21/06/2024**	**11805**	**Aqua Filtration Enterprises Pty Ltd**	**400.00**
INV-0740	Paper water cups		400.00	
108323	**21/06/2024**	**11811**	**LGRCEU The Western Australian Municipal Road Bo**	**22.00**
FORTNIGHT 16/06/2024	LGRCEU Union Fees		22.00	
108324	**21/06/2024**	**11813**	**Meta Maya Environmental Pty Ltd**	**3,173.50**
G42006248	Asbestos Inspect & Report Admin Cottage		3,173.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108325	**21/06/2024**	**11827**	**Brightmark Group Pty Ltd**	**28,319.50**
0003459	Provision of Cleaning Services		5,592.40	
BD1458877	Provision of Cleaning Services		22,727.10	
108326	**21/06/2024**	**11830**	**Bronte Alcock Consulting Services**	**7,898.00**
00134	Lemnos Street - Clerk of Works		7,898.00	
108327	**21/06/2024**	**11833**	**Melanie Tina Sharpham t/as Eucalypt Homewares**	**2,079.00**
1990	TAC - Tutor Fees - Eucalyptus Homewares		2,079.00	
108328	**21/06/2024**	**11838**	**Morley City**	**37,115.60**
4024430	Supply MG 4 EV		37,115.60	
108329	**21/06/2024**	**11863**	**Perth Property Signs**	**77.00**
INV-6062	Relocating Tyrell Street Sign		77.00	
108330	**21/06/2024**	**11864**	**JP Martin Art**	**1,784.75**
JP22024	TAC - Tutor Fees		1,784.75	
108331	**21/06/2024**	**11871**	**Indigo: The Art Studio**	**1,475.00**
202404-003	TAC Tutor Payment		1,475.00	
108332	**21/06/2024**	**11904**	**Emerge Associates**	**19,688.90**
15878	Stormwater Management Plan		19,688.90	
108333	**21/06/2024**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**9,749.75**
INV-0220	TM for city wide standing order		720.41	
INV-0221	TM for city wide standing order		771.87	
INV-0242	TM multiple sites		977.70	
INV-0253	TM multiple sites		2,157.56	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
INV-0252	TM multiple sites		720.41	
INV-0254	TM standing order city wide		720.41	
INV-0290	TM standing order city wide		967.18	
INV-0289	TM standing order city wide		2,714.21	
108334	**21/06/2024**	**11908**	**Western Australian Insect Study Society (WAISS)**	**400.00**
001	Insect Study Community Workshops		100.00	
004	Insect Study Community Workshops		100.00	
003	Insect Study Community Workshops		100.00	
002	Insect Study Community Workshops		100.00	
108335	**21/06/2024**	**11910**	**The Trustee for STUBBS -MILLS FAMILY TRUST**	**1,100.00**
INV-4457	Tonneau Covers		1,100.00	
108336	**21/06/2024**	**11912**	**I3 Consultants WA**	**5,445.00**
09708-1	Road Safety Inspection		5,445.00	
108337	**21/06/2024**	**11915**	**Reface Industries Pty Ltd**	**672.77**
00033976	Servicing VMI 2550i		672.77	
108343	**28/06/2024**	**10013**	**Alinta Energy**	**248.50**
751974110	19 Mar 2024 to 18 Jun 2024		155.05	
552359310	16 May 2024 to 20 Jun 2024		93.45	
108344	**28/06/2024**	**10015**	**Apace Aid Inc**	**12,558.50**
INV-0428	Native Plant Subsidy Scheme 2023		9,027.50	
INV-0160	Schools Tree Day 2024		88.00	
INV-0155	Plant Stock Birdwood Parade 2024		3,443.00	
108345	**28/06/2024**	**10026**	**Brown McAllister Surveyors**	**4,675.00**
INV-8591	Boundary Survey 122-162 Victoria Avenue		4,675.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108346	**28/06/2024**	**10027**	**Construction Training Fund**	**20,946.99**
INV-230836-P3T1B1	BCITF LEVY TAX INVOICE		20,946.99	
108347	**28/06/2024**	**10028**	**Bunnings Group Limited**	**185.17**
2404/00184275	Materials		185.17	
108348	**28/06/2024**	**10029**	**Bunzl Limited**	**3,443.47**
Y132279	Tresillian hygiene supplies		1,268.17	
Y204039	Mt Claremont CC hygiene supplies		2,175.30	
108349	**28/06/2024**	**10043**	**Western Australia Police Force**	**34.00**
127090789	Volunteer National Police Certificates		34.00	
108350	**28/06/2024**	**10061**	**Galvins Plumbing Supplies**	**12,025.60**
1277639	Flooring fixtures		12,025.60	
108351	**28/06/2024**	**10076**	**Kleenit Pty Ltd**	**176.00**
171048	Graffiti removal-Lawler Pk Tennis Crt		176.00	
108352	**28/06/2024**	**10089**	**McLeods Barristers & Solicitors**	**194.70**
136295	Additional Governance Advice		194.70	
108353	**28/06/2024**	**10130**	**Vigil Antislip**	**3,294.27**
00059531	Safety Marking		3,294.27	
108354	**28/06/2024**	**10136**	**Westbooks**	**474.29**
342196	MtC Library local stock		209.92	
342195	Nedlands Junior Local Stock		57.36	
342194	Nedlands Library adult local stock		207.01	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108355	**28/06/2024**	**10139**	**Western Metropolitan Regional Council**		**9,995.04**
M-2404309	Council hardwaste disposal 2023/24			4,613.16	
M-2406410	Council hardwaste disposal 2023/24			303.51	
INV-81763	Council hardwaste disposal 2023/24			1,306.33	
M-2311309-1	Council hardwaste disposal 2023/24			805.23	
M-2403109	Council greenwaste disposal 2023/24			787.51	
M-2312409-1	Council hardwaste disposal 2023/24			1,139.48	
M-2312109-1	Council hardwaste disposal 2023/24			1,039.82	
108356	**28/06/2024**	**10153**	**Priestman & Sharp**		**3,549.70**
23252	Subaru repair 1GKO026			1,552.10	
23253	Repair Subaru 1GKO026			1,997.60	
108357	**28/06/2024**	**10174**	**Green Skills (Eco Jobs)**		**7,459.88**
P3810	Planting Swanbourne Dunes early June			7,459.88	
108358	**28/06/2024**	**10183**	**Water Corporation**		**3,383.13**
9001418688	Bill ID - 0130			403.10	
9011838619	Bill ID - 0094			61.16	
9014278979 - JUNE 2024	Bill ID - 0082			13.90	
9001438160	Bill ID - 0102			113.98	
9009853828	Bill ID - 0109			5.56	
9001418928	Bill ID - 0120			25.02	
9001419920	Bill ID - 0140			508.57	
9001419939	Bill ID - 0153			324.66	
9001426506	Bill ID - 0146			242.73	
9001434741	Bill ID - 0148			581.72	
9001436843	Bill ID - 0122			44.48	
9001418733	Bill ID - 0145			218.58	
9001418629	Bill ID - 0151			839.67	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108359	**28/06/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**1,912.13**
30066256	Contract payout			1,912.13	
108360	**28/06/2024**	**10267**	**Natsync Environmental**		**385.00**
00004408	Removal of feral Bee Hive Swanbourne			385.00	
108361	**28/06/2024**	**10271**	**U N Nolli**		**4,400.00**
UN 0224	TAC - Tutor Fees - U N Nolli			4,400.00	
108362	**28/06/2024**	**10302**	**Wilson Security**		**410.44**
W00318665	Nedlands library Evening patrol 3 months			410.44	
108363	**28/06/2024**	**10317**	**Arbor Logic**		**506.00**
00005507	Provide Arborist report for 11a James Rd			506.00	
108364	**28/06/2024**	**10332**	**Natural Area Consulting Management**		**9,778.73**
00023072	Birdwood Maintenance			2,450.25	
00023129	Birdwood Maintenance			7,328.48	
108365	**28/06/2024**	**10376**	**Syrinx Environmental Pty Ltd**		**25,608.08**
INV02259	Fencing Foreshore 28307			3,762.00	
INV02258	Rehabilitation Foreshore 28307 Year 1			21,846.08	
108366	**28/06/2024**	**10419**	**Sustainable Outdoors**		**21,934.90**
INV-2885	Greenways Maintenance Road Verges			9,372.90	
100001677397	Greenways Planting June			12,562.00	
108367	**28/06/2024**	**10429**	**Sonic HealthPlus Pty Ltd**		**83.45**
MG227806	Sonic Employment Medicals			83.45	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108368	**28/06/2024**	**10479**	**State Wide Turf Services**		**5,684.25**
9023	Broadacre Mowing -Winter 17/6 to 28/6/24			5,684.25	
108369	**28/06/2024**	**10483**	**Drainflow Services Pty Ltd**		**6,287.03**
00018125	Cleaning Daran Park Ponds			6,287.03	
108370	**28/06/2024**	**10493**	**Randstad Pty Ltd**		**10,857.03**
RA5575362	Temporary Mayoral Support Officer			590.13	
RA5544711	Agency staff			2,760.89	
RA5535889	Agency staff			1,800.74	
RA5561725	Agency staff			897.86	
RA5577903	Agency staff			300.96	
RA5577754	Agency staff			1,656.53	
RA5577851	Agency staff			451.44	
RA5578265	Agency staff			1,104.36	
RA5578886	Agency staff			421.34	
RA5578313	Agency staff			451.44	
RA5579335	Agency staff			421.34	
108371	**28/06/2024**	**10517**	**Insight Enterprises Australia Pty Ltd**		**11,561.55**
100463561	Veeam Data Cloud for Microsoft 365			11,561.55	
108372	**28/06/2024**	**10549**	**JB Hi-Fi Group Pty Ltd**		**837.00**
BD1487068	Apple iPad 10.9" 10th gen			837.00	
108373	**28/06/2024**	**10612**	**Data Documents**		**682.00**
13573	Printing The Buzz booklet			682.00	
108374	**28/06/2024**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**		**1,100.00**
436416	Refresh LTFP 2023/24			1,100.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108375	**28/06/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Services**		**11,437.78**
51328	Electrical Maintenance			188.38	
51834	Peace Memorial Rose Garden			1,976.36	
51793	Electrical Maintenance and upgrades			243.29	
51735	Electrical Maintenance and upgrades			363.38	
51558	Electrical Maintenance and upgrades			2,516.80	
51674	Electrical works			136.48	
51890	Replace smoke alarm batteries - Admin			105.59	
51703	Electrical works			364.55	
51440	Replace Lighting at Mt Claremont			3,949.00	
51739	Electrical Mainte and upgrades			213.09	
51695	Electrical works			229.08	
51784	Electrical works			1,151.78	
108376	**28/06/2024**	**10708**	**WCP Civil Pty Ltd**		**958,782.90**
31289	Lemnos St Sec 1.1 - Prelims, OH & Marg			146,502.16	
31455	Lemnos St Sec 1.1 - Prelims, OH & Marg			812,280.74	
108377	**28/06/2024**	**10724**	**TechnologyOne**		**14,842.97**
236332	Technology 1 consultancy 23/24 remaining			8,744.43	
236331	Technology 1 consultancy 23/24 remaining			6,098.54	
108378	**28/06/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**		**610.75**
9045609209	HiCare Antibacterial Disinfectant Wipes			610.75	
108379	**28/06/2024**	**10772**	**Ream Clean Property Service**		**858.00**
36/A/J/2024	Litter bin post replacement - Zamia Park			858.00	
108380	**28/06/2024**	**10810**	**JB Automation Supplies**		**1,072.50**
CN 09	Depot front gate			1,072.50	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108381	**28/06/2024**	**10856**	**Ahern Australia Pty Ltd**		**744.98**
240004281	EWP service			247.50	
240004275	EWP service			451.00	
240004797	Log Books			46.48	
108382	**28/06/2024**	**10860**	**GPC Asia Pacfic Pty Ltd - Repco**		**852.50**
1970202639	Lights			170.50	
1970202640	Lights			682.00	
108383	**28/06/2024**	**10878**	**Cupid Catering**		**495.00**
IN00000003454	Catering for Council Meeting - 25 June			495.00	
108384	**28/06/2024**	**10880**	**Horizon West Landscape & Irrigation Pty**		**220.00**
00014496	PFSYC Foreshore Gardening 2023-24			220.00	
108385	**28/06/2024**	**10909**	**Richards Tyrepower**		**60.00**
3365399	Hyundai Tyre			60.00	
108386	**28/06/2024**	**10913**	**AE Hoskins Building Services**		**99.00**
501587	Building Maintenance services			99.00	
108387	**28/06/2024**	**10941**	**Bark Environmental Consulting**		**19,140.00**
IV348	Plant Pathogen Mapping and Treatment			19,140.00	
108388	**28/06/2024**	**10977**	**Watertight Plumbing & Gas**		**192.50**
16603	Plumbing works			192.50	
108389	**28/06/2024**	**10981**	**Rhonda Breen**		**2,064.00**
203	TAC - Tutor Fees - Rhonda Breen			2,064.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108390	**28/06/2024**	**11012**	**Aussie Broadband Pty Ltd**	**4,930.50**
38901304	NBN Enterprise service- March24- Oct24		4,930.50	
108391	**28/06/2024**	**11056**	**Dr K Tan**	**2,360.00**
BT02/24	TAC - Tutor Fees - Dr K Tan		2,360.00	
108392	**28/06/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**	**248,992.41**
167230	Residential Waste collection (Dec-Jun24)		248,992.41	
108393	**28/06/2024**	**11268**	**Kyocera Document Solutions Pty Ltd**	**479.60**
INV-125722-D3P3G4	Principal repayment of lease - Plotter		479.60	
108394	**28/06/2024**	**11280**	**Programmed Skilled Workforce Limited**	**3,650.50**
4822503	Appointment of contract officer EA (CEO)		3,650.50	
108395	**28/06/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFESSIO**	**22,568.46**
652	Lawler Park FLOREAT. Remove Cape lilac.		3,835.15	
886	33 Goldsmith-Prune euc- stump grind		2,527.80	
937	Removal of hanger outside 3 Norfolk Ris		1,634.75	
1084	52 Louise St- Eucalypt. Reduction prune		2,272.42	
957	Removal of failed tree from road by PTS		2,434.74	
1107	74 Watkins Rd. Liquid amber .Prune		1,744.90	
1169	Tree pruning at 31 Weld St.		797.09	
1092	Removal of hanger at 245 Stubbs Tce		591.29	
1074	Limb removal. Blain Park		2,243.44	
1252	Reduction works 27a Lovegrove Cls		1,495.63	
1263	Reductions at 9 Nidjalla Loop by PTS		2,991.25	
108396	**28/06/2024**	**11343**	**Nuts About Natives**	**9,469.23**
01258	Plant Stock 2024 Swanbourne Greenway		4,469.23	
01240	Plant stock Allen Park 2024		5,000.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108397	**28/06/2024**	**11486**	**J and M Asphalt Pty Ltd**	**6,925.60**
INV-2344	64 Philip Rd Dalkeith and agonis Lane		6,925.60	
108398	**28/06/2024**	**11487**	**Comex Civil Pty Ltd**	**31,877.34**
INV-0369	Comex supplied Traffic Management		6,342.60	
INV-0370	Lorikeet Lane upgrade		20,407.86	
INV-0368	41 Esplanade & 18 Hillway Dalkeith		5,126.88	
108399	**28/06/2024**	**11523**	**SAI Global Australia Pty Ltd**	**193.60**
SAIG1IS-1351541	ISO 55000 Suite of standards		193.60	
108400	**28/06/2024**	**11532**	**Rent A Fence Pty Ltd**	**727.35**
RF 657675	Security Fence Hire		211.76	
RF 657676	Security Fence Hire		515.59	
108401	**28/06/2024**	**11558**	**Pro Crack Seal**	**12,375.00**
0002626	City wide crack sealing program		12,375.00	
108402	**28/06/2024**	**11573**	**Veale Auto Parts**	**215.60**
20522288	Battery		215.60	
108403	**28/06/2024**	**11598**	**Forpark Australia**	**630.08**
63662	Repair/replace bolts in Aerobic walker		630.08	
108404	**28/06/2024**	**11602**	**The Royal Life Saving Society WA Inc**	**3,900.00**
AX-3816	First Aider training		1,430.00	
AX-4131	First Aider training		2,470.00	
108405	**28/06/2024**	**11608**	**Seal Island Pty Ltd ATF Lucas Family Trust T/A Later**	**3,465.00**
INV-4528	Graphic Design for DAIP		3,465.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108406	**28/06/2024**	**11647**	**Kirsten Hocking**	**1,416.00**
24T2KH	TAC - Tutor Fees - Kirsten Hocking		1,416.00	
108407	**28/06/2024**	**11706**	**Baroness Holdings Pty Ltd t/as Tree Planting and Wa**	**11,858.00**
INV-1621	Tree Watering and Maintenance		11,858.00	
108408	**28/06/2024**	**11731**	**STIHL Shop Osborne Park**	**1,187.60**
79332 #7	4 xStihlProfessionalHelmet Kits@$134.55		592.00	
79876 #7	Stihl Parts		14.10	
80600 #4	stihl parts		236.50	
80601 #4	Stihl Parts		345.00	
108409	**28/06/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**60.15**
3241267	Admin Milk Delivery FY23/24		60.15	
108410	**28/06/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**	**2,019.23**
H3939	Casual Maintenance Officer		2,019.23	
108411	**28/06/2024**	**11798**	**HP Financial Services (Australia) Pty Ltd**	**28,096.20**
100001677397	Laptop Right of Use Purchase		14,048.10	
100001686164	Laptop Right of Use Purchase		14,048.10	
108412	**28/06/2024**	**11813**	**Meta Maya Environmental Pty Ltd**	**3,125.10**
G42005708	Asbestos management		815.10	
G42005804	Asbestos management		2,310.00	
108413	**28/06/2024**	**11815**	**Steve's Sand Sifting for Playground Services Stephe**	**8,351.48**
3809	David Cruikshank Reserve Sand cleaning		8,351.48	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108414	**28/06/2024**	**11822**	**PJA Holdings (Australia) Pty Ltd**	**9,900.00**
018938	Road Safey Audit		5,500.00	
018939	Road Safey Audit		4,400.00	
108415	**28/06/2024**	**11832**	**Viaje Strategic**	**8,360.00**
INV-0234	Finance Support		8,360.00	
108416	**28/06/2024**	**11838**	**Morley City**	**262.00**
42151241	Weather Shields		262.00	
108417	**28/06/2024**	**11865**	**Signarama Osborne Park**	**1,070.29**
SAR 10160	Mitsubishi Graphics		1,070.29	
108418	**28/06/2024**	**11884**	**The Mental Health Project**	**4,400.00**
INV-00189	Mental Health Project		4,400.00	
108419	**28/06/2024**	**11904**	**Emerge Associates**	**27,046.25**
16002	Stormwater Management Plan		27,046.25	
108420	**28/06/2024**	**11905**	**Luxworks Traffic Control and Management PTY LTD**	**1,213.31**
INV-0128	Lux traffic mgmt on Monash		1,213.31	
108421	**28/06/2024**	**11925**	**ELLENBY TREE FARM**	**21,186.27**
35903	Supply and Delivery of Tree Stock		851.40	
35902	Supply and delivery of trees		16,184.57	
35904	Tree Stock Supply and Delivery		4,150.30	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Sundry EFT					**73,104.73**
108055	**7/06/2024**	**99998**	**Hamlet Properties**		**21,665.74**
31052024	Roadworks with DA21-62959			21,665.74	
108056	**7/06/2024**	**99998**	**KEARNAN AR/MATTHEWS G**		**1,700.00**
565102	Verge Bond Refund			1,700.00	
108057	**7/06/2024**	**99998**	**Aisling Liadan Sharkey**		**305.00**
31052024	Public Art Committee – Sitting Fee 27/05			305.00	
108058	**7/06/2024**	**99998**	**Evolve Architecture Pty Ltd**		**295.00**
05062024	Refund of DTC Fee			295.00	
108059	**7/06/2024**	**99998**	**K Shannon**		**87.00**
05062024	Reimburse Working with Children Check			87.00	
108060	**7/06/2024**	**99998**	**Anna & Stashu Poliwka**		**1,650.00**
506748	Verge Bond Refund			1,650.00	
108162	**14/06/2024**	**99998**	**T A Parkinson**		**2,000.00**
695131	Verge Bond Refund			2,000.00	
108163	**14/06/2024**	**99998**	**Bastille Kitchens & Bathrooms**		**1,650.00**
467268	Verge bond refund			1,650.00	
108164	**14/06/2024**	**99998**	**Unitarian Association of WA Inc**		**150.00**
96082	Refund Bond Trust Category 102 & 101			150.00	
108165	**14/06/2024**	**99998**	**Coast Homes WA Pty Ltd**		**1,700.00**
638276	Verge Bond refund			1,700.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108166	**14/06/2024**	**99998**	**Bastille Developments**	**1,650.00**
498496	Verge Bond refund		1,650.00	
108167	**14/06/2024**	**99998**	**Bastille Developments**	**2,000.00**
698824	Verge Bond Refund		2,000.00	
108168	**14/06/2024**	**99998**	**Chartwell Construction**	**1,700.00**
577243	Verge Bond Refund		1,700.00	
108169	**14/06/2024**	**99998**	**Anthony Kay**	**4,069.72**
REFUND2024-59	Duplicate rates refund		4,069.72	
108170	**14/06/2024**	**99998**	**Department of Finance**	**132.41**
PRX REF: 140102	ESL Pensioner Rebate claimed&paid twice		132.41	
108171	**14/06/2024**	**99998**	**Local Government Elected Members**	**7,449.76**
7062024	Donation - Council Resolution 23/04/24		7,449.76	
108172	**14/06/2024**	**99998**	**Capella Constructions**	**2,000.00**
690608	Verge Bond Refund		2,000.00	
108173	**14/06/2024**	**99998**	**Green-Shore Builders Pty Ltd**	**1,700.00**
671642	Verge Bond Refund		1,700.00	
108174	**14/06/2024**	**99998**	**R & B Hunter Pty Ltd**	**1,700.00**
636795	Verge Bond Refund		1,700.00	
108175	**14/06/2024**	**99998**	**WA Renovations Pty Ltd**	**1,700.00**
661266	Verge Bond Refund		1,700.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108176	**14/06/2024**	**99998**	**Amerex Pty Ltd**	**2,000.00**
687107	Verge Bond Refund		2,000.00	
108177	**14/06/2024**	**99998**	**S Cox**	**90.00**
12062024	Contribution to Farewell Gift		90.00	
108178	**14/06/2024**	**99998**	**S Cox**	**132.75**
13062024	Reimbursement Farewell		132.75	
108338	**21/06/2024**	**99998**	**BGC Construction**	**2,000.00**
680472	Verge Bond Refund		2,000.00	
108339	**21/06/2024**	**99998**	**Nicholas E Fazekas**	**1,650.00**
505065	Verge Bond Refund		1,650.00	
108340	**21/06/2024**	**99998**	**S Edwards**	**90.00**
18062024	Farewell Reimbursement		90.00	
108341	**21/06/2024**	**99998**	**L Berendsen**	**62.30**
18062024	Catering Reimbursement		62.30	
108342	**21/06/2024**	**99998**	**Elite Compliance Pty Ltd**	**150.00**
717655	Overcharge Building Fees		150.00	
108422	**28/06/2024**	**99998**	**Department of Finance**	**132.41**
PRX REF: 140102	ESL Pensioner Rebate claimed&paid twice		132.41	
108423	**28/06/2024**	**99998**	**R De Beer**	**42.60**
21062024	Reimbursement - Depot Clean up		42.60	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108424	**28/06/2024**	**99998**	**Stephanie Sheppard**		**1,470.00**
401	Artwork Exhibition: Unposed			1,470.00	
108425	**28/06/2024**	**99998**	**C F Kane**		**2,000.00**
698591	Bond Refund			2,000.00	
108426	**28/06/2024**	**99998**	**RJ.S & Cy Pty Ltd**		**4,865.33**
REFUND2024-60	Rates Refund			4,865.33	
108427	**28/06/2024**	**99998**	**S Cox**		**151.40**
25062024	Catering Reimbursement			151.40	
108428	**28/06/2024**	**99998**	**K P Lim**		**2,000.00**
687017	Reserve Bond Refund			2,000.00	
108429	**28/06/2024**	**99998**	**Margaret Spry**		**903.41**
REFUND2024-61	Refund Rates overpayment			903.41	
108430	**28/06/2024**	**99998**	**R Schembri**		**59.90**
27062024	Payment Fees to upgrade License			59.90	
Creditor Cheque					**426.20**
71283	**4/06/2024**	**99997**	**Sundry Creditor - Petty Cash**		**306.95**
27052024 - TCC PETTY CAS	TCC Petty Cash			306.95	
71284	**4/06/2024**	**99997**	**Sundry Creditor - Petty Cash**		**119.25**
27052024 - ENVH PETTY CA	ENVH Petty Cash			119.25	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Sundry Cheque					**26,610.05**
71285	**25/06/2024**	**99999**	**Department of Transport**		**26,610.05**
011116046819	City of Nedlands Registrations B9824			26,610.05	
Direct Debit					**8,514.48**
100488	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**22.00**
25776758	WBC Merchant Fee May 2024			22.00	
100489	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**22.00**
25776782	WBC Merchant Fee May 2024			22.00	
100490	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**22.00**
25817925	WBC Merchant Fee May 2024			22.00	
100491	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**22.00**
25860362	WBC Merchant Fee May 2024			22.00	
100492	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**48.75**
25712720	WBC Merchant Fee May 2024			48.75	
100493	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**48.75**
25712738	WBC Merchant Fee May 2024			48.75	
100494	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**51.94**
25712969	WBC Merchant Fee May 2024			51.94	
100495	**3/06/2024**	**10141**	**Westpac Banking Corporation**		**954.42**
25776774	WBC Merchant Fee May 2024			954.42	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
100496	**3/06/2024**	**10141**	**Westpac Banking Corporation**	**1,358.24**
25709627	WBC Merchant Fee May 2024		1,358.24	
100497	**3/06/2024**	**11506**	**Commonwealth Bank Australia (CBA)**	**170.99**
MFEEMAY24	CBA MER FEE MAY 2024		170.99	
100498	**10/06/2024**	**10141**	**Westpac Banking Corporation**	**15.00**
ODFEE10JUN	Overdrawn Fee 20240607		15.00	
100499	**7/06/2024**	**11507**	**Western Australia Treasury Corporation (WATC)**	**4,078.01**
LOAN186JUN	LOAN 186 WATC 20240607		4,078.01	
100500	**3/06/2024**	**10141**	**Westpac Banking Corporation**	**426.51**
3537564348	WBC Bank Activity Fee May 2024		426.51	
100503	**10/06/2024**	**99996**	**Sundry Creditor - Purchase Cards**	**20.39**
STRIPE10/6	Stripe Refund 20240610		20.39	
100504	**11/06/2024**	**99996**	**Sundry Creditor - Purchase Cards**	**1,136.27**
STRIPE11/6	Stripe Refund 20240611		1,136.27	
100506	**17/06/2024**	**11506**	**Commonwealth Bank Australia (CBA)**	**33.61**
0245807MAY	CBA BPNT DD TRANS FEES-0245807 MAY 2024		33.61	
100508	**17/06/2024**	**10133**	**West Australian Newspaper Ltd**	**83.60**
JUNE 2023	Newspaper Subscription - FY23/24		83.60	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Credit Card Refunds					**329.10**
100121	**13/06/2024**	**99996**	**Sundry Creditor - Purchase Cards**		**109.50**
TRESIREF13	Tresillian DTS EFT Refund 20240613			109.50	
100122	**20/06/2024**	**99996**	**Sundry Creditor - Purchase Cards**		**219.60**
TRESIREF20	Tresillian DTS EFT Refund 20240620			219.60	
Cancelled Payments					**4,795.17**
107812	**11/06/2024**	**10403**	**Swanbourne Coastal Alliance**		**490.00**
				490.00	
107820	**7/06/2024**	**10522**	**All Fencing Perth**		**3500.00**
				3500.00	
107876	**11/06/2024**	**10006**	**Westpac Banking Corporation**		**672.76**
				672.76	
108170	**11/06/2024**	**99998**	**Cancel EFT - Department of Finance**		**132.41**
				132.41	
Payroll					**886,643.03**
FORTNIGHT 02/06/2024	**2/06/2024**	**109000900010010**	**City of Nedlands**		**424,024.58**
FORTNIGHT 02/06/2024	Additional Bank 1			4,900.00	
FORTNIGHT 02/06/2024	Additional Bank 2			750.00	
FORTNIGHT 02/06/2024	Net Pay			415,020.58	
FORTNIGHT 02/06/2024	Net Pay			3,354.00	
FORTNIGHT 09/06/2024	**9/06/2024**	**109000900010010**	**City of Nedlands**		**14,078.25**
FORTNIGHT 09/06/2024	Net Pay			14,078.25	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 16/06/2024	**16/06/2024**	**109000900010010**	**City of Nedlands**		**448,540.20**
FORTNIGHT 16/06/2024	Additional Bank 1			4,900.00	
FORTNIGHT 16/06/2024	Additional Bank 2			750.00	
FORTNIGHT 16/06/2024	Net Pay			405,830.99	
FORTNIGHT 16/06/2024	Net Pay			36,531.89	
FORTNIGHT 16/06/2024	Net Pay			527.32	
				TOTAL PAYMENTS	**5,947,571.81**

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	*Variance*
Cheque	27,036.25	(27,036.25)	*0.00*
EFT	5,020,253.78	(5,020,253.78)	*0.00*
Direct Debit	8,514.48	(8,514.48)	*0.00*
Credit Card Refunds	329.10	(329.10)	*0.00*
Payroll	886,643.03	(886,643.03)	*0.00*
Cancel Payment	4,795.17	(4,795.17)	*0.00*
Total	5,947,571.81	(5,947,571.81)	*0.00*

City of Nedlands

Purchasing & Credit Card Payments - June 2024 (Statement period 28 May 2024 to 27 June 2024)

Date	Supplier	Description	AUD
7/06/2024	BUNNINGS GROUP LTD	Office Accessories	35.98
27/06/2024	CARD FEE	Card Fee	5.00
11/06/2024	OFFICEWORKS 0621	Asset Tile Trackers X 3	63.00
27/06/2024	CARD FEE	Card Fee	5.00
27/06/2024	CARD FEE	Card Fee	5.00
7/06/2024	Nespresso Australia	Consumables	568.60
20/06/2024	WANEWSDTI	Newspaper Printing	325.20
28/05/2024	BLITZFIELD ENTERPRIS	Children'S Consumables	6.70
28/05/2024	TAYLOR RD IGA	Children'S Menu	15.30
6/06/2024	COLES ONLINE	Children'S Weekly Menu	120.12
6/06/2024	COLES ONLINE	Children'S Weekly Menu	246.48
10/06/2024	KMART 1022	Children'S Meal Items	23.50
12/06/2024	COLES ONLINE	Weekly Children'S Menu	1.98
12/06/2024	COLES ONLINE	Weekly Children'S Menu	290.42
12/06/2024	CWH STERLING CENTRAL	First Aid- Ventolin	8.99
17/06/2024	COLES ONLINE	Weekly Children'S Menu	9.24
17/06/2024	COLES ONLINE	Weekly Children'S Menu	326.35
18/06/2024	BLITZFIELD ENTERPRIS	Children'S Lunches/Program	8.63
19/06/2024	BLITZFIELD ENTERPRIS	Children'S Menu	21.73
24/06/2024	COLES ONLINE	Children'S Weekly Menu	467.93
24/06/2024	BLITZFIELD ENTERPRIS	Children'S Lunches	5.90
27/06/2024	CARD FEE	Card Fee	5.00
29/05/2024	ESAFETY SUPPLIES	Loader Prestart Checklist Book	41.00
29/05/2024	ESAFETY SUPPLIES	Skid Steer Prestart Checklist	44.54
30/05/2024	TRYBOOKING*DIEBACK WORKIN	Dieback Info Group Conference 2024	440.00
30/05/2024	TRYBOOKING*DIEBACK WORKIN	Bank Charges	12.00
31/05/2024	TAYLOR RD IGA	Milk For Depot	11.50
31/05/2024	TAYLOR RD IGA	Kitchen Supplies For Depot	44.00
5/06/2024	TAYLOR RD IGA	Milk For The Depot	8.70
11/06/2024	The Cheesecake Shop	Monthly Staff Meeting Catering	81.90
12/06/2024	MISS MAUD	Catering For Parks Strategy Meeting	128.70
12/06/2024	BROWN BAG COFFEE	Coffee For Depot	315.66
17/06/2024	SOURCE SEPARATION SYST	Fogo Bin For Staff Room	755.52
17/06/2024	BUNNINGS GROUP LTD	Compost Bins For Residents To Purchase	422.00
17/06/2024	REMARKABLE	Remarkable Annual Subscription - Mark O'Toole	49.90
17/06/2024	REMARKABLE	Remarkable Annual Subscription - Mark O'Toole	1.49
17/06/2024	REMARKABLE	Remarkable Annual Subscription - Nikki Gravestock	49.90
17/06/2024	REMARKABLE	Remarkable Annual Subscription - Nikki Gravestock	1.49
20/06/2024	DMIRS EAST PERTH	Drainage Plumbing Diagrams For Allen Park	13.00
20/06/2024	CENTRE FOR PAVEMENT EN	Cp Engineering Education - B Bhavsar	2,500.00
27/06/2024	CARD FEE	Card Fee	5.00
3/06/2024	GOOGLE*GSUITE NEDLANDS	June 2024- Google Workspace	46.20
12/06/2024	MICROSOFT#G050239466	May 2024-Ms Azure Storage	68.99
14/06/2024	WWW.RECKON.COM	June 2024 - Reckon-Tresillian-Pos	87.00
17/06/2024	Intuit Mailchimp	June 2024-Mailchimp	114.29
17/06/2024	MSFT *<E0200SA8VF>	May 2024-Ms Azure-Cc-Sql-Payg	504.51
27/06/2024	CARD FEE	Card Fee	5.00
29/05/2024	STIHL SHOP OSBORNE PAR	Silky Saw Minor Equipment	184.80
10/06/2024	TOTALTOOLSONLINEPTYLTD	Ranger Equipment	229.00
27/06/2024	CARD FEE	Card Fee	5.00
29/05/2024	JB HI-FI ONLINE	Adult Local Stock Dvds	296.72
29/05/2024	JB HI-FI ONLINE	Postage	6.99
5/06/2024	FOODIES MARKET CLARE	Milk For Mtc Events	3.39
5/06/2024	BIGW ONLINE	Adult Local Stock	459.00
21/06/2024	JB HI-FI ONLINE	Adult Local Stock Dvds	115.88
21/06/2024	JB HI-FI ONLINE	Shipping	7.99
30/05/2024	COLES 0299	Coles Shopping For Staff Meeting Breakfast	73.81
30/05/2024	COLES 0299	Coles Shopping For Staff Meeting Breakfast	280.65
27/06/2024	CARD FEE	Card Fee	5.00
10/06/2024	LinkedIn JOB 9634166366	Employment Advertisement - Req. 220	792.30
14/06/2024	LinkedIn JOB 9651629976	Employment Advertisement - Req 220	154.17

City of Nedlands

Purchasing & Credit Card Payments - June 2024 (Statement period 28 May 2024 to 27 June 2024)

Date	Supplier	Description	AUD
29/05/2024	R AND J MARINICH PTY LTD	Safety Clothing	670.37
4/06/2024	BUNNINGS 456000	Door Mats	24.35
6/06/2024	BUNNINGS 483000	Toilet Equipment	22.67
6/06/2024	R AND J MARINICH PTY LTD	Safety Clothing	1,527.50
7/06/2024	JB HI FI OSBORNE PAR	Phone Holders For Cars	89.90
7/06/2024	TN MOBILE CLAREMONT	Phone Covers	40.00
10/06/2024	JB HI FI CLAREMONT	Phone Accessory	9.95
17/06/2024	BUNNINGS 456000	Chisel Bits	126.36
17/06/2024	BUNNINGS 483000	Power Cable Covers	58.14
18/06/2024	BUNNINGS 456000	Wall Plugs And Masks	126.27
24/06/2024	SYDNEY TOOLS PTY LTD	Chisel Attachments	417.50
27/06/2024	CARD FEE	Card Fee	5.00
10/06/2024	EZI*Irrigation AUS	Ial Membership Payment 2024-2025	858.00
20/06/2024	OFFICEWORKS 0622	Office Works Wall Planner	31.18
27/06/2024	CARD FEE	Card Fee	5.00
29/05/2024	TN MOBILE CLAREMONT	Electronic Accessories	98.00
13/06/2024	SQ *PERTH PEST CONTROL PT	Facility Treatment	150.00
10/06/2024	ARRB Group Ltd	Smart City Connect: Intelligent And Resilient Infra	50.00
10/06/2024	ARRB Group Ltd	Smart City Connect: Intelligent And Resilient Infra	50.00
27/06/2024	CARD FEE	Card Fee	5.00
30/05/2024	RED DOT	Storage Box For Volunteer Van	19.99
29/05/2024	TAYLOR RD IGA	Councillor Kitchen Item	8.60
30/05/2024	COLES ONLINE	Prcc Groceries	50.93
30/05/2024	COLES ONLINE	Prcc Groceries	312.86
30/05/2024	ANTONS MOULDINGS PTY L	Equipment For Emerge	120.76
7/06/2024	THEPIZZALOUNGE.COM.AU	Catering For Concept Forum	168.00
20/06/2024	LOCAL GOVERNEMENT MANA	Lg Pro Training For Sam And Jaimi	2,035.00
24/06/2024	LOCAL GOVERNEMENT MANA	Ignite 2 Lg Training	1,830.00
21/06/2024	SQ *MT CLAREMONT VILLAGE	Farewell Cake - Afternoon Tea	18.00
21/06/2024	SQ *MT CLAREMONT VILLAGE	Farewell Cake - Afternoon Tea	0.18
27/06/2024	CARD FEE	Card Fee	5.00
31/05/2024	CHEZ JEAN - CLAUDE B	Catering	47.00
31/05/2024	TAYLOR RD IGA	Disposable Cups And Plates And Refreshments	84.27
31/05/2024	CHEZ JEAN - CLAUDE B	Catering Lunch And Morning Tea	72.60
31/05/2024	CHEZ JEAN - CLAUDE B	Catering For Training	93.40
4/06/2024	SurveyMonkeyCore	Survey Monkey Annual Subscription	828.00
4/06/2024	SurveyMonkeyCore	Survey Monkey Annual Subscription	24.84
21/06/2024	WILSON PARKING PER060	Wairc Meeting Parking	15.00
28/05/2024	TAYLOR RD IGA	Milk	13.05
5/06/2024	WRITING WA	Membership Subscription	135.00
5/06/2024	TAYLOR RD IGA	Milk	13.05
6/06/2024	CLEVER PATCH	Craft Supplies School Holiday Activities	148.94
6/06/2024	CLEVER PATCH	Credit Card Surcharge	1.79
6/06/2024	CLEVER PATCH	Freight	29.15
19/06/2024	HIRE SOCIETY	Catering Equipment - Author Event	137.50
19/06/2024	HIRE SOCIETY	Catering Equipment - Author Event	118.10
21/06/2024	WOOLWORTHS/KARRINYUP S/C	Catering	69.80
21/06/2024	WOOLWORTHS/KARRINYUP S/C	Hand Sanitiser	59.90
24/06/2024	DAVID JONES LIMITED	Greeting Card Volunteer	7.99
31/05/2024	DIAMOND HIRE	Planting Equipment	81.00
3/06/2024	BUNNINGS 483000	Environmental Conservation Materials	257.65
7/06/2024	DIAMOND HIRE	Equipment Hire For Planting Projects	70.00
			22,175.58

City of Nedlands - Fuel Cards

For the Period 10-Jun-2024 to 30-Jun-2024

Transaction Date	Amount	Merchant Name	Card Description	Product Name
10/06/2024	30.00	AMPOL BELMONT	FLEET 1362	CAR WASH
10/06/2024	92.75	AMPOL BELMONT	FLEET 1362	REGULAR ULP
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1362	TRANSACTION FEE
25/06/2024	3.87	BP ROSEGARDEN	FLEET 106	SURCHARGE
25/06/2024	242.18	BP ROSEGARDEN	FLEET 106	ULS DIESEL (50)
25/06/2024	(2.42)	BP ROSEGARDEN	FLEET 106	DISC. (NO GST)
25/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 106	TRANSACTION FEE
26/06/2024	3.77	BP ROSEGARDEN	FLEET 107	SURCHARGE
26/06/2024	235.86	BP ROSEGARDEN	FLEET 107	ULS DIESEL (50)
26/06/2024	(2.36)	BP ROSEGARDEN	FLEET 107	DISC. (NO GST)
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 107	TRANSACTION FEE
10/06/2024	0.99	BP ROSEGARDEN	FLEET 1369	SURCHARGE
10/06/2024	62.44	BP ROSEGARDEN	FLEET 1369	REGULAR ULP
10/06/2024	(0.71)	BP ROSEGARDEN	FLEET 1369	DISC. (NO GST)
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1369	TRANSACTION FEE
17/06/2024	1.46	BP ROSEGARDEN	FLEET 1369	SURCHARGE
17/06/2024	91.82	BP ROSEGARDEN	FLEET 1369	REGULAR ULP
17/06/2024	(1.02)	BP ROSEGARDEN	FLEET 1369	DISC. (NO GST)
17/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1369	TRANSACTION FEE
21/06/2024	1.19	BP ROSEGARDEN	FLEET 1369	SURCHARGE
21/06/2024	74.96	BP ROSEGARDEN	FLEET 1369	REGULAR ULP
21/06/2024	(0.76)	BP ROSEGARDEN	FLEET 1369	DISC. (NO GST)
21/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1369	TRANSACTION FEE
28/06/2024	77.83	BP ROSEGARDEN	FLEET 1369	REGULAR ULP
28/06/2024	(0.78)	BP ROSEGARDEN	FLEET 1369	DISC. (NO GST)
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1369	TRANSACTION FEE
24/06/2024	2.30	BP ROSEGARDEN	FLEET 539	SURCHARGE
24/06/2024	144.01	BP ROSEGARDEN	FLEET 539	ULS DIESEL (50)
24/06/2024	(1.44)	BP ROSEGARDEN	FLEET 539	DISC. (NO GST)
24/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 539	TRANSACTION FEE
12/06/2024	99.89	AMPOL NEDLANDS	FLEET 1380	REGULAR ULP
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1380	TRANSACTION FEE
19/06/2024	103.33	AMPOL MOSMAN PARK	FLEET 1380	REGULAR ULP
19/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1380	TRANSACTION FEE
24/06/2024	103.06	AMPOL NEDLANDS	FLEET 218	DIESEL
24/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 218	TRANSACTION FEE
10/06/2024	1.53	BP ROSEGARDEN	FLEET 1002	SURCHARGE
10/06/2024	96.17	BP ROSEGARDEN	FLEET 1002	ULTRA PULP
10/06/2024	(0.96)	BP ROSEGARDEN	FLEET 1002	DISC. (NO GST)
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1002	TRANSACTION FEE
20/06/2024	1.02	BP ROSEGARDEN	FLEET 1002	SURCHARGE
20/06/2024	63.98	BP ROSEGARDEN	FLEET 1002	ULTRA PULP
20/06/2024	(0.55)	BP ROSEGARDEN	FLEET 1002	DISC. (NO GST)
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1002	TRANSACTION FEE
21/06/2024	140.60	AMPOL NEDLANDS	FLEET 643	DIESEL
21/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 643	TRANSACTION FEE
28/06/2024	126.04	AMPOL NEDLANDS	FLEET 643	DIESEL
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 643	TRANSACTION FEE
11/06/2024	113.10	AMPOL NEDLANDS	FLEET 201	DIESEL
11/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 201	TRANSACTION FEE
27/06/2024	109.57	AMPOL NEDLANDS	FLEET 201	DIESEL
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 201	TRANSACTION FEE
20/06/2024	1.21	BP ROSEGARDEN	FLEET 265	SURCHARGE
20/06/2024	75.64	BP ROSEGARDEN	FLEET 265	ULS DIESEL (50)
20/06/2024	(0.76)	BP ROSEGARDEN	FLEET 265	DISC. (NO GST)
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 265	TRANSACTION FEE
27/06/2024	1.32	BP ROSEGARDEN	FLEET 265	SURCHARGE
27/06/2024	82.78	BP ROSEGARDEN	FLEET 265	ULS DIESEL (50)
27/06/2024	(0.83)	BP ROSEGARDEN	FLEET 265	DISC. (NO GST)
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 265	TRANSACTION FEE

Transaction Date	Amount	Merchant Name	Card Description	Product Name
13/06/2024	0.47	BP ROSEGARDEN	FLEET 868	SURCHARGE
13/06/2024	29.72	BP ROSEGARDEN	FLEET 868	ULS DIESEL (50)
13/06/2024	(0.30)	BP ROSEGARDEN	FLEET 868	DISC. (NO GST)
13/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 868	TRANSACTION FEE
17/06/2024	2.05	BP ROSEGARDEN	FLEET 868	SURCHARGE
17/06/2024	128.14	BP ROSEGARDEN	FLEET 868	ULS DIESEL (50)
17/06/2024	(1.28)	BP ROSEGARDEN	FLEET 868	DISC. (NO GST)
17/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 868	TRANSACTION FEE
23/06/2024	2.66	AMPOL LEEDERVILLE	FLEET 646	SURCHARGE
23/06/2024	133.00	AMPOL LEEDERVILLE	FLEET 646	DIESEL
23/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 646	TRANSACTION FEE
28/06/2024	74.60	COLES EXPRESS PERTH	FLEET 1375	REGULAR ULP
28/06/2024	1.64	WEX AUSTRALIA PTY LTD	FLEET 1375	TRANSACTION FEE
30/06/2024	107.57	AMPOL KARRINYUP	FLEET 837	DIESEL
30/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 837	TRANSACTION FEE
11/06/2024	1.26	BP ROSEGARDEN	MINOR PLANT	SURCHARGE
11/06/2024	78.96	BP ROSEGARDEN	MINOR PLANT	ULS DIESEL (50)
11/06/2024	(0.80)	BP ROSEGARDEN	MINOR PLANT	DISC. (NO GST)
11/06/2024	0.83	WEX AUSTRALIA PTY LTD	MINOR PLANT	TRANSACTION FEE
12/06/2024	109.75	AMPOL NEDLANDS	FLEET 1378	REGULAR ULP
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1378	TRANSACTION FEE
21/06/2024	101.87	AMPOL NEDLANDS	FLEET 1378	REGULAR ULP
21/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1378	TRANSACTION FEE
21/06/2024	1.02	BP ROSEGARDEN	FLEET 1372	SURCHARGE
21/06/2024	64.17	BP ROSEGARDEN	FLEET 1372	REGULAR ULP
21/06/2024	(0.65)	BP ROSEGARDEN	FLEET 1372	DISC. (NO GST)
21/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1372	TRANSACTION FEE
12/06/2024	68.63	7-ELEVEN STIRLING	FLEET 1381	REGULAR ULP
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1381	TRANSACTION FEE
20/06/2024	78.54	EG FUELCO MIRRABOOKA	FLEET 1381	REGULAR ULP
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1381	TRANSACTION FEE
28/06/2024	73.14	VIBE NOLLAMARA	FLEET 1381	REGULAR ULP
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1381	TRANSACTION FEE
12/06/2024	1.85	BP ROSEGARDEN	FLEET 648	SURCHARGE
12/06/2024	115.71	BP ROSEGARDEN	FLEET 648	ULS DIESEL (50)
12/06/2024	(1.17)	BP ROSEGARDEN	FLEET 648	DISC. (NO GST)
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 648	TRANSACTION FEE
28/06/2024	115.78	BP ROSEGARDEN	FLEET 648	ULS DIESEL (50)
28/06/2024	(1.16)	BP ROSEGARDEN	FLEET 648	DISC. (NO GST)
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 648	TRANSACTION FEE
19/06/2024	1.52	BP BURRENDAH SELF SERVE	FLEET 1600	SURCHARGE
19/06/2024	95.25	BP BURRENDAH SELF SERVE	FLEET 1600	REGULAR ULP
19/06/2024	(0.89)	BP BURRENDAH SELF SERVE	FLEET 1600	DISC. (NO GST)
19/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1600	TRANSACTION FEE
10/06/2024	98.04	SERVETUS SERVICE STATION	FLEET 200	DIESEL
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 200	TRANSACTION FEE
22/06/2024	1.65	BP ROSEGARDEN	FLEET 200	SURCHARGE
22/06/2024	103.69	BP ROSEGARDEN	FLEET 200	ULS DIESEL (50)
22/06/2024	(1.04)	BP ROSEGARDEN	FLEET 200	DISC. (NO GST)
22/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 200	TRANSACTION FEE
12/06/2024	1.87	BP ROSEGARDEN	FLEET 322	SURCHARGE
12/06/2024	117.00	BP ROSEGARDEN	FLEET 322	ULS DIESEL (50)
12/06/2024	(1.18)	BP ROSEGARDEN	FLEET 322	DISC. (NO GST)
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 322	TRANSACTION FEE
18/06/2024	1.35	BP ROSEGARDEN	FLEET 322	SURCHARGE
18/06/2024	84.72	BP ROSEGARDEN	FLEET 322	ULS DIESEL (50)
18/06/2024	(0.85)	BP ROSEGARDEN	FLEET 322	DISC. (NO GST)
18/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 322	TRANSACTION FEE
27/06/2024	2.16	BP ROSEGARDEN	FLEET 322	SURCHARGE
27/06/2024	135.27	BP ROSEGARDEN	FLEET 322	ULS DIESEL (50)
27/06/2024	(1.35)	BP ROSEGARDEN	FLEET 322	DISC. (NO GST)
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 322	TRANSACTION FEE
11/06/2024	1.36	BP ROSEGARDEN	FLEET 1001	SURCHARGE
11/06/2024	85.24	BP ROSEGARDEN	FLEET 1001	REGULAR ULP
11/06/2024	(1.04)	BP ROSEGARDEN	FLEET 1001	DISC. (NO GST)
11/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1001	TRANSACTION FEE
26/06/2024	1.98	BP ROSEGARDEN	FLEET 1001	SURCHARGE
26/06/2024	123.81	BP ROSEGARDEN	FLEET 1001	REGULAR ULP

Transaction Date	Amount	Merchant Name	Card Description	Product Name
26/06/2024	(1.13)	BP ROSEGARDEN	FLEET 1001	DISC. (NO GST)
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1001	TRANSACTION FEE
11/06/2024	4.31	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	SURCHARGE
11/06/2024	269.56	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	ULS DIESEL (50)
11/06/2024	(2.79)	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	DISC. (NO GST)
11/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 108	TRANSACTION FEE
18/06/2024	4.56	BP ROSEGARDEN	FLEET 108	SURCHARGE
18/06/2024	285.02	BP ROSEGARDEN	FLEET 108	ULS DIESEL (50)
18/06/2024	(2.85)	BP ROSEGARDEN	FLEET 108	DISC. (NO GST)
18/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 108	TRANSACTION FEE
20/06/2024	3.04	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	SURCHARGE
20/06/2024	190.53	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	ULS DIESEL (50)
20/06/2024	(1.98)	BP BALDIVIS TRAVEL CENTRE NORTHBOUN	FLEET 108	DISC. (NO GST)
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 108	TRANSACTION FEE
27/06/2024	4.69	BP ROSEGARDEN	FLEET 108	SURCHARGE
27/06/2024	293.35	BP ROSEGARDEN	FLEET 108	ULS DIESEL (50)
27/06/2024	(2.93)	BP ROSEGARDEN	FLEET 108	DISC. (NO GST)
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 108	TRANSACTION FEE
26/06/2024	1.46	BP ROSEGARDEN	FLEET 1374	SURCHARGE
26/06/2024	91.54	BP ROSEGARDEN	FLEET 1374	REGULAR ULP
26/06/2024	(0.84)	BP ROSEGARDEN	FLEET 1374	DISC. (NO GST)
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1374	TRANSACTION FEE
13/06/2024	1.84	BP ROSEGARDEN	FLEET 190	SURCHARGE
13/06/2024	115.26	BP ROSEGARDEN	FLEET 190	ULS DIESEL (50)
13/06/2024	(1.16)	BP ROSEGARDEN	FLEET 190	DISC. (NO GST)
13/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 190	TRANSACTION FEE
18/06/2024	68.94	COLES EXPRESS MOSMAN PARK	FLEET 1371	REGULAR ULP
18/06/2024	1.52	WEX AUSTRALIA PTY LTD	FLEET 1371	TRANSACTION FEE
28/06/2024	15.51	BP ROSEGARDEN	MINOR PLANT	REGULAR ULP
28/06/2024	(0.16)	BP ROSEGARDEN	MINOR PLANT	DISC. (NO GST)
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	MINOR PLANT	TRANSACTION FEE
13/06/2024	1.77	BP ROSEGARDEN	FLEET 266	SURCHARGE
13/06/2024	110.69	BP ROSEGARDEN	FLEET 266	ULS DIESEL (50)
13/06/2024	(1.12)	BP ROSEGARDEN	FLEET 266	DISC. (NO GST)
13/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 266	TRANSACTION FEE
26/06/2024	1.35	BP ROSEGARDEN	FLEET 266	SURCHARGE
26/06/2024	84.74	BP ROSEGARDEN	FLEET 266	ULS DIESEL (50)
26/06/2024	(0.85)	BP ROSEGARDEN	FLEET 266	DISC. (NO GST)
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 266	TRANSACTION FEE
10/06/2024	1.69	BP ROSEGARDEN	FLEET 1387	SURCHARGE
10/06/2024	106.05	BP ROSEGARDEN	FLEET 1387	ULS DIESEL (50)
10/06/2024	(1.07)	BP ROSEGARDEN	FLEET 1387	DISC. (NO GST)
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1387	TRANSACTION FEE
20/06/2024	1.63	BP ROSEGARDEN	FLEET 1387	SURCHARGE
20/06/2024	102.41	BP ROSEGARDEN	FLEET 1387	ULS DIESEL (50)
20/06/2024	(1.02)	BP ROSEGARDEN	FLEET 1387	DISC. (NO GST)
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1387	TRANSACTION FEE
25/06/2024	1.53	BP ROSEGARDEN	FLEET 1387	SURCHARGE
25/06/2024	95.79	BP ROSEGARDEN	FLEET 1387	ULS DIESEL (50)
25/06/2024	(0.96)	BP ROSEGARDEN	FLEET 1387	DISC. (NO GST)
25/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1387	TRANSACTION FEE
18/06/2024	264.37	AMPOL NEDLANDS	FLEET 503	DIESEL
18/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 503	TRANSACTION FEE
27/06/2024	4.17	BP ROSEGARDEN	FLEET 503	SURCHARGE
27/06/2024	260.79	BP ROSEGARDEN	FLEET 503	ULS DIESEL (50)
27/06/2024	(2.61)	BP ROSEGARDEN	FLEET 503	DISC. (NO GST)
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 503	TRANSACTION FEE
13/06/2024	1.46	BP ROSEGARDEN	FLEET 1386	SURCHARGE
13/06/2024	91.63	BP ROSEGARDEN	FLEET 1386	REGULAR ULP
13/06/2024	(0.90)	BP ROSEGARDEN	FLEET 1386	DISC. (NO GST)
13/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1386	TRANSACTION FEE
18/06/2024	2.20	BP WOODVALE BOULEVARD	FLEET 137	SURCHARGE
18/06/2024	137.77	BP WOODVALE BOULEVARD	FLEET 137	ULS DIESEL (50)
18/06/2024	(1.42)	BP WOODVALE BOULEVARD	FLEET 137	DISC. (NO GST)
18/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 137	TRANSACTION FEE
25/06/2024	119.12	AMPOL NEDLANDS	FLEET 137	DIESEL
25/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 137	TRANSACTION FEE
20/06/2024	2.39	BP ROSEGARDEN	FLEET 118	SURCHARGE

Transaction Date	Amount	Merchant Name	Card Description	Product Name
20/06/2024	149.47	BP ROSEGARDEN	FLEET 118	ULS DIESEL (50)
20/06/2024	(1.50)	BP ROSEGARDEN	FLEET 118	DISC. (NO GST)
20/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 118	TRANSACTION FEE
12/06/2024	114.79	COLES EXPRESS JOLIMONT	FLEET 1000	REGULAR ULP
12/06/2024	2.53	WEX AUSTRALIA PTY LTD	FLEET 1000	TRANSACTION FEE
19/06/2024	113.73	AMPOL NEDLANDS	FLEET 1000	REGULAR ULP
19/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1000	TRANSACTION FEE
26/06/2024	115.58	COLES EXPRESS CASUARINA (WA)	FLEET 1000	REGULAR ULP
26/06/2024	2.54	WEX AUSTRALIA PTY LTD	FLEET 1000	TRANSACTION FEE
12/06/2024	125.10	AMPOL NEDLANDS	FLEET 202	DIESEL
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 202	TRANSACTION FEE
26/06/2024	92.99	AMPOL NEDLANDS	FLEET 202	DIESEL
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 202	TRANSACTION FEE
12/06/2024	77.88	CALTEX VICTORIA PARK	FLEET 1388	REGULAR ULP
12/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1388	TRANSACTION FEE
26/06/2024	75.60	AMPOL NEDLANDS	FLEET 1388	REGULAR ULP
26/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1388	TRANSACTION FEE
10/06/2024	1.55	BP ROSEGARDEN	FLEET 1385	SURCHARGE
10/06/2024	96.93	BP ROSEGARDEN	FLEET 1385	ULTRA PULP
10/06/2024	(0.96)	BP ROSEGARDEN	FLEET 1385	DISC. (NO GST)
10/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1385	TRANSACTION FEE
24/06/2024	102.06	COLES EXPRESS SOUTH PERTH	FLEET 1385	PULP (RON 95)
24/06/2024	2.25	WEX AUSTRALIA PTY LTD	FLEET 1385	TRANSACTION FEE
18/06/2024	3.72	BP ROSEGARDEN	FLEET 109	SURCHARGE
18/06/2024	232.94	BP ROSEGARDEN	FLEET 109	ULS DIESEL (50)
18/06/2024	(2.33)	BP ROSEGARDEN	FLEET 109	DISC. (NO GST)
18/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 109	TRANSACTION FEE
17/06/2024	138.57	AMPOL NEDLANDS	FLEET 113	DIESEL
17/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 113	TRANSACTION FEE
28/06/2024	150.40	AMPOL NEDLANDS	FLEET 113	DIESEL
28/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 113	TRANSACTION FEE
27/06/2024	2.42	BP ROSEGARDEN	FLEET 191	SURCHARGE
27/06/2024	151.76	BP ROSEGARDEN	FLEET 191	ULS DIESEL (50)
27/06/2024	(1.52)	BP ROSEGARDEN	FLEET 191	DISC. (NO GST)
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 191	TRANSACTION FEE
11/06/2024	2.34	BP ROSEGARDEN	FLEET 136	SURCHARGE
11/06/2024	146.76	BP ROSEGARDEN	FLEET 136	ULS DIESEL (50)
11/06/2024	(1.48)	BP ROSEGARDEN	FLEET 136	DISC. (NO GST)
11/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 136	TRANSACTION FEE
27/06/2024	142.97	AMPOL NEDLANDS	FLEET 136	DIESEL
27/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 136	TRANSACTION FEE
19/06/2024	119.00	AMPOL NEDLANDS	FLEET 1383	REGULAR ULP
19/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1383	TRANSACTION FEE
29/06/2024	75.45	CALTEX MEADOW SPRINGS	FLEET 1383	REGULAR ULP
29/06/2024	0.83	WEX AUSTRALIA PTY LTD	FLEET 1383	TRANSACTION FEE
Total	9,316.00			

20 Reports by the Chief Executive Officer

20.1 CEO22.07.24 Proposed Establishment of Policy and Legislation Committee

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Keri Shannon – Chief Executive Officer
CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Terms of Reference Policy and Legislation Committee

Moved – Councillor Coghlan

Seconded – Councillor Hodsdon

Deferral

Moved – Councillor Amiry

Seconded – Mayor Argyle

Deferral from Councillor Amiry to February 2025 Council Meeting. In this time there will need to be a concept forum organized when both the Mayor and Councillor Hodsdon can be in attendance in person.

CARRIED 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Amiry, Bennett, Youngman**)**
(Against: Crs. Coghlan**)**

Revised Officer Recommendation

That Council approves by an absolute majority -

1. Pursuant to section 5.8 and 5.9(2)(b) of the *Local Government Act 1995* to

ESTABLISH a 'City of Nedlands Policy and Legislation Committee' to support Council in fulfilling its responsibility under section 2.7(2)(b) of the *Local Government Act 1995*, and to assist the Council in considering the Register of Delegations and in carrying out its legislative functions to manage local laws.

2. To ADOPT the Terms of Reference for the Policy and Legislation Committee as contained in Attachment 1.

3. Appoints the Mayor and four (4) Councillors (insert names) ~~(one Councillor from each ward)~~ to the City of Nedlands Policy and Legislation Committee for the period ending immediately prior to the next Local Government elections in 2025.

~~4. Appoints the Deputy Mayor and four (4) Councillors (insert names) (one Councillor from each ward) as Deputy Members of the Committee~~

Recommendation

That Council approves by an absolute majority -

1. Pursuant to section 5.8 and 5.9(2)(b) of the *Local Government Act 1995* to

ESTABLISH a 'City of Nedlands Policy and Legislation Committee' to support Council in fulfilling its responsibility under section 2.7(2)(b) of the *Local Government Act 1995*, and to assist the Council in considering the Register of Delegations and in carrying out its legislative functions to manage local laws.

2. To ADOPT the Terms of Reference for the Policy and Legislation Committee as contained in Attachment 1.

3. Appoints the Mayor and four (4) Councillors (insert names) (one Councillor from each ward) to the City of Nedlands Policy and Legislation Committee for the period ending immediately prior to the next Local Government elections in 2025.

4. Appoints the Deputy Mayor and four (4) Councillors (insert names) (one Councillor from each ward) as Deputy Members of the Committee

Purpose

It is recommended that the City establish a Policy, Delegation and Legislation Committee to deal with the formulation of policy, delegations and legislation.

Voting Requirement

Absolute Majority.

Background

Under s. 2.7 of the *Local Government Act 1995* the Role of Council is defined as:

2.7 (1) The council:
(a) governs the local government's affairs; and
(b) is responsible for the performance of the local government's functions.

(2) without limiting subsection (1), the council is to –
(a) oversee the allocation of the local government's finances and resources; and
(b) determine the local government's policies.

A Policy and Legislation Committee will deal with the formulation of policy, review delegations and subsidiary legislation.

Discussion

The establishment of the Committee is consistent with the City's focus on its strategic governance role. A Policy and Legislative Committee will provide valuable support and assistance to the Council in fulfilling its responsibility under section 2.7(2)(b) under the *Local Government Act 1995*.

In order to accommodate the proposed Committee, it is suggested the Agenda Briefing Forums be moved to the third Monday of the month commencing at 6:00pm and the Audit and Risk Committee be moved to the third Tuesday of the month. The Governance Framework will need to be amended to reflect these changes and should Council establish the Committee and agree to the proposed changes to the meeting cycle, the Framework will be brought to the August Ordinary Council Meeting for adoption.

Consultation

Not applicable.

Strategic Implications

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

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

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

Budget/Financial Implications

There are no budget or financial implications in this report.

Legislative and Policy Implications

Local Government Act 1995.
City of Nedlands Governance Framework.

Decision Implications

The establishment of the proposed Committee will provide a forum for Council to deal with the formulation of policy and the review of statutory delegations and subsidiary legislation in an efficient manner. Should Council not adopt the Committee, the current system of tabling new or significantly amended policies to a Concept Forum will continue. It is noted that the Concept Forum is not the most effective forum to deal with policies and legislation as it does not allow for in-depth consideration and discussion by Council and may lead to delay in policy progression.

Conclusion

It is recommended that Council establish the Committee.

Further Information

Question from Councillor Hodsdon

Could the committee include all councillors instead of 4 councillors as we do in the Audit Committee so that everybody's contribution is heard?

Officer Response

The primary purpose of a committee is to provide more detailed consideration and insight to the formulation of the policy and legislation, in order to ensure the council make the most well-informed decisions. A committee of 4 councillors will be more agile and more able to undertake detailed consideration and development of policy and legislation.

Questions from Councillor Smyth

Could consideration be given to this option please?
Tuesday Week 1 – Concept Forum / briefings/ workshops 6pm
Tuesday Week 2 – Agenda Forum 7pm
Monday Week 3 – Audit Committee 6pm
Tuesday Week 3 – Policy Committee 6pm
Tuesday Week 4 – OCM & (Wed week 4 for re-convenement after 11pm adjournment) 7pm

Officer Response

There would be insufficient time to get the Policy and Legislation committee reports to the OCM Agenda. The administration suggest swapping the Agenda Forum to Tuesday Week 3 with the Policy and Legislation Committee on Tuesday Week 2.

Revised Officer Recommendation

That Council approves by an absolute majority -

1. Pursuant to section 5.8 and 5.9(2)(b) of the *Local Government Act 1995* to

ESTABLISH a 'City of Nedlands Policy and Legislation Committee' to support Council in fulfilling its responsibility under section 2.7(2)(b) of the *Local Government Act 1995*, and to assist the Council in considering the Register of Delegations and in carrying out its legislative functions to manage local laws.

2. To ADOPT the Terms of Reference for the Policy and Legislation Committee as contained in Attachment 1.

3. Appoints the Mayor and four (4) Councillors (insert names) ~~(one Councillor from each ward)~~ to the City of Nedlands Policy and Legislation Committee for the period ending immediately prior to the next Local Government elections in 2025.

~~**4. Appoints the Deputy Mayor and four (4) Councillors (insert names) (one Councillor from each ward) as Deputy Members of the Committee**~~

Terms of Reference – Policy and Legislation Committee

1. Purpose

1.1 To support Council in fulfilling its responsibility under section 2.7(2)(b) of the *Local Government Act 1995* in determining the policies of the local government.

1.2. To assist Council in carrying out its legislative functions in the making, amending, revoking and reviewing of delegations and local laws under Part 3, Division 2 of the *Local Government Act 1995*.

2. Roles and Functions

2.1 The role of the Committee is to provide guidance and assistance to Council in fulfilling its legislative responsibilities in relation to the following key areas:

2.2 Recommend to Council a workplan for policy and local law review and development.

2.3 Reviewing and developing policies and local laws in-line with the endorsed workplan and making recommendations to Council on the result of those reviews at the next available Ordinary Council Meeting.

2.4 Assist Council to review and consider proposed amendments to the Register of Delegations;

2.5 Provide reports and make recommendations concerning the above, as required, to the Council;

2.6 The Committee will not have any delegated authority.

3. Delegations

3.1 This Committee has no delegated authority and no authority to implement its recommendations without resolution of Council.

3.2 The Committee is a formally appointed committee of Council and is responsible to that body. The Committee does not have executive powers or authority to implement actions in areas over which the Chief Executive Officer (CEO) has legislative responsibility.

4. Membership

4.1 The Committee shall be comprised of the Mayor and four (4) council members, one from each ward.

4.2 Appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Committee

4.3 The CEO, or their nominee, is to be available to attend meetings to provide advice to the Committee.

4.4 Appointments to the Committee will be until the eve of the ordinary local Government elections to be held in October 2025.

5. Quorum

The quorum for a committee meeting is set by section 5.19 of the *Local Government Act 1995*.

6. Meetings

6.1 The Committee must elect a presiding member and deputy presiding member in accordance with section 5.12 and schedule 2.3 of the *Local Government Act 1995*.

6.2 A schedule of meetings will be developed and agreed to by the Committee.

6.3 The Committee shall report to Council by way of its minutes and any recommendations it may make.

20.2 CEO23.07.24 Workforce Agreements

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Keri Shannon – Chief Executive Officer
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024; 2. City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.

Moved – Councillor Coghlan

Seconded – Councillor Amiry

Amendment

Moved - Councillor Amiry

Seconded - Councillor Coghlan

(d) investigates the grounds on which the acting CEO made the decision to allow the Director of Corporate Services to sign the contract without the referral to Council

The AMENDMENT was PUT and was

CARRIED 7/2
(For: Crs. Pollard, Coghlan, Mayor Argyle, Smyth, Brackenridge, Amiry, Bennett**)**
(Against: Crs. Hodsdon, Youngman**)**

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 7/2
(For: Crs. Pollard, Coghlan, Mayor Argyle, Smyth, Brackenridge, Amiry, Bennett**)**
(Against: Crs. Hodsdon, Youngman**)**

Revised Officer Recommendation

1. That Council receives the City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024 and City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.
2. The CEO :
(a) implement a policy that the administration must send the City's Governance Statement to all organisations that it deals with on significant matters being contracts in excess of $50,000 or of moderate risk to the City.
(b) creates an approval grid and training on how the City makes decisions which it provides to all employees and which it includes in its induction program for new staff and in its regular training for existing staff.
(c) advise the WA Industrial Relation Commission that the Director who signed the agreements on behalf of the City lacked the appropriate delegation.
(d) investigates the grounds on which the acting CEO made the decision to allow the Director of Corporate Services to sign the contract without the referral to Council

Recommendation

That Council receives the City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024 and City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.

Purpose

To advise the Council regarding the registration of Enterprise Bargaining Agreements (EBAs) for the City of Nedlands Outside Workforce Agreement 2023 and City of Nedlands Inside Workers Industrial Agreement 2023.

Voting Requirement

Simple Majority.

Background

The City initially commenced EBA discussions in 2022 however the WA state government decided as of 1 January 2023 all WA local governments were to be covered by the state industrial relations system. Local government employers previously operating under the national *Fair Work Act 2009* transferred to the state system on this date.

Discussion

The negotiation meetings for both the inside and outside workforce agreements took place between June 2023 and 20 October 2023. The proposed agreements were not brought before the council for approval despite the financial impact of the agreements.

The final agreements were agreed and signed on 21 December 2023 by the Director of Corporate Services. The Director of Corporate Services had a delegation up to a threshold of $100,000. The CEO had a delegation up to a threshold of $249,999. The City's Approvals: Internal staffing matters provided that EBA sign off should be approved by the CEO. The Acting CEO on 21 December 2023 did not sign the agreements.

Under the City's Procurement of Goods and Services Policy all requests for tender RFT and contracts over $250,000 must be brought to Council for approval. It is submitted that in accordance with these governance protocols the Workforce Agreements should have been brought to Council for endorsement.

The agreements were lodged with the Commission for approval. The agreements were not registered with the WA Industrial Relations Commission until 14 February 2024 and 8 March 2024 which means the financial impact was not budgeted in the 2023/24 budget.

The agreements provided for pay increases as follows:

	2023/24	2024/25	2025/26
Pay increase	5%	3.5% or CPI, whichever is higher	3.5% or CPI, whichever is higher
Total Cash Salary increase	$621,795	$457,019	$473,015
Total Salary (incl super) increase	$752,372	$574,865	$597,351

The total salary impact of the salary pay increases are shown in the table above.

In 2022/23 the superannuation guarantee (SG) contribution was 10.5%. On 1 July 2024 the superannuation guarantee contribution increased from 11% to 11.5%. The superannuation guarantee rate is legislated to rise incrementally each year until it reaches 12% on 1 July 2025.

The total financial impact of the two workforce agreements was $1,551,831. The total financial impact of the workforce agreements plus the increases in superannuation guarantee from 11% to 12% will be **$1,924,590** based on the current workforce over three (3) years.

Relevant legislation

Section 2.5 of the *Local Government Act* provides that the local government is a body corporate with perpetual succession and a common seal, and has the legal capacity of a natural person. Under section 2.6 of the *Local Government Act* each local government is to have an elected council as its governing body.

A decision of a council does not have effect unless it has been made by a simple majority. Decisions approving unbudgeted expenditure must be passed by an absolute majority. Section 5.43(ha) states that a local government cannot delegate to a CEO the power under section 9.49A(4) to authorise a person to sign documents on behalf of the local government.

The execution of the Workforce Agreements required a council resolution authorising the CEO and Mayor to sign the documents on behalf of the local government.

In order to ensure the proper governance policy is followed it is recommended:

1. Preparation of Governance Statement

In order to ensure proper governance at the City and to protect the integrity of public funds the City administers, it is recommended that all organisations the City deals with on significant matters should be provided with a governance statement which outlines how the organisation is structured and how decisions will be made.
Governing documents outlining the rules and how the governing body will be operated and an extract of the legislation which sets out the manner in which the entity can enter into contracts and makes decisions should be provided to any entity undertaking dealings with the City. The statement should also require that the person signing the contract must have proven that it has the authority to do so.

2. Training

Training on the use of the approval grid be provided to senior employees and executive regarding the requirement to ensure that documents are duly executed by the City.

3. Advise WA Industrial Relation Commission

To ensure the legality of agreement lodged with the Commission it is advised that the CEO be requested to advice the WAIRC of the invalid authorisation of the Director who signed the agreements so that the Commission can provide advice regarding appropriate remediation actions.

Consultation

Nil.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The total financial impact of the two workforce agreements over the term of 3 years is $1,551,831. The total financial impact of the EBAs plus the increases in superannuation guarantee to 12% will be $**1,924,590** based on the current workforce.

Legislative and Policy Implications

Local Government Act 1995.

Decision Implications

Nil

Conclusion

That the Council receives City of Nedlands Inside Workers Industrial Agreement 2023 and City of Nedlands Outside Workforce Agreement 2023 for noting.

Further Information

Questions from Councillor Smyth

Question 1

What are the options open to Council given the late receipt of this advice?
Can Council make recompense for the budget impact through any late adjustments to the forthcoming budget?

Question 2

Depending on the answer to Q1.
Can a Clause 2 be drafted that instructs the CEO to take measures (for example reserves for superannuation increases)? Or to test the validity of the WFA governance?

Officer Response
Before Relevant Legislation add the following :

Other agreed amendments to the terms and conditions of the Outside Workforce agreement included:

Clause 8 – Employment Categories
Incorporates entitlement to casual conversion where Employee in the previous 12 months has worked a pattern of hours.

Clause 11 – Redundancy
For Employees prior to registration of this Agreement, no change to previous provisions
For Employees engaged after registration of this Agreement, 52 weeks' cap on redundancy pay

Clause 15 – Public Holidays
Easter Sunday is to be observed as a Public Holiday

Clause 23 – Superannuation
Whereas Employees had to contribute 5.0% under previous Agreement to receive additional 2.0% Employer contribution, this Agreement:
- Employees may contribute 1.0% to receive an additional 1.0% Employer contribution
- Employees may contribute 2.0% to receive an additional 2.0% Employer contribution
- Employees may contribute more than 2.0% to receive an additional 2.0% Employer contribution

Clause 25 - Christmas Leave
Employees not working between Christmas and New Year during shutdown, previously had to use leave (such as annual leave or leave without pay if insufficient leave accrued).

Employees on this Agreement will be credited with three (3) days paid Christmas Leave (pro-rata for part time employees) between Christmas and New Year.

If Employees work between Christmas and New Year, they may use the credited leave in the next 12 months.

Clause 26 – Personal Leave
Personal Leave (cumulative) equates to 10 days paid personal leave (pro rata) per annum.

Whereas Employees under the previous Agreement had to provide evidence of illness where 2 or more successive days of personal leave were taken or three non-consecutive days of personal leave, the following changes have been made:

- Employees on this Agreement to provide reasonable evidence of illness where three days as a block are taken for reason of personal leave, within a 12-month period, 5 single days within a 12-month without a medical certificate and 3 days as a block without a medical certificate in a 12-month period.

Clause 27 - Paid Family and Domestic Violence Leave

Whereas in the previous Agreement, Employees were entitled to use Personal Leave when experiencing family violence or needing to provide support to immediate family who was experiencing family violence, the clause in this Agreement provides 10 days per annum (non-cumulative) Paid Family and Domestic Violence Leave, as a separate provision.

Clause 31 – Parental Leave

Parental Leave reflects the provisions of the Minimum Conditions of Employment Act 1993 and the Fair Work Act 2009.

31.8 Paid Parental Leave

Eligible Employees will be paid City-funded 12 weeks paid parental leave (or 24 weeks' half pay) – pro rata for part time staff.

*The previous Agreement provided City-funded 6 weeks paid parental leave (or 12 weeks at half pay) – pro rata for part time staff.

31.9 Paid Partner Leave

The City will pay 2 weeks paid leave to Employees who are non-primary carer partners (or 4 weeks half pay) to be taken within 12 months after the birth or adoption of a child – pro rata for part time staff.

Clause 32 – Joint Consultative Committee

A Joint Consultative Committee (JCC) between Management and Employees will be created with the purpose of Employee-Management communication and collaboration.

Clause 33 – Trade Union Training Leave

Two (2) Employees may apply to attend Trade Union Training for 5 days per financial year, such time to be paid for by the City.

Other agreed amendments to the terms and conditions of the Inside Workforce agreement included:

Clause 5 – Employment Categories

- Retains 25% casual loading on top of hourly rate for casual employees
- Incorporates entitlement to casual conversion where Employee in the previous 12 months has worked a pattern of hours.

Clause 11 – Redundancy

- Redundancy pay has been increased from the provision in the previous agreement where a maximum of 17 weeks' pay where more than 10 years' employee service - to 18 weeks'

pay plus 2 weeks' pay for each year in excess of 10 years' service, up to a maximum of 52 weeks' pay.

Clause 12 – Public Holidays
• Easter Sunday is to be observed as a Public Holiday

Clause 13 – Salary
• Year 1: Effective first pay period after 1 July 2023, Employees will be paid a 5.0% increase to existing 2022/2023 salaries;
• Year 2: Effective first pay period after 1 July 2024, Employees will be paid a 3.5% increase, or Perth CPI end March quarter 2024, whichever is greater;
• Year 3: Effective first pay period after 1 July 2025. Employees will be paid a 3.5% salary increase, or, Perth CPI end March quarter 2025, whichever is greater.

Clause 14 – Review of Remuneration and Classification System
• The Employer has committed to reviewing the remuneration and classification system during the life of this Agreement.

Clause 16 – Superannuation
Whereas Employees had to contribute 5.0% under the previous Agreement to receive an additional 2.0% Employer contribution, in this Agreement:
• Employees may contribute 1.0% to receive an additional 1.0% Employer contribution;
• Employees may contribute 2.0% to receive an additional 2.0% Employer contribution; or
• Employees may contribute more than 2.0% to receive an additional 2.0% Employer contribution.

Clause 18 – Annual Leave
• Annual Leave remains unchanged at 5 weeks' leave per annum, cumulative.

Clause 19 – Personal Leave
• Personal Leave (cumulative) equates to 10 days' paid personal leave (pro rata) per annum.
• Whereas Employees under the previous Agreement had to provide evidence of illness where two (2) or more successive days of personal leave were taken or more than four (4) non - consecutive days of personal leave in a calendar year, the following changes have been made:
• Employees on this Agreement to provide reasonable evidence of illness where four (4) or more days as a block are taken for reason of personal leave, within a 12-month period, or five (5) single days within a 12-month period without a medical certificate

Clause 20 - Paid Family and Domestic Violence Leave
• This Agreement provides 10 days per annum (non-cumulative) Paid Family and Domestic Violence Leave.

Clause 24 – Trade Union Training Leave
• Two Union delegates shall be allowed paid for up to 5 days' per financial year to attend trade union training courses provided notice given and fits with staffing arrangements.

Clause 25 – Parental Leave

• Employer Paid Parental Leave: increase from 6 weeks' Employer paid parental leave, or 12 weeks' half pay (as in previous Agreement) - to Employer paid 12 weeks' paid parental leave, or 24 weeks' half-pay (pro rata for part time employees).

• Paid Partner Leave: new provision for non-primary carer partner to be paid 2 weeks' paid leave or 4 weeks' half pay within 12 months after the birth or adoption of a child (pro rata for part time employees).

Clause 28 – Resolution of Disputes
• Incorporates referral to the WAIRC where necessary.

Clause 29 – Joint Consultative Committee
• A Joint Consultative Committee (JCC) between Management and Employees will be created with the purpose of Employee-Management communication and collaboration.

Revised Officer Recommendation

1. **That Council receives the City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024 and City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.**
2. **The CEO :**
   (a) implement a policy that the administration must send the City's Governance Statement to all organisations that it deals with on significant matters being contracts in excess of $50,000 or of moderate risk to the City.
   (b) creates an approval grid and training on how the City makes decisions which it provides to all employees and which it includes in its induction program for new staff and in its regular training for existing staff.
   (c) advise the WA Industrial Relation Commission that the Director who signed the agreements on behalf of the City lacked the appropriate delegation.

CITY OF NEDLANDS OUTSIDE WORKFORCE AGREEMENT 2023

WESTERN AUSTRALIAN INDUSTRIAL RELATIONS COMMISSION

PARTIES	CITY OF NEDLANDS
	APPLICANT
	-v-
	THE WESTERN AUSTRALIAN MUNICIPAL, ADMINISTRATIVE, CLERICAL AND SERVICES UNION OF EMPLOYEES AND ANOTHER
	RESPONDENTS
CORAM	SENIOR COMMISSIONER R COSENTINO
DATE	WEDNESDAY, 6 MARCH 2024
FILE NO/S	AG 4 OF 2024
CITATION NO.	2024 WAIRC 00094

Result	Agreement registered
Representation	(on the papers)
Applicant	City of Nedlands
First Respondent	The Western Australian Municipal, Administrative, Clerical and Services Union of Employees
Second Respondent	Local Government, Racing and Cemeteries Employees Union (WA)

Order

WHEREAS this is an application pursuant to s 41 of the *Industrial Relations **Act** 1979* (WA) to register an industrial agreement;

AND WHEREAS I, the undersigned, am satisfied that the agreement meets the requirements of the Act for registration and that it should be registered;

AND WHEREAS the parties consent to this application for registration of the industrial agreement being determined on the papers;

NOW THEREFORE, the Commission pursuant to the powers conferred under the Act, and by consent, hereby orders –

> THAT the agreement made between the parties filed in the Registry of the Commission on 14 February 2024 as amended entitled *City of Nedlands Outside Workforce Agreement 2023* attached hereto be registered as an industrial agreement with effect from the date of this order which is in substitution for the *City of Nedlands Outside Workforce Enterprise Agreement 2017* which by operation of s 41(8) of the Act is hereby cancelled.

L.S. **(Sgd.) R. COSENTINO**

SENIOR COMMISSIONER R COSENTINO

City of Ned lands

City of Nedlands
Outside Workforce Industrial Agreement 2023

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1. TITLE

1.1 This Agreement shall be known as the City of Nedlands Outside Workforce Industrial Agreement 2023 (Agreement).

2. DEFINITIONS

- **Agreement** shall mean the City of Nedlands Outside Workforce Industrial Agreement 2023.
- **Continuous Service** means service under an unbroken contract of employment and includes any period of leave or absence authorised by the employer or by an employer-employee agreement, an award, a contract of employment or (the Minimum Conditions of Employment Act 1993).
- **Employees** shall mean the employees to whom this Agreement applies.
- **Employer** shall mean the City of Nedlands for the purpose of this Agreement.
- **FWC** shall mean the Fair Work Commission.
- **WAIRC** shall mean the Western Australian Industrial Relations Commission
- **MCE Act** shall mean the *Minimum Conditions of Employment Act* 1993.
- **Perth CPI** means the annual percentage change in the Perth Consumer Price Index for the March quarter.

3. PARTIES BOUND AND DATE OF OPERATION

3.1 The parties to this Agreement are:

- The City of Nedlands (ABN 92 614 728 214) (the **City**); and
- The Western Australian Municipal, Administrative, Clerical and Services Union of Employees (**WASU**); and
- The Local Government, Racing and Cemeteries Employees Union (WA) (**LGRCEU**)

3.2 This Agreement will apply to the City and approximately 27 Employees employed by the local government the City of Nedlands and located at the Works Depot and who fall into the category of Civil Works Operators and Parks and Reserve Operators (but excluding Employees employed under common law contracts (CEO, Executives/Managers).

3.3 This Agreement will operate on the date that it is registered by the WA Industrial Relations Commission. The nominal expiry date of this Agreement will be three years after the operative date of the Agreement.

4. OPERATION OF AGREEMENT

4.1 This Agreement is to be read in conjunction with the MCE Act or its successor. The MCE Act specifies minimum entitlements for employees. Where there is an inconsistency between the Agreement and the MCE Act, and the MCE Act provides a greater benefit, the MCE Act provisions will apply to the extent of the inconsistency.

4.2 This Agreement excludes the Municipal Employees' (Western Australia) Award 2021, the Local Government Officers' (Western Australia) Award 2021 and any other award made under the Industrial Relations Act 1979 (WA) (Award) that otherwise extends to and binds the Employees and Employer to whom this agreement applies.

4.3 Other than statutory entitlements (for instance those contained in the MCE Act) this Agreement is intended to set out all of the Employees' terms and conditions of employment.

4.4 To the extent that an Award provides for an entitlement that is different to or not otherwise referred to in this Agreement (including where the agreement is silent on a matter provided for in an Award), any such Award entitlement will be inconsistent with this agreement and this Agreement shall prevail.

5. OBJECTIVES OF AGREEMENT

5.1 The parties covered by this Agreement are committed to ensuring that the City of Nedlands is an effective and efficient deliverer of services. Accordingly, the following objectives will be pursued:

- Improving the organisation's customer focus;

- Increasing the productivity, efficiency and effectiveness of the organisation;
- Developing an organisational culture that encourages and embraces the concept of continuous learning; and
- Achieving the City's Strategic and Corporate Plans.

6. CONSULTATION PROCEDURE

6.1 This clause applies if the Employer:

6.1.1. has made a definite decision to introduce a major change to production, program, organisation, structure or technology in relation to its enterprise that is likely to *have* a significant effect on the Employees; or

6.1.2. proposes to introduce a change to the regular roster or ordinary hours of work of Employees.

6.2 For a major change referred to in subclause 6.1.1:

6.2.1. the Employer must notify the relevant Employees of the decision to introduce the major change.

6.2.2. Subclauses 6.3 to 6.9 apply.

6.3 The relevant Employees may appoint a representative for the purposes of the procedures in this term If:

6.3.1. a relevant Employee appoints, or relevant Employees appoint, a representative for the purposes of consultation; and

6.3.2. the Employee or Employees advise the Employer of the identity of the representative, the Employer must recognise the representative.

6.4 As soon as practicable after making its decision, the Employer must

6.4.1. discuss with the relevant Employees:

6.4.1.1. the introduction of the change;

6.4.1.2. the effect the change is likely to have on the Employees; and

6.4.1.3. measures the Employer is taking to avert or mitigate.

6.4.1.4. the adverse effect of the change on the Employees; and

6.4.2. for the purposes of the discussion-provide, in writing, to the relevant Employees:

- all relevant information about the change including the nature of the change proposed; and
- information about the expected effects of the change on the Employees; and
- any other matters likely to affect the Employees.

6.5 However, the Employer is not required to disclose confidential or commercially sensitive information to the relevant Employees.

6.6 The Employer must give prompt and genuine consideration to matters raised about the major change by the relevant Employees.

6.7 If a clause in this Agreement provides for a major change to production, program, organisation, structure or technology in relation to the enterprise of the Employer, the requirements set out in subclause and subclauses 6.2 and 6.3 are taken not to apply.

6.8 A major change is likely to have a significant effect on Employees if it results in:

- the termination of the employment of Employees; or
- major change to the composition, operation or size of the Employer's workforce or to the skills required of Employees; or
- the elimination or diminution of job opportunities (including opportunities for promotion or tenure); or
- the alteration of hours of work; or
- the need to retrain Employees; or
- the need to relocate Employees to another workplace; or
- the restructuring of jobs.

6.9 For a change referred to in subclause 6.1.

6.9.1. The Employer must notify the relevant Employees of the proposed change.

6.9.2. Subclauses 6.11 to 6.14 apply

6.10 The relevant Employees may appoint a representative for the purposes of the procedures in this term, if:

- a relevant Employee appoints, or relevant Employees appoint, a representative for the purposes of consultation; and

- the Employee or Employees advise the Employer of the identity of the representative; the Employer must recognise the representative.

6.11 As soon as practicable after proposing to introduce the change, the Employer must:

6.11.1. discuss with the relevant Employees the introduction of the change;and

6.11.2. for the purposes of the discussion-provide to the relevant Employees:

- all relevant information about the change, including the nature of the change; and
- information about what the Employer reasonably believes will be the effects of the change on the Employees; and
- information about any other matters that the employer reasonably believes are likely to affect the Employees; and
- invite the relevant Employees to give their views about the impact of the change (including any impact in relation to their family or caring responsibilities).

6.12 However, the Employer is not required to disclose confidential or commercially sensitive information to the relevant Employees.

6.13 The Employer must give prompt and genuine consideration to matters raised by the relevant Employees about the change.

6.14 Relevant Employees means the Employees who may be affected by a change referred to in subclause 6.1.

7. RESOLUTION OF DISPUTES

7.1 This procedure is to be followed to resolve disputes about the meaning or application of any part of this Agreement. Parties will attempt to resolve the matter at the workplace level, in the first instance, and make reasonable attempts to resolve it by, including, but not limited to:

- In the first instance by discussions between the Employee or Employees concerned and the relevant supervisor; and
- if such discussions do not resolve the dispute, discussions between the Employee or Employees concerned and more senior levels of management (as appropriate); and

- a party to the dispute may appoint another person, organisation or association to accompany or represent them in relation to the dispute; and
- if the dispute is unable to be resolved at the workplace, and all agreed steps for resolving it have been taken, the dispute shall be referred to the WAIRC for resolution by mediation and/or arbitration; and
- if either party refers the matter to mediation, both parties will participate in the mediation process in good faith; and
- it is a term of this Agreement that while the dispute resolution procedure is being conducted, work shall continue as normal unless an Employee has a reasonable concern about an imminent risk to his or her safety or health; and
- if a dispute cannot be resolved by WAIRC using its conciliation powers, then WAIRC will be able to utilise arbitration powers on the application of either party.

7.2 For the avoidance of doubt, Clause 7 Resolution of Disputes shall also apply to any matter arising in respect to the MCE Act.

8. EMPLOYMENT CATEGORIES

8.1 Full-Time Employees

8.1.1. If employed as full-time, Employees shall work an average of 38 hours per week, calculated over a four-week period.

8.2 Part-Time Employees

8.2.1. If employed as part-time, Employees shall work an average of less than 38 hours per week, calculated over a four- week period.

8.2.2. Part-time employees shall be entitled to a pro-rata calculation of all entitlements of full-time Employees, based on the proportion of hours worked each week when compared with the 38-hour week.

8.3 Casual Employees

8.3.1. A casual Employee is engaged on an hourly contract of service for work, when required.

8.3.2. A casual Employee may be engaged for an indefinite period.

8.3.3. A casual Employee shall be paid a 25% loading on the Employee's ordinary hourly rate of pay.

8.3.4. The casual loading is paid as compensation for the non-payment of all paid leave and redundancy pay provided for by this Agreement.

8.3.5. A casual Employee can be terminated by either party by providing one hour's notice, or by payment in lieu of notice.

8.4 Casual conversion

8.4.1. Where there is an expectation of ongoing work for a casual and the casual has been employed regularly and systematically for at least 12 months, they are entitled to request casual conversion:

- Where a long service casual employee who has in the previous 12 months worked a pattern of hours on an ongoing basis which, without significant adjustment, the employee could continue to perform as a full-time or part-time employee;

- Where a regular casual employee who has worked the equivalent of full-time hours over the preceding period of 12 months' casual employment may request to have their employment converted to full-time employment;

- Where a regular casual employee who has worked less than equivalent full-time hours over the preceding period of 12 months' casual employment may request to have their employment converted to part-time employment consistent with the pattern of hours previously worked.

8.4.2. Any request for casual conversion must be in writing and provided to the City.

8.4.3. Where a regular casual employee seeks to convert to full-time or part-time employment, the City may agree to or refuse the request, but the request may only be refused on reasonable grounds and after there has been consultation with the employee.

8.4.4. Reasonable grounds for the refusal include that:

- It would require a significant adjustment to the casual employee's hours of work in order for the employee to be engaged as a full-time or part-time employee in accordance with the provisions of this Agreement;

- It is known or reasonably foreseeable that the regular casual employee's position will cease to exist within the next 12 months;

- It is known or reasonably foreseeable that the hours of work with the regular casual employee is required to perform will be significantly reduced in the next 12 months;

- It is known or reasonably foreseeable that there will be a significant change in the days and/or times at which the employee's hours of work are required to be performed in the next 12 months which cannot be accommodated within the days and/or hours during which the employee is available to work.

8.5 Fixed-Term Employee

8.5.1. A fixed term Employee shall be employed for a specific period of time, or project indicated at the time of appointment.

8.5.2. A fixed-term Employee shall be advised of the period of employment, hours of work, salary and classification in writing prior to the commencement of employment.

8.5.3. A temporary employee may be engaged for an unrestricted period for longer than 12 months for specific business needs.

9. PROBATION PERIOD

9.1 All new Employees, except casual Employees, shall be required to serve a probationary period of three months upon commencement:

- The probationary period will identify requirements of the role in a work plan, duties and tasks of which are consistent with the role, and which is entered into between the Employer and the Employee.

- At the conclusion of the probationary term of three months, and wherever necessary prior to that time, the performance of the Employee shall be assessed against the Employee's Work Plan.

- After the successful completion of the probationary period the Employee shall be notified in writing that the employees are permanent officers.

- Should the probation be unsuccessful, then the City will terminate the employment of the Employee in accordance with clause 10.

- The City may, at its discretion, extend the probationary period for a period of not more than three months during which time a work plan will be further developed with the Employee.

10. TERMINATION OF EMPLOYMENT

10.1 The contract of employment can be terminated on any day by one party giving the other party the required notice in writing, or payment in lieu of notice. The period of notice required is based on the period of continuous employment as follows:

The Employee's period of continuous service with the Employer	Notice Period
During probationary period	One week
After probationary period and up to three years	Two weeks
More than three years and not more than five years	Three weeks
More than five years	Four weeks

10.2 The period of notice payable by the City is increased by one week if the Employee is over 45 years old and has completed at least two years' continuous service with the City.

10.3 A Casual Employee's employment can be terminated by either party providing one hour's notice to the other party, or by payment in lieu of notice.

10.4 The amount of payment in lieu of notice shall equal the total amount the Employee would have received if their employment had continued until the end of the required notice period.

10.5 If an Employee fails to give the required notice, the Employer may withhold monies due to the Employee on termination. The amount of withheld monies shall not exceed the amount the Employee would have been paid if the Employee had continued employment until the end of the required period of notice.

11. REDUNDANCY

11.1 Redundancy occurs where the Employer has made a definite decision that the Employer no longer wishes the job as an Employee has been performing done by anyone and that decision leads to the termination of the Employee, except where this is due to the termination of employment of the Employee, except where this is due to the ordinary and customary turnover of labour.

11.2 If the City is considering terminating Employees' employment because of redundancy, it will meet with Employees to discuss the following:

- the reason(s) for the redundancy

- whether there are suitable alternative positions within the City's business; and
- any measures that the City could consider minimising any adverse effects Employees may experience as a consequence of the decision to abolish the positions.

11.3 Should positions become redundant, Employees will be entitled to the following amount of redundancy pay in respect of the applicable continuous period of service:

FOR EMPLOYEES ENGAGED BEFORE REGISTRATION OF THE AGREEMENT	
PERIOD OF CONTINUOUS SERVICE	**REDUNDANCY PAY**
Less than 1 year	2 weeks' pay
At least 1 year but less than 2 years	6 weeks' pay
At least 2 years but less than 3 years	8 weeks' pay
At least three 3 years but less than 4 years	10 weeks' pay
At least 4 years	12 weeks' pay plus 2 additional weeks' pay for every year in excess of 4 years for existing employees on registration of the Agreement.

FOR EMPLOYEES ENGAGED AFTER REGISTRATION OF THE AGREEMENT	
Period of Continuous Service	**Redundancy Pay**
Less than 1 year	Nil
More than 1 year but less than 2 years	4 weeks' pay
More than 2 years and less than 3 years	6 weeks' pay
More than 3 years and less than 4 years	7 weeks' pay
More than 4 years and less than 5 years	8 weeks' pay
More than 5 years and less than 6 years	10 weeks' pay
More than 6 years and less than 7 years	11 weeks' pay
More than 7 years and less than 8 years	13 weeks' pay
More than 8 years and less than 9 years	14 weeks' pay
More than 9 years and less than 10 years	16 weeks' pay
More than 10 years	18 weeks' pay plus 2 weeks for each year in excess of 10 years up to a maximum of 52 weeks' pay.

11.4 An Employee is not entitled to any redundancy payment if the Employee refuses other acceptable employment with the Employer or with another prospective employer where continuity of business exists.:

- on terms and conditions that, in total, are no less favorable than those terms and conditions which applied to the Employee before the position held by the Employee was made redundant by the City; and
- where the alternative employment is with another employer (the New Employer), the New Employer recognises and treats the service of the Employee with the City as service with the New Employer where continuity of business exists.

11.5 This clause 11 does not apply to casual or fixed-term Employees.

11.6 Employees who are terminated for serious misconduct justifying summary dismissal are not entitled to severance pay.

12. PLACE OF WORK

12.1 When Employees are employed to work for the City, it may be at any of the City's premises or areas managed by the City.

13. HOURS OF WORK

13.1 Employees ordinary hours of work shall not exceed an average of 38 hours per week over a four-week period. Work patterns will generally involve working 8.5 hours for 8 days and 8 hours for 1 day, with a rostered day off once per fortnight.

- Employees' ordinary hours of work will be from Monday to Friday, inclusive, and shall be arranged by the City to meet the needs of the City.
- Employees' ordinary hours of work will generally be worked within the span of hours of 6am and 6pm.
- Each working day will include a 30-minute unpaid lunch break after 5 hours of work.
- Employees' ordinary hours of work may be changed from time to time by mutual agreement between Employees and the City.
- Employees may be required to work reasonable additional hours of work over and above 38 hours per week which are deemed to be reasonable having regard to the factors set out in the MCE Act.

14. OVERTIME

14.1 Overtime shall be deemed to occur when hours have exceeded 76 hours per fortnight or 8.5 hours per day. Employees shall receive their hourly rate of pay at time and a half for the first two hours of overtime and double time thereafter on the Employee's ordinary rate of pay. All overtime hours worked after 12.00 noon on a Saturday and on a Sunday shall be paid at the rate of double time.

14.2 An Employee required to work on a public holiday as prescribed in Clause 15 will be paid double time and a half the Employee's ordinary rate of pay.

14.3 An Employee called out to work overtime after leaving work shall be paid a minimum of three hours at overtime rates. The time taken to travel to and from wherever the call out occurs shall be included in the overtime hours.

14.4 If directed to work overtime by the Employer, the Employee should where reasonably practical receive a ten-hour break after completing the overtime and commencing the next ordinary shift without loss of pay.

14.5 Where a work pattern arrangement is implemented that extends the regular hours per day beyond 8.5 hours, overtime will not be payable until the hours worked exceeds the regular hours per day applicable to the work pattern

14.6 Overtime will only be paid where the manager or supervisor has given prior approval.

14.7 An Employee shall not unreasonably refuse to work additional hours, if required. Consultation between Employer and Employee shall occur having regard to:

- any risk to the Employee's health and safety;
- the Employee's personal circumstances, including family responsibilities;
- the needs of the workplace;
- the notice (if any) given by the Employer for the required overtime, and by the Employee of their intention to refuse it; and
- any other relevant matter.

15. PUBLIC HOLIDAYS

15.1 The following days shall be observed as Public Holidays:

- New Year's Day (1 January);
- Australia Day (26 January);

- Labour Day;
- Good Friday;
- Easter Sunday,
- Easter Monday;
- Anzac Day (25 April);
- Western Australia Day;
- Sovereign's Birthday;
- Christmas Day (25 December) ;and
- Boxing Day (26 December).

15.2 When New Years' Day, Australia Day, Anzac Day, Christmas Day or Boxing Day falls on a Saturday or Sunday, the holiday shall be observed on the next Monday. When Boxing Day falls on a Sunday or Monday, the holiday shall be observed on the next Tuesday. Where a public holiday is substituted, the Employee may be required to work on the day specified in this sub-clause.

15.3 The Employer may require an Employee to work on public holidays which fall on their rostered days.

15.4 Where an employee is required to work on the observed public holiday they will be paid 250% of the ordinary hourly rate for the actual hours worked.

15.5 An employee who works on an observed and actual public holiday will be paid the penalty rate for working on the observed public holiday, but not both.

16. REMUNERATION

16.1 Effective from 1st pay period after 1 July 2023, Employees bound by this Agreement shall be paid the following wage increases:

*See Schedule 1 Salary Schedule

16.2 Wages will be increased:

- On first pay period after 1 July 2023, a 5% wage increase;
- On first pay period after 1 July 2024, a 3.5% or the Consumer Price Index (Perth Index end March Quarter), whichever is greater; and
- On first pay period after 1 July 2025 a 3.5% or the Consumer Price Index (Perth Index), whichever is greater.

16.3 The Employer and the Employees acknowledge and agree that 16.1 Annual remuneration outlined above is inclusive of all applicable allowances.

17. PAYMENT OF SALARY

17.1 Employees shall be paid fortnightly, no later than Thursday after the completion of a fortnightly pay period.

17.2 Fortnightly pay periods shall commence at 0000 on a Monday and close fourteen days later at 2359 on Sunday.

17.3 Payment shall be made by electronic funds transfer into a bank, building society or credit union account nominated by the Employee.

18. LEADING HAND ALLOWANCE

18.1 Where an Employee, in a position classified as a Level 3 or 4 in accordance with Schedule 1, is directed by the Employer to assume the position of leading hand, the Employee will receive a leading hand allowance in accordance with the table below.

18.2 The leading hand allowance is payable on the Employee's weekly wage when the Employee attends work, and it is not payable during periods of leave.

Leading Hand classification level	Number of employees supervised	Rate per week
3 or4	1 to 5	$27.24

19. MEAL ALLOWANCE

19.1 Where a meal is not provided for Employees, a meal allowance of $16.91 is payable if Employees work for a period of more than two hours of consecutive overtime before or after the Employees' normal time of commencing or ceasing duty. A subsequent meal allowance of $16.91 will be payable when Employees have commenced work beyond each respective fourth hour.

19.2 Employees will only be entitled to a meal allowance when they have had less than 24 hours' notice of a requirement to work overtime.

19.3 All other reasonable expenses incurred by Employees in accordance with their duties will be reimbursed with the approval of the Employees' Manager/Supervisor.

20. MIXED FUNCTIONS AND HIGHER/ADDITIONAL DUTIES

20.1 An Employee directed or appointed in writing to relieve in a higher-level position where the Employee is required to perform the substantive functions of the role for more than one day, will be paid at the higher hourly ordinary time rate of the higher-level position.

20.2 The Employer may direct an Employee to carry out any duties that are reasonably within the limits of the Employee's skill, competence and/or

training. Such direction may include the use of equipment as may be required, provided that the Employee has been properly trained in the use of such equipment.

20.3 Where an Employee proceeds on leave or a public holiday during a period of acting, the Employee will be paid at the higher (acting rate) for the leave or public holiday.

21. CALL OUTS

21.1 Where Employees are called back to work after having left for the day, called in earlier than the normal start time, or called out on a weekend to work without notice, Employees will be paid for at least three hours at overtime rates. This period of time will include travel time to and from wherever the call out occurs. When Employees are required to work longer than three hours on a single call out, Employees will be paid at overtime rates for hours actually worked.

21.2 There will be no additional payment for a call out that overlaps within the three-hour time span of a previous call out and Employees complete the work within the three-hour time span.

21.3 The City will ensure that Employees called out for work will have a minimum of ten hours away from work before starting their next period of ordinary hours and will not penalise any Employees if this means that they would be late for starting work the next day.

22. PERFORMANCE APPRAISAL

22.1 It is a condition of this Agreement that employees participate in the City's Performance Appraisal System.

23. SUPERANNUATION

23.1 The Employer will make superannuation contributions in accordance with the Superannuation Guarantee (Administration) Act 1992.

23.2 The Employer will make additional superannuation contributions up to a maximum of 2% in addition to the compulsory superannuation contributions in accordance with clause 23.3.

23.3 Additional superannuation contributions made by the Employer in excess of the amount prescribed by the Superannuation Guarantee Administration Act 1992 and the Superannuation Guarantee Charge Act 1992 will be contingent upon the Employee making the following additional contributions:

Employee contribution	City contribution
1.0%	1.0%
2.0%	2.0%

23.4 Where the Employee contributes an additional 1.0%, the Employer will contribute an additional 1.0%.

23.5 Where the Employee contributes 2.0% or more, the Employer will contribute an additional 2.0%: in which case the additional contribution by the Employer is capped at 2.0%.

24. ANNUAL LEAVE

24.1 Full-time and part-time Employees (on a pro-rata basis) shall be entitled to four weeks' annual leave per year which accrues progressively. They shall receive their ordinary rate of pay for any period of leave taken.

24.2 Annual leave does not accrue during any period of unpaid leave, or unpaid absence.

24.3 Annual leave can be taken by an Employee requesting to take some or all of the annual leave which has been credited, subject to authorisation by the City. The City will not unreasonably refuse a request to take annual leave credited to an Employee.

24.4 The Employer may require an Employee to take paid Christmas Leave where all or part of the business is shut down at Christmas.

24.5 Any untaken leave in one year cumulates to the next year, however where an Employee has more than eight weeks' leave accrued the City may require the Employee to take annual leave.

24.6 By written agreement between the Employer and the Employee, an Employee may elect to cash out up to 76 hours of credited untaken annual leave (pro-rata) within any given twelve-month period, provided the Employee retains an annual leave balance of at least four weeks.

24.7 Upon termination, an Employee will be paid any untaken accrued leave credited to the Employee.

24.8 Leave without pay may be negotiated with the Manager and is subject to Director approval.

25. CHRISTMAS LEAVE

25.1 Employees on this Agreement will be credited with three (3) days (pro rata for part time employees) leave between Christmas and New Year when

the Employer's business is closed. The leave between Christmas and New Year will be applied as follows:

- The Employer may require an Employee to work between Christmas and New Year during City shutdown as part of a skeleton crew for essential work, in which case the Employee required to work between Christmas and New Year will be credited with 3 days Leave (in addition to Annual Leave or any other leave) to be taken within the next 12 months; or

- Where the Employee is not rostered to work between Christmas and New Year, the Employee will be allocated three (3) days of paid Christmas Leave (pro rata for part time employees) , to be used during the designated office closure.

26. PERSONAL LEAVE

26.1 Paid Personal Leave (sick and carer's leave) is available for an Employee when they are absent:

- Due to personal illness or injury (sick leave); or

- For the purposes of providing care and support for an employee's family or household member because of a personal illness, injury or unexpected emergency and requires the Employee's care and support (carer's leave).

26.2 To be eligible to paid sick or carer's leave, the employee must provide evidence of their personal illness or injury or the illness, injury or unexpected emergency affecting the member of their family or household for whom they took the leave. The evidence required is such that it would satisfy a reasonable person and will include:

- The allowance of 5 single days in a 12-month period without a medical certificate

- The allowance of 3 days as a block without a medical certificate in a 12-month period

26.3 When an employee has used their entitlement to paid carer's leave, there is a further entitlement to unpaid carer's leave of two days for each permissible occasion an employee requires time off to provide care and support to a member of the employee's family or household because of an illness or injury or the member, or an unexpected emergency affecting the member. Unpaid carer's leave is also available to casual employees.

26.4 Personal Leave equates to 10 days per annum for a full-time employee and will be pro-rata for part-time employees.

26.5 Personal Leave does not accrue during any period of unpaid leave.

26.6 Personal Leave is paid at the Employee's ordinary rate of pay.

26.7 When taking Personal Leave, the Employee must, if required by the Employer, provide reasonable evidence where the Employee was unable to work for four (4) or more consecutive working days or if the Employee has taken more than five (5) individual days personal leave in a calendar year.

26.8 This clause will be applied in accordance with the MCE Act.

27. PAID FAMILY AND DOMESTIC VIOLENCE LEAVE

27.1 All employees will be entitled to 10 days per annum (non-cumulative) Paid Family & Domestic Violence Leave. Part time and employees shall have access to pro-rata leave.

27.2 Family & Domestic Violence Leave is a stand-alone leave entitlement.

27.3 The full entitlement of 10 days is available immediately on application and resets the following anniversary year.

27.4 Family and domestic violence means violent, threatening or other abusive behaviour by certain individuals known to an employee that both:

- Seeks to coerce or control the employee
- Causes them harm or fear

27.5 To access Paid Family and Domestic Violence Leave, the individual known to the employee could be:

- An employee's close relative
- A member of an employee's household
- A current or former intimate partner of the employee

27.6 Employees must be experiencing family and domestic violence to be eligible to take paid family and domestic violence leave.

27.7 The leave is to enable the employee experiencing family and domestic violence to:

- Access appropriate legal, medical, family or other support
- Attend to family or court matters
- Deal with accommodation issues

27.8 The information will be treated confidentially and sensitively and will be restricted to the employee's management and the HR Department.

27.9 1800 RESPECT is the national domestic, family and sexual violence counselling, information and support service. This service can provide confidential information about what it means to be experiencing domestic, family or sexual violence.

28. LONG SERVICE LEAVE

28.1 Employees are entitled to Long Service Leave in accordance with the terms and conditions of the *Local Government (Long Service Leave) Regulations 1979* as amended or replaced.

29. BEREAVEMENTLEAVE

29.1 Bereavement Leave is available for an Employee when a member of the Employee's immediate family or a member of the Employee's household:

- contracts or develops a personal illness that poses a serious threat to their life;
- sustains a personal injury that poses a serious threat to their life; or
- dies.

29.2 For the purposes of this clause, an Employee's immediate family is as defined in the *Minimum Conditions of Employment Act 1993.*

29.3 An Employee is entitled to two days Bereavement Leave on any occasion described in sub-clause 29.1.

29.4 Bereavement Leave is not accrued or accumulated and does not need to be taken consecutively.

29.5 Bereavement Leave is paid at the Employee's ordinary rate of pay.

29.6 An Employee must, if required by the Employer, establish the need for Bereavement Leave, by production of a medical/death certificate or statutory declaration.

30. COMMUNITY SERVICE LEAVE

30.1 An Employee is entitled to Community Service Leave for the purpose of attending court as a juror or witness or to engage as a volunteer in a declared emergency.

30.2 An Employee who is engaged in an eligible community service activity is entitled to leave without pay.

30.3 An Employee who is required to attend jury service will be paid their usual wages while attending jury duty. This includes all employer types of full-time, part time and casual where there was an expectation of work.

30.4 An Employee will also be paid any allowances that were due at the time.

30.5 This clause will be applied in accordance with the Juries Act (WA) and Emergency Management Act 2005 (WA)

31. PARENTAL LEAVE

31.1 Parental Leave is an entitlement under the Minimum Conditions of Employment Act 1993 (WA) and the Fair Work Act 2009 for eligible employees who are entitled to Parental Leave when a child is born or adopted.

31.2 Employees are entitled to 12 months of unpaid Parental Leave.

31.3 An Employee may apply to the Employer to extend a period of unpaid Parental Leave for a further period of up to 12 months immediately following the end of the available Parental Leave period in accordance with section 76 of the Fair Work Act 2009.

31.4 Parental Leave can be taken when:

- an Employee gives birth;
- an Employee's spouse or defacto partner gives birth; or
- an Employee adopts a child under 16 years of age.

31.5 Entitlement to Parental Leave:

31.5.1. Full Time, Part Time and Regular Casual Employees are entitled to take Parental Leave if:

- they have worked for the Employer on a regular and systematic basis for at least 12 months:
- Before the date or expected date of birth if the employee is pregnant;
- Before the date of the adoption; or
- When the leave starts (if the leave is taken after another person cares for the child or takes Parental Leave).

31.5.2. Employees are entitled to up to 12 months of unpaid Parental Leave. An Employee may also request up to an additional 12 months of unpaid leave.

31.5.3. Adoption leave is available to an Employee adopting a child.

31.6 Taking 12 months' unpaid Parental Leave

31.6.1. In the case of a pregnant Employee, leave can start up to six weeks before the expected date of birth, or earlier if the Employer and Employee agree. If the Employee is not giving birth to the child, leave starts on the date of birth or placement of the child.

31.6.2. Leave may start at any time within 12 months after the birth or placement of the child if:

- the Employee has a spouse or de factor partner who is not an Employee; and
- the spouse or de factor partner does not have primary responsibility for the care of the child.

31.6.3. Parental and Adoption leave comprises a maximum of 52 weeks unpaid leave. An Employee may apply to the Employer to extend a period of unpaid Parental Leave for a further period of up to 12 months immediately following the end of the available Parental Leave period in accordance with section 76 of the Fair Work Act 2009.

31.6.4. Paid leave, such as annual leave, may be taken at the same time as unpaid Parental Leave.

31.7 Having a second child or subsequent child, or adopting a second or subsequent child

31.7.1. Employees who have taken Parental Leave do not have to work for another 12 months before they can take another period of Parental Leave with the City.

31.8 Paid Parental Leave

31.8.1. Eligible employees will receive 12 weeks' paid leave from the City, paid at their normal hourly rate.

31.8.2. Paid Parental Leave may be taken as 24 weeks' half pay.

31.8.3. Part-time employees will be paid Parental Leave pro-rata.

31.8.4. Eligible employees may be entitled to up to 20 weeks' paid leave under the Australia Government Paid Parental Leave Scheme. Employees should check the current Federal Government program which may change from time to time.

31.9 Paid Partner Leave

31.9.1. The City will pay 2 weeks' paid leave to employees who are non-primary carer partners (or 4 weeks' half pay) to be taken

within 12 months after the birth or adoption of a child. This clause will apply to part-time employees on a pro-rata basis.

31.10 Returning from Parental Leave

31.10.1. An Employee returning from Parental Leave shall be entitled to the same position held by the Employee immediately before taking leave or if that position no longer exists, an available position for which the employee is qualified and suited nearest in status and pay to the pre-Parental Leave position.

31.10.2. An Employee on Parental Leave may request returning to work on a modified basis, including to work part-time or on different days, times or both.

31.11 This clause will be applied in accordance with the Minimum Conditions of Employment Act (WA) and the Fair Work Act and its successor.

32. JOINT CONSULTATIVE COMMITTEE

32.1. A Joint Consultative Committee (JCC) between Management and Employees will be created with the purpose of:

- Facilitating effective communication between Employees and Management;
- Providing a forum for information sharing and consultation;
- Identifying and recommending workplace and work practice improvements;
- Playing a role in collaboration between Employees and Management.

32.2 The JCC will be aimed at improving communications between Employees and Management but at no time replaces Managements' decision-making authority or obligations.

32.3 In the case that no employees volunteer to participate in the JCC, the City is not required to meet.

33. TRADE UNION TRAINING LEAVE

33.1 In order to assist the resolution of disputes that may arise during the life of this agreement, up to (2) Union delegates shall be allowed leave with pay for up to five days per financial year to attend trade union training courses conducted by the Union, subject to the following conditions:

- Not less than four (4) weeks' notice is to be given to the employer of the date of commencement of the training course, including an agenda with the times at which the course is conducted.

- That the City of Nedlands (the City) is able to make adequate staffing arrangements during the period of the training.
- Leave taken pursuant to this clause shall be counted as continuous service for all purposes of the Agreement and for the purposes of long service leave entitlements.
- Leave granted pursuant to this clause shall be subject to the contents of the course being consistent with the objectives and interests of the City, which shall not unreasonably withhold approval of leave pursuant to this clause.
- The City will not pay for the course/s or fund travel or associated costs.

34. NO EXTRA CLAIMS

34.1 It is a term of this Agreement that the parties bound by this Agreement will not pursue any extra claims for the life of this Agreement.

34.2 This Agreement is in full and final settlement of all claims between the parties during the nominal term of the Agreement and this Agreement comprehensively regulates terms and conditions of employment.

35. SIGNATURES OF PARTIES TO THIS AGREEMENT

EMPLOYER

Signature on behalf of City of Nedlands — Date: 21/12/2023

MICHAEL COLE — DIRECTOR CORPORATE SERVICES ~~Chief Executive Officer~~

Name of authorised person — Position of authorised person

71 Stirling Highway, Nedlands WA 6009 (ABN – 92 614 728 214)

Address and ABN

Signature of witness — Date: 21/12/2023

SHELLEY METTAM

Name of witness

71 Stirling Highway, Nedlands, WA 6009

Address of witness

The Western Australian Municipal, Administrative, Clerical and Services Union of Employees (ASU)

Signature on behalf of ASU — Date: 20/12/2023

JILL HUGO — Assistant Secretary

Name of authorised person — Position of authorised person

102 East Pde East Perth 6004 65118845644

Address and ABN

Signature of witness — Date: 20/12/2023

PAUL CECCHINI

Name of witness

102 EAST PARADE EAST PERTH 6004

Address of witness

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LOCAL GOVERNMENT, RACING AND CEMETERIES EMPLOYEES UNION (WA) (LGRCEU)

a. a.
Signature on behalf of LGRCEU

20/12/2023
Date

ANDREW GERARD JOHNSON
Name of authorised person

GENERAL SECRETARY
Position of authorised person

Unit 209/396 SCARBOROUGH BEACH RD. OSBORNE PARK
Address and ABN. ABN 29335501982 WA 6017

Signature of witness

20/12/23
Date

Dean Stephens
Name of witness

U209/396 Scarborough Beach Rd Osborne Park
Address of witness

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SCHEDULE ONE - WAGES

Year 1 Wages

5% Increase	Minimum	Maximum
Level 1	$52,560	$57,209
Level2	$58,372	$62,991
Level3	$64,146	$68,510
Level4	$69,602	$76,525
Levels	$76,257	$85.159
Level6	$86,884	$93,100
Level?	$94,653	$100,953

Year 2Wages

3.5% Increase	Minimum	Maximum
Level 1	$54,399	$59,212
Level2	$60,415	$65,195
Level3	$66,391	$70,908
Level4	$72,038	$79,204
Levels	$78,925	$88,139
Level6	$89,925	$96,358
Level?	$97,966	$104,487

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Year 3 Wages

3.5% Increase	Minimum	Maximum
Level 1	$56,303	$61,284
Level2	$62,529	$67,477
Level3	$68,714	$73,390
Level4	$74,559	$81,976
Level5	$81,688	$91,224
Level6	$93,073	$99,731
Level?	$101,395	$108,144

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SCHEDULE TWO-CLASSIFICATION STRUCTURE

This classification structure, consists of skill-based classifications defined according to the following skill descriptors. Various positions may also require Employees to hold and maintain appropriate licences, certificates and/or tickets for the operation of machinery, plant and/or tools.

LEVEL 1

Level 1 covers entry level for operational Employees with minimal experience and qualifications.

1. **Authority and accountability:** Completion of generic and basic tasks involving the utilisation of basic skills under established practices and procedures. Individual or team work is closely monitored under direct supervision.

2. **Judgment and problem solving:** Judgment is minimal and work activities include routine and clearly defined work which is co-ordinated by other Employees. The tasks to be performed may involve the use of a basic range of tools, techniques and methods within a limited range of work.

3. **Specialist knowledge and skills:** Job specific knowledge and skill are obtained through on-the-job training and workplace-based induction training.

4. **Management skills:** Not required at this level.

5. **Interpersonal skills:** Limited to basic communications with other staff and possibly with the public.

6. **Qualifications and experience:** An Employee in this level will have commenced on-the-job training, which may include an induction course.

LEVEL 2

Level 2 covers operational Employees undertaking duties and responsibilities in excess of Level 1 with relevant local government industry or equivalent experience.

1. **Authority and accountability:** Completion of basic tasks involving the utilisation of a range of basic skills under established practices and procedures. Work is monitored under supervision either individually or in a team environment.

2. **Judgment and problem solving:** Judgment is limited to the tasks to be performed and may involve the use of a limited range of tools,

techniques and methods within a specified range of work. An Employee may resolve minor problems that relate to immediate work tasks.

3. **Specialist knowledge and skills:** Obtained through on-the-job training and workplace induction training. May include off-the-job training through accredited short courses.

4. **Management skills:** Not required at this level.

5. **Interpersonal skills:** Limited to basic communications with other staff and possibly with the public.

6. **Qualifications and experience:** Completion of Year 10 and/or an appropriate labour market program or similar work/skills.

LEVEL 3

Level 3 covers operational Employees undertaking duties and responsibilities in excess of Level 2 and entry level administrative Employees.

1. **Authority and accountability:** Responsible for completion of regularly occurring tasks with general guidance on a daily basis. May supervise work or provide on-the-job training, based on their skills and/or experience, to Employees of the same or lower levels.

2. **Judgment and problem solving:** Personal judgment is required to follow predetermined procedures where a choice between more than two options is present. Work performed falls within general guidelines but with scope to exercise discretion in the application of established practices and procedures.

3. **Specialist knowledge and skills:** Application of developed skills acquired through on-the-job training or accredited external training over a number of months. Positions may require demonstrated competence in administrative areas.

4. **Management skills:** Not required at this level.

5. **Interpersonal skills:** Employees at this level require communication skills to enable them to effectively communicate with clients, other Employees and members of the public and in the resolution of minor matters.

6. **Qualifications and experience:** Qualifications or relevant experience in accordance with the requirements of work in this level, which may be acquired through a Certificate II or a non-trades Certificate III, however described.

LEVEL4

Level 4 covers operational and administrative Employees undertaking duties and responsibilities in excess of Level 3 and is the entry level for technical and trades Employees.

1. **Authority and accountability:** Work performed is within general guidelines. May supervise work or provide on-the-job training, based on their skills and/or experience, to Employees of the same or lower levels. Responsible for leading Employees in operational duties or the application of trades, administrative or technical skills.

2. **Judgment and problem solving:** The nature of the work is clearly defined with procedures well understood. Tasks performed may involve selection from a range of existing techniques, systems, equipment, methods or processes. Guidance is available from more senior staff.

3. **Specialist knowledge and skills:** Requires demonstrated competence in a number of key skill areas related to major elements of the job. Proficiency in the application of standardised procedures and practices. May also include the operation of tools, plant, machinery and/or equipment, in accordance with the requirements of the position. Performance of trades and non-trade tasks incidental to the work.

4. **Management skills:** Provide Employees with on-the-job training, guidance and basic knowledge of workplace policies and procedures. Employees may lead small groups of Employees at the 'work face'.

5. **Interpersonal skills:** Employees at this level require effective communication skills to enable them to communicate with clients, other Employees and members of the public and in the resolution of routine and usual matters.

6. **Qualifications and experience:** Qualifications or relevant experience in accordance with the requirements of work in this level which may be acquired through:

    - a trade certificate or equivalent;
    - completion of accredited/industry-based training courses equivalent to a Certificate IV (non-trade); and/or
    - knowledge and skills gained through on-the-job training.

LEVEL 5

Level 5 covers technical, administrative and trades Employees undertaking duties and responsibilities in excess of Level 4.

1. **Authority and accountability:** The exercise of discretion within standard practices and processes and may involve the exercise of high precision occupational skills using various specialised techniques, systems, equipment, methods or processes. Positions provide local decisions, direction, leadership and on-the-job training to supervised Employees or groups of Employees.

2. **Judgment and problem solving:** Skills to solve problems which require assessment of a range of options having elements of complexity in reaching decisions and making recommendations. For supervisors, the work processes often requires the quantification of the amount of resources needed to meet those objectives. Assistance may be readily available from other staff in the work area in solving problems.

3. **Specialist knowledge and skills:** Specialist knowledge in a number of advanced skill areas relating to the more complex elements of post-trades or specialist disciplines either through formal training programs or on-the-job training.

4. **Management skills:** May require skills in co-ordinating a team of Employees, to motivate and monitor performance against work outcomes. Positions may lead large groups of Employees at the 'work face'.

5. **Interpersonal skills:** Persuasive communication skills are required to participate in specialised discussions to resolve issues, including explaining policy to the public and/or others and reconciling different points of view.

6. **Qualifications and experience:** Positions require thorough working knowledge and experience of all work procedures for the application of technical, trades or administrative skills, based upon suitable certificate or post-certificate level qualifications which may include:

    - post-trade certificate and/or other post-secondary qualification below diploma or degree; or
    - extensive knowledge and skill gained through on-the-job training in accordance with the requirements of the work in this level.

LEVEL 6

Level 6 covers administrative, technical or trades Employees undertaking duties and responsibilities in excess of Level 5.

1. **Authority and accountability:** May be responsible for providing a specialised/technical service and for completing work with elements of

complexity. May make internal and external recommendations which represent the employer to the public and/or other organisations. Employees are accountable for the quality, effectiveness, cost and timeliness of the programs, projects or work plans under their control and for safety and security of the assets being managed.

2. **Judgment and problem solving:** Judgment and problem solving skills are required where there is a lack of definition requiring analysis of a number of options. Typical judgments may require variation of work priorities and approaches; some creativity and originality may be required. Guidance and counsel may be available within the time available to make a choice.

3. **Specialist knowledge and skills:** Employees have advanced knowledge and skills in a number of areas where analysis of complex options is involved.

4. **Management skills:** May provide higher level supervision of groups of operational, administrative, trades or technical Employees. Employees supervised may be in a number of different work areas, requiring motivation, monitoring, managing and co-ordination to achieve specific outputs. Positions may require an understanding and implementation of relevant employment policies and practices.

5. **Interpersonal skills:** Skills to communicate with Employees in lower levels and the public. Employees in this level are expected to write detailed and non-standard reports and correspondences in their field of expertise.

6. **Qualifications and experience:** Positions require working knowledge and experience of all work procedures for the application of technical, trades or administrative skills in the most complex areas of the job and suitable qualifications, which may include:

   (a) diploma or advanced diploma; or

   (b) appropriate in-house training or equivalent.

LEVEL 7

Level 7 covers specialist technical Employees undertaking duties in excess of Level 6 and is the entry level for graduate professional Employees.

1. **Authority and accountability:** Provides professional and/or specialist technical services to complete assignments or projects in consultation with other Employees. May work with a team of Employees requiring

the review and approval of more complex elements of the work.

2. **Judgment and problem solving:** Problems require assessment of a range of options having elements of complexity in reaching decisions and making recommendations. Precedent is available from the employer's internal sources, and assistance is usually available from other professional and/or specialist technical Employees in the work area.

3. **Specialist knowledge and skills:** Positions require considerable knowledge and a level of skill in a specific area to resolve issues having elements of complexity which may not be clearly defined.

4. **Management skills:** Technical and administrative Employees at this level may manage minor projects involving Employees in lower levels and other resources. Graduate professional Employees at this level are not expected to perform such management functions.

5. **Interpersonal skills:** Persuasive skills are required to participate in technical discussions to resolve problems, explain policy and reconcile viewpoints. Employees may write reports in the field of their expertise and/or prepare external correspondence.

6. **Qualifications and experience:** Skills and knowledge needed are beyond those normally acquired through the completion of secondary education alone and normally acquired through completion of a degree with little or no relevant work experience, or a diploma with considerable work experience.

2024 WAIRC 00122

CITY OF NEDLANDS INSIDE WORKERS INDUSTRIAL AGREEMENT 2023

WESTERN AUSTRALIAN INDUSTRIAL RELATIONS COMMISSION

PARTIES	CITY OF NEDLANDS **APPLICANT** **-v-** THE WESTERN AUSTRALIAN MUNICIPAL, ADMINISTRATIVE, CLERICAL AND SERVICES UNION OF EMPLOYEES **RESPONDENT**
CORAM	SENIOR COMMISSIONER R COSENTINO
DATE	FRIDAY, 22 MARCH 2024
FILE NO/S	AG 8 OF 2024
CITATION NO.	2024 WAIRC 00122

Result	Agreement registered
Representation	(on the papers)
Applicant	City of Nedlands
Respondent	The Western Australian Municipal, Administrative, Clerical and Services Union of Employees

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Order

WHEREAS this is an application pursuant to s 41 of the *Industrial Relations* ***Act*** *1979* (WA) to register an industrial agreement;

AND WHEREAS I, the undersigned, am satisfied that the agreement meets the requirements of the Act for registration and that it should be registered;

AND WHEREAS the parties consent to this application for registration of the industrial agreement being determined on the papers;

NOW THEREFORE, the Commission, pursuant to the powers conferred under the Act, hereby orders –

THAT the agreement made between the parties filed in the Registry of the Commission on 8 March 2024 entitled *City of Nedlands Inside Workers Industrial Agreement 2023* as amended and attached hereto be registered as an industrial agreement with effect from the date of this order which is in substitution for the *City of Nedlands Enterprise Agreement 2017* which by operation of s 41(8) of the Act is hereby cancelled.

L.S. (Sgd.) R. COSENTINO

SENIOR COMMISSIONER R COSENTINO

City of Nedlands

City of Nedlands
Inside Workforce Industrial Agreement 2023

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1. TITLE

This Agreement replaces the City of Nedlands Enterprise Agreement 2017 and shall be known as the City of Nedlands Inside Workforce Industrial Agreement 2023 (Agreement).

2. PARTIES BOUND AND DATE OF OPERATION

2.1 The parties covered by this Agreement shall be:

2.1.1 The City of Nedlands, (ABN 92 614 728 214)(**Employer**); and

2.1.2 The Western Australian Municipal, Administrative, Clerical and Services Union of Employees (**WASU**).

2.1.3 This Agreement shall apply to approximately 158 employees employed by the City of Nedlands and who are not Civil Works Operators, Parks and Reserves Operators and do not have the title CEO, Director or Manager.

2.2 This Agreement will operate on the date that it is registered by the WA Industrial Relations Commission. The nominal expiry date of this Agreement will be three years after the operative date of the Agreement.

2.3 If any provision of this Agreement is declared or determined to be illegal or invalid by final determination of any court or tribunal of competent jurisdiction, the validity of the remaining parts, terms or provisions of this Agreement shall not be affected, and the illegal or invalid part, term or provision shall be deemed not to be part of this Agreement.

3 OPERATION OF AGREEMENT

3.1 This Agreement is to be read in conjunction with the MCE Act or its successor. The MCE Act specifies minimum entitlements for employees.

3.2 Where there is an inconsistency between the Agreement and the MCE Act, and the MCE Act provides a greater benefit, the MCE Act provisions will apply to the extent of the inconsistency.

3.3 This Agreement excludes the Municipal Employees' (Western Australia) Award 2021, the Local Government Officers' (Western Australia) Award 2021 and any other award made under the Industrial Relations Act 1979 (WA) (Award) that otherwise extends to and binds the Employees and Employer to whom this Agreement applies.

3.4 Other than statutory entitlements (for those contained in the MCE Act, this Agreement is intended to set out all of the Employees' terms and conditions of employment.

3.5 To the extent that an Award provides for an entitlement that is different to or not otherwise referred to in this Agreement (including where the Agreement is silent on a matter provided for in an Award), any such Award entitlement will be inconsistent with this Agreement and this Agreement shall prevail.

4. OBJECTIVES OF AGREEMENT

4.1 The parties covered by this Agreement are committed to ensuring that the City of Nedlands is an effective and efficient deliverer of services. Accordingly, the following objectives will be pursued:

- Improving the organisation's customer focus;
- Increasing the productivity, efficiency and effectiveness of the organisation;
- Ensuring that the Employees of the organisation receive local government market competitive salary and conditions; and
- Achieving the City's Strategic and Corporate Plans.

5. EMPLOYMENT CATEGORIES

5.1 Full-Time Employee

5.1.1 A full-time Employee shall work an average of 38 hours per week in accordance with Clause 9- Hours of Work.

5.2 Part-Time Employee

5.2.1 A part-time Employee shall work an average of less than 38 hours in any week. A part-time employee may agree to work up to an average of 38 ordinary hours per week at the ordinary hourly rate of pay provided the agreement is entered into without duress, in writing and stipulates that hours are to be paid at the ordinary hourly rate of pay.

5.2.2 A part-time Employee shall be entitled to a pro-rata calculation of all entitlements of a full-time Employee.

5.2.3 A part-time Employee's hours of work may be varied by mutual consent between the Employer and the Employee.

5.2.4 The Employer may vary an Employee's hours of work without consent, in accordance with clause 27, by providing the following notice in writing:

The Employee's period of continuous service with the Employer	Notice Period
Up to one year	One week
More than one year and up to three years	Two weeks
More than three years and not more than five years	Three weeks
More than five years	Four weeks

5.3 Casual Employee

5.3.1 A casual employee shall mean an employee who is engaged and paid as such.

5.3.2 A casual employee may be engaged for an indefinite period where mutually agreed between the employee and employer, if the employee when eligible does not seek to have their casual employment status converted.

5.3.3 A casual Employee shall be paid a 25% loading on the Employee's ordinary hourly rate of pay.

5.3.4 With the exception of Long Service Leave, the casual loading is paid as compensation for the non-payment of paid leave and severance pay provided for by this Agreement.

5.3.5 A casual Employee can be terminated by either party by providing one hour's notice, or by payment in lieu of notice.

5.3.6 Any penalty rates, including overtime and public holiday penalties, are calculated on the ordinary hourly rate of pay, exclusive of casual loading.

5.4 Casual conversion

5.4.1 Where there is an expectation of ongoing work for a casual and the casual has been employed regularly and systematically for at least 12 months, they are entitled to request casual conversion:

- Where a long service casual employee who has in the previous 12 months worked a pattern of hours on an ongoing basis which, without significant adjustment, the employee could continue to perform as a full-time or part-time employee;

- Where a regular casual employee who has worked the equivalent of full-time hours over the preceding period of 12 months' casual employment may request to have their employment converted to full-time employment;

- Where a regular casual employee who has worked less than equivalent full-time hours over the preceding period of 12 months' casual employment may request to have their employment converted to part-time employment consistent with the pattern of hours previously worked.

5.4.2 Any request for casual conversion must be in writing and provided to the City.

5.4.3 Where a regular casual employee seeks to convert to full-time or part-time employment, the City may agree to or refuse the request, but the request may only be refused on reasonable grounds and after there has been consultation with the employee.

5.4.4 Reasonable grounds for the refusal include that:

- It would require a significant adjustment to the casual employee's hours of work in order for the employee to be engaged as a full-time or part-time employee in accordance with the provisions of this Agreement;
- It is known or reasonably foreseeable that the regular casual employee's position will cease to exist within the next 12 months;
- It is known or reasonably foreseeable that the hours of work with the regular casual employee is required to perform will be significantly reduced in the next 12 months;
- It is known or reasonably foreseeable that there will be a significant change in the days and/or times at which the employee's hours of work are required to be performed in the next 12 months which cannot be accommodated within the days and/or hours during which the employee is available to work.

5.5 Fixed-Term Employee

5.5.1 A fixed term Employee shall be employed for a specific period of time, or project indicated at the time of appointment.

5.5.2 A fixed-term Employee shall be advised of the period of employment, hours of work, salary and classification in writing prior to the commencement of employment.

5.5.3 A temporary employee may be engaged for an unrestricted period for longer than 12 months for specific business needs.

6. PROBATION PERIOD

6.1 Subject to a contract of employment providing otherwise, new Employees, except casual Employees, shall be required to serve a probationary period of.(3) months with the City reserving the right to extend the probation period up to six (6) months.

6.2 At the conclusion of the probationary period, and whenever necessary prior to that time, the performance of the Employee shall be assessed by the Employer.

6.3 The Employee shall be notified in writing of the successful completion of the probationary period.

6.4 The Employer may, at its discretion, extend the probationary period for a term of not more than three months. The employee will be informed in writing where a probationary period has been extended and have regular performance assessments until a probation period outcome is determined.

6.5 Should the Employee be unsuccessful in completing the probationary period, the Employer will terminate the employment of the Employee in accordance with Clause 7.4.

7. TERMINATION OF EMPLOYMENT

7.1 Employment can be terminated on any day by either party giving the other party the required notice or payment in lieu of notice. The period of notice required is based on the period of continuous employment as follows:

The Employee's period of continuous service with the Employer	Notice Period
During probationary period	One week
After probationary period and up to three years	Two weeks
More than three years and not more than five years	Three weeks
More than five years	Four weeks

7.2 The period of notice required to be given by the Employer is increased by one week if the Employee is over 45 years of age and has completed at least two years of continuous service with the Employer.

7.3 A casual Employee's employment can be terminated by either party providing one hour's notice to the other party, or by payment in lieu of notice.

7.4 A probationary Employee's employment can be terminated by either party providing one week's notice to the other party, or by payment in lieu of notice.

7.5 The amount of payment in lieu of notice shall equal the total amount the Employee would have been paid if the Employee's employment had continued until the end of the required period of notice.

7.6 At the end of the period of employment, however occurring, the Employee shall immediately return to the Employer all property belonging to the Employer, which is in the Employee's possession or custody, including (but not limited to) vehicle, keys, name badges, mobile phones or PDA's, documents and business cards.

7.7 Nothing in this Agreement affects the Employer's right to dismiss an Employee without notice for serious misconduct which justifies instant dismissal, in which case the Employee shall only be entitled to be paid for time worked and outstanding entitlements up to the time of dismissal.

8. REDUNDANCY

8.1 Redundancy occurs where the Employer has made a definite decision that the Employer no longer wishes the job an Employee has been performing done by anyone and that decision leads to the termination of employment of the Employee, except where this is due to the ordinary and customary turnover of labour.

8.2 Where an Employee is transferred to lower paid duties by reason of redundancy the same period of notice must be given as the Employee would have been entitled to if the employment had been terminated. The Employee may opt to receive payment in lieu of notice equal to the difference between the former ordinary rate of pay and the new ordinary rate of pay for the number of weeks' notice still owing.

8.3 An Employee, whose employment is terminated by reason of redundancy, is entitled to the following amount of severance pay in respect of a period of continuous service:

Period of continuous service	Redundancy Pay
Less than 1 year	Nil
More than 1 year and less than 2 years	4 week's pay
More than 2 years and less than 3 years	6 week's pay
More than 3 years and less than 4 years	7 week's pay
More than 4 years and less than 5 years	8 week's pay
More than 5 years and less than 6 years	10 week's pay
More than 6 years and less than 7 years	11 week's pay
More than 7 years and less than 8 years	13 week's pay
More than 8 years and less than 9 years	14 week's pay
More than 9 years and less than 10 years	16 week's pay
More than 10 years	18 week's pay plus 2 weeks for each year in excess of 10 years up to a maximum of 52 weeks.

8.4 An Employee is not entitled to any redundancy payment if the Employee refuses other acceptable employment with the Employer or with another prospective employer where continuity of business exists.

8.5 This clause does not apply to casual or fixed-term Employees.

8.6 Employees who are terminated for serious misconduct justifying summary dismissal are not entitled to severance pay.

9. HOURS OF WORK

9.1 Employees' ordinary hours of work shall be 1976 hours per annum, averaging 38 hours per week, or 7.6 hours per day.

9.2 Employees' ordinary hours of work shall be arranged by the Employer to meet the operational requirements of the Employer. Rosters can be altered with the giving of reasonable notice by the Employer to the Employee.

9.3 Except as otherwise provided, the ordinary hours of work can be worked from Monday to Friday, inclusive, and can be worked between 6.00 am and 7.00 pm.

9.4 The ordinary hours of work for Ranger Services, Community Development and Library Services Employees can be worked from Monday to Sunday, inclusive, and between 6.00 am and 9.00 pm, according to a roster as determined by the Employer.

9.5 Except as otherwise provided, the ordinary hours of work shall not exceed 10 hours in any one day.

9.6 Library Services Employees' ordinary hours of work shall not exceed 10.25 hours in any one day.

9.7 Full-time Library Customer Service Officers' ordinary hours of work shall include:

9.7.1 One consecutive Saturday and Sunday in each four week roster period; and

9.7.2 One rostered day off each week between Monday and Friday.

9.8 The Employer will endeavour to avoid any instances of split-shifts when constructing rosters.

9.9 Employees are entitled to an unpaid meal break of 30 minutes if the Employee is rostered to work at five hours or more in a shift. The meal break shall be taken at a mutually agreed time, taking into consideration the operational requirements of the Employer and appropriate safety and health standards.

9.10 The Employer may vary an Employee's start, finish and/or meal breaks following consultation with that Employee, provided such change is reasonable, and having regard for:

- the operational requirements of the Employer;
- the personal circumstances of the Employee;
- the observance of appropriate safety and health standards; and
- the period of notice given to the Employee.

9.11 The Employer agrees that an Employee can make a request for flexibility in their working hours based on their individual short-term or occasional needs. The Employee's supervisor will be responsible for assessing whether the request of the Employee should be granted.

10. PENALTY RATES FOR ORDINARY HOURS OF WORK

10.1 Where an employee works hours which would entitle them to payment of more than one of the penalties payable in accordance with shift work, overtime, public holidays, on-call or call-out provisions of this Agreement, only the highest of such penalty will be payable on the base rate.

10.2 Library Services Employees

10.2.1 Library Services Employees who are regularly rostered to work ordinary hours of work after 6.00pm and/or weekends shall be paid a 10% penalty on their annual salary.

10.2.2 Library Services Employees shall be paid at a rate of double the Employees' ordinary rate of pay for all time worked after 12.00 noon on a Saturday and all time worked on a Sunday.

10.3 Ranger Services Employees

10.3.1 Ranger Services Employees who perform work on weekends are to be paid time and a half of the ordinary rate for the first two hours of overtime and double time thereafter.

10.3.2 Ranger Services Employees who are included on the on-call roster will be paid the on-call allowance as specified in sub-clause 10.3.3.

10.3.3 Ranger Services Employees' on-call allowance shall be paid as an annualised loading on their annual salary.

10.3.4 If the on-call roster is changed, Ranger Services Employees' annualised on-call allowance will be adjusted accordingly.

11. OVERTIME

11.1 Employees may be required to work overtime when reasonably required by the City.

11.2 Employees will only be entitled to payment for overtime or time off in lieu of overtime where that overtime has been requested or directed by the City which can be demonstrated in writing through approval by the Employee's Manager.

11.3 Subject to this clause, overtime shall be deemed to occur when an Employee's hours worked have exceeded 76 hours per fortnight or 10 hours in any one day.

11.4 The Employee shall receive the Employee's ordinary rate of pay at time and a half for the first two hours of overtime and double time thereafter, over a single pay period. In computing overtime, each day's work stands alone.

11.5 An Employee called out to work overtime after leaving work and without receiving prior notice of the requirement to work overtime before finishing work shall be paid a minimum of three hours at overtime rates. The time taken to travel to and from wherever the call out occurs shall be included in the overtime hours.

11.6 If directed to work overtime by the Employer, the Employee should where reasonably practicable receive a ten-hour break without loss of pay after completing the overtime and commencing the next ordinary shift.

11.7 By agreement, the Employee may take overtime as time off in lieu of payment (TOIL). The accrual of overtime as time off in lieu will be at the ordinary time rate.

11.8 An Employee may not accrue more than 2 days of TOIL in any one calendar month. An Employee must use all accrued TOIL before the end of the next calendar month after accrual.

11.9 Accrued TOIL will be used before use of Annual Leave and prior to notice-period on resignation.

11.10 An Employee shall not unreasonably refuse to work additional hours, if required. Consultation between Employer and Employee shall occur having regard to:

- any risk to the Employee's health and safety;
- the Employee's personal circumstances, including family responsibilities;
- the needs of the workplace;

- the notice (if any) given by the Employer for the required overtime, and by the Employee of their intention to refuse it; and
- any other relevant matter.

12. PUBLIC HOLIDAYS

12.1 The Employer will observe the following days as **public holidays:**

- New Year's Day (1 January);
- Australia Day (26 January);
- Labour Day;
- Good Friday;
- Easter Sunday
- Easter Monday;
- Anzac Day (25 April);
- Western Australia Day;
- Sovereign's Birthday;
- Christmas Day (25 December); and
- Boxing Day (26 December).

12.2 When New Years' Day, Australia Day, Anzac Day, Christmas Day or Boxing Day falls on a Saturday or Sunday, the holiday shall be observed on the next Monday. When Boxing Day falls on a Sunday or Monday, the holiday shall be observed on the next Tuesday. Where a public holiday is substituted, the Employee may be required to work on the day specified in this sub-clause.

12.3 The Employer may require an Employee to work on public holidays which fall on their rostered days.

12.4 Where an employee is required to work on the observed public holiday, they will be paid 250% of the ordinary hourly rate for the actual hours worked.

12.5 An employee who works on an observed public holiday will be paid the penalty rate for working on the observed public holiday.

13. SALARY

13.1 All Employees covered by this Agreement shall be classified and remunerated according to the level structure detailed in Schedule One of this Agreement.

13.2 The Employer's 'Classification Structure' described in this clause has been developed utilising the Mercer CEO Job Evaluation system detailed in Schedule Two.

13.3 The Classification Structure consists of six (6) levels. Each level represents a defined pay and job value range into which a position is allocated.

13.4 Position roles shall be assessed against levels of:

- Expertise, or 'required inputs', defined in terms of the skills, knowledge and experience required to perform the duties of the position;
- Judgement, or 'processing components of the position', defined in terms of the complexity of tasks, and the requirements for solving problems; and
- Accountability, or 'outputs of the position', defined in terms of the impact, influence and independence of the position.

13.5 Positions are level based on the job value using the Mercer CEO Job Evaluation system described in Schedule Two.

13.6 Effective first pay period after 1 July 2023, Employees will be paid an annual salary within the applicable level of the Salary Structure, as follows and as per Schedule 1 - Salaries:

13.7 For the life of this Agreement, the salary structure will be reviewed annually as follows:

- Year 1 Effective first pay period after 1 July 2023, Employees will be paid a 5.0% salary increase to existing 2022/2023 salaries;
- Year 2 Effective first pay period after 1 July 2024, Employees will be paid a 3.5% salary increase, or, Perth CPI end March Quarter 2024, whichever is greater;
- Year 3 Effective first pay period after 1 July 2025, Employees will be paid 3.5% salary increase, or, Perth CPI end March Quarter 2025, whichever is greater.

13.8 In addition to the annual salary structure review defined in Schedule One, the Employer will conduct annual individual Employee performance reviews. At the discretion of the Employer, an Employee's salary may be adjusted within the applicable level of the Salary Structure.

13.9 Employees shall be paid fortnightly, by electronic funds transfer into a bank, building society or credit union account nominated by the Employee.

13.10 Fortnightly pay periods shall commence at 00:00 on a Monday and close fourteen days later at 23:59 on Sunday.

14. REVIEW OF REMUNERATION & CLASSIFICATION SYSTEM

14.1 The City as Employer commits to a review of the remuneration and classification system for currency during the term of this Agreement. This is in recognition of systems requiring review from time to time.

14.2 The review will be funded in the 2024/2025 financial year budget and will entail a comprehensive review of the application and effectiveness of existing classification and remuneration methodologies.

14.3 The City reserves the right to engage a consultancy to assist with the classification and remuneration system review.

15. ALLOWANCES

15.1 Meal Allowance

15.1.1 If the Employer requires an Employee to work more than two hours of overtime and more than 7.6 continuous hours in any one day, excluding unpaid meal breaks, the Employee shall be paid a meal allowance of $15.94. If the Employer requires the Employee to continue working for a further four hours of continuous overtime work, the Employee shall be paid an additional meal allowance of $16.91

15.1.2 A meal allowance is not payable if the Employee has been notified 24 hours in advance of the requirement to work overtime or where a meal is provided by the Employer.

15.2 On-call Allowance

15.2.1 An Employee required by the Employer to be available for duty outside the Employee's ordinary hours of work shall be on-call. An Employee on-call must be able to be contacted and immediately respond to a request to attend work.

15.2.2 If an on-call Employee is 'called-out' to work, the Employee shall be paid the appropriate overtime rates of pay, in accordance with clause 11.

15.3 Call-Out

15.3.1 An Employee who is on-call who is called back to work after having left for the day, called in earlier than the normal start time, or called into work on a weekend shall be deemed to be on a 'call-out'.

15.3.2 An Employee on a 'call-out' shall be paid overtime rates. The period of paid time will include travel time to and from wherever the 'call-out' occurs and will be for a minimum of three hours.

15.3.3 The City will ensure that an Employee 'called-out' for work will have a minimum of ten (10) hours away from work before starting the Employee's next period of ordinary hours, without penalty.

16. SUPERANNUATION

16.1 The Employer will make superannuation contributions in accordance with s. 48B of the IR Act.

16.2 The Employer will make additional superannuation contributions up to a maximum of 2% in addition to the compulsory superannuation contributions in accordance with clause 16.3.

16.3 Additional superannuation contributions made by the Employer in excess of the amount prescribed by the Superannuation Guarantee Administration Act 1992 and the Superannuation Guarantee Charge Act 1992 will be contingent upon the Employee making the following additional contributions:

Employee contribution	City contribution
1.0%	1.0%
2.0%	2.0%
5.0%	2.0%

The Employee may elect to make superannuation contributions in addition to Superannuation Guarantee (Administration) Act 1992 contributions. The additional contributions may be 1.0%; 2.0%; 3.0%; 4.0%; 5% or more.

Where the Employee contributes an additional 1.0%, the Employer will contribute an additional 1.0%.

Where the Employee contributes 2.0% or more, the Employer will contribute an additional 2.0%: in which case the additional contribution by the Employer is capped at 2.0%.

17. MIXED FUNCTIONS AND HIGHER DUTIES

17.1 The Employer may direct an Employee to carry out any duties that are reasonably within the limits of the Employee's skill, competence and/or training. Such direction may include the use of equipment as may be required, provided that the Employee has been properly trained in the use of such equipment.

17.2 An Employee directed or appointed to relieve in a higher-level position for more than five days shall be paid at a level commensurate with the skills and experience required and the duties performed. Higher duties shall also be paid when the relieving Employee is absent on leave or on a public holiday.

18. ANNUAL LEAVE

18.1 For each year of service with the Employer, an Employee is entitled to 5 weeks of paid annual leave.

18.2 Annual leave does not accrue during any period of unpaid leave or unpaid absences.

18.3 Annual leave is paid at the Employee's ordinary rate of pay. No annual leave loading is paid.

18.4 Upon termination, an Employee will be paid any applicable accrued leave credited to the Employee.

18.5 The Employer may request an Employee to take accrued annual leave where all or part of the business is shut down, or when an Employee has accumulated eight weeks of annual leave.

18.6 The Employer shall ensure the operational requirements of the workplace are met and that a sufficient number of Employees are always available for work before approving an Employee's annual leave.

18.7 By written agreement between the Employer and the Employee, an Employee may elect to cash out up to 76 hours of credited untaken annual leave (pro-rata) within any given twelve-month period, taking into account appropriate safety and health standards.

19. PERSONAL LEAVE

19.1 Paid personal leave (sick and carer's leave) is available for an Employee when they are absent:

- Due to personal illness or injury (sick leave); or

- For the purposes of providing care and support for an employee's family or household member because of a personal illness, injury or unexpected emergency and requires the Employee's care and support (carer's leave).

19.2 To be eligible to paid sick or carer's leave, the employee must provide evidence of their personal illness or injury or the illness, injury or unexpected emergency affecting the member of their family or household for whom they took the leave. The evidence required is such that it would satisfy a reasonable person and will include:

- The allowance of 5 single days in a 12-month period without a medical certificate
- The allowance of 3 days as a block without a medical certificate in a 12-month period

19.3 When an employee has used their entitlement to paid carer's leave, there is a further entitlement to unpaid carer's leave of two days for each permissible occasion an employee requires time off to provide care and support to a member of the employee's family or household because of an illness or injury or the member, or an unexpected emergency affecting the member. Unpaid carer's leave is also available to casual employees.

19.4 Personal Leave equates to 10 days per annum for a full-time employee and will be pro-rata for part-time employees.

19.5 Personal leave does not accrue during any period of unpaid leave or unpaid absences.

19.6 Personal leave is paid at the Employee's ordinary rate of pay.

19.7 When taking personal leave, the Employee must, if required by the Employer, provide reasonable evidence where the Employee was unable to work for four (4) or more consecutive working days or if the Employee has taken more than five (5) individual days personal leave in a calendar year.

19.8 This clause will be applied in accordance with the MCE Act.

20. PAID FAMILY AND DOMESTIC VIOLENCE LEAVE

20.1 All employees will be entitled to 10 days per annum (non-cumulative) Paid Family & Domestic Violence Leave. Part time employees shall have access to pro-rata leave.

20.2 Family & Domestic Violence Leave is a stand-alone leave entitlement.

20.3 The full entitlement of 10 days is available immediately on application and resets the following anniversary year.

20.4 Family and domestic violence means violent, threatening or other abusive behaviour by certain individuals known to an employee that both:

- Seeks to coerce or control the employee
- Causes them harm or fear

20.5 To access Paid Family and Domestic Violence Leave, the individual known to the employee could be:

- An employee's close relative
- A member of an employee's household
- A current or former intimate partner of the employee

20.6 Employees must be experiencing family and domestic violence to be eligible to take paid family and domestic violence leave.

20.7 The leave is to enable the employee experiencing family and domestic violence to:

- Access appropriate legal, medical, family or other support
- Attend to family or court matters
- Deal with accommodation issues

20.8 The information will be treated confidentially and sensitively and will be restricted to the Employee's management and the HR Department.

20.9 1800 RESPECT is the national domestic, family and sexual violence counselling, information and support service. This service can provide confidential information about what it means to be experiencing domestic, family or sexual violence.

21. BEREAVEMENT LEAVE

21.1 Bereavement leave is available for an Employee when a member of the Employee's immediate family or a member of the Employee's household:

- contracts or develops a personal illness that poses a serious threat to their life;
- sustains a personal injury that poses a serious threat to their life; or
- dies.

21.2 For the purposes of this clause, an Employee's immediate family is as defined in the MCE Act.

21.3 An Employee is entitled to two days bereavement leave on any occasion described in sub-clause 21.1.

21.4 Bereavement leave is not accrued or accumulated and does not need to be taken consecutively.

21.5 Bereavement leave is paid at the Employee's ordinary rate of pay.

21.6 An Employee must, if required by the Employer, establish the need for Bereavement leave, by production of medical/death certificate or statutory declaration.

21.7 This clause will be applied in accordance with the MCE Act.

22. COMMUNITY SERVICE LEAVE

22.1 An Employee is entitled to community service leave for the purpose of attending court as a juror or witness or to engage as a volunteer in a declared emergency.

22.2 An Employee who is engaged in an eligible community service activity is entitled to leave without pay.

22.3 An Employee who is required to attend jury service will be paid their usual wages while attending jury duty. This includes all employer types of full-time, part time and casual where there was an expectation of work.

22.4 An Employee will also be paid any allowances that were due at the time.

22.5 This clause will be applied in accordance with the *Juries Act (WA)* and *Emergency Management Act 2005 (WA)*.

23. LONG SERVICE LEAVE

23.1 An Employee is entitled to long service leave as provided by the *Local Government (Long Service Leave) Regulations 1979* as amended or replaced.

24. TRADE UNION TRAINING LEAVE

24.1 In order to assist the resolution of disputes that may arise during the life of this Agreement, up to two (2) Union delegates shall be allowed leave with pay for up to five days per financial year to attend trade union training courses conducted by the Union, subject to the following conditions:

- Not less than four (4) weeks' notice is to be given to the employer of the date of commencement of the training course, including an agenda with the times at which the course is conducted.

- That the City of Nedlands (the City) is able to make adequate staffing arrangements during the period of the training

- Leave taken pursuant to this clause shall be counted as continuous service for all purposes of the Agreement and for the purposes of long service leave entitlements.

24.2 Leave granted pursuant to this clause shall be subject to the contents of the course being consistent with the objectives and interests of the City, who shall not unreasonably withhold their approval of leave pursuant to this clause.

24.3 The City will not pay for the cost of the training or reimburse expenses such as travel and accommodation.

25. PARENTAL LEAVE

25.1 Parental leave is an entitlement under the MCE Act and the Fair Work Act for eligible employees who are entitled to parental leave when a child is born or adopted.

25.2 Employees are entitled to 12 months of unpaid parental leave.

25.3 An Employee may apply to the Employer to extend a period of unpaid parental leave for a further period of up to 12 months immediately following the end of the available parental leave period in accordance with section 76 of the Fair Work Act 2009.

25.4 Parental leave can be taken when:

- an Employee gives birth;

- an Employee's spouse or defacto partner gives birth; or

- an Employee adopts a child under 16 years of age.

25.5 Entitlement to Parental Leave:

25.5.1 Full Time, Part Time and Regular Casual Employees are entitled to take parental leave if:

- they have worked for the Employer on a regular and systematic basis for at least 12 months before the date or expected date of birth if the Employee is pregnant or if the spouse or defacto partner of a person who is pregnant ;

- Before the date of the adoption; or
- When the leave starts (if the leave is taken after another person cares for the child or takes parental leave).

25.5.2 Employees are entitled to up to 12 months of unpaid parental leave. An Employee may also request up to an additional 12 months of unpaid leave.

25.5.3 Adoption leave is available to an Employee adopting a child.

25.6 Taking 12 months' Unpaid Parental Leave

25.6.1 In the case of a pregnant Employee, leave can start up to six weeks before the expected date of birth, or earlier if the Employer and Employee agree. If the Employee is not giving birth to the child, leave starts on the date of birth or placement of the child.

25.6.2 Leave may start at any time within 12 months after the birth or placement of the child if:

- the Employee has a spouse or de factor partner who is not an Employee; and
- the spouse or de factor partner does not have primary responsibility for the care of the child.

25.6.3 Parental and Adoption leave comprises a maximum of 52 weeks unpaid leave. An Employee may apply to the Employer to extend a period of unpaid parental leave for further period of up to 12 months immediately following the end of the available parental leave period in accordance with section 76 of the Fair Work Act 2009.

25.6.4 Paid leave, such as annual leave, may be taken at the same time as unpaid parental leave.

25.7 Having a second child or subsequent child, or adopting a second or subsequent child

25.7.1 Employees who have taken parental leave do not have to work for another 12 months before they can take another period of parental leave with the City.

25.8 Paid Parental Leave

25.8.1 Eligible employees will receive 12 weeks' paid leave from the City, paid at their normal hourly rate.

25.8.2 Paid parental leave may be taken as 24 weeks half pay.

25.8.3 Part-time employees will be paid parental leave pro-rata.

25.8.4 Eligible employees may be entitled to up to 20 weeks' paid leave under the Australia Government Paid Parental Leave Scheme. Employees should check the current Federal Government program which may change from time to time.

25.9 Paid Partner Leave

25.9.1 The City will pay 2 weeks' paid leave to employees who are non-primary carer partners (or 4 weeks' half pay) to be taken within 12 months after the birth or adoption of a child. This clause will apply to part-time employees on a pro-rata basis.

25.10 Returning from Parental Leave

25.10.1 An Employee returning from parental leave shall be entitled to the same position held by the Employee immediately before taking leave or if that position no longer exists, an available position for which the employee is qualified and suited nearest in status and pay to the pre-parental leave position.

25.10.2 An Employee on parental leave may request returning to work on a modified basis, including to work part-time or on different days, times or both.

25.11 This clause will be applied in accordance with the MCE Act and the Fair Work Act and its successor.

26. DEFERRED SALARY SCHEME

26.1 An Employee may apply to enter one of the Deferred Salary Schemes in accordance with the City of Nedlands Deferred Salary Schemes, as amended from time to time.

26.2 An Employee may not enter into both Deferred Salary Schemes at the same time.

26.3 The Deferred Salary Scheme does not apply to casual Employees.

27. CONSULTATION PROCEDURE

27.1 This clause applies if the Employer:

27.1.1 has made a definite decision to introduce a major change to production, program, organisation, structure or technology in relation to its enterprise that is likely to have a significant effect on the Employees; or

27.1.2 proposes to introduce a change to the regular roster or ordinary hours of work of Employees.

27.2 For a major change referred to in subclause 27.1.1:

27.2.1 the Employer must notify the relevant Employees of the decision to introduce the major change; and

27.2.2 subclauses 27.3 to 27.9 apply.

27.3 The relevant Employees may appoint a representative for the purposes of the procedures in this term if.

27.3.1 a relevant Employee appoints, or relevant Employees appoint, a representative for the purposes of consultation; and

27.3.2 the Employee or Employees advise the Employer of the identity of the representative, the Company must recognise the representative.

27.4 As soon as practicable after making its decision, the Employer must:

27.4.1 discuss with the relevant Employees:

27.4.1.1 the introduction of the change; and

27.4.1.2 the effect the change is likely to have on the Employees; and

27.4.1.3 measures the Employer is taking to avert or mitigate the adverse effect of the change on the Employees; and

27.4.2 for the purposes of the discussion—provide, in writing, to the relevant Employees:

- all relevant information about the change including the nature of the change proposed; and
- information about the expected effects of the change on the Employees; and
- any other matters likely to affect the Employees.

27.5 However, the Employer is not required to disclose confidential or commercially sensitive information to the relevant Employees.

27.6 The Employer must give prompt and genuine consideration to matters raised about the major change by the relevant Employees.

27.7 If a clause in this Agreement provides for a major change to production, program, organisation, structure or technology in relation to the enterprise of the Employer, the requirements set out in subclause 27.2.1 and subclauses 27.3 and 27.5 are taken not to apply.

27.8 In this clause 27, a major change is likely to have a significant effect on Employees if it results in:

- the termination of the employment of Employees; or
- a major change to the composition, operation or size of the Employer's workforce or to the skills required of Employees; or
- the elimination or diminution of job opportunities (including opportunities for promotion or tenure); or
- the alteration of hours of work; or
- the need to retrain Employees; or
- the need to relocate Employees to another workplace; or
- the restructuring of jobs.

27.9 For a change referred to in subclause 27.8 :

27.9.1 the Employer must notify the relevant Employees of the proposed change; and

27.9.2 subclauses 27.11 to 27.14 apply.

27.10 The relevant Employees may appoint a representative for the purposes of the procedures in this term, if:

- a relevant Employee appoints, or relevant Employees appoint, a representative for the purposes of consultation; and
- the Employee or Employees advise the Employer of the identity of the representative; the Employer must recognise the representative.

27.11 As soon as practicable after proposing to introduce the change, the Employer must:

27.11.1 discuss with the relevant Employees the introduction of the change; and

27.11.2 for the purposes of the discussion—provide to the relevant Employees:

- all relevant information about the change, including the nature of the change; and
- information about what the Employer reasonably believes will be the effects of the change on the Employees; and
- information about any other matters that the employer reasonably believes are likely to affect the Employees; and
- Invite the relevant Employees to give their views about the impact of the change (including any impact in relation to their family or caring responsibilities).

27.12 However, the Employer is not required to disclose confidential or commercially sensitive information to the relevant Employees.

27.13 The Employer must give prompt and genuine consideration to matters raised about the change by the relevant Employees.

27.14 In this Clause 27, relevant Employees means the Employees who may be affected by a change referred to in subclause 27.1.

28. RESOLUTION OF DISPUTES

28.1 This procedure is to be followed to resolve disputes about the meaning or application of any part of this Agreement. Parties will attempt to resolve the matter at the workplace level, in the first instance, and make reasonable attempts to resolve it by, including, but not limited to:

28.1.1 In the first instance by discussions between the Employee or Employees concerned and the relevant supervisor; and

28.1.2 if such discussions do not resolve the dispute, discussions between the Employee or Employees concerned and more senior levels of management (as appropriate); and

28.1.3 a party to the dispute may appoint another person, organisation or association to accompany or represent them in relation to the dispute; and

28.1.4 if the dispute is unable to be resolved at the workplace, and all agreed steps for resolving it have been taken, the dispute shall be referred to the WAIRC for resolution by mediation and/or arbitration; and

28.1.5 if either party refers the matter to mediation, both parties will participate in the mediation process in good faith; and

28.1.6 it is a term of this Agreement that while the dispute resolution procedure is being conducted, work shall continue as normal unless an Employee has a reasonable concern about an imminent risk to his or her safety or health; and

28.1.7 if a dispute as set out in 28.1.4 cannot be resolved by WAIRC using its conciliation powers, then WAIRC will be able to utilise arbitration powers on the application of either party.

28.2 For the avoidance of doubt, Clause 28 Resolution of Disputes shall also apply to any matter arising in respect to the MCE Act.

29. JOINT CONSULTATIVE COMMITTEE

29.1 A Joint Consultative Committee (JCC) between Management and Employees will be created with the purpose of:

- Facilitating effective communication between Employees and Management;
- Providing a forum for information sharing and consultation;
- Identifying and recommending workplace and work practice improvements;
- Playing a role in collaboration between Employees and Management.

29.2 The JCC will be aimed at improving communications between Employees and Management but at no time replaces Managements' decision-making authority or obligations.

29.3 This clause does not place an obligation on the Employer to enforce the creation of a committee should no Employees wish to join the JCC.

30. NO EXTRA CLAIMS

30.1 There will be no extra claims made by employees or unions, for changes in wages, conditions or other benefits unless otherwise specified in this Agreement, for the duration of this Agreement.

SCHEDULE ONE – SALARIES

Current Agreement			New Agreement - Year 1: 5%			Year 2: 3.5% (from July 2024)			Year 3: 3.5% (from July 2025)		
Level	Minimum Salary	Maximum Salary	Level	Minimum Salary	Maximum Salary	Level	Minimum Salary	Maximum Salary	Level	Minimum Salary	Maximum Salary
1	$48,175	$53,300	1	$50,584	$55,965	1	$52,354	$57,924	1	$54,187	$59,951
2	$57,195	$63,140	2	$60,055	$66,297	2	$62,157	$68,617	2	$64,332	$71,019
3	$66,215	$73,185	3	$69,526	$76,844	3	$71,959	$79,534	3	$74,478	$82,317
4	$75,338	$87,638	4	$79,105	$92,020	4	$81,874	$95,241	4	$84,739	$98,574
5	$87,843	$102,193	5	$92,235	$107,303	5	$95,463	$111,058	5	$98,805	$114,945
6	$102,500	$119,105	6	$107,625	$125,060	6	$111,392	$129,437	6	$115,291	$133,968

SCHEDULE TWO - MERCER CED JOB EVALUATION LEVEL PROFILES

LEVEL 1 PROFILE

Technical, operational and clerical roles requiring on the job training, possibly supported by short courses.

LEVEL 2 PROFILE

Operational trades and clerical roles with a requirement to understand and apply technology, work practices and workflow with limited instruction and guidance for most tasks.

LEVEL 3 PROFILE

Trade, administrative and base para-professional roles requiring formal qualifications and/or significant work experience.

LEVEL 4 PROFILE

Professional administrative, operational and technical positions, sometimes supervising small teams or functions.

LEVEL 5 PROFILE

Professional, advisory roles requiring formal qualifications and supervising teams and/or functions holding responsibility for outcomes.

LEVEL 6 PROFILE

Senior professional advisory roles combining tertiary qualifications with well-developed skills in a specific discipline, operating within a division or an internal customer service function.

SCHEDULE THREE - DEFINITIONS

Agreement shall mean the City of Nedlands Inside Workforce Industrial Agreement 2023.

CPI shall mean the March Consumer Price Index for Perth for the relevant financial year.

Continuous Service means service under an unbroken contract of employment and includes any period of leave or absence authorised by the employer or by an employer-employee agreement, an industrial agreement, an award or a contract of employment.

Employer shall mean the City of Nedlands, for the purpose of this Agreement.

Employee shall mean a person employed by the City of Nedlands utilising one of the classifications of this Agreement.

Fair Work Act shall mean the Fair Work Act 2009.

MCE Act shall mean the Minimum Conditions of Employment Act 1993 (WA).

Member of the employee's or family's household shall have the meaning as defined in the MCE Act.

Ordinary Rate of Pay shall mean the employee's base wage according to their classification calculated as either an annual, weekly or hourly rate (not including overtime, penalty rates, allowances, special rates, bonuses and any other ancillary payment of a like nature).

Trade Union or **Union** shall mean the Western Australian Municipal, Administrative, Clerical and Services Union of Employees (WASU).

WAIRC shall mean the Western Australian Industrial Relations Commission.

SIGNATORIES TO THE AGREEMENT

Enterprise Agreement made under the WA IR Act, between:

Executed by the **City of Nedlands:**

Witness Signature

Signature of Authorised Person

SHELLEY METTAM

Name of Witness

MICHAEL COLE

Name of Authorised Person (print)

DIRECTOR CORPORATE SERVICES

Office Held

Executed by **The Western Australian Municipal, Administrative, Clerical and Services Union of Employees.**

Witness Signature

Signature of Union Representative

[illegible]

Name of Witness

JILL HUGO

Name of Authorised Person (print)

Assistant Secretary

Office Held

Western Australian Municipal, Administrative, Clerical and Services Union • WASU

20.3 CEO24.07.24 Elected Members Information Bulletin

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Keri Shannon – Chief Executive Officer
CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Elected Members Information Bulletin July 2024

Moved – Councillor Hodsdon

Seconded – Councillor Brackenridge

Deferral

Moved – Councillor Amiry

Seconded – Councillor Youngman

Deferral from Councillor Amiry to November Council Meeting. In this time there will need to be a concept forum organized when both the Mayor and Councillor Hodsdon can be in attendance in person.

CARRIED 7/2
(For: Crs. Pollard, Hodsdon, Youngman, Smyth, Brackenridge, Amiry, Bennett**)**
(Against: Crs. Coghlan, Mayor Argyle**)**

Recommendation

That Council RECEIVES the Information Bulletin dated 25 June 2024.

Purpose

An Elected Member Information Bulletin has been introduced to replace the weekly CEO Updates provided in order to ensure an efficient and effective means of communication of Information between the City's Administration and Elected Members.

Voting Requirement

Simple Majority.

Background

For a number of years, the CEO has circulated a weekly CEO Update which contained a substantial amount of information collated across a number of service departments.

The CEO has suggested that in order to increase efficiency and effectiveness of staff time tree updates will be provided on a fortnightly basis and CIBNs will be provided as required, to elected members on the Councillor Portal by Friday 4pm with an elected member information bulletin included in the council agenda each month.

Consultation

Not applicable.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance

Budget/Financial Implications

There are no budget or financial implications in this report.

Legislative and Policy Implications

Not applicable.

Decision Implications

N/A

Conclusion

The discussion points will be noted.

Further Information

Nil.

City of Nedlands

BULLETIN

Elected Member Information

July 2024

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Community Development 29

Upcoming Meetings

Audit Committee Meeting	5.30pm	Monday	22 July
July Council Meeting	7.00 pm	Tuesday	23 July
Concept Forum	5.30pm	Tuesday	6 August
Council Agenda Forum Meeting	7.00 pm	Tuesday	13 August
Concept Forum	5.30pm	Tuesday	20 August
Audit Committee Meeting	5.30pm	Monday	26 August
August Council Meeting	7.00 pm	Tuesday	27 August

Corporate Services

Finance

- Recruitment
  - Finance Officer (Accounts Receivable and Banking) – Advertisement closed, interviews happening soon
  - Procurement Coordinator – Advertisement closed, interviews happening soon
  - Finance Officer (Rates) – Advertisement open, closing 19th July
- Normal day to day operations including raising of invoices, payment of invoices, processing of payroll, rates, preparation of procurement documentation, bank reconciliation and accounting transactions.
- End of year processes and rollover completed with required end of year reconciliations currently being undertaken to prepare and finalise the collation of the annual financial report for year ending 30 June 2024, this is an ongoing piece of work with completion due 30th September 2024
- Finalisation of previous year audit items for the financial year ending 30th June 2023, mostly related to assets, with a large component of other outstanding audit items now completed
- 2024-2025 budget currently being finalised

ICT

Information, Communication & Technology – June Service desk tickets

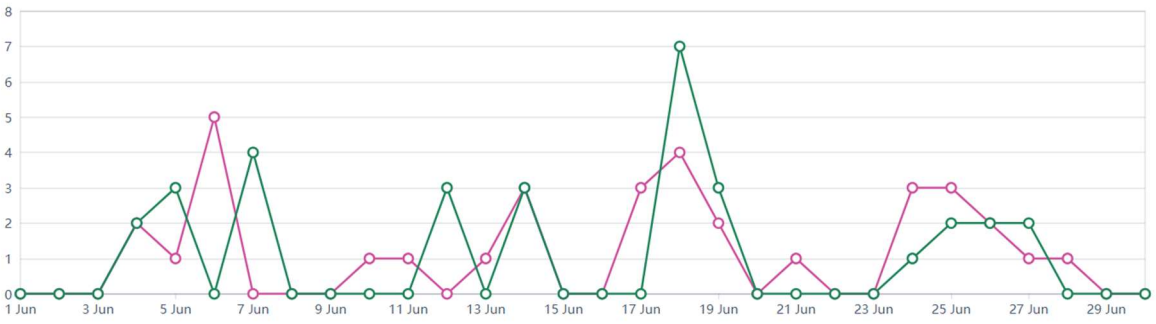
206 Created

205 Resolved

Information Management – June Service desk tickets

34 Created

32 Resolved



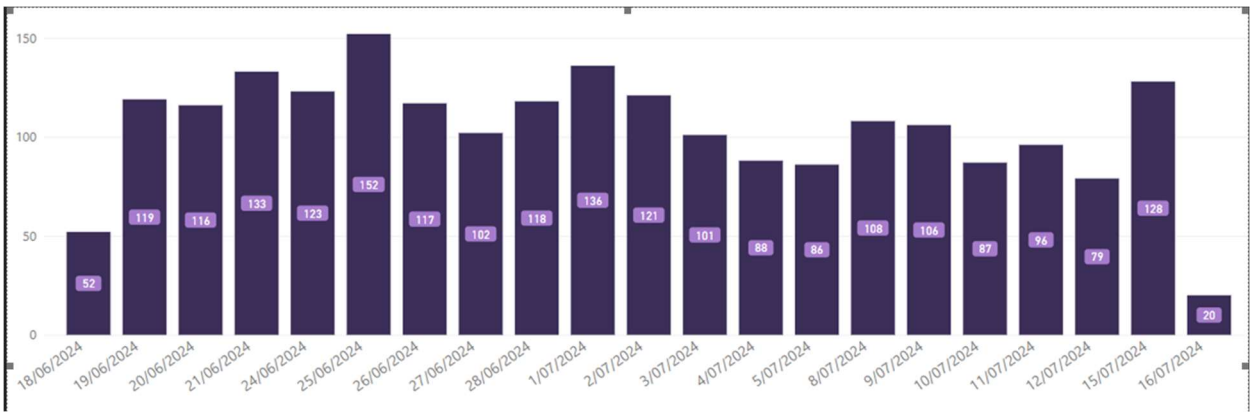
FOI help centre tickets:

- To Do: 1
- In Progress: 0
- Done: 3
- Total number of FOI tickets for June: 4

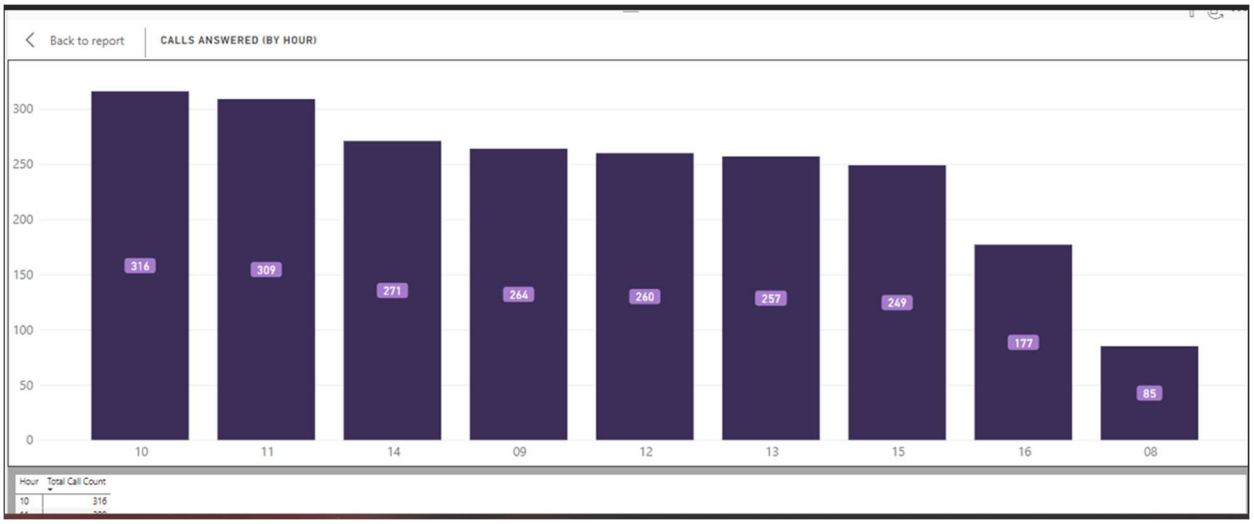
Subpoena help centre tickets:

- To Do: 0
- In Progress: 1
- Done: 1
- Total number of Subpoena tickets for June: 2

Customer Service – Last 28 days Call Centre Statistics



Busy Call times per hour



One Council

The implementation of the OneCouncil project underpins the strategic and operational requirements for the City of Nedlands through a single, integrated solution. The change benefits of the software allow the City to embrace technological strategies to deliver smart community goals.

The OneCouncil implementation project is managed as an internal project, resourced to accommodate a staged roll out of fundamental modules across the organisation. The project has been divided into three delivery phases over the course of 4 years.

The core functionality has been uniformly delivered across modules, owing to the comprehensive integration of the system. Each phase has undergone a structured program of works with delineated milestones, including module commencement, configuration design, integrated team training, user acceptance testing, configuration and migration completion, go-live, and module closure.

The list below indicates the status of each module including Business Improvement (BI) initiatives related to specific modules.

Phase 1: 2022

- Finance Management **Completed (BI initiative)**
- Supply Chain Management **Completed**
- Human Resources - Employee Portal **Completed**
- Payroll **Completed (BI initiative)**
- Customer Request Management **Completed**
- ECM – Attachments **Completed**

Phase 2: 2023

- Business Intelligence Reporting **Completed**
- Enterprise Budgeting **Completed**
- e-Recruitment **Completed (BI initiative)**
- Contracts Management (Carried forward to Phase 3 due to internal resourcing) **(BI initiative)**
- Asset Lifecycle Management (Partial Completion due to data availability) **(BI initiative)**
- DXP Meetings **Completed** (Paused due to change readiness and system functionality)
- Performance Planning Local Government (Carried forward to Phase 3 due to pending Council Plan adoption and resourcing)

Phase 3: 2024/2025

Revenue Stream **In Progress**

- Property Management
- Names Management
- Billing Management
- Debtors Management
- Waste Management
- Enterprise Cash Receipting

Compliance Stream **In Progress**

- Planning and Development
- Licenses and Permits
- Enforcements
- Property Leases
- Policy and Compliance
- Animal Management
- Infringements
- Customer Portal

<table>
<tr><td colspan="2">Start date
2022</td><td>Completion date
2025 (inclusive of post implementation)</td></tr>
<tr><td>Total Budget</td><td>2022: $1,439,000.00
2023: Adopted Budget: $1,542,919.00
Amended Budget: $1,609,919.00
2024:$1,637,753.81</td><td>Actual cost to date

2022: Expenditure: $973,400.00
2023: $1,506,510.00
2024: Expenditure: $712,677.39</td></tr>
<tr><td>Risk</td><td>Risk monitoring frequency is coordinated on the basis of 'after control' treatments and is managed within the ERP Project Risk register.

Risks for the project have been identified and carefully workshopped by the Project team using the bowtie analysis (barrier risk management methodology), allowing stakeholders and risk owners to better understand:
▪ Risks
▪ Associated threats
▪ Consequences
▪ Preventative and recovery controls

<table><tr><th>BEFORE CONTROLS</th><th>AFTER CONTROLS</th></tr><tr><td>2 Critical risk
9 High risk
6 Medium risk
0 Low risk</td><td>0 Critical
3 High Risk
7 Medium Risk
7 Low Risk</td></tr></table></td><td>Updated Estimated total Budget</td></tr>
</table>

Technical Services

Parks Services

Urban Landscape and Conservation – Tree Removal Report July 2024

Tree Removals

Council policy states:

"Other than where there are imminent safety risks, Administration shall notify ward Councillors of all proposed street tree removals not requiring formal Council approval at least two weeks prior to removal and the reasons why in accordance with the preceding provisions. Where a tree has been, or is proposed to be, removed as a result of imminent safety risk, specific details of the hazard should be provided as part of that report. Accepted forms being the weekly CEO Update, or an email to Councillors."'

Following the Notice of Motion passed at the November Council Meeting trees >5m in height and are not either dead or in decline, or presenting an imminent hazard will be presented to the next available Council Meeting.

PROPOSED STREET TREE REMOVALS IDENTIFIED IN MONTH OF JUNE 2024						
Ward	**Address**	**AIN**	**Species to be removed**	**Replace- ment Species**	**Reason for Removal**	**Date after which work will be undertaken**
Dalkeith	157 Dalkeith Rd	3701	Tallow	To Be Confirmed	Dead/ In Decline	28/07/24
Dalkeith	88 Victoria Avenue	568	Jacaranda	To Be Confirmed	Hazardous to Persons or Property	July OCM Report: TS22.07.24
Dalkeith	59 Goldsmith	343	Queen Palm	Tuckeroo	Dead/ In Decline	28/07/24
Dalkeith	73 Hobbs Avenue	4746	Ulmus glabra	To Be Confirmed	Directive - removal by Authorised Third Party	TBC
Hollywood	67b Aberdare Rd	19408	Euc. Nicholii	To Be Confirmed	Dead/ In Decline	28/07/24
Hollywood	58 Kirwan St	201910 311407 07BF7	Coral Gum	To Be Confirmed	Dead/ In Decline	28/07/24
Hollywood	2 Campsie Street	19639	Common Fig	To Be Confirmed	Directive - removal by Authorised Third Party	TBC
Melvista	33 Vincent	6827 & 6828	Qld Box	To Be Confirmed	Dead/ In Decline	28/07/24
Melvista	35 Mountjoy	6866	Qld Box	To Be Confirmed	Dead/ In Decline	28/07/24
Melvista	24 Robinson st	16475	Qld Box	To Be Confirmed	Dead/ In Decline	28/07/24
Melvista	19 Louise Street	9397	Qld Box	Corymbia ficifolia	Dead/ In Decline	28/07/24

Melvista	75 Kingsway	8064	Agonis	To Be Confirmed	Dead/ In Decline	28/07/24
Melvista	2A Tyrell Street	9715	Eucalyptus nicholii	Not recommended	Hazardous to Persons or Property	July OCM Report: TS23.07.24

City projects and programs

Currently the City does not have a resource dedicated to progress of the portfolio of strategic projects; which are dictated by availability of hours from staff with the necessary skills to enact tasks amongst other operational and core business demands.

Formalisation and format for future updates is being prepared for August Audit Committee meeting. Reporting is proposed to focus on:

Projects within the delivery phase, having graduated from the strategic project development phases as per the *Council Strategic Project Development Policy.*

Ad-hoc updates of those still within the development phases in accordance with the *Council Strategic Project Development Policy* as opportunity arises.

It is anticipated that refinement will occur in future reporting to balance the desired information for informed decision making by Council, against the limited resources to supply the information and progress the work itself.

It is understood by officers that progress reporting on annual projects (such as capital works) and programmes (seasonally such as winter tree planting) will be included as part of the Monthly Council Bulletin and via the Councillor portal and thus not reported as part of the Audit and Risk Committee. Dashboard reporting is in development for these.

Underground Power:

The City is in the process of recruitment for a dedicated underground power project manager, which will permit more frequent updates and progress of that specific project. Staff turnover presents a significant risk to this project should it proceed, and other projects may be re-prioritised or delayed to ensure its success.

Current status:
Co-funding agreement under final negotiation awaiting response from Western Power to City's requested amendments. Western Power pushing for immediate signature to start mobilisation, with concern raised of losing contractor or proposed pricing if further delay.
Consultant appointed to negotiate a better value outcome for the City, kick off meeting occurred week beginning 15/07/24.
Consultant appointed to re-design lighting of first two projects to permit City ownership. Expected duration three weeks from beginning of August. Variation with Western Power to be negotiated.

Planning and Development

Health and Compliance

Financial Year Environmental Health Statistics 2023-2024 (with reference to previous financial year 2022-2023)

	2023-24	% difference	2022-23	Comment
Inspections				
Food premises	226	18%↓	267	The inspection number was affected by: • food business closures • SharePoint technical issues, leading to 11 scheduled inspections were not generated by the system. This has been resolved. • City Environmental Health personnel providing services to the Town of Mosman Park on two occasions with a total duration of three months in FY 23/24.
Public buildings	44	20%↓	53	Inspections of low-risk public buildings are only conducted every two years.
Aquatic facilities and recreational water sampling	133	2%↓	135	
Mosquito trapping and surveillance	31	103%↓	63	The trapping locations were reviewed at the end of 2022/23 mosquito season due to consistent low adult mosquito numbers trapped at certain locations. Trapping locations

				were reduced in those areas for the 2023/24 season.
Referral Approvals and Investigations				
Development approval	91	59%↑	37	A substantial increased reflected by the increase in DA's.
Potential breach of compliance	134	22%↑	104	Reflected by the increase in construction work throughout the City.
Application Processing				
Street trading licenses	23	48%↑	12	
Food business (registration, notification)	141	5%↑	134	
Out-of-hours noise management plan	46	11%↑	41	
Mount Claremont Farmers Market	16	56%↓	25	
Enquiries & complaints	336	24%↓	417	

Financial Year Development Compliance Statistics 2023-2024 (with reference to previous financial year 2022-2023)

	2023-24	% difference	2022-23	Comment
Verge and Thoroughfare Permits	200	18% ↓	241	
Verge and Thoroughfare checks	66	79%↑	37	Officers have increased focus in this area.
Infringement Notices	17	45%↓	37	Builders seem to generally be more compliance following City requests for improvement.
Court Prosecutions	4	↑	0	
Complaints Received	261	326%↑	80	Complaints are significantly higher now that there is increased development throughout the District.
Construction Management Plans	146	14%↑	128	

Financial Year Ranger Statistics 2023-2024 (with reference to previous financial year 2022-2023)

Ranger Service Matters	2023-24	% difference	2022-23	Comment
Inspections				
Infringement Notices issued	3,594	4% ↑	3,446	
Vehicles chalk marked	19,689 + 133,439 (LPR)	-	33,713	The increase in surveillance efficiency here is due to the effectiveness of the Auto Ranger vehicle surveillance system
Infringement Notices around building sites	541	42% ↑	354	Officers have increased focus in this area due to challenges with the impacts of the construction process on the community
Total Call out afterhours (trees, parking, City building issues, dogs)	84	35%↑	59	A significant increase in call outs this year
Animal Enquiries	424	18% ↓	520	
General Ranger Enquires	2,132	8% ↓	2,313	
Illegal Dumping	31	-	31	
Parking Enquiries	1,049	4% ↓	1,091	

Infringement Notice Enquiries	100	53% ↓	220	Enquiries likely lower due to people being able to view infringement notice offence details and images for parking online
Infringement Notice Appeals	312	16% ↑	268	Appeals are higher this year, likely due to an increase in the modified penalty amount applicable to infringement notices
Parking Permit Applications	342	75% ↑	196	

Project title	Dog Signage around Allen Park Precinct		
Summary	In response to the adopted *Dog Local Law 2023* and the *Places where Dogs are Prohibited Absolutely and Places which are Dog Exercise Areas (*the List*)* in the December 2023 Ordinary Council Meeting, the City will be installing additional dog signage around the Allen Park Precinct in the coming months. These signs will identify designated dog exercise areas where dogs can be off lead and areas where dogs must be on lead, particularly in the conservation areas. There has been an increase in dogs being off lead in the Allen Park Bushland, which has raised concerns about the impact on local wildlife and the safety of dogs. The additional 30 signs around the Allen Park Precinct aim to promote responsible pet ownership, ensure the safety and preservation of our bushland, and giving dog owners clear information to which areas are off lead, on lead or prohibited. Fundamentally, there has been no change to the designation of dog exercise areas from the previous local law to the current List. The List just gives further delineation of the areas allocated for off lead and prohibited areas. A YourVoice page will be set up for residents seeking further information. The Dog Exercise Maps on the City's website will also be updated to further illustrate the dog on lead, dog off lead and prohibited areas. The City will be looking to reduce expenditure and amenity impacts by utilising already existing pole infrastructure around the precinct and we will also look to implement additional signage in other areas of the City as time and resources permit.		
Start date	01/07/2024	Completion date	30/09/2024
Total Budget	<$5k from the Park Services maintenance budget.	Actual cost to date	Nil.
Risk	Low.	Updated Estimated total Budget	N/A.

Urban Planning

Statutory Planning Monthly Reporting – JULY 2024

New development and subdivision applications – 14 June through 12 July 2024

Address	Proposal
New Development Applications	
1/85 Broadway, Nedlands	Residential - Addition (Patio)
91 Archdeacon Street, Nedlands	Residential – Single House
34 Shann Street, Floreat	Amendment to DA23-91623 (Single House)
1 Underwood Avenue, Mt Claremont	Non-Residential - Relocation of demountables and addition to shed
45 Louise Street, Nedlands	Non-Residential - Relocation of demountables and addition to shed
11/48 Boronia Avenue, Nedlands	Residential - Single House Alteration (Patio)
4 Baird Avenue, Nedlands	Residential - Single House Addition (Carport)
6 Davies Road, Dalkeith	Residential - Single House Addition (Carport)
76 Thomas Street, Nedlands	Residential – Single House
24 Tyrell Street, Nedlands	Residential - Single House (Front Fence)
33 Circe Circle North, Dalkeith	Residential - Single House (Additions/Alterations)
22 Bedford Street, Nedlands	Residential - Single House (Additions/Alterations)
15 Greenville Street, Swanbourne	Residential - Single House Addition (Retaining Wall)
9 Alexander Road, Dalkeith	Residential - Single House
11 Alexander Road, Dalkeith	Residential - Single House
101 Monash Avenue, Nedlands	Special Use Zone - Additions and Alterations
12 Allenby Road, Dalkeith	Amendment to DA23-85581 (Residential – Single House)
New Deemed-to-Comply Checks (R-Codes Volume 1)	
80 Stanley Street, Nedlands	Residential - Single House (Additions/Alterations)
11/3 Vincent Street, Nedlands	Residential - Single House Addition (Patio)
4 Baird Avenue, Nedlands	Residential - Single House Addition (Patio)
17 Grainger Drive, Mt Claremont	Residential - Single House (Additions/Alterations)
28 Rockton Road, Nedlands	Residential - Single House (Additions/Alterations)
New WAPC Subdivision Referrals (Form 1A)	

42 Lisle Street, Mt Claremont	Subdivision – 2 Lots
18 Adderley Street, Mt Claremont	Subdivision – 2 Lots
20A Genesta Crescent, Dalkeith	Subdivision – Amendment
37 Clark Street, Nedlands	Subdivision – 5 Lots
New Built Strata Applications (Form 15A)	
Nil	
New WAPC Development Referrals	
4 Coalesce Lane, Shenton Park	Residential – Single House
5 Coalesce Lane, Shenton Park	Residential – Single House
New DAP/SDAU Applications	
Nil	

Snapshot		
	This Month	Last Month
Number of DA's lodged this month	**17**	13
Number of deemed-to-comply checks lodged this month	**5**	5
Number of subdivision referrals received	**4**	3
Number of active DA's	**63**	68
Number of active deemed-to-comply checks	**7**	4
Number of active subdivision referrals	**18**	16
Number of active DAP applications	**7**	7
Number of active City SAT applications	**0**	0
Number of active DAP SAT applications	**0**	0

Delegated Approvals:

Month	2020	2021	2022	2023	2024
January	11	8	23	7	8
February	26	10	14	19	16
March	14	24	26	17	12
April	13	26	23	10	20

May	17	27	25	16	7
June	16	24	22	9	15
July	11	18	18	15	1*
August	24	24	17	25	
September	16	23	22	15	
October	25	23	18	13	
November	23	20	15	8	
December	16	16	17	10	
Year-to-May	**81**	**95**	**111**	**69**	**79***
Total for Year	**212**	**243**	**240**	**164**	

* Incomplete month

Received Deemed to Comply checks:

Month	2020	2021	2022	2023	2024
January	2	3	8	1	4
February	3	5	5	8	2
March	7	8	18	2	7
April	4	5	11	3	8
May	3	5	16	3	7
June	8	4	14	5	3
July	6	5	11	1	6*
August	3	5	12	3	
September	7	6	7	1	
October	11	8	5	7	
November	5	15	10	2	
December	3	6	7	3	
Year-to-May	**19**	**26**	**58**	**17**	**37***
Total for Year	**62**	**75**	**124**	**39**	

*Incomplete month

Design Review Panel

Address	Proposal	DRP Meeting
90 Stirling Highway, Nedlands	ALDI	1 July 2024
111 Waratah Avenue, Dalkeith	Five Grouped Dwellings	1 July 2024

Current DAP Applications

Address	**135 Broadway, Nedlands**
Status	DAP Meeting 18 July
Proposal	Extension of time and modifications to the basement of an approved mixed use development (office and 16 multiple dwellings) (Form 2)
Summary	Mixed Use R-AC3 Assessing additional information and plans.
Information Session Date	Held 24 April 2024
Due Date	**RAR due:** **1 July 2024**

Address	**45 Boronia Avenue, Nedlands**
Status	DAP Meeting 18 July
Proposal	8 Grouped Dwellings (Form 1)
Summary	Residential R160 Deferred at DAP meeting for 120 days for amendments to plans and readvertising as per Officer's Recommendation.
Information Session Date	N/A – Development has been reduced in scale and multiple dwellings deleted
Due Date	**RAR Due:** **1 July 2024**

Address	**1A Thomas Street, Nedlands**
Status	To 23 July OCM
Proposal	28 Multiple Dwellings (Form 1)
Summary	Mixed Use R-AC1

	Deferred at the DAP meeting of 9 May for 120 days to address bulk and scale issues as per Officer's Recommendation.
Information Session Date	Held 1 February 2024
Due Date	**RAR Due:** **24 July 2024**

Address	**4 Hillway, Nedlands**
Status	Waiting additional information
Proposal	4 grouped dwellings (Form 1)
Summary	Residential R60 Under assessment. Waiting additional information or amended plans.
Information Session Date	N/A due to small scale of development
Due Date	**RAR due:** **28 August 2024**

Address	**65 Hampden Road, Nedlands**
Status	Awaiting amended plans
Proposal	16 dwellings, shop, consulting rooms (mixed use development). (Form 1) Waiting for amended plans and response to City's request for information.
Summary	Mixed Use R-AC3
Information Session Date	Held 7 March
Due Date	**RAR Due:** **28 August 2024**

Address	**87-89 Broadway, Nedlands**
Status	Assessment
Proposal	38 multiple dwellings and commercial tenancy (mixed use development). (Form 1)

Summary	Mixed Use R-AC3 On 11 May 2024, DAP deferred the application for up to 120 days for the applicant and the City to provide additional information. To 27 August OCM.
Information Session Date	Held 17 August 2023
Due Date	**RAR due:** **27 September 2024**

Address	**95 Broadway, Nedlands**
Status	Await further information
Proposal	38 multiple dwellings and commercial tenancy (mixed use development). (Form 1)
Summary	Mixed Use R-AC3 Assessment on hold pending revised plans and information. Proponent has requested application be placed on hold until September 2024 and pending decision on 87-89 Broadway.
Information Session Date	Held 17 August 2023
Due Date	**RAR due:** **TBD September 2024**

Current Complex Applications (DPLH Significant Development Pathway Assessment Unit)

Property Address	Status	Summary
None		

Current SAT Applications (City as Respondent)

Property Address	Appeal	Status	External Costs Incurred by the City to Date
None			

Current SAT Applications (JDAP as respondent)

Property Address	Appeal	Status
None		

Planning News

Heritage

- Loreto Primary School

On 7 June 2024, the Minister directed the Heritage Council to enter the Loreto Primary School and Convent Group in the State Register of Heritage Places pursuant to s.42 of the Heritage Act 2018. The place has primary importance for the original convent building, the setting (including Barry Park) and the Limestone Grotto. The associated primary school buildings, pavilions, play areas, etc. do not contribute to the significance of the place.

- Greenough Flats (114 Stirling Highway)

Greenough Flats, Nedlands was considered by the Heritage Council on 24 May 2024. The Heritage Council formed a view that, while the place may have heritage value, it is not of State significance. This decision has no bearing on the status of the place in relation to any Local Heritage Survey or Heritage List.

Significant Development Applications

- Tawarri Hot Springs

On 20 June 2024, consistent with Council's recommendation at the 23 April 2024 Council meeting, the WAPC determined to amend condition 13 by modifying the parking contribution amount to $200,000 and including provision for upgrades to drainage infrastructure within the Esplanade road reserve. The SAT application has subsequently been withdrawn.

Single House Delegations

As of 1 July 2024, state legislation has changed so that all applications for developments relating to single houses which were formerly referred to Council (refusal recommendations, applications with unresolved submissions, etc.) are now required to be determined by the local government CEO or other delegated officer. Such applications cannot be referred to Council.

Shenton Quarter

At the last Council meeting an address was made to Council in relation to the Shenton Quarter development, with the speaker indicating that they spoke on behalf of a larger number of unit owners.

The Shenton Quarter development has 157 residential units within it. The City understands that the vast majority of these have been sold. Since the last Council meeting the City has received 21 pieces of correspondence from unit purchasers express the following:

The speaker at the Council meeting does not speak for them; and / or
They request that the City follow the normal process of issuing an Occupancy Permit; and / or
They don't want any further unnecessary delays in terms of moving into their units.

Prior to the City issuing the Occupancy Permit under the Building Act, the relevant information from a suitably qualified structural engineer will need to be submitted with the Occupancy Certificate from the private building surveyor, indicating how the structural integrity of the structure has been determined to satisfy the relevant standards. As part of this process the swimming pool will be filled with water. The role of the local government is to ensure that the relevant information is submitted with the Occupancy Certificate.

Strategic Urban Planning – Update for July 2024

Local Planning Policies

Title	**LPP: Precincts**
Status	To Council for adoption
Background	The precinct policies, Broadway, Hampden and NSHAC, are being reviewed and combined into a single document, with any items needing WAPC/DPLH approval removed. Additionally, a number of criteria within the former medium density R-Codes have been incorporated that will improve internal amenity and garden space and do not require Department approval. Policy was adopted by Council for the purpose of advertising at the May OCM.
Community Consultation Period	7 – 28 June
Latest Update	Scheduled to be presented to Council for adoption at the August 2024 OCM

Title	**LPP 1.1: Residential Development**
Status	To Council for consultation
Background	As with the precinct policies, this policy will only incorporate items that do not require WAPC approval. As the medium density R-Codes have been amended to exclude R30 and

	R40 coded lots, this policy will require those lots to meet elements of the medium density codes. The Policy was deferred at the May and June OCM.
Community Consultation Period	TBD
Latest Update	Scheduled to be presented to Council for consent to advertise at the August 2024 OCM

Title	**LPP: St Johns Wood Estate Fencing**
Status	To Council for adoption
Background	Officers have reviewed estate fencing in the St Johns Wood Estate, Mt Claremont. The policy was adopted by Council in March 2024 for the purpose of advertising. Officers have reviewed the policy post advertising and made amendments
Community Consultation Period	12 April – 2 May
Latest Update	Scheduled to be presented to Council for adoption at the July 2024 OCM

Title	**LPP: Tree Retention**
Status	To Council for adoption
Background	WALGA has produced a model policy for tree protection based on legal advice. City Officers have reviewed the WALGA policy and adapted it to develop Tree Retention LPP.
Community Consultation Period	7 – 28 May 2024
Latest Update	To be presented to Council for adoption at the July 2024 OCM.
Title	**General Policy Review**
Status	Internal review
Background	The entire suite of policies is being reviewed to determine whether they are still fit for purpose and, if required, to align them with current legislation and assessment criteria. Otherwise, they may be recommended to be revoked.

Community Consultation Period	TBD
Latest Update	These reviews will be ongoing throughout 2024.

Strategies / Studies / Schemes

Title	**Scheme Amendment 14 – Vehicle Access**
Status	Referred to WAPC
Background	Council initiated the amendment in March 2024. WAPC has required changes to the scheme map to reflect the proposed text.
Community Consultation Period	TBA
Latest Update	Document being sent to WAPC for approval to advertise.

Title	**Scheme Amendment 13 – Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy and Scheme**
Status	Awaiting WAPC and Minister
Background	The amendment was supported by Council in March 2024. The Amendment has been sent to WAPC for a decision.
Community Consultation Period	3 November 2023 – 15 January 2024
Latest Update	To be considered by the WAPC at the 7 August 2024 SPC then referred to the Minister for Planning.

Title	**Mt Claremont Master Plan**
Status	Under preparation
Background	Currently working through the comments and suggestions provided by elected members. Once completed, the draft Masterplan will be presented to Council.
Community Consultation Period	TBD
Latest Update	To be presented to Council at the 6 August 2024 Concept Forum

Title	Heritage Areas
Status	Review post advertising
Background	City Officers have prepared a policy and character area statements to introduce heritage protections for areas to maintain the Nedlands character. Adopted by Council for advertising April 2024.
Community Consultation Period	Round 1 of consultation was undertaken 6 May – 3 June for Meriwa St and Clifton St Heritage Areas. Round 2 of consultation is currently ongoing, starting 7 June and concluding 8 July for Tyrell St and Mountjoy.
Latest Update	Officers are reviewing submissions received during the advertising period. Proposed Heritage Areas and LPP are scheduled to be presented to Council at the September 2024 OCM.

Title	Scheme Amendment 15 – Nedlands Village
Status	Adopted by Council for initiation and consultation
Background	This item is associated with the precinct structure plan for the area. The amendment was adopted by Council for initiation and consultation at the OCM of February 2024.
Community Consultation Period	18 July – 29 August 2024
Latest Update	Preparing for community consultation

Structure Plans *subject to WAPC endorsement

Title	Nedlands Village Precinct Structure Plan
Status	Awaiting WAPC
Background	The structure plan sets out density, height, open space, and lot layouts for the Nedlands Village area. Community consultation closed 26 February 2024. The structure plan was presented to Council May 2024. Design Guidelines will be presented to the City for review.
Community Consultation Period	Closed 26 February 2024
Latest Update	Council's recommendation has been sent to WAPC for a decision.

Community Development Services

Positive Ageing

As per CEO direction, staff are working to have the shopping bus service up and running by the end of July. This important service for our elderly residents has been highly valued and ensures that isolated elderly residents have support from the City.

Library Services

- On 28 June, Nedlands library hosted an author talk on the topic 'When Crime Gets Tricky' featuring Eastern States authors Suzanne Leal, Paddy O'Reilly, Katherine Johnson and Gideon Haigh. After 18 months of not hosting any adult events, this event was eagerly attended by 48 people. The feedback from the event was very positive and avid readers and writers are asking for more of the same.
- July School Holiday program was highly successful, with 310 attendees at Nedlands library and 117 attendees at Mount Claremont.
- On 31 July, a local Author talk will be held in Nedlands library at 10.30am. Local author Talitha Huston will speak about her book 'Birds of the Perth Hills' Link for more information and to book this free event is here

Some photos of the 28 June Crime Author talk:

Community Development

Emerge Youth Art Awards:

- Emerge Youth Art Awards are a Uniquely Nedlands event, supporting young artists aged 12 -25 years
- This year, we have a record number of 251 submissions from 204 artists, far exceeding last year's record of 172 submissions from 148 artists.
- The opening event is on **20 July from 4-6pm**. Deputy Mayor Smyth will officiate and hand out the awards. The event continues until 16 August, open Mon-Fri from 9am – 4pm and Sundays from 1 – 4pm

Tresillian Arts Centre:

- Term 3 starts on 22 July with a full program of 67 courses booked to capacity, with more than 700 students booked to attend each week.
- Tresillian Arts Centre is partnering with Lotterywest and the Indian Ocean Craft Triennale (IOTA24) to deliver an exhibition in August with leading arts and crafts practitioner Leanne Bray. IOTA24 is a festival of art across West Australia and the Indian Ocean rim. Participation in this festival is a significant milestone for Tresillian Arts Centre.

CEO Office

HR Update

Employee Data

Employee numbers	30 June 2023	Q1 30 Sept 2023	Q2 30 Dec 2023	Q3 30 March 2024	Q4 30 June 2024
Budgeted FTE (1July 2023)	165	165	165	165	165
Budgeted FTE (30 June 2024)	162	162	162	162	162
Headcount (All active employees)	186	180	163	169	162
Occupied FTE (FT & PT)	141	142	142	145	141
Occupied FTE (Casual)	3	10	5	3	3
No. of contract employees (temporary/agency)	7	10	6	5	7

20.4 CEO25.07.24 Outstanding Council Resolutions

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions (to be distributed before the council meeting)

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated July 2024.

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

(i) have been completed since the last update and
(ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information or by referring to the information on the Councillor portal.

Consultation

Nil.

Strategic Implications

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

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

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

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995.

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.

Outstanding Council Resolutions - 17 July 2024
July Council Notices of Motion will be included once the Minutes have been finalised

Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO			
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14 OCM 28/10/2014	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to $500 for the following offences: a). Item 24, Damaging or removing whole or part of a street tree without authorisation (currently $250); b). Item 25, Obstruction of thoroughfare (currently $125); c). Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently $125); d). Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently $250); and e). Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently $125).
CEO	Council Policy Reviews	13.1 OCM 23/02/2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward: 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	PD37.05.24 Invitation for Involvement in the Design Process of the Proposed Greenspace Adjacent to WA Bridge Club, Allen Park, Swanbourne	PD37.05.24 OCM 25/06/2024	That Council: Instructs the CEO to write to the PCHF: 1. Acknowledging the invitation from the Perth Children's Hospital Foundation for elected members and senior City officers to participate in the design process of the proposed greenspace adjacent to the WA Bridge Club located at Allen Park, Swanbourne presented in Agenda Item 16.7 PD 37.05.24 of the 28 May 2024. 2. Advising that: (i) The land between the northern boundary of the West Australian Bridge Club lease and the southern boundary of Lot 503 (Children's Hospice site) cannot be the subject of a lease, licence, agreement, arrangement or gift issued by the City of Nedlands as Management Body to PCHF or any other entity because that land is the only land on Class A reserves in Allen Park providing permanent, uninterrupted and safe passage between locations in Allen Park, Swanbourne Reserve and the coast for all people. (ii) By a resolution of 25 October 2022, Council resolved to construct the Whadjuk (Norn Bidi Trail) on that land. (iii) Any negotiations regarding the SDAU Conditions of Approval and Building and Constructions phase approvals are a separate matter that will be given due consideration at the appropriate time.
CEO	CEO21.06.24 Outstanding Council Resolutions	20.2 OCM 25/06/2024	That Council receives the Register of Outstanding Council Resolutions dated June 2024.
Community and Organisational Development			
Community and Organisational Development	CSD03.06.23 Developing an Age-Friendly Strategy	17.1 OCM 27/06/2023	That Council: 1. supports the development of an Age-Friendly Nedlands Strategy. 2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and 3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).
Community and Organisational Development	CDS02.05.24 Reclassification of Point Resolution Child Care Centre license	18.1 OCM 28/05/2024	That Council, pending the outcome of recommended outcome 2 approves the reclassification of Point Resolution Childcare Centre's license to enrol up to 24 children per day from the ages of 8 months to 6 years of age.
Corporate and Strategy			

Corporate and Strategy	Land Investment Strategy and Policy	CPS26.20 OCM 27/10/2020	Council: 1. adopts the proposed changes to the City's 'Disposal of Land' Policy including the additional words 'environmental value' after each of 3 occurrence of the words 'financial value' and 'social value' in the policy, with the policy to be known as the 'Retention, Acquisition, Improvement and Disposal of Land' Policy for the purpose of public comment; and 2a. authorises administration to commence the undertaking of a formal 'Land Investment Strategy', to be presented to Council by June 2021, with the strategy to include detail surrounding the identification of potential projects and the due process for investigation and consultation with the community and Council; and 2b. acknowledges there will be costs associated with the preparations of the Land Investment Strategy and agrees to allocate funds in the forthcoming budget review to facilitate the Land Investment Strategy following a briefing to Council to be held prior to the forthcoming midyear budget review in December 2020; 3a. approves the $40,000 currently budgeted to prepare a business case detailing the options considered and whole-of-life cost/benefit analysis for relocation of Broome Street Depot be reallocated to the 'Land Investment Strategy' as part of a holistic approach to land investment; and 3b. notes that the business case into the potential relocation of the Broome Street Depot is to be re-captured at a later date in line with the prioritisation of the potential 'Land Investment Strategy' projects; 4. approves the CEO to commence the 56 Dalkeith Road Sump Project and in particular project investigation into the 'best and highest use' of the site, undertake community and stakeholder consultation and provide a report to Council for consideration; and 5. notes that these recommendations are consistent with the CEO's Key Result Areas in particular; 5.3 Improved Asset and Wealth Management, 5.3.1 Develop an Asset, Investment and Wealth Management Policy and Guidelines for Council Adoption 5.3.2 Review the City's tangible assets with the intention of enhancing services, reducing costs and debt, and where possible increasing rate of return generated by assets.
Corporate and Strategy	Land Swap Children's Hospice Project	13.8 OCM 27/10/2020	Council instructs administration to initiate and negotiate a land swap with the Minister of Health, the Department of Planning Lands and Heritage for the Children's Hospice Project, by requesting that as much of the land area Reserve 20074 (but not less than 4,896 m2) immediately adjacent to Shenton Bushland Reserve be exchanged for 5,000 m2 of A Class Reserves 7804 and 19349 at Allen Park.
Corporate and Strategy	CPS42.11.23 Superannuation for Council Members	19.1 OCM 28/11/2023	Council NOTES the officer's response and DEFERS consideration of this matter to the June 2024 Ordinary Meeting of Council.
Corporate and Strategy	CPS26.05.24 – Powerlyt Solar Recommendations	19.4 OCM 28/05/2024	That Council: 1. Receives the report from Powerlyt with recommended Solutions for the Provision or Augmentation of Solar PV Systems at 8 locations 2. Lists the recommendations for consideration in the forward capital works program
Corporate and Strategy	CPS27.05.24 Underground Power – Consideration of Results from Consultation and Next Steps	19.5 OCM 28/05/2024	1. Receives the results of the survey of landowners in Nedlands North (Floreat) and Nedlands West (Mt Claremont). 2. Agrees to proceed with underground power in the Nedlands North (Floreat) and Nedlands West (Mt Claremont) project areas and: a. Authorises the Chief Executive Officer and Mayor to sign the co funding agreements with Western Power on completion of negotiations. b. Notes service charges for Nedlands North (Floreat) will be included in the 2025/2026 Draft Annual Budget, after the estimated completion of the project in that area with Nedlands West (Mt Claremont) in subsequent years after the completion of the project in that area. c. Notes proposed borrowings will be listed for consideration in the 2024/2025 Draft Annual Budget. d. Notes additional Project Management resources will be listed for consideration in the 2024/2025 Draft Annual Budget.
Corporate and Strategy	CSD 03.06.24 Child Safe Awareness Policy	18.1 OCM 25/06/2024	That Council approve the Child Safe Awareness Policy as per Attachment 1.
Corporate and Strategy	CPS28.06.24 Differential Rates 2024/25 - Approval to Advertise	19.1 OCM 25/06/2024	That Council: 1. approves the advertising of the proposed differential rates for 2024/25 for: a. for a period of 21 days by local public notice, in accordance with Section 6.36(1) of the Local Government Act 1995; b. and post on the City's website, in accordance with Section 6.36(3)(c)(ii) of the Local Government Act 1995; and 2. endorses the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 1. 3. Increase to 9.5% in Differential Rate table
Corporate and Strategy	CPS29.06.24 Monthly Financial Report – May 2024	19.2 OCM 25/06/2024	That Council receive the Monthly Financial Report for 31 May 2024.
Corporate and Strategy	CPS30.06.24 - Monthly Investment Report - May 2024	19.3 OCM 25/06/2024	That Council receive the Investment Report for the period ended 31 May 2024.
Corporate and Strategy	CPS31.06.24 - List of Accounts Paid - May 2024	19.4 OCM 25/06/2024	That Council receives the List of Accounts Paid for the month of May 2024.
Councillor Notice of Motion			
Councillor Notice of Motion	Councillor Hodsdon - NoM - Weed Control	14.1 OCM 25/02/2020	Council: 1. requests the Chief Executive Officer investigates alternatives to use of glyphosate weed control on City controlled public land; and 2. considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlows Park	14.3 OCM 23/02/2021	Council instructs the CEO to provide an update on the care and management program for The Marlows Park R45965 being 2,509m2 of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.
Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8 OCM 23/02/2021	1. instructs the CEO to prepare a revision to Local Planning Policy, Residential Aged Care Facilities, in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, including the following amendment: Delete 4.3.4 2) b)(i) and replace with the following "(i) A minimum 9 m street set back applies; and" 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Councillor Bennett – Significant Tree Register	14.2 OCM 27/04/2021	That Council: 1. instructs the CEO to establish a Register of Significant Trees on Crown Reserves and City owned land using the criteria outlined below: a. reasons that a tree may be considered significant may include; tree size in excess of 12m height, tree age in excess of 60 years, or any tree with aesthetic, heritage, cultural or ecological importance; b. trees on this register may be nominated by the City, or by a resident/ratepayer of the City, and will be identified on the City's Intramaps database; c. residents/ratepayers who assist the City in maintaining leaves and tree debris from a significant tree will be eligible for assistance by the City, initially as an offer to provide an additional green waste bin as the most cost-effective regular way for recycling bulk green waste; and d. also, to be included on the above-mentioned Register of Significant Trees will be trees on private land nominated by the owner of that private land, with information provided to owners to properly protect private trees through registration on their certificate of title. The owner can remove their own tree from this register.
Councillor Notice of Motion	Councillor Mangano - Brick Bollards, Bishop Road Reserve	14.6 OCM 20/08/2021	Council ResolutioCouncil requests that the removal of the failing brick bollards at Bishop Road Reserve is completed as part of the current works, including the removal of the steps and the replacement bitumen path and new railing continue to the base of the ramp.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1 OCM 23/11/2021	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council to reduce non-renewable energy use, with via development approvals. 2. prepares a report for Council's consideration on the merits and implications of preparing a strategy that: • Identifies opportunities to improve greening and biodiversity, as well as reduce non-renewable energy, water and waste within the City. • Sets realistic targets to achieve these sustainability measures based on quantifiable baseline data. • Is consistent with the City's Community Strategic Plan 2018- 2028.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2 OCM 23/11/2021	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of $10,000 per lineal metre of frontage be applied for all single residential developments exceeding $1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8 OCM 26/04/2022	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.

Councillor Notice of Motion	Councillor Mangano – Standing Orders Local Law Amendment	20.2 OCM 26/07/2022	Council Resolution That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	22.1 OCM 27/09/2022	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands; 2. By February 2023 rank each Laneway in terms of their need for repair/renewal to meet the Laneway Minimum Standard Condition, according to following 4 categories; a. To be repaired to min standard or above within 1 month; b. To be repaired to min. standard or above within 12 months; c. To be repaired to min standard or above within 36 months; d. To be repaired to min standard or above within 60 months; and e. Not expected to require repair in the next 60 months; 3. By March 2023 provide to Council list of those laneways that require repair/renewal identified in 2a above and if required seek specific Council approval for repair of a laneway where costs exceed CEO approval authority; 4. By April 2023 provide to Council confirmation of status with regards to work progressed on laneways in category 2a; and 5. By June 2023: a. have entered into the Long Term financial Plan the indicative cost to repair each of the laneways in category 2b, 2c and 2d to level II accuracy (+20%/-10%) or nearest as used by Admin. b. Include 2b costs in 2024 budget c. Review the Laneways Maintenance Programme and include into the City's related policies as appropriate.
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4 OCM 23/08/2022	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by $ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage.
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2 OCM 22/03/2022	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Youngman Cul de sac on Florence Road and Stanley Street	20.1 OCM 28/03/2023	That Council: 1. by absolute majority, allocate $5,000 in the 2022-23 financial year budget for traffic modelling to determine the impacts of cul-de-sacs and one-way arrangements on: a. Florence Road, between Stirling Highway and Edward Street, Nedlands; and b. Stanley Street, between Stirling Highway and Edward Street, Nedlands; and In the vicinity of the southern boundary of the development at 71 Stirling Highway, Nedlands; and, 2. request the CEO present a report to Council in June 2023 following the completion and assessment of the modelling regarding: a. Potential road layout arrangements considered, b. The impacts of any proposed treatment, and, c. A preferred treatment of closure.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Youngman – Design Review Panel Representation	20.3 OCM 28/03/2023	That Council considers as part of the 2023/24 budget process increasing the budget allocation for the City of Nedlands Design Review Panel to facilitate the Chair of the Design Review Panel: 1. Presenting the Panel's findings at each Council Meeting Agenda Forum when a report is prepared that includes a Design Review Panel component; and 2. Presenting at JDAP or SDAU meetings when considered appropriate by Council.
Councillor Notice of Motion	Councillor Mangano – Street Tree Planting	20.2 OCM 28/02/2023	The Council directs the CEO: 1. to plant a minimum of 1000 street trees on City of Nedlands verges in the 2023 planting season. This number is not to include trees planted in parklands, or bushland; 2. to include for consideration as part of the 2023-24 budget development an allocation to enact a Street Tree Plan to systematically plant out all City streets according to the City's current Street Tree Policy, while amending the Preferred Street Tree Species List to exclude species that host the breeding cycle of the polyphagous shot-hole borer, concurrently updating the Street Tree Survey Data to be accurate in perpetuity as an asset management resource, so that 1000 endemic trees preferably of species known to provide a black cockatoo food source are to be planted in City of Nedlands verges each year for the next ten years starting in the 2023-24 planting season. This number is not to include trees planted in parklands, or bushland; 3. to immediately submit an order to purchase a selection of 1000 endemic tree species seedlings for this planting season as specified in the Preferred Street Tree Species List, and if this number of seedlings proves to be too ambitious the City will have in place an arrangement to donate surplus seedlings to residents, community groups or other local government authorities who operate nurseries; 4. to require monthly reporting with photographic evidence and justification needed for Council approval for the removal of all street trees except where a tree is dead, diseased or presents a risk to the public; and 5. to consult with the Water Corporation and commence a vulnerable street tree watering trial that establishes proof of concept to utilise remote operated irrigation timers connected to the water mains of each development site and using drip irrigation pipe coiled around the base of street trees that are predicted to be vulnerable to water shock over summer when verge works or nearby development will interrupt the normal verge irrigation schedule.
Councillor Notice of Motion	Councillor Mangano - Waratah Avenue Paving and Safety Rail Issues	20.6 OCM 28/02/2023	The CEO is directed to rectify all subsided paving, reinstate crossing safety rails and remove wheel stops in the Waratah Ave shopping strip, by 31st March 2023.
Councillor Notice of Motion	Mayor Argyle - Stirling Highway Pedestrian Connectivity	19.2 OCM 23/05/2023	That Council - 1. agree to support an advocacy position to improve safe connectivity for non-motorised traffic across Stirling Highway, linking the northern and southern wards of the City as in underpasses; and 2. agree to direct the Mayor and CEO to liaise with the relevant stakeholders to explore potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar.
Councillor Notice of Motion	Councillor Mangano - Weekly Report on Planting of 1000 Trees	19.3 OCM 23/05/2023	Council Resolution That Council request the CEO to schedule a concept forum in early August 2023 to discuss a revision of the City's Urban Forest Strategy while considering associated City policies, strategies and documentation that directly relate to tree canopy.
Councillor Notice of Motion	Councillor Mangano – Report and Protection of Tram Stop Rotunda	19.4 OCM 23/05/2023	Council Resolution That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the CoN Heritage inventory.
Councillor Notice of Motion	Councillor Mangano – Deep Soil Planting Areas on R10-R35	19.5 OCM 23/05/2023	That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m. Justification 1. To maximise the opportunity for trees to be planted 2. To encourage the retention of trees on sites being rebuilt 3. To provide buffer zones between neighbouring properties, and the street 4. To reduce the amount of hard surfaces to allow better drainage on properties 5. To reduce the amount of heat reflected from hard surfaces.
Councillor Notice of Motion	Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife	21.8 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer to: 1. implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides; 2. immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and 3. draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.
Councillor Notice of Motion	Councillor Bennett – Tree Bonds Adjacent to Development Sites	21.7 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters: 1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan; 2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of $20,000; 3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis; 4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report. 5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the developer/applicant.
Councillor Notice of Motion	Councillor Bennett – Tree Canopy Rates Incentive	21.6 OCM 22/08/2023	Council Resolution That Council requests the CEO prepare a report before the 2023-24 mid-year budget review, investigating options for a rates based financial incentive that encourages the retention and growth of tree canopy in the City such as through a differential rates system, rates subsidy or rates discount that is calculated proportional to the tree canopy maintained on each ratable property.
Councillor Notice of Motion	Councillor Coghlan – Loretto Primary School Site	21.4 OCM 22/08/2023	Council Resolution That Council requests that the Chief Executive Officer immediately engage with the owners of the Loretto Primary School site and the Heritage Council of WA and present the findings to Council by November 2023. This will consider: 1. The current zoning of the site; 2. Options for a structure plan on the site; 3. Existing vegetation including the significant trees on the site; 4. The need for Public Open Space in this area; 5. The heritage value of the buildings on the site; and 6. The surrounding residential area.

Councillor Notice of Motion	Mayor Argyle – Melvista West Parking Policy	21.2 OCM 22/08/2023	Council Resolution That Council approves: 1. the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following: a. adds Granby Crescent no parking Monday to Saturday 8 am until 5 pm to the MWPP and that Residential parking permit holders to be exempt; 2. a budget variation to increase the parking signs budget by $54,000 with the source of funds to be listed for consideration in the Mid-Year Budget review.
Councillor Notice of Motion	Councillor Mangano - Fraseriana Lane and Gordon Street Signs	21.5 OCM 22/08/2023	In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 10 August 2023, Councillor Mangano gave notice of his intention to move the following motion. Under the City of Nedlands Standing Orders Local Law clause 3.9(6)(a) a motion of which notice has been given will lapse unless the member who gave notice, or some other member authorised by him in writing moves the motion when called on. As Councillor Mangano needed to provide written permission for a Councillor to move this Notice of Motion on his behalf, which did not occur, the motion could not be moved and therefore lapsed. That Council directs the Chief Executive Officer to raise the street signs at the corner of Fraseriana Lane and Gordon Street to 2.5m minimum height from the ground to the lowest blade.
Councillor Notice of Motion	Councillor Hodsdon – Independent Road Safety Audit	20.1 OCM 12/12/2023	That Council requests the Chief Executive Officer to: 1. commission an independent Road Safety Audit by a suitable practitioner to audit Brockway Road between Alfred Road and Camelia Avenue with additional consideration given to Camelia Avenue on the approach to Brockway Road; and 2. present findings and recommendations from the Road Safety Audit to Council for further consideration.
Councillor Notice of Motion	Councillor Smyth – Bushcare Volunteer Advisory Committee Proposal	21.1 OCM 28/11/2023	That Council endorse the following Notice of motion: With regard to the upcoming Committee formation and representations; Council requests the Chief Executive Officer to: 1. prepare a Terms of Reference for a new advisory committee that will strengthen and invigorate our volunteer bush care groups by: a. Bridging the strategic and operational endeavours with a well-supported communication plan. b. Improved collaboration with intra-city groups and groups in neighbouring areas. c. Focus on whole of land system approach including our river, coastal and bushland environments. d. Expand the scope of volunteer groups to encompass recreational greenways, wildlife corridors and isolated remnant bushland. 2. provide options for the community membership structure. 3. provide a potential program of agenda items for a 2-year inaugural period. 4. provide details of the overall budget implications of this measure.
Councillor Notice of Motion	Councillor Hodsdon – Chemical Weed Control	21.4 OCM 28/11/2023	That Council request the Chief Executive Officer to seek quotes for steam weed control of footpaths and rights of ways in the Hollywood ward as per previous motions.
Councillor Notice of Motion	Councillor Hodsdon – Underground Power	21.5 OCM 28/11/2023	That Council requests the Chief Executive Officer to provide the community with monthly updates on the progress of the Underground Power projects via the City's Website and Nedlands News.
Councillor Notice of Motion	Mayor Argyle – Verge Policy	21.6 OCM 28/11/2023	That Council endorse the following: 1. we need an immediate fix on the Verge Policy. We need tougher restrictions, and the verges need to be better managed; and 2. Council needs to work with a leading researcher in this space, to create a sustainable and immediate policy, to protect our valuable green infrastructure.
Councillor Notice of Motion	Mayor Argyle – Verge Tree Removal above 5 metres	21.7 OCM 28/11/2023	That Council requests that the Chief Executive Officer present any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.
Councillor Notice of Motion	Mayor Argyle – Soft Scape Laneways	21.8 OCM 28/11/2023	That Council explore ways to soft scape the laneways, rather than bitumen heat sinks.
Councillor Notice of Motion	Mayor Argyle – Solar Energy on Key City of Nedlands Buildings	20.1 OCM 27/02/2024	That Council requests the Acting CEO provide an update to Council Members at a Concept Forum in May 2024, on the progress towards the delivery of the following Council resolution from August 2022, which is: Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report on utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users e.g. clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by dollar value and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage
Councillor Notice of Motion	Mayor Argyle – Acquisition of Sculpture for the Norn Bidi Trial	20.2 OCM 27/02/2024	That Council request the Acting CEO to investigate the lease, and purchase of the Tim Macfarlane Reid Sculpture for the Norn Bidi trial and report back to Council.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	20.3 27/02/2024	That Council request the Acting CEO to investigate immediate measures to protect trees on private property in the City of Nedlands, in the following subsets: 1. Protection of significant trees on blocks zoned R20 and below in a local planning policy; 2. Protection of trees on private property in areas zoned R20 – R80; 3. Protection of trees on private property in areas zoned R80- RAC1; 4. All other public purpose sites; 5. All commercial sites; and 6. Share our results with WALGA in a collaborative manner.
Councillor Notice of Motion	Mayor Argyle - Playground Shade Cover	21.1 OCM 26/03/2024	That Council: 1. requests that the Chief Executive Officer includes in the 2024/25 draft budget the installation of a shade cover over the playground equipment in the park on the corner of Smyth Road and Karella Street, Nedlands; and 2. request that the Chief Executive Officer investigates the appropriateness of removing the dead tree in the park on the corner of Smyth Road and Karella Street and undertakes any works deemed necessary.
Councillor Notice of Motion	NOM20.05.24 – Councillor Amiry - Removal and planting of Trees at 4 Kings Row Mount Claremont	21.3 OCM 28/05/2024	That Council • Permit the owners of 4 Kings Row Mount Claremont, to remove the two Ash trees planted on the verge at the property. • Requires that two Callistemon 'Kings Park Special' trees of at least 75L each, be planted on the verge at 4 Kings Row Mount Claremont and designated as City of Nedland trees. • Agrees the cost of removal and replacement of trees will be borne by the owners of 4 Kings Row Mount Claremont. • Consider such eventualities in the next revision of its Verge Tree Policy.
Councillor Notice of Motion	NOM18.05.24 – Councillor Smyth - City of Nedlands Tree Policy – 23 Birrigon Loop – Unsolicited tree planting	21.1 OCM 28/05/2024	Council requests the CEO to 1. remove the juvenile Agonis flexuosa street tree from the verge at 23 Birrigon Loop. 2. replace the dead Agonis flexuosa street tree (Asset ID 14195) with the same species, to be planted in the same location, in the next available planting season. 3. provide an application of fertiliser and water wetting agent to the verge at 23 Birrigon Loop following removal of the juvenile tree. Fill any depression in the planting hole with clean sand and seed lawn accordingly if appropriate. 4. as part of the upcoming review to the Street Tree Policy, include consideration for: a. restricted planting in the Swanbourne High School subdivision to boundary planting only, except where additional trees are expressly requested by an adjoining resident.
Councillor Notice of Motion	NOM21.05.24 – Councillor Youngman - Tree Management – Public and Private	21.4 OCM 28/05/2024	1.That Council Request the CEO to develop a Tree Management Policy that: o Gives direction and consideration to the City's position and approach to: ▯ public tree conflicts with private assets ▯ private tree conflicts with private assets ▯ public tree conflicts with public assets ▯ private tree conflicts with public assets o Adopts a definition of a 'Significant Tree' o Outlines what the City will, and will not do in various situations
Councillor Notice of Motion	NOM22.05.24 – Councillor Smyth - 2024 Planting Season Programme	21.5 OCM 28/05/2024	1. reduce the number of Agonis flexuosa (WA Peppermint) by 40 to 101, 2. increase the number of a. Corymbia maculate (Spotted Gum) by 10 to 12, b. Eucalyptus marginata (Jarrah) by 10 to 18, c. Eucalyptus sideroxylon 'Rosea' (Red flowering Ironbark) by 10 to 18 d. Eucalyptus todtiana (Coastal Black) by 10 to 15. 3. assign the change of species to the Coastal Ward as a swap for the Agonis flexuosa allocation; and 4. make every effort to achieve these variations without disrupting the 2024 Planting Season Programme. Advice Notes: 1. Future Planting Seasons must give due regard to underlying soil types being Quindalup South System (prevalent in the Coastal Ward) and Spearwood System (prevalent in the remainder of the City). 2. The Urban Forest Strategy review is to explicitly deal with soil type variations across the City in the consideration of species suitability and default planting.
Councillor Notice of Motion	NOM24.06.24 - Councillor Smyth - Bridge Club - Hospice activity zone working group	21.2 OCM 25/06/2024	That Council instructs the CEO to: 1. Progress existing Council Resolutions related to the Whadjuk Norn Bidi Trail. 2. Undertake these works in a manner that is respectful of the safety and continuous access for all Allen Park users. 3. Develop a Terms of Reference for a revised Site Assessment Working Group (SAWG-2) to be presented at a Concept Forum in July 2024. 4. Prioritize the scheduling of the Allen Park Master Plan review as recommended by the (SAWG-1) and endorsed by Council.
Councillor Notice of Motion	NOM 25.06.24 - Councillor Amiry - Kennedia Lane - Resurfacing & Drainage	21.3 OCM 25/06/2024	That Council Instructs the CEO to: 1. budget, design and implement the resurfacing of Kennedia Lane extending from Mayfair Street to Adderley Street, Mt Claremont. 2. prioritise the design to address curbing, resurfacing and draining requirements to Residential 1 standards for a 15-year life as defined by the Technical Team. 3. include provision for traffic slowing features upon entrance and exit from Kennedia Lane. 4. Include the following funding provisions for this upgrade as follows: 5. A budget allocation of approximately $50,000 in the 2024/25 Capital Works Program for the development and design of the Kennedia Lane improvements; and 6. A budget allocation of approximately $610,000 to be considered for inclusion in the 2025/26 Capital Works program as part of the budget development for the delivery of the construction works of Kennedia Lane. 7. advise impacted residents they will be required to make a nominal contribution towards curb edging and additional cross-over features.
Councillor Notice of Motion	NOM26.06.24 Councillor Amiry - Engagement of Independent Consultant	21.4 OCM 25/06/2024	That Council 1. Approves extension of contract of the Independent Consultant, Mr Craig Ross, to 4 October 2024; 2. The terms of the extension to be equal to 40% full time basis, (equivalent to 2 days per week); 3. Payment to be pro rata equivalent to 40% of existing contract.
Councillor Notice of Motion	NOM27.06.24 - Councillor Coghlan - Change a Decision of the Council - North Tyrell Street	21.5 OCM 25/06/2024	"That further to the Council decision of 23 April 2024, item 16.3 – 'Consent to Advertise Heritage Areas and Local Planning Policy 6.2: Heritage Protected Places', Council agrees to change its decision and: 1. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from further consideration of designation as a Heritage Area; 2. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from draft Planning Policy 6.2 Heritage-Protected Places; 3. cease community consultation regarding the designation of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, as a Heritage Area; 4. cease community consultation in respect of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, in relation to draft Planning Policy 6.2 Heritage-Protected Places; and 5. issue a notice to all residents of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, confirming the revocation of the notice issued to residents on 4 June 2024 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 (WA).

Councillor Notice of Motion	NOM28.06.24 - Councillor Smyth - Compliance Issues - Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont	21.6 OCM 25/06/2024	With regard to the Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont; Council instructs the CEO to: 1. Approach the responsible land holders, Perth Transport Authority, regarding the original conditions of Development Application approval for landscaping, lighting and traffic safety expressing concern that: a) the verge landscaping is not being maintained to the satisfaction of the City; b) the internal landscaping, and particularly tree canopy has not thrived to the expectations shown in the approved plans; c) the traffic congestion caused when entering buses wait for gate to open; and d) .Flood lighting is intrusive. 2. Using the PTA example, schedule a Concept Forum to address related issues including: a) Verge and greenway management adjacent to all public purpose zoned landholdings; b) Strengthening tree canopy strategy and policy controls within public and privately owned landholdings in commercial zones; and c) A priority list of commercial and public purpose land holdings that can be targeted for tree canopy improvement
Councillor Notice of Motion	NOM29.06.24 Councillor Smyth - New Public Road - Mt Claremont Depot Access Driveway	21.7 OCM 25/06/2024	That Council instructs the CEO to: 1. progress the investigation for the creation of a Public Road connecting John 23rd Ave with Brockway Road, via the City's depot holdings, taking into account previous Council resolutions relating to: i. the Local Planning Strategy (LPS) and the Local Structure Plan (LSP) work for the Mt Claremont North-East precinct; ii. the leases and land use management at the City of Nedlands Depot (John 23rd Avenue); iii. the Christ Church Grammar School playing fields acquisition and development (including City's participation); iv. the Depot Service Road northern extension to connect with Brockway Road, as marked in yellow on Map 1. 2. provide a provisional project outline that includes: Scope options, timelines and budget; v. a risk assessment that considers: vi. school and sports precinct access and egress requirements, vii. impact on any local structure plans and zoning within the LPS3, viii. local traffic modelling. 3. Supports the continued progression of the Mount Claremont Master Plan to outline the vision for the area, and requests that the potential for a public road connecting John XXIII Avenue with Brockway Road be incorporated into the Master Plan.
Councillor Notice of Motion	NOM30.06.24 - Councillor Amiry - Audit committee Terms of Reference and Agenda	21.8 OCM 25/06/2024	That Council 1. Adopts the attached Terms of Reference and model agenda 2. Requests the CEO to report the data detailed therein.
Technical Services			
Technical Services	Peace Memorial Rose Garden Restoration	TS06.19 OCM 23/04/2019	Council Resolution "Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9 OCM 27/10/2020	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.
Technical Services	Waratah Avenue Precinct Parking Prohibitions	13.4 OCM 25/05/2021	Council Resolution Council: 1. approves the parking prohibitions shown on Attachment 3 – Proposed Parking Prohibition Plan with Philip Road and Leon Road removed to be implemented in June 2021; and 2. instructs the CEO to arrange for a parking survey to be undertaken two years following implementation of the parking prohibition to determine if any modifications to the parking prohibitions are required.
Technical Services	Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	13.7 OCM 24/11/2020	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport's (DOT) initiatives list to have a better understanding of the projects and theirs implications to actively respond to the DoT's development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City's review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council's consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.
Technical Services	Stirling Highway & Smyth Road Intersection Signals	13.6 OCM 26/05/2020	Council Resolution / Recommendation to Council Council: 1. supports signals at Smyth Road & Stirling Highway; a. to improve access and control increased traffic volumes resulting from the Captain Stirling development; b. to facilitate road network connectivity along distributor routes rather than residential streets; and c. to improve residential street vehicular impacts in the local neighbourhood; and 2. approves CEO submission of a grant funding application through either Black Spot Federal or Metropolitan Regional Road Group Road Improvement for the signalisation of Smyth Road & Stirling Highway intersection.
Technical Services	Allen Park Cottage - Structural Defects	16.1 OCM 23/11/2021	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS01.02.22 - Street Trees Policy Review	17.1 OCM 22/02/2022	Council: 1. adopts the revised Street Trees Policy as per attachment 1; 2. adopts the revised Approved Street Trees Species List as per attachment 2; and 3. requests the CEO report back to Council with a cost effective solution to update the City's street tree survey database to track the addition and removal of street trees in cooperation with community organisations who may be willing to volunteer time, expertise and resources towards a street tree audit.
Technical Services	TS25.12.22 Tawarri Car Park Drainage Improvement	17.1 OCM 22/12/2022	That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.
Technical Services	TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2 OCM 13/12/2022	That this item be deferred until the February 2023 Ordinary Council Meeting
Technical Services	TS21.10.22 Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith	17.1 OCM 25/10/2022	Council: 1. endorses the proposal for a least cost solution for improvements to enhance the upkeep and presentation of the former tennis courts at David Cruickshank reserve in the short term; 2. requests a capital budget item is prepared to be included in the 2022/23 midyear budget review for Council's consideration, which if approved, will provide for the proposed works to be delivered in the fourth quarter of the 2022/23 financial year; and 3. requests that a capital budget item is prepared for the 2023/24 annual budget for Council's consideration to provide for a more comprehensive design and delivery project to deliver a permanent repurposing of the former tennis courts at David Cruickshank Reserve.
Technical Services	TS08.07.23 Safe Active Streets	17.1 TS08.07.23 OCM 25/07/2023	Council Resolution That Council: 1. defer the decision of the preferred course of action for the Safe Active Street until community consultation with the Melvista Ward residents has occurred; 2. instruct the CEO to undertake community consultation; 3. instruct the CEO that the consultation shall be in the form of a short survey mailed out to every property within the Melvista Ward and the final survey questions shall be agreed by Council by way of a Current Issue Briefing Note; 4. instruct the CEO to undertake direct liaison with the Nedlands Primary School; 5. instructs the CEO to present an updated report on the Safe Active Street to Council including community consultation results and the Department of Transports final report into the Safe Active Street Program, 2 months after the City receives the Program report; and 6. instructs the CEO to commence discussions the relevant Government Authority with a view to seek funding to improve the current design of the SAS, these would include but no be limited to: • Intersection knick points. • Platforms causing drainage issues. • Removal of some on street parking to create safer passing sections. • Replacing all intersection signage currently with Give Way signs to Stop signs. • Street light provision.
Technical Services	TS01.01.24 - David Cruickshank Reserve Sports Lighting - Club Night Light Grant Application	9.3 SCM 30/01/2024	That Council: 1. endorse the progression of Option 1 of the preliminary design, being the installation of a 50-lux compliant design of 4 x 30m poles at DC Cruickshank Reserve, on the condition that Collegians Amateur Football Club meet all capital costs incurred in excess of funding received; 2. requests the CEO to enter into a suitable written agreement with the Collegians Amateur Football Club to formalise the arrangement between the parties; 3. endorses the application to the Department of Local Government Sports and Cultural Industries on the condition that all necessary statutory approvals are obtained by the applicant; and 4. requests the CEO advise the Department of Local Government Sports and Cultural Industries that it has rated the sole application to the Club Night Lights Program Small Grants Round as follows: a. City of Nedlands – Sports Lighting Upgrade, David Cruickshank Reserve: Well-planned and needed by the municipality (A Rating).
Technical Services	TS06.03.24 - Allen Park Trail Construction Options, Swanbourn	17.1 OCM 26/03/2024	Council Resolution That Council: 1. reaffirms its decision to continue with construction of the path beginning as soon as possible; and 2. notes the potential positives and negatives identified for Option 1, being the continued construction in full of the path; and 3. requests the CEO to negotiate with the Childrens Hospice Project Team regarding the "Hospice Logistics Methodology Drawings" TS06.03.24 - Attachment 2, to achieve a modified construction management plan that: a. minimises impact on the City's Whadjuk (Norn Bidi) Trail construction plan, b. has minimal interference with the community's use and enjoyment of the Allen Park walking trail access'. c. prioritises safety and minimises risk.
Technical Services	TS08.03.24 - Adoption of Strategic Project Development Policy	17.3 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. adopt the proposed "Strategic Project Development Policy" as presented in Attachment 1; 2. endorse the following Projects as "Strategic Projects" as presented within attachment 2, the Strategic Project Portfolio Review 2024; a. Underground Power in Phase 5 – Business Case, valued at between $38,700,000 - $47,300,00; b. Stirling Highway Grade Separation (Tunnel) in Phase 2 – Definition valued at $14,000,000; c. Redevelopment of Melvista Park in Phase 3 – Planning valued at $11,082,618 - $16,623,927; d. Redevelopment of Highview Park in Phase 3 – Planning valued at $8,843,789 - $13,265,684; e. Town Centre Redevelopment in Phase 2 – Definition valued at $2,191,700 - $3,287,550; f. Redevelopment of Lawler Park in Phase 3 – Planning valued at $923,910 - $16,031,940; g. Nedlands Nature Network in Phase 2 – Definition valued at $7,465,793; Council Meeting Minutes Tuesday, 26 March 2024 133 | Page h. Laneway Upgrade Strategy in Phase 4 – Investigation valued at $5,395,485 - $42,218,181; and i. School Sports Circuit in Phase 4 – Investigation valued at $2,318,460 - $3,864,100; and 3. request the acting Chief Executive Officer schedule a Concept Forum to discuss "Prioritisation and Planning for Future Development of Strategic Projects".

Technical Services	TS07.03.24 - RFT 2023-24.07 Natural Area and Greenways Maintenance Services	17.2 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. approves award of RFT 2023-24.07 Natural Area and Greenways Maintenance Services to the Southeast Regional Centre for Urban Landcare, Natural Area Holdings Pty Ltd, Green Skills Inc. and Workpower Inc. for the provision of natural area maintenance services; and Sustainable Outdoors and Natural Area Holdings Pty Ltd for the provision of greenways maintenance services in accordance with the City's request for Tender RFT 2023-24.07 and comprising of that request; the City's Conditions of Contract and the respondents submission; 2. instructs the Chief Executive Officer to arrange Letter of Acceptance and Contract Documentation to be sent to the recommended Panel members; and 3. instructs the Chief Executive Officer to advise unsuccessful respondents of the outcome.
Technical Services	TS09.03.24 - RFT 2023.24 – Rehabilitation of Lemnos Street	22.1 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. accepts the submission for the Rehabilitation of Lemnos Street by WCP CIVIL PTY LTD as the preferred tenderer; 2. approves the recommended delivery method of a split day/night work program; and 3. authorises the CEO to enter, into a contract in accordance with the City's Request for Tender number RFT 2023-24.10 and comprising of that request, the City's Conditions of Contract, preferred tender submission, inclusive of the Schedule of Rates, and all post tender clarifications and negotiations, to be executed.
Technical Services	TS02.02.24 - Tree Removal for Development - 19 Bulimba Road, Nedlands	17.1 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Callistemon 'Kings Park Special' (Bottlebrush) from the verge of 19 Bulimba Road, Nedlands to facilitate the construction of a property crossover.
Technical Services	TS03.02.24 - Hazardous Tree Removal - 8 Loftus Street Nedlands	17.2 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Corymbia ficifolia (Red Flowering Gum) from the verge of 8 Loftus Street, Nedlands due to safety concerns.
Technical Services	TS04.02.24 - Tree Removal for Development - 17-19 Louise Street, Nedlands	17.3 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Lophostemon confertus (Queensland Box) from the verge of 19 Louise Street, Nedlands to facilitate the construction of a property crossover.
Technical Services	TS11.04.24 Foreshore Master Plan Update	17.1 OCM 23/04/2024	Council Resolution 1. notes the progress made to date on the Foreshore Master Plan (FMP). 2. notes that the FMP is a conceptual work in progress and may evolve with additional technical considerations. 3. requests the CEO further investigate and update the Council on the following considerations; a. Creation of a foreshore heritage area. b. Rezoning foreshore bushland reserves to conservation. c. Engagement of Boodjar Consulting for more detailed foreshore Aboriginal Heritage assessment. d. Updating the Karda Bidi walking trails. e. Protection of public access along the historical river high tide mark in perpetuity. f. CHRMAP assessment of the foreshore g. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor h. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor i. Partnering with The Nature Conservancy Australia to address river bank erosion. j. Cost estimates relating to various viable shoreline treatments k. Preference for traversable revetments where rock revetments are proposed. l. Raising playing field surface levels. m. Constructed wetland for stormwater discharge at Charles Court Reserve. n. Possible presence of contaminated soils or groundwater
Technical Services	TS12.04.24 Adoption of the Integrated Transport Strategy 2024	17.2 OCM 23/04/2024	That Council: 1. adopts the Integrated Transport Strategy 2024; and 2. receives the following Transport Impact Assessments: a. Broadway Precinct Transport Impact Assessment 2023 b. Hampden Hollywood Precinct Transport Impact Assessment 2023 c. Hospital Precinct Transport Impact Assessment 2023 d. Stirling Highway Precinct Transport Impact Assessment 2023 e. Waratah Precinct Transport Impact 2023 3. That Council, in line with objective 7 of the Integrated Transport Strategy, seek support and feedback for an east-west mid-tier transport route from major venue destinations in the region, including east-west route connecting: UWA, Kings Park, QE2, Aberdare Rd, Karrakatta Cemetery, Bus Bridge, Shenton Station (airport connection), Shenton College, Lemnos Rd, Brockway Rd, JTC, CCGS, McGillvray Oval, Venue West, HBF Stadium UWA Sports Stadiums, Bold Park. 4. Requests that the Integrated Transport Strategy prioritises retention of mature trees. 5. Requests that all proposed design solutions for the intersection of Aberdare Road and Railway Road retain the significant mature trees bordering the cemetery and to approach the Cemeteries Board for alternate pedestrian access. 6. Requests that the Safe Active Street is designated the east west cycle route servicing south of the highway to reduce the need to modify other streets, with an appropriate crossing point on Broadway to access UWA. 7. Requests that Department of Transport refurbishment of the Nedlands jetty and installation of a boat dock near the City owned jetty licence to service ferries and small watercraft be considered as alternate transport options to be integrated into the long-term strategy.
Technical Services	TS13.04.24 RFQ 2023-24.10 Electric Vehicle Charges	17.3 OCM 23/04/2024	That Council: 1. pending confirmation of successful grant funding, approves the award of the contract for the supply and installation of Electric Vehicle Chargers to EVSE Australia Pty Ltd, in accordance with the City's Request for quote number RFQ 2023-24.10, the City's Conditions of Contract and the EVSE Australia Pty Ltd submission; and 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to EVSE Australia Pty Ltd for execution. 3. approves a budget adjustment of $62,455 to the account 'EV Charger installation' consisting of: a. $31,227.50 from the Charge Up grant stream. b. $31,227.50 to be journalled from the 2023-24 Building Maintenance contract services account (5120-15044-6008). 4. requests the CEO to identify and investigate additional Electric Vehicle charging locations to be considered for inclusion in the next grant scheme opportunity. These additional locations should service public and community amenity areas such as recreation and education locations. These could include, but not limited to: a. Nedlands Foreshore, b. Swanbourne Beach, c. McGilvray Oval precinct, and d. Shenton College Lemnos Bushland.
Technical Services	TS15.04.24 Tree Removal for Development – 18 Betty Street Nedlands	17.5 OCM 23/04/2024	That Council approves the removal and subsequent stump grinding of a mature Sapium sebiferum (Chinese Tallow) from the verge of 18 Betty Street, Nedlands to facilitate the construction of an emergency services parking bay that is a condition of the development approval.
Technical Services	TS16.04.24 Western Metropolitan Regional Council (WMRC) – Agreement Extension	17.6 OCM 23/04/2024	That Council: 1. authorise the CEO to negotiate with the Western Metropolitan Regional Council to extend the current MOU for one (1) year offering the service throughout the 2024-25 financial year, subject to a modification to the MOU for additional data to be provided by the Western Metropolitan Regional Council to allow for a value analysis to be completed on the service; 2. review the Waste Service Charge for the 2024-25 budget to include a provision for an increase in line with expected inflation as part of the Western Metropolitan Regional Councils Participating Council fee; and 3. request the CEO present a report to Council prior to the expiry of the extension with an analysis of the cost and benefit of the service.
Technical Services	TS14.04.24 Street Tree Policy 2024 Minor Amendments	17.4 OCM 23/04/2024	Council Resolution/Recommendation That Council 1. Adopts the amended Street Tree Policy as contained in Attachment 2; and 2. acknowledges that a major review of the Policy will be presented to Council prior to the 2025 planting season. 3. request the CEO ensure that pedestrian and cyclist safety be considered when selecting appropriate species and sites for planting and; 4. request the CEO consider as part of a Major Street Tree Policy review a mechanism that takes into account residents who desire to retain streetscapes which already display a clear theme or consistency of species and; 5. request the CEO include as part of the Urban Forest Strategy review options for greater stakeholder involvement, such as volunteering, adopt a tree, and sponsorship and the costs and benefits of implementation. 6. requests that the City's preferred street tree species list is modified before the 2025 planting season such that; a. tree sizes are categorised according to state planning policy definitions for tree size with suitable deep soil areas defined to create options for small, medium and large trees for residents to choose from. b. suitable small trees can be placed in remnant nature strip areas such as between crossovers and sparsely spaced existing trees where physically practical. c. consultation with nurseries to identify readily available endemic species. d. deciduous tree options for each size category where overshadowing of properties is a concern. e. low height, wide canopy tree options appropriate where significant views may be impeded by tall tree growth. f. trees that provide a food source to black cockatoos are encouraged.
Technical Services	TS17.05.24 Brockway Roadside Safety Inspection	17.1 OCM 28/05/2024	That Council 1. receives the Road Safety Inspection and corresponding Corrective Action Report for Brockway Road / Camelia Avenue / Quintilian Road, and 2. lists for considerations an allocation of $30,000 for the detailed design and construction of Local Area Traffic Management devices on Camelia Avenue for consideration in the 2024/25 budget. 3. Requests the CEO contact the Department of Main Roads to request an interim measure of installing STOP signs to replace the GIVE WAY signs at the intersection.
Technical Services	TS18.05.24 Tree Removal to Facilitate a City Project – WA Bridge Club Car Park	17.2 OCM 28/05/2024	That Council: 1. refuses the removal of the three Araucaria heterophylla (Norfolk Island Pine) from the southern perimeter of the car park at the WA Bridge Club, Swanbourne. 2. requests the CEO to remove the three Araucaria heterophylla (Norfolk Island Pine) from within the car park at the WA Bridge Club.
Technical Services	TS19.06.24 Shirley Fyfe Gazebo – Final Decision	17.1 OCM 25/06/2024	That Council 1. requests that the CEO retain and repair the Shirley Fyfe Gazebo, 2. accepts the Email of Offer of Support 2 for support into the historical research regarding the Shirley Fyfe Gazebo, 3. immediately reinstates the Shirley Fyfe Gazebo to at least the previously attributed level of local heritage status, 4. accepts the Email of Offer of Support 1 for financially supporting the gazebo repair project, 5. allocates an additional $40,000 from community grants funding towards the gazebo repair project, 6. requests that the CEO undertake the required formal procurement for the gazebo repair project, while reinviting all previous applicants.
Technical Services	TS20.06.2024 Removal and Replacement of Trees – 8 Taylor Road, Nedlands	17.2 OCM 25/06/2024	That Council support the removal of one Brachychiton popolneus and one Callistemon viminalis, that are each in decline, to support an improved environmental and aesthetic condition at this location with replacement of three large endemic verge trees and twelve sump trees.
Technical Services	TS21.06.24 - Removal of Hazardous Tree – 12 Coast Rise, Swanbourne	22.1 OCM 25/06/2024	That Council: • approves the removal and subsequent stump grinding of a Casuarina cunninghamia (River Sheoak) from the verge of 12 Coast Rise, Swanbourne due to it presenting a hazard. • Updates the Street Tree Policy under Removals point 11 to add the words 'or presents an imminent safety risk' and be read in full as follows: "Any verge tree above 5 metres in height which not either dead, diseased or dying, or presents an imminent safety risk, must be presented to Council for decision." • Updates the Street Tree Policy under Removals point 12 to the words 'Where a tree has been, or is proposed to be, removed as a result of imminent safety risk, specific details of the hazard should be provided as part of that report.' And to read in full as follows: "Other than where there are imminent safety risks, Administration shall notify ward Councillors of all proposed street tree removals not requiring formal Council approval at least two weeks prior to removal and the reasons why in accordance with the preceding provisions. Where a tree has been, or is proposed to be, removed as a result, of imminent safety risk, specific details of the hazard should be provided as part of that report. Accepted forms being the weekly CEO Update or an email to Councillors."
Planning and Development			
Planning and Development	PD27.04.24 - Endorsement of Public Open Space Strategy, Adoption of Local Planning Policy 7.7 – Public Open Space Contributions, and Progression of Amendments to the Local Planning Strategy	16.2 OCM 23/04/2024	That Council: 1. endorses the draft Public Open Space Strategy (Attachment 1), which requires a cash-in-lieu contribution 5% for the creation of 3-5 lots. 2. proceeds with modifications to Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) in accordance with Regulation 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. 3. proceeds with draft amendments to the City of Nedlands Local Planning Strategy as shown in Attachment 3 in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 4. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 5. Requests CEO to extend the LK Advisory study area to be inclusive of the entire City (ie: suburbs of Floreat, Mt Claremont, Shenton Park and Swanbourne) to enable future refinement of the Strategy, so that is inclusive of the whole City. This complimentary task is not to delay the effect of clauses 1 – 4.
Planning and Development	PD28.04.24 Consent to Advertise Heritage Areas and Local Planning Policy 6.2 - Heritage Protected Places	16.3 OCM 23/04/2024	That Council: 1. supports consideration of designating the following as Heritage Areas to conserve and enhance their cultural heritage significance and character: a. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands; b. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Stirling Highway and Edward Street in Nedlands; c. Tyrell Street South Heritage Area, which includes the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands; d. Meriwa Street Heritage Area, which includes both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands; e. Clifton Street Heritage Area, which includes both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands; and f. Mountjoy Road Heritage Area, which includes both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands. 2. initiates community consultation regarding designation of the above Heritage Areas in accordance with regulation 9 of the Planning and Development (Local Planning Scheme) Regulations 2015. 3. initiates community consultation on the draft Local Planning Policy 6.2 Heritage-Protected Places as shown in Attachment 1 in accordance with regulation 4 of the Planning and Development (Local Planning Scheme) Regulations 2015. 4. Supports consideration of a wider range of areas for inclusion in the Local Planning Policy 6.2 Heritage-Protected Places, once the Pilot has been assessed. These additional areas should include: a. Heritage Lane, and Old Swanbourne Hospital precinct, b. Graylands Hospital precinct and Directors House c. James St, and Clare Cops, Swanbourne d. Floreat Hackett precinct e. River Foreshore.
Planning and Development	PD34.05.24 Proposed naming of unnamed laneway north of Haldane Street, Mt Claremont	16.4 OCM 28/05/2024	That Council: 1. Endorses the following names for the purpose of advertising for community input the naming the unnamed laneway north of Haldane Road and west of Rochdale Road, Mt Claremont: a) Boundary Lane b) Grevillia Lane c) Maleluca Lane d) Jacksonia Lane; 2. Refers the names to the adjoining landowners and wider community for a period of 30 days; and 3. Upon conclusion of the consultation period refers the two preferred names to the Geographical Names Committee for registration.

Planning and Development	PD46.06.24 Consideration of Responsible Authority Report for Eight Grouped Dwellings at 45 (Lot 300) Boronia Avenue, Nedlands	22.2 OCM 25/06/2024	Amended Officer Recommendation Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of six grouped dwellings at 45 (Lot 300) Boronia Avenue, Nedlands as follows: It is recommended that the Metro Inner DAP resolves to: 1. Approve DAP Application reference DAP/23/02531 and accompanying plans dated 28 May 2024 (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions: General Conditions 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme. 2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. 3. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City of Nedlands. The approved Construction Management Plan shall be observed at all times throughout the construction processes to the satisfaction of the City of Nedlands. Engineering 5. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City of Nedlands. 6. Prior to occupation, the redundant crossover to the north shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands. Design 7. Prior to the issue of a building permit, the fence shall be truncated or reduced to 0.75m height within 1.5m of where the driveway meets the street boundary to the satisfaction of the City of Nedlands. 8. Prior to occupation, the Lots 4 and 6 Bedroom 1 window and Lots 2, 4, 6, and 8 ground floor courtyards located on the south elevation shall be screened in accordance with the Residential Design Codes by either: a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 9. Prior to occupation, all screening as shown on the approved plans shall be in accordance with the Residential Design Codes by either: a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 10.All external lighting is to be designed and located to prevent any increase in light spill onto the adjoining properties and comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the City of Nedlands. 11.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. Landscaping 12.Prior to the issue of a building permit, an amended landscaping plan shall be prepared to the satisfaction of the City of Nedlands. Prior to occupation all landscaping is to be completed in accordance with the approved plans. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 13.Prior to the issue of a building permit, the landscaping plan is to demonstrate water efficient design by a suitably accredited professional. The landscaping plan is to be installed prior to occupation and maintained for the life of the development. 14.Prior to occupation, all communal and private open space areas shall include a tap connected to an adequate water supply for the purpose of irrigation. 15.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. Sustainability 16.Prior to occupation, the recommendations contained within the Sustainability Design Assessment received 27 May 2024, 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. 17.Prior to issue of a building permit, specifications shall be provided demonstrating that the roof colour and material has a maximum solar absorptance rating of 0.4 for metal flat roofs not visible from the street or adjacent properties, 0.5 for all other metal roofs, and 0.58 for roof tiles. The specified roof colour is to be installed to the satisfaction of the City of Nedlands. 18.Prior to occupation, a minimum 3kw (per dwelling) photovoltaic solar panel system is to be installed to the satisfaction of the City of Nedlands. 19.Prior to the issue of a building permit, specifications to be provided demonstrating all water fittings such as taps, toilets and showers (excluding kitchen sinks and laundries) are within 1 star of the maximum Water Efficiency Labelling Standard (WELS) to the satisfaction of the City. The approved fittings are to be installed prior to occupation. Waste 20.The development shall comply with the approved Waste Management Plan prepared by Talis Consultants received 27 May 2024 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City of Nedlands. Noise 21.The Acoustic Report prepared by ND Engineering received 27 May 2024 forms part of this development approval and shall be shown on the building permit plans and complied with at all times to the satisfaction of the City of Nedlands. 22.Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s): "This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction." 23.The northern windows on the 1st level of unit 3 and 5, have frosted glass on the bottom half of the windows to the satisfaction of the City of Nedlands. Advice Notes a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency. b. A building permit is required for the works. c. The Construction Management Plan is to be prepared in the manner and form provided by the City of Nedlands. d. Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing. Any costs associated with modification/relocation of verge services are to be borne by the applicant. e. In relation to the ground floor visual privacy condition, a standard 1.8m high dividing fence may be a satisfactory visual privacy screen to satisfy the requirements of this condition. Refer to the Dividing Fences Act 1961 for the rights and responsibilities of landowners regarding dividing fences. f. In relation to the removal of the redundant crossover, the modifications to the crossover must maintain a 3.0m wide crossover to 43 Boronia Avenue. g. In relation to the amended landscaping plan, the portion of the landscaping area adjacent to the garage should be removed and made trafficable to ensure safer vehicle maneuverability.
Planning and Development	PD41.06.24 Consideration of Development Application – Single House at 254 Marine Parade, Swanbourne	16.1 OCM 25/06/2024	Alternate Officer 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 2 February 2024 for a single house at 254 Marine Parade, Swanbourne (DA23-90866), subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 2 February 2024 and amended plans dated 19 June 2024. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a demolition permit, a Demolition Management Plan shall be submitted and approved to the satisfaction of the City. The approved Demolition Plan shall be observed at all times through the demolition process to the satisfaction of the City. 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 Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City. 5. Prior to the commencement of 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 the existing boundary wall), including ancillary structures located upon these properties: a. Lot 23 (No. 256) Marine Parade, Swanbourne b. Lot 21 (No. 141) North Street, Swanbourne c. Lot 18 (No. 17) Walba Way, Swanbourne d. Lot 17 (No. 15) Walba Way, Swanbourne 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 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. 6. Prior to the issue of a building permit, stormwater disposal plans, details and calculations catering for the 1% AEP storm event of 60min duration shall be submitted for approval by the City and thereafter implemented, constructed and maintained to the satisfaction of the City of Nedlands. 7. Prior to occupation, new 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. 8. Prior to occupation, the upper floor southern balcony and all other screening as shown on the approved plans shall be screened in accordance with the Residential Design Codes by either; a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City. 10.Prior to the installation of any air conditioning roof plant, plans are to be submitted which demonstrate that the location of utilities meet clause 5.4.4 - C4.3 – External fixtures, utilities and facilities of the Residential Design Codes to the satisfaction of the City.
Planning and Development	PD43.06.24 Consideration of Change of Use from 'Single House' to 'Display Home' and associated Signage at 53 Stanley Street, Nedlands	16.3 OCM 25/06/2024	Alternate Officer 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 17 November 2023 (site plan) and 12 June 2024 (sign) for a change of use from 'Residential – Single House' to 'Display Home' and associated signage at 53 Stanley Street, Nedlands (DA23-90352) subject to the following conditions: 1.This approval is valid for 18 months commencing from the soonest of: a. The date of the completion of the construction works at 53 Stanley Street, Nedlands; or b. 12 months of the date of this decision notice. After such time the signs are to be removed and the use will revert to a residential single house. 2. This approval relates only to a temporary change of use from Residential – Single House' to 'Display Home' and one sign. It does not relate to any other development on this lot. 3. The operation of the Display Home is limited to the following: c. Monday to Friday – appointments only. d. Saturday and Sunday – 2:00pm to 4:00pm. 4. Signage associated with the land use shall be limited to the following: a. One (1) fixed sign with a maximum width of 1.2 metres by a maximum height of 0.7 metres and a maximum overall height of 1.05 metres with posts, to be displayed only for the life of this approval. All signage is to be located wholly inside the property boundaries. 5. A maximum of 6 visitors and 1 employee are permitted on site at any one time. 6. All staff shall park within the garage and visitors instructed to park on the property where available by the staff of the display home during opening hours.
Planning and Development	PD45.06.24 Adopt Amendments to Local Planning Policy 5.2 Old Swanbourne Hospital Precinct	16.5 OCM 25/06/2024	That Council adopt the amended Local Planning Policy 5.2 Old Swanbourne Hospital Precinct (Attachment 3) in accordance with Clause 5 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development	PD47.06.24 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 135 (Lot 684) Broadway, Nedlands	22.3 OCM 25/06/2024	Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the extension of time and amendments to the approved mixed use development at No. 135 (lot 684) Broadway, Nedlands as follows: It is recommended that the Metro Inner Development Assessment Panel resolves to: 1. Accept that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 18 March 2024 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011; 2. Approve DAP Application reference DAP/19/01655 and accompanying plans dated 28 May 2024 in accordance with Clause 17(4)(a) of Division 2 of the Planning and Development (Development Assessment Panels) Regulations 2011 and Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the extension of time and minor amendments to the approved mixed use development at No. 135 (Lot 684) Broadway, Nedlands, subject to following conditions: Conditions 1. Amend Condition 2 as follows: "This decision constitutes planning approval only and is valid for a period of six years (6) years from the date of the original approval, this being 3 April 2020. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect." 2. Insert New Condition 10 as follows: "Prior to the lodgement of a building permit, a sustainability report prepared by a qualified practitioner is to be submitted demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0." 3. All other conditions remain and are renumbered accordingly.
Completed Council Resolutions - These will be removed at the next Council meeting			
CEO	CEO16.05.24 Motions of the Annual General Meeting of Electors held on 29 April 2024	22.4 OCM 28/05/2024	That Council: 1. Council Supports motion no. 1 carried at the Annual General Meeting of Electors being: "that Council adopts a tree retention policy that defines the removal of or damage to trees of certain characteristics as 'works' that require development approval by Council." Noting that progress in this regard is already underway. 2. Council Supports motion no. 2 carried at the Annual General Meeting of Electors being: "That Council updates the Urban Forest Strategy, with a tree canopy target of 30% by 2040, supported by appropriate planning, policy changes, funding, monitoring, and annual reporting." Noting that progress in this regard is already underway. 3. Council Supports motion no. 3 carried at the Annual General Meeting of Electors being: "That Council commits to increasing the budget for street tree planting and maintenance by 10% each financial year until such time as the tree canopy target of 30% is reached." Noting that Council will consider budget allocation on an annual basis. 4. Council Supports motion no. 4 carried at the Annual General Meeting of Electors being: "That Council lobbies WALGA via a motion at the WALGA Zone 3 Meeting, to urgently procure updated tree canopy and heat mapping data for the Perth & Peel area to provide a better understanding of the current situation and inform planning, policy changes, funding, and monitoring." Noting that the City has already undertaken a mapping exercise for its locality. 5. Council Supports motion no. 5 carried at the Annual General Meeting of Electors being: "That Council takes note of the independent scientific evidence for glyphosate harm, cease the use of glyphosate for weed control and provide the necessary budget to support the use of steam as a weed control measure." Noting that progress in this regard is already underway. 6. Council Supports motion no. 6 carried at the Annual General Meeting of Electors being: "That Council provide a budget and initial funds to repair and refurbish over time, Hackett Hall and upgrade Lawler Park and the tennis courts associated, within the 24/25 financial year budget." Noting that a business case is yet to be completed and Council will consider budget allocation on an annual basis.
Corporate and Strategy	CPS23.05.24 Monthly Financial Report – April 2024	19.1 OCM 28/05/2024	That Council receive the Monthly Financial Report for 30 April 2024.
Corporate and Strategy	CPS24.05.24 - Monthly Investment Report - April 2024	19.2 OCM 28/05/2024	That Council receive the Investment Report for the period ended 30 April 2024.
Corporate and Strategy	CPS25.05.24 - List of Accounts Paid - April 2024	19.3 OCM 28/05/2024	That Council receives the List of Accounts Paid for the month of April 2024.

Councillor Notice of Motion	NOM05.03.24 – Councillor Amiry - Appointment of an Independent Consultant	8.1 SCM 20/03/2024	That Council: 1. pursuant to s5.45(2)(a) of the Local Government act and Council resolution 8.2 of 11 March 2024: a. appoints Mr Craig Ross to the position of independent consultant to address the attached scope of work; and b. engagement contract term to be no less than 3 months starting 25 March 2024 with total remuneration of $42,000 to be paid no later than 24 June 2024; and 2. instructs the acting CEO to provide Mr Ross: a. an engagement contract referencing the above terms and the attached scope of work complete with all confidentiality agreements required for his signature; b. a working laptop with unrestricted access to all finance related records, documentation and information systems including SharePoint sites and OneCouncil; c. introduction to a nominated senior member of the finance staff as the primary contact point for the duration of the contract; d. access to the Audit and Risk Committee on a fortnightly timeline to provide on-going findings and confirm work priorities; and e. an open and collaborative environment to facilitate Mr Ross complete his scope of work.
Planning and Development	Adoption for advertising – Local Planning Policy 7.7- Public Open Space Contributions and Local Planning Strategy Amendment	PD 37.08.23 OCM 22/08/2023	That Council: 1. amends the City of Nedlands Local Planning Strategy as shown in Attachment 2; 2. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with regulation 12 of the Planning and Development (Local Planning Schemes) Regulations 2015; 3. upon receipt of the Commission's confirmation to advertise, advertises the amendments to the Local Planning Strategy in accordance with regulation 13 of the Planning and Development (Local Planning Schemes) Regulations 2015 for a period of not less than 21 days; 4. adopts the draft Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) for the purposes of advertising in accordance with Clause 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and 5. advertises the Local Planning Policy 7.7: Public Open Space Contributions concurrently with the Local Planning Strategy amendments for 21 days in accordance with the City of Nedlands Local Planning Policy – Consultation of Planning Proposals.
Planning and Development	PD29.04.24 Reconsideration of Car Parking Contribution for Hot Springs Development at 120 Esplanade, Dalkeith	16.4 OCM 23/04/2024	That Council: 1. approves the reallocation of the $200,000 (incl GST) cash-in-lieu of car parking requested by Council on 28 June 2022 for the Tawarri Hot Springs development for the purposes of addressing drainage and infrastructure improvement works within the City-controlled road reserve and foreshore reserve adjacent to the Tawarri site; and 2. notes the following parameters of agreement will form the basis of a future agreement between the proponent's of the Tawarri Hot Springs development and the City of Nedlands (the City): a. No contribution being provided to the City for the provision of car parking. b. The existing formalised and informal parking areas along the Esplanade verge being retained in their current state and used by all users in the vicinity, including the proposed Tawarri Hot Springs. c. A drainage solution being designed by the City to drain the current pooling in the Esplanade "triangle". d. As part of the drainage works, undertaking any other improvements to the 'triangle' area, such as landscaping, path works and similar (by agreement between the proponent and the City on scope, extent, etc). e. This drain to be located on City-controlled land where practicable with any need for Tawarri land to be subject to prior agreement. f. The City to obtain all relevant approvals, including from the Department of Biodiversity, Conservation and Attractions (DBCA). g. The proponent to provide $200,000 inc. GST to the City as a contribution to the works, with the funds to be provided prior to occupation of the Tawarri development. h. The City to undertake the works as part of its normal capital works budget as soon as practicable after receipt of the contribution.

20.5 CEO 26.07.24 Integrated Transport Strategy Committee Membership

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Terms of Reference

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council approves by absolute majority, to disband the Integrated Transport Strategy (ITS) Steering Committee.

Purpose

The purpose of this report is for Council to consider disbanding the Integrated Transport Strategy (ITS) Steering Committee in accordance with the *Local Government Act 1995*.

Voting Requirement

Absolute Majority.

Background

On 28 November 2023, Council resolved the membership of the Committee.

The Committee's project has now been completed and the Integrated Transport Strategy was adopted by Council at the Ordinary Council Meeting of 23rd April 2024.

Discussion

Committee and discontinuance

The project has reached completion with the adoption by Council of the Integrated Transport Strategy at the Ordinary Council Meeting of 23rd April 2024.

The scope of the ITS Steering Committee was the following:

1. Provide guidance to the Consultant on the Community Consultation Plan and process;
2. Approve the Community Consultation Plan;
3. Provide guidance to the Consultant on the Community Consultation results;.
4. Provide guidance and input to each iteration of the draft Integrated Transport Strategy; and
5. Consider the draft Integrated Transport Strategy and make a recommendation to Council on the adoption of the Integrated Transport Strategy.

It is therefore open to Council to disband the Committee if they choose by an absolute majority resolution. City officers recommend the Steering Committee be disbanded.

Consultation

Nil.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Section 5.8 of the Local Government Act 1995 allows Council to establish Committees to assist the Council to exercise the power and discharge the duties of the Local Government.

Decision Implications

Council may consider disbanding the Committee in accordance with the Act. If it chooses to continue with the Committee, Council will need to consider the appointment of Cr Pollard as the Deputy Member Hollywood Ward in accordance with the Committee's Terms of Reference. The appointment of a Deputy Member would ensure that all wards are represented equally at Committee meetings in the event of a member being absent.

Conclusion

It is recommended that Council disband the Committee now that it has completed the task it was established to perform.

Further Information

Nil.

Integrated Transport Strategy Steering Committee

(Project has been completed April 2024)

Purpose

This Committee is established by Council in accordance with section 5.8 of the Local Government Act 1995, to oversee and provide guidance to the Administration on the City of Nedlands Integrated Transport Strategy Project.

Scope

1. Provide guidance to the Consultant on the Community Consultation Plan and process;

2. Approve the Community Consultation Plan;

3. Provide guidance to the Consultant on the Community Consultation results.

4. Provide guidance and input to each iteration of the draft Integrated Transport Strategy; and

5. Consider the draft Integrated Transport Strategy and make a recommendation to Council on the adoption of the Integrated Transport Strategy.

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. Council will appoint one Councillor from each ward as deputy members of the Committee.

3. 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.

4. Deputy members are only required to attend and vote if the primary member is absent, an apology or on leave or has resigned.

5. The term of the Presiding Member and Committee Members will expire immediately prior to the next ordinary Council election.

6. The Presiding Member shall be determined by election amongst the Members of the Committee at the first meeting of the Committee.

7. The election of the Presiding Member will take place at the first meeting following the reconstitution of the Committee after each Ordinary Council election.

8. Should the elected Presiding Member not be present during a meeting of the Committee then a temporary Presiding Member shall be elected in accordance with 7 above.

Staff

The Project Management Team, including the City's Project Managers and the appointed Consultant team will work closely with the Committee throughout the Project.

Meetings

1. This Committee operates under the Council's Standing Orders Local Law.

2. The committee shall have flexibility in relation to when it needs to meet, but as a minimum shall meet monthly. It is the responsibility of the Presiding Member to call the meetings of the Committee.

Reporting

The Committee shall report quarterly to the Council summarising its activities during the previous financial year.

20.6 CEO27.07.24 Foreshore Management Steering Committee Membership - Hollywood Ward

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Terms of Reference

Moved – Councillor Bennett

Seconded – Councillor Amiry

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Recommendation

That Council

1. **appoints Councillor Hodsdon as the Committee Member for the Hollywood Ward to the Foreshore Management Steering Committee; and**

2. **appoints Councillor Pollard as the Deputy Member for the Hollywood Ward to the Foreshore Management Steering Committee.**

Purpose

The purpose of this report is for Council to appoint the member and deputy member to the Foreshore Management Steering Committee in accordance with the Committee's Terms of Reference.

Voting Requirement

Absolute Majority.

Background

With the resignation of Councillor McManus from Council effective 1 June 2024, the position of Member of the Committee was left vacant. Cr McManus had been appointed as the Hollywood Ward Committee Member at the Special Council Meeting held in October 2023. Cr Hodsdon was appointed the Deputy Member to the Committee.

Discussion

Under the Committee's Terms of Reference, 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 and up to one non-Councillor Member, being a representative from the Department of Biodiversity, Conservation and Attractions (DBCA) as voting members.

Council will also appoint one Councillor from each ward as deputy members of the committee. 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. Deputy members are only required to attend and vote if the primary member is absent, an apology or on leave or has resigned.

To ensure that the Committee is properly constituted, Council is required to appoint a member and a deputy member to the Foreshore Management Steering Committee in accordance with the Committee's Terms of Reference.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Not applicable.

Legislative and Policy Implications

Section 5.8 of the Local Government Act 1995 allows Council to establish Committees to assist the Council to exercise the power and discharge the duties of the Local Government.

Section 5.10 of the Local Government Act 1995 allows for the appointment of committee members.

Section 5.11A of the Local Government Act 1995 allows for the appointment of a deputy of a member of a committee.

Decision Implications

Council is required to appoint the members to the Committee in accordance with the Terms of Reference. The appointment of a Member and Deputy Member ensures that all wards are represented equally at Committee meetings even when a member is absent.

Conclusion

The Foreshore Management Plan project is a unique opportunity for the City of Nedlands to undertake community consultation to inform the City on how residents want to use the Foreshore over the coming decades, and to develop a long-term strategic plan to manage and improve the Foreshore.

The Foreshore Management Steering Committee will ensure Council has the opportunity to provide strategic guidance to the project and is involved in the development process. Appointment of a Hollywood Ward Member and deputy member will ensure all wards are equally represented on the Committee.

Further Information

Nil.

Foreshore Management Steering Committee

Purpose

This Committee is established by Council in accordance with section 5.8 of the Local Government Act 1995 to oversee the City of Nedlands Foreshore Management Planning Project.

Scope

1. Evaluate the Request for Quote (RFQ) responses received by the City for the provision of Foreshore Management planning services and select a preferred consultant.

2. Provide guidance to the Consultant on the community consultation plan and process.

3. Approve the community consultation plan.

4. Provide guidance to the Consultant on the Concept designs, Program of Works and Community Consultation results.

5. Provide guidance and input into the draft Foreshore Management Plan including defining the area of interest and the matters to be considered under this management plan; and

6. Consider the draft Foreshore Management Plan and make a recommendation to Council on the adoption of the Foreshore Management Plan.

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 and up to one non-Councillor Member, being a representative from the Department of Biodiversity, Conservation and Attractions (DBCA) as a non-voting member.

2. Council will appoint one Councillor from each ward as deputy members of the committee.

3. 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.

4. Deputy members are only required to attend and vote if the primary member is absent, an apology or on leave or has resigned.

5. The term of the presiding member and committee members will expire immediately prior to the next ordinary Council election.

6. The presiding member shall be determined by election amongst the members of the committee at the first meeting of the Committee.

7. Should the elected presiding member not be present during a meeting of the committee then a temporary presiding member shall be elected in accordance with 7 above.

Staff

The Project Management Team, including the City's Project Managers and the appointed Consultant team will work closely with the Committee throughout the Project.

Meetings

1. This Committee operates under the Council's Standing Orders Local Law.

2. The committee shall have flexibility in relation to when it needs to meet, but as a minimum shall meet monthly. It is the responsibility of the presiding member to call the meetings of the committee.

Reporting

The Committee shall report quarterly to the Council summarising its activities during the previous financial year.

20.7 CEO 28.07.24 Public Art Committee Membership - Hollywood Ward

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Terms of Reference

Moved – Councillor Amiry

Seconded – Councillor Youngman

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Recommendation

That Council appoints Councillor Pollard as the Hollywood Ward Deputy Member to the Public Art Committee for the period ending immediately prior to the next Local Government elections in 2025.

Purpose

The purpose of this report is for Council to appoint the deputy member to the Public Art Committee in accordance with the Committee's Terms of Reference.

Voting Requirement

Absolute Majority.

Background

On 12 December 2023, Council resolved the membership of the Committee. Cr Hodsdon was appointed as the Hollywood Ward member in accordance with the Terms of Reference. Cr McManus was appointed as the Deputy Member.

CEO40.12.23 – Establishment & Appointment of Members – Public Art Committee

That Council:

1. appoints the Mayor and Councillors Hodsdon, Brackenridge, Smyth and Youngman (four - one from each Ward) to the Public Art Committee for the period ending immediately prior to the next Local Government elections in 2025;

2. appoints the Deputy Mayor and Councillors McManus, Coghlan, Amiry and Bennett (four - one from each Ward) as Deputy Members to the Public Art Committee for the period ending immediately prior to the next Local Government elections in 2025.
With the resignation of Councillor McManus from Council on 29 May 2024 (effective 1 June 2024), the position of Deputy Member of the Committee was left vacant.

Discussion

The Public Arts Committee was established in 2014 with the aim of the Committee being to ensure that the City of Nedlands includes artworks of a high standard in the public domain. The scope of the Committee is outlined within the attached Terms of Reference.

With the resignation of Cr McManus as the Deputy Member, the position is vacant and it is open for Council to appoint Cr Pollard as the Hollywood Ward Deputy Member to the Committee in accordance with the terms of reference.

The Terms of Reference state –

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. 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.

It is therefore open to Council to appoint Cr Pollard to the position of Deputy Member on the Committee.

Consultation

Nil.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Section 5.8 of the Local Government Act 1995 allows Council to establish Committees to assist the Council to exercise the power and discharge the duties of the Local Government.

Section 5.11A of the Local Government Act 1995 allows for the appointment of a deputy of a member of a committee.

Decision Implications

Council is required to appoint the members to the Public Arts Committee in accordance with the Terms of Reference. The appointment of a Deputy Member ensures that all wards are represented equally at Committee meetings in the event of a member being absent.

Conclusion

It is recommended that Council appoints Cr Pollard as the Deputy Member.

Further Information

Nil.

Public Art Committee

Purpose

The Public Art Committee will be established under the Local Government Act 1995 to implement public art projects within the City of Nedlands.

Aim

To ensure that the City of Nedlands includes artworks of a high standard in the public domain.

Scope

The Committee will undertake the following within the City of Nedlands:

1. Initiate, consider and decide on proposals for public artworks.
2. Oversee the implementation of public artworks.
3. Consider external proposals for public artworks to be donated to the City of Nedlands.
4. Promote awareness of the City's existing public artworks.
5. Review the City's art collection and make recommendations to Council on its conservation.
6. Review Council's Public Art Policy as required and make recommendations to Council on any proposed changes.
7. Develop a draft Percent for Art Policy and make recommendation to Council on its adoption.

Procedure

After adoption of the City's budget by Council each year and before commencing its work for the ensuing year the Committee shall:

- Consider the budget and any other available funds for art works to be acquired in the ensuing year.
- Formulate a plan of priorities and objectives for the year including the proposed siting of any public art works.
- Present that plan for review and amendment or approval by the Council.

Delegated Authority

The Committee has delegated authority to implement public artworks of not more than $10,000 each to the value of up to, in all, the budget allocation approved by Council within the current financial year's budget. Artworks over $10,000 shall be recommended to Council for approval.

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. 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.

5. The term of the presiding member and committee members will expire immediately prior to the next ordinary Council election.

6. The presiding member shall be determined by election amongst the members of the committee.

7. The election of the presiding member will take place at the first meeting following the reconstitution of the committee after each ordinary Council election.

8. Should the elected presiding member not be present during a meeting of the committee then a temporary presiding member shall be elected in accordance with 6 above.

9. Two community representatives with voting rights who have professional expertise in public art, who are residents of the City.

10. One youth representative with voting rights and an interest in public art, aged 12 – 25 years, who is a resident of the City.

11. Non-residents of the City of Nedlands may be appointed as non-voting members.

Meetings

1. The Council Committee operates under the Council's Standing Orders Local

Law.

2. The quorum for a meeting will be 50% of the offices of the Arts Committee as per section 5.19 of the Local Government Act 1995.

3. Meetings are open to community and Councillors.

4. Non-voting members may participate in all aspects of the meeting other than voting.

5. Non-voting attendees (as distinct from non-voting members) will have observer status.

6. Meetings with be held quarterly or as required.

Staff

The following staff will attend meetings to provide support and advice:

- Manager Community Development, as required.
- Tresillian Arts Centre Coordinator, as required.
- Any other officer, as required.

Terms of Reference

The Terms of Reference will be reviewed annually.

(Adopted 12/12/2023)

20.8 CEO 29.07.24 Adoption of Council Member Request and Provision of Information Policy

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Keri Shannon – Chief Executive Officer
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Draft Council Member Request and Provision of Information Policy

Moved – Councillor Coghlan

Seconded – Councillor Smyth

Deferral

Moved – Councillor Hodsdon

Seconded – Councillor Bennett

To defer this item to the December Council Meeting until concept forum

LOST 4/5
(For: Crs. Pollard, Hodsdon, Bennett, Youngman**)**
(Against: Crs Amiry Brackenridge Coghlan, Smyth, Mayor Argyle**)**

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 6/3
(For: Crs. Pollard, Amiry Brackenridge Coghlan, Smyth, Mayor Argyle**)**
(Against: Crs. Youngman, Bennett, Hodsdon**)**

Recommendation

That Council adopts the Council Member Request and Provision of Information Policy as contained in Attachment 1.

Purpose

For Council to consider and adopt the draft Council Member Request and Provision of Information Policy.

Voting Requirement

Simple Majority.

Background

The draft Council Member Request and Provision of Information Policy has been developed and presented to Council to establish an agreed procedure for Council members to submit their requests or enquiries to the City's Administration. The outlined procedure determines a central point for tracking, monitoring and responding to such requests, and provides a coordinated and efficient approach to their management. It is considered best practice for a local government to have a documented process to deal with Council Member requests. This ensures that requests are actioned appropriately and in a timely manner.

Discussion

The proposed Policy determines that the Chief Executive Officer is the pivotal point for Council Member Requests. Council Members can contact the City's Administration via an established Outlook Mailbox, from which the request will be received, acknowledged and registered. The Council Member Requests Register will then provide for the management and coordination of such requests.

Council Members should note that under the *Local Government Amendment Act 2023*, a local government is to establish a communications agreement between the Council and the CEO to regulate access to information held by the local government under s. 5.92 of the Act and other requests for information, including the steps that a council member who wants to request information must take and the steps the CEO must take if the a council member requests information. It must also include the way in which dealings may be had and communications may be made between a council member and an employee. It is intended that the draft policy form the initial basis for this agreement which will be built upon when regulations come into effect, and/or the default communications agreement commences.

Consultation

The draft policy has been provided to Council in the Agenda for their consideration prior to the July Council meeting.

Strategic Implications

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

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

Pillar **Performance**

Outcome 11. Effective leadership and governance.

Budget/Financial Implications

There are no budgetary costs associated with the proposed policy.

Legislative and Policy Implications

Local Government Act 1995.

City of Nedlands Code of Conduct for Council Members, Committee Members and Candidates.

Decision Implications

The draft policy codifies the Administrative practise that has commenced at the City. Failure to adopt the draft policy or a similar policy will impact the administrative efficiency of dealing with Council Member requests. The draft policy also provides for the effective capture of records and workflow of Council Member requests.

Conclusion

The policy codifies the accepted administrative communication channels between Council and the Administration.

Further Information

Questions from Councillor Smyth

Attachment 1 – Ratepayer Requests

It is not possible for EMs to determine whether a requests is from a ratepayer or a resident or an elector, or some other stakeholder.

Could a broader terminology be used for this category? Maybe change to stakeholder?

Officer Response

The term resident was chosen as it describes the predominant user group. The term stakeholder can be added by amendment.

Questions from Councillor Hodsdon

Please can the wording of 13.12 be re worded

Council Member Request and Provision of Information Policy

Responsible Directorate	Office of the CEO
Responsible Section	Governance
Responsible Officer	Governance Co Ordinator

1. OBJECTIVES:

This policy will outline the process and expectations for the provision of information and requests for services from Council Members while performing their roles as outlined sections 2.8, 2.9 and 2.10 and in accordance with council members entitlement to access any information that is relevant to the performance of their function pursuant to section 5.92 of the *Local Government Act 1995* (WA).

2. SCOPE:

This policy applies to all Council Members and Officers of the City.

3. POLICY STATEMENT:

To ensure that all Council Members are equally informed regarding requests for information, issues, or concerns, the policy sets the direction regarding appropriate methods of communication between Council Members and the City's Administration.

Whilst Council is only able to direct the Chief Executive Officer, certain requests for information and action are mostly administrative in nature and are provided to support Council Members in the performance of their roles.

Requests from Council Members will be split into the following four categories:

- Ratepayer requests
- Requests for information
- Request for action
- Confidential requests

Ratepayer requests

3.1 As council representatives, requests for services or for action to be taken will regularly be received by Council Members from ratepayers.

3.2 Council Members are to refer any ratepayer requests to the City's 'Report IT' process to submit a works request.

Request for Information and Action from Council Members

3.3 Council Members will make every endeavour to obtain information that is already publicly available or available on the Councillor portal before making a request.

3.4 Council Members are to make their requests for information in writing by email to the Elected Members Request email address.

3.5 The Chief Executive Officer shall determine the administrative process for responding to Elected Member requests usually by email and employee will copy the reponse to the EMR database.

Responding to requests

3.6 All requests will be logged by the CEO's EA and allocated to a Director or Manager for a response.

3.7 To assist with maintaining a shared understanding, all Council Members will have access to the Elected Members Request inbox to prevent duplication of requests.

Limitations on requests for information

3.10. In line with Section 2.10 of the *Local Government Act 1995* (WA), the role of Council members is to represent and facilitate communication with the community as a whole.

3.11. Council Members shall not request information relating to operational matters in accordance with this policy. Council Members shall only contact employees by email. Council Members will not arrange individual meetings with employees or request information from employees outside of the process in this policy, Where a meeting is organised to brief Council members on an issue, all Council members must be invited.

Right to refuse requests for information

3.12. The Chief Executive Officer may reject a request for information if the request:
- a) is not relevant to the performance of Council Members' functions under 55.92 of the Act
- b) is considered to be frivolous or vexatious
- c) is considered by the Chief Executive Officer to require significant resources to respond and that it will impose an unfair and excessive burden on the administration.

3.13. If a Council Member's request for information is rejected in accordance with clause 3.12, the Chief Executive Officer shall provide written reasons for the rejection within two working days. These reasons are to be communicated to all Council Members to provide transparency and maintain a shared understanding.

Register of Council Member requests for information

3.14. A register of Council Member requests for information shall be maintained by the Chief Executive Officer recording the details of all requests for information made by a Council Member, including:
- a) the date of the request
- b) the name of the requesting Council Member
- c) a description of the information requested
- d) the date of the response to the request

e) any communicated extension to the timeframe response
f) the name of the officer responsible for responding to the request
g) whether the response was within the timeframe outlined in clause 3.8/3.9.

Confidential Requests

3.15 Any confidential requests are to be sent directly to the Chief Executive Officer and not copied to the Elected Member request email address.

3.16 Council Members must indicate that their request is being made in confidence.

3.17 The Chief Executive Officer will be responsible for providing a response to the Council Member.

3.18 Responses to confidential requests will only be sent to the requesting Council Member.

Notices of Motion

3.19 Whilst the *City of Nedlands Standing Orders Local Law* requires seven (7) business days' notice for lodgement of a notice of motion, improved research and discussions around feasibility can be had where earlier notice is provided.

3.20 Council Members will, where possible, endeavour to advise of a potential notice of motion at the monthly Agenda Forum.

3.21 Should the motion require extensive research or is considered complex, the Chief Executive Officer will liaise with the Council Member to discuss timeframes.

DEFINITIONS:

Definitions are taken as those detailed in the *Local Government Act 1995* and associated legislation.

Council Member Request and Provision of Information Policy

Document Control box			
Document Responsibilities:			
Owner:	Chief Executive Officer	**Owner Business Unit:**	Office of the Chief Executive Officer
Inception Date:		**Decision Maker:**	Council
Review Date:		**Repeal and Replace:**	N/A
Compliance Requirements:			
Legislation:	***Local Government Act 1995*** ***Code of Conduct for Council Members, Committee Members and Candidates***		
Delegation:	Nil.		
Council Plan 2023 - 2033	Pillar – Performance Outcome – Effective leadership and governance		

20.9 CEO30.07.24 Audit Committee Membership

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Keri Shannon - Chief Executive Officer
Attachments	Nil

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

Alternate

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

Council does not appoint Councillor Melanie Pollard Hollywood Ward to the Audit

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

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

Alternate Recommendation

Council does not appoint Councillor Melanie Pollard Hollywood Ward to the Audit Committee.

Recommendation

Council appoints Councillor Melanie Pollard Hollywood Ward to the Audit Committee.

Purpose

The purpose of this report is to provide the opportunity to Cr Pollard to be a member of the Audit Committee.

Voting Requirement

Absolute Majority.

Background

At the Ordinary Meeting of Council on 23 April 2024, Council resolved to appoint all Elected Members of the City of Nedlands to a whole of Council Audit Committee, subject to any Elected Member indicating they do not wish to be appointed to the Audit Committee. At the Ordinary Council Meeting held on 28 May 2024, Council subsequently confirmed the appointment of eight of the then nine Council members to the Audit Committee. Cr L McManus confirmed that he did not wish to be a member of the Audit Committee.

Discussion

To assist with Governance arrangements such as agenda preparation, minutes and establishing a quorum, it is necessary to clarify membership of the Audit Committee by resolution of Council.

With the resignation of Cr McManus from Council effective 1 June 2024 and the election of Cr Pollard, it is necessary to affirm the Councillor's membership of the Audit Committee.

Consultation

Nil.

Strategic Implications

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

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

Pillar Performance
Outcome 11. Effective leadership and governance.

Budget/Financial Implications

There are no budget or financial implications in the report.

Legislative and Policy Implications

Local Government Act 1995

Decision Implications

Confirmation of membership of the Audit Committee is required for governance purposes. This will assist with agenda and minute preparation and determination of a quorum for meetings. Under the adopted terms of reference a quorum will be 50% of the offices of the Audit Committee as per Section 5.19 of the *Local Government Act 1995*.

Conclusion

It is recommended that Council endorse this recommendation.

Further Information

Nil.

Financial Disclosure

CEO Shannon disclosed a financial interest in Item 20.10 – CEO20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee, her interest being that she is the CEO of the City of Nedlands. CEO Shannon declared that she would leave the room during discussion on this item.

CEO Shannon left the room at 22.46 pm.

Director Matthew MacPherson stood in as Acting CEO during this time

20.10 CEO20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Keri Shannon - Chief Executive Officer
Attachments	1. Proposed CEO Performance Review Committee Terms of Reference. 2. Chief Executive Officer Performance Review Policy

Moved – Councillor Amiry

Seconded – Councillor Coghlan

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED 6/3
(For: Crs. Pollard, Amiry Brackenridge Coghlan, Smyth, Mayor Argyle**)**
(Against: Crs. Youngman, Bennett, Hodsdon**)**

Recommendation

That Council:

1. appoints the Mayor and all Councillors to the CEO Performance Review Committee for the period ending immediately prior to the next Local Government Ordinary elections in 2025;

2. requests the CEO to call for expressions of interest for an independent Consultant;

3. **requests the CEO to call for expressions of interest and appoints an independent community member in accordance with Local Government (Administration) Regulations 1996 and the Local Government (Administration) Amendment) Regulations 2021. The independent community member is to have voting rights on the Committee;**

4. **adopts the Terms of Reference of the CEO Performance Review Committee as contained in Attachment 1; and**

5. **amends the Chief Executive Officer Performance Review Policy as contained in Attachment 2.**

Purpose

The purpose of this report is to appoint members of the Chief Executive Officer's Performance Review Committee and adopt the terms of reference.

Voting Requirement

Absolute Majority.

Background

Following the October 2023 Ordinary Local Government Elections, the CEO Performance Committee was not established. A CEO Recruitment committee was established to recruit and appoint a new CEO for the City.

With the commencement of the new CEO in May 2024, it is now required that the Council reconstitute the CEO Performance Review Committee in accordance with the *Local Government Act 1995*, policy and guidelines.

The item was considered by Council at the Ordinary Council Meeting held on 25 June 2024. At that meeting Council resolved to defer the item to the July Ordinary Council Meeting. The item is therefore being brought back to Council for consideration in accordance with the resolution.

Discussion

5.38. Annual review of employees' performance

(1) A local government must review the performance of the CEO if the CEO is employed for a term of more than 1 year.

(2) The CEO must ensure that the performance of each other employee who is employed for more than 1 year is reviewed.

(3) 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.

Council needs to be aware that the *Local Government Amendment Act 2023* will see the deletion of s. 5.38 above and the following included –

5.38. Annual review of CEO's performance

(1) A local government must review the performance of the CEO if the CEO is employed for a term of more than 1 year.

(2) A review under subsection (1) must be conducted at least once in relation to each year of the CEO's employment.

(3) If a local government reviews the performance of the CEO under subsection (1), the local government must —

(a) prepare a report of the review; and
(b) provide a copy of the report to the CEO; and
(c) give the CEO a reasonable opportunity to respond to the report.

(4) The report under subsection (3)(a) must include, for publication under section 5.39AA(1)(b), a statement that —

(a) sets out each performance criterion against which the CEO's performance was reviewed; and
(b) for each performance criterion, summarises the outcome of the review; and
(c) includes any prescribed information.

(5) The CEO's response under subsection (3)(c) may include, for publication under section 5.39AA(1)(c), a statement responding to the statement under subsection (4).

(6) A report or response under subsection (3)(a) or (c), including any statement under subsection (4) or (5), must comply with any prescribed requirements relating to its form or content.

As a consequence, it is deemed prudent to update the Terms of Reference to ensure alignment with the new provisions. The proposed Terms of Reference have been amended to provide greater clarity around the process. Council may make any amendment to the Terms of Reference and policy if it requires, but should do so in consultation and agreement with the CEO.

The Chief Executive Officer Performance Review Policy has also been updated to take into account the City's Council Plan 2023 – 2033 (Attachment 2). Minor amendments have been made to the Policy to align it with the new Plan.

Consultation

N/A.

Strategic Implications

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

Vision	Sustainable and responsible for a bright future
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995

Decision Implications

If the Council establishes this Committee and endorses the Terms of Reference, then Council will be able to fulfil its responsibilities and review the performance of the CEO annually.

If Council does not establish this Committee, it will be unable to review the performance of the CEO annually and will be in breach of the *Local Government Act 1995*.

Conclusion

It is recommended that Council establish the CEO Performance Review Committee, appoint members and deputy members and adopt the Terms of Reference to enable to review of the CEO's performance and ensure compliance with the *Local Government Act 1995*.

Further Information

Nil.

CEO Shannon returned to the room at 23.02 pm.

Chief Executive Officer's Performance Review Committee Terms of Reference

Committee: CEO Performance Review Committee

Responsible Directorate: CEO

1. Purpose

1.1 The CEO Performance Review Committee (the Committee) is established under the powers given in section 5.8 of the *Local Government Act 1995* (the Act).

1.2 The Committee is established for the purpose of assisting the Council to fulfil its functions under the City of Nedlands Standards for CEO Recruitment, Performance Review and Termination (CEO Standards) in relation to review of the Chief Executive Officer's (CEO) performance.

2. Scope

In managing the performance appraisal process, the Committee:

2.1 Will assist the Council in the engagement and oversight of a consultant to work with the committee, CEO and Council in conducting the CEO performance review in line with the process agreed between the CEO and Council (consistent with the Council's adopted CEO Performance Review Policy, Standards, Department of Local Government Guidelines, and the *Local Government Act 1995*).

2.2 Conduct with the CEO, Committee members and the consultant, the performance review process and provide a recommendation to Council on the result of the performance review.

2.3 Establish any additional performance criteria for the CEO, with the agreement of the CEO, for recommendation to Council arising from the performance review process.

2.4 Is to make recommendations to Council regarding:

a. The setting of goals and objectives
b. The measurement of key performance indicators (KPIs); and
c. Changes to the remuneration package within the terms of the Chief Executive Officer's contract.

3. Membership

Internal

3.1 The membership of the committee shall comprise the Mayor and one Councillor from each ward with voting rights with the Councillors being determined by nomination and if necessary, a ballot conducted at a Council Meeting.

3.2 Deputy members one from each ward, shall be appointed.

3.3 Deputy members are only required to attend and vote if the primary member is absent, an apology or on leave or has resigned.

3.4 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.

3.5 The term of the presiding member and committee members will expire immediately prior to the next ordinary Council election.

3.6 The presiding member shall be determined by election amongst the members of the committee.

3.7 The election of the presiding member will take place at the first meeting following the reconstitution of the committee after each ordinary Council election.

3.8 Should the elected presiding member not be present during a meeting of the committee then a temporary presiding member shall be elected in accordance with 3.7 above.

External

3.10 An Independent Consultant, who is acceptable to both parties (CEO and Council) shall be appointed by Council to facilitate the Performance Review Process but is not a member of the committee.

4. Training

4.1 It is advised that Committee members should:

a. as soon as practicable after their appointment, undertake the CEO Performance Review Training facilitated by WALGA within six (6) months of their appointment to the Committee.*

*Subject to WALGA delivering the course in the appropriate timeframe.

5. Meetings

5.1 The Council Committee operates under the Council's Standing Orders Local Law.

5.3 The Committee shall formally meet three times a year. A schedule of meetings will be developed and agreed to by the members. Additional meetings may be called by the Presiding member.

5.4 The Executive Officer will be the Committee's Administrator and will be a non-voting member. The Administrator's responsibility is to serve as a secretariat to the Committee by preparing agendas and minutes and ensuring timely distribution to all members; to ensure that meetings are effectively organised

and recorded and to provide administrative and governance support for the purposes of the Committee.

6. Quorum

6.1 The quorum for a meeting will be 50% of the offices of the Chief Executive Officer's Performance Review Committee as per section 5.19 of the *Local Government Act 1995*.

7. Delegated Powers

7.1 The Committee does not have authority to implement actions in areas over which the CEO has legislative responsibility and does not have any delegated power from Council.

7.2 Committee recommendations are not binding on Council and must be endorsed by Council to take effect.

8. Staff

8.1 The following staff will attend committee meetings to provide technical support and advice:

a. Manager Human Resources
b. Chief Executive Officer; (when invited)
c. Executive Officer
d. Other staff may attend committee meetings when requested by the Committee through the Chief Executive Officer.

9. Disclosures of Interest

9.1 Disclosures of Interest are to be made in accordance with the provisions of the *Local Government Act 1995*.

City of Nedlands

Council Policy

Chief Executive Officer Performance Review Policy

Status Council

Responsible Division Office of the Chief Executive Officer

Objective

To ensure compliance with s.5.38(1) of the Local Government Act 1995 a local government must review the performance of the CEO if the CEO is employed for a term of more than one year. The Standards for CEO Recruitment, Performance and Termination for review of performance of CEO's are contained within the Local Government (Administration) Amendment Regulations 2021 and detail the statutory requirements for undertaking a CEO Performance Appraisals. Division 3- Standards for review of performance of CEO's sets out the minimum regulatory standards for undertaking the review. This policy facilitates Division 3 s.16(3) which requires the process to be set out in a written document.

Context

This policy links to the City's strategic 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.

Statement

1. This policy is applicable to all CEOs employed within the City of Nedlands

2. Policy Purpose.

   It is important that each performance process has the same objective, to:

   - Be transparent and impartial;
   - Be planned and structured;
   - Be objective, based on facts and evidence;
   - Ensure feedback is within the review period;
   - Ensure assessment is conducted in a fair and reasonable manner, based on agreed performance criteria;
   - Be open and accountable;
   - Provide a written record;
   - Gain input from all elected members;
   - Support and facilitate CEO development; and
   - Recognise achievement and support performance improvement

3. Facilitator/ Independent Consultant

If the Committee does not have the resources and/or expertise to undertake the performance review process to the expected standard, the Committee may, through the administrative support provided, engage an external consultant facilitator to assist.

A consultant must not have an interest which would impact on their ability to carry out their functions in a fair and impartial manner.

The role of a facilitator/consultant in the review process should include the following:

- To guide and navigate CEO performance expectations, both past and future;
- Guide objective versus subjective comments;
- Develop an opportunity to build relationships;
- Create an environment of procedural fairness and trust;
- Listen, acknowledge, respect and guide;
- Prepare the performance agreement and assessment plan;
- Set performance goals;
- Collect, collate and report performance evidence;
- Survey and interview Elected Members;
- Assist with provision of feedback to the CEO, providing an objective view regarding any performance management related issues;
- Formulate plans to support improvement (if necessary); and
- Facilitate Council and CEO in determination of Key Performance Indicators (KPIs) and deliverables.

4. Performance Measurement

Setting performance measurement criteria is an essential step in performance management.

One of the key responsibilities of the CEO is to oversee the implementation of the Council's strategic direction. Best practice dictates that aligning the CEO's performance criteria to the goals contained in the City's ~~Strategic Community Plan and the City's Corporate Business Plan (CBP)~~ Council Plan is an important requisite. Alignment to the ~~CBP~~ Council Plan will ensure the CEO is appropriately resourced to deliver on expectations.

Goals are to be specific, measurable, achievable and time-based, defining clear deliverables. It is important that goals are flexible to allow regular adjustment. Council needs to have realistic expectations of the CEO in achievement of the performance criteria.

~~Key results areas focus on the Council's priorities each year.~~ Council and the CEO will set KPIs to target priorities for the CEO ~~within the Key Result Areas (KRA)~~.

KPIs will be measured yearly with defined deliverables but progress towards being reported every six months during the twelve months.

In addition to the achievement of the KPI's by the CEO, Council will consider:

- That the CEO's methods of achieving outcomes are acceptable and sustainable;
- That the CEO has demonstrated change management and risk management skills when circumstances change and impact on performance outcomes;
- That council, staff and community have been inspired to maintain trust in local government.

5. Contract

The CEO and Council should mutually agree on the planned criteria and structured review process.

The City's agreed CEO review procedure shall be contained within the CEO contract (as per Part 5, Division 4, Section 5.39(3)(b), *Local Government Act 1995*). The review procedure contained within the CEO contract can be varied by agreement between the Council and the CEO under an amendment clause between reviews.

6. Review Periods

It is a statutory requirement that the CEO's performance is reviewed annually (Part 5, Division 4, Section 5.38, *Local Government Act 1995).*

The review period is to be aligned with the City's strategic planning processes which run across each financial year (July to June). For planning purposes, the entire review process should be completed by the end of August each year.
In the event that Council has concerns about the performance of the CEO, the Mayor will, at the request of Council, undertake an interim performance review. The Mayor must write to the CEO if Council has requested an interim performance review, outlining the areas of concern to allow the CEO the opportunity to prepare. The Mayor must allow the CEO a minimum of one week's notice prior to the commencement of an interim performance review.

7. The CEO Performance Review Committee

All CEO Performance Review Committee Members and Deputies are encouraged to undertake the CEO Performance Review Training Course provided by WALGA within six months of appointment to the Committee.

8. Procedure for the Review

The Performance Review Committee will conduct the following:
A CEO performance review conducted in an objective manner against the performance criteria and the CEO's achievement of duties under their employment contract and in accordance with section 5.41 of the Local Government Act 1995.

- A schedule of critical CEO performance review dates will be developed. Generally, the performance review process will commence as early as practicable in each financial year (this will be influenced by the commencement date of the CEO's employment commencement) and will give the CEO notice of commencement of the process.
- Within 21 days of giving notice of commencement of the process, the CEO will prepare and submit to the Committee a report assessing their own performance against the performance criteria and their duties under their contract.
- Evidence of the performance may include demonstration of key business outcomes, organisational KPI results, interactions with Council which support a functional local government and relationships with relevant organisations, stakeholder groups and professional networks.
- Consideration should be given to how the CEO has achieved the performance criteria and outcomes and whether their methods are acceptable and sustainable, the extent performance is contingent upon current circumstances, the manner in which the CEO has adapted to and managed changing external
- Contextual factors, external or otherwise, must be given appropriate weight. Failure to meet performance criteria does not necessarily mean the CEO has performed poorly; both performance effort and outcomes should be considered.
- The performance review process is a two-way communication between the Council and the CEO. As such, the CEO will be provided the opportunity during the process to provide feedback in relation to the Council's performance, and to raise any matters which may be impacting on the performance of their duties. As such, the CEO may nominate a representative to assist them in performance review meetings.

An Independent Facilitator/Consultant may be engaged to do the following:

- Assist the Committee and Council with the development and application of relevant KPIs including timeframe measures
- Meet with the Performance Review Committee and confirm expectations for the performance appraisal
- Gather feedback from all Elected Members via written and/or face to face and electronic communications including a survey if required
- Assist with the CEO's performance self-assessment
- Assist the Committee to provide performance feedback to the CEO

- Compile a feedback report drawing on information that has been derived from discussions and a report from the CEO as well as information derived from discussions and feedback from the Elected Members, collated in that report.

9. Outcomes of the Review

Within one month of the conclusion of the performance review process, the performance review findings and recommendations will be presented as a confidential report to Council in accordance with section 5.23 of the *Local Government Act 1995.*

Any areas that require attention or improvement must be identified, discussed with the CEO, and a plan agreed to address the issues. The plan should outline the actions to be taken and the responsibility of the actions and timeframes.

Regular discussions and ongoing feedback on the identified performance issues should be scheduled to ensure improvements are being made.

Related documentation

City of Nedlands Standards for CEO Recruitment, Performance and Termination

Related local law and legislation

Local Government Act 1995
Local Government (Administration) Regulations 2021

Related delegation

Nil.

Review History

Adopted by Council – Special Council Meeting 27 June 2022 (CPRC01.05.22)

City of Nedlands Council Policy

CEO PERFORMANCE REVIEW POLICY

Indicative Timeline of Activity

Activity	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
Council			☑						☑						☑					
CEO PR Committee	@	@	@					@	@				@	@	@					@
Consultant		©	©											©	©					
CEO	✪	✪	✪		✪			✪	✪				✪	✪	✪		✪			✪
Review Process																				
Budget Process																				
Output																				
Qly Report	$			$			$			$			$			$			$	
Performance Report	@				@				@				@				@			
Milestones																				
Budget	$												$							
Mid Budget								$												$
Salary Review			✪												✪					

This indicative timeline demonstrates the planning required to schedule the CEO Performance Review Process.
The Activity, Output and Milestones are generalised to show the inter-dependency with the Annual and Mid-year Budgets processes.
Although the process is defined in the Policy, there needs to be an awareness for Council to trigger and conduct the review in an effective timeframe.

20.11 CEO31.07.24 Exercise of Delegation

Meeting & Date	Council Meeting – 23 July 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Keri Shannon – Chief Executive Officer
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Table of delegations (to be distributed before the council meeting)

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

(Printed below for ease of reference)

CARRIED EN BLOC 8/1
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Youngman**)**
(Against: Crs Bennett**)**

Recommendation

That Council receives the record of delegations exercised for the period 1 April to 30 June 2024 as contained in the report.

Purpose

To provide Council with details of the delegations exercised for the period 1 April to 30 June 2024.

Voting Requirement

Simple Majority.

Background

In accordance with the City's obligations under Regulation 19 of the *Local Government (Administration) Regulations 1996* which requires the person to whom the power or duty has been delegated to keep a written record of :

(i) how the person exercised the power or discharged the duty;
(ii) when the person exercised the power or discharged the duty; and
(iii) the person or classes of person directly affected by the exercise of the power or the discharge of the duty.

Consistent with the City's values and in order to ensure transparency and accountability the CEO will report the exercise of these delegations every 3 months.

Discussion

This report provides Council with a record of the exercise of delegations by the CEO and City officers for the period 1 April to 30 June 2024.

Consultation

Nil.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995 s. 5..

Decision Implications

To ensure transparency, accountabiltiy and inform the Council as to the exercise of the power delegated by Council to officers.

Conclusion

That Council receives the exercise of delegation from1 April – 30 June 2024 for noting.

Further Information

Nil.

Exercise of Delegated Powers 1 April 2024 - 30 June 2024

Reference	Function	Officer	Date of decision	Decision	Description	Person or classes of persons	Address
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	3 Apr 2024	Granted	Verge and Thoroughfare Permit	Coastview Australia Pty Ltd	3 Marlin Crt, Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	5 Apr 2024	Granted	Verge and Thoroughfare Permit	Vinsan Contracting pty Ltd	78 Archdeacon St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	8 Apr 2024	Granted	Verge and Thoroughfare Permit	Core Developments & Construction	36A Clement St, Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	8 Apr 2024	Granted	Verge and Thoroughfare Permit	BArrier Reef Pools	40A Strickland St Mt Claremont
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	8 Apr 2024	Granted	Verge and Thoroughfare Permit	Landscape by Design	37 Hillway Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	8 Apr 2024	Granted	Verge and Thoroughfare Permit	R.C.C.N Pty Ltd	43 Napier St, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	15 Apr 2024	Granted	Verge and Thoroughfare Permit	Averna Homes	208 Princess Rd Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	18 Apr 2024	Granted	Verge and Thoroughfare Permit	Blanc Architectual Homes	31 Philip Rd Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	19 Apr 2024	Granted	Verge and Thoroughfare Permit	Unearthed Homes	6 Alexander Rd Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	14 May 2024	Granted	Verge and Thoroughfare Permit	Distinctive Homes WA	76 Wood St, Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	21 May 2024	Granted	Verge and Thoroughfare Permit	Atrium Homes	23 Vincent St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	21 May 2024	Granted	Verge and Thoroughfare Permit	Summit Group	20 Doonan Rd, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	21 May 2024	Granted	Verge and Thoroughfare Permit	Komorebi Construction	52 Jutland Pde, Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	23 May 2024	Granted	Verge and Thoroughfare Permit	RK Brine Master Builders	22 Odern Cres, Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	23 May 2024	Granted	Verge and Thoroughfare Permit	Webb and Brown Neaves	25 Hobbs Ave, Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	28 May 2024	Granted	Verge and Thoroughfare Permit	AT Brine and Son	42 Viking Rd Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	28 May 2024	Granted	Verge and Thoroughfare Permit	Ford and Doonan	34 Archdeacon St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	29 May 2024	Granted	Verge and Thoroughfare Permit	AT Build WA	72 Philip Rd Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	29 May 2024	Granted	Verge and Thoroughfare Permit	Audhu Pty Ltd	11 Hotchin St, Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	4 Jun 2024	Granted	Verge and Thoroughfare Permit	Ocean Blu Developments	17 Lisle St, Mt Claremont
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	4 Jun 2024	Granted	Verge and Thoroughfare Permit	PTG Construction and Development	20 Tyrell St, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	5 Jun 2024	Granted	Verge and Thoroughfare Permit	Utopia Industries	6 Walpole St Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	6 Jun 2024	Granted	Verge and Thoroughfare Permit	Coastview Australia	21 Jenkins Ave, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	7 Jun 2024	Granted	Verge and Thoroughfare Permit	Ashmy Pty Ltd	22 Lisle St Mt Claremont
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	7 Jun 2024	Granted	Verge and Thoroughfare Permit	Coastview	1 Watt St, Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	7 Jun 2024	Granted	Verge and Thoroughfare Permit	Ocean Blu Developments	7 Rawley Gdns Mt Claremont
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	10 Jun 2024	Granted	Verge and Thoroughfare Permit	Coastview Australia	37 Alexander Rd, Dlakeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	10 Jun 2024	Granted	Verge and Thoroughfare Permit	Perth Design and Construction	28 Kinninmont Ave, Morley
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	11 Jun 2024	Granted	Verge and Thoroughfare Permit	Brajkovich Demolition and Salvage	67 William Rd Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	11 Jun 2024	Granted	VErge and Thoroughfare Permit	Ashmy	27 Lovegrove Cl Mt Claremont
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	12 Jun 2024	Granted	Verge and Thoroughfare Permit	Dale Alcock Homes	5 Robinson St, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	12 Jun 2024	Granted	Verge and Thoroughfare Permit	AAA Demolition & Tree Service	85 Alderbury St Floreat
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	14 Jun 2024	Granted	Verge and Thoroughfare Permit	Vinsan Contracting	9 Tyrell St, Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare PErmit	Brajkovich Demolition	34 Shann St Floreat
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare Permit	Tangent Nominees	148 Dalkeith Rd Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare Permit	Brajkovich Demolition	2 Kingsway Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare Permit	Groundworks Demolition	26 Jutland Pde Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare Permit	Spadaccini Homes	95 Guthrie St Shenton Park
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	17 Jun 2024	Granted	Verge and Thoroughfare Permit	Illumin Pty Ltd	16 Tyrell St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	20 Jun 2024	Granted	Verge and Thoroughfare Permit	Building COrporation WA	42 a Jutland Pde, Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	20 Jun 2024	Granted	Verge and Thoroughfare Permit	MAEK	254 Marine Pde Swanbourne
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	20 Jun 2024	Granted	Verge and Thoroughfare Permit	Australian Renovation Group	20 Robinson St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	20 Jun 2024	Granted	Verge and Thoroughfare PErmit	Devlyn Construction	33 Guttmann App, Shenton Park
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	21 Jun 2024	Granted	Verge and Thoroughfare Permit	Atrium Homes	30 Jutland Parade Dalkeith
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	27 Jun 2024	Granted	VErge and Thoroughfare Permit	Weststyle Design & Development	78 Archdeacon St Nedlands
1.1.9	Obstruction of Footpaths and Thoroughfares	Coordinator Development and Compliance	28 Jun 2024	Granted	Verge and Thoroughfare Permit	F Wijaya	115 Victoria Ave Dalkeith

1.1.12	Crossing – Construction, Repair and Removal	Director Technical Services	6 May 2024	Declined	Cross over application refused due to clash with street tree (IAW street tree policy).	Geoffrey Bailey - owner of 125 Essex Street Wembley	125 Essex Street Wembley
1.1.12	Crossing – Construction, Repair and Removal	Coordinator Transport and Development	28 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Owner	81 North Street, Swanbourne WA 6010
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	27 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder	79 North Street, SWANBOURNE WA 6010
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	19 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	1 Watt St, Swanbourne WA 6010
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	6 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	93 Thomas St, Nedlands, WA 6009
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	21 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	79 North Street, SWANBOURNE WA 6010
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	6 Jun 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	77 North St, Swanbourne WA 6010
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	27 May 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	Lot 40 Thorburn Way, Montario Quarter, WA 6008
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	27 May 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	5 Robinson St, Nedlands WA 6009
1.1.12	Crossing – Construction, Repair and Removal	Manager Assets	21 May 2024	Granted	Permit Application Form Signed by Applicant and Officer	Builder & Owner	25 Hobbs Ave, Dalkeith WA 6009
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	5 Apr 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	12 Apr 2024	Granted	Transfer of weekly payment run for Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	18 Apr 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	24 Apr 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	3 May 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	10 May 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	17 May 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	24 May 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	31 May 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	7 Jun 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	14 Jun 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	21 Jun 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	28 Jun 2024	Granted	Transfer of weekly payment run from Municipal Bank account	Creditors included in Payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	12 Apr 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	18 Apr 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	24 Apr 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	3 May 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	10 May 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	17 May 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	24 May 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	31 May 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Technical Services	7 Jun 2024	Granted	Transfer of weekly payment run - second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	14 Jun 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	21 Jun 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Director Planning and Development	28 Jun 2024	Granted	Transfer of weekly payment run second approver in Onecouncil	Creditors included in payment run	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	5 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	5 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	9 Apr 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	9 Apr 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	15 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	15 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	17 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	17 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	19 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	19 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	23 Apr 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	23 Apr 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	23 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---

1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	23 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	30 Apr 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	30 Apr 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	2 May 2024	Granted	One off, Off cycle fortnightly - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	2 May 2024	Granted	One off, Off cycle fortnightly - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	7 May 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	7 May 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	13 May 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	13 May 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	21 May 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	21 May 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	28 May 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	28 May 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	29 May 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	29 May 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	4 Jun 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	4 Jun 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	4 Jun 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	4 Jun 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	12 Jun 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	12 Jun 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	18 Jun 2024	Granted	Fortnightly – First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	18 Jun 2024	Granted	Fortnightly – Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	19 Jun 2024	Granted	Termination Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	19 Jun 2024	Granted	Termination Pay - Second approver	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Manager Financial Services	21 Jun 2024	Granted	Correction Pay - First approver and approved in Westpac	Staff	---
1.1.21	Payments from the Municipal or Trust Funds	Director Corporate Services	21 Jun 2024	Granted	Correction Pay - Second approver	Staff	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	3 Apr 2024	Granted	Withdrawn - Officer Error	Chloe Fletcher	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	9 Apr 2024	Granted	Withdrawn - Officer Error	Alex Buckland	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	10 Apr 2024	Granted	Withdrawn - other compassionate grounds	John Nicoloff	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	10 Apr 2024	Granted	Withdrawn - other compassionate grounds	Kabala Jean Michel Kasongo	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	12 Apr 2024	Granted	Withdrawn - Other Compassionate Grounds	Tina Duong	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	19 Apr 2024	Granted	Other compassionate grounds - Withdrawn	Robert Barton	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	30 Apr 2024	Granted	Withdrawn - other compassionate grounds	Mary Magnanelli	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	30 Apr 2024	Granted	Withdrawn - Officer Error	Chantelle Power	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	30 Apr 2024	Granted	Withdrawn - Officer Error	Martin Costello	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	6 May 2024	Granted	Other compassionate grounds	David French	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	6 May 2024	Granted	Withdrawn - Other compassionate grounds	Eden Ryan	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	7 May 2024	Granted	Withdrawn - Other compassionate grounds	Jennifer Browning	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Chief Executive Officer	2 Apr 2024	Granted	Rates - End of Month - March 2024 - Small Interest write off less than $5	LG Act 1995 - Section 6.12	254 Marine Parade - Swanbourne
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Chief Executive Officer	1 May 2024	Granted	Rates - End of Month - April 2024 - Small Interest write off less than $5	LG Act 1995 - Section 6.12	18 Kennedia Lane - Mt Claremont
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	27 May 2024	Granted	other compassionate grounds - withdrawal	Mary Kelleher	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	31 May 2024	Granted	Withdrawn - Other compassionate grounds	Christine Clark	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	31 May 2024	Granted	Withdrawn - other compassionate grounds	Frank L'Abbate	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	7 Jun 2024	Granted	Withdrawn - other compassionate grounds	Kannan Ramakrishnan	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Chief Executive Officer	23 May 2024	Granted	4th Interim - March 2024 - Small Interest write off less than $5	LG Act 1995 - Section 6.12	90 Brookdale Street
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	14 Jun 2024	Granted	Withdrawn - Officer Error	1GOT532 (unknown)	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	17 Jun 2024	Granted	Withdrawn - other compassionate grounds	Cliff Carr	---

1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	17 Jun 2024	Granted	Withdrawn - Other compassionate grounds	Kristy Chivers	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	19 Jun 2024	Granted	Withdrawn - Other compassionate grounds	Christian Gelavis	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	19 Jun 2024	Granted	Withdrawn - Other compassionate grounds	Christina Ostaszewskyj	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	19 Jun 2024	Granted	Withdrawn - Other Compassionate Grounds	Holly McComish	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	19 Jun 2024	Granted	Withdrawn - Other compassionate grounds	Bill Hassell	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	20 Jun 2024	Granted	Withdrawn - Other compassionate grounds	Savannah Guise	---
1.1.22	Defer, Grant Discounts, Waive or Write Off Debts	Manager Health & Compliance	20 Jun 2024	Granted	Withdrawn - Other compassionate Grounds	Biork Alia	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	29 May 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulation 1996 and manage investment portfolio with diligence, skill and prudence.	Financial Institutions	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	18 Jun 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulations 1996 and manage investment portfolio with diligence, skill and prudence	Financial Institutions	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	13 May 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulations 1996 and manage investment portfolio with diligence, skill and prudence	Financial Institutions	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	13 May 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulations 1996 and manage investment portfolio with diligence, skill and prudence	Financial Institutions	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	18 Jun 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulations 1996 and manage investment portfolio with diligence, skill and prudence	Financial Institutions	---
1.1.23	Power to Invest and Manage Investments	Manager Financial Services	31 May 2024	N/A	Re-invest funds in accordance with LGA 1995 and LG (Financial Management) Regulations 1996 and manage investment portfolio with diligence, skill and prudence	Financial Institutions	---
1.2.13	Authority to acknowledge receipt of Primary and Annual Returns	Coordinator Governance and Risk	25 Jun 2024	N/A	Acknowledged receipt of primary return in accordance with DA.	Marissa Morskate	N/A.
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant a Building Permit	Venaso Selections	U 1 491 Marmion St, BOORAGOON WA 6154
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant a Building Permit	Robert Logan Homes Pty Ltd	PO Box 2217, ELLENBROOK WA 6069
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to a Building Permit	J Corp Pty Ltd	67 Walters Dr, OSBORNE PARK WA 6017
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to a Building Permit	Coastview Australia Pty Ltd	PO Box 680, COTTESLOE WA 6911
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to Building Permit	Coastview Australia Pty Ltd	PO Box 680, COTTESLOE WA 6911
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to Building Permit	Riverstone Construction	PO Box 680, COTTESLOE WA 6911
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to Building Permit	Riverstone Construction	PO Box 680, COTTESLOE WA 6911
2.1.1	Grant a Building Permit	Coordinator Building Approvals	2 Apr 2024	Granted	Grant Extension of Time to Building Permit	Riverstone Construction	PO Box 680, COTTESLOE WA 6911
2.1.1	Grant a Building Permit	Coordinator Building Approvals	3 Apr 2024	Granted	Grant a Building Permit	R E Jimenez Zulic	86 Brookdale St, FLOREAT WA 6014
2.1.1	Grant a Building Permit	Coordinator Building Approvals	3 Apr 2024	Granted	Grant a Building Permit	Sola Shade Pty Ltd	96 Frobisher St, OSBORNE PARK WA 6017
2.1.1	Grant a Building Permit	Coordinator Building Approvals	3 Apr 2024	Granted	Grant a Building Permit	S J Schwarz	25 Beatrice Rd, DALKEITH WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	4 Apr 2024	Granted	Grant a Building Permit	Urbane Projects	32A McCoy St, MYAREE WA 6154
2.1.1	Grant a Building Permit	Manager Building Services	8 Apr 2024	Granted	Dwelling	Anchorstone Group Pty Ltd	---
2.1.1	Grant a Building Permit	Coordinator Building Approvals	5 Apr 2024	Granted	Grant a Building Permit	Grandview Constructions & Home Designs Pty Ltd	33A College Rd, CLAREMONT WA 6010
2.1.1	Grant a Building Permit	Coordinator Building Approvals	4 Apr 2024	Granted	Grant a Building Permit	Tydan Construction Pty Ltd	PO Box 4197, CANNING VALE EAST WA 6155
2.1.1	Grant a Building Permit	Coordinator Building Approvals	5 Apr 2024	Granted	Grant a Building Permit	Meraki Design and Construction Pty Ltd	218 Eighth Ave, INGLEWOOD WA 6052
2.1.1	Grant a Building Permit	Coordinator Building Approvals	5 Apr 2024	Granted	Grant a Building Permit	Vinsan Contracting Pty Ltd	29-31 Katanning St, BAYSWATER WA 6053
2.1.1	Grant a Building Permit	Coordinator Building Approvals	8 Apr 2024	Granted	Grant a Building Permit	Stannard Group Pty Ltd	42 Hasler Rd, OSBORNE PARK WA 6017
2.1.1	Grant a Building Permit	Coordinator Building Approvals	8 Apr 2024	Granted	Grant a Building Permit	PD Building Construction Pty Ltd	32 Homewood St, CLOVERDALE WA 6105
2.1.1	Grant a Building Permit	Coordinator Building Approvals	8 Apr 2024	Granted	Grant a Building Permit	H R Weerasooriya	PO Box 691, NEDLANDS WA 6909
2.1.1	Grant a Building Permit	Coordinator Building Approvals	8 Apr 2024	Granted	Grant a Building Permit	L J Chantry	22 Dalkeith Rd, NEDLANDS WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 Apr 2024	Granted	Grant a Building Permit	Softwoods Timberyards Pty Ltd	PO Box 1624, WEST PERTH WA 6872
2.1.1	Grant a Building Permit	Coordinator Building Approvals	11 Apr 2024	Granted	Grant a Building Permit	D T Wong	108 Dalkeith Rd, NEDLANDS WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	12 Apr 2024	Granted	Grant an extension to a previously approved building permit	Time Builders Pty Ltd	PO Box 468, DIANELLA WA 6059
2.1.1	Grant a Building Permit	Coordinator Building Approvals	15 Apr 2024	Granted	Grant Extension of Time to Previously Approved Building Permit	RiverStone Construction Company	The Grove Shopping Centre Shop 44, PEPPERMINT GROVE WA 6011
2.1.1	Grant a Building Permit	Coordinator Building Approvals	16 Apr 2024	Granted	Grant an Extension to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865
2.1.1	Grant a Building Permit	Coordinator Building Approvals	16 Apr 2024	Granted	Grant a Building Permit	Four Roses WA Pty Ltd	U 2 453 Yangebup Rd, COCKBURN CENTRAL WA 6164
2.1.1	Grant a Building Permit	Coordinator Building Approvals	16 Apr 2024	Granted	Grant a Building Permit	Insulmate Pty Ltd	58 Hebble Loop, BANJUP WA 6164
2.1.1	Grant a Building Permit	Coordinator Building Approvals	17 Apr 2024	Granted	Grant a Building Permit	P C Bradshaw	66 Viking Rd, DALKEITH WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	18 Apr 2024	Granted	Grant a Building Permit	Essere Co Pty Ltd	10 Munro St, EAST FREMANTLE WA 6158
2.1.1	Grant a Building Permit	Coordinator Building Approvals	18 Apr 2024	Granted	Grant a Building Permit	Platinum Construction Company Pty Ltd	106 High St, SORRENTO WA 6020
2.1.1	Grant a Building Permit	Coordinator Building Approvals	19 Apr 2024	Granted	Grant an Extension to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865
2.1.1	Grant a Building Permit	Coordinator Building Approvals	19 Apr 2024	Granted	Grant an Extension to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865
2.1.1	Grant a Building Permit	Coordinator Building Approvals	19 Apr 2024	Granted	Grant an Extension to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865

2.1.1	Grant a Building Permit	Coordinator Building Approvals	19 Apr 2024	Granted	Grant an Extension to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865
2.1.1	Grant a Building Permit	Coordinator Building Approvals	19 Apr 2024	Granted	Grant a Building Permit	Urban Elements	10 Slalom Dr, WEMBLEY DOWNS WA 6019
2.1.1	Grant a Building Permit	Coordinator Building Approvals	23 Apr 2024	Granted	Grant a Building Permit	CU Building Group Pty Ltd	U 4 25 Belgravia St, BELMONT WA 6104
2.1.1	Grant a Building Permit	Coordinator Building Approvals	23 Apr 2024	Granted	Grant Extension of Time to a Previously Approved Building Permit	PROJEX MANAGEMENT AND CONSTRUCTION	PO Box 51, NORTHBRIDGE WA 6865
2.1.1	Grant a Building Permit	Coordinator Building Approvals	23 Apr 2024	Granted	Grant a Building Permit	B J Goodin	64 Napier St, NEDLANDS WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	G R Hunter	13 Bruce Street, NEDLANDS
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	BRPWA Factory Pools Perth Pty Ltd	28 Da Vinci Way, FORRESTDALE WA 6112
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	Elite Glass Design Pty Ltd ATF CERT Family Trust	7 Arpenteur Dr, BALDIVIS WA 6171
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	Alticonstruct Pty Ltd	U 7 50 Boom St, GNANGARA WA 6077
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	Brammer Constructions	1 Roberts St, BAYSWATER WA 6053
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Building Permit	Ashby Home Improvements	PO Box 105, KELMSCOTT WA 6991
2.1.1	Grant a Building Permit	Manager Building Services	29 Apr 2024	Granted	Grant approval for Patio	Meraki Design and Construction Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	30 Apr 2024	Granted	Grant building permit for new dwelling	Distinctive Homes WA Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	30 Apr 2024	Granted	Extension to BA155782	Create Homes Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	30 Apr 2024	Granted	Extend BA146868	Create Homes Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	1 May 2024	Granted	Grant approval for pool and barrier	Oceanblu Pools and Spas	---
2.1.1	Grant a Building Permit	Manager Building Services	1 May 2024	Granted	Grant approval for Re-Roof	The Roof & Wall Doctor	---
2.1.1	Grant a Building Permit	Manager Building Services	1 May 2024	Granted	Grant approval for Dwelling	Schock Homes Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	3 May 2024	Granted	Office Fitout	Office Fitout Professionals	---
2.1.1	Grant a Building Permit	Manager Building Services	3 May 2024	Granted	New Carport	Ultimate Additions	---
2.1.1	Grant a Building Permit	Manager Building Services	3 May 2024	Granted	Approved 3 storey dwelling	Azure Construction WA Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	6 May 2024	Granted	Grant approval for dwelling	Antonelli Investments Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	6 May 2024	Granted	Amendments to BA220116 dwelling	Building Corporation WA Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	7 May 2024	Granted	Grant approval for additions	Q Group WA Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	8 May 2024	Granted	Approved permit for pergola	Sola Shade Pty Ltd	---
2.1.1	Grant a Building Permit	Manager Building Services	8 May 2024	Granted	Approved permit for Pool barrier	D P Hill	---
2.1.1	Grant a Building Permit	Coordinator Building Approvals	9 May 2024	Granted	Granting Building Permit	Bellagio Homes Pty Ltd	U1 24 Erceg Rd Yangebup WA 6164
2.1.1	Grant a Building Permit	Coordinator Building Approvals	9 May 2024	Granted	Granting time of extension to Building Permit	Sovereign Building Co Pty Ltd	U4 75 Erindale Road Balcatta WA 6021
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 May 2024	Granted	Issuing extension of time to Building Permit	Axon Homes	U7 43 Edward Street Osbourne Park
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 May 2024	Granted	Issuing new building permit	Distinctive Homes Pty Ltd	Level 1 561-563 Stirling Highway Cottesloe WA 6011
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 May 2024	Granted	Issuing partial demolition permit BA6	Bellaluca Construction and Stone Pty Ltd	64 Buckingham Drive Wangara WA 6065
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 May 2024	Granted	Issuing Building Permit for alterations and additions	Omega Homes Pty Ltd	18 Hooley Street Swanbourne WA 6010
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 May 2024	Granted	Granting Building Permit for additions and alterations	Reynolds Residential Pty Ltd	3 Avenell Road Bayswater WA 6053
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 May 2024	Granted	Issuing of Building Permit for shed.	Cottesloe Golf Club	173 Alfred Road Swanbourne WA
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 May 2024	Granted	Issuing Building Permit for lift.	King Building and Renovation Pty Ltd	60 Cook Avenue Hillary's WA 6025
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 May 2024	Granted	Issuing building permit for new residence.	Stretford End Pty Ltd	88 Essex Street Wembley WA 6014
2.1.1	Grant a Building Permit	Coordinator Building Approvals	14 May 2024	Granted	Issuing Building Permit for Uncertified Carport.	Patios and Fencing	10 McCarthy Street Armadale WA 6112
2.1.1	Grant a Building Permit	Coordinator Building Approvals	14 May 2024	Granted	Granting Building Permit for certified application for residence	ABN Residential WA Pty Ltd	301 Vincent Street Leederville WA 6007
2.1.1	Grant a Building Permit	Coordinator Building Approvals	14 May 2024	Granted	Issued building permit for certified application	Penmaes Group Pty Ltd	U6 67 Dowd Street Welshpool WA 6106
2.1.1	Grant a Building Permit	Coordinator Building Approvals	14 May 2024	Granted	Issuing Building Permit for certified application	Azure Construction WA Pty Ltd	387 Oxford Street Mount Hawthorn WA 6016
2.1.1	Grant a Building Permit	Coordinator Building Approvals	15 May 2024	Granted	Building permit issued for certified application	M.P. Hollow	45 Napier Street Nedlands WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	15 May 2024	Granted	Building Permit issued for certified application	Q Group WA Pty Ltd	U14 50 Howe Street Osbourne Park WA 6017
2.1.1	Grant a Building Permit	Coordinator Building Approvals	20 May 2024	Granted	Issued building permit for certified application.	A1 Pools	9 Corbusier Place Balcatta WA 6021
2.1.1	Grant a Building Permit	Coordinator Building Approvals	20 May 2024	Granted	Building permit issued for certified application	Coast Homes WA Pty Ltd	1/24 Parkland Road Osbourne Park WA 6017
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 May 2024	Granted	Building permit issued for certified application	Dawn express partitioning and constructions Pty Ltd	Se 1 96 Royal Street East Perth WA 6004
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 May 2024	Granted	Building Permit issued for uncertified application	GR8 Glass Pool Fencing Pty Ltd	12 Finnerty Street Karrinyup WA 6018
2.1.1	Grant a Building Permit	Coordinator Building Approvals	22 May 2024	Granted	Building permit issued for certified application	Next Step Homes Pty Ltd	9 David Crescent Hillary's WA 6025
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 May 2024	Granted	Building permit issued for certified application	Mr D Foley	135 Rochdale Road Mount Claremont WA 6010

2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 May 2024	Granted	Building permit issued for uncertified application.	M Samjavan	17 Ellersdale Avenue Warwick WA 6024
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 May 2024	Granted	Building permit issued for certified application	Urbane projects	32a McCoy Street Myaree WA 6154
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 May 2024	Granted	Building Permit issued for certified application	Distinctive Homes Pty Ltd	Level 1 561-563 Stirling Highway Cottesloe WA 6011
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 May 2024	Granted	Issue building permit for certified application	Distinctive Homes Pty Ltd	Level 1 561-563 Stirling Highway Cottesloe WA 6011
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 May 2024	Granted	Building permit issued for certified application	Distinctive Homes Pty Ltd	Level 1 561-563 Stirling Highway Cottesloe WA 6011
2.1.1	Grant a Building Permit	Coordinator Building Approvals	28 May 2024	Granted	Building permit issued for certified application	Contrast Design and Build Pty Ltd	12 Waring Way Kardinya WA 6163
2.1.1	Grant a Building Permit	Coordinator Building Approvals	28 May 2024	Granted	Issued Building Permit for certified application	Nexus Home Improvements Pty Ltd	21 Hammond Road Cockburn Central WA 6164
2.1.1	Grant a Building Permit	Coordinator Building Approvals	29 May 2024	Granted	Building permit issued for certified application.	Ormo Build	Po Box 333 Karrinyup WA 6921
2.1.1	Grant a Building Permit	Coordinator Building Approvals	29 May 2024	Granted	Building permit issued for certified application.	A1 Pools	9 Corbusier Place Balcatta WA 6021
2.1.1	Grant a Building Permit	Coordinator Building Approvals	30 May 2024	Granted	Building Permit issued for certified application.	Tangent Nominees Pty Ltd	Po Box 4028 Myaree WA 6960
2.1.1	Grant a Building Permit	Coordinator Building Approvals	30 May 2024	Granted	Building Permit issued for certified application.	Da Vinci Homes Pty Ltd	PO Box 3133 Myaree WA 6451
2.1.1	Grant a Building Permit	Coordinator Building Approvals	31 May 2024	Granted	Building permit issued for certified application.	Aquatic Leisure Technologies Pty Ltd	28 Orion Road Jandakot WA 6164
2.1.1	Grant a Building Permit	Coordinator Building Approvals	4 Jun 2024	Granted	Building permit and CDC issued.	Ocean Blu Development Pty Ltd	PO Box 629 Mount Lawley WA 6929
2.1.1	Grant a Building Permit	Coordinator Building Approvals	4 Jun 2024	Granted	Building permit and CDC issued	Ocean Blu Development Pty Ltd	PO Box 629 Mount Lawley WA 6929
2.1.1	Grant a Building Permit	Coordinator Building Approvals	5 Jun 2024	Granted	Issued building permit for certified application.	Landscape by Design	U3 36 Millrose Drive Malaga WA 6090
2.1.1	Grant a Building Permit	Coordinator Building Approvals	5 Jun 2024	Granted	Demolition permit issued.	Brajkovich Demolition and Salvage	1686 Great Northern Highway Upper Swan WA 6069
2.1.1	Grant a Building Permit	Coordinator Building Approvals	7 Jun 2024	Granted	Building Permit issued for certified application.	Barnet Building Company Pty Ltd	PO Box 2184 Marmion WA 6020
2.1.1	Grant a Building Permit	Coordinator Building Approvals	7 Jun 2024	Granted	Building Permit issued for certified application.	Mr W Refeld	U4 6 Finlay Place Wangara WA 6065
2.1.1	Grant a Building Permit	Coordinator Building Approvals	7 Jun 2024	Granted	Building Permit issued for certified application.	Dale Alcock Homes Pty Ltd	PO Box 175 Leederville WA 6903
2.1.1	Grant a Building Permit	Coordinator Building Approvals	10 Jun 2024	Granted	Building permit issued for certified application	Ricciardello Nominees	U5 103 Erindale Road Balcatta WA 6021
2.1.1	Grant a Building Permit	Coordinator Building Approvals	11 Jun 2024	Granted	Buiding permit issued for certified application.	Barrier Reef Pools Perth	28 Da Vinci Way Forrestdale WA 6112
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 Jun 2024	Granted	Building Permit issued for certified application	Mr J Letcher	105 Archdeacon Street Nedlands WA 6009
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 Jun 2024	Granted	Building permit issued for certified application	Salt Residential Pty Ltd	PO Box 5440 Canning Vale South WA 6155
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 Jun 2024	Granted	Building Permit issued for certified application	Castlegate Home Improvements	41 Pissaro Crescent Ashby WA 6065
2.1.1	Grant a Building Permit	Coordinator Building Approvals	13 Jun 2024	Granted	Building Permit issued for certified application	Denco Renovations Pty Ltd	8 Palana Road City Beach WA 6015
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 Jun 2024	Granted	Building Permit issued	Elite Blockwork Pty Ltd	11 Harcourt Drive Hillary's WA 6025
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 Jun 2024	Granted	Building Permit issued.	Merahi Design and Construction Pty Ltd	20 East Street Guildford WA 6055
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 Jun 2024	Granted	Building Permit Issued	Revell Landscaping	U6 26 River Road Bayswater WA
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 Jun 2024	Granted	Building Permit issued	Atrium Homes WA Pty Ltd	9 Willcox Street Addross WA 6153
2.1.1	Grant a Building Permit	Coordinator Building Approvals	21 Jun 2024	Granted	Building Permit Issued	Mr M Evangelista	U2 10 Opportunity Street Wangara WA 6065
2.1.1	Grant a Building Permit	Coordinator Building Approvals	24 Jun 2024	Granted	Building Permit issued	All Round Construction Services Pty Ltd	PO Box 1231 Gwelup DC WA 6018
2.1.1	Grant a Building Permit	Coordinator Building Approvals	25 Jun 2024	Granted	Building permit issued	Starboard Side Construction	94 Stanley Street Scarbrough WA 6019
2.1.1	Grant a Building Permit	Coordinator Building Approvals	26 Jun 2024	Granted	Building Permit issued.	WA ibuild Services	189 The Strand Bedford WA 6052
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 Jun 2024	Granted	Building Permit issued	Davinci Homes Pty Ltd	PO Box 3133 Myaree WA 6154
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 Jun 2024	Granted	Building Permit issued	A1 Pools	9 Corbuiser Place Balcatta WA 6021
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 Jun 2024	Granted	Building Permit issued	ABN Residential WA Pty Ltd	301 Vincent Street WA 6007
2.1.1	Grant a Building Permit	Coordinator Building Approvals	27 Jun 2024	Granted	Building Permit issued	Perth Patio Magic	U15 2-14 Sheffield Road Welshpool WA 6106
2.1.2	Demolition Permits	Coordinator Building Approvals	8 Apr 2024	Granted	Grant a Demolition Permit	Brajkovich Demolition & Salvage Pty Ltd	PO Box 417, NORTHBRIDGE WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	18 Apr 2024	Granted	Grant a Demolition Permit	Brajkovich Demolition & Salvage Pty Ltd	PO Box 417, NORTHBRIDGE WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	23 Apr 2024	Granted	Grant a Demolition Permit	AAA Demolition & Tree Service	510 King Rd, OLDBURY WA 6121
2.1.2	Demolition Permits	Coordinator Building Approvals	24 Apr 2024	Granted	Grant a Demolition Permit	Vinsan Contracting Pty Ltd	29-31 Katanning St, BAYSWATER WA 6053
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition Permit issued	Brajkovich Demolition and Salvage Pty Ltd	PO Box 417 Northbridge WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition Permit	Brajkovich Demolition and Salvage Pty Ltd	PO Box 417 Northbridge WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition Permit	Brajkovich Demolition and Salvage Pty Ltd	PO Box 417 Northbridge WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition Permit	Coogee Contracting Pty Ltd	PO Box 1338 Bibra Lake WA 6965
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition	AAA Demolition and Tree Servcies	510 King Road Oldbury WA 6121
2.1.2	Demolition Permits	Coordinator Building Approvals	13 Jun 2024	Granted	Demolition Permit	Brajkovich Demolition and Salvage	PO Box 417 Northbridge WA 6865
2.1.2	Demolition Permits	Coordinator Building Approvals	14 Jun 2024	Granted	Demolition Permit	Brajkovich Demolition and Salvage	1686 Great Northern Highway Upper Swan WA 6069

2.1.2	Demolition Permits	Coordinator Building Approvals	21 Jun 2024	Granted	Issued Demolition Permit	Maxbay Pty Ltd	19 Felspar Street Welshpool WA 6106
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	11 Apr 2024	Granted	Grant an Occupancy Permit	Aegis Aged Care Group Pty Ltd	90 Goodwood Parade, BURSWOOD WA 6100
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	10 Apr 2024	Granted	Grant an Occupancy Permit	Noosa Pty Ltd	PO Box 5177, DALKEITH WA 6009
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	26 Apr 2024	Granted	Grant and occupancy permit or building approval certificate	J E Cradock	47 Waratah Ave, DALKEITH WA 6009
2.1.3	Occupancy Permits or Building Approval Certificates	Manager Building Services	8 May 2024	Granted	Grant occupation to Class 2 Apartment block	Resolve Group Pty Ltd	---
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	13 May 2024	Granted	Issuing Occupancy Permit for offices and carpark.	Resolve Group Pty Ltd	U3 48 Kishorn Road Applecross WA 6153
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	31 May 2024	Granted	Occupancy permit issued for cafe.	Elite Compliance	PO Box 2206 Mount Hawthorn WA 6915
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	13 Jun 2024	Granted	Occupancy Permit	The Western Australian Sports Centre Trust	PO Box 710 Subiaco PO WA 6904
2.1.3	Occupancy Permits or Building Approval Certificates	Coordinator Building Approvals	13 Jun 2024	Granted	Occupancy Permit	Checkpoint Building Surveyors	L11 125 St George Terrace Perth WA 6000
4.2.1	Infringement Notices – Extensions and Withdrawals	Manager Health & Compliance	6 Jun 2024	Granted	Compassionate Grounds	Jeffrey Hull	---
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	2 Apr 2024	Granted	DA approval for signage and alterations	Rezen Studio	51 Aberdare Road, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	2 Apr 2024	Granted	DA approval for single house additions (carport)	C Wang	6 Gunn Street, Floreat
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	2 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Webb & Brown Neaves	38 Watkins Road, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	2 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Adrian De Luca	3 Granby Crescent, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	3 Apr 2024	Granted	DA approval for single house additions (carport)	Platinum Construction Company Pty Ltd	36 Webster Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	3 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Ian Collins Homes Pty Ltd	20A Genesta Crescent, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	5 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Atrium Homes Pty Ltd	20 Genesta Crescent, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	5 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Abel Ling Architect	56 Kingsway, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	5 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Abel Ling Architect	54 Kingsway, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	9 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	DKO Architecture Pty Ltd	9A & 9 Florence Road and 51 Edward Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	10 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Distinctive Homes WA	85 Stanley Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	12 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information	D Cole	47 Waratah Avenue, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	15 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Joseph The	1B Second Avenue, Claremont
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	15 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Building Corporation WA	42A Jutland Parade, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	16 Apr 2024	Granted	DA approval for additions to a single house	L E Dyke	1 Weld Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	17 Apr 2024	Granted	DA approval for a single house	Dale Alcock Homes Pty Ltd	5 Robinson Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	19 Apr 2024	Granted	DA approval for additions to a single house	Kristy Warwick-Smith Architect	50 Browne Avenue, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	23 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Meraki Design and Construction Pty Ltd	20 East Street, Guildford WA 6055
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	16 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	J J Mann	64 Clement Street, Swanbourne
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	26 Apr 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Ultimate Additions	16A and 16B Broome Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	1 May 2024	Granted	DA approval for additions to a single house	Huston Architecture	45 Bulimba Road, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	2 May 2024	Granted	o Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Shona Schwarz	25 Beatrice Road, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	7 May 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	3dEDGE Designers and Planners	8 Taylor Road, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	15 May 2024	Granted	DA approval for additions to a single house	Mr F B Rojas	33 Hillway, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	20 May 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Roger Gregson	100 Stephenson Avenue, Mount Claremont
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	24 May 2024	Granted	DA approval for alterations to a front fence	Landscape by Design	37 Hillway, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	27 May 2024	Granted	DA approval for a single house	Stannard Homes Pty Ltd	55 Bruce Street, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	31 May 2024	Granted	DA approval for a change of use - Medical centre	Coastal Care Pty Ltd	4 Stirling Highway, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	5 Jun 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Mrs S J Davies	87 North Street, Swanbourne
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	12 Jun 2024	Granted	DA approval for additions to a single house	Complete Approvals	12 Lovegrove Close, Mt Claremont
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	12 Jun 2024	Granted	DA Approval - Single House. Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	CU Building Group Pty Ltd	14 Viking Road, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	14 Jun 2024	Granted	DA approval for single house	Solar Dwellings	(Lot 2) 158 Rochdale Road, Mt Claremont
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	14 Jun 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Nathan Fuller	24 Rockton Road, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	19 Jun 2024	Granted	DA approval for a single house	Webb & Brown Neaves	67 Williams Road, Nedlands
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	19 Jun 2024	Granted	DA Approval for Single House Additions - Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Essenzile	8 Grasby Street, Floreat
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	24 Jun 2024	Granted	DA approval for additions to a single house	Thomasz Design and Construction	18 The Marlows, Mt Claremont
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	25 Jun 2024	Granted	Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Jason Collins - Collins Property Group (WA) Pty Ltd	2 & 2A Clement Street, Swanbourne
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	25 Jun 2024	Granted	DA Approval for Single House Additions - Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	Daniel Juentgling Architect c/o Lab Building Pty Ltd	80 Wood Street, Swanbourne

9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	25 Jun 2024	Granted	DA approval for additions to a single house	Great Aussie Patios	6 Zamia Street, Mt Claremont
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	26 Jun 2024	Granted	DA approval for an amended Residential - Grouped Dwelling development.	Danmar Homes Pty Ltd	34 Shann Street, Floreat
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	26 Jun 2024	Granted	DA Approval for single house additions. Exercise of judgement of merit under Residential Design Codes Volume 1 and Local Planning Scheme No.3. Refer to assessment report for more information.	J B Hamersley	29A Clement Street, Swanbourne
9.2.1	Local Planning Scheme - Council to CEO	Manager Urban Planning	26 Jun 2024	Granted	DA approval for single house additions	Perth Patio Magic	9 Browne Avenue, Dalkeith
9.2.1	Local Planning Scheme - Council to CEO	Coordinator Statutory Planning	26 Jun 2024	Granted	Approval for Mixed Use - Alterations and Additions - Exercise of judgement of merit under Local Planning Scheme No.3. Refer to assessment report for more information.	Cross Design Group	30 The Avenue, Nedlands
10.3.1	Traffic Management - Events on Roads	Manager Assets	24 Jun 2024	Granted	Signing the front cover sheet of the traffic management plan authorising temporary traffic management on City of Nedlands road network.	General public	---
10.3.2	Traffic Management – Road Works	Coordinator Transport and Development	20 May 2024	Granted	Signing the front cover sheet of the Traffic Managment Plan authorising its use on City of Nedlands road network	General public	Lot 101 Railway Road, Karrakattta
10.3.2	Traffic Management – Road Works	Manager Assets	6 Jun 2024	Granted	Signing the front cover sheet of the Traffic Managment Plan authorising its use on City of Nedlands road network	General public	19 Bulimba Road, Nedlands
10.3.2	Traffic Management – Road Works	Manager Assets	20 Jun 2024	Granted	Signing the front cover sheet of the TMP submitted authorising traffic management on City of Nedlands roads.	General public	33 Guttmann Approach, Shenton Park
10.3.2	Traffic Management – Road Works	Manager Assets	29 May 2024	Granted	Signing the front cover sheet of the Traffic Management Plan to authorise temporary traffic management of City of Nedlands road network.	General public	1 Seymour Avenue, Shenton Park

21 Council Members Notice of Motions of Which Previous Notice Has Been Given

21.1 NOM32.07.24 – Councillor Hodsdon - Council Meetings to Adjourn at 11.00pm

Date of submission	3 July 2024
Meeting date	23 July 2024
Item title	Council Meetings to Adjourn at 11.00pm
Name of elected member	Cr. Hodsdon

Notice of motion
That Council Meetings must be adjourned via a vote at 11.00pm.

Moved – Councillor Hodsdon

Seconded – Councillor Youngman

That the Recommendation be adopted.

CARRIED 6/3
(For: Crs. Pollard, Amiry, Smyth, Youngman, Bennett, Hodsdon**)**
(Against: Crs. Brackenridge, Coghlan, Mayor Argyle**)**

Reason / Justification

1. Completely unfair on staff and councillors
2. Councillors who work for a living will have capacity impeded via unreasonable hours.
3. Bad decisions are more likely when we are tired. It is like being drunk at the wheel.

Administration Comment

The City has an obligation to provide a healthy work environment and persons conducting a business or undertaking (PCBUs) are responsible for using a risk management approach to manage fatigue as outlined in the Work Health and Safety Act 2020. Staff at the council meeting have worked a full day before attendance. The extended work hours caused by attendance at a late council meeting can affect the amount of time available for adequate sleep opportunity. The administration is broadly supportive of an 11pm adjournment of the meeting with the balance of agenda items to be decided at a reconvened meeting.

Officers Recommendation

It is recommended that the motion be amended to suggest the meeting is adjourned to the following evening.

Vote held at 23.10 to continue the meeting until 12am.

CARRIED UNANIMOUSLY 9/-
(For: Crs. Pollard, Hodsdon, Mayor Argyle, Smyth, Brackenridge, Coghlan, Amiry, Bennett, Youngman**)**

21.2 NOM33.07.24 – Councillor Youngman - Positive Aging & Affinity Club

Date of submission	11 July 2024
Meeting date	23 July 2024
Item title	Positive Aging & Affinity Club
Name of elected member	Cr. Youngman

Notice of motion

Directs the CEO to include in the 2024/2025 Budget and beyond funding to keep a minimum 2 FTE to run the Positive Aging, Affinity Club activities and the Shopping Bus.

Moved – Councillor Youngman

Seconded – Councillor Bennett

That the Recommendation be adopted.

(Printed below for ease of reference)

LOST 4/5

(For: Crs. Pollard, Hodsdon, Bennett, Youngman**)**

(Against: Crs. Brackenridge, Coghlan, Amiry, Smyth, Mayor Argyle**)**

Reason / Justification

1. It is too easy for the elderly to stop being a part of our community. This only fills up nursing homes when with some extra support many are able to stay in their own homes.
2. Having one phone number to call and one office to visit is extremely important for many of our elderly residents who are not computer literate.
3. Since the demise of the NCC the Positive Aging and Affinity Club have become the de facto community link in the City of Nedlands for our older residents and ratepayers.
4. The NCC, Positive Aging and Affinity Club staff had been holding our elderly community together with their incredible professionalism and empathy.
5. Positive Aging and the Affinity Club are well used.
6. Many of the participants have been very long term ratepayers in the CoN.
7. Most, if not all, of the services provided by Positive Aging and the Affinity Club require a fee to be paid.
8. There is currently only one staff member looking after this complex yet vital service when there were three staff members as recently as late last year when I was visiting some of the groups.
9. The Shopping Bus is a service where volunteers take residents shopping, generally to Floreat Forum where there is good bus access, a safe drop off and

pick up area, safe floor space for elderly people and a broad selection of shops available.

10. The bus service had stopped running back in February 2024.
11. The bus is still available and volunteers are still willing to drive the bus.
12. In February 2023 negotiations with the former CEO guaranteed the continuation of the Shopping Bus, a service the private providers that took over the NCC role would not undertake.
13. Older residents need a simpler single stop method of being able to communicate with the City of Nedlands to book into activities and social communication that these bring.
14. The community believe that the CoN is out to stop the services of Positive Aging and the Affinity Club. We need to provide the certainty that they are not the forgotten people in our City.

Administration Comment

The Positive Ageing program was recently under review as there were a number of concerns identified:

- Lower than budgeted revenue
- Low engagement in several paid instructor led activities
- Underutilisation of existing staff
- Concerns raised by existing user groups

The City delivered a community consultation survey from March – June 2024. Surveys were distributed via Your Voice, email and paper distribution. 108 completed surveys were received, with feedback on both Positive Ageing and the Affinity Club. Feedback from the community identified:

1. The need for a lower cost and/or free services in Nedlands, similar to neighbouring councils.
2. More services required at different locations within the City, ie Mt Claremont
3. The need for the Shopping bus to be re-instated.

In response to community feedback, a number of initiatives are being launched:

1. A New Look Affinity Club, where members no longer pay an annual fee for membership.
    - Volunteer delivered activities delivered free to attendees.
    - Professional instructor delivered activities delivered at capped cost of $10 per session. These fees are paid directly to the instructor.
    - The above model is similar to neighboring councils, where activities are free or low cost and no annual fee for the privilege to attend.
2. More activities being delivered by volunteers to expand the free options, and more activities at different locations, including Mt Claremont.
3. A comprehensive calendar that includes
    - City Sporting and Community Groups with activities and events suitable for 55+
    - Neighboring council seniors' activities to complement the City's Affinity Club calendar.
4. The re-launch of the shopping bus service, to be operated 2 days a week.

Administration believes that the above services will meet current demand of residents. There is no reduction in activities, all current paid instructors have agreed to continue their services under the new program, and work is underway to engage more volunteers to deliver more free options. To communicate what is on offer, an expanded monthly calendar will be provided to the community, displayed in a variety of locations and formats to ensure cross promotion. This includes noticeboards at Administration, Dalkeith Hall, Nedlands and Mt Claremont libraries, email, City website, social media platforms and a mail out when the new service is launched.

The new look Affinity club calendar of events will be available at the end of July.

The shopping bus service is being prepared for the end of July, pending scheduling of available volunteers.

Administration believe that FTE allocation of the above duties will be met with 0.6FTE.

For Budget implications, see the following Service Plan models, including:
- The current service plan with 3.4 FTE;
- The potential service plan responding to the NOM with 2.2FTE
- The proposed service plan, with recommended 0.6FTE

Current Service Planning with *3.4FTE:

* **Includes 3FTE for Positive aging, plus 0.4FTE Manager allocation**.

Resources:	Budget	Budget	Projections			
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Revenue	$72,996	$87,000	$89,175	$91,404	$93,689	$96,032
Expenditure	($250,411)	($405,654)	($415,795)	($426,190)	($436,845)	($447,766)
Operating Projects	$0	$0	($10,000)	($10,000)	$0	$0
Corporate Overhead	($49,999)	($65,961)	($67,610)	($69,300)	($71,033)	($72,809)
Net Cost of Service	**($227,414)**	**($384,615)**	**($404,230)**	**($414,086)**	**($414,188)**	**($424,543)**
FTE (WFP Assumptions)	**2.10**	**3.40**	**3.40**	**3.40**	**3.40**	**3.40**

Potential Service Planning with *2.2FTE:

* **Includes 2FTE for Positive Ageing, plus 0.2FTE Manager allocation.**

Resources:	Budget	Actuals	Projections			
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28

Revenue	$72,996	$44,206	$55,000	$56,925	$58,917	$60,979
Expenditure	($250,411)	($261,837)	($284,613)	($294,574)	($304,885)	($315,555)
Operating Projects	$0	$0	$0	$0	$0	$0
Corporate Overhead	($49,999)	($65,961)	($67,610)	($69,300)	($71,033)	($72,809)
Net Cost of Service	**($227,414)**	**($283,322)**	**($297,214)**	**($306,949)**	**($317,001)**	**($327,385)**
FTE (WFP Assumptions)	**2.10**	**2.10**	**2.20**	**2.20**	**2.20**	**2.20**

Proposed Service Planning w *0.8FTE:

*** Includes 0.6 FTE for Positive Ageing, plus 0.2FTE Manager allocation.**
****Revenue estimate from bus service booking fee only**

Resources:	Budget	Actuals	Projections			
	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Revenue	$72,996	$44,206	**$12,000	**$12,420	**$12,855	**$13,305
Expenditure	($250,411)	($261,837)	($103,939)	($**107,576**)	($111,342)	($115,239)
Operating Projects	$0	$0	$0	$0	$0	$0
Corporate Overhead	($49,999)	($65,961)	($67,610)	($69,300)	($71,033)	($72,809)
Net Cost of Service	**($227,414)**	**($283,322)**	**($159,549)**	**($164,456)**	**($169,520)**	**($174,743)**
FTE (WFP Assumptions)	**2.10**	**2.10**	**0.8**	**0.8**	**0.8**	**0.8**

Officers Recommendation

We recommend the service delivery of the Positive Ageing program with the allocation of 0.8FTE. This will include 0.6 FTE from Community Development, and 0.2FTE of the standard Manager allocation to each service delivery area.

The new model for delivering lower cost activities to residents of Nedlands ensures the continued delivery of existing activities, some new activities with new volunteer recruitment, and the information for residents to find other opportunities in neighbouring councils.

The re-launch of the shopping bus will meet the needs of elderly residents who are in real need of support from the City to stay in their homes.

The above service delivery requires a low FTE allocation to ensure reduced costs for supporting elderly residents while also providing staff support for the ongoing personal contact and service delivery for residents.

22 Urgent Business Approved By the Presiding Member or By Decision

22.1PD52.07.24 Consideration of Responsible Authority Report for 27 Multiple Dwellings at 1A (Lot 2) Thomas Street, Nedlands

Meeting & Date	Council Meeting – 23 July 2024
Applicant	RAD Architecture
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	Nathan Blumenthal – A/Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Responsible Authority Report and Attachments

Moved – Councillor Amiry

Seconded – Councillor Brackenridge

That the Recommendation be adopted.

LOST 2/7

(For: Crs. Brackenridge, Amiry**)**

(Against: Crs. Coghlan, Bennett, Mayor Argyle, Youngman, Pollard, Hodsdon, Smyth**)**

Foreshadowed Recommendation

Moved – Councillor Bennett

Seconded – Councillor Coghlan

Councillor Hodsdon left the meeting online 23.44 pm.

(Printed below for ease of reference)

CARRIED 7/1

(For: Crs. Coghlan, Bennett, Mayor Argyle, Youngman, Pollard, Hodsdon, Smyth, Youngman**)**

(Against: Crs. Brackenridge**)**

Alternate Recommendation

It is recommended that the Metro Inner DAP resolves to:

1. **Refuse DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* and the provisions of City of Nedlands Local planning scheme No. 3, for the following reasons:**

Reasons:

1. **The height and building bulk of the development is not consistent with the desired future scale and character of the street and local area.**
2. **The proposed height of the development is excessive and should be staggered across the block to provide an adequate transition in bulk and scale from Stirling Highway down towards the lower density R60 lots to the south of the site. The current proposal will have a detrimental impact to the amenity of residents in the lower density R160 through the increased building bulk and lack of natural light caused by overshadowing from the proposed development. It will encourage even taller development closer to Stirling Highway which will not be in keeping with the desired future character of the area as set out in the Nedlands Stirling Highway Activity Corridor Strategy.**

Reasons for Responsible Authority Recommendation

The proposed height and plot ratio do not adequately reflect the existing or desired streetscape character. The proposal is inconsistent with the objectives of the Residential Design Codes Volume 2 and the Nedlands Stirling Highway Activity Corridor Strategy.

Reasons for departure from Councillor Bennett

Council considered that the height and building bulk of the development is not consistent with the desired future scale and character of the street and local area. On this basis the officer recommendation was not supported,

Recommendation

Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 27 multiple dwellings at 1A (Lot 2) Thomas Street, Nedlands as follows:

It is recommended that the Metro Inner DAP resolves to:

2. Approve DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* and the provisions of City of Nedlands Local planning scheme No. 3, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

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

4. Prior to the issue of a building permit, 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.

   Design

5. Prior to occupation, the finish of the parapet walls is to be finished in accordance with the approved plans and are to be thereafter maintained to the satisfaction of the City of Nedlands.

6. Prior to occupation, all screening as shown on the approved plans shall be installed and screened in accordance with the Residential Design Codes by either:

   a) fixed and obscured glass to a height of 1.6 metres above finished floor level;
   b) fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material;
   c) a minimum sill height of 1.6 metres above the finished floor level; or
   d) an alternative method of screening approved by the City of Nedlands.

   The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands

7. A minimum of 20% multiple dwellings is 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.

8. 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.

Engineering

9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City.

10. Prior to issue of a building permit, 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:

    Lots 59 and 60 (No. 1B) Thomas Street, Nedlands
    Lot 50 (No. 60) Stirling Highway, 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.

11. Prior to issue of a building permit, a Geotechnical Report covering the development area is to be prepared by a suitably qualified practitioner at the applicant's cost, to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the construction phase of the project. The Geotechnical Report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the Geotechnical Report.

12. 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.

13. 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.

14. 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.

Environmental Health

15. External lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting.

16. Prior to occupation, the recommendations contained within the Stantec Acoustic Report dated received 21 December 2023, 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.

17. Prior to the issue of a building permit for the development, details are to be included on the building permit demonstrating to the satisfaction of the City of Nedlands that the development incorporates the noise mitigation 'Quiet House Requirements' Category C of Table 3 of the State Planning Policy 5.4 'Road and Rail Noise Guidelines', or designs and implements an approved Noise Management Plan by a qualified acoustic practitioner. All requirements are to be implemented prior to occupation and maintained for the life of the development to the satisfaction of the City.

18. Prior to occupation, a Noise Management Plan is to be submitted and approved by the City of Nedlands detailing measures that will be undertaken to ensure noise levels during operation of the development are kept within levels prescribed in the Environmental Protection (Noise) Regulations 1997 to the specifications and satisfaction of the City of Nedlands. The Noise Management Plan shall be adhered to at all times for the life of the development.

19. Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):

"*This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction*."

Waste

20. The development shall comply with the approved Waste Management Plan prepared by Talis dated received 25 March 2024 to the satisfaction of the City of

Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City.

Landscaping

21. Prior to issue of a building permit, an amended Landscaping Plan must be prepared and approved by the City. Prior to occupation, landscaping shall be completed in accordance with the approved plan and 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.

22. Prior to commencement of excavation works, the owner shall take reasonable endeavours to obtain agreement from the property owners at 60 Stirling Highway, Nedlands to undertake an Arborist Report investigating opportunities to minimise adverse health effects to the trees retained within the property boundaries of 60 Stirling Highway, Nedlands. If agreement is achieved with the owner(s) of the above addresses, a copy of the Arborist Report shall be provided to the City of Nedlands prior to construction commencement and be included in the appointed contractor's Construction Management Plan.

23. Prior to occupation, the applicant is to plant one tree, with a minimum size of 35L, located on the Thomas Street verge, at the expense of the applicant and to the specification of the City of Nedlands.

24. 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.

25. The street tree(s) within the verge 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.

Sustainability

26. Prior to occupation, the recommendations contained within the Emergen Sustainability Report dated received 21 December 2023, 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.

27. Prior to issue of a building permit, specifications shall be provided demonstrating that the roof colour and material has a maximum solar absorptance rating of 0.4 for metal flat roofs not visible from the street or adjacent properties, 0.5 for all other metal roofs, and 0.58 for roof tiles. The specified roof colour is to be installed to the satisfaction of the City.

Purpose

The purpose of this report is for Council to consider the Development Assessment Panel (DAP) application for the development of 27 multiple dwellings at 1A Thomas Street, Nedlands.

This application was first considered by the Development Assessment Panel on 9 May 2024, at which it was resolved to defer the application for up to 120 days to allow for a number of matters to be addressed. The application in a modified form is now tabled for further consideration.

Council is requested to make its recommendation to the Metro Inner Development Assessment Panel as the Responsible Authority. Council's recommendation will be incorporated into the Responsible Authority Report and lodged with the DAP Secretariat on 23 August 2024.

It is recommended that Council adopt the Officer Recommendation for approval.

Voting Requirement

Simple Majority.

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Mixed Use
R-Code	R-AC1
Land area	1,014m2
Land Use	Residential
Use Class	'P' – Permitted Use

The application is for 27 multiple dwellings at 1A Thomas Street, Nedlands.
This application was first considered by the Development Assessment Panel on 9 May 2024, where the Metro Inner DAP resolved to:

Defer DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) for 120 days in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of City of Nedlands Local Planning Scheme No. 3, to address the following matters:

i. Reduce the building height and plot ratio to make the scale of development more consistent with the desired future scale of the area.

ii. Amend the vehicle access ramps to meet AS/NZS 2890.1, thereby reducing vehicle conflicts with cyclists and pedestrians.

On 27 June 2024 a final set of amended plans were submitted for further consideration. These plans differ from the plans previously considered by DAP in the following keys ways:

- Reduction in height of one storey, from 11 to 10 storeys.
- Reduction of two apartments, from 29 to 27 apartments.
- Relocation of communal open space from rooftop to Level 4.
- Amendments to ramps and basement levels to comply with Australian Standard AS2890.1.
- Additional screening included to Level 3 podium balconies and Level 4 communal terrace.

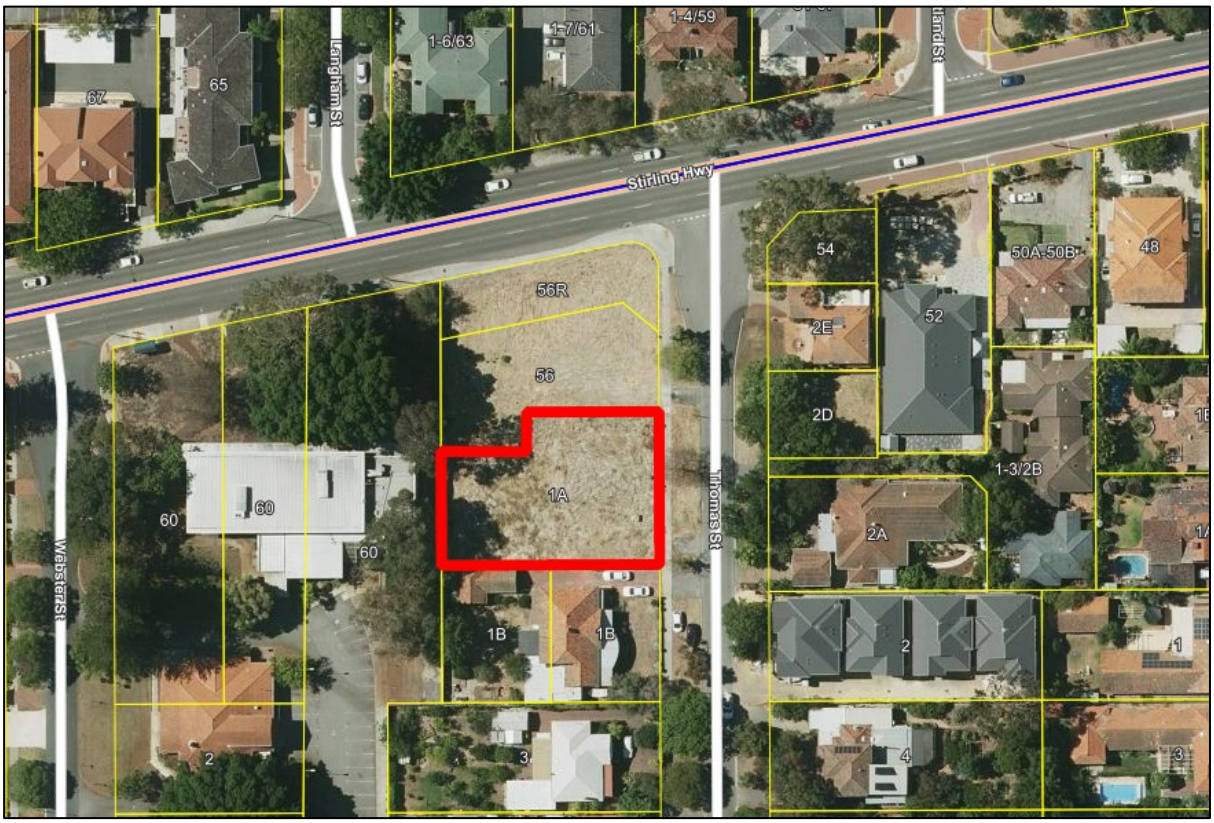


Figure 1: Aerial image

Discussion

Assessment of Statutory Provisions

The proposal has been assessed against all relevant legislative requirements of LPS 3, and State and Local Planning Policies as outlined above. In considering the reasons for deferral, the matters below have been identified as considerations for the determination of this application.

- Building Height.
- Plot Ratio.
- Vehicle Access.
-

These matters have been addressed in detail within the Responsible Authority Report (RAR). The amended development is consistent with the relevant planning framework and

the likely future context of development within the area as envisaged in the NSHAC Strategy.

Design Review Panel

The original development application was reviewed by the City's Design Review Panel (DRP) on two occasions. The modified proposal was reviewed by the Acting DRP Chair on two occasions. A summary of the Panel's evaluation of the proposal at each stage of the review process is provided below.

DRP Design Quality Evaluation				
	Supported			
	Further Information / Condition Required			
	Not supported			
SPP 7.0 Principles	22 January 2024 (Panel review)	8 April 2024 (Panel review)	13 June 2024 (A/Chair review)	1 July 2024 (A/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				

The final comments from the A/DRP Chair were as follows:

- *Overall good design which sits comfortably within the site.*
- *Bulk and scale has been reduced significantly. The reduction of one floor is significant and supported.*
- *The arrangement of built form has minimised the visual perception of building bulk.*
- *Further justification and diagrams are appreciated.*
- *All previous amenity issues have been resolved.*
- *Typical signifiers of overdevelopment (lack of natural sun, ventilation, reliance of screening for privacy) are not present and thereby the proposed plot ratio is not considered to indicate overdevelopment.*

Consultation

Public Consultation

In accordance with the City's Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3), the original plans received 21 December 2023 were advertised for a period of 28 days, from 19 January 2024 to 16 February 2024. At the close of the advertising period, the City received 20 submissions, 11 in support and nine objecting to the proposal. Key concerns raised in objections relate to:

- Height.
- Plot Ratio.
- Traffic.
- Visual privacy.
- Overshadowing.
- Lack of landscaping.
- Construction Management.
- Sustainability.

These matters have been addressed within the RAR.

Amended plans received 31 May 2024 were advertised for a period of 14 days, from 11 June 2024 to 25 June 2024. At the close of the advertising period, the City received no submissions.

Final amended plans were submitted to the City on 27 June 2024 that differ from the advertised plans in the following key ways:

- Amendments to the basement ramps to meet Australian Standard AS/NZS2890.1. This resulted in increasing the height of the overall development by 0.6m, whilst also improving amenity of the ground floor apartment by making it sit higher than street level to create a sense of privacy while maintaining street surveillance.
- Modifications to the penthouse level to bring in the roofline above to further reduce the perceived bulk and scale when viewing the building
- Modification to design of community facilities.

The amendments did not trigger the need for formal re-advertising of the proposal. All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the *Planning and Development (Local Planning Schemes Regulations) 2015.*

It is acknowledged that the City of Nedlands owns in freehold an adjoining site. Separate to the planning assessment, from a landowners perspective its considered that the proposed development at 1A Thomas Street will have minimal impact on the City's buildings behind it for the following reasons:

- The building is located centrally to the site and the rear setbacks exceed the acceptable outcomes.
- There is a 6m rear setback to the podium level, which is devoted primarily to deep soil areas and with medium sized trees proposed near the rear boundary.

- Floors above the podium level are set back 9m from the rear boundary.
- Rear setbacks meet or exceed Acceptable Outcomes for visual privacy to the rear in the event future residential development is proposed.

Strategic Implications

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

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Nil

Legislative and Policy Implications

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

Decision Implications

Council's recommendation will be incorporated into the Responsible Authority Report (RAR) and lodged with the DAP Secretariat on or before the 23 August 2024. The recommendation noted above is the officer recommendation that is also included in the RAR. In the event that Council does not adopt the officer recommendation, Council's recommendation will be located at the front of the RAR as the Responsible Authority Recommendation and the officer recommendation will be contained in the rear of the report. In the event that Council does not make a recommendation, the RAR will be forwarded to DAP on 23 August 2024 with the Officer Recommendation only.

Conclusion

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

The application for a 10 storey development is considered consistent with the City's current planning framework and meets all Element Objectives of the R-Codes. The development is

well designed and is within the expected future scale of development within the area given the transition to Mixed Use R-AC1 and the location within the NSHAC Strategy. The proposal has been amended to respond to the recommendations of the City's DRP and the City.

For the above reasons, it is recommended Council adopt the Officer Recommendation contained in the RAR for approval subject to conditions.

Further Information

Nil

XXX – 1A (LOT 2) THOMAS STREET, NEDLANDS – 27 MULTIPLE DWELLINGS

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner DAP
Local Government Area:	City of Nedlands
Applicant:	RAD Architecture
Owner:	C&N Unit Trust
Value of Development:	$16 million
Responsible Authority:	City of Nedlands
Authorising Officer:	Tony Free, Director Planning & Development
LG Reference:	DA23-91692
DAP File No:	DAP/24/02627
Application Received Date:	21 December 2023
Report Due Date:	26 April 2024
Application Statutory Process Timeframe:	90 Days and 120 days deferral
Attachment(s):	1. Location Plan 2. Amended Development Plans received 27 June 2024 3. Schedule of Submissions 4. Design Review Panel Minutes 5. R-Codes Volume 2 Assessment 6. Applicants Planning Report received 21 December 2023 and response to Request for Information received 25 March 2024 7. Waste Management Plan received 25 March 2024 8. Traffic Impact Statement received 25 March 2024 9. Sustainability Design Report received 21 December 2023 10. Acoustic Report received 21 December 2023 11. Applicants Response to reasons for Deferral received 11 June 2024 12. Applicant's Built Form Modelling diagrams received 27 June 2024

Responsible Authority Recommendation

To be determined at the 23 July 2024 Ordinary Council Meeting.

Reasons for Responsible Authority Recommendation

To be determined at the 23 July 2024 Ordinary Council Meeting.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Nedlands Local Planning Scheme No. 3
Local Planning Scheme - Zone/Reserve	Mixed use (R-AC1)
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Residential ("P" Use)
Lot Size:	1014m^2
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Proposed Land Use	Residential
Proposed Net Lettable Area	N/A
Proposed Plot Ratio	3.64
Proposed No. Storeys	10
Proposed No. Dwellings	27

The application seeks approval for a residential development containing 27 multiple dwellings at 1A Thomas Street, Nedlands.

This application was first considered by the Development Assessment Panel on 9 May 2024, at which it was resolved to defer the application for up to 120 days to allow for several matters to be addressed, namely building height, plot ratio and ramp gradients. The application in a modified form is now tabled for further consideration.

The modified proposal consists of:

- Nine x two bedroom, two bathroom apartments;
- 17 x three bedroom, two bathroom apartments;
- One x four bedroom, three bathroom penthouse;
- Ground floor communal co-working space;
- Three levels of basement containing 58 residential bays and five visitor bays; and

- Communal facilities on Level four including a fitness room, sauna and steam room, outdoor terrace and cooking and lounge areas.

Assessment of the proposal is based on:

- Amended Development Plans and Landscaping Plan received 27 June 2024 (**Attachment 2**)
- Applicant's Planning Report received 21 December 2023 and response to Request for Information received 25 March 2024 (**Attachment 6**)
- Waste Management Plan received 25 March 2024 (**Attachment 7**)
- Traffic Impact Statement received 25 March 2024 (**Attachment 8**)
- Sustainability Design Report received 21 December 2023 (**Attachment 9**)
- Acoustic Report received 21 December 2023 (**Attachment 10**)
- Applicants Response to reasons for Deferral received 11 June 2024 (**Attachment 11**)
- Applicant's Built Form Modelling diagrams received 27 June 2024 (**Attachment 12**)

Background:

Site Context

The site is located one lot south of Stirling Highway on the western side of Thomas Street (**Attachment 1**). The natural ground level of the site slopes downwards 1.5m from northwest to southeast. The lot is irregular in shape, resembling a rectangle with the northwest corner removed, and is currently vacant.

The site is zoned Mixed Use R-AC1, as are the three sites surrounding it. Of the two lots located directly across Thomas Street to the east, one is zoned Mixed Use R-AC1 and the other is zoned Residential R160 (see **Attachment 1**). The immediate streetscape comprises predominantly one and two storey single houses. The lot to the west (rear) contains the City of Nedlands Library and Drabble House and is also zoned Mixed Use R-AC1.

Application History

At the 9 May 2024 DAP meeting, the Metro Inner DAP resolved to:

> *Defer DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) for 120 days in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of City of Nedlands Local Planning Scheme No. 3, to address the following matters:*
>
> *i. Reduce the building height and plot ratio to make the scale of development more consistent with the desired future scale of the area.*
> *ii. Amend the vehicle access ramps to meet AS/NZS 2890.1, thereby reducing vehicle conflicts with cyclists and pedestrians.*

On 31 May 2024 amended plans were submitted which made the following amendments:

- Reduction in height from 11 storeys to 10 storeys.

- Relocation of communal facilities from rooftop to Level 4.
- Reduction in number of apartments from 29 to 27.

On 27 June 2024 a final set of amended plans (**Attachment 2**) were submitted which made the following additional amendments:

- Modified vehicular ramp gradient and basement levels to meet Australian Standard AS2890.1. This resulted in increasing the height of the overall development by 0.6m, whilst also improving amenity of the ground floor apartment by making it sit higher than street level to create a sense of privacy while maintaining street surveillance.
- Additional screening included to Level 3 podium balconies and Level 4 communal terrace.
- Additional screening to apartment G03 to resolve visual privacy conflicts with apartment G01.
- Modification to the design of communal facilities to include a sauna and steam room.

Legislation and Policy:

Legislation

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

State Government Policies

- State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)
- State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)
- State Planning Policy 7.3 – Residential Design Codes - Apartments (R-Codes Volume 2)

Local Policies

- Local Planning Policy 1.3 Sustainable Design (LPP 1.3)
- Local Planning Policy 3.2 Waste Management (LPP 3.2)
- Local Planning Policy 5.9 Primary Controls for Apartment Development (LPP 5.9)
- Local Planning Policy 7.2 Design Review Panel (LPP 7.2)
- Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3)

Strategies

- City of Nedlands Local Planning Strategy
- Nedlands Stirling Highway Activity Corridor Strategy (NSHAC Strategy)

Consultation:

Public Consultation

In accordance with the City's Local Planning Policy 7.3 Consultation of Planning Proposals (LPP 7.3), the original plans received 21 December 2023 were advertised for a period of 28 days, from 19 January 2024 to 16 February 2024. At the close of the advertising period, the City received 20 submissions, 11 in support and nine objecting to the proposal.

The amended plans received 31 May 2024 were advertised for a period of 14 days, from 11 June 2024 to 25 June 2024, in the in the following manner:

- Letters sent to all City of Nedlands landowners and occupiers within a 100m radius of the site; and
- An advertisement was published on the City's website with all documents relevant to the application made available for viewing during the advertising period.

At the close of the advertising period, the City received no submissions.
Amended plans were submitted to the City on 27 June 2024 that differ from the advertised plans in the following key ways:

- Amendments to the basement ramps to meet Australian Standard AS/NZS2890.1;
- Modifications to the penthouse level to reduce the eave overhang and reduce the perceived bulk and scale when viewing the building; and
- Modification to design of community facilities.

The amendments did not trigger the need for formal re-advertising of the proposal.

A full schedule of submissions and applicant responses from the initial advertising period are provided at **Attachment 3**. A summary of the objections is provided in **Table 1**. All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the *Planning and Development (Local Planning Schemes Regulations) 2015.*

Table 1: Public Consultation	
Issue Raised	**Officer Comment**
Height	Modified height is supported. Refer to discussion on *Building Height* within this RAR.
Plot Ratio	Modified plot ratio is supported. Refer to discussion on *Plot Ratio* within this RAR.
Traffic	The local road network is considered capable of accommodating the increase in traffic expected as a result of the development proposed without adversely impacting safety. Refer to discussion on Traffic within this RAR.
Visual Privacy	Visual Privacy is supported. The amended plans have included 1.6m screening to the Level 3 podium landscaped terraces and the communal open space on Level 4. Refer to discussion on *Visual Privacy* within this RAR.
Overshadowing	The proposal is considered to meet the Objectives of *Element 3.2 Orientation.* The building is sited centrally to the lot with a larger rear setback and areas of landscaping abutting the

	north, south and west boundaries. The siting and landscaping allow areas of buffer to the existing single houses to the north and south. Notwithstanding that the southern site is also zoned R-AC1, the building allows sunlight to the front and rear yards during midwinter.
Lack of landscaping	Landscaping achieves Element Objectives. Refer to discussion on *Tree Canopy and Deep Soil* within this RAR.
Concerns with construction management	A Construction Management Plan will be required to be provided to and approved by the City prior to the issue of a building permit. This will address any construction related issues including but not limited to parking, dust, and noise.
Sustainability	Refer to discussion on *Energy Efficiency* within this RAR.

Internal Consultation

The lots immediately to the west of the site, 60 Stirling Highway, are owned by the City of Nedlands and contain the City of Nedlands Library and Drabble House. As such, the amended proposal was referred to the City's Land and Property Department for comment as below:

> *"It is acknowledged that the City of Nedlands owns in freehold an adjoining site. Separate to the planning assessment, from a landowner's perspective it's considered that the proposed development at 1A Thomas Street will have minimal impact on the City's buildings behind it for the following reasons:*
>
> - *The building is located centrally to the site and the rear setbacks exceed the acceptable outcomes.*
> - *There is a 6m rear setback to the podium level, which is devoted primarily to deep soil areas and with medium sized trees proposed near the rear boundary.*
> - *Floors above the podium level are set back 9m from the rear boundary.*
> - *Rear setbacks meet or exceed Acceptable Outcomes for visual privacy to the rear in the event future residential development is proposed"*

Design Review Panel Advice

The original development application was reviewed by the City's Design Review Panel (DRP) on two occasions. The modified proposal was reviewed by the Acting DRP Chair on two occasions. Full DRP Minutes are provided at **Attachment 4**. A summary of the Panel's evaluation of the proposal at each stage of the review process is provided in **Table 2** below.

Table 2: DRP Design Quality Evaluation				
	Supported			
	Further Information / Condition Required			
	Not supported			
SPP 7.0 Principles	22 January 2024 (Panel review)	8 April 2024 (Panel review)	13 June 2024 (A/Chair review)	1 July 2024 (A/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				

The final comments from the A/DRP Chair were as follows:

- *Overall good design which sits comfortably within the site.*
- *Bulk and scale has been reduced significantly. The reduction of one floor is significant and supported.*
- *The arrangement of built form has minimised the visual perception of building bulk.*
- *Further justification and diagrams are appreciated.*
- *All previous amenity issues have been resolved.*
- *Typical signifiers of overdevelopment (lack of natural sun, ventilation, reliance of screening for privacy) are not present and thereby the proposed plot ratio is not considered to indicate overdevelopment.*

Planning Assessment:

The proposal has been assessed against all relevant legislative requirements of LPS 3, and State and Local Planning Policies as outlined above. In considering the reasons for deferral, the matters below have been identified as considerations for the determination of this application.

Deferral Reason 1

i. Reduce the building height and plot ratio to make the scale of development more consistent with the desired future scale of the area.

R-Codes Volume 2 Element 2.2 – Building Height

The amended application proposes a maximum height of 10 storeys and 31.8m. This is one storey less than the deferred proposal. The R-Codes building height Acceptable Outcome is replaced by Clause 26(3) of LPS3, as follows:

In relation to land coded R-AC1, Clause A2.2.1 in the building height element of the primary controls in the R-Codes Vol.2 is replaced by:

(a) The default Acceptable Requirement for building height limit (storeys) as set out in Table 2.1: Primary Controls Table does not apply

The City is currently progressing Scheme Amendment 13 to LPS 3. Scheme Amendment 13 would delete LPS 3 clause 26(3) Modification of R-Codes and see this lot rezoned from Mixed Use to Residential R-AC1, thereby reverting the acceptable outcome for height to 9 storeys. Scheme Amendment 13 was presented to Council at its meeting of 26 March 2024 where Council resolved to support the Scheme Amendment subject to modifications. The proposed Scheme Amendment has now been referred to the Western Australian Planning Commission which will make a recommendation to the Minister for Planning who has the final decision. There is no predicted timeframe by which the Minister may make a final decision, and therefore proposed Scheme Amendment 13 is not considered to be certain nor imminent at this stage. In this regard, limited weight has been given to the consideration of Scheme Amendment 13 within this assessment.

At the Council Meeting of 26 March 2024, Council also endorsed the Nedlands Stirling Highway Activity Corridor Strategy (NSHAC Strategy). The NSHAC Strategy sets broad objectives for the area based on the vision and values created by community reference groups. It also incorporates a range of contextual analysis and background work carried out by the City over a number of years. It is acknowledged that the NSHAC Strategy is not a statutory planning document and provides guidance in decision making only.

The development is located within the future Residential zone set out within the NSHAC Strategy. The vision of the future Residential sub-areas is that they will function as a stepping down of scale and intensity between Mixed Use zones, promote walkability, and will not include non-residential uses that may detract from the other zones. The objectives of the NSHAC Strategy for the sub-area relate to providing a transition in the scale of development along Stirling Highway and as one moves away from Stirling Highway, ensuring new development focuses on greening the area to improve vegetation and tree canopy, enhancing the walkability of the area, and providing high-quality sustainable design.

In regard to height, the NSHAC Strategy envisages a maximum of 8 storeys on this lot (see **Figure 1**). The proposal is a maximum of 10 storeys but is considered to respond to the overall vision and objectives of the (future) Residential zones within the NSHAC Strategy for the following reasons:

- The development proposes a quality high-density and diverse residential development which will support the adjoining zones and does not include non-residential uses that will detract from the future zoning.
- The site to the immediate west is envisioned for 10 storeys (see Figure 1 below). As the proposal is perceived as a 9 storey building (refer to discussion below), this provides for an effective built form transition between the intended development outcome of the adjoining lot and to the medium density residential zones to the south.
- The proposed development respects the amenity, particularly privacy and solar access, of adjoining residential lots.

- The proposal includes the provision of meaningful deep soil zones to support mature tree planting and enhancing the overall tree canopy to preserve the leafy feel of the area.
- The development proposes sympathetic varying setbacks at street level to promote walkability and streetscape engagement (see also discussion on Street Setbacks in this RAR).
- The design is of a high quality and sustainable design as evidenced by the DRP comments (see also discussion on Energy Efficiency in this RAR).

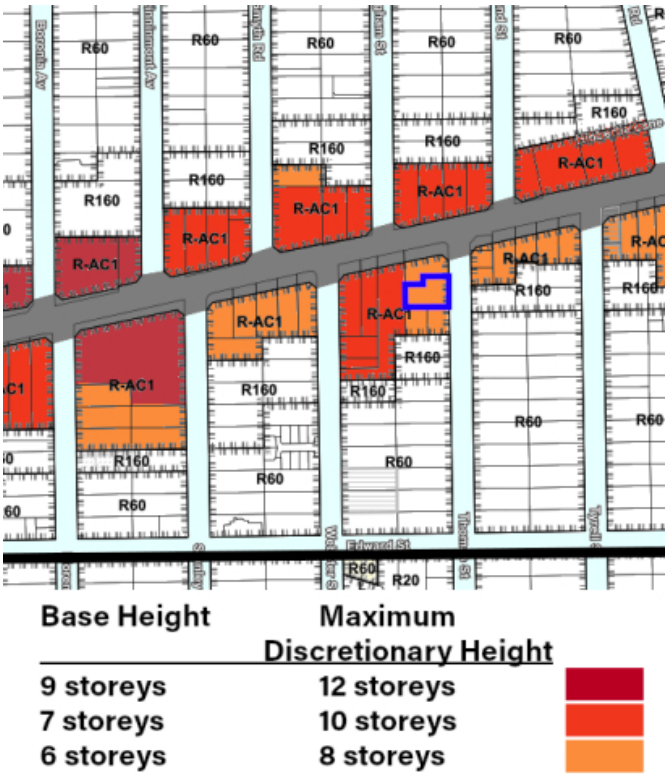


Figure 1: Heights within NSHAC Strategy (1A Thomas outlined in dark blue)

With respect to statutory provisions, the City relies on the R-Code Element Objectives to guide the expected built form and scale. In relation to bulk and scale, the uppermost floor has been set back from the main building alignment so that the building presents as a nine-storey building from the street and immediately adjoining sites, which is consistent with the typical R-AC1 acceptable outcome. In response to the DAP deferral and DRP comments the applicant has provided additional built form massing diagrams to justify their proposal (**Attachment 12** and Figure 2 below).

Figure 2: Green line is where upper floor is barely visible. Orange line is where upper floor can be perceived as an additional floor.

The diagrams demonstrate that the uppermost floor will only be readily perceivable from a distance of approximately 85m to 100m from the subject site. At this distance any impact of building bulk or overshadowing to adjoining properties or the public realm will be negligible and only visible on the far approach. Should the adjoining lots be developed to their anticipated heights, the height of the subject development will not have any noticeable impact on the streetscape.

In relation to existing buildings which are unlikely to change, the lot to the west of the site is the City of Nedlands Library and Drabble House. The City has provided comment on the application as detailed in the Consultation section above, noting that the *"proposed development at 1A Thomas Street will have minimal impact on the City's buildings"*. It is further noted that there are no plans redevelop the City's buildings within the immediate future. To the north of the site the lots are vacant, and it can be generally expected that future development will involve multi-story mixed uses consistent with the density and zoning. To the south the immediately adjoining lot is coded R-AC1 and currently contains a single house. Whilst it is acknowledged that this property may not be redeveloped in the immediate future, it is likely that this will be redeveloped at some point to a higher intensity given the R-Code and abutting R160 coded lots.

In relation to the future scale and character of the street and local area, it is acknowledged that Stirling Highway and adjacent streets are undergoing a transition in development density given the zoning changes as part of LPS 3. The R-AC1 density code afforded to the subject site is intended to accommodate high density development. Further, given that the lots abutting the subject site are all the same R-Coding, the site does not perform a transitionary function between the likely future scale of adjoining lots. The R-Codes Element 2.2 planning guidance states that *"well-designed taller buildings with good siting, setbacks, open space and articulation can be significantly better for neighbourhoods than poorly designed low-rise buildings with high site coverage and no consideration for context".* The design of the proposal is of high quality and will provide for residential development to support the adjoining sites, which the NSHAC Strategy envisions for mixed use development. In this regard, the proposed building height and massing is considered appropriate for the site's locality.

R-Codes Volume 2 Element 2.5 – Plot Ratio

The amended proposal results in a plot ratio of 3.64. The deferred application proposed a plot ratio of 3.85.

As described in the Element Intent of the R-Codes, plot ratio is one method of establishing a volume of development within the 'container' of a building envelope. Plot ratio is not, by itself, evidence that a development is of an excessive bulk and scale. It is an indicator to check how a development may or may not fit in with its surroundings. In the case of the subject site, the additional plot ratio does not manifest itself in significant negative amenity impacts, either within the development site or to adjoining lots. In terms of planned context and character, the proposed plot ratio does not inhibit the proposal from achieving the overall vision and objectives of the NSHAC Strategy.

In relation to adjoining properties, the proposal is not considered to have a detrimental impact on amenity in terms of overshadowing or loss of privacy. In terms of bulk, whilst the building will be visible given its height, the design of the building is well articulated on all facades, has been supported by the DRP in terms of its architectural language, and achieves or exceeds all Acceptable Outcomes pertaining to setbacks. Further the DRP acknowledged that the '*typical signifiers of overdevelopment (lack of natural sun, ventilation, reliance of screening for privacy) are not present and thereby the proposed plot ratio is not considered to indicate overdevelopment'* in this instance.

The proposed building has been designed in direct response to the local context and character of the site. The site is located in proximity to major transport corridor (Stirling Highway) and is within a "transit-oriented precinct" as defined by WAPC Development Control Policy 1.6 Planning to Support Transit Use and Transit Oriented Development (DCP1.6). The site is 70m from a bus stop serviced by the 995, 998/999, and 103 bus routes, and approximately 600m from a bus stop serviced by the 24, 96, 97, 950 and Purple CAT bus routes. Also located within a walkable catchment of the site are educational facilities (the UWA Architecture Campus is 400m, and the main UWA campus is 800m from the site), and the Hampden Road high street containing retail, office and food and beverage tenancies (700m from the site). Given the above factors, the site is an ideal location to support increased density of development, particularly residential development. DCP 1.6 supports this noting that higher density residential development should be encouraged within transit-oriented precincts.

In considering the above, the plot ratio proposed adequately achieves the element objective, and is appropriate for the planned character of the area.

<u>Deferral Reason 2</u>

ii. Amend the vehicle access ramps to meet AS/NZS 2890.1, thereby reducing vehicle conflicts with cyclists and pedestrians.

R-Codes Volume 2 Element 3.8 – Vehicle Access

The deferred proposal had vehicle ramps which did not conform to AS/NZS2890.1, specifically in relation to the interface of the driveway with the footpath. This raised concerns with potential vehicle and pedestrian conflicts and increased risk of accidents. Given that the site is currently vacant and there is an abundance of proposed parking bays, achieving AS/NZS2890.1 should be possible.

The modified proposal has adjusted all vehicle access ramps and now complies with AS/NZS2890.1. The amended vehicle access point is designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles. In considering the above, proposal is considered to achieve the element objectives.

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 Volume 2) which provides a comprehensive basis for the control of residential development. Those elements which require key consideration are detailed below.

R-Codes Volume 2 Element 2.3 – Street Setback

The main wall of the building is set back a minimum of 2m for all levels consistent with the Acceptable Outcomes with the exception of the minor projections discussed below.

Portions of the Levels 1-6 balconies come forward of the 2m setback line to a minimum street setback of 1.4m and minor projections to 1.3m. These are minor incursions that are primarily unenclosed and that give interest to the streetscape appearance without impacting the amenity or expected future built form of the streetscape. The balcony overhangs at upper floors adds for weather protection to the ground floor entry to promote walkability and residential amenity. The building is designed at an angle to the front boundary and with an articulated facade such that the majority of the building exceeds the Acceptable Outcomes. The varying setbacks at ground level aid in transitioning between the Mixed-Use zone to the north to the residential areas to the south.

In considering the above, the street setback achieves the element objectives, and complements the landscape character of the street.

R-Codes Volume 2 Element 3.3 – Tree Canopy and Deep Soil Areas

The development proposes 57m^2 / 5.6% of true deep soil, as per the definition in the R-Codes requiring no impending structure below. An additional 45m^2 / 4.4% planting area is provided above basement two to a depth of approximately 3.5m. This depth is considered sufficient to support the growth of large trees and has been supported by the City's DRP in terms of providing effective deep soil planting. In total the development results in 10% of the lot area which can achieve significant deep planting. This is considered to meet the intent of the Acceptable Outcome.

In addition to deep planting, the development includes 228m^2 / 22.5% of on structure planting which is effectively collocated with private outdoor areas and communal spaces to provide additional amenity to residents. The proposal also includes the planting of an additional verge tree to contribute to the streetscape.

It is noted that an amended Landscaping plan reflecting the most recent development plans has yet to be provided. A condition is recommended that an amended Landscaping Plan be prepared and approved by the City prior to issue of a Building permit.

R-Codes Volume 2 Element 3.5 – Visual Privacy

The Level 3 podium landscaped terraces and the communal open space on Level 4, have deep landscaped areas (landscaped planters) to lessen direct overlooking to adjoining properties. The deep planters are proposed to be 1m high above the balcony finished floor level with screening species above anticipated to grow to 600mm above the top-of-soil line. The DRP previously raised concerns with the unreliability of relying on vegetative screening for the purposes of visual privacy. The amended plans have proposed 1.6m high permanent visual screening in addition to the vegetative screening to ensure the overlooking from these areas is minimised and meet the Acceptable Outcomes.

All other windows and balconies meet the Acceptable Outcome setbacks and/or are provided with nib walls and deep window reveals to limit direct overlooking to adjoining properties. It is considered that the proposed building is separated sufficiently to ensure amenity for residents and respect the need for visual privacy of adjacent properties.

R-Codes Volume 2 Element 4.15 Energy Efficiency

The City's Local Planning Policy 1.3 Sustainable Design (LPP 1.3) augments the Design Guidance of Element 4.15 by providing local objectives for housing design and development, and the City's preferred methods of achieving the Element Objectives. The LPP 1.3 Preferred outcome for multiple dwellings over $15 million is for a 5-star green star certification.

Whilst the applicant has not committed to a 5 star green star certification, a Sustainable Design report has been prepared by Emergen (**Attachment 9**) which demonstrates that the development achieves the R-Codes acceptable outcome by the lowest performing apartment achieving a NaTHERS rating of 6.5 stars and the overall development achieving an average of 7.5 stars. In addition, the development proposes a 25kW Solar PV system, installation of infrastructure to allow for future installation of EV charging stations, water efficient water fixtures, and products for internal finishes with low volatile organic compounds (VOC) and formaldehyde ratings. A condition of approval is recommended for the above.

<u>Local Planning Scheme No.3</u>

Clause 32.4(2) states:

> *Residential uses are not permitted on the ground floor facing primary or secondary streets, except where the use faces a right-of-way or laneway in the Mixed Use zone, or where identified in an approved local planning policy.*

The proposal includes a ground floor residential unit facing the primary street.

Variations to the above are permitted under clause 34(5), which states:

> *The local government may only approve an application for development approval under this clause if the local government is satisfied that –*
>
> > *(a) approval of the proposed development would be appropriate having regard to the matters that the local government is to have regard to in considering an application for development approval as set out in clause 67 of the deemed provisions; and*

(b) the non-compliance with the additional site and development requirement will not have a significant adverse effect on the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

The ground floor street-facing residential unit is supported for the following reasons:

- Scheme Amendment 13 and the NSHAC Strategy desire that the subject lot be rezoned Residential, which is consistent with the current proposal.
- The unit has a higher floor to floor height to allow for adaptive reuse in the future, and the interior and exterior of the unit can be reconfigured to allow street front access.
- The finished floor level of the unit is approximately 0.4m higher than the footpath level so as to provide greater privacy for residents.
- The departure from Clause 32.4(2) is only for a single unit that takes up less than 29% of the ground floor façade.
- The remainder of the street front facade consists of the entryway, a communal working space, fire utilities, and a garage. The presence of a single ground floor residence in lieu of a non-residential use will not adversely affect the occupiers or users of the development.
- The lot fronts a street comprising entirely residential development, which will result in the ground floor residence fitting into the existing street context.
- The lot is one lot south of Stirling Highway, where a non-residential development would be more appropriate given the location on a busy road.

Given the above, the ground floor residential unit would not prejudice future development, nor have an adverse impact on the amenity of adjoining lots.

State Planning Policy 5.4 Road and Rail Noise

The provisions of State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) are applicable given the site's proximity to Stirling Highway. The applicant has provided an Acoustic report prepared by Stantec (**Attachment 10**) which states that noise measurements and modelling are generally in accordance with the requirements of SPP 5.4, or otherwise noise mitigation measures can be implemented to achieve acceptable noise levels. In the event of an approval, appropriate conditions could be required ensuring that the recommendations contained within the Acoustic Report are implemented, and that a notification is put on title to inform future residents of the existence of transport noise in accordance with SPP 5.4.

Local Planning Policy 5.9 Primary Controls for Apartment Developments

The City's Primary Controls for Apartment Developments Local Planning Policy has not been used to assess this development application as the policy attempts to fetter the exercise of discretion in a manner contrary to the R-Codes and the broader discretion available in clause 67(2) of the Deemed Provisions. A policy instrument that seeks to fetter the exercise of discretion as provided by the Deemed Provisions and R-Codes cannot be considered to be based upon sound town planning principles. Clause 3(3) of the Deemed Provisions requires a local planning policy be based on sound town planning principles.

Traffic

The City is developing an Integrated Transport Strategy to address traffic management across the whole of the local government area, working in conjunction with Main Roads WA, which control Stirling Highway.

This development is consistent with the density of the lot and the future planning for the area. It is noted that larger developments will necessarily increase the trip generation rate along Thomas Street. However, the applicant's Traffic Impact Statement (**Attachment 8**) indicates the traffic generated is capable of being accommodated within the existing road network.

The parking provided is consistent with the Element Objectives and enables functionality of the development with minimal impact to the parking along Thomas Street.

Construction Management

Concerns have been raised during the submission period relating to potential traffic and parking difficulties during the construction phase. Any approval will require that a Construction Management Plan be submitted detailing how traffic, parking, deliveries, etc. will be managed during the construction phase. This document is to be approved and enforced by the City. The City has allocated resources to construction compliance including traffic and parking management.

Conclusion:

The application for a 10 storey development is considered consistent with the City's current planning framework and meets all Element Objectives of the R-Codes. The development is well designed and is within the expected future scale of development within the area given the transition to Mixed Use R-AC1. The proposal has been amended to respond to the recommendations of the City's DRP and the City. In light of the above, it is recommended that conditional approval be granted to the development application.

Officer Recommendation

It is recommended that the Metro Inner DAP resolves to:

1. **Approve** DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015,* and the provisions of City of Nedlands Local planning scheme No. 3, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.

2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

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

4. Prior to the issue of a building permit, 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.

Design

5. Prior to occupation, the finish of the parapet walls is to be finished in accordance with the approved plans and are to be thereafter maintained to the satisfaction of the City of Nedlands.

6. Prior to occupation, all screening as shown on the approved plans shall be installed and screened in accordance with the Residential Design Codes by either:

    a. fixed and obscured glass to a height of 1.6 metres above finished floor level;
    b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material;
    c. a minimum sill height of 1.6 metres above the finished floor level; or
    d. an alternative method of screening approved by the City of Nedlands.

    The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands

7. A minimum of 20% multiple dwellings is 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.

8. 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.

Engineering

9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City.

10. Prior to issue of a building permit, 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:

    - Lots 59 and 60 (No. 1B) Thomas Street, Nedlands
    - Lot 50 (No. 60) Stirling Highway, 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.

11. Prior to issue of a building permit, a Geotechnical Report covering the development area is to be prepared by a suitably qualified practitioner at the applicant's cost, to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the construction phase of the project. The Geotechnical Report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the Geotechnical Report.

12. 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.

13. 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.

14. 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.

Environmental Health

15. External lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting.

16. Prior to occupation, the recommendations contained within the Stantec Acoustic Report dated received 21 December 2023, 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.

17. Prior to the issue of a building permit for the development, details are to be included on the building permit demonstrating to the satisfaction of the City of Nedlands that the development incorporates the noise mitigation 'Quiet House Requirements' Category C of Table 3 of the State Planning Policy 5.4 'Road and Rail Noise Guidelines', or designs and implements an approved Noise Management Plan by a qualified acoustic practitioner. All requirements are to be implemented prior to occupation and maintained for the life of the development to the satisfaction of the City.

18. Prior to occupation, a Noise Management Plan is to be submitted and approved by the City of Nedlands detailing measures that will be undertaken to ensure noise levels during operation of the development are kept within levels

prescribed in the Environmental Protection (Noise) Regulations 1997 to the specifications and satisfaction of the City of Nedlands. The Noise Management Plan shall be adhered to at all times for the life of the development.

19. Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):

"This lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."

Waste

20. The development shall comply with the approved Waste Management Plan prepared by Talis dated received 25 March 2024 to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City.

Landscaping

21. Prior to issue of a building permit, an amended Landscaping Plan must be prepared and approved by the City. Prior to occupation, landscaping shall be completed in accordance with the approved plan and 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.

22. Prior to commencement of excavation works, the owner shall take reasonable endeavours to obtain agreement from the property owners at 60 Stirling Highway, Nedlands to undertake an Arborist Report investigating opportunities to minimise adverse health effects to the trees retained within the property boundaries of 60 Stirling Highway, Nedlands. If agreement is achieved with the owner(s) of the above addresses, a copy of the Arborist Report shall be provided to the City of Nedlands prior to construction commencement and be included in the appointed contractor's Construction Management Plan.

23. Prior to occupation, the applicant is to plant one tree, with a minimum size of 35L, located on the Thomas Street verge, at the expense of the applicant and to the specification of the City of Nedlands.

24. 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.

25. The street tree(s) within the verge 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.

Sustainability

26. Prior to occupation, the recommendations contained within the Emergen Sustainability Report dated received 21 December 2023, 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.

27. Prior to issue of a building permit, specifications shall be provided demonstrating that the roof colour and material has a maximum solar absorptance rating of 0.4 for metal flat roofs not visible from the street or adjacent properties, 0.5 for all other metal roofs, and 0.58 for roof tiles. The specified roof colour is to be installed to the satisfaction of the City.

Advice Notes

a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.

b. A building permit is required for the works.

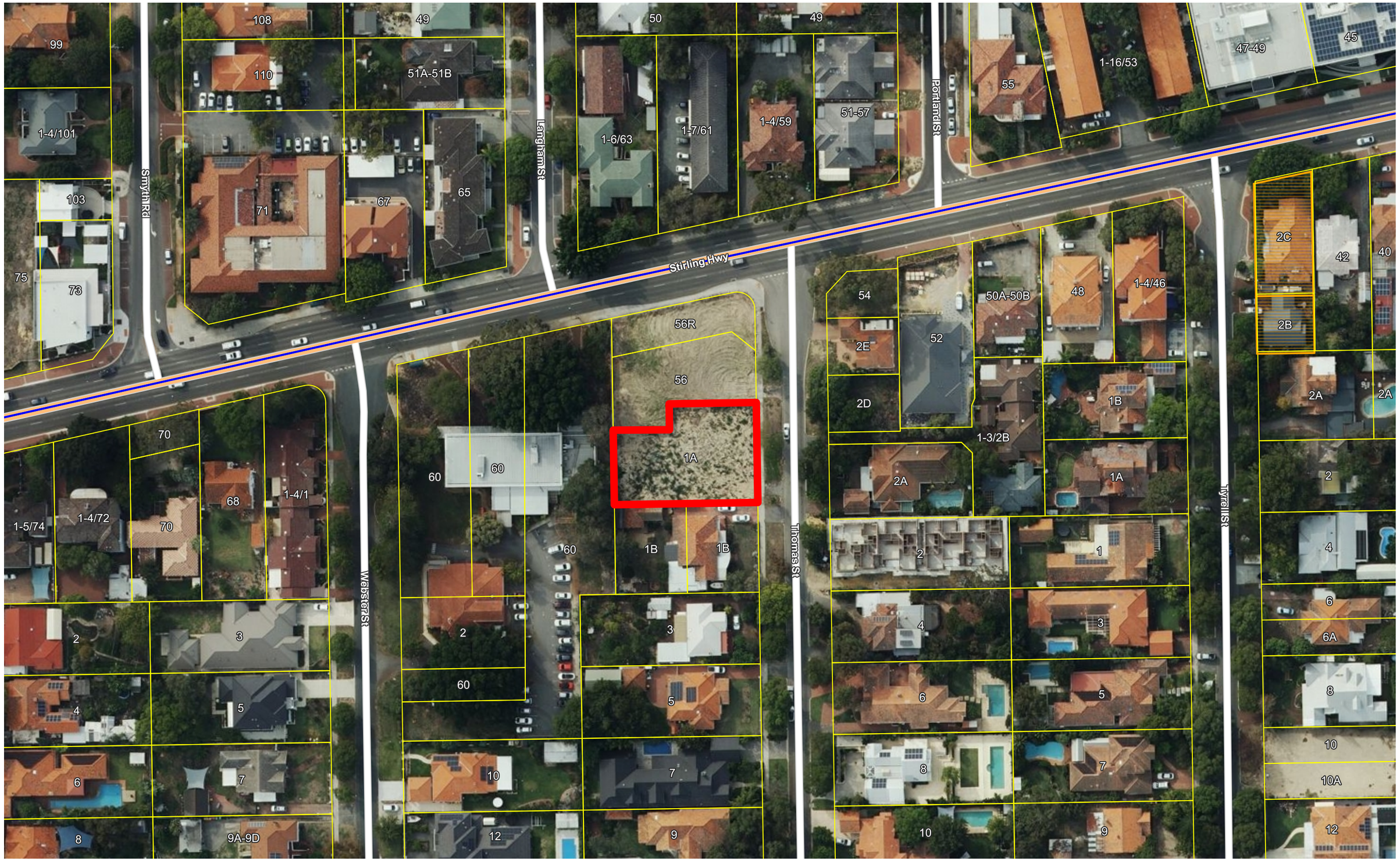
c. The Construction Management Plan is to be prepared in the manner and form provided by the City of Nedlands.

d. Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing. Any costs associated with modification/relocation of verge services are to be borne by the applicant.

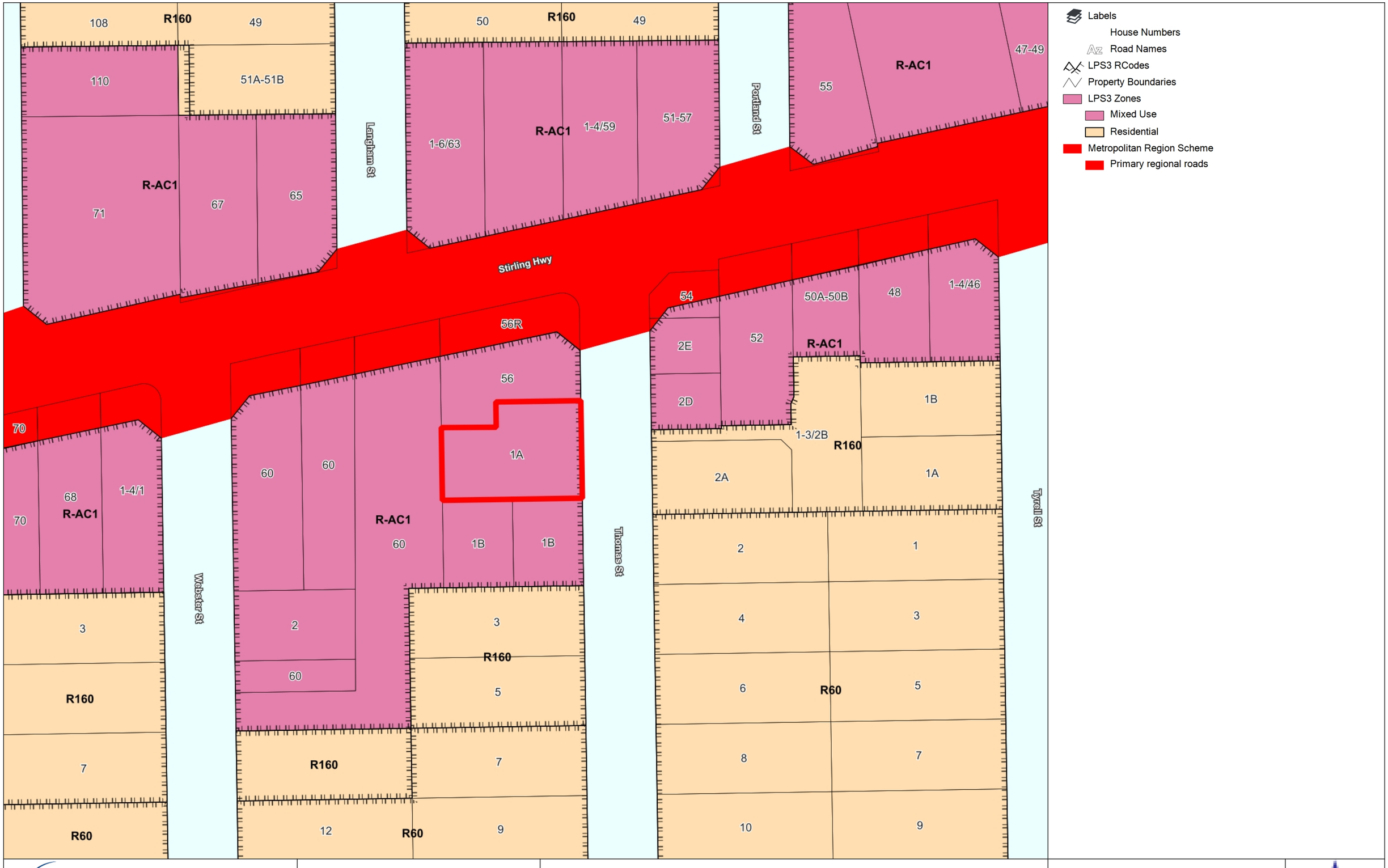
e. The applicant/owner is advised that a public open space contribution will likely be required at the subdivision stage of the development, consistent with *DC 2.3 Public Open Space in Residential Areas* and the *Planning and Development Act 2005.*

Reasons for Officer Recommendation

The development is consistent with the relevant planning framework and the likely future context of development within the area. In light of the above, it is recommended that conditional approval be granted to the development application.



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	11/04/2024 1:1000	N



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Zoning Map

11/04/2024

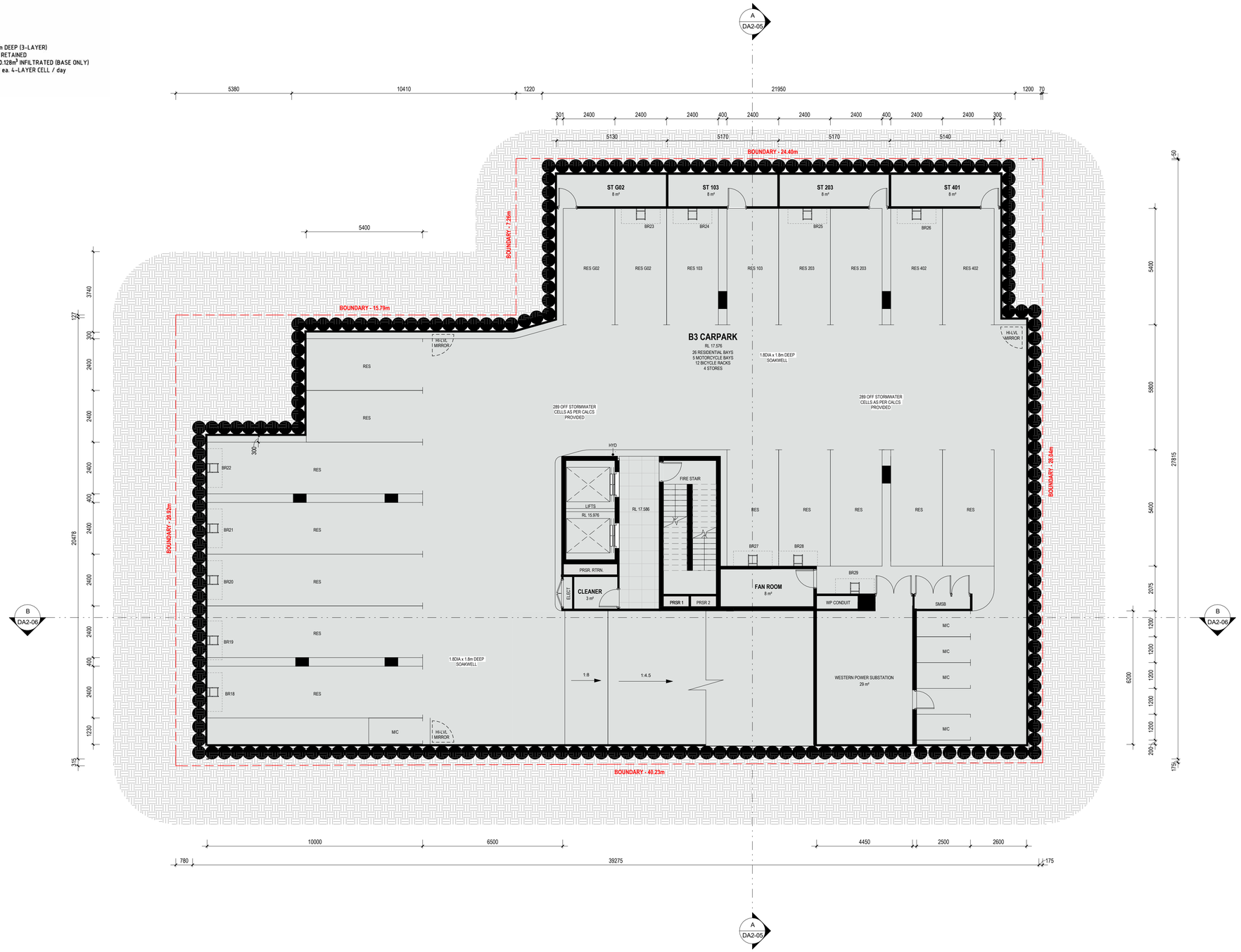
1:1000

STORMWATER CALCULATION

LOCAL CONSENT AUTHORITY:	CITY OF NEDLANDS	
CATCHMENTS:	SITE AREA:	1,012m²
	50% OF 2 FACADE AREA:	663m²
	LANDSCAPE AREA:	0m²
E.I.A. CALCULATION:	1,012 + 663 - 0 =	1,675m²

DRAINAGE OF A 1:100 YEAR / 24 HOUR DURATION EVENT.

E.I.A. (CATCHMENT):	1,675m²
RAINFALL INTENSITY:	5.77mm
RUNOFF COEFFICIENT:	0.95
CALCULATION:	CIA/3600 = 2.55 l/sec
RAINWATER GENERATED:	220,320-LITRES (24hrs)
GEOTECHNICAL REMARKS:	FINE SAND - 0.2m/day
GRAF EcoBloc Inspect FLEX CELLS:	0.8m LONG x 0.8m WIDE x 1.08m DEEP (3-LAYER) 0.2216-LITRES x 3 = 0.6346m² RETAINED 0.8 x 0.8 = 0.64 x 0.2m/day = 0.128m³ INFILTRATED (BASE ONLY) 0.6346m³ + 0.128m³ = 0.7626m³ ea. 4-LAYER CELL / day
CALCULATION:	220.32 / 0.7626 = 289 CELLS



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City of Nedlands
Amended Plans Received
27 June 2024

ABBREVIATIONS

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CLIENT
CAPITAL WAY

PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
BASEMENT 3

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA1-01	I
	DRAWN BY	AB

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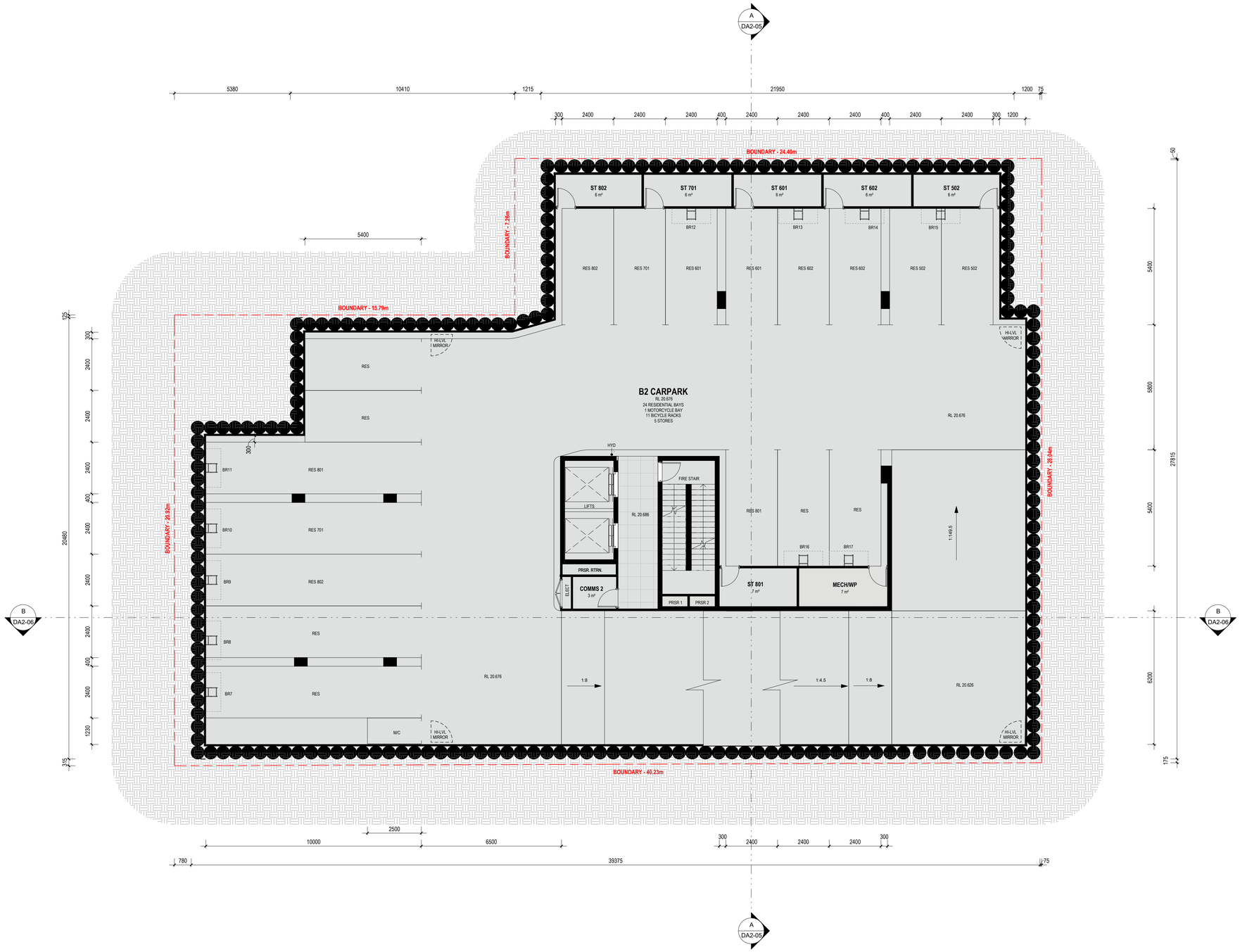

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DRAWING NAME
BASEMENT 2

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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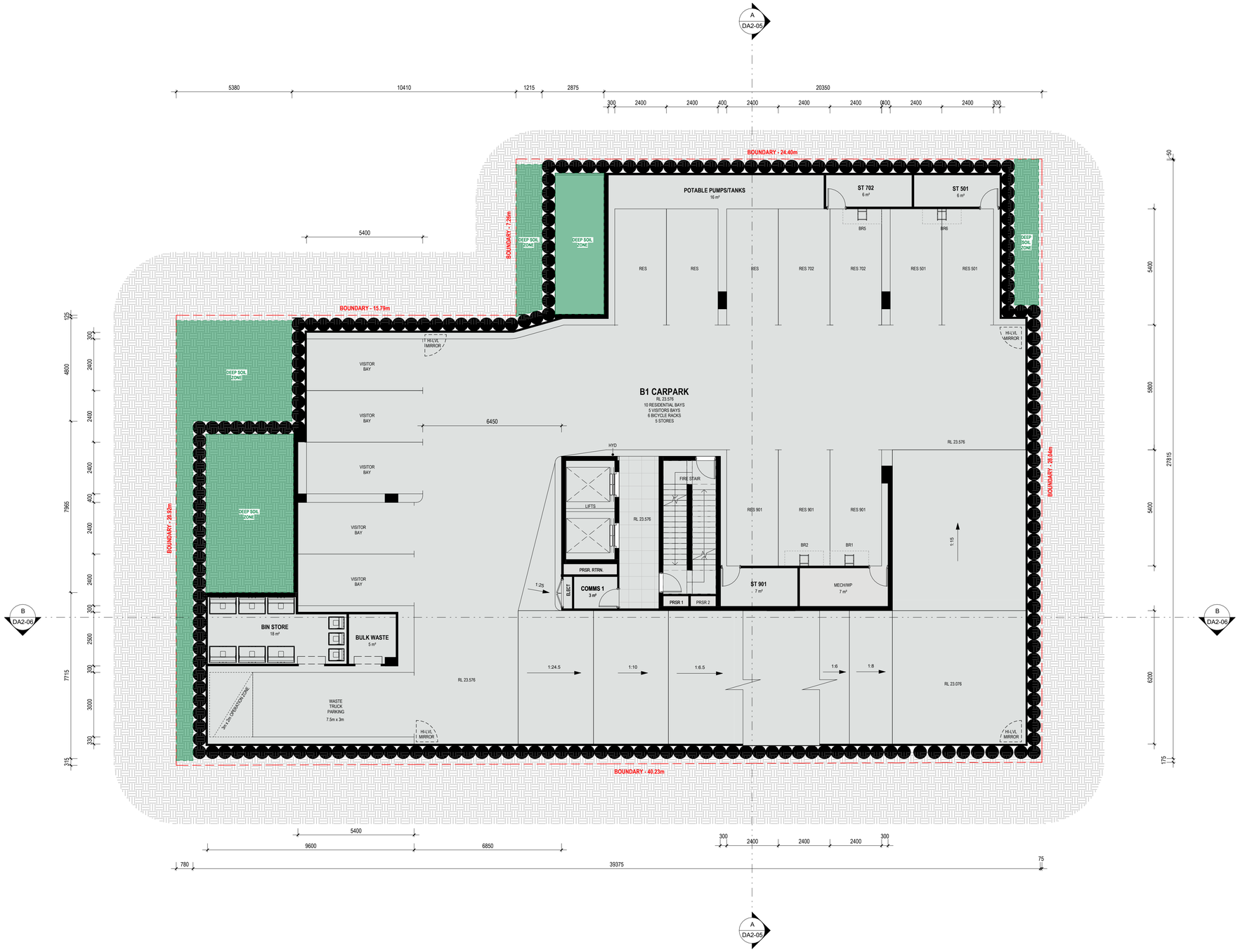

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DRAWING NAME
BASEMENT 1

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

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DRAWING NAME
GROUND

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

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DRAWING NAME
LEVEL 1

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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PROJECT No.	DRAWING No.	REV
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City of Nedlands
Amended Plans Received
27 June 2024

ABBREVIATIONS

LEVELS:	**SSL**	STRUCTURAL SLAB LEVEL (RL)
	FFL	FINISHED FLOOR LEVEL (RL)
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	TOS	TOP OF SOIL (RL)
	TOG	TOP OF GRAVEL(RL)
	RL	REDUCED LEVEL
PLUMBING:	**FW**	FLOOR WASTE
	FWO	FLOOR WASTE OVERFLOW
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	DP	DOWN PIPE
STRUCTURE:	**SHS**	SQUARE HOLLOW SECTION STEEL COLUMN
	RHS	RECTANGULAR HOLLOW SECTION STEEL COLUMN
	CHS	CIRCULAR HOLLOW SECTION STEEL COLUMN
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	UC	UNIVERSAL COLUMN
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	FH	FIRE HYDRANT
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CAPITAL WAY

PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
LEVEL 2

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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PROJECT No.	DRAWING No.	REV
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City of Nedlands
Amended Plans Received
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PROJECT NAME
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DRAWING NAME
LEVEL 3

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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PROJECT No.	DRAWING No.	REV
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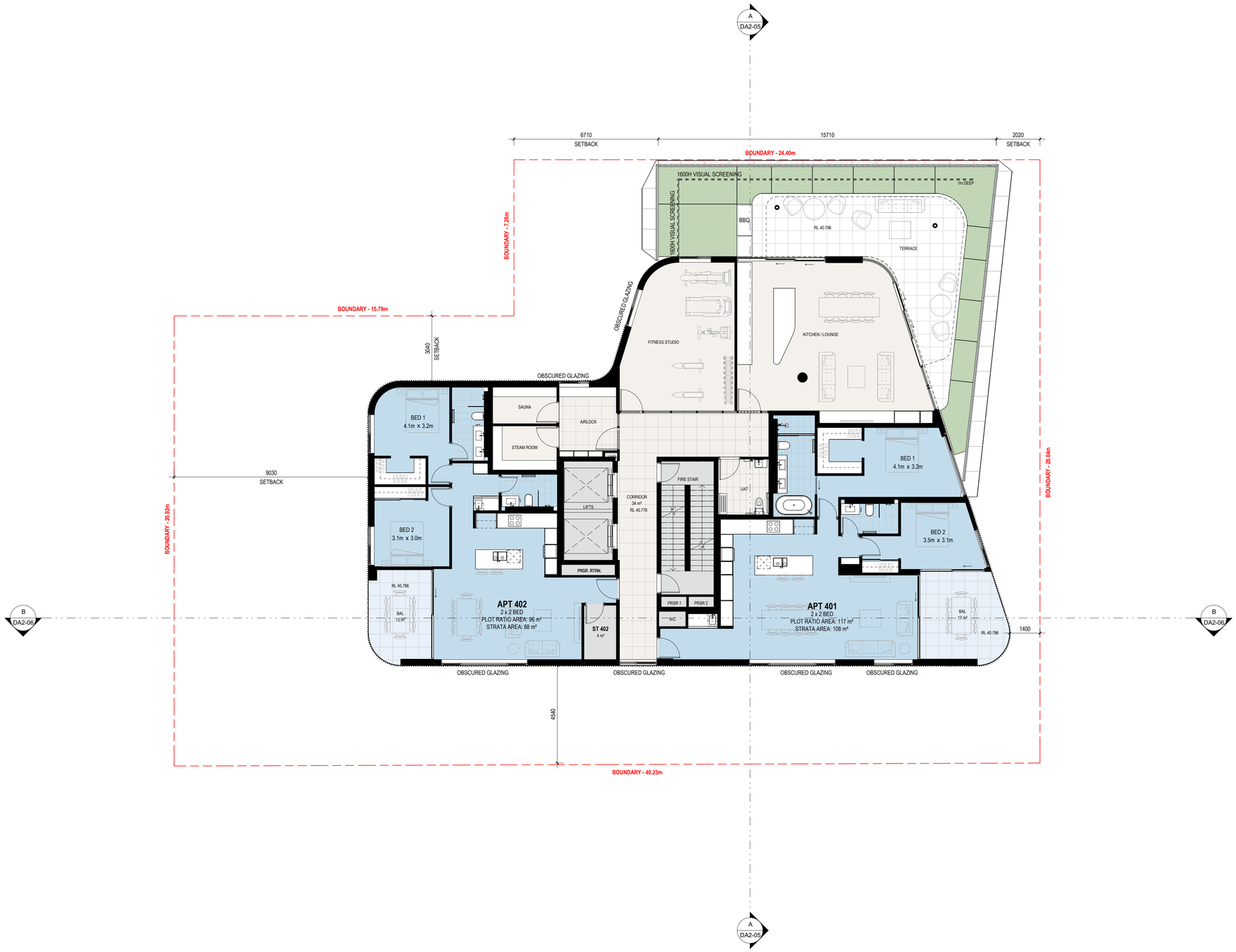

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DRAWING NAME
LEVEL 4

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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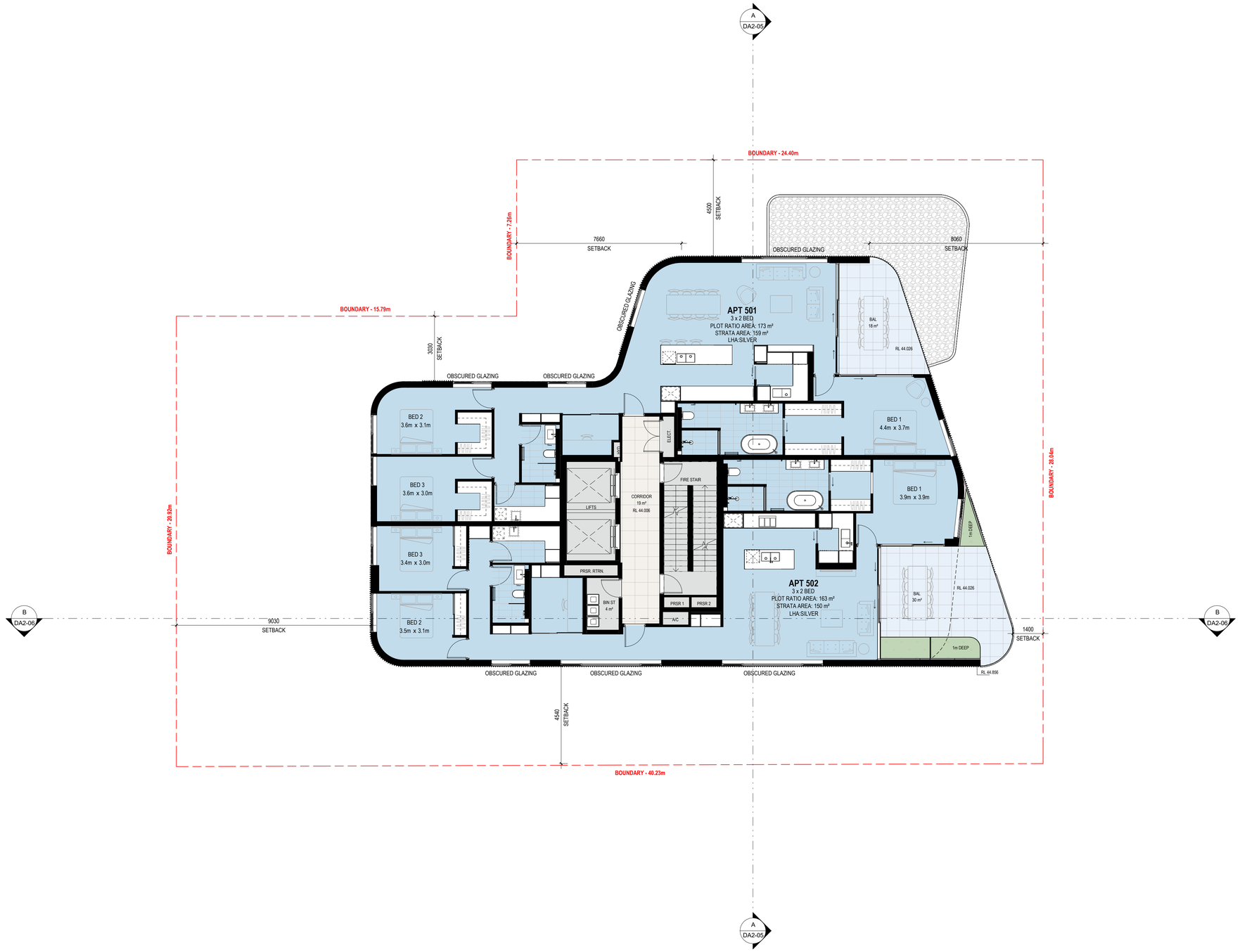

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DRAWING NAME
LEVEL 5

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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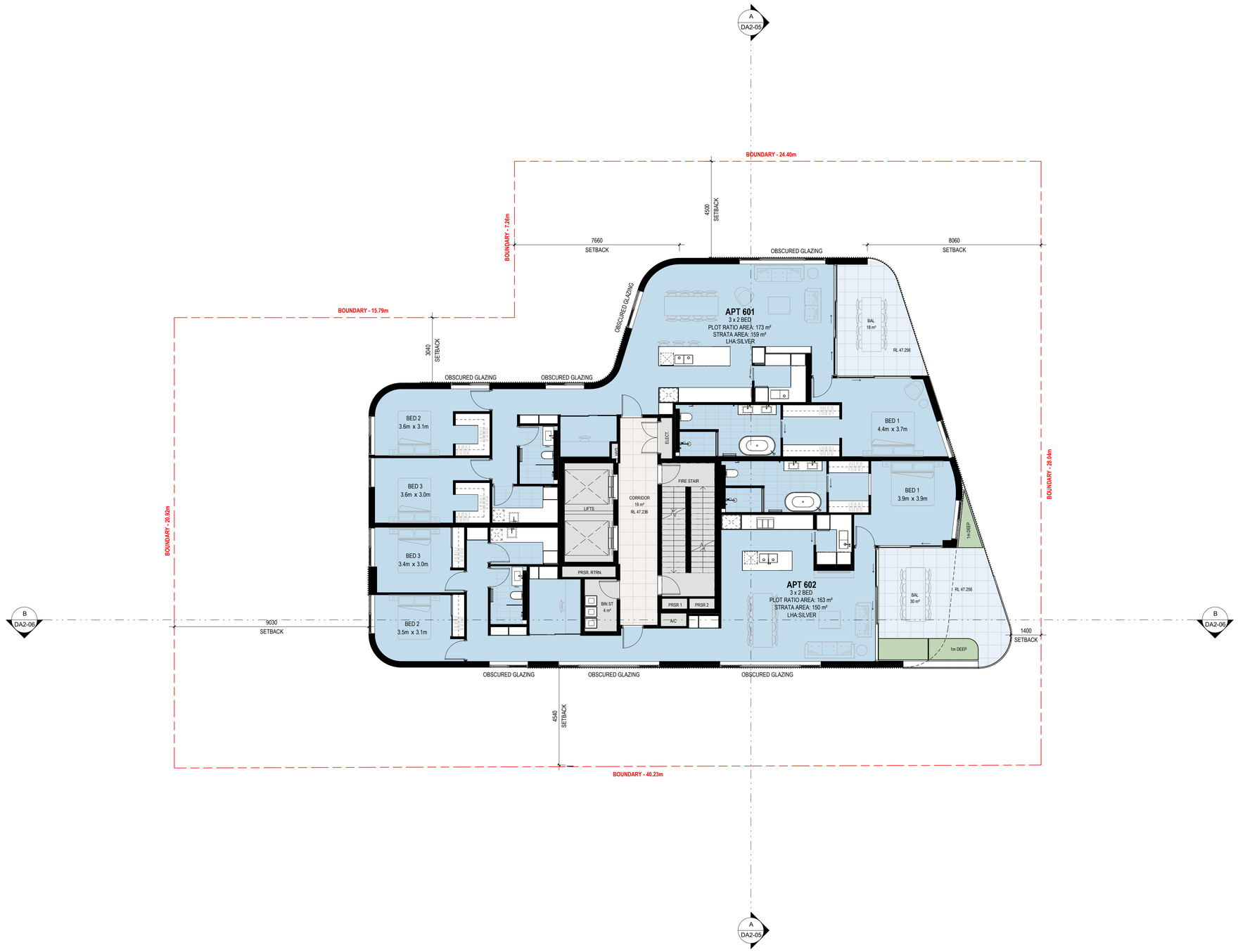

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DRAWING NAME
LEVEL 6

DEVELOPMENT APPLICATION

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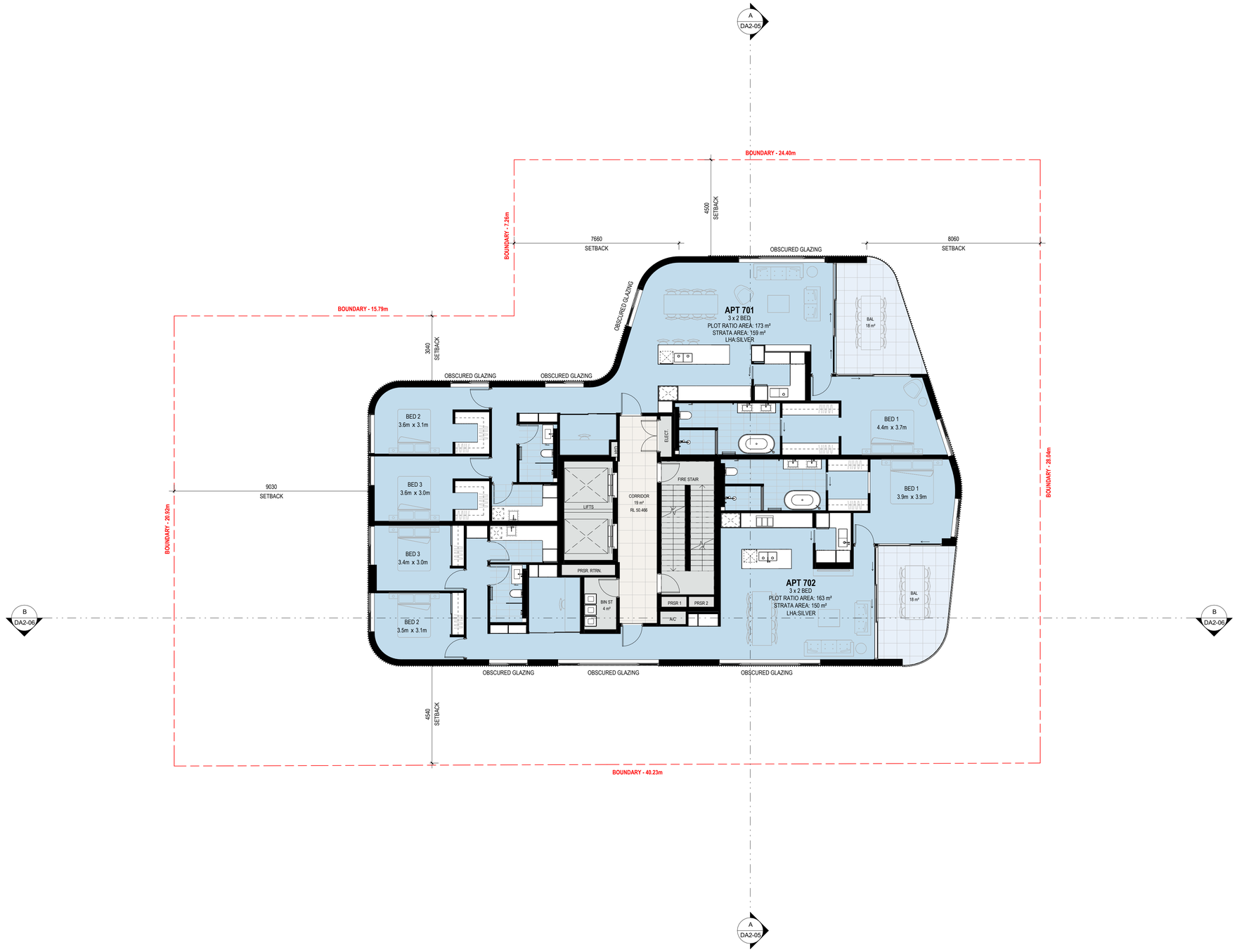

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DRAWING NAME
LEVEL 7

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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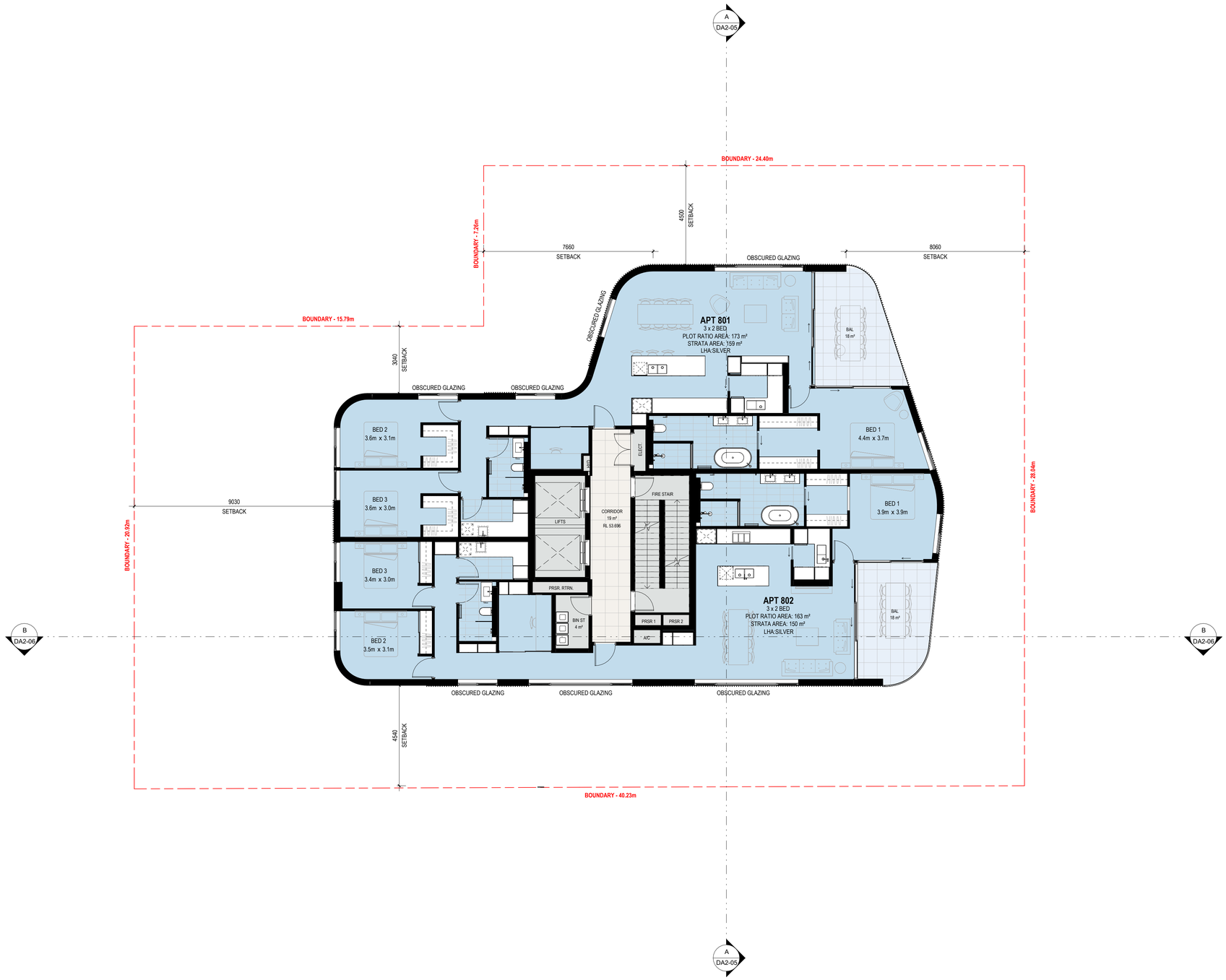

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PROJECT NAME
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DRAWING NAME
LEVEL 8

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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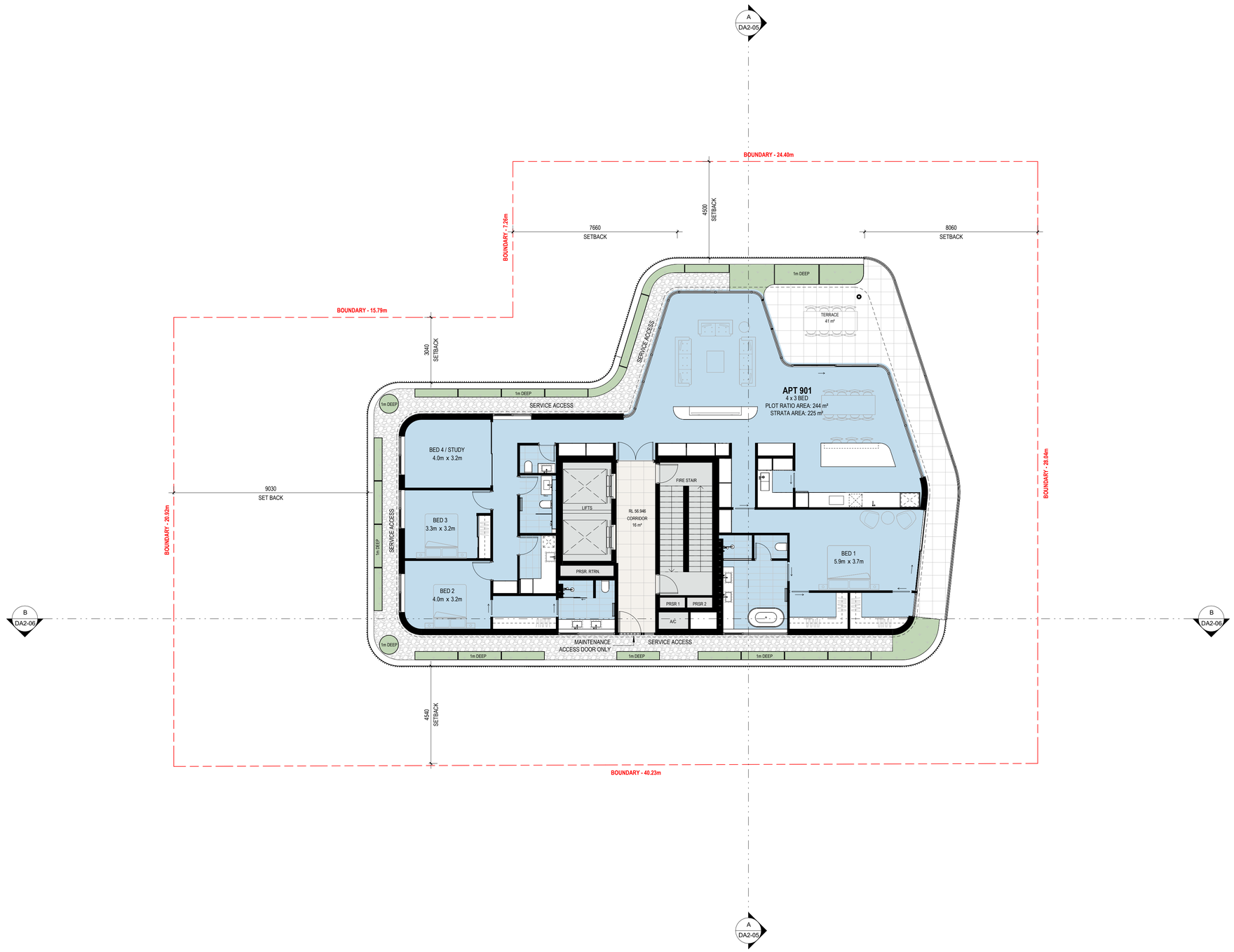

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City of Nedlands
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27 June 2024

ABBREVIATIONS

LEVELS:	**SSL**	STRUCTURAL SLAB LEVEL (RL)
	FFL	FINISHED FLOOR LEVEL (RL)
	TOW	TOP OF WALL LEVEL (RL)
	TOS	TOP OF SOIL (RL)
	TOG	TOP OF GRAVEL(RL)
	RL	REDUCED LEVEL
PLUMBING:	**FW**	FLOOR WASTE
	FWO	FLOOR WASTE OVERFLOW
	IFW	INDUSTRIAL FLOOR WASTE
	DP	DOWN PIPE
STRUCTURE:	**SHS**	SQUARE HOLLOW SECTION STEEL COLUMN
	RHS	RECTANGULAR HOLLOW SECTION STEEL COLUMN
	CHS	CIRCULAR HOLLOW SECTION STEEL COLUMN
	PFC	PARALLEL FLANGE CHANNEL
	UC	UNIVERSAL COLUMN
	COL	CONCRETE COLUMN
FIRE:	**FHR**	FIRE HOSE REEL
	FH	FIRE HYDRANT
	FE	2.5kg DRY POWDER FIRE EXTINGUISHER
PAVEMENT	**BR**	BIKE RAIL RESIDENTS
ANCILLARIES:	**BRV**	BIKE RAIL VISITORS
	BRS	BIKE RAIL CAFE STAFF
MISCELLANEOUS:	**C.O.S**	CHECK ON SITE
	T.B.C	TO BE CONFIRMED
	NOM	NOMINAL
	SS	STAINLESS STEEL

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21.06.2024	G	ISSUE FOR DA	
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PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
LEVEL 9

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
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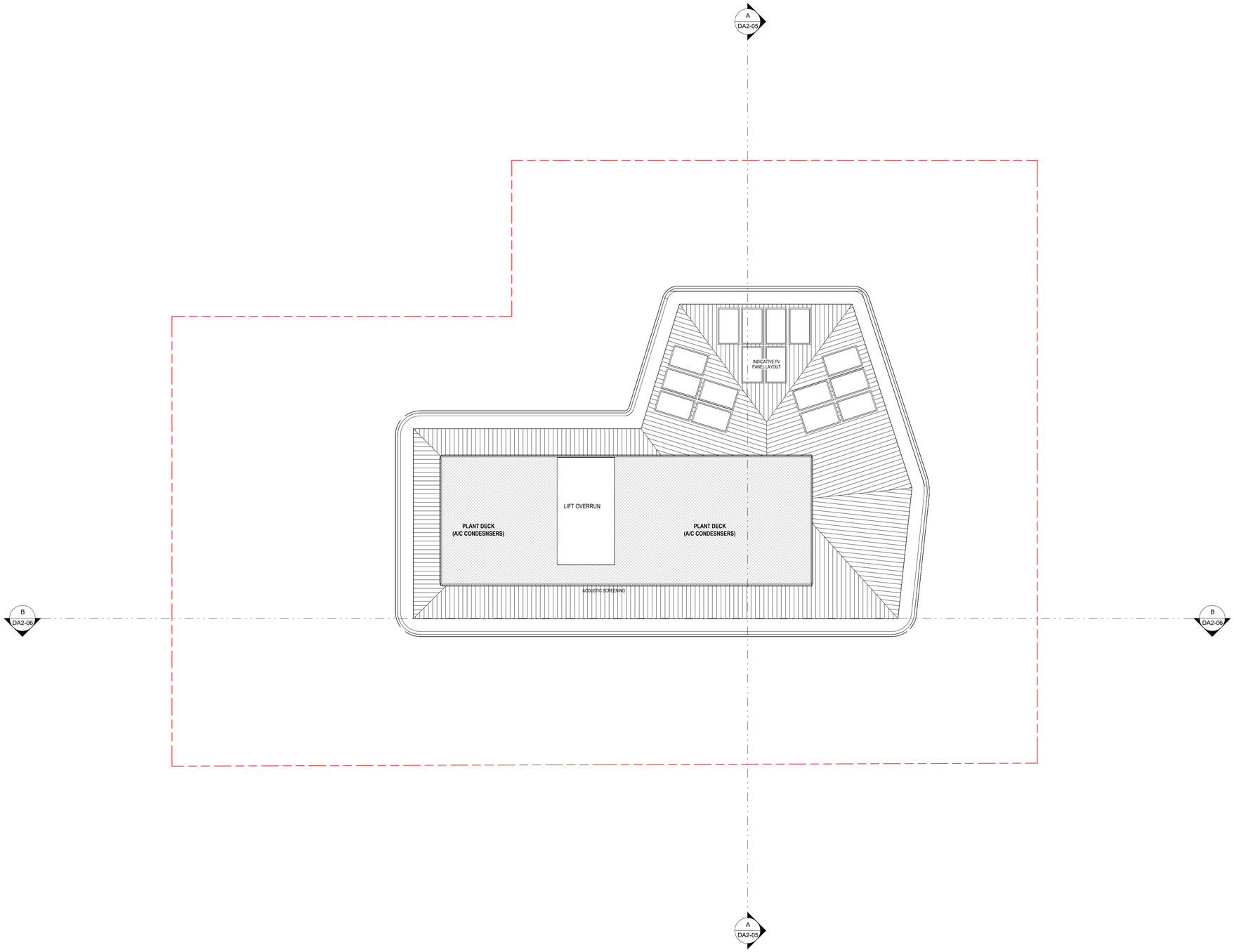

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CAPITAL WAY

PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
ROOF

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA1-14	F
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SPECIFICATION SCHEDULE

CODE	DESCRIPTION
CT-20	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
CT-24	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL WITH FIBREGLASS PLANTERBOX INFILL AS DETAILED. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
GA-01	PAINTED STEEL FRAMED VEHICLE GATE WITH SURFACE MOUNTED ALUMINIUM FEATURE SCREENING. NOM 45x10mm FLAT BAR @ 100 CTS. DULUX ELECTRO 'BLACK ACE'
MW-01 b	FEATURE POWDERCOATED ALUMINIUM FACADE SCREEN. NOM 45x10mm PLATES @ 200 CTS. DULUX ELECTRO 'BLACK ACE'
MW-03	POWDERCOATED ALUMINIUM BALUSTRADE TOP-FIXED TO CONCRETE SLAB. NOM 45x10mm FLAT BAR @ 100 CTS. (TO AS 1170.1). DULUX ELECTRO 'FLAT WHITE'
MW-05	POWEDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PT-03a	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'WHITE ON WHITE'
PT-03b	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'BLACK CAVIAR'
ST-01	STONE FLOOR TILE ON WP ON SCREED TO FALL ON WP ON CONCRETE TO EXTERNAL AREAS. SLIP RATING R11
WD-01	
WN-01	POWDERCOATED ALUMINIUM FRAMED WINDOW SUITE

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DRAWING NAME
EAST ELEVATION

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA2-01	E
	DRAWN BY	AB

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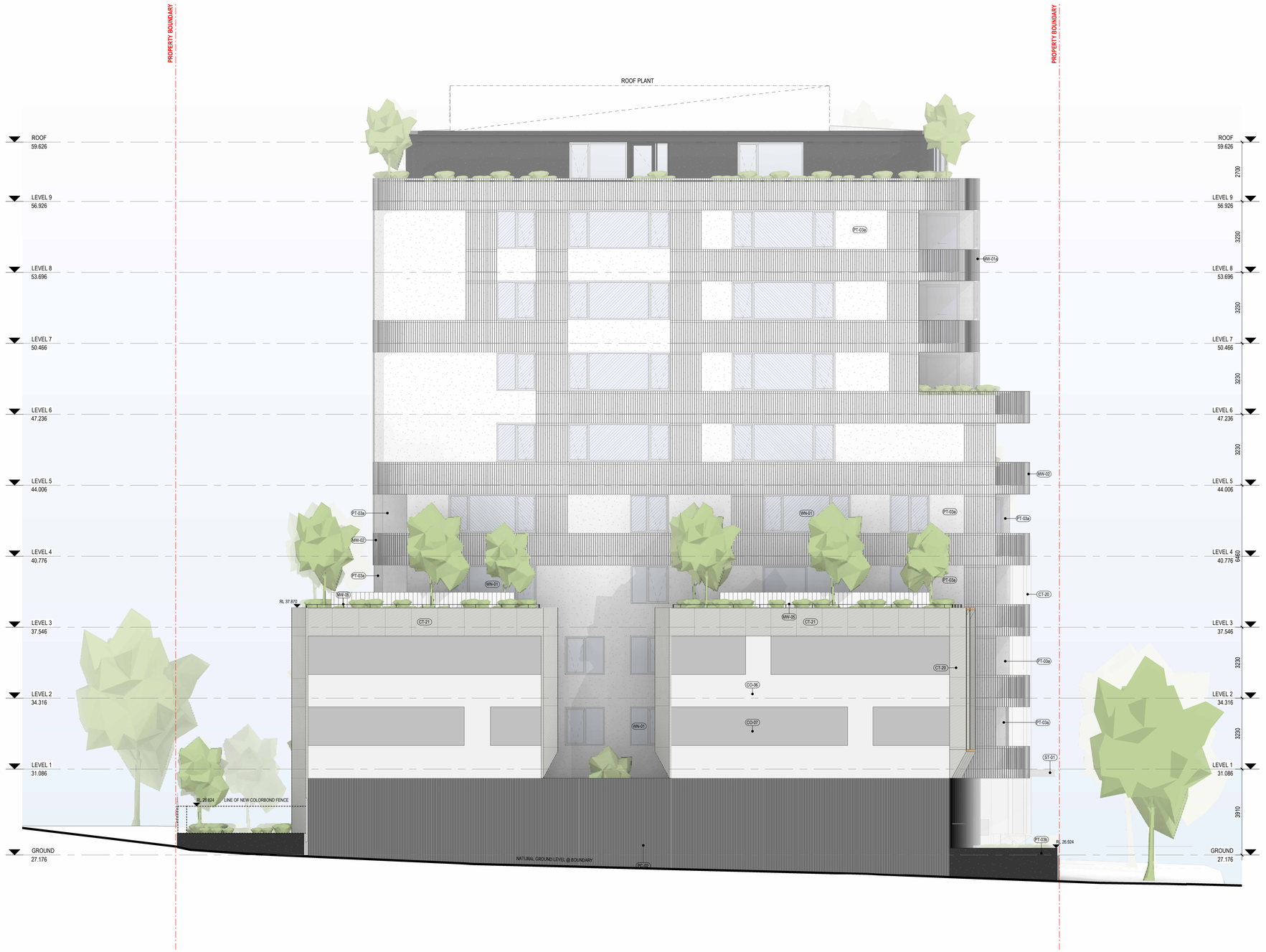
SPECIFICATION SCHEDULE

CODE	DESCRIPTION
CO-06	IN-SITU CONCRETE - LIGHT PIGMENT
CO-07	IN-SITU CONCRETE - DARK PIGMENT, 25mm RECESSED
CT-20	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
CT-21	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
MW-01a	FEATURE POWDERCOATED ALUMINIUM FACADE SCREEN. NOM 45x10mm PLATES @ 100 CTS. DULUX ELECTRO 'FLAT WHITE'
MW-02	FEATURE POWDERCOATED ALUMINIUM FACADE BALUSTRADE FRONT-FIXED TO CONCRETE SLAB. NOM 45x10mm FLAT BAR @ 100 CTS.(TO AS 1170.1). DULUX ELECTRO 'FLAT WHITE'
MW-05	POWEDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PC-02	175mm PRE-CAST CONCRETE WALL PANEL WITH 25mm FEATURE RELIEF PATTERN - 'SPANDEK' PROFILE. NATURAL GRAY WITH CLEAR COAT FINISH
PT-03a	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'WHITE ON WHITE'
PT-03b	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'BLACK CAVIAR'
ST-01	STONE FLOOR TILE ON WP ON SCREED TO FALL ON WP ON CONCRETE TO EXTERNAL AREAS. SLIP RATING R11
WN-01	POWDERCOATED ALUMINIUM FRAMED WINDOW SUITE



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PROJECT NAME

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DRAWING NAME

SOUTH ELEVATION

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)

0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA2-02	F
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SPECIFICATION SCHEDULE

CODE	DESCRIPTION
CT-20	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
CT-24	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL WITH FIBREGLASS PLANTERBOX INFILL AS DETAILED. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
MW-05	POWDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PT-03a	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'WHITE ON WHITE'
WD-01	
WN-01	POWDERCOATED ALUMINIUM FRAMED WINDOW SUITE

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WEST ELEVATION

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
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CODE	DESCRIPTION
CT-20	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
CT-21	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
MW-01 a	FEATURE POWDERCOATED ALUMINIUM FACADE SCREEN. NOM 45x10mm PLATES @ 100 CTS. DULUX ELECTRO 'FLAT WHITE'
MW-02	FEATURE POWDERCOATED ALUMINIUM FACADE BALUSTRADE FRONT-FIXED TO CONCRETE SLAB. NOM 45x10mm FLAT BAR @ 100 CTS.(TO AS 1170.1). DULUX ELECTRO 'FLAT WHITE'
MW-04	6mm POWDERCOATED ALUMINIUM PLATE PLANTER BOX. DULUX ELECTRO 'BLACK ACE'
MW-05	POWEDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PC-02	175mm PRE-CAST CONCRETE WALL PANEL WITH 25mm FEATURE RELIEF PATTERN - 'SPANDEK' PROFILE. NATURAL GRAY WITH CLEAR COAT FINISH
ST-01	STONE FLOOR TILE ON WP ON SCREED TO FALL ON WP ON CONCRETE TO EXTERNAL AREAS. SLIP RATING R11

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PROJECT NAME
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DRAWING NAME
NORTH ELEVATION

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA2-04	E
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SPECIFICATION SCHEDULE

CODE	DESCRIPTION
BL-01	90 CONCRETE BLOCK WALL
CO-03	200mm IN-SITU REINFORCED CONCRETE WALL
CO-10	IN-SITU REINFORCED CONCRETE SLAB. MONO FINISH
CO-13	IN-SITU REINFORCED POST-TENSIONED SLAB. MONO FINISH
CS-01	NOM. 100mm SHOTCRETE ON WATERPROOF MEMBRANE ON CONTIGUOUS CONRETE PILING
CT-04	CERAMIC OR PORCELAIN FLOOR TILE ON ADJUSTABLE PEDESTALS ON ACOUSTIC MOUNT ON WATERPROOF MEMBRANE ON CONCRETE TO FALL TO EXTERNAL AREAS (MIN SLIP RATING R11)
CT-21	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
LN-04a	2x13mm FR PLASTERBOARD (OR 2x13mm FR/MR PLASTERBOARD TO WET AREAS); 64mm STEEL STUD WITH 75mm GLASSWOOL INSULATION (14kg/m3); 20mm AIR GAP; 64mm STEEL STUD WITH 75mm BRADFORD ACOUSTIGARD (14kg/m3); 2x13mm FR PLASTERBOARD (OR 2x13mm FR/MR PLASTERBOARD TO WET AREAS)
LN-05d	9mm COMPRESSED FIBRE CEMENT; 35mm FURRING CHANNEL; VAPOR MEMBRANE; 92mm STEEL STUD WITH 90mm GLASSWOOL INSULATION (R2.5); 45mm AIR GAP; 64mm STEEL STUD; 1x13mm PLASTERBOARD (OR 1x13mm MR PLASTERBOARD TO WET AREAS)
LN-06a	9mm COMPRESSED FIBRE CEMENT; 35mm FURRING CHANNEL; VAPOR MEMBRANE; 92mm STEEL STUD; VAPOR MEMBRANE; 35mm FURRING CHANNEL; 9mm COMPRESSED FIBRE CEMENT
LN-08b	1x13mm PLASTERBOARD; 92mm STEEL STUD WITH 90mm GLASSWOOL INSULATION (MIN R2.0)
MW-04	6mm POWDERCOATED ALUMINIUM PLATE PLANTER BOX. DULUX ELECTRO 'BLACK ACE'
MW-05	POWEDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PC-02	175mm PRE-CAST CONCRETE WALL PANEL WITH 25mm FEATURE RELIEF PATTERN - 'SPANDEK' PROFILE. NATURAL GRAY WITH CLEAR COAT FINISH
PI-01	BOUNDARY PILING. REFER STRUCTURAL ENGINEER'S DOCUMENTATION

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PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
SECTION A

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA2-05	E
	DRAWN BY	AB

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SPECIFICATION SCHEDULE

CODE	DESCRIPTION
BL-03	190 CONCRETE BLOCK WALL
CO-03	200mm IN-SITU REINFORCED CONCRETE WALL
CO-10	IN-SITU REINFORCED CONCRETE SLAB. MONO FINISH
CO-13	IN-SITU REINFORCED POST-TENSIONED SLAB. MONO FINISH
CS-01	NOM. 100mm SHOTCRETE ON WATERPROOF MEMBRANE ON CONTIGUOUS CONRETE PILING
CT-04	CERAMIC OR PORCELAIN FLOOR TILE ON ADJUSTABLE PEDESTALS ON ACOUSTIC MOUNT ON WATERPROOF MEMBRANE ON CONCRETE TO FALL TO EXTERNAL AREAS (MIN SLIP RATING R11)
CT-20	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
CT-24	PORCELAIN FEATURE TILE ON MECHANICAL FIXINGS MOUNTED TO STEEL SUBFRAME TO ENGINEERS DETAIL WITH FIBREGLASS PLANTERBOX INFILL AS DETAILED. 2400x1200x10.5mm BEIGE MARBLE LOOK FINISH - POLISHED
LN-05a	9mm COMPRESSED FIBRE CEMENT; 35mm FURRING CHANNEL; VAPOR MEMBRANE; 92mm STEEL STUD WITH 90mm GLASSWOOL INSULATION (R2.5); 1x13mm PLASTERBOARD (OR 1x13mm MR PLASTERBOARD TO WET AREAS)
MW-02	FEATURE POWDERCOATED ALUMINIUM FACADE BALUSTRADE FRONT-FIXED TO CONCRETE SLAB. NOM 45x10mm FLAT BAR @ 100 CTS.(TO AS 1170.1). DULUX ELECTRO 'FLAT WHITE'
MW-03	POWDERCOATED ALUMINIUM BALUSTRADE TOP-FIXED TO CONCRETE SLAB. NOM 45x10mm FLAT BAR @ 100 CTS. (TO AS 1170.1). DULUX ELECTRO 'FLAT WHITE'
MW-04	6mm POWDERCOATED ALUMINIUM PLATE PLANTER BOX. DULUX ELECTRO 'BLACK ACE'
MW-05	POWEDERCOATED ALUMINIUM HANDRAIL. NOM 45x10mm FLAT BAR ON POSTS & 100 CTS SURFACE MOUNTED OVER STRUCTURAL WALL/SUBFRAME BELOW (TO AS 1170.1). DULUX ELECTRO 'BLACK ACE'
PT-03a	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'WHITE ON WHITE'
PT-03b	EXTERIOR ELASTOMERIC COATING TO FIBRE CEMENT LINING. DULUX 'BLACK CAVIAR'

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City of Nedlands
Amended Plans Received
27 June 2024

DD.MM.YY	REV	DESCRIPTION	CHECKED
21.06.2024	G	ISSUE FOR DA	
31.05.2024	F	ISSUE FOR DA	
19.03.2024	E	ISSUE FOR DA	AB
08.12.2023	D	ISSUE FOR DA	AB
07.12.2023	C	PRELIMINARY ISSUE	AB
29.11.2023	B	PRELIMINARY ISSUE	AB
14.11.2023	A	PRELIMINARY ISSUE	AB

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CLIENT
CAPITAL WAY

PROJECT NAME
FORET
1A THOMAS STREET, NEDLANDS 6009

DRAWING NAME
SECTION B

DEVELOPMENT APPLICATION

SCALE 1 : 100 (A1)
0 1 2 3 4 5 6 M

PROJECT No.	DRAWING No.	REV
21-10	DA2-06	G
	DRAWN BY	AB

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Schedule of Submissions

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No.	Submission	Applicant Response
Objections		
1	Street traffic will not support additional 26 dwellings - already unsafe as parking for Tresillian occurs along street reducing to single lane, proposed size of building will overshadow adjoining properties and look into backyards of many properties in the street reducing safety & privacy, local school cannot accommodate 26 more families - already at capacity	The proposal has 27 dwelling which allocates a total of 60 resident bays and 5 visitor bays. This results in double the required number of resident bays to ensure that car parking requirements for the development can be accommodated on site. The proposed building height and orientation has been designed to ensure that the impact of overshadowing is limited with the neighbouring properties adjacent having access to winter sunlight due to the building location away from the rear boundary. The building design will allow for passive surveillance to occur from both the street level and upper storeys. The building orientation has been considered to uphold privacy for surrounding residents, and is within the scale anticipated by the R-Coding that has been allocated to the site. The proposed development will provide quality apartments which will provide different type of dwelling for residents to ‘right size’ and meet their household needs. Due to the size of the apartments, it is not anticipated that a minority of the apartments would have families with children and therefore this development is not anticipated to have impact on the local school capacity. The department of education work on an assumption of 5% of apartments of this nature having primary school age children – meaning that 1 or 2 apartments will have primary school aged kids, resulting in a negligible impact on the local catchment enrolments.

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2	Stirling Highway just can't cope with the additional traffic as each unit will have at least two vehicles. There are already many town houses being built and once they are completed, there will be traffic chaos. There is also a proposal for multi units at the corner of Dalkeith Road and Stirling Highway.	Detailed traffic impact assessment reports have been conducted to ensure that the proposed development will not impede surrounding/existing transport infrastructure. Background growth scenarios are applied to the traffic modelling to account for incremental growth from other developments as well. The building will also provide some buffer to traffic noise from Stirling Highway for properties further south of the proposal. The proposal has reduced the number of dwellings from the original traffic modelling further reducing any impacts on the Stirling Highway.
3	I support the idea of increasing density in Nedlands. However, my objections to this proposal is: 1. The size of the building seems unreasonable given the size of the land. 10 stories for 1A Thomas St is too much. It will impact greatly the livelihood of the neighbours in the area. Fewer stories (4-5) would make the project a complete success for all parties.	The density code of the property being R-AC1 would allow for a base/'as-of-right' building height of 9-storeys and a plot ratio of 3.0. These planning rules can be varied subject to appropriate rationale being provided. The development proposes to have two additional storeys and a plot ratio of 3.64 which whilst slightly more can be considered if consistent with the element objectives and good design parametres. The design provides an articulated form with podium and tower design, quality materials of construction, generous apartment sizes and larger rear setback to ensure that the development mitigates negative impact on the streetscape and neighbouring properties. We believe that the quality of the design is worthy of considering the proposed additional storey and plot ratio. A development which had a building height of 9-storeys has been approved which is still valid – however at the present time, it's viability is difficult given the costs of construction and therefore a new development approval is being sought for the same design with

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		an additional two storeys to make the development more feasible. A development of 4-5 storeys is more appropriate within the R160 density code which is located to the south of the subject site. To underdevelop to this density can create inconsistency with the intended built form and scale of the R-AC1 density code.
4	R Codes Assessment Additional height - object that the additional height is inconsistent with the built form of the area and envisaged in the area. The development is inappropriate to its current setting and does not negotiate between the existing built form and the intended future character of the local area, as a green and leafy district. The bulk and scale of the development is inappropriate to its current setting and is poor development. The surrounding buildings are likely to change in the short to medium term - this is a subjective statement, and the developer cannot know the changes to the surrounding buildings. The height of the development is inappropriate given the scale and character of the surrounding area and does not respect the long-established vision for the locality, particularly the building height acceptable outcome requirement previously within the R-AC1 density code. *Architectural features and balconies are not considered to reduce the setback, nor should be considered as part of the assessment.* This is incorrect - a balcony project forward to a boundary does reduce the setback. *The upper levels and ground floor have high levels of surveillance to the street with balconies and outdoor living areas of apartments oriented to maximise surveillance opportunities to the street adjacent*	The purpose of stating the future development intentions is to outline how the proposal will be consistent with the City's residential development targets and strategic planning framework, which identifies the subject site and surrounds for residential purposes and is on the peripheries of a targeted infill zone. Planning to future planning framework ambition and considering existing context is a difficult balance to achieve – which is best achieved by considering landscape, materiality, architecture and massing to ensure impact can be mitigated. The proposed building height is within a podium and tower form which allows for the building height to be more appropriate for the human scale and transition well to the properties further to the south. The proposed design has been reviewed by the City's design review panel and it has been deemed to appropriately respond to all '10 principles of good design', and supported in all instances. Therefore, the proposal will retain the existing character and amenity by introducing a high-quality built form outcome to the area that respects its surroundings. The proposed setbacks are do not include balconies as per the R-Codes requirements which is measured from the boundary to the wall of the building. This is because balconies are an open type of structure and hence do not have the same impact as an enclosed

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	- this means the development overlooks adjacent properties and is an invasion of their privacy. The acceptable development requirement is 3.0 for RAC1 density. The proposal has a plot ratio of 3.81 which equates to 821m2 additional apartment space. The development should meet the acceptable development requirement of 3.0. The additional plot ratio area delivers increased internal amenity to residents but offers no benefit to the wider Nedlands community. The development has been pushed more to the front of the lot and smaller setbacks provided to the north and south to allow for a larger rear setback to provide greater solar access into the southern neighbouring properties along with generous planting and deep soil areas made possible within the rear setback area. But there is insufficient true deep soil area provided on site as part of the development. Therefore, the rear setbacks should be increased to provide this deep soil area. The development does not comply with the separation requirements set out in Table 2.7 for Levels 1 to 9 ie the entirety of the Development! The Acceptable Outcome is 101.4m2 deep soil area however only 28m2 deep soil area is provided. The development does not comply with the visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5 for Levels 1 to 4. The Acceptable Outcome is Visitors – minimum 6 car bays, 3 bicycle spaces however only 5 car bays, 2 bicycle spaces in front of entry are	structure. The areas being overlooked by the front balconies are front setback areas to ensure the privacy of major openings and outdoor living areas are mitigated. Plot ratio concerns are noted, however having higher quality developments within Nedlands offers the community greater housing choice and greater flexibility for residents (noting that it has been reduce to 3.64). Deep soil has been increased with basement area reduction. The deep soil area provided is now a more appropriate size and location to be conducive for significant tree growth in around the proposed development. There is also a significant amount of on-structure planting area to compensate for the true deep soil area shortfall – as it permitted by the acceptable outcomes. The building separation proposed has considered the privacy of the adjoining properties to ensure where there are balconies, that they do not overlook sensitive spaces of adjoining properties. Additionally, greater planter width has been provided to improve privacy throughout the development. The number of visitor car parking bays required is 5.125 bays and the R-Codes require rounding up – so applying more pragmatic approach and considering the location has excellent public transport access and excess number of resident bays, the provision of 5 visitor bays is considered to be appropriate. Please note that bicycle parking provided now meets acceptable development requirements. The acceptable outcomes provide for

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	provided - a shortfall. The visitor car parking provided is reflective of the scale of the development, the likely residents and any rare occasion of overflow likely to be accommodated without causing car parking problem in the locality. Disagree, it is easy to envisage a single apartment having more than 5 visitors and exceeding the provided bays and therefore impacting on street parking for other properties. Landscape the landscape design references the architectural built form and aims to create spaces that would strengthen the street's role as an integral part of the image of Nedlands as a green and leafy district. However all existing vegetation / mature trees has/have been removed from the lot and insufficient deep planting is provided in the development. Minimal vegetation proposed on Levels 01 to 02; 05 to 07 Deep Soil Zone Requirements Minimum Requirements - 10% Of Deep Soil Area On Site (101.4 Sq.M). Provided Deep Soil Area Of 28 Sq.M - This is insufficient to provide true deep soil area on site. Tree canopy requirements 1 large tree (and small trees to suit area) - No large trees are provided, only smaller trees with canopy calculated at maturity. This does not meet the image of Nedlands as a green and leafy district. Sustainability Provision for 2 x EV Charging Bays - Given in the increasing uptake of EVs, additional charging bays should be provided. The development will install infrastructure to allow for future installation of EV charging stations - EV charging stations should be provided now.	most common circumstances and the occasional resident having more guests is normal as it would be for single residential properties. The cost and efficiency of charging ports for EV vehicles is constantly improving and therefore once there are more EV vehicles owned by residents, they can instal charging ports which are at the time – the best available rather than what is just provided now. Having infrastructure to allow for all bays to have this capacity in the future is in excess of the R-Codes requirements. The overshadowing impacting the efficiency of solar PV on adjacent properties in an unsubstantiated statement – solar PV can usually still provide excellent efficiency on cloudy days and with different orientations. The waste management proposed is best practice for apartments which have shared waste storage and hence more frequent collection will ensure that the area can be maintained to clean and odour free standard. The inside collection presents better outcome than on-street collection and has been negotiated and is the same as the existing approval. The traffic impact statement has been prepared by qualified consultant and vetted by the City's technical services. some minor design changes have been implemented to respond to feedback from the City's technical services to ensure compliance with their policies and AS2890.1. The traffic impact and parking design has

	A 25kW solar PV system has been modelled with the proposed building to help offset total energy consumption - overshadowing will prevent adjacent properties from adopting solar PV systems or reduce their effectiveness. The Waste Management Plan does not seem to meet the best practice in waste management points as listed. Waste Object that the proposed waste collection frequency is twice each week (for refuse, recycling, FOGO) when other residential properties only have a weekly waste collection (FOGO) or fortnightly waste collection (refuse, recycling). Object that the City's waste collection vehicle will reverse into the driveway to the Bin Storage Area for servicing when other residential properties have to place their own bins on the verge (on given days / within give time frames). The waste generation volumes for FOGO seem overstated given the apartments do not have individual gardens/vegetation/grassed areas. 'To promote positive recycling behaviour and maximise diversion from landfill, there will be sufficient room within in each apartment for a minimum of three kitchen type bins to facilitate the separation of refuse, recyclables and FOGO by residents.' However, 'Purchase and maintenance of these internal bins will be the responsibility of the residents.'. The Developer should provide the three kitchen type bins and kitchen caddies with compostable liners in order to allow for maximum separation of refuse, recyclables and FOGO by residents. 'The City's waste collection vehicle may require a "spotter" to accompany the driver and to assist the driver to reverse in a safe manner.' Currently the City's waste collection vehicles only have a driver. Therefore a "spotter' is an additional impost on the City and/or it's Contractors. 'Traffic management signals may be used to control	been considered acceptable and consistent with the applicable WAPC Guidelines and AS2890.1.

	incoming/outgoing traffic flow during servicing, which would typically take less than five minutes each collection. Warning beacons/lights may be provided as a permanent feature within the car park which would operate when the truck is emptying the bins so drivers can proceed with further caution. Due to the short amount of time it is expected the waste collection vehicle would be onsite on collection days, this servicing arrangement is considered safe and would mitigate any potential local traffic issues.' - The City's waste collection vehicle should not enter the site but if it does so the traffic management signals and/or warning beacons/lights should be a permanent feature. Object that 'During servicing the City's collection staff will transfer bins between the waste collection vehicle and the Bin Storage Area.' when other residential properties have to place their own bins on the verge (on given days / within give time frames). 'The City will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.' There is the potential for different operator/vehicles to not have the key/PIN code and therefore be unable to access the property. Object that 'The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days' when other residential properties have to place their own bins on the verge and therefore suffer from a lack of amenity. Traffic 6 visitor bays are required but only 5 are provided. The report recommends to allocate 1 additional visitor bay to meet the minimum requirements. Table 2: AS2890.1 Car Parking Compliance states Car Bay Length (Tandem Bay) 10.0m however AS2890.1 does not provide this guidance. The development traffic is considered to have a low impact and can be accommodated within the existing capacity	

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	of the road network. However, no assessment has been made of the intersection of Thomas St and Stirling Highway and vehicles will divert to other local roads to the detriment of other residents.	
5	I am concerned that there is insufficient visitor parking planned on the premises. The reality is that visitors will park in Thomas Street where parking is only allowed on one side of the street and there are already so many cars parked there. People visiting other properties already park on my verge as it is. There should be far more visitor parking spots available for that large number of apartments. We all know that in Perth, most people will not take public transport to visit people, especially at nights.	Please see above response to comment no. 4.
6	1A THOMAS STREET DEVELOPMENT PROPOSAL This is a well-considered proposal consistent largely with the LPS3 Scheme which sets the planning considerations for Nedlands. There are several points to be made, however, which render the proposal unacceptable in its current form. 1. Previous Proposal – there has been no analysis given comparing the current proposal to the design approved in 2022. As this is a new independent proposal, that is quite a correct thing to do. However, it does not prevent someone with an enquiring mind to see what has changed and why. 2. Design – there is nothing to indicate that this major proposal, the first high rise on the south of the Stirling Highway, has been reviewed by the Council Design Review Panel. The previous 2022 approved proposal had a quite positive DRP review.	Noted – the new proposal is in response to the changing construction costs with the developer elected to increase the apartment yield slightly to achieve development feasibility hurdles rather than diminish the apartment or design quality. Given there is an additional storey, we see it appropriate to have a new application. The design has been reviewed by the City's Design Review Panel and their feedback on the proposal is of 'design excellence' – as it is supported in all aspects. The development is 10 storeys. The maximum height of the building along the Thomas Street frontage (which slopes at the street) has been reduced so that it ranges from 33.5m, to 34.0 meters. Please see responses above in relation to building height. The acceptable outcomes for height currently do not apply within the R-AC1 density code within the City of Nedlands – this does

	3. Height – there are two heights mentioned in the documentation provided. Both 9 storeys and 10 storeys are mentioned. Which is it? There is also 36 meters height mentioned. The R Codes Volume 3 indicative heights for apartments are 30 meters for 9 storeys and 33 meters for 10 storeys. Note that the previously approved 2022 proposal was 9 storeys and 25.5 meters in height. So there has been a 40% increase in height!!! Height in Nedlands along Stirling Highway is problematical. Upon the demands of the Department of Planning (DoP) when LPS3 was being approved, the Element Objective Height was eliminated for Nedlands. This is unique for Nedlands. The DoP has commented in writing that there is always the limit on development scale set by the Plot Ratio. This confirms the illogical management of DoP. Plot Ratio bonuses and Height bonuses are separate and distinct. The value of the Plot Ratio bonus is solely related to the value of the land which should have been bought to comply. The Height bonus is solely related to the value to the developer of building higher rather than broader. The DoP requirement for Nedlands was ill-advised and awarded large amounts of value to developers at the expense of the Nedlands community. The whole mess needs to be examined to determine who is to blame. Over the last two years Nedlands planners have slowly prepared an Amendment to LPS3 which would restore the Element Objective Height, when or if approved. If we simply use the R-AC1 EO Height of 9 storeys (30 meters), the increase to 10 storeys (36 meters) is 20%. The value of this bonus must be estimated and required to be compensated to the community by the developer. 4. Plot Ratio – R AC1 Element Objective for Plot Ratio is 3.0 compared to the proposed plot ratio 3.81. This is a simple 27% Plot	not prevent the element objectives from still being applicable to development to ensure appropriate building height. The additional plot ratio can be attributed to the larger apartments and efficient floor plates. Whilst additional plot ratio is sought for the development – this additional plot ratio will enable high-quality design and high amenity within the apartments without resulting in unacceptable adverse impact compared to a 'compliant' building envelope which may distribute plot ratio in manner which has greater impact on neighbouring residents. It is also noted that the building is contained within the defined building envelope and does not rely on screening or other measure to achieve design compliance – which indicates that the building is not beyond the capacity of the site (i.e. does not represent 'over development'). It also exceeds the requirement for 'deep plantable' soil so that it can support significant vegetation and soil biodiversity. The term bonus is not appropriate to use in this circumstance. Bonuses are available in some areas where there is a planning framework which clearly establishes criteria to meet these bonuses – also known as community benefit criteria. Whilst confusing, there is also ability to seek 'discretion' to vary the planning controls where there is considered to be a good or equivalent outcome available. The development has sought the latter on the basis of good design outcome through quality architecture, internal amenity, materials and landscaping. The City presently does not have community benefit criteria from which bonus height/plot ratio may be sought from a more 'as of right' pathway. It is important to have criteria available to ensure any

	Ratio bonus. The value of this bonus can be estimated from applying 27% to the value of the land at 1A Thomas Street. The proposal documents simply state that the proposed plot ratio of 3.81 is OK! – 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. The 2022 approved proposal had a plot ratio of 3.14 which is 5% above the Element Objective and falls within the area where it can be ignored if the rest of the project is OK. 5. Community Benefit – the proposal documents indicate clearly how the Height and Plot Ratio bonuses provide benefits and amenities to the occupants, increasing the value of the proposal to the developer. There is not even any single reference to community benefits. The current 2024 proposal is a significant expansion on the project approved in 2022. It is 40% higher! It has 29 apartments not 27, an expansion of 7%. Most importantly the plot ratio has increased by over 20% and is now 27% above the Element Objective. These are enormous changes. The previous project was approved in 2022, when the COVID mania and push for development was at its height. This is no longer the case!! There appear to be two ways forward. Refuse the project in its current form as being inadequately justified. The owners have an approved project. If the economics no longer work out for them, then they have paid too much for the land. That is NOT the community's problem or the Nedlands Council. The planning system is designed to provide a fair playing field for residents and developers. It absolutely has nothing to do with compensating developers for poor decisions or bad luck. An alternative is to grant	community benefit proposed is actually needed and can be delivered in transparent manner.

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	the project approval provided the community is compensated by the developers for the value of the Height and Plot Ratio bonuses. A proper analysis needs to be done of the value to the developer of the Height and Plot Ratio bonuses. It would not surprise of the value of these bonusses is $5-7 million. This value can then be applied to provide tangible community benefits as required by Section 2.8 of R Codes Volume 3.	
7	I believe this is an exercise in futility on our part, for submitting feedback on the 1A Thomas Street Multi Dwelling development. The original submission was approved despite vigorous opposition to numerous aspects of the development. However, if a submission was not made regarding this “new” application it could be seen that the neighbours surrounding this development are in favour of it - which in fact we are NOT. A very big concern will be the extra volume of potentially 58 cars, 6 motorbikes and 29 bicycles egressing and ingressing the single driveway of 1A which is located in front of our driveway. The traffic congestion at this top end of Thomas Street (and positioned so close to Stirling Highway) will be horrendous especially on weekday mornings and evenings. When this issue was raised with Council, the matter was always deflected - “Traffic Management will look into that”. This does not quell our concerns nor has our query been acknowledged with an appropriate answer. To date we have not sighted any plan which addresses this matter. The proposed building has double glazed glass on the north, west and south sides. Why is the glass facade facing east not double glazed? The glare from the rising morning sun reflecting onto our property will be extreme.	Detailed traffic impact assessment reports have been conducted to ensure that the proposed development will not impede surrounding/existing transport infrastructure. Surrounding background growth is required to be considered when preparing these reports. The development will have high performance double glazing to all windows – some of the northern and southern windows will have fluted glass to aid in maintaining visual privacy whilst not compromising on access to sunlight into the apartments. Please see above response to visitor car parking concerns. A construction management plan will cover construction parking – noting that car parking restrictions on-street will need to be adhered to. Dilapidation reports will be prepared for adjacent impacted properties dependent on the nature of the basement construction. Noise from communal areas will also be of concern to residents within the building – with these areas usually restricted to prevent

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	The planned availability of 5 visitor car bays for this 29 apartment development is grossly inadequate. Where are the tradies going to park during the construction phase of this development? The current construction occurring at 2 Thomas Street has seen our driveway damaged and tradies parking on the verge which obscures our vision when we exit our driveway. It is anticipated that there will be huge haulage trucks visiting the construction site at 1A Thomas Street. We are most unhappy that these trucks will undoubtedly need to access our driveway to manoeuvre their way for offloading their materials at 1A. Our driveway and our verge trees have been damaged because of the construction at 2 Thomas Street. We see this occurring again during the construction at 1A. We require a dilapidation report on our property to be compiled prior to any works commencing at 1A Thomas Street. We are concerned that there will be considerable noise emanating from the karaoke and entertaining areas on the top level. What measures will be put in place to minimise this? Greenery for this development is very limited. Levels 6 and 7 of this development has no provision for greenery at all. Levels 1, 2 and 5 have only narrow planters with cascading plants.	use after 10pm to prevent noise issues and ensure compliance with the noise regulations, and can be written into the strata rules if required by the EPA regs. The parking concerns surrounding the construction will be addressed at later stages once approval is granted for the development. On structure planting needs to consider maintenance, structural load and the climate conditions – the on-structure planting has been provided in accordance with advice from the landscape architects on this project to ensure maximum benefit given these limitations.
8	We have been informed by the council there is a new proposal before the Council (DA23-91692) for the same site comprising a twelve story building. We had hoped that any new proposal would have addressed some of the residents' objections by providing a reduction in the footprint, height and number of units, offering other realistic improvements from the previous proposal. It is disappointing that this proposal does not provide any such improvements, but proposes a larger building on the same inadequate site. We object to the	The development proposes a 10-storey apartment building in a scale and form that is capable of being adequately serviced on the subject site. While we consider potential environmental impacts of the construction of the proposal and features a sustainable design strategy report which outlines the developments energy efficiency. Apartment development provides smaller residences which have a

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	proposed development as it will materially and permanently diminish the amenity of this suburban, residential street and directly affect the quality of life of residents in the street This is too large a building on too small a block in a residential street. We are particularly concerned with the ongoing carbon impact of the development. Sustainability Item 3.2.1 Solar PV shows a total of demand of 159.7kWh to be offset by a 25kW solar panel array. So, at best, on a sunny day, just 15% of the energy demand will be produced on site. This building will have a permanent substantial carbon footprint. Have the developers not heard of the risks of climate change? On this ground alone, how can this proposal be accepted? Other Key issues During development Risk to adjoining properties during excavation Noise, dust and materials storage Pedestrian access to Stirling Highway during construction Increased, heavy traffic (particularly during excavation), and parking Ongoing The light and heat reflection, and shadow of this high-rise structure. Limited on-site open space, and greenery. Increased traffic and parking Accommodation for emergency and large trade vehicles	smaller carbon footprint than larger homes and provide diversity of housing stock to allow residents to right-size within the same suburb that they enjoy being a community member within. Overall, the energy efficiency of the development substantially exceeds the acceptable outcomes and the NCC requirements. To set a basis for the development's sustainability, the worst apartment has a NaTHERS rating of 6.5 stars and an average of 7.5 stars across the whole development. The number of solar panels that can be placed on the roof is limited, however the solar panels along with the high energy efficiency of the development and smaller household sizes reduce the grid power consumption – especially in comparison to 29 single houses. The proposal utilises materials of construction which are all reflective of the context and character of the area. See above responses to comments in relation to overshadowing, landscaping, traffic and parking. The development has fire services which have been located and oriented to meet DFES requirements.
9	I am concerned that adequate consideration is given to traffic management on Edward Street (and surrounding streets), where there was a serious accident in the last 6 months (two car accident, with one car rolled over and the other having crashed through the wall of our neighbour's front yard). I note that a traffic management report has been included in the Thomas Street application. That traffic management report does not	See above response to comments in relation to traffic.

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	take account of the changes which are occurring in the area, and in particular, to the likely changes in traffic demands on Edward Street. This is a common theme in many of the traffic management reports which have accompanied the various applications in the area. Those reports generally conclude that there will be various increases to traffic demands, which are acceptable having regard to current usage – but do not take account of the various new developments over the next few years (the completion of the Woolworths & Aldi sites and the completion of the numerous new multi-lot dwellings, including 1A Thomas), all serviced either by Edward or by Stirling Highway. It seems plain that Edward Street will carry a very significantly higher volume of vehicles as a result of these various developments. It is likely that road users who need to avoid turning across traffic on or from Stirling Highway will instead choose to do so either at the Broadway Lights, Florence Lights or in the Bruce Street access slipway (and will travel along Edward to access/exit these new developments). This already occurs in the area with existing traffic, and will be exacerbated by increased demand. Because of this, I would like to suggest that in considering this application and the traffic management report, consideration is given to traffic management on Edward Street. This should be done not just based on the current usage, but on the basis of the other developments which have commenced and are taking place (including the Woolworths & Aldi sites and various other multi-lot dwellings).	

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	Traffic management (either speed bumps, one carriageway sections or other measures to slow and regulate traffic) have been put in place on Elizabeth Street and on Jenkins (East – West minor residential roads in this area). Consideration of the cumulative impacts of the various developments, including the proposed 1A Thomas Street Development on traffic on Edward Street may lead to the conclusion that similar measures are needed.	
10	This will be a valuable addition to the surrounding area, enhancing its liveability and aesthetics. The development will bring desperately-needed modernisation to the neighbourhood and also contribute to the sustainability of the area with green features, something that makes Nedlands so special. The residents will have the convenience of urban living combined with the tranquility of green spaces. Also, the architectural design will complement the existing character of the area with modern design that seamlessly blends the renewed vision of the area with its classic character and charm. It is clear that this development will elevate the quality of life of all residents, both current and future, that has now made central Nedlands even more desirable to live in.	Noted
11	Great location. I support more development along Stirling Highway.	Noted
12	Looks great	Noted
13	I support the proposal at 1A Thomas Street as it would deliver much needed, high quality housing stock into the local area. The building design is well articulated and attractive and I support the overall height, bulk and scale of the development. The landscaping design and integration throughout the proposal is to be commended. I	Noted

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	believe this development will provide a quality design outcome which will set a high benchmark for future developments in the area. Nedlands is showing the way in Perth North in allowing for more considered higher rise development to facilitate citizens to live in that suburb and in so doing meeting the huge demand for suitable housing. This approach will stop the urban sprawl that has made Perth one of the longest cities requiring inefficient utility, transport and quality of life facilities. I comment the City of Nedlands for being a leader in the new age of urban living in approving such good developments.	
14	Given the shortage of housing in the current market every effort should be given to boost supply. This project presents itself with thoughtful planning particularly with generous amenities and the use of greenery throughout the building echoes the Nedland's lush image.	Noted
15	The exterior design is remarkable and the beautiful greenery would fit in well within the surrounding landscape. There're many unique architectural aspects to this design and the overall feel makes it a building that would fit well into the Nedland's caliber.	Noted
16	I love the design and fully support the development. Perth needs more housing and projects like this should be supported and built. The design is high quality and the proposed landscaping throughout the development will be a welcome addition to the Stirling Highway corridor. I also support the height and density proposed in this location and hope to see more of this type of devement in the future.	Noted
17	I have 2 Children on the verge of entering University from the Guildford Grammar Secondary School, and want to purchase a property and move closer to UWA, most residential properties we	Noted

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	have looked at either lack the ammenities/features that want we are after or are so wildly out of our price range that the choice of locations in the locality is very limited, we feel this development would give us the opportunity to purchase in an area that we desire at a price we can afford.	
18	I wholeheartedly support the proposal for 1A Thomas Street, Nedlands, as it promises to inject vitality into the community by attracting young professionals and bolstering the local economy. By generating new job opportunities for local businesses, this development not only enhances the area's economic landscape but also contributes to its overall growth and prosperity. Embracing such initiatives is pivotal in fostering a dynamic and thriving community, and I am confident that the positive impact of this proposal will extend far beyond its immediate surroundings, enriching the entire neighborhood for years to come.	Noted
19	Im writing in support of the proposed development at 1A Thomas St, Nedlands as it offers a promising solution to several pressing community needs. Personally, I am particularly drawn to the idea to relocating to this development to be closer to work and provide better opportunities for my children. Proximity to my workplace would not only reduce commute times but also allow me to spend more time with my family. In essence the apartment development aligns perfectly with my aspirations for a more convenient and enriching lifestyle for my family. Thanks and Regards Holly Dowd	Noted
20	I fully support the proposal as it is a wonderful initiative that will create future jobs, additional homeowners and a livelier community. There are many families/individuals seeking accommodation in the suburb like myself. I hav viewed the plans and think they are amazing. Substantial living floor and space without feeling bf	Noted

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	overcrowded and being in the centre of a hub near hospitals, school, universities and shopping centres.	

Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality evaluation		
Application: 1A Thomas Street, Nedlands		
Date: 1 July 2024	**Time:** 1:45pm – 2:00pm	
Design Review Panel A/Chair • Dominic Snellgrove **City of Nedlands Representatives:** • Tony Free - Director Planning and Development • Nathan Blumenthal – A/Manager Urban Planning • Aviva Micevski – Coordinator Statutory Planning • Chantel Weerasekera – Senior Urban Planner (Statutory) **Applicants:** • Tim Dawkins – Urbis • Sean Van der Poel – RAD Architecture • Andrew Baranowski – Plan E Landscape Architecture		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary	Site Context The site is zoned Mixed Use R-AC1 with a lot area of 1014m^2. Application History The application seeks approval for a residential development containing 27 multiple dwellings at 1A Thomas Street, Nedlands. At the 9 May 2024 DAP meeting, the Metro Inner DAP resolved to: *Defer DAP Application reference DAP/24/02627 and accompanying plans (attachment 2) for 120 days in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of City of Nedlands Local Planning Scheme No. 3, to address the following matters:* *i. Reduce the building height and plot ratio to make the scale of development more consistent with the desired future scale of the area.* *ii. Amend the vehicle access ramps to meet AS/NZS 2890.1, thereby reducing vehicle conflicts with cyclists and pedestrians.* This review is based on plans dated 27 June 2024.	
A/ Chair Comments	• Overall good design which sits comfortably within the site. • Bulk and scale has been reduced significantly. The reduction of one floor is significant and supported. • The arrangement of built form has minimised the visual perception of building bulk. • Further justification and diagrams are appreciated. • All previous amenity issues have been resolved.	

	• Typical signifiers of overdevelopment (lack of natural sun, ventilation, reliance of screening for privacy) are not present and thereby the proposed plot ratio is not considered to indicate overdevelopment.

Table 2: DRP Design Quality Evaluation				
	Supported			
	Further Information / Condition Required			
	Not supported			
SPP 7.0 Principles	22 January 2024 (Panel review)	8 April 2024 (Panel review)	13 June 2024 (A/Chair review)	1 July 2024 (A/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				

Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality Evaluation		**Date: 22/01/2024**
Application: 1A Thomas Road, Nedlands		
Review No.: 1		**Time:** 4:20pm
Panel: • **Simon Anderson – Chair** • Tony Casella • Dominic Snellgrove **City of Nedlands Representatives:** • Roy Winslow – A/Director Planning and Development • Nathan Blumenthal – A/Manager Urban Planning • Chantel Weerasekera – Senior Urban Planner (Statutory)		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary	Site Context The subject site is zoned 'Urban' by the Metropolitan Region Scheme and 'Mixed Use R-AC1' by the City of Nedlands Local Planning Scheme No.3. The site has an area of 1,014m2 and has a change in ground level of 2.2m from west to east. Application History The application proposes a residential development comprising 29 multiple dwellings. The proposal has been lodged as a Form 1 JDAP application. This is the first time this proposal has been presented to DRP.	
Strengths of the proposal	• The building is well arranged and is successful in mediating-built form and scale, the podium and tower have been well separated as well. The podium and tower are of a sophisticated and modern design. • Apartments are functional with high levels of communal amenity. • Streetscape engagement and legibility is of a high standard. • The use of the façade and white baton is a highly interesting concept.	
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. Comments • Nil 1b. Suggested amendments/improvements • Nil.
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		2a. Comments • Proposal is not delivering on true deep soil. • Planting on structure is a positive. 2b. Suggested amendments/improvements • Amount of true deep soil should be increased. • Opportunity to increase deep soil on western side of the building by

		bringing the basement wall further east near G03, allowing for further on soil deep planting. • Relocating the bike parking and extending that terrace could increase the space available for landscaping within the front setback. • The terrace garden would increase the space available for landscaping within the front setback. • There is an opportunity for a further street tree.
Principle 3 - **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		3a. Comments • More justification is required for the plot ratio proposed. • Three storey podium works well. • The southern wall is sparse and could be imposing upon the southern lot. 3b. Suggested amendments/improvements • Consider some treatments to the boundary walls to reduce bulk, such as detail, materiality, textural and colour changes. • Develop a case for increased plot ratio based on principles outlined in R Codes Volume 2.
Principle 4 - **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.*
		4a. Comments • Nil. 4b. Suggested amendments/improvements • Relocate stores at ground level to get a more generous lift lobby.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.*
		5a. Comments • Nil. 5b. Suggested amendments/improvements • Nil.
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.*
		6a. Comments • Avoid obscure glass where possible, especially in bedrooms. • Balconies on level 3 and 4 directly overlook north and south neighbouring properties. 6b. Suggested amendments/improvements • The inclusion of a small terrace outside of the co-working space providing residents with the ability to utilise the outdoor space, whilst additionally providing further streetscape engagement. • Screen balconies on levels 3 and 4 to protect privacy of neighbouring properties to north and south. For example, the planters on level 3 and 4

		could be increased in both depth and height to mitigate any visual privacy concerns.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		7a. Comments • Nil. 7b. Suggested amendments/improvements • Relocate ground floor stores to enhance the space available for the entry and lift lobby.
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. Comments • Nil. 8b. Suggested amendments/improvements • Move the gates to not have cars waiting for the gates to open on the footpath. By moving the gates cars will be waiting within the building, cars will no longer be waiting upon the footpath.
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		9a. Comments • Nil. 9b. Suggested amendments/improvements • Consider direct floor access to the unit fronting Thomas Road on the ground floor.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a. Comments • Sophisticated and modern architectural language. 10b. Suggested amendments/improvements • Nil.
SUMMARY		• Further rationale as to why the built form and scale is justified is required. This should be an argument demonstrating the tangible benefits for the community, and how the building achieves this. • Deep soil area across the site should be increased. This may be achieved with modifications of ground floor and basement layouts. • Privacy from overlooking for north and south neighbours needs attention.
OVERALL RECOMMENDATION		Requires Further Attention

Design Review progress	
	Supported

	Further information required
	Not yet supported
	Yet to be addressed

	DR1	*DR2*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality evaluation		**Date:** 08/04/2024
Application: 1A Taylor Road, Nedlands		
Review No.: 2		**Time:** 3:10pm
Panel: • **Simon Anderson – Chair** • Dominic Snellgrove • Tony Blackwell **City of Nedlands Representatives:** • Roy Winslow – A/Director Planning and Development • Aviva Micevski – Coordinator statutory Planning • Chantel Weerasekera – Senior Urban Planner (Statutory)		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary		Background The subject site is zoned 'Urban' by the Metropolitan Region Scheme and 'Mixed Use R-AC1' by the City of Nedlands Local Planning Scheme No.3. The site has an area of 1,014m2 and has a change in ground level of 2.2m from west to east. The application proposes a residential development comprising 29 multiple dwellings. The proposal has been lodged as a Form 1 DAP application. This is the second time this proposal has been reviewed by the DRP.
Strengths of the proposal		• Apartments are functional and have been efficiently designed. The apartments are generous for residents. • High quality of natural cross ventilation. • High quality roof top communal amenities. • Provision of two lifts provides a good level of amenity for residents. • The podium element is successfully differentiated from the tower. • Deep soil has been improved across the development. • Treatment to boundary walls has been improved.
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		1a. Comments • Aesthetic design provides some nice references to the Nedlands character. 1b. Suggested amendments/improvements • Nil
Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		2a. Comments • The 3m deeps oil depth above the basement is sufficient for tree roots and will support. 2b. Suggested amendments/improvements

		• More information on landscaping widths/depths would be helpful. Roof top southern edge planting looks very narrow. Circular planter on roof looks too small.
Principle 3 - **Built form and scale**		*Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.*
		3a. Comments • The interlocking and curved volume is positive and does seek to mitigate the built form and scale. • The justification for built form and scale should be tested, including against different viewpoints which may demonstrate the developments height is obscured from several angles. 3b. Suggested amendments/improvements • A new planning framework is in place/or is significantly contemplated which will require the applicant to provide further justification in regard to height. • Develop a case for increased plot ratio based on principles outlined in R Codes Volume 2. • Consider dropping height to 10 storeys (9 residential floors and roof top terrace)
Principle 4 - **Functionality and build quality**		*Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.*
		4a. Comments • Bike bays within basement may not be functional due to the growing size of vehicles in Australia. 4b. Suggested amendments/improvements • 5.4m length of car bays is tight given location of bike racks – consider increasing.
Principle 5 - **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.*
		5a. Comments • Nil 5b. Suggested amendments/improvements • Nil
Principle 6 - **Amenity**		*Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.*
		6a. Comments • When discussing the plot ratio variation, there is no community benefit provided which could provide justification to why the variation should be contemplated. • Concerns with bedroom three of apartment G03 from a visual privacy perspective. • Screening to balconies should not rely on vegetative screening alone. 6b. Suggested amendments/improvements • Include an additional highlight window to bedroom 2 of apartment 401

		alongside existing window. • Include 600mm high screening behind planters on North and South balconies in addition to vegetative screening. • Include a window in bedroom 3 of apartment 201.
Principle 7 - **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		7a. Comments • Nil 7b. Suggested amendments/improvements • Nil
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		8a. Comments • Nil 8b. Suggested amendments/improvements • Nil
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.*
		9a. Comments • Nil 9b. Suggested amendments/improvements • Nil
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		10a. Comments • Nil 10b. Suggested amendments/improvements • Nil
SUMMARY		The development has improved upon deep soil area and landscaping since DRP1. But changes to the planning framework have meant that the built form and scale will require further justification for height. The advice offered in the last DRP review to provide justification for the plot ratio has not been responded to and remains of concern. For amenity there are a number of changes which are recommended to be made which will further enhance internal amenity for residence but will also safeguard amenity for current and future development on adjoining lots.
OVERALL RECOMMENDATION		Not yet supported.

Design Review progress	
	Supported
	Further information required
	Not yet supported

	Yet to be addressed		
	DR1 – 22 January 2024	*DR2 – 8 April 20234*	*DR3*
Principle 1 - **Context and character**			
Principle 2 - **Landscape quality**			
Principle 3 - **Built form and scale**			
Principle 4 - **Functionality and build quality**			
Principle 5 - **Sustainability**			
Principle 6 - **Amenity**			
Principle 7 - **Legibility**			
Principle 8 - **Safety**			
Principle 9 - **Community**			
Principle 10 - **Aesthetics**			

Attachment 5: 1A Thomas Street, Nedlands – R-Codes Volume 2 Assessment – Development Description – DA23-91692

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.	Surrounding properties have a density code of R-AC1 and therefore, the building directly reflects the desired future scale of the area. The 'transition' building height occurred on the adjoining lot to the south where classification reduces to R160. The surrounding buildings are likely to change in the short to medium term.	**Objective achieved** Refer to discussion in RAR.
O2.2.2 – The height of buildings within a development responds to changes in topography.	The subject site has a slope of 2 metres from the north-western rear corner down to the south-eastern front corner, with the podium designed to step down with the slope across the site.	**Objective achieved** The floor level of the ground floor is consistent with the natural ground level at the street boundary. This allows the ground floor to sit comfortably within the streetscape and in comparison to the adjoining lots.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	The roof top includes a communal area and services in design/location to mitigate the impact on surrounding neighbouring residents	**Objective achieved** The development has a flat roof, which houses solar panels and A/C condensors. The roof of the top level is set further in from all sides to create an articulated design.
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.	The massing of the building allows for the southern adjacent sites to receive morning and afternoon sunlight during winter months.	**Objective achieved** Refer to discussion in RAR.
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.		N/A – See below
LOCAL PLANNING FRAMEWORK	**REQUIREMENT**	
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	**Clause 26(3) of LPS3 deletes the building height Acceptable Outcome limit of Table 2.1.** 10 Storeys proposed RL 59.626 – 27.85 = 31.8m	

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.	The ground and podium levels achieve the minimum setback requirement of 2.0 metres, then gradually grade back from the street to provide a transition between the mixed-use zone and the residential streetscape of Thomas Street. The grading of the setback towards the south provides greater opportunities for landscaping within the front setback area and reinforces the leafy green landscape character of the locality.	**Objective achieved** Refer to discussion in RAR.
O2.3.2 – The street setback provides a clear transition between the public and private realm.	The setback proposed is a minimum and provides a clear transition from the public realm in the level of the apartments in reference to the street level, the landscaping provided and the gradual increase in setback from the northern aspect of the site.	**Objective achieved** The setback provides a clear delineation between public and private realms.
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.	The development includes only one (1) apartment, fronting the street at ground level which has landscaping and a slight level difference.	**Objective achieved** One ground level apartment fronts the street. This unit has been designed with higher floor to ceiling heights to allow it the option to function as a non-residential space in the future. It is also designed with landscaping fronting the patio to provide a balance between street surveillance and privacy. The remaining units above ground floor maintain a balance of internal privacy and street surveillance, owing to the balconies and large street-facing windows.
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.	The upper levels and ground floor have high levels of surveillance to the street with balconies and outdoor living areas of apartments oriented to maximise surveillance opportunities to the street adjacent.	**Objective achieved** There are a number of balconies and major openings facing the street, many of which have open balustrades which allow passive surveillance and provide an acceptable streetscape outlook.
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)*		AO: 2m GF: 2.0m – 5.0m 1F-4F: 1.4m to balcony, 2.0m – 5.0m to wall 5F-6F: 1.4m to balcony, 2.9m – 8.2m to wall

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

7F-8F: 3.7m
9F: 3.7m to balcony, 5.2 to wall

ELEMENT 2.4 SIDE AND REAR SETBACKS

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	The development has been designed to provide separation to the north and south. However, to ensure internal amenity is not compromised (i.e., minimum dimension and area of rooms), smaller setbacks of 4.5m to the north and south are proposed, with minor openings (obscured glazing). This will ensure that there are no issues from a building separation or visual privacy perspective from the internal habitable spaces. *Refer to Element 3.5 response for additional justification in relation to visual privacy from balconies.* The rear setbacks are generous, facilitating compliance with building separation to major openings, as well as ensuring the internal amenity of the apartments (i.e. daylight and ventilation) is not compromised.	**Objective achieved** The site is bounded by lots coded R-AC1 on all sides, with the City of Nedlands-owned Drabble House and library to the rear (west). The lot to the north has a 10m deep frontage that sits within the Main Roads reserve, making it likely that that portion of lot will be unable to be developed. As a consequence, any significant development to the north is likely to take advantage of the nil boundary setbacks within the R-Codes and will build up against the proposed nil boundary walls of the subject development. To the south, a 6m x 4.5m cutout has been provided for the boundary walls from levels Ground to 3. This cutout allows separation between bedroom windows within the development and also includes the provision of a tree. The cutout will assist in breaking up the massing of the boundary walls to the southern lot and introduces a level of vegetation that can be enjoyed by both lots. To the rear, the proposal includes larger setbacks to the City-owned buildings that are unlikely to be significantly redeveloped in the short to medium term.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character**.**	The development will be the first within the streetscape to be developed to the density code. However, the proposal is reflective of the desired streetscape, as advocated for by the prescribed R-AC1 density code.	**Objective achieved** The Acceptable Outcomes are used as a guide as to what expected built form should look like. The proposed development includes boundary setbacks that increase

	The parapet development allows for larger front and rear setbacks, which deliver greater benefit to the adjacent landowners in terms of access to sunlight with separation to the north and south likely to result in poorly landscaped spaces of poor amenity (i.e., an inefficient use of space).	commensurate with height, and setbacks consistent with the expected built form of the Acceptable Outcomes.
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.	The larger rear setback allows for retention of landscaping on the adjacent property to the rear and provision of tree canopy to the rear of the subject site to reinforce the landscaped rear yard character of the area and assist in stormwater management for the site.	**Objective achieved** The rear of the lot, the Level 3 podium level, and the level 8 communal space are landscaped to provide a break in the built form and soften the appearance when viewed from surrounding properties. The rear setback allows for deep soil planting and includes the provision of several trees to reinforce the landscape character of the area and assist with stormwater management. Vegetation has also been provided to the ground on the southern side, and includes the provision of a tree that will aid in ameliorating visual privacy issues within the development and provide vegetation that can be enjoyed by the adjoining lot.
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.	Whilst the subject site is surrounded by properties with the same density code, it is noted that the existing development is currently low in its intensity reflecting previous planning frameworks. Therefore, this development has an important role in establishing a good development precedent as the first move to response to the current expectations desired by the planning framework for the site, whilst also respecting the existing low intensity development to acknowledge the period of time the area will be in transition. The larger front and rear setbacks provided, allow for access to sunlight and ventilation into neighbouring properties more so than a smaller development with larger side setbacks due to the lot orientation. This is appropriately demonstrated in the solar studies provided.	**Objective achieved** The site sits among other R-AC1 coded lots, which were upcoded following the gazetting of the City's Scheme in 2019. This is the first development on the block to take advantage of the new coding. It is anticipated that the nearby lots will propose similar multi-storey developments in the short to medium term. The proposal responds to the existing single house to the south through the use of a cutout to the southern boundary walls, lot siting to allow solar access, and a lack of major openings facing directly onto the lot. The larger rear setbacks and landscaped areas allow a transition towards the City-owned properties to the west, which are unlikely to be redeveloped in the near to medium term.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where: **a)** modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR** **b)** a greater setback is required to address *3.5 Visual privacy*. *(Excerpt from table 2.1)*		3 storey boundary walls to south, east and the inset northern portion. 4 storey boundary wall to the remainder of the northern boundary.

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*.	See *2.7 Building separation*, *3.3 Tree canopy and deep soil areas*, *3.5 Visual privacy* and *4.1 Solar and daylight access* Assessment.

ELEMENT 2.5 PLOT RATIO

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.	
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	The additional plot ratio area delivers increased internal amenity to residents, without manifesting itself in poor streetscape or built form outcomes. The built form outcome for the subject site remains consistent with the desired building massing, streetscape, and character for the area, as prescribed by the applicable R-AC1 density code. We note that the additional plot ratio will enhance apartment functionality and amenity with the apartments being generous in area and ground level activated with apartments (over ground level car parking) – both contributing factors to plot ratio.	**Objective achieved** Refer to discussion in RAR.

	The proposal remains consistent with the acceptable outcomes for setbacks and does not significantly impact overshadowing of neighbouring properties with larger rear setback provided to ensure outdoor living areas and their adjacent habitable spaces on the southern neighbouring properties can received winter sun. The built form aligns with the Mixed-Use zone's streetscape, with a podium addressing land slope and a well-articulated tower. The additional plot ratio aligns with R-Codes Vol. 2 objectives with reduction to the plot ratio likely to compromise internal amenity without significantly reducing building mass.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character *refer A2*	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
Site R-Coding	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio [7] *refer 2.5*	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

AO: 3.0 / 3,042m2

Proposed: 3.64
3699.5m2

G: 359.8
1F: 568
2F: 568
3F: 401.2
4F: 215.2
5F: 336.7
6F: 336.7
7F: 336.7
8F: 336.7
9F: 240.5

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.	The building has been designed to maximise solar access and natural ventilation to dwellings, with 100% percent (29 apartments) designed so they can achieve cross ventilation. An alternative design solution is sought in respect to solar access. Whereby, 22 per cent of apartments receive 2-hours of sunlight into living spaces and balconies. Refer to Element 4.1 and 4.2 responses for additional justification.	**Objective Achieved** Only two units in the building are single aspect apartments, and all three are below the maximum recommended depth. Additionally, all three of these units have living areas and bedrooms that open directly onto balconies, allowing adequate ventilation and solar access throughout. *See Solar Access below*
O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.	The podium has cut outs to reduce the appearance of bulk and scale and provide opportunities for greater access to sunlight and ventilation into the podium level apartments. The tower form allows for dual aspect apartments which have access to sunlight and ventilation which also has a design which considers visual privacy.	**Objective Achieved** The building has an articulated form on all levels to allow the majority of units to be dual aspect or better. The podium levels include cutouts to the south to allow the southern units additional outlook and increased opportunities for ventilation.
O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.	The development has demonstrated a high level of internal amenity in terms of apartment layouts to maximise daylight and natural ventilation access given the visual privacy constraints of the site. *Refer to Element 4.1 and 4.2 responses for additional justification.*	**Objective Achieved** The development includes generous floor to ceiling heights. Primary living areas and many bedrooms open directly onto balconies, optimising opportunities for light 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*.		Apartments 102 and 202 are single aspect. These units have a maximum building depth of 15m

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.	The development is in a tower and podium form to support the desired future streetscape character with nil setback provided within the podium to the northern and southern boundaries.	**Objective Achieved** The proposal reflects the future streetscape character of the area, with spaces between buildings and boundary walls that adjoining properties of the same coding may build up against without detrimental impact. *See also O2.4.1 above*
O2.7.2 – Building separation is in proportion to building height.	Given the width of the lots and low-density residential nature of the existing development around the subject	**Objective Achieved**

	site, provision of larger setbacks with unscreened major openings and balconies is more likely to have adverse impact on residents than the proposed screening and smaller setbacks proposed to the northern and southern side lot boundaries.	The setbacks generally increase to all boundaries as the building increases in height.
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.	The development has been pushed more to the front of the lot and smaller setbacks provided to the north and south to allow for a larger rear setback to provide greater solar access into the southern neighbouring properties along with generous planting and deep soil areas made possible within the rear setback area. Larger side setbacks are unlikely to result in improved access to sunlight compared to the front and rear setbacks given the slope of the site and size of development permitted. The northern and southern elevations have had major openings kept to a minimum, with proposed openings to be fitted with fluted glass, to protect the privacy between the properties (and prevent direct overlooking), whilst facilitating maximum solar access and daylight into the apartments. This in turn retains the development potential of the adjacent lots accordingly.	**Objective Achieved subject to condition** The lower floors achieve the Acceptable Outcomes and have few openings / balconies facing directly onto adjoining properties. The Level 3 podium landscaped terraces, and the communal open space on Level 4, have deep landscaped areas (landscaped planters) to lessen direct overlooking to adjoining properties. The deep planters are proposed to be 1m high above the balcony finished floor level with screening species above anticipated to grow to 600mm above the top-of-soil line. Notwithstanding, it is acknowledged that concerns relating to visual privacy have been raised in both public submissions and DRP comments. In this regard it is recommended that a condition be imposed to ensure these balconies are provided with permanent fixed screening up to 1.6m in addition to the vegetative screening proposed. All other windows and balconies meet the Acceptable Outcome setbacks and/or are provided with nib walls and deep window reveals to limit direct overlooking to adjoining properties.
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings	The deep soil and planting spaces are provided mainly in the front and rear setback areas and on the podium roof. These areas provide green relief to maximum effect consistent with the desired development and landscape pattern and to maximise amenity for the adjacent neighbouring properties. As outlined above, larger side setbacks will not result in improved access to sunlight or privacy compared to the proposal.	**Objective Achieved** At ground level, a large area to the rear has been used as open space and deep soil area landscaping, with smaller landscaping areas located around the other boundaries. Additional landscaping has been provided on the podium level and the rooftop, with smaller planters located on some of the balconies.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.		G Apt G02 – Bed 2 setback 2.1m 1F – 2F All openings setback in accordance with Table 3.5m 3F Nil setback from balconies to North and South. 4F (AO 9m as per Table 2.7)

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.

Nil setback from balconies to North.

5F – 8F (AO 9m as per Table 2.7)

9m setback to west.

Obscure glazing provided to all to North and South openings (all rooms either non-habitable or have a secondary external opening).

9F (AO 9m as per Table 2.7)

10.5m setback to west

6.0m setback to south (minor openings only), 6.0m setback to north

ELEMENT 3.2 ORIENTATION

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	The building has been oriented to provide good surveillance opportunities to the street as well as east facing major openings to the apartments to receive excellent access to morning sunlight throughout the year. A larger street setback towards the southern portion of the site, seeks to transition the setback from the highway down to the R160 properties further south. This in turn allows for greater access to sunlight into the southern neighbouring properties during the morning months during winter (whilst they are still single residences).	**Objective Achieved** The building is oriented to the street and the building shape generally corresponds with the shape of the lot to allow consistent side setbacks. The curvilinear shape also allows opportunities for additional sunlight and ventilation.
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	Larger side setbacks have been modelled and will not substantially increase the access to sunlight into the southern neighbouring properties. Instead, larger front and rear setbacks are proposed which will allow for greater access to sunlight in the mornings and afternoons of the winter months. We therefore believe that the massing of the development better responds to this element objective accordingly.	**Objective Achieved** The building is sited centrally to the lot with a larger rear setback and areas of landscaping abutting the north, south and west boundaries. The siting and landscaping allow areas of buffer to the existing single houses to the north and south. Notwithstanding that the southern site is also zoned R-AC1, the building allows sunlight to the front and rear yards during midwinter. *See also O2.4.1 above*
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.	Building is oriented towards Thomas Street and has direct vehicle and pedestrian access from Thomas Street.
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.	N/A – Building fronts street.
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)	Nil requirements (Affected lots to the south are R-AC1 and R160)
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.	

ELEMENT 3.3	**TREE CANOPY AND DEEP SOIL AREAS**	
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.	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	The subject site does not contain existing mature trees which meet the retention criteria. The development has been appropriately located to ensure the on-going viability of trees planted on adjoining properties – some of which have been removed since the previous/current approval.	**Objective Achieved** The site and the adjoining northern site have been cleared and have no mature trees which meet the retention criteria.
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.	The development includes landscaping within the inground deep soil areas around the edges of the development, as well as 'on-structure' planting opportunities to provide canopy cover for many of the outdoor areas and improve the microclimate around the development. The planting programs is considered to improve the tree canopy cover long-term for the development wit approx. three times the canopy cover than the AO requirement able to be provided.	**Objective Achieved** Refer to discussion in RAR.

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.	The development application has been accompanied by a landscaping plan prepared by qualified landscape architect which outlines the deep soil areas (or equivalent) are appropriate for the species and maturity of vegetation/tree plantings proposed to support healthy growth and on-going viability long-term. Refer to Landscape Plans for additional justification.	**Objective Achieved** Refer to discussion in RAR.
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.		N/A - The site includes only large shrubs and small trees.
A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.		
A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.		Does not impact on adjoining trees.
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.		AO: 10% / 101.4m2 57m2 / 5.6% of true deep soil, as per the definition in the R-Codes requiring no impending structure below. An additional 45m2 / 4.4% planting area is provided above basement two to a depth of approximately 3.5m. This depth is considered sufficient to support the growth of large trees and has been supported by the City's DRP in terms of providing effective deep soil planting. In total the development results in 10% of the lot area which can achieve significant deep planting.

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.	Maximum width of DSA is 5.4m.
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.	Paving not included in calculation of DSA
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.	Approximately 219m2 / 21.5% of on structure planting.

ELEMENT 3.4 COMMUNAL OPEN SPACE

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	Communal space is provided on the roof level, delivering indoor and outdoor amenity for residents, and facilitating opportunities for social interaction. The edges of the outdoor communal open space will be landscaped with raised planters with small to medium sized trees to enhance resident amenity through the aesthetic and microclimate benefits. In addition, these landscaped edges provide additional privacy for residents and adjoining neighbours. As these landscaped areas are not accessible, they have not been included in the calculation of open space area. The ground level deep soil area is adjacent to an apartment. Therefore, it is not a suitable for communal open space due to the greater opportunity for conflict with residential amenity internally and externally to neighbouring properties. Further communal space is provided at the ground level in the form of a communal co-working space which will provide ground level activation.	**Objective Achieved** The communal open space located on level of the development includes a range of recreation and leisure opportunities as well as outdoor bbq area and generous landscaping provision. The landscaping around the outside of the communal area functions as a screen to adjoining properties while also softening the appearance of the building and providing a more vegetated communal space.
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.	The roof-top location allows for the space to be level, wheelchair accessible and away from conflict with apartments within the development or neighbouring properties. The area provided allows for a range of activities and spaces available for resident convenience and amenity with minimal opportunities for concealment and good internal passive surveillance of the spaces. The outdoor space can receive unobstructed access to sunlight during winter months due to location on the roof.	**Objective Achieved** Communal open space has been demonstrated to accommodate universal access and provides a high level of amenity, being open to natural sunlight, ventilation, and outlook. The indoor spaces are directly connected to outdoor spaces and allow for year-round utilization of the space.
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.	The communal open space is proposed to be partially screened to the north and south elevations with landscaping and has a large rear setback to avoid privacy conflicts to neighbouring properties. The orientation allows to northern light as well as morning and afternoon light into the communal areas without compromising the neighbouring properties' expected access to sunlight given the zoning of the properties.	**Objective Achieved Subject to Condition** Communal open space is appropriately separated from residential units and will not impact private space within the development subject to the communal space only being permitted to be used from 7am to 10pm as noted in the Acoustic Report. A condition is recommended that the development adhere to the recommendations within the Acoustic Report.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		

<table>
<tr><td>A3.4.1 – Developments include communal open space in accordance with Table 3.4

Table 3.4 Provision of communal open space
<table><tr><th>Development size</th><th>Overall communal open space requirement</th><th>Minimum accessible / hard landscape area (included in overall area requirement)</th><th>Minimum open space dimension</th></tr><tr><td>Up to 10 dwellings</td><td>Informal seating associated with deep soil or other landscaped areas</td><td>NA</td><td>NA</td></tr><tr><td>More than 10 dwellings</td><td>Total: 6m² per dwelling up to maximum 300m²</td><td>At least 2m² per dwelling up to 100m²</td><td>4m</td></tr></table></td><td>AO: 162m2 / 54m2 min. of hardscaped area

Proposed:
Level 4 communal area measures 188m2. Includes BBQ facilities, outdoor terrace, landscaping, fitness studio and kitchen/lounge area.
Amount of hardscape exceed minimum outcome.
Additional 22m2 co-working space located at ground floor.</td></tr>
<tr><td>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.</td><td>Communal open space is provided on level four serviceable by a lift. Lifts are accessible from the primary street entry of the development.</td></tr>
<tr><td>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.</td><td>The communal open space is oriented north and has direct access to northern sun and will receive direct sunlight for at least two hours between 9am and 3pm on 21 June.</td></tr>
<tr><td>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.</td><td>All communal spaces are co-located with on structure planting and have detailed landscaping plans.</td></tr>
<tr><td>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.</td><td>All communal spaces are adequately separated from services and noise sources.</td></tr>
<tr><td>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.</td><td>Condition
All communal spaces are considered to be generally safe and do not result in places for concealment. Condition lighting plan.</td></tr>
<tr><td>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.</td><td>The communal open space adequately buffered from apartments. The Acoustic Report recommends no use between 10pm and 7am for noise.</td></tr>
</table>

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 daylight and solar access, ventilation and the external outlook of habitable rooms.	To maintain visual privacy for residents and the adjoining properties, major openings to the north and south have obscured glass to with orientation to the east and west and setbacks from living room openings to screens to still ensure views into and out of the apartments and daylight and solar access into the apartments. This in turn, retains the development potential of the adjacent lots accordingly. Some of the podium level southern apartment bedrooms have their east facing one of vision protrude into the front setback of the southern neighbouring property, and the some front apartments have their balconies on the corners of the building which do not have screening to the north and south, however the areas being 'overlooked' function as front setback area and hence their screening would have little visual privacy benefit, result in less passive surveillance if the street and less access to sunlight and ventilation. There are also some balconies which are screened by raiser planters with landscaping – which will provide a more attractive screen without compromising access to sunlight and ventilation.	**Objective Achieved Subject to Condition** Refer to discussion in RAR.

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	

G
Apt G02 – Bed 2 setback 2.1m

1F – 2F
All openings setback in accordance with Table 3.5m

3F
Nil setback from balconies to North and South.

4F (AO 9m as per Table 2.7)
Nil setback from balconies to North.

5F – 8F (AO 9m as per Table 2.7)
9m setback to west.
Obscure glazing provided to all to North and South openings (all rooms either non-habitable or have a secondary external opening).

	9F (AO 9m as per Table 2.7) 10.5m setback to west 6.0m setback to south (minor openings only), 6.0m setback to north
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).	All balconies unscreened at least 25% of perimeter.
A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.	All living rooms have an external outlook from at least one major opening that is not obscured.
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.	No habitable rooms rely on high sill levels or permanent screening of windows

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.	The ground floor apartment has a balcony overlooking the street to provide increased opportunities of passive surveillance of the public realm. Whilst direct access to the apartment is not contemplated, the building is serviced by centralised public access via the main entry to the building to ensure resident security and facilitate clear wayfinding. The ground floor apartment has landscaping and slight level difference to provide appropriate transition between the public and private realm which is 0.8m lower than the level at the street boundary at worst case. The upper-level apartments provide passive surveillance opportunities to the street with the depth of the balconies and the architectural design providing a balance for privacy of the residents.	**Objective Achieved** The ground level apartment contains landscaping fronting the balcony that will provide a balance between the need for privacy and street surveillance. The ground floor main entryway directly fronts the street and presents no opportunities for concealment. The coworking space on the ground floor has louvres that do not fully obscure the windows and allow actual and perceived outlook to the street. The openings to the co-working space provide a break to the blank wall of the fire services immediately adjacent. Balconies above the ground floor provide a degree of safety through the provision of street surveillance.
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.	The service areas, car parking and bin storage is concealed from view in Basement Level 1 and the development does not propose additional street fencing. Furthermore, the streetscape is provided with landscaping between the street and the front lot boundary to enhance the outlook of the apartment and	**Objective Achieved** Shade is provided to the entryway, along with an attractive landscape façade. Services are integrated into the development and bins are stored in the basement, hidden from view of the street.

	communal areas on the ground level and enhance pedestrian amenity within the area.	

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.	Only one dwelling exists on the ground floor, with all access taken from inside the building. This unit does have a balcony fronting the street.
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).	No car parking in front setback. All parking is in basement.
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.	Balconies and windows are oriented to overlook the street.
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.	Balconies contain a mix of materials to provide street surveillance while maintaining privacy.
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.	Outcome achieved.
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.	No front fences proposed
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.	Landscaping and retaining walls at the frontage are low in height and provide no concealment opportunities.
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.	Bin stores and pickup area is located within the basement and is 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]	Fire services and emergency exit is integrated into building design and remains unobtrusive.

ELEMENT 3.7	**PEDESTRIAN ACCESS AND ENTRIES**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.	The main entry to the development is clearly identifiable, with direct connections into the main pedestrian pathway in the road reservation adjacent to the site. The bin storage area is located within the basement to maximise the activation of the street and maintain the amenity of the residential lobby. All other services are well integrated into the building design.	**Objective Achieved** Entries, pathways and lifts are universally accessible, safe, and easy to identify. The pedestrian path is fully separate from the vehicle path, eliminating conflict with users.

O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.	The pedestrian entry is slightly recessed to provide protection to visitor awaiting entry at the pedestrian entry to the development with appropriate lighting to be provided to this space. The mail room is incorporated into the development with separate entry provided from the lobby space.	**Objective Achieved** The building has one central access that connects to the street front and provides an attractive entryway with easily accessible mailboxes.
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.		Building entrance connects directly to lift lobby and stairs.
A3.7.2 – Pedestrian entries are protected from the weather.		Building overhangs provide weather protection.
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.		**Condition** Pedestrian entry provides no opportunities for concealment and with casual surveillance provided from the commercial tenancies. Lighting plan to be conditioned.
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 - no shared pedestrian/vehicle zones
A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.		No services are located within the pedestrian entrance.
A3.7.6 – Bins are not located at the primary pedestrian entry.		Bin store is located within basement and not at pedestrian entry.

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.	The vehicle access is clearly identifiable and is not shared with the pedestrian access. The only rooms potentially impacted by the vehicle access are bedrooms which provide the perception of surveillance but will have window treatments to minimise impact from any headlight glare into these spaces – however generally there is vertical separation to minimise the impact. The access point at the street is free from visual obstructions.	**Objective Achieved** Refer to discussion in RAR.
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.	The vehicle access provided is located on the lowest point of the site and is limited to one two-way access point.	**Objective Achieved** Vehicle access tapers to avoid the existing street tree and reduce the visual impact to the street.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.	One vehicle access point proposed.
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.	Vehicle entry is clearly definable.
A3.8.3 – Vehicle entries have adequate separation from street intersections.	Vehicle access point is over 47m from nearest street intersection (Thomas/Stirling).
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.	Bed 1 of Unit 103 is located above the driveway and may be impacted by headlights from cars. Though these headlights may not shine directly into the habitable room, glare from the headlights may be an issue. The room will require acceptable window treatments, such as blinds or curtains, to block potential light spill.
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.	Driveway width 6.2m wide. The driveway is reduced to 4.5m at the street in order to preserve the existing street tree.
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.	Driveways allows for two way access.
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.	No retaining walls or fences abutting the driveway/crossover.

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.	The development provides additional scooter parking and additional bicycle parking above the acceptable outcomes to encourage greater use of sustainable transport given the location is highly connected.	**Objective Achieved** Parking and facilities are provided for multiple modes of transport including bikes, cars and scooters.
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	The car parking provided is close to the maximum, however it is reflective of the sizes of the apartments being generally larger, target demographic of purchasers and likely car parking demand. Provision of	**Objective Achieved** Car parking provision provided meets the Acceptable Outcome is appropriate to the location, given the

public transport or cycle networks and/or are close to employment centres.	a lower number of car parking bays would likely result in overflow car parking in the street and detract from the amenity of the 'garden' suburban feel. Furthermore, this will reduce demand on visitor car parking (given the proposed one bay shortfall).	proximity of the development to Stirling Highway and the high frequency bus routes therein.
O3.9.3 – Car parking is designed to be safe and accessible.	The car parking is designed to make effective use of space with car parking stackers used to minimise the requirement for another basement and provide the necessary car parking to accommodate likely demand (see above comments). The access ramp width is wider than the minimum required to provide additional manoeuvring space and greater safety internally. The visitor car parking spaces are closest to the vehicle entry for convenience of visitors coming to the site with these spaces proposed to be marked for visitor use accordingly. The visitor car parking provided is reflective of the scale of the development, the likely residents and any rare occasion of overflow likely to be accommodated without causing car parking problem in the locality.	**Objective Achieved** All parking is safe and accessible, with sufficient vehicle manoeuvring room.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	The car parking is concealed from view and enclosed to minimise impact on the streetscape and neighbouring properties. The basement levels are concealed below ground.	**Objective Achieved** All car parking is located below ground and out of view of the street so as to minimally impact the streetscape.

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.

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.

Location A - Acceptable Outcomes

Acceptable Outcomes	Provided
27 Residential bays	58 Residential bays
5 Visitor bays	5 Visitor bays
14 Bike racks for residents	26 Bike racks for residents
3 Bike racks for visitors	5 Bike racks for visitors
4 Motorcycle/Scooter Bays	6 motorcycle/scooter spaces

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.	
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9.	Residential bays exceed double the minimum bays specified by Table 3.9m. Double minimum = 54
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.	Car parking and vehicle circulation areas are designed in accordance with AS2890.1
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	No parking located in street setback.
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	Basement parking is not visible from dwellings or private outdoor spaces.
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	To be conditioned.
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.	No parking shade structures.
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	No uncovered at grade parking.
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 does not protrude more than 1m above ground level.

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.	The building has been designed to maximise exposure of apartments to northern sunlight, whilst balancing the exposure of apartments to eastern and western sunlight to ensure optimal energy efficiencies. Whilst solar and daylight access is underprovided, it is noted that there is a requirement to screen northern openings to maintain visual privacy to the adjoining northern property. The depth of the apartments also has been kept to practical minimum to maximise the sunlight access within the internal area. The development does not have any apartments which are solely south facing with dual aspect provided where possible to maximise access to daylight where possible.	**Objective Achieved** The building has been designed to maximise the number of apartments with access northern sunlight, whilst balancing the exposure of apartments to eastern and western sunlight to ensure optimal energy efficiencies. The development does not have any apartments which are solely south facing. The applicant has provided a Solar Access and Daylight Report proposing an alternative solution, for apartments that don't meet the daylight access Acceptable Outcomes these are to be double glazed.

<table>
<tr><td>O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.</td><td>All habitable rooms have a window which is 10% or more of the area of the adjacent room in terms of window area with the podium having sections taken out to maximise access to daylight where practical</td><td>Objective Achieved
All primary living areas have direct access to balconies for optimal sunlight and ventilation. There are no units that have solely south-facing openings, and the majority of units having openings on at least two different elevations.</td></tr>
<tr><td>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.</td><td>Many of the north-facing openings are obscured for visual privacy purposes which minimise the requirement for external shading devices.</td><td>Objective Achieved
Balcony overhangs act as shading and glare control. North-facing windows are predominantly highlight windows or otherwise obscured, which will reduce heat gain and glare.</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>A4.1.1 – In climate zones 4, 5 and 6 <u>only</u>:
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
b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.</td><td colspan="2">a) 11/27 (41%) dwellings have living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June.

<table><tr><td>G01</td><td>201</td><td>401</td><td>701</td></tr><tr><td>G02</td><td>202</td><td>402</td><td>702</td></tr><tr><td>G03</td><td>203</td><td>501</td><td>801</td></tr><tr><td>101</td><td>204</td><td>502</td><td>802</td></tr><tr><td>102</td><td>205</td><td>601</td><td>901</td></tr><tr><td>103</td><td>301</td><td>602</td><td></td></tr><tr><td>104</td><td>302</td><td></td><td></td></tr><tr><td>105</td><td>303</td><td></td><td></td></tr></table></td></tr>
<tr><td>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.</td><td colspan="2">Outcome achieved.</td></tr>
<tr><td>A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.</td><td colspan="2">No rooms rely solely on lightwells or skylights as a source of daylight.</td></tr>
<tr><td>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).</td><td colspan="2">Most north-facing windows are highlight and obscured.
Balconies are provided with deep overhangs that block sunlight.</td></tr>
</table>

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.	89% of apartments are dual aspect and therefore can be naturally cross ventilated with no single aspect apartments included in this calculation.	**Objective Achieved** The majority of apartments are dual aspect and capable of cross ventilation.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.	Majority of apartments have a corner aspect to maximise opportunities for cross ventilation and habitable rooms are provided with openable windows where practical (noting visual privacy requirements	**Objective Achieved** Dwellings have their major living spaces (and, in many cases, bedrooms) that open on to their balconies, which allows opportunities for increased air flow and cross ventilation.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.	The depth of the single aspect apartments is 8.2m from the edge of the glazing to the end of the habitable space (i.e., excluding the study nook).	**Objective Achieved** Only 2 units are single aspect apartments. These units have a shallower depth, and bedrooms and major living areas that open onto a balcony. Multiple openings to the balcony allow opportunities for air flow.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		Not all habitable rooms have openings on at least two walls, however where this does occur the distance achieve this outcome.
A4.2.2 – **(a)** A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building 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.		92% (25/27) apartments are dual aspect and are capable of natural cross ventilation.
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		Depth of single aspect apartments does not exceed 20m.
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		Objective achieved.

<table>
<tr><th colspan="2">ELEMENT 4.3</th><th>SIZE AND LAYOUT OF DWELLINGS</th></tr>
<tr><td colspan="2">ELEMENT OBJECTIVES
Development is to achieve the following Element Objectives</td><td>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.</td><td>ASSESSOR COMMENT</td></tr>
<tr><td colspan="2">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.</td><td>The apartments are generous in area being well above the minimum apartment areas to reflect the market demand within this location and maximise internal amenity of these spaces.</td><td>Objective achieved
All units significantly exceed the minimum area recommended by A4.3.1. All units are of an appropriate size and a layout that allows functionality and flexibility appropriate to the expected number of occupants.</td></tr>
<tr><td colspan="2">O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.</td><td>The depths of the apartments and ceiling heights are proportionate to maximise internal amenity and facilitate good daylight access and excellent natural ventilation</td><td>Objective achieved
The proposed ceiling heights and room dimensions achieve Acceptable Outcomes A 4.3.1, A 4.3.2, and A 4.3.3. All units are well-proportioned to allow for access to sunlight and ventilation in habitable rooms.</td></tr>
<tr><td colspan="4">ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided</td></tr>
<tr><td colspan="3">A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.
Table 4.3a Minimum floor areas for dwelling types
<table><tr><th>Dwelling type</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>37m²</td></tr><tr><td>1 bed</td><td>47m²</td></tr><tr><td>2 bed × 1 bath[1]</td><td>67m²</td></tr><tr><td>3 bed × 1 bath[1]</td><td>90m²</td></tr><tr><td colspan="2">[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.</td></tr></table></td><td><u>AO</u>
4x3.5: 103m2 min.
3x2: 95m2 min
2x2: 72m2 min.

4x3.5 unit: 221m2
3x2 units range in size from 110m2 – 158m2
2x2 units range in size from 89m2 – 111m2</td></tr>
<tr><td colspan="3">A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.</td><td>All rooms achieve the minimum area and dimensions in accordance with Table 4.3b</td></tr>
</table>

Table 4.3b Minimum floor areas and dimensions for habitable rooms **Habitable room type** / **Minimum internal floor area** / **Minimum internal dimension** Master bedroom / 10m² / 3m[1] Other bedrooms / 9m² / 3m[1] Living room – studio and 1 bed apartments / N/A / 3.6m Living room – other dwelling types / N/A / 4m [1] Excluding robes	
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.	3.1m floor to floor height provided at ground floor. 2.7m floor to ceiling heights provided to all other floors.
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.	Maximum depth of single aspect apartment: 8.5m

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	The outdoor living areas are located on the external façade of the building and contribute to the architecture of the building whilst also providing functional space for residents to enjoy privately outdoors. The spaces are large to provide area which is easily furnishable and functional for the size of apartments proposed.	**Objective Achieved** All units are provided with generous outdoor areas beyond the minimums, with some units fronting open terraces and ground floor courtyards. All balconies allow good external outlook, including views to the sky.
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.	The private open space is oriented to allow for access to sunlight and ventilation with orientation provided to maximise public domain interface and passive surveillance opportunities where possible.	**Objective Achieved** The private open space is designed to enhance liability, with the terrace spaces integrated into the landscape design to provide visual privacy and enhance the outlook of the development both internally and when viewed externally.

O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.	The balconies provide interest to the façade as well as articulation in terms of bulk and the overall break-down of massing of the building.	**Objective Achieved** The balconies are integrated into the design of the dwellings to provide an attractive façade as well as provide internal amenity such as sunlight and ventilation to the units.

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 balconies meet or exceed relevant minimum dimensions and area.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area[1]	Minimum Dimension[1]
Studio apartment + 1 bedroom	8m²	2.0m
2 bedroom	10m²	2.4m
3 bedroom	12m²	2.4m
Ground floor / apartment with a terrace	15m²	3m

[1] Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

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.	Balconies are unscreened and provide outlook from living area.
A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.	Landscaping complements the private outdoor space.
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 or fixtures located on balconies

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.	The circulation spaces are not pinched and are generous in area whilst also being efficient in terms of design and access to external light and ventilation.	**Objective Achieved** Circulation spaces are designed to be relatively short and straight, minimising opportunities for entrapment. The

		entryway contains a lobby and wide main corridor that aid in defining the character of the development.
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.	The spaces support interaction with other residents and can have additional lighting and (mechanical) ventilation to improve the amenity of these spaces as required.	**Objective achieved** All circulation and common spaces are attractive, have good amenity and access to natural light, and opportunities for social interaction between residents where possible.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.5.1 – Circulation corridors are a minimum 1.5m in width.		Corridors are a minimum width of 1.8m.
A4.5.2 – Circulation and common spaces are designed for universal access.		Circulation and common spaces are wide enough to allow universal access.
A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.		Circulation and common spaces have limited opportunities for concealment.
A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.		Internal hallways can be lit at night without impacting units.
A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.		No windows from units open onto circulation areas or common spaces.

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.	The stores are allocated within the apartments to improve the accessibility and functionality of these space. This also maximises the space within the basement for car parking and waste collection, improving the functionality and legibility of the development.	**Objective Achieved** All units have a storage room that is either integrated into the dwelling or located on the same floor as the dwelling. These spaces are functional, accessible and safe.
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.	All units have a storage area which meets the acceptable outcome.
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.	Where storage is located in basement, these are considered convenient, safe, well-lit, secure and generally subject to passive surveillance.
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 areas are integrated into the design of the units.

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.	The development is within proximity of Stirling Highway and therefore, needs to have a higher acoustic treatment to ensure internal amenity is maintained. The open spaces are subject to higher noise levels, however with the large and combination of external and internal communal open spaces, this will provide options to residents if external private spaces are not comfortable for use at certain times of the day/year.	**Objective achieved** The siting of the development is considered generally well designed to mitigate the impact of external noise sources. Residential apartments are generally located above ground level and setback from the street. Potential noise sources from within the development are mostly located within the basement levels and are kept away from habitable rooms.
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.	This is covered within the preliminary acoustic report – outlining that the noise transfer between apartments will meet/exceed requirements of the NCC	**Objective achieved subject to condition.** The provisions of State Planning Policy 5.4 Road and Rail Noise (SPP 5.4) are applicable given the sites proximity to Stirling Highway. The applicant has provided an Acoustic report prepared by Stantec which states that noise measurements and modelling are generally in accordance with the requirements of SPP 5.4, or

		otherwise noise mitigation measures can be implemented to achieve acceptable noise levels. A condition of approval is recommended to ensure that the recommendations contained within the Acoustic Report are implemented. A further condition of approval will require a notification to be put on title to inform future residents of the of the existence of transport noise in accordance with SPP 5.4.
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).		Will have to exceed minimums to meet noise requirements of State Planning Policy 5.4: Road and Rail Noise.
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.		Service areas, plant rooms and noise generating areas are located separate from units generally within the basement.
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.		Major openings do not face onto external noise sources such as communal open space or utilities.

ELEMENT 4.8	**DWELLING MIX**	
ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT**	**ASSESSOR COMMENT**
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	The City does not have a local housing strategy which identifies the need for a certain size of apartment. Generally, the larger apartment areas and having greater number of two- and three-bedroom apartments caters to the young professionals and down-sizer market looking for an apartment in this location. The tower having a small number of apartments per floor allows for greater neighbour interaction and familiarity and caters to buyer demands.	**Objective Achieved** The City has no relevant local housing strategy. However, the proposal includes a range of dwelling sizes have been provided throughout the building.
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**		No applicable housing strategy. • 8 x 2 bedroom, 2 bathroom units (30%) • 18 x 3 bedroom, 2 bathroom units (66%) • 1 x 4 bedroom, 3 bathroom units (4%)

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.	
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.	Dwelling types are appropriately distributed.

ELEMENT 4.9 UNIVERSAL DESIGN

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	**APPLICANT COMMENT** *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	**ASSESSOR COMMENT**
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	By the nature of the larger apartment sizes, the majority of the apartments are capable of meeting the silver level requirements to allow for persons to age in place or downsize into more manageable space.	**Objective achieved subject to condition** The applicant has indicated that 37% of units will meet the Silver Level requirements and this is included as a condition of approval.

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).	Plans indicate that 10/27 (37%) apartments are designed to a silver level standard.

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.	The development has been scaled, articulated, and detailed to reflect the character of the area with materials used to reference locally prevalent palettes as well as massing of the building setback to respect the setbacks of the area and landscape character. The twist in the façade provides interest and allows the development to take advantage of the views whilst also providing a midpoint datum for the development.	**Objective achieved** The building has been designed to adequately respect and reflect the character of the local area. The development has responded to the comments from the City's Design Review Panel (DRP) by amending the boundary wall elevations to provide for more articulation and visual interest, and the scoring for the "Aesthetics" Design Principle was improved to Green (supported). The development incorporates a variety of materials including concrete, aluminium, limestone and cedar to ensure a visually interesting and high quality façade
O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.	The balconies are provided to the external façade to maximise the articulation of the façade and a mixture of materials has been used to provide a cleared defined	

	base and middle with top part of the building scaled back to reflect the desired proportionality of a building of this size. Building services are well concealed and the ground level appropriately detailed to avoid blank façade where possible.	design.
ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*		
A4.10.1 – Façade design includes: – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.		The façade design includes appropriate articulation and materiality. The façade design has been supported by the City's Design Review Panel.
A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.		The building is design with a distinct base, middle and top.
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.		Outcome achieved.
A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.		Outcome achieved.
A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that: – define and provide weather protection to entries – are integrated into the façade design – are consistent with the streetscape character.		Street setback exceeds 1m.
A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.		No signage proposed.

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.	The roof form is concealed given the built form of the development. The stepping of the podium across the site responds to the streetscape.	**Objective achieved subject to condition requiring rooftop services to be screened**
O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.	The roof space provides private open space for the podium and communal open space for the tower as well as solar PV opportunities	**Objective achieved** Solar panels and A/C condensers provided on the roof.

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.	Outcome Achieved
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	Screening provided to rooftop services.
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.	Acoustic Report demonstrates noise from rooftop terrace will not negatively impact amenity of adjoining residences.

ELEMENT 4.12	**LANDSCAPE 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.	
O4.12.1 – 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.	Plan E Landscape Architects have prepared the required Landscaping Plan for the proposed development. The main areas of landscaping are provided at ground level, in the front and rear setback areas with additional on structure planting provided throughout the development for some visual privacy, visual relief as viewed from the street and attractive outlook for residents. *Refer to Landscaping Plan for additional information.*	**Objectives Achieved** Landscaping at ground, podium and communal area ooftop levels is designed to enhance the amenity of the building and provide an attractive outlook for users/residents.
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.	The landscaping strategy seeks to have a landscaped rear setback area to reflect the traditional back yard development pattern of the area and provide relief to the southern neighbouring landowners in terms of access to sunlight. The planting on structure proposed adds to the amenity of the apartments and ensures that the building sits well within the existing landscape typology of the area being a 'garden suburb'. Details of the planting on structure has been provided within the Landscaping Plan to ensure that the species and maturity selected have appropriating planter areas to support on-going viability of this landscaping.	**Objectives Achieved** Plants have been selected and landscaping designed by a landscape architect with appropriate consideration for orientation, exposure and site conditions.
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.	The proposed Landscape Plan includes preliminary irrigation details and planting methodology. The scale of the development does not warrant water harvesting with this measure likely to reduce the deep soil area provided	**Objectives Achieved** The landscaping plan includes water sensors and low-water emitters to reduce water use.

	in order to be accommodated.	
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.	The selected plant species have been carefully chosen with regard to delivering visual privacy, canopy cover for many of the outdoor areas and improve the microclimate around the development. The raised planters throughout the development will bring greenery and life throughout the building for residents to enjoy and add to/complement the architecture throughout. The greenery will also act to cool the building.	**Objectives Achieved** Landscaping is integrated into the design of the building and complements the architecture. The landscaping is functional and provides an attractive outlook from the units.
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.		The landscaping plan has been prepared by Plan E which includes a species list and demonstrates waterwise principles.
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.		Trees at ground floor are located within deep soil areas or have sufficient soil depth and width to support healthy tree growth.
A4.12.3 – Planting on building structures meets the requirements of Table 4.12.		The landscaping plan proposes approximately 219m2 of on-structure planting throughout all levels of the development. Key on-structure planting areas are rear setback at ground level, the deep planters on level 3 and 4 balconies and the roof top communal area. On structure planters have a minimum depth of 1.0m which achieves the Table 4.12 standards for a small or medium tree.
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.		Outcome achieved.

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	--

ELEMENT 4.13 ADAPTIVE REUSE – N/A

ELEMENT 4.14	MIXED USE – N/A

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.	The energy efficiency of the development substantially exceeds the acceptable outcomes and the NCC requirements with the worst apartment having a NaTHERS rating of 6.5 stars and an average of 7.5 stars across the building. *Refer to Sustainable Design Strategy Report*	**Objective achieved** Refer to discussion in RAR.
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.		Dwellings exceed NatHERS on average 7 stars, with minimum 6.5. Solar panels shown on roof

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.	Apartments will be fitted with waterwise appliances, including taps, toilets and showers. Permeable paving has also been provided as part of the proposed Landscaping Plans. *Refer to Sustainable Design Strategy Report.*	**Objectives Achieved** Apartments will be fitted with waterwise appliances. Landscaping has been designed to minimise water use. The development will need to demonstrate stormwater can be contained onsite for a 1 in 100 year event.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.	It is anticipated that this will form part of the conditions of approval.	Implementation of the Sustainability Strategy is recommended as a condition of approval.

O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.	Stormwater runoff will flow into the landscaped edges of the building, slowing the flow of water and capturing excess run-off where possible. It is anticipated that this will form part of the conditions of 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.		Proposal includes a fully embedded meter network.
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		Adequate stormwater containment to be demonstrated at building permit stage, but no issues have been raised with the current design
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		Outcome achieved

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.	The development application is accompanied by a Waste Management Plan prepared by Talis Consultants which has been prepared in accordance with the City of Nedlands requirements. The waste storage area is concealed from view and away from apartments within the first basement level with waste collection able to occur in this space as well. Space has also been dedicated for bulky waste.	**Objective achieved subject to condition** Bin stores are provided within the basement and are not visible from the street. The size of the bins stores and the waste management plan are in accordance with City's Waste Management Local Planning Policy. A standard condition of approval will ensure that the development complies with the Waste Management Plan.
O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.	Each level has been provided with bin storage areas so that caretakers can empty these bins into the bin store within the basement level. This maximises convenience for residents and minimises conflict and storage issues within the bin store area within the basement level.	**Objective Achieved** The building provides sufficient space for the 3 bin (FOGO) system as well as City's recycling and refuse services.
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).		A Waste Management Plan prepared by Talis Consultants has been provided which is in accordance with City's Waste Management Local Planning Policy.

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).	The size of the bins stores is sufficient to accommodate the required number of bins in accordance with City's Waste Management Local Planning Policy.
A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.	Bin stores are located within basement levels. These are 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:	**LPP 3.2 Waste Management**

ELEMENT 4.18 UTILITIES

ELEMENT OBJECTIVES *Development is to achieve the following Element Objectives*	APPLICANT COMMENT *Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.*	ASSESSOR COMMENT
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	The development has planned for the necessary services needed and are located to ensure that the façade is as activated as possible whilst still meeting access requirements of the relevant servicing agencies.	**Objective achieved** All required services are available.
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	The utilities are incorporated into the development, are accessible and do not restrict vehicle or pedestrian movement.	**Objective achieved** Location of utilities do not impede safe movement of vehicles or pedestrians.
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	The services within the façade have been kept to a practical (and compliance) minimum to ensure that the façade activation is maximised.	**Objective achieved** Fire service utilities and services are integrated into the façade of the development. Other utilities, such as condensers and pump rooms are located either in the basement or on the rooftop so as to not be visually obtrusive.
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	All apartments have laundries within corridors, separate rooms or bathrooms to ensure compliance with the City of Nedlands local law. These areas will be ventilated and drained to prevent damage within the apartments.	**Objective achieved** All units are fitted with air conditioners, laundries and space for clothes drying to ensure compliance with the City of Nedlands local law.

ACCEPTABLE OUTCOMES *Acceptable Outcome pathway may not be applicable where a performance solution is provided*	
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.	No utilities located in the front setback or on visually obtrusive parts of roofing.
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.	Outcome achieved.
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.	All Hot water units, air-conditioning condenser units and clotheslines are screened from view from street.
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.	Laundries are located within individual units and are of an overall size and dimension that is appropriate to the size of the dwelling.

City of Nedlands
Received
21 December 2023

URBIS

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Urbis Ltd
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15 December 2023

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

Attention Planning Services – Chantel Weerasekera, Senior Urban Planner (Statutory)

Dear Chantel,

AT LOT 2 (NO. 1A) THOMAS STREET, NEDLANDS – DEVELOPMENT APPLICATION FOR 29 APARTMENTS (MULTIPLE DWELLINGS)

On behalf of Capital Way Pty Ltd, RAD architecture and Urbis, we are pleased to submit this application for amendments to the existing development approval at Lot 2 (No. 1A) Thomas Street, Nedlands (the subject site).

The development application seeks approval for 29 apartments with 63 car parking bays, common areas and associated landscaping at the subject site. The development has been designed to cater to a range of households with a variety of apartment sizes with generous communal areas for residents and deep soil areas and planters to support landscaping and tree canopy suitable to maintain the leafy green landscape context of the locality.

This is a new Form 1 application, as whilst the proposal has the same design and form resulting from the response to the planning framework and context that informed the existing approval (MINJDAP/166), it now has an additional two storeys. The additional height is required due to changes in market conditions with the escalation in construction prices requiring scale to be more efficient to meet the site mobilisation methodology for builders. The increased in height is preferable to increasing the building footprint or value managing the design and quality of the apartment development to create a viable development outcome.

The purpose of lodging a new Form 1 over another amendment Form 2 is to avoid any potential classification as not being appropriate to consider as an amendment application and to allow for a revised approval period of four (4) years – however, the documentation of this application has relied upon the previous approval as a base for what the City deems acceptable. This letter has, therefore, been structured to focus on the differences between the proposed revisions and the previous approval.

This letter also provides a revised holistic assessment against State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (**R-Codes Vol. 2**) within an Appendix. However, it is noted that the majority of the building is unchanged, and the built form resolution has already been approved. In a small number of places there are new building components that have changed – and where revised elements objectives assessment and alternative solutions are discussed we have identified in red/italicised text throughout the assessment provided at Appendix 1. This letter also addresses the recently advertised Scheme Amendment No. 13 to the City's Local Planning Scheme No. 3.

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The development remains highly compliant with the prevailing local planning framework with limited discretion required in relation to the ground floor being adaptive residential over commercial and aspects of the development requiring assessment under the element objectives of the R-Codes.

PROPOSED AMENDMENTS

The proposed development encompasses the following amendments to the existing development application:

Table 1 - Proposed Amendments

Existing Proposed	New Proposed	Description
26 residential apartments with a plot ratio of 3.10	29 Apartments with an additional plot ratio of 3.81	▪ Amalgamation of two 1x1 residential apartments into one 3x2 residential apartment located at Level 3 (Apartment 302) ▪ Four additional residential apartments over two storeys, increasing the original proposed eight storeys to ten storeys. ▪ The relocation of the rooftop communal area from 8th level to 10th level
Variable floor heights between 3.08m to 3.18m, and overall roof height of 55.560m.	Variable floor heights between 3.23m to 3.60m, increased overall roof height to 62.600m.	▪ Variable floor heights and an increased roof height enables the development to accommodate coordinated structure and services requirements.

As outlined, the addition of two (2) storeys to the development has a risk of not being considered 'minor' in nature to specifically conform to the amendment criteria under *the Planning and Development (Development Assessment Panels) Regulations 2011*. To avoid such risk, and to preserve the original approval, a new application (Form 1) pathway has been selected. We wish to still draw attention to the existing approval as it has established the building footprint, prioritising deep soil area and setbacks for the building as well as the high quality of the design of high value for the context, which has driven the amendment configuration over pushing out to boundaries and rationalising the design quality/features to improve the project feasibility.

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PLANNING FRAMEWORK ASSESSMENT

State Planning Framework Summary

The table below outlines elements of the State planning framework considered relevant to the subject site.

Table 2 State Planning Framework Summary

Document and Summary	Assessment	Compliance
Perth and Peel @ 3.5m The Perth and Peel @ 3.5 Million plan guides the development of housing, infrastructure, and services for the anticipated population growth in the Metropolitan and Peel regions. The subject site is located in the Central Sub-Region and falls within the Urban Corridor precinct, near Stirling Highway and public transportation. The Central Sub-Regional framework aims to increase housing density, promote business activity and job opportunities, and encourage efficient utilisation of public transportation infrastructure.	The proposed development seeks to provide for additional housing within the Central Sub-Region, close to high-frequency public transport.	✓
Metropolitan Region Scheme The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), which is the primary statutory planning document governing the Perth Metropolitan Region. The 'Urban' zone is intended to provide for a range of land use activities, including residential, commercial, recreational and light industrial development.	The proposal comprises high density residential development and is consistent with the purpose of the 'Urban' zone.	✓
State Planning Policy 5.4 – Road and Rail Noise State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) aims to safeguard noise-sensitive developments from excessive transport noise.	The proposal is located within the 300m trigger distance associated with Stirling Highway under SPP5.4. An acoustic report has been prepared outlining several	✓

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Document and Summary	Assessment	Compliance
The policy sets specific trigger distances for strategic freight and major traffic routes, which are likely to produce significant noise emissions. Its objective is to minimise any adverse impact of road and rail noise on noise-sensitive land-use and development, ensuring that new residents are protected from unreasonable levels of transport noise.	recommendations to ensure that the proposal suitably addresses and mitigates potential impacts of noise emissions on future residents.	
State Planning Policy 7.0 – Design of the Built Environment The purpose of State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) is to elevate the importance of 'good design' through the planning process. SPP 7.0 establishes ten key design principles to guide the design review and decision-making processes for built environment proposals across the state.	An evaluation of the proposed development against the ten design principles is included in the development application package.	✓
State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments State Planning Policy 7.3 - Residential Design Codes Volume 2 (R-Codes), 2, is a part of the 'Design WA' policies aimed at improving design quality in Western Australia, with a specific focus on apartment design. To obtain Development Approval under the R-Codes, applications must demonstrate compliance with the element objectives through acceptable outcomes, design guidance, or other appropriate measures. It is important to note that addressing the acceptable outcomes alone may not be sufficient, as the proposal will be assessed holistically to ensure the objectives are met. Alternative means or solutions may also satisfy the objectives	The proposed development has been evaluated based on the objectives and intent of the R-Codes, which is a performance-based policy. The design of the development has been guided by R-Codes Vol. 2 to ensure a high-quality design that suits its location and context.	✓

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City of Nedlands Local Planning Scheme No. 3

The City's Local Planning Scheme No.3 (**LPS 3**) provides the statutory controls for the development and use of land and buildings within the City. The subject site is zoned 'Mixed Use' with a density code of 'R-AC1' and is located within a band of similarly zoned properties extending the length of Stirling Highway within the City boundaries (from the City of Perth to the east and Town of Claremont to the west).

The City is currently advertising Amendment No. 13 to LPS3. This amendment seeks to impact development within the Mixed-use zone in which the subject site is located.

The amendments include:

- Delete the existing scheme clause that removes height as a consideration for R-AC 1 coded properties to defer to the Residential Design Codes (**R-Codes**) Volume 2 Acceptable Outcome for building height. (Note: Currently, Clause 26(3) of LPS3 removes Acceptable Outcome application for development on lots zoned R-AC1).
- Rezone some lots from Mixed Use to either Residential or Neighbourhood Centre
- Introduce vehicle access restrictions requiring the creation and use of rights-of-way for lots fronting Stirling Highway
- Introduce criteria for new significant developments to plant trees along Stirling Highway based on their street frontage.

The Scheme Amendment will improve the development's compliance in some aspects, such as changing the zoning of the lot to Residential, which will remove the requirement for a commercial ground floor interface with Thomas Street. In terms of the building height, the acceptable height provision being taken into consideration in the assessment is a minor change to the development assessment as the R-Codes Vol. 2 requires assessment first and foremost under the element objectives, which the design still adheres to with the additional two (2) storeys.

We also wish to reiterate that the Scheme Amendment is still in draft. While the height proposed will exceed the acceptable development control, its variance is not significant, like other recently approved developments and will not unduly affect the character and scale of the surrounding locality, as reflected in the element objectives assessment (provided in Appendix).

City of Nedlands Local Planning Policy No 3.1 – Waste Management

The City's Local Planning Policy – Waste Management (**Waste LPP**) requires that a Waste Management Plan (**WMP**) is provided with this development application with the details required to be listed within the WMP contained within the Waste LPP and Waste Management Guidelines (**WMG**). The WMG requires that internal service is required, given the number of required bins to service the development. The waste management, storage and collection arrangements are detailed within the updated WMP provided as an attachment to the Development Application report, which demonstrates compliance with the City's Waste LPP and WMG.

IMPLICATIONS FOR DEVELOPMENT

In addition to the detailed assessment, the proposed development aligns with principles of orderly and proper planning and reflects the built form outcomes envisioned in the City's planning framework. Notably, it adheres to the intended future character of the area, accommodating increased density along the Highway while respecting the long-established vision for the locality.

The design of the development effectively responds to the context and character of the locality. Demonstrating substantial adherence with the ten design principles of SPP 7.0, as detailed in the

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Development Application Report. Moreover, the proposal addresses a significant need by contributing a diverse range of high-quality apartments, fulfilling a current shortage in the area and aligning with LPS 3 objectives.

Additionally, the development aims to achieve the element objectives of the R-Codes Volume 2 and SPP 7.0. Positioned in proximity to established amenities, the proposal fulfils the immediate needs of residents while contributing to the streetscape, enhancing the overall amenity of the locality. The intentional frontage design is geared towards activating the street and improving the pedestrian experience along the emerging urban activity corridor. While discretion is sought on certain elements, the exceptional design ensures that this exercise aligns with market demands and present conditions, avoiding any undesirable development precedents.

We note the City of Nedlands officer recommendation for approval of the existing development application (approved by the Metro Inner North Joint Development Assessment Panel on 2 December 2022) and previous positive Design Review Panel feedback provided, which have outlined the suitability of the development in this location and design form and believe that the additional height proposed does not compromise the good development outcome proposed.

CONCLUSION

The proposal offers a substantial residential contribution to the locality with a diverse range of high-quality apartments of various sizes that are currently lacking in the area – consistent with the City's Local Planning Strategy and the objectives of the LPS 3 and presents compliance with the ten design principles of SPP 7.0. The proposed building has been designed in response to the site context and planning framework to achieve the element objectives of the Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. The site is well located within proximity to existing established amenities that will be further supported with the inclusion of additional residents within the area.

Based on the above information and demonstrated compliance, we respectfully request the appropriate assessment of this application.

Please do not hesitate to contact either Kate Bainbridge on kbainbridge@urbis.com.au or the undersigned with any queries.

Yours sincerely,

Kate Bainbridge
Associate Director
kbainbridge@urbis.com.au
0439809029

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APPENDIX A STATE PLANNING POLICY 7.3 RESIDENTIAL DESIGN CODES VOLUME 2 – ASSESSMENT

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THOMAS STREET

DEVELOPMENT APPLICATION REPORT

PREPARED BY:

REVISION C
15/12/2023

RAD architecture

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1A THOMAS STREET

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1A THOMAS STREET

PROJECT TEAM

ARCHITECTURAL REPORT ON BEHALF OF:

Capital Way
INTERIORS

ARCHITECTURAL REPORT BY:

RAD architecture

IN COLLABORATION WITH:

URBIS

Stantec

PLAN E

SHAWMAC

EMERGEN

talis consultants

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1A THOMAS STREET

EXECUTIVE SUMMARY

On behalf of Capital Way Pty Ltd, RAD architecture with element and an expert team of consultants have prepared the following report in support of a nine-storey multi-residential development located at 1A Thomas Street within the City of Nedlands.

The Development, designed by RAD architecture has been carefully designed to contribute to the City of Nedlands locality and will set a new benchmark for residential design in the area. The proposal will deliver 29 premium quality apartments with rooftop amenities and extensive landscaping to the building and street-scape offering an opportunity to enhance the existing 'leafy green' character of Thomas Street and greater community.

This significant site adjacent to Stirling Highway provides a unique opportunity to contribute to the urban fabric of the heritage rich precinct under the City of Nedlands Planning Scheme No 3. The proposal will deliver a greater diversity of living options for the Nedlands community and is strategically located near on the Stirling Highway transport corridor.

The development focusses on delivering a limited number of boutique apartments that replicate the lifestyle and expectations of those accustomed to living in this premier community. The proposal has been designed to accommodate modern needs of residents and to ensure the highest possible living standards for future occupants. Apartments and internal spaces are well-considered to provide optimal sunlight access, natural cross-ventilation, recreational space, privacy and to encourage social cohesion and community.

The following Development Application had been coordinated with the City's Design Review Panel to result in an outcome that has been well-guided and methodical to ensure that the development meets the City's vision for Thomas Street and the Stirling Highway Corridor.

Pursuant to the provisions of the City's Local Planning Scheme No. 3, the site is zoned R-AC1. The proposed development's use, built form and density have been carefully by the following items:

- Retention and enhancement of existing mature trees to the street-scape and adjacent to the site.
- Materiality and built-form draws from the local historic buildings and rich character of the Nedlands area.
- Increased setbacks from the public library and accompanying gardens to the west of the site.
- Incorporating native plant species into the landscape design.
- Creating open communal/lobby spaces that are orientated to the north and receive improved daylight access.
- Understanding the demographic who may occupy the development and providing appropriate amenities to accommodate the needs of future occupants.

The proposed development is consistent with the aims, objectives and intent of the City of Nedland Local Planning Framework. The design will provide well-considered proposal that will diversify housing opportunities within Thomas Street and strongly contribute to delivering the overall vision of the Stirling Highway Corridor.

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1A THOMAS STREET

PROJECT SUMMARY

CONTEXT & CHARACTER
Good design responds to and enhances the distinctive characteristics of a local area contributing to a sense of place.

The built form draws from both the leafy green streetscape & white picket fences of the Nedlands community and the established civic buildings found in the area

LANDSCAPE QUALITY
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Soft and permeable landscaping proposed throughout the site and structure. Basement extent has been designed to protect nearby existing trees on adjoining properties. 80 sqm of Deep soil area on the ground floor plane, 334sqm planting on structure and retention of existing mature trees.

BUILT FORM & SCALE
Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

Highly articulated and stepped built form, responsive to their surroundings and comply with setbacks, privacy and overshadowing.

FUNCTIONALITY & BUILD QUALITY
Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

100% natural ventilation to the whole project, and good daylight to all dwellings, with no south facing apartments.

SUSTAINABILITY
Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

Estimated average 7.5 star NatHERS rating to the proposal

AMENITY
Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

The proposal includes 226 sqm of internal communal amenity space and additional 162 sqm of communal open space and facilities

LEGIBILITY
Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

Building entry points are clearly identified through articulation of the ground floor. 63% active street frontage and visual permeability goes to generating an inviting and open relationship to the street.

SAFETY
Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Clearly defined building entry points creates an active & safe environment and relationship to the streetscape. large open-ended corridors and lineal passageways improve levels of passive surveillance

COMMUNITY
Good design responds to local community needs as well as the wider social context, providing buildings and spaces that support a diverse range of people and facilitate social interaction.

The building has been design and orientated to reduce its bulk and scale to the existing Nedlands community, overshadwoing has been minimised by increased setbacks from the west and east boundaries.

AESTHETICS
Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.

The considered design has been driven by a dual language of a strong earthy podium balanced by lighter and elegant forms above.

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1A THOMAS STREET

PROJECT SUMMARY

Project: 1A Thomas Street, Nedlands **Date:** 16.11.2023

Project Number: 21.10 **Revision:** FS02 REV D

LEVEL	RESIDENT BAYS STANDARD	RESIDENT TANDEM BAYS	VISITOR BAYS	TOTAL CAR BAYS	RESIDENTIAL PLOT RATIO	RESIDENTIAL STRATA AREA	1x1 BED	2x2 BED	3x2 BED	Penthouse	TOTAL
Basement 3	16	4		24							
Basement 2	14	4		22							
Basement 1	12		5	17							
Ground Floor					341 sqm	314 sqm		1	2		3
Level 1					564 sqm	519 sqm		3	2		5
Level 2					565 sqm	520 sqm		3	2		5
Level 3					399 sqm	367 sqm			3		3
Level 4					330 sqm	304 sqm		3			3
Level 5					333 sqm	306 sqm				2	2
Level 6					333 sqm	306 sqm				2	2
Level 7					333 sqm	306 sqm				2	2
Level 8					333 sqm	306 sqm				2	2
Level 9					333 sqm	306 sqm				2	2
Level 10 (Rooftop)											
TOTAL	42	8	5	63	3863 sqm	3554 sqm	0	10	9	10	29
TOTAL %							0%	34%	31%	34%	100%

SITE AREA	1014 sqm
PLOT RATIO AREA	3863 sqm
PLOT RATIO	3.81

PARKING ALLOCATION TABLE

APARTMENT TYPE	VISITOR	1x1 BED	2x2 BED	3x2 BED	Penthouse	TOTAL BAYS
1 standard bay	5					5
1 tandem bay (2 bays total)			8			16
2 standard bays			2	9	10	42
3 standard bays						0
1 tandem bay & 1 standard bay (3 bays total)						
	5	0	10	9	10	63

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1 PRINCIPLE
CONTEXT & CHARACTER

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1 CONTEXT & CHARACTER
LOCATION PLAN

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AERIAL IMAGE OF NEDLANDS SUBURB

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RAD architecture

ZONING MAP OF STIRLING HWY - THOMAS RD

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1 CONTEXT & CHARACTER
EXISTING SITE CONTEXT

AERIAL IMAGE OF STIRLING HWY - THOMAS RD

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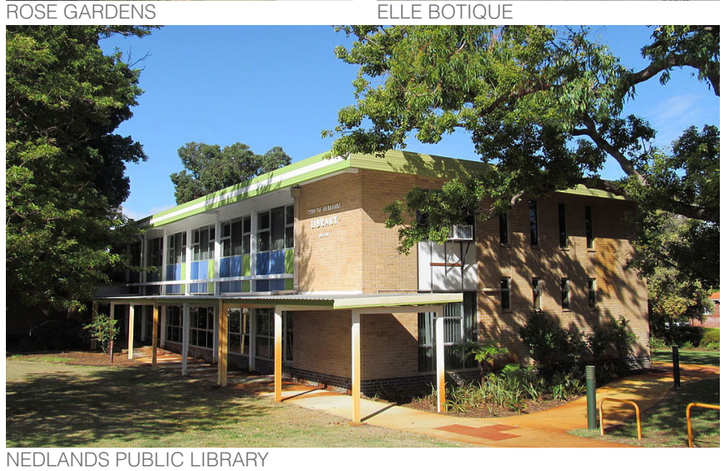
1 CONTEXT & CHARACTER
EXISTING NEDLANDS CHARACTER

COUNCIL CHAMBERS

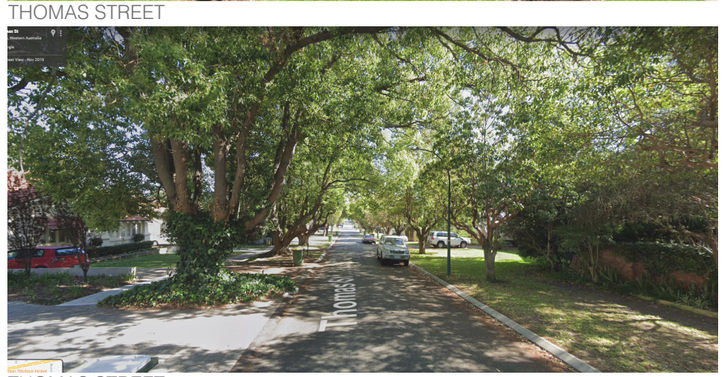
ROSE GARDENS

ELLE BOTIQUE



NEDLANDS PUBLIC LIBRARY

THOMAS STREET



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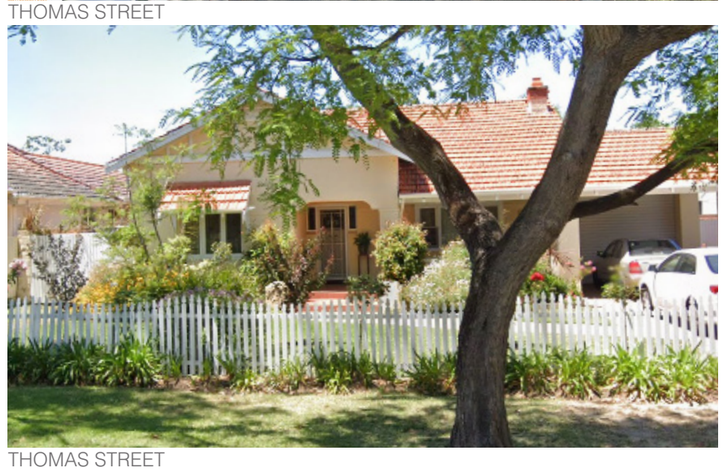
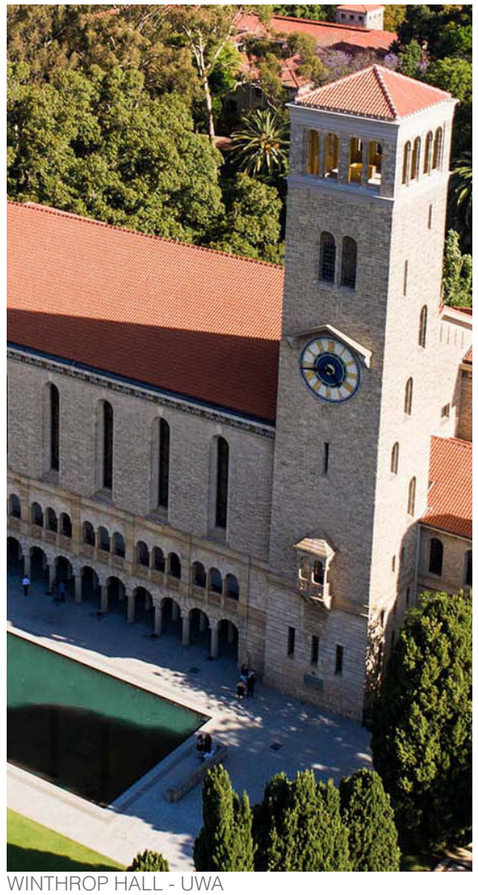

THOMAS STREET

CAPTAIN STIRLING HOTEL


WINTHROP HALL - UWA

THE MASIONETTES - STIRLING HWY

FORREST HALL - UWA

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1 CONTEXT & CHARACTER
FUTURE NEDLANDS CHARACTER

135 BROADWAY ST, NEDLANDS

17-19 LOUISE ST, NEDLANDS

79-81 BROADWAY ST, NEDLANDS

87-89 BROADWAY ST, NEDLANDS

137-139 BROADWAY ST, NEDLANDS

5 HILLWAY, NEDLANDS

97 - 100 STIRLING HWY, NEDLANDS

95A WARRATAH AVE, DALKIETH

93-95 BROADWAY ST, NEDLANDS

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2 PRINCIPLE
LANDSCAPE QUALITY

APPENDIX 1: LANDSCAPE ARCHITECTS REPORT

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3 PRINCIPLE
BUILT FORM & SCALE

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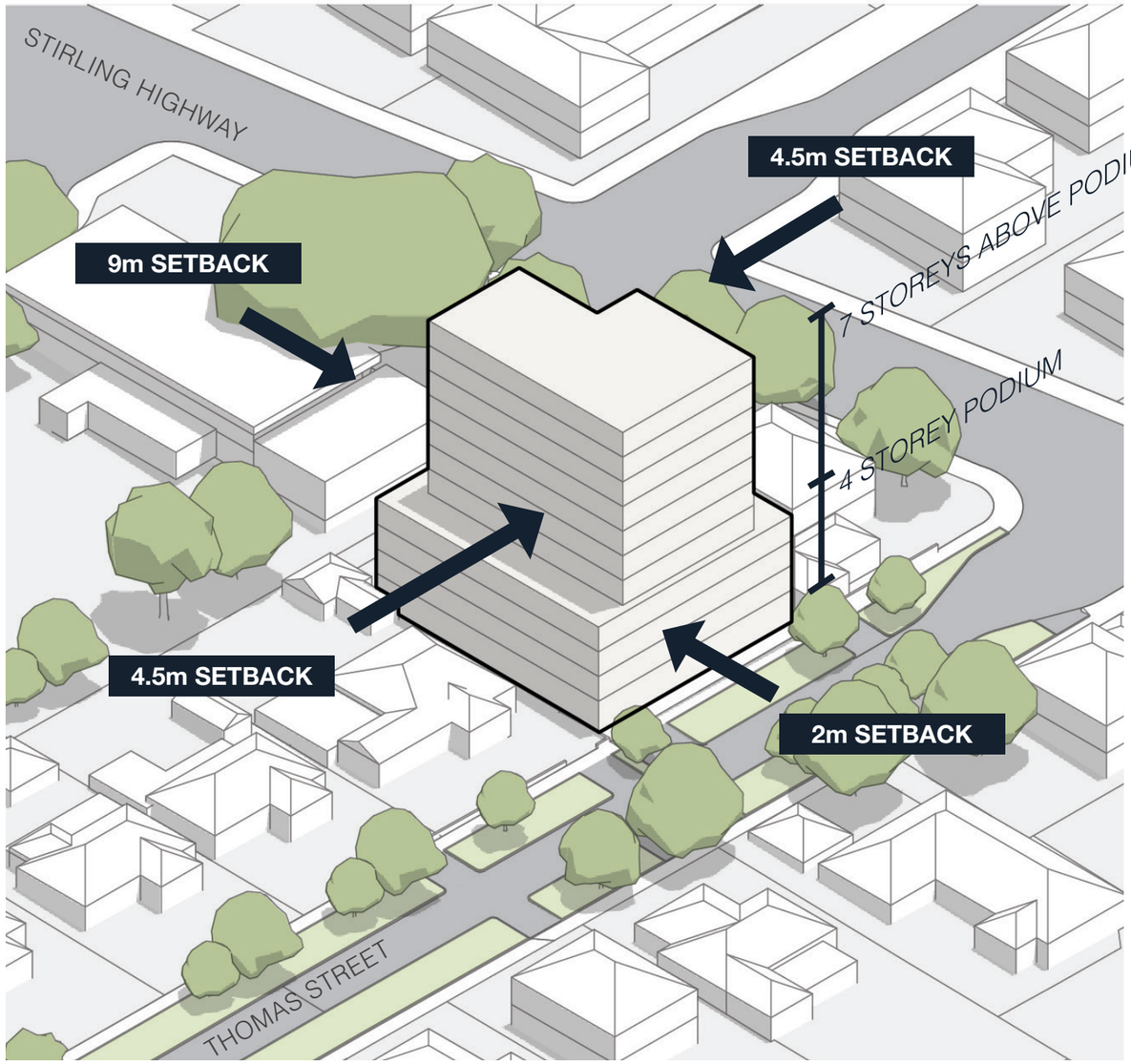
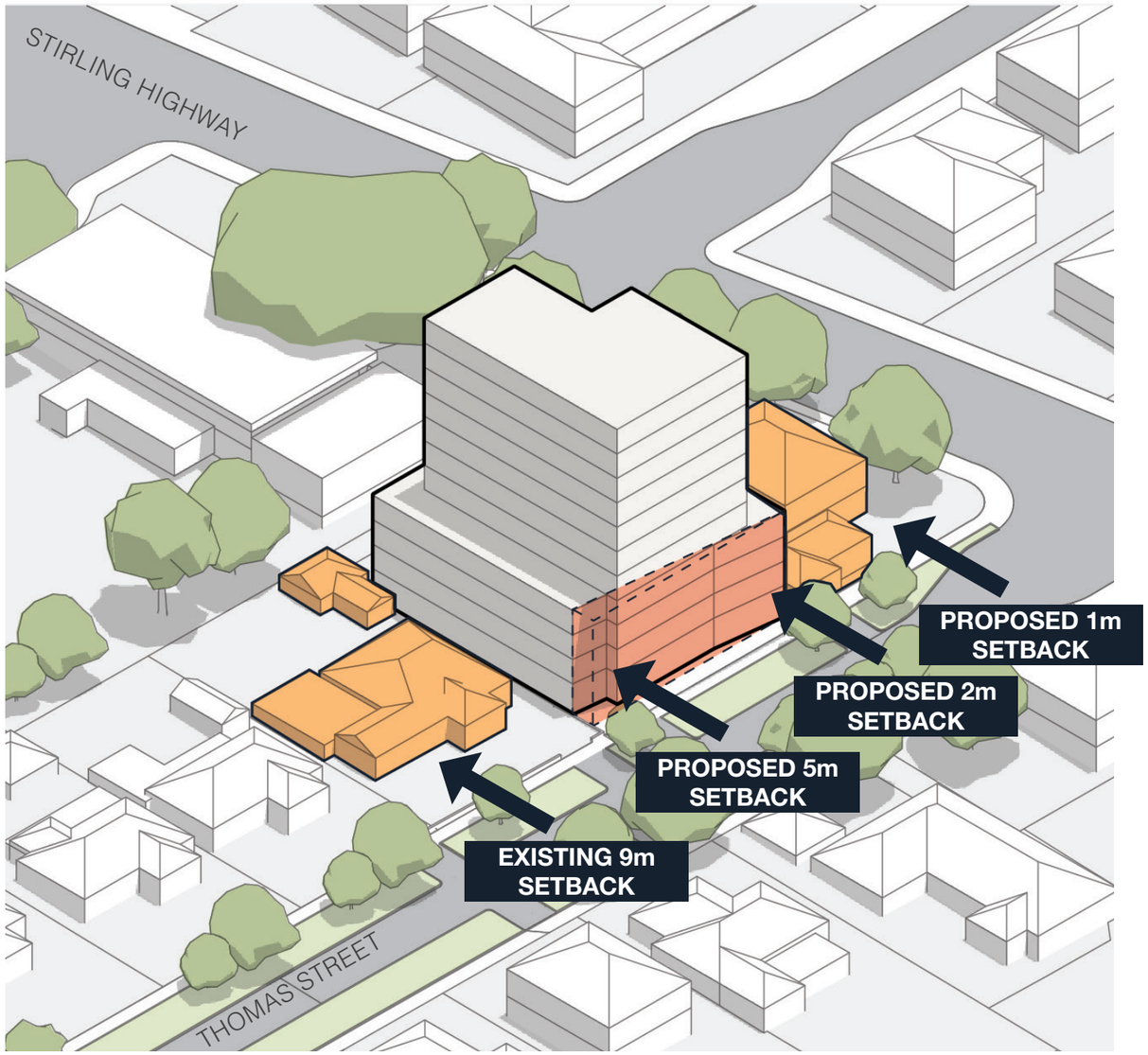
3 BUILT FORM & SCALE
DESIGN PROCESS



STANDARD BUILDING ENVELOPE



INCREASED PODIUM STREET - SETBACK TO INTEGRATE WITH EXISTING STREET CONDITION

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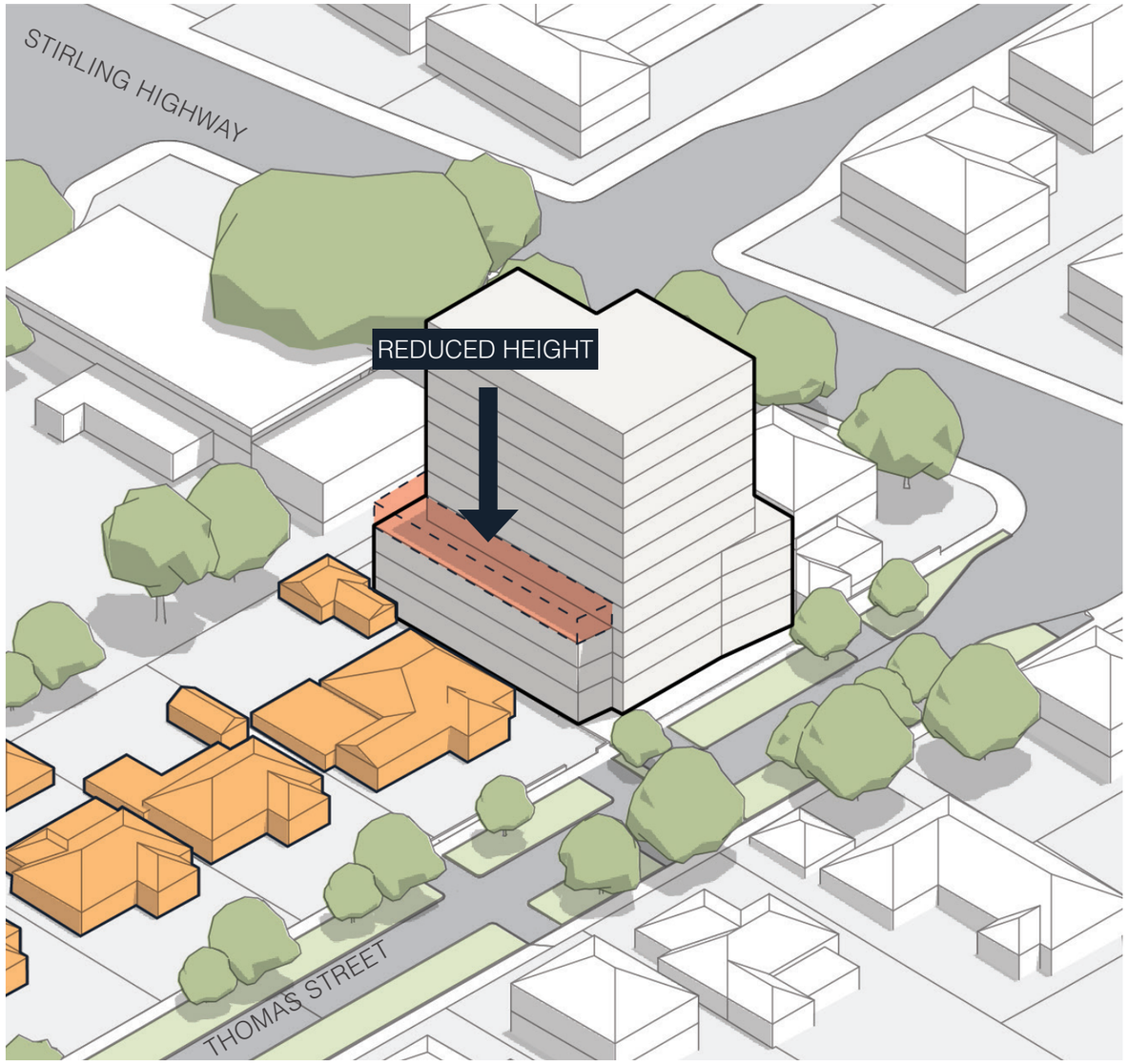
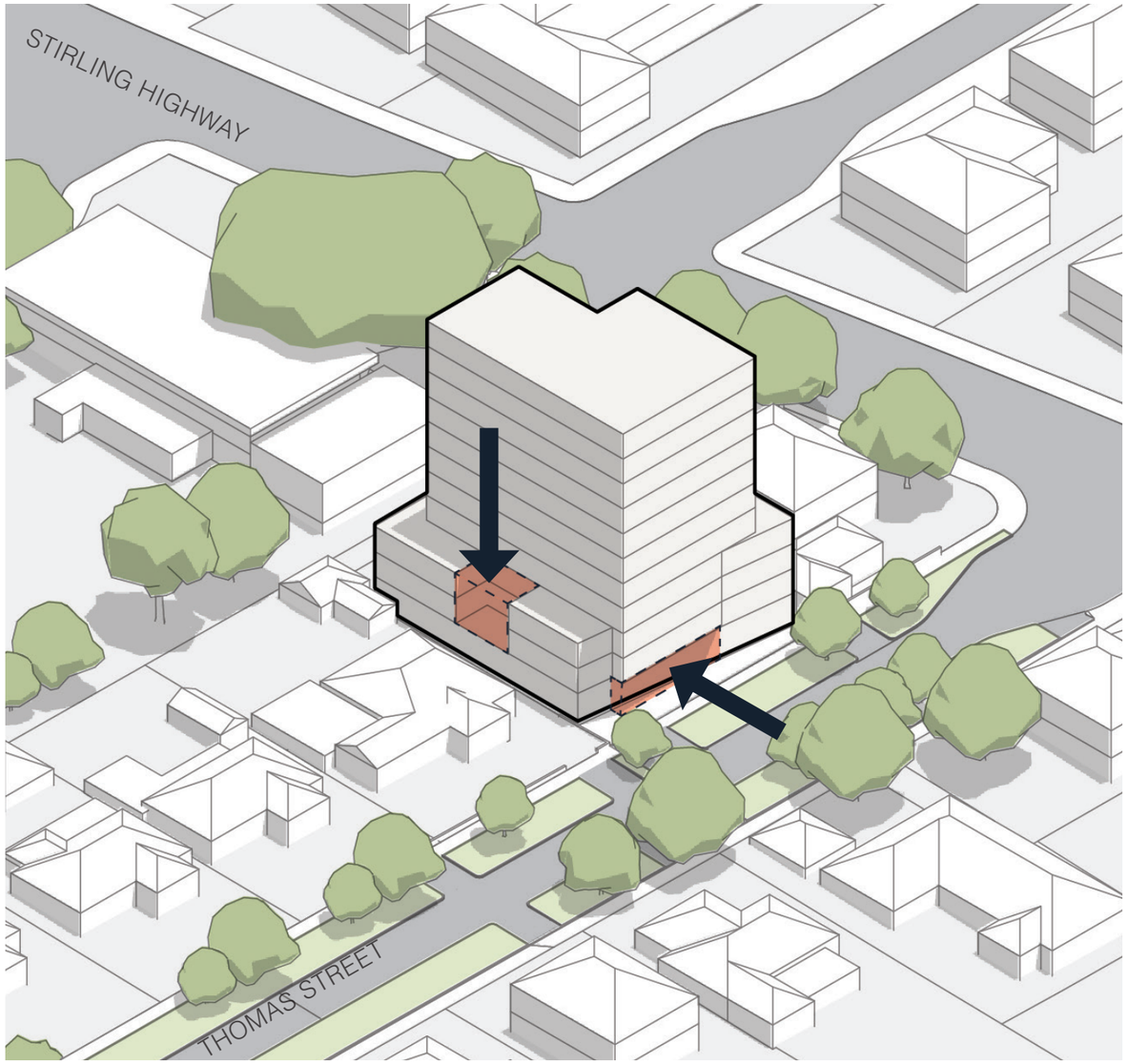
3 BUILT FORM & SCALE
DESIGN PROCESS



A LOWER PODIUM HEIGHT IS INTRODUCED TO THE SOUTHERN NEIGHBOR R-AC1 ZONE



GROUND FLOOR PODIUM MASS REMOVED AND PODIUM MASSING ON THE SOUTHERN BOUNDARY IS IS REDUCED

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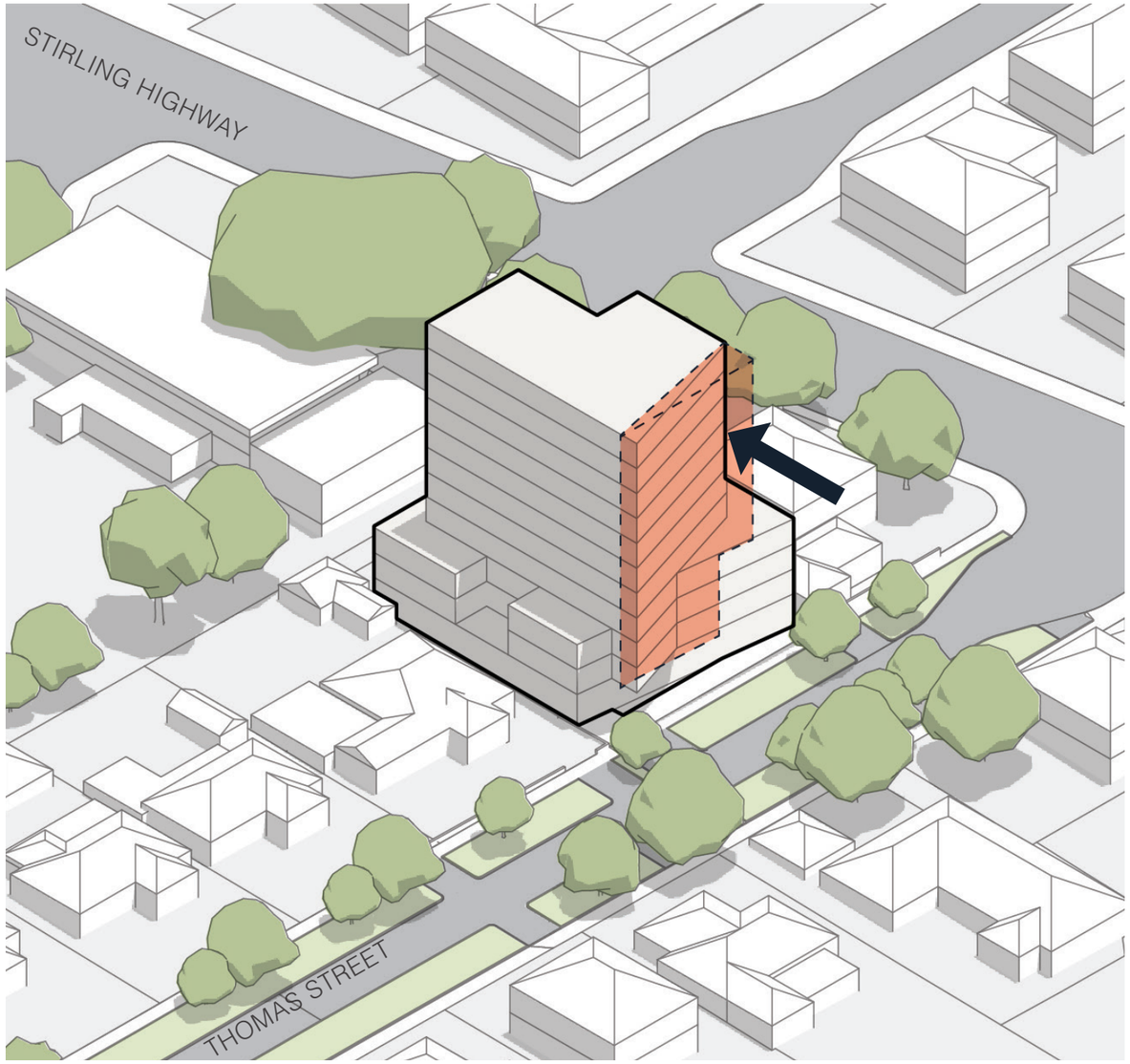
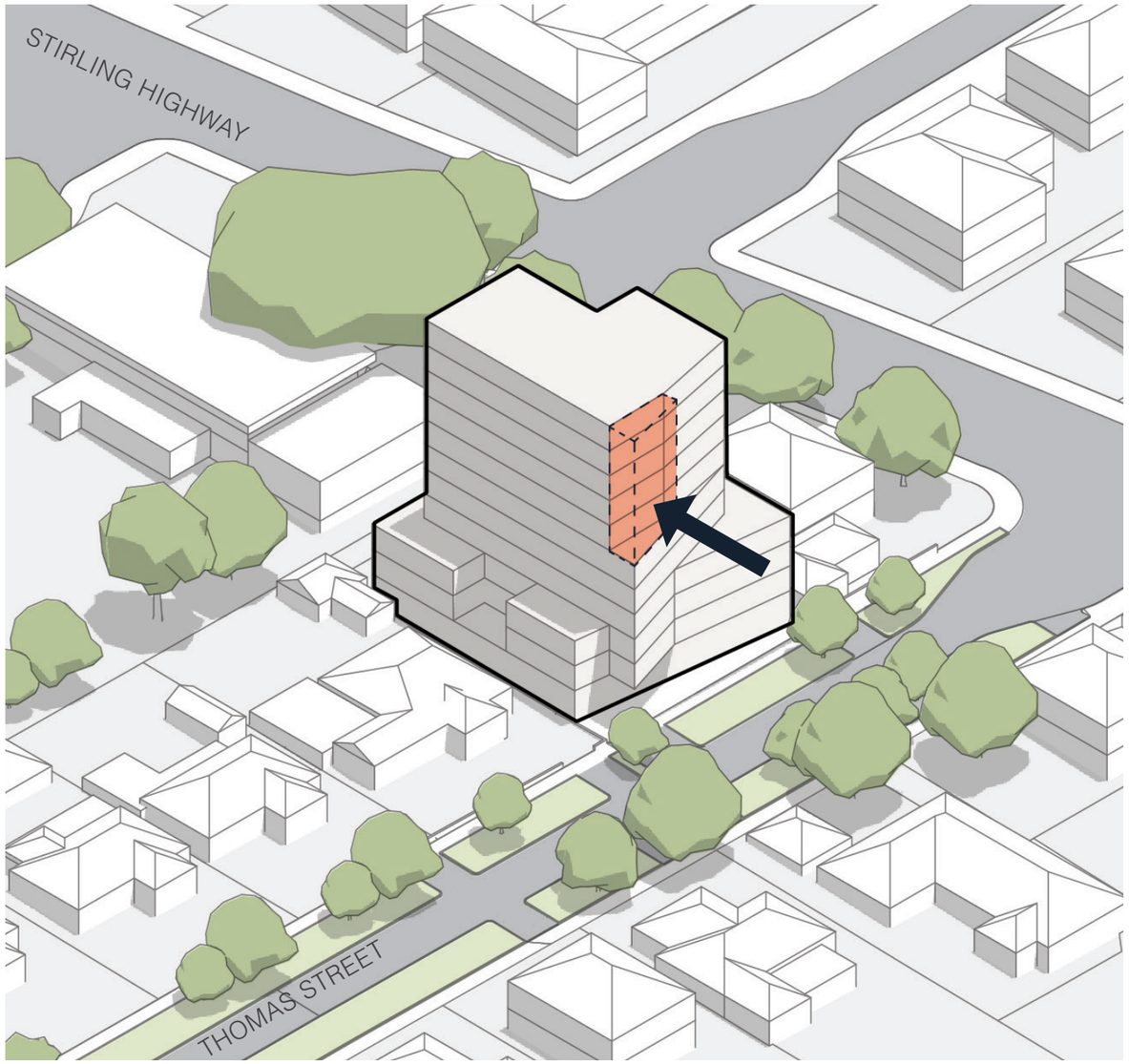
3 BUILT FORM & SCALE
DESIGN PROCESS



TOWER IS SETBACK TO ORIENTATE NORTH EAST, IMPROVING SOLAR ACCESS AND VIEWS TO THE CITY



FURTHER SETBACK TO UPPER FLOORS TO REDUCE THE PERCEIVED BULK FROM STREET AND INCREASE NEIGHBOURING SOLAR ACCESS

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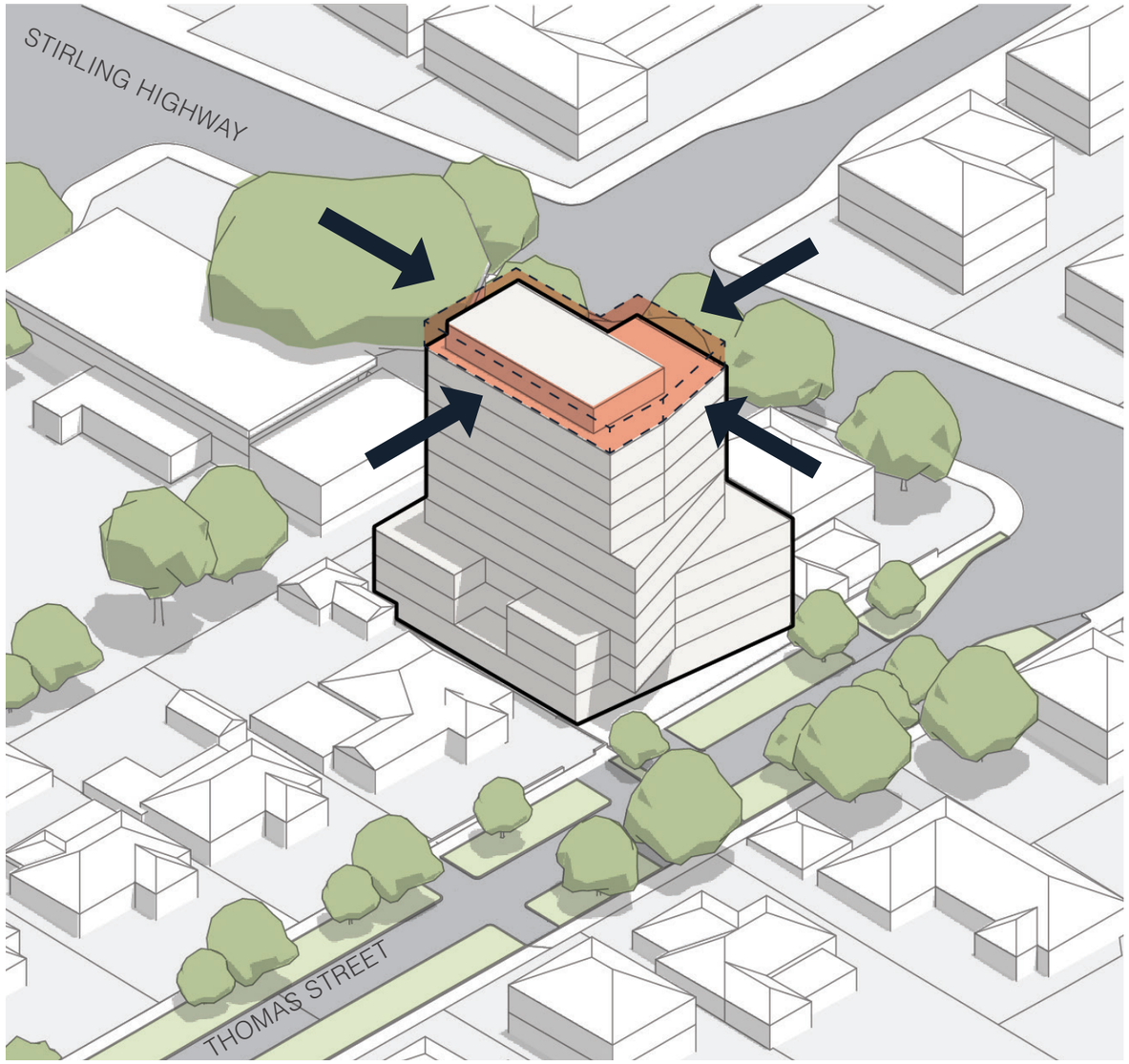
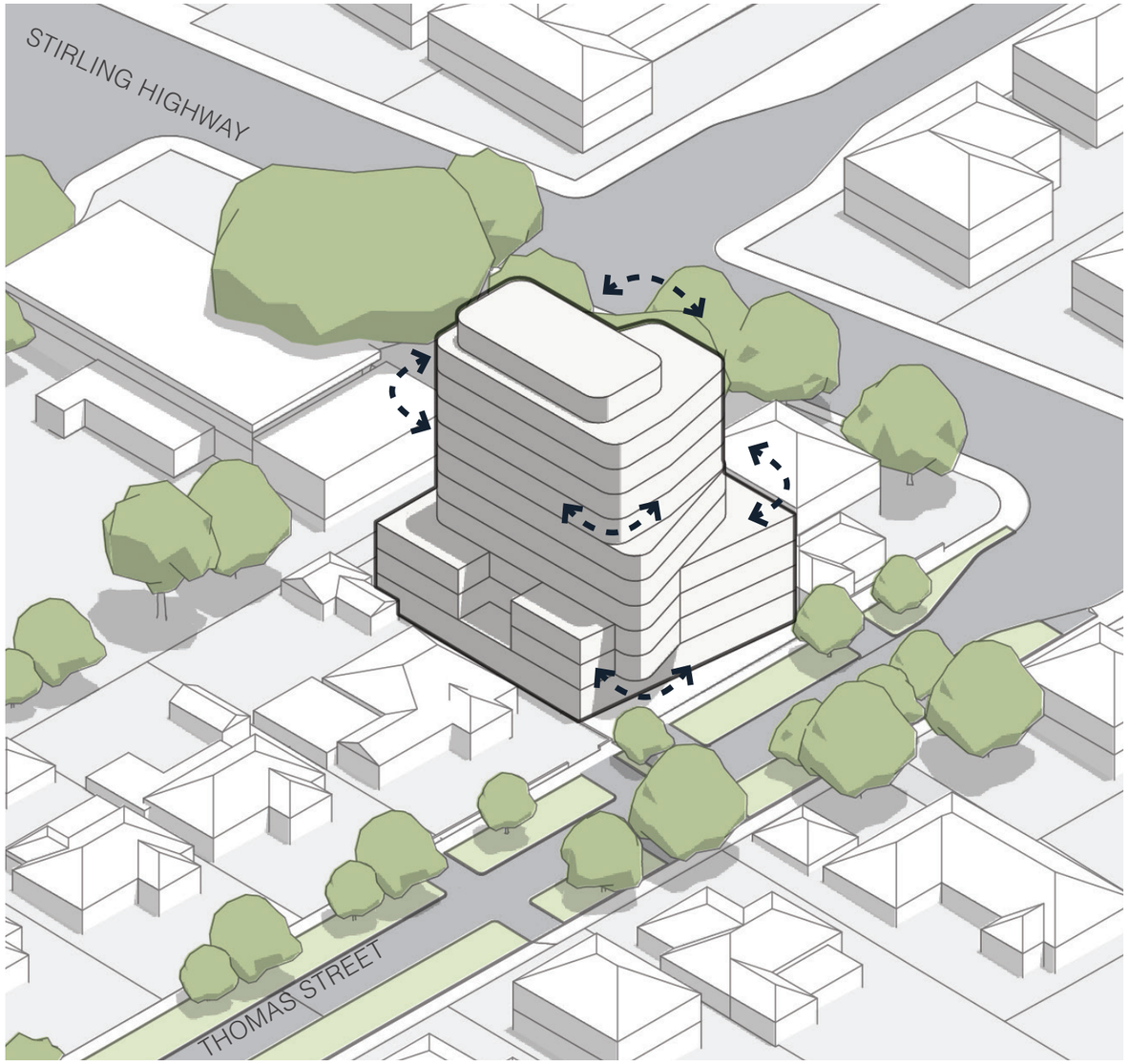


TOP FLOOR SETBACK ON ALL SIDES, BUILDING READS AS EIGHT STORIES FROM THE STREET.



CURVED EDGES TO SOFTEN BUILT FORM

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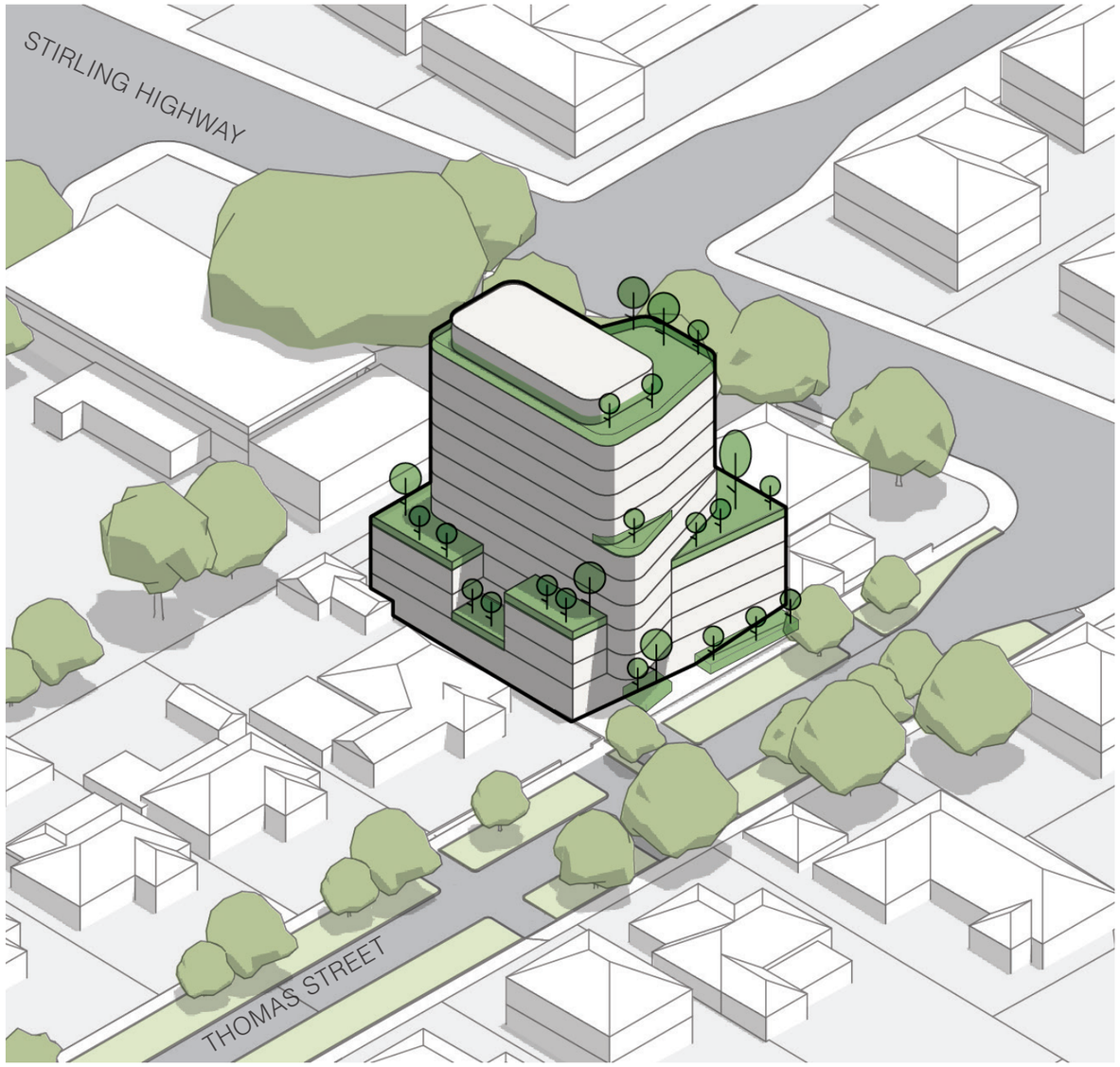
3 BUILT FORM & SCALE
DESIGN PROCESS



SIGNIFICANT PLANTING ON STRUCTURE TO SOFTEN BUILT FORM & CREATE VERTICAL STREET-SCAPE UP THE BUILDING

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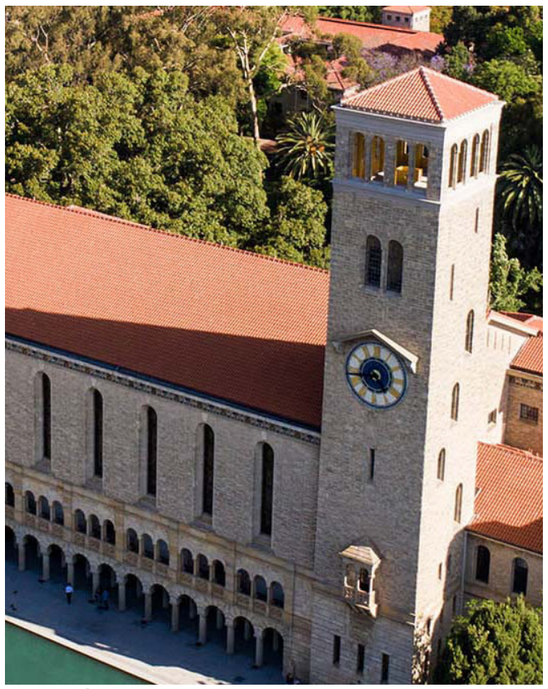
3 BUILT FORM & SCALE
LOCAL NEDLANDS AESTHETIC

THOMAS STREET - NEDLANDS

THOMAS STREET - NEDLANDS

MASIONETTES - STIRLING HWY

THOMAS STREET - NEDLANDS



WINTHROP HALL - UWA

FOREST HALL - UWA

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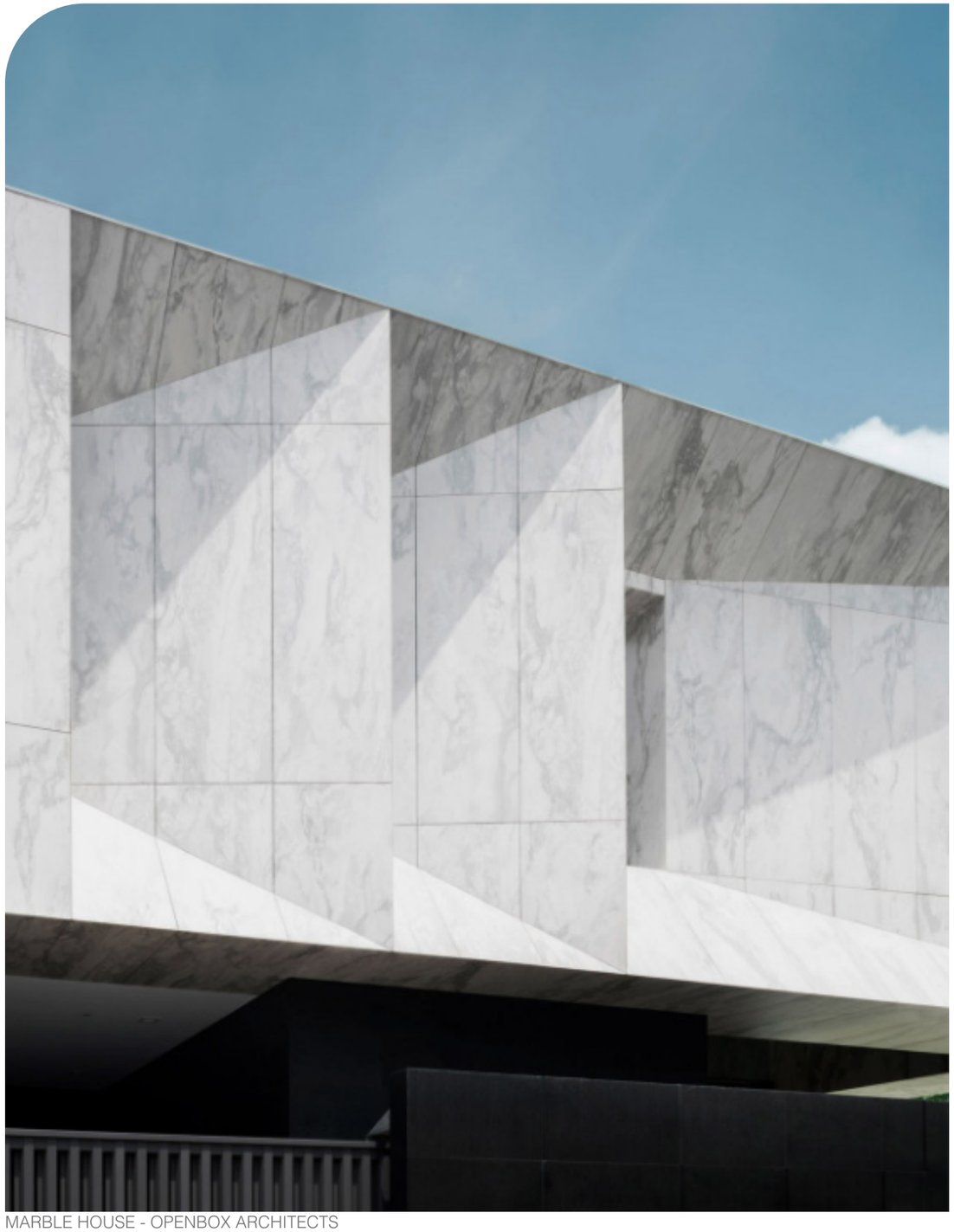
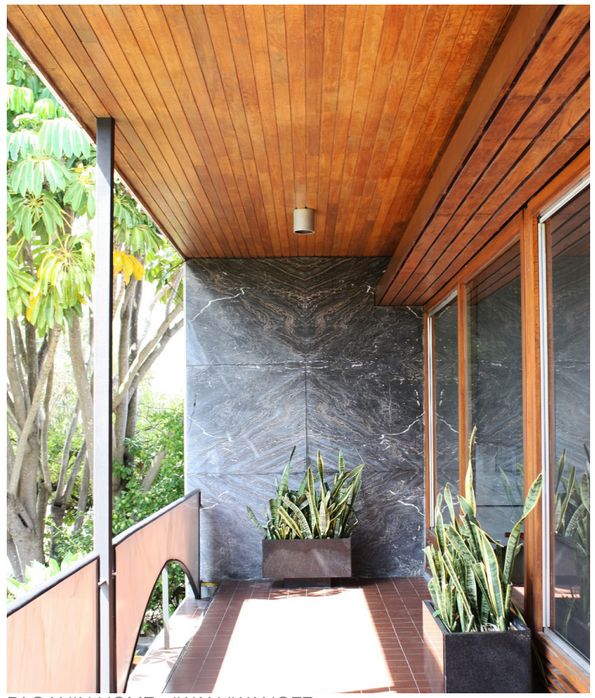
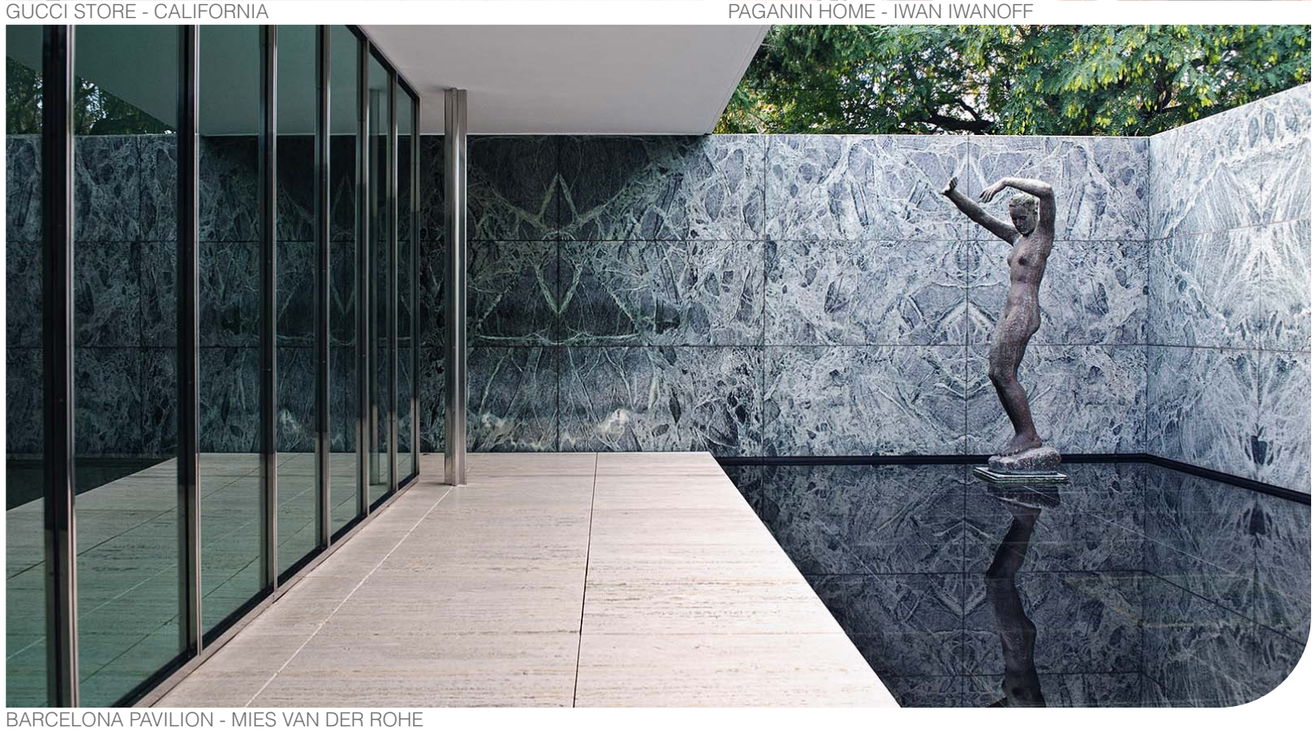
3 BUILT FORM & SCALE
LOOK & FEEL: PODIUM


MARBLE HOUSE - OPENBOX ARCHITECTS

GUCCI STORE - CALIFORNIA


PAGANIN HOME - IWAN IWANOFF


BARCELONA PAVILION - MIES VAN DER ROHE

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3 BUILT FORM & SCALE
LOOK & FEEL: TOWER

PIPI - SMART DESIGN STUDIO

COLORMIXSTORE - BASICHES ARQUITETOS

GREENACRES - AUSTIN MAYNARD

PIPI - SMART DESIGN STUDIO

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3 BUILT FORM & SCALE
CONCEPT IMAGERY

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3 BUILT FORM & SCALE
CONCEPT NARRATIVE: SUBURBAN INFLUENCE

THE PROPOSAL DRAWS FROM THE LEAFY GREEN STREETSCAPE & WHITE PICKET FENCES OF THE NEDLANDS COMMUNITY

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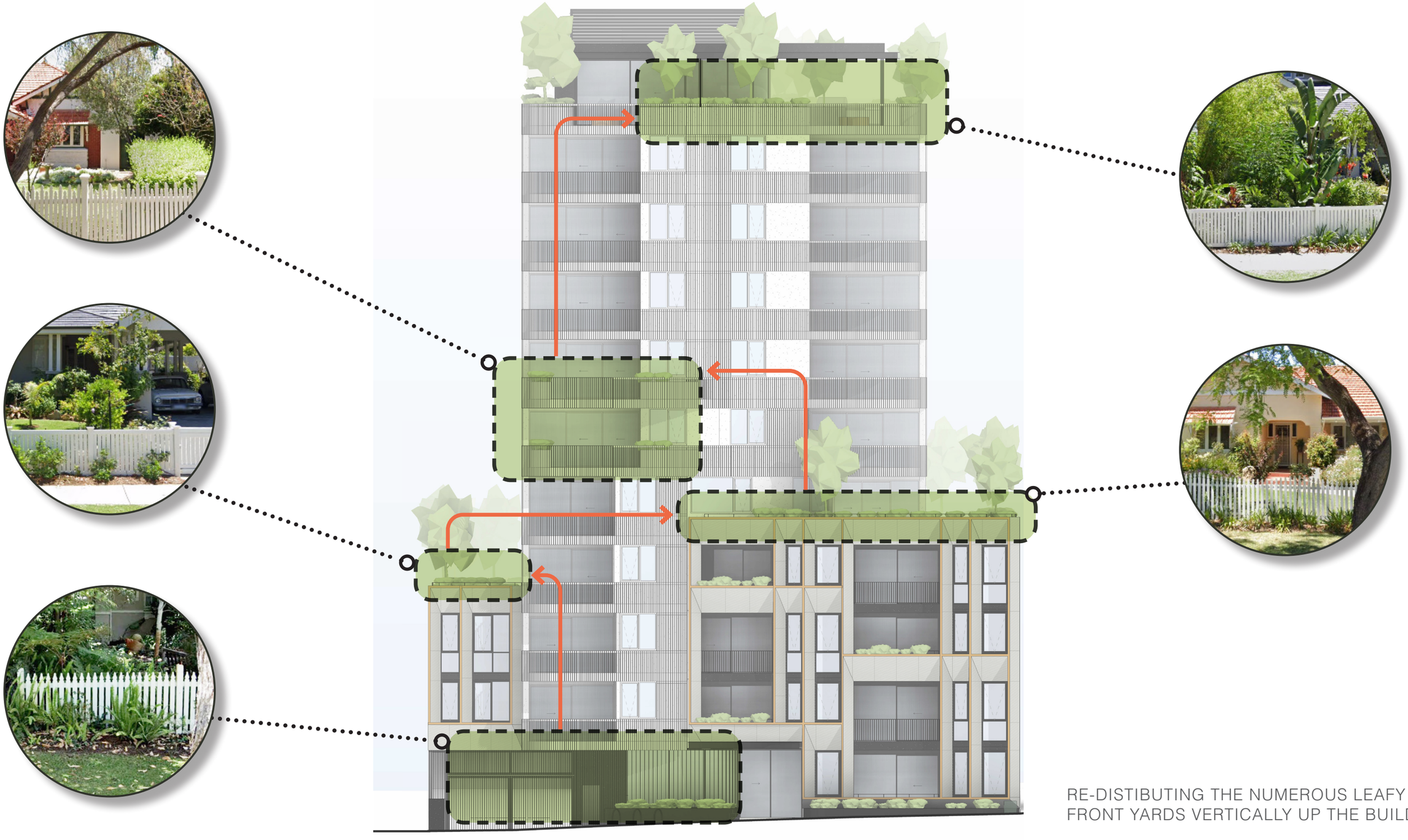
3 BUILT FORM & SCALE

CONCEPT NARRATIVE: SUBURBAN INFLUENCE



RE-DISTIBUTING THE NUMEROUS LEAFY
FRONT YARDS VERTICALLY UP THE BUILDING

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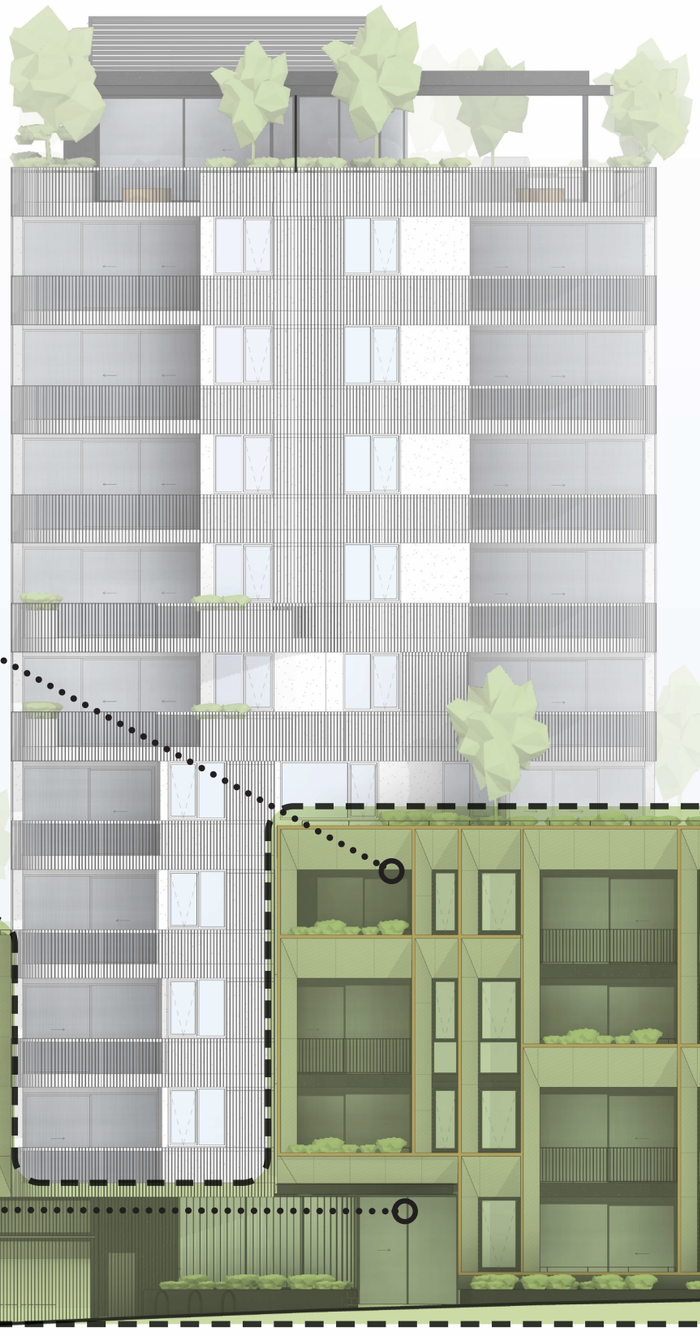
3 BUILT FORM & SCALE
CONCEPT NARRATIVE: CIVIC INFLUENCE

RAD architecture



THE PODIUM IS INFLUENCED BY THE SIGNIFICANT CIVIC BUILDINGS FOUND IN NEDLANDS AND FEATURES LUXE MARBLE FACADES SYNONYMOUS WITH BOUTIQUE & HIGH-END FASHION

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4 PRINCIPLE
FUNCTIONALITY & BUILD QUALITY

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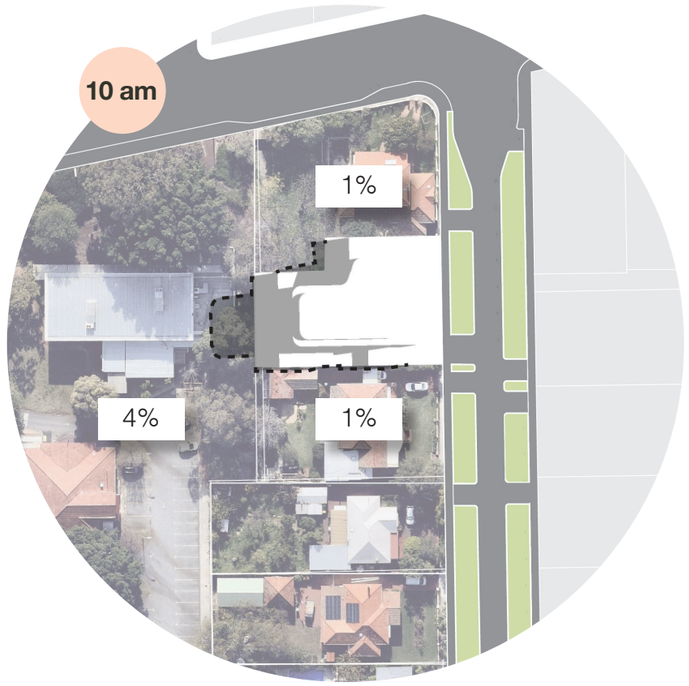
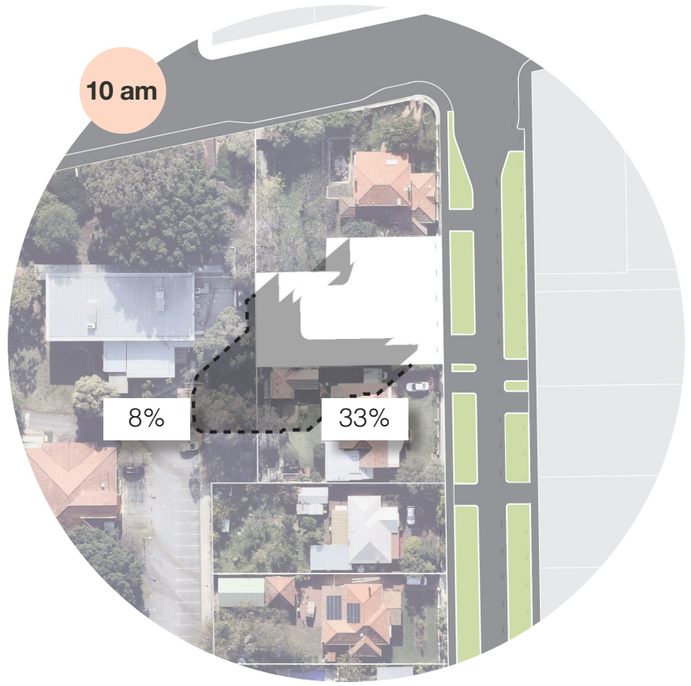
4 FUNCTIONALITY & BUILD QUALITY
OVERSHADOWING

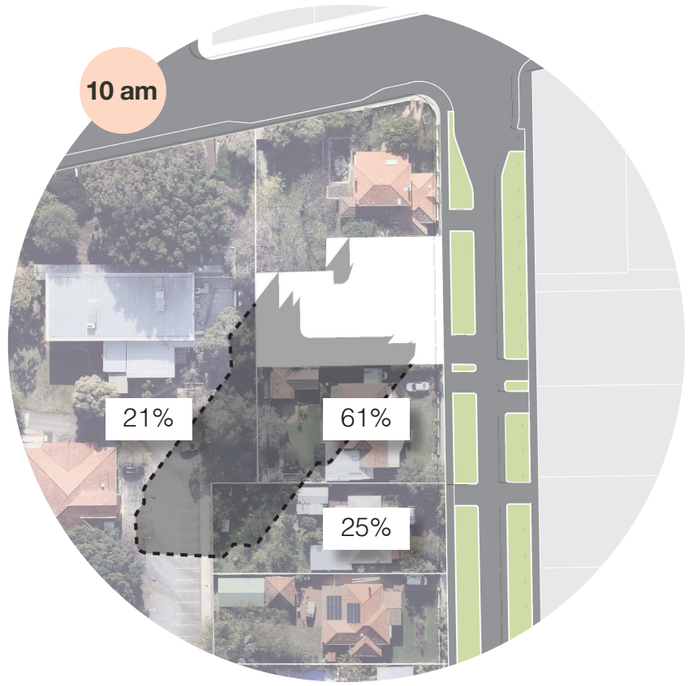
RAD architecture



SUMMER SOLSTICE: December 21st



SPRING/AUTUMN EQUINOX: September 23rd / March 10th



WINTER SOLSTICE: June 21st

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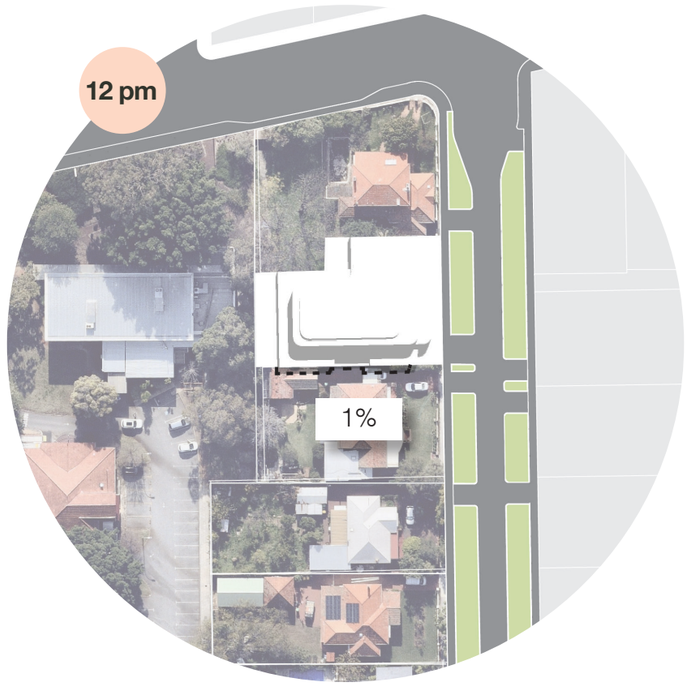
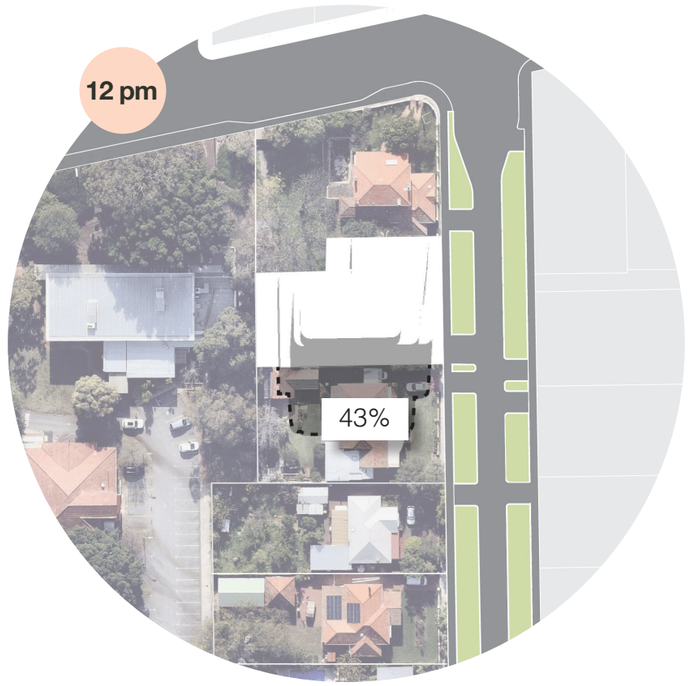
4 FUNCTIONALITY & BUILD QUALITY
OVERSHADOWING

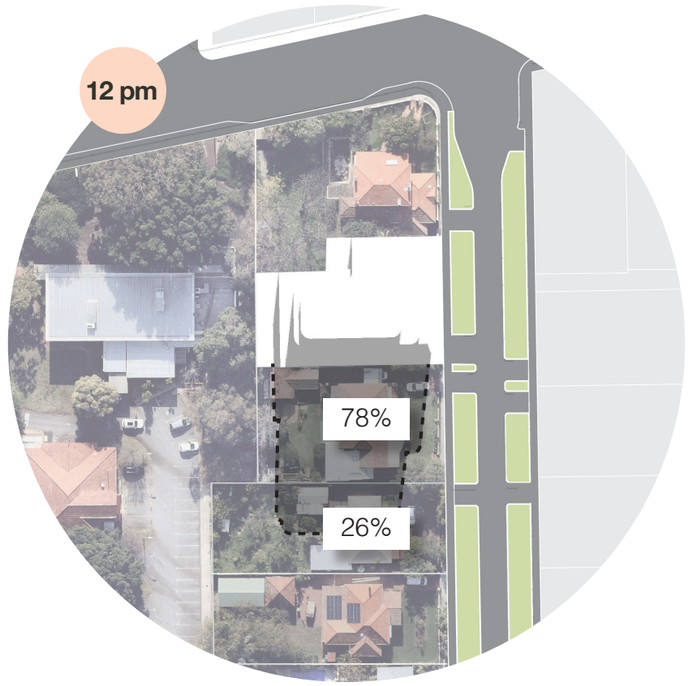
RAD architecture



SUMMER SOLSTICE: December 21st



SPRING/AUTUMN EQUINOX: September 23rd / March 10th



WINTER SOLSTICE: June 21st

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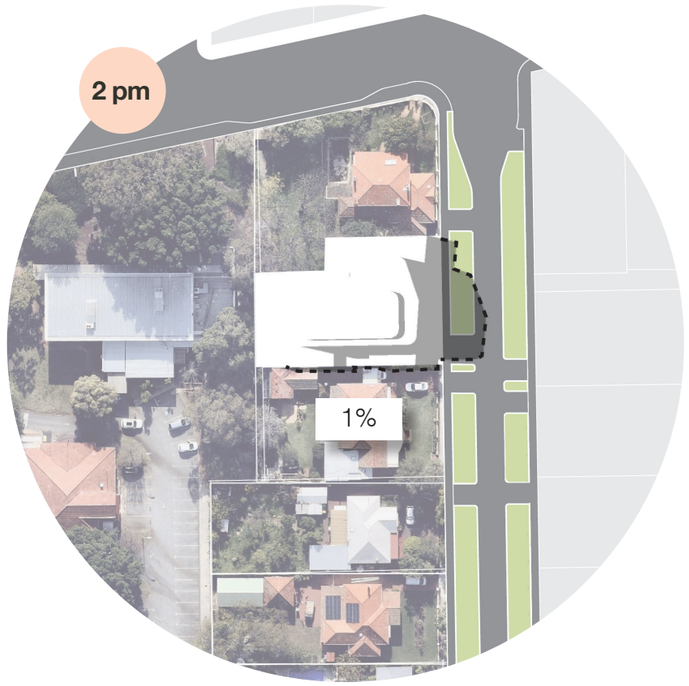
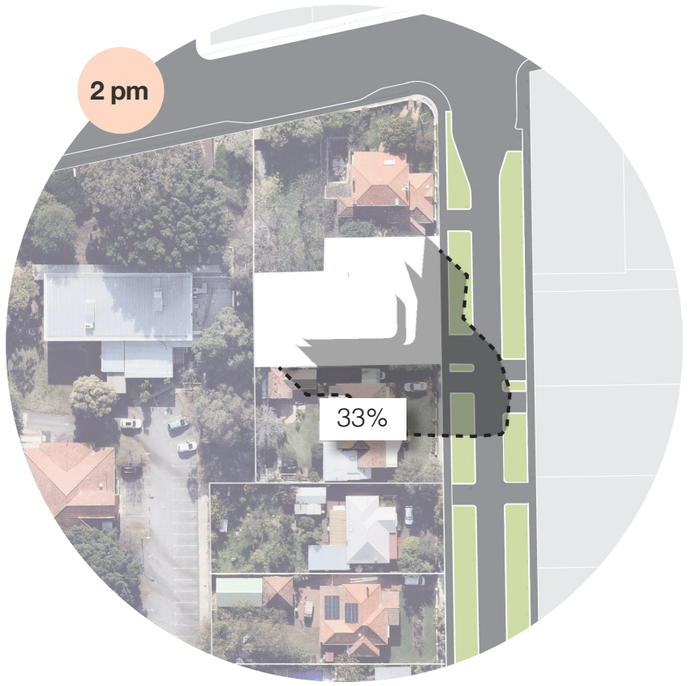
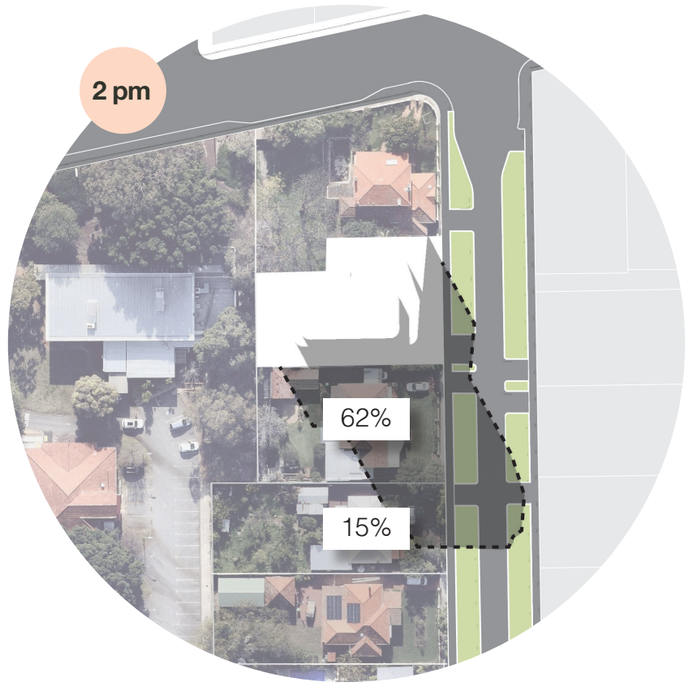
4 FUNCTIONALITY & BUILD QUALITY
OVERSHADOWING



SUMMER SOLSTICE: December 21st



SPRING/AUTUMN EQUINOX: September 23rd / March 10th



WINTER SOLSTICE: June 21st

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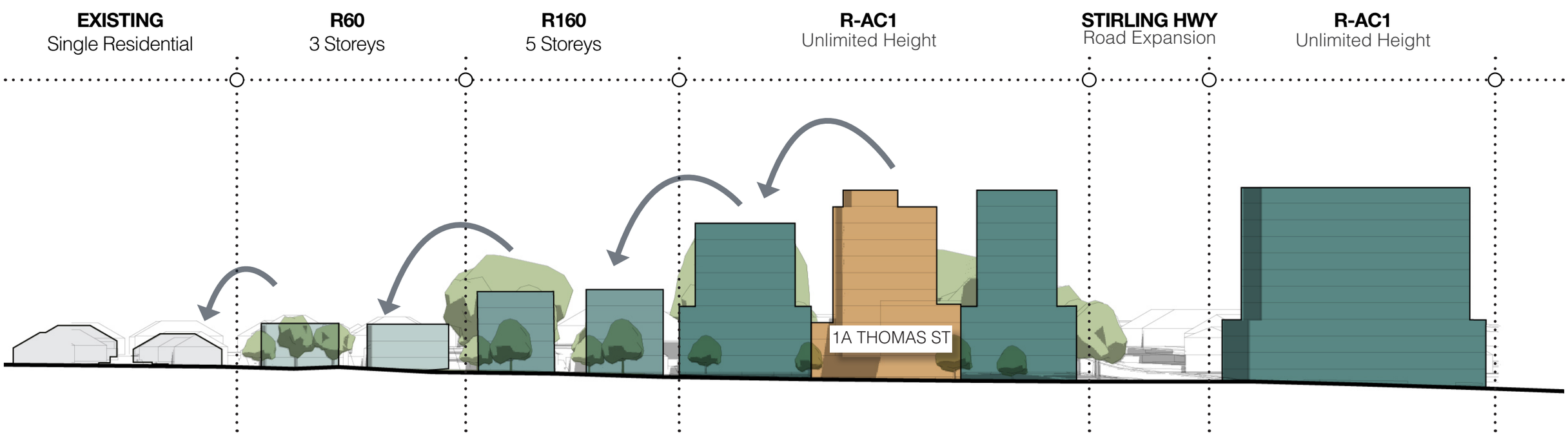
4 FUNCTIONALITY & BUILD QUALITY
HEIGHT TRANSITION



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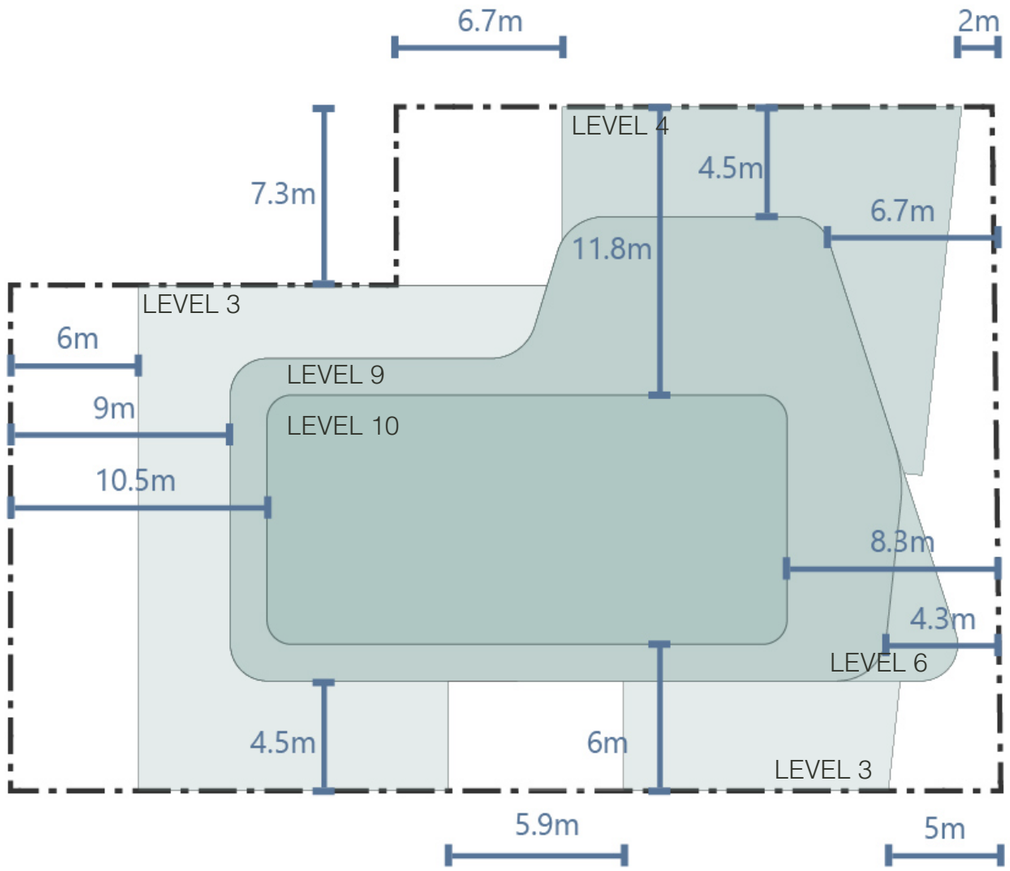
4 FUNCTIONALITY & BUILD QUALITY
BUILDING SETBACK & SEPERATION



THE PROPOSED BUILT MASSING IS RESPONSIVE AND RESPECTFUL OF ITS CURRENT CONTEXT WHILE ALSO SETTING A BENCHMARK FOR FUTURE DEVELOPMENT WITHIN THE PRECINCT.

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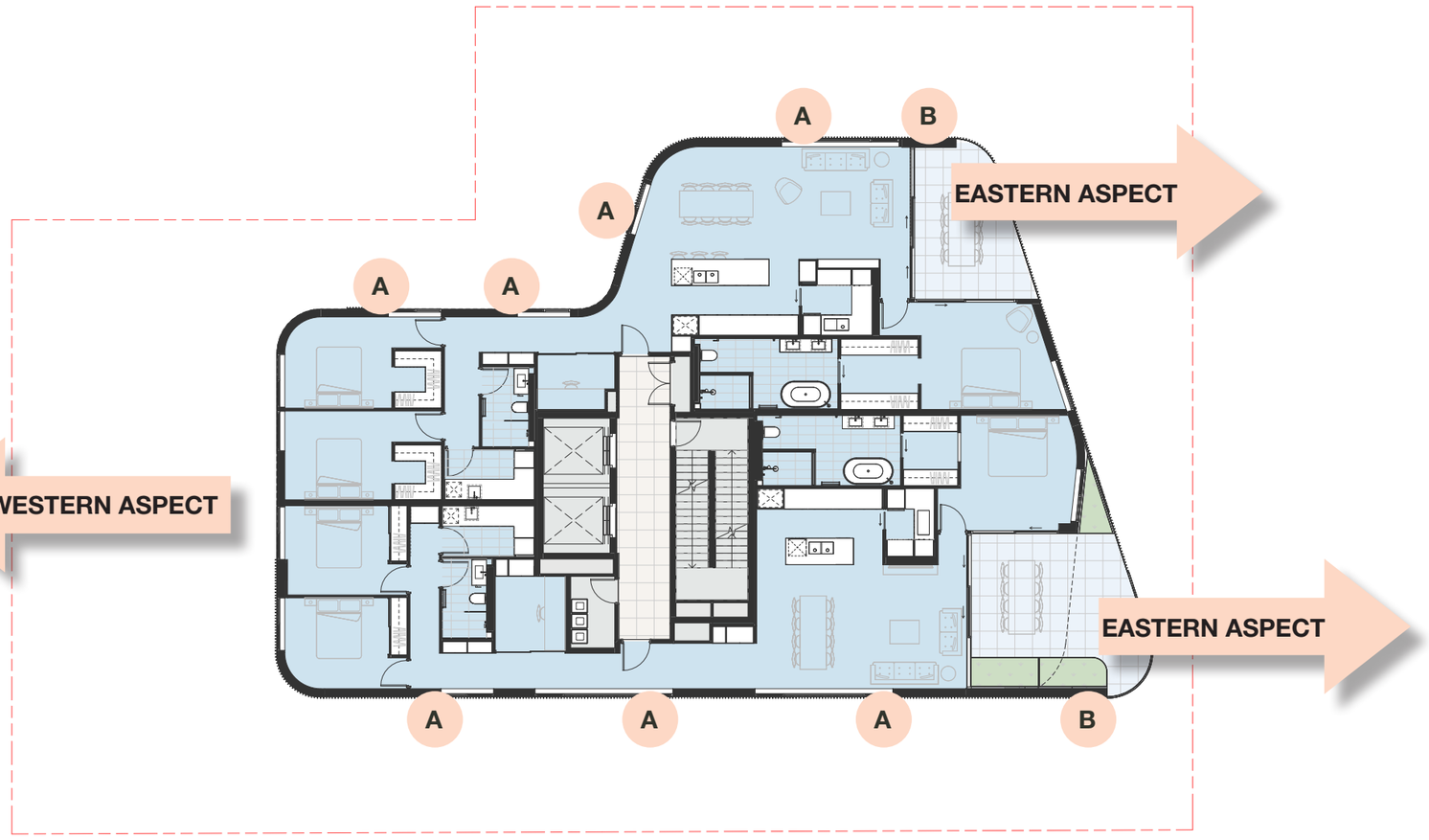
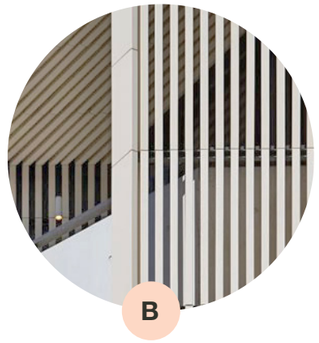
4 FUNCTIONALITY & BUILD QUALITY
PRIVACY & VIEWS



Fluted glass is proposed to obscure selected openings while maximising natural light into apartments.



Balcony openings to be screened as required to avoid privacy and overlooking concerns.

THE LIVING SPACES AND BEDROOMS HAVE BEEN ORIENTATED & SCREENED SO THAT THEY DO NOT OVERLOOK NEIGHBOURING RESIDENCES AS PER DESIGN WA 7.3

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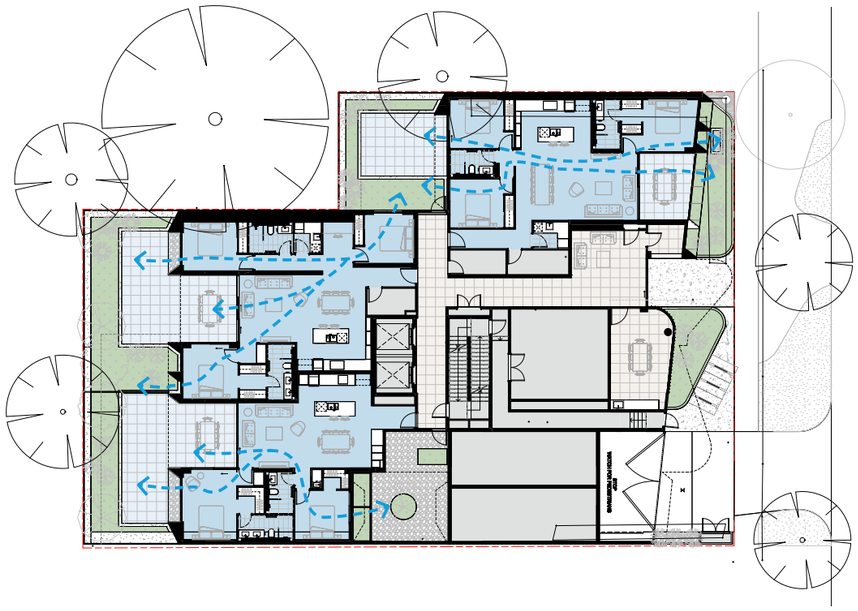
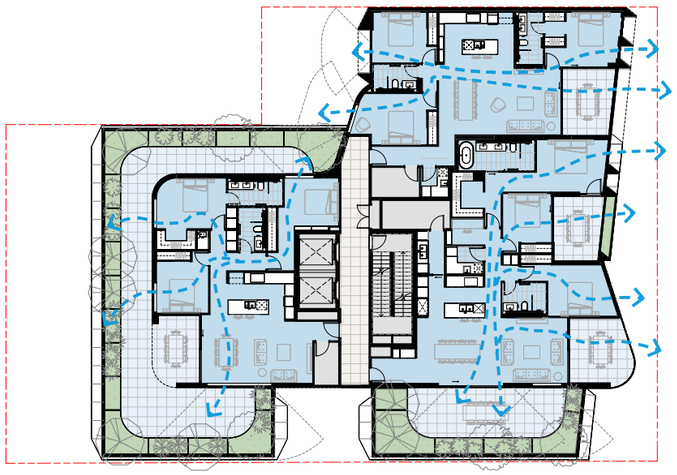
4 FUNCTIONALTIY & BUILD QUALITY
CROSS VENTILATION

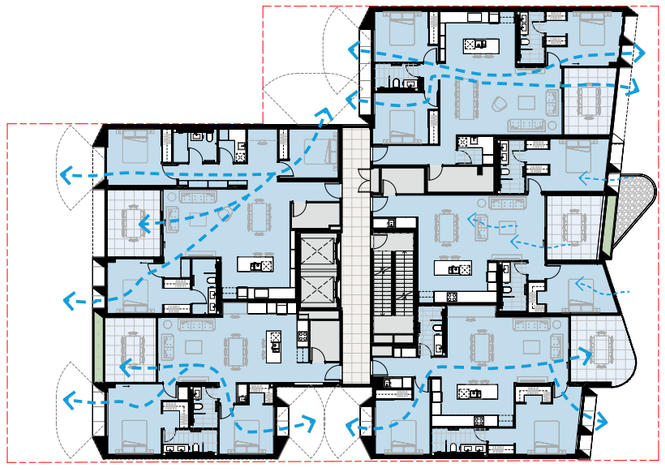
RAD architecture



GROUND LEVEL
Cross Ventilation

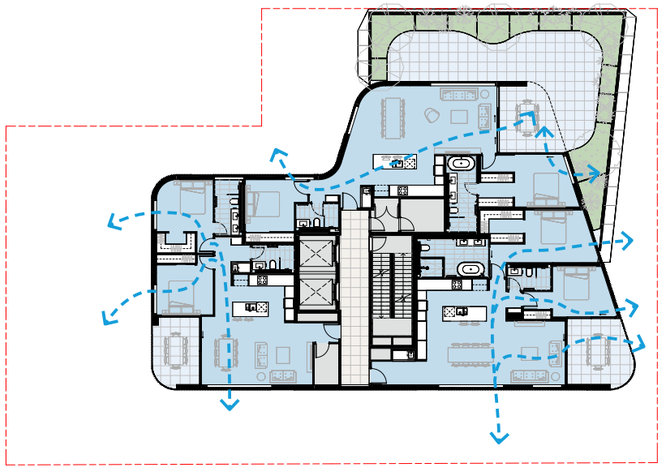


LEVEL 3
Cross Ventilation



SINGLE ASPECT
ROOM DEPTH <
3X CEILING HEIGHT

LEVEL 1 / 2
Cross Ventilation



LEVEL 4
Cross Ventilation

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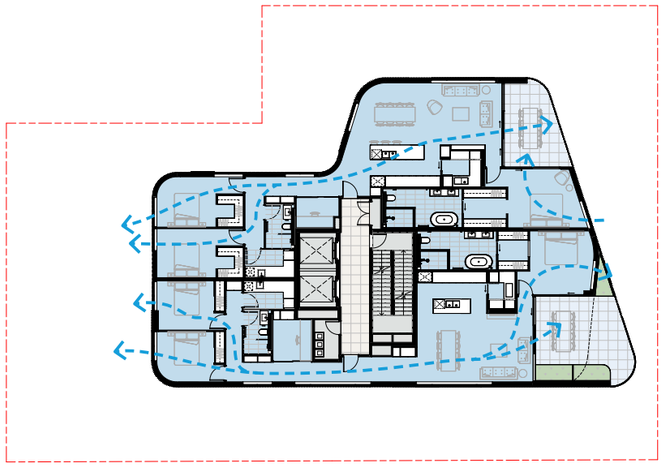
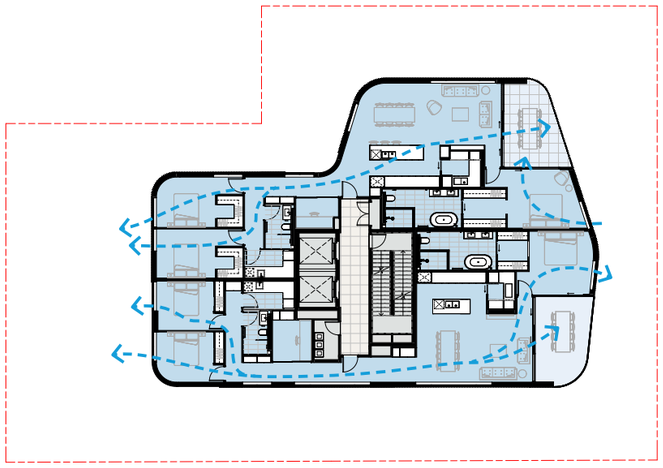
4 FUNCTIONALTIY & BUILD QUALITY
CROSS VENTILATION



LEVEL 5 / 6
Cross Ventilation



LEVEL 7 / 8 / 9
Cross Ventilation

STOREY	Nº APARTMENTS	Nº VENTILATION	TOTAL
GROUND FLOOR	3	3	100%
LEVEL 1	5	5	100%
LEVEL 2	5	5	100%
LEVEL 3	3	3	100%
LEVEL 4	3	3	100%
LEVEL 5	2	2	100%
LEVEL 6	2	2	100%
LEVEL 7	2	2	100%
LEVEL 8	2	2	100%
LEVEL 9	2	2	100%
TOTAL	29	29	100%

100% OF DWELLING WITHIN THE PROPOSAL RECIEVES NATURAL CROSS VENTILATION, EXCEEDING THE DESIGN WA 7.3 REQUIREDMEN OF 60%

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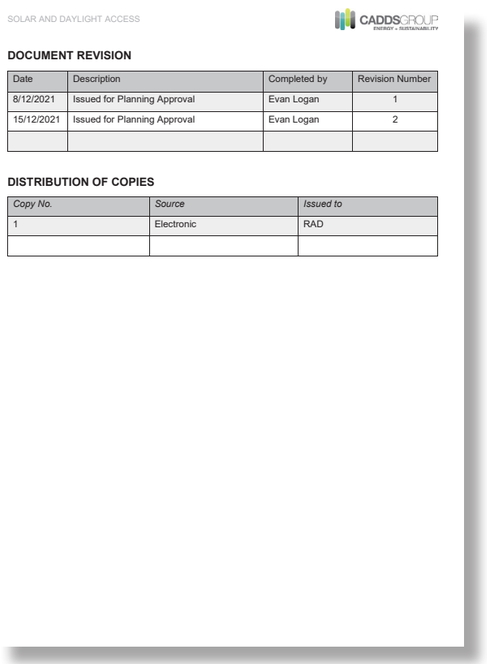
SOLAR AND DAYLIGHT ACCESS

CADDSGROUP
ENERGY + SUSTAINABILITY

DOCUMENT REVISION

Date	Description	Completed by	Revision Number
8/12/2021	Issued for Planning Approval	Evan Logan	1
15/12/2021	Issued for Planning Approval	Evan Logan	2

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SOLAR ANALYSIS REPORT

The following is a summary of a Solar Analysis report prepared by CADDS Group.
See Appendix for full report

The results of the analysis demonstrate that:

Although a small percentage of apartment receive at least 2 hours direct sunlight between 9am and 3pm on 21 June (22%), the design still achieves good daylight for 81% of the apartments and can reduce the heating load by 67% through alternative means. The result an average **7.5 Star rating** reducing energy consumption and improving wellbeing.

Unit	#	Level	Hours Solar	% of Daylight >40%	Solution	Reduction in Heating Load	NatHERS Rating
G01	1	G	<2	53.2	Double Glazed window	76.4%	6.7
G02	1	G	<2	42.1	Double Glazed window	76.6%	6.7
G03	1	G	<2	38	Double Glazed window	80.8%	7.1
101 / 201	2	1, 2	<2	50.1	Double Glazed window	62.0%	7.9
102 / 202	2	1, 2	<2	40.2	Double Glazed window	58.5%	8.3
103 / 203	2	1, 2	<2	36	Double Glazed window	84.2%	7.8
104 / 204	2	1, 2	<2	36	Double Glazed window	62.9%	7.7
105 / 205	2	1	<2	43.2	Double Glazed window	73.2%	8.3
301	1	3	>2	48	Double Glazed window	53.1%	7.6
302	1	3	>2	39.9	Double Glazed window	65.4%	8.2
303	1	3	<2	54.7	Double Glazed window	63.4%	7.7
304	1	3	<2	63	Double Glazed window	69.9%	7.6
401 / 501	2	4,5	>2	60.6	Double Glazed window	72.3%	8
402 / 502	2	4,5	<2	55.8	Double Glazed window	65.5%	7.9
403 / 503	2	4,5	<2	57.1	Double Glazed window	70.7%	6.9
601	1	6	>2	75.3	Double Glazed window	82.1%	7.1
602	1	6	<2	87.87	Double Glazed window	42.9%	6.7
701	1	7	>2	75.3	Double Glazed window	65.0%	6.1
702	1	7	<2	87.87	Double Glazed window	44.0%	6.3
Average			**22%**	**81%**		**67%**	7.53

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5 PRINCIPLE
SUSTAINABILITY

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5 SUSTAINABILITY
ESD ASPIRATIONS

RAD architecture

- ELECTRIC VEHICLE CHARGING BACKBONE INFRASTRUCTURE TO ALL VEHICLE BAYS.
- AVERAGE OF 7.5 STAR NATHERS RATINGS
- SOLAR P.V. PANELS.
- HIGH PERFORMANCE DOUBLE GLAZING TO ALL WINDOWS.
- NATURAL VENTILATION TO 100% OF APARTMENTS.
- SMART ENERGY METERING TO ALL APARTMENTS.
- EXTENSIVE PLANTING ON STRUCTURE OVER AND ABOVE REQUIRED LEVELS.
- REDUCED OVERSHADOWING TO NEIGHBOURING PROPERTIES.
- BIOPHILIC DESIGN PRINCIPLES ITERATED INTO APARTMENT AND AMENITY SPACE DESIGN.
- EXTENSIVE NATIVE PLANTING & COMMUNAL GARDENS.
- CARBONMONOXIDE SENSORS IN BASEMENT CAR PARK
- 6 MOTORCYCLE BAYS, 29 RESIDENT BICYCLE BAYS AND 5 VISITOR BICYCLE BAYS

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6 PRINCIPLE
AMENITY

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6 AMENITY
GROUND FLOOR AMENITY

75% ACTIVE
Street Frontage

25% INACTIVE
Street Frontage

ADAPTABLE USE GROUND FLOOR UNIT

OPEN & INTEGRATED COMMUNAL AREAS

RESIDENT CO-WORK-ING SPACE

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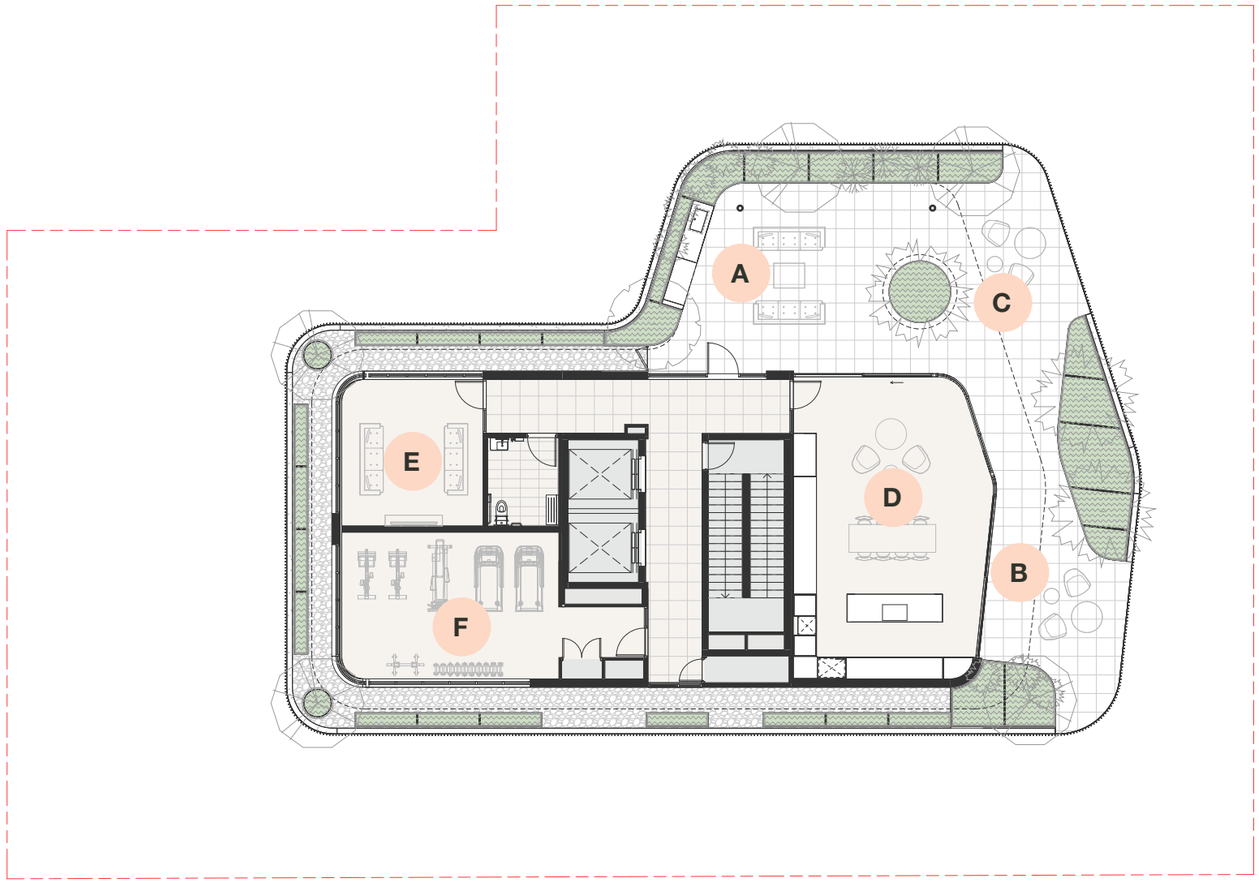
PD52.07.24 - Attachment 1



OUTDOOR KITCHEN
AND ENTERTAINING

COMMUNAL LOUNGE,
DINING & KITCHEN

OPEN & INTEGRATED
INDOOR / OUTDOOR
SPACES

GAMES / KARAOKE
ROOM

OUTDOOR SEATING
AREA

MULTI-USE FITNESS
STUDIO

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7 PRINCIPLE
LEGIBILITY

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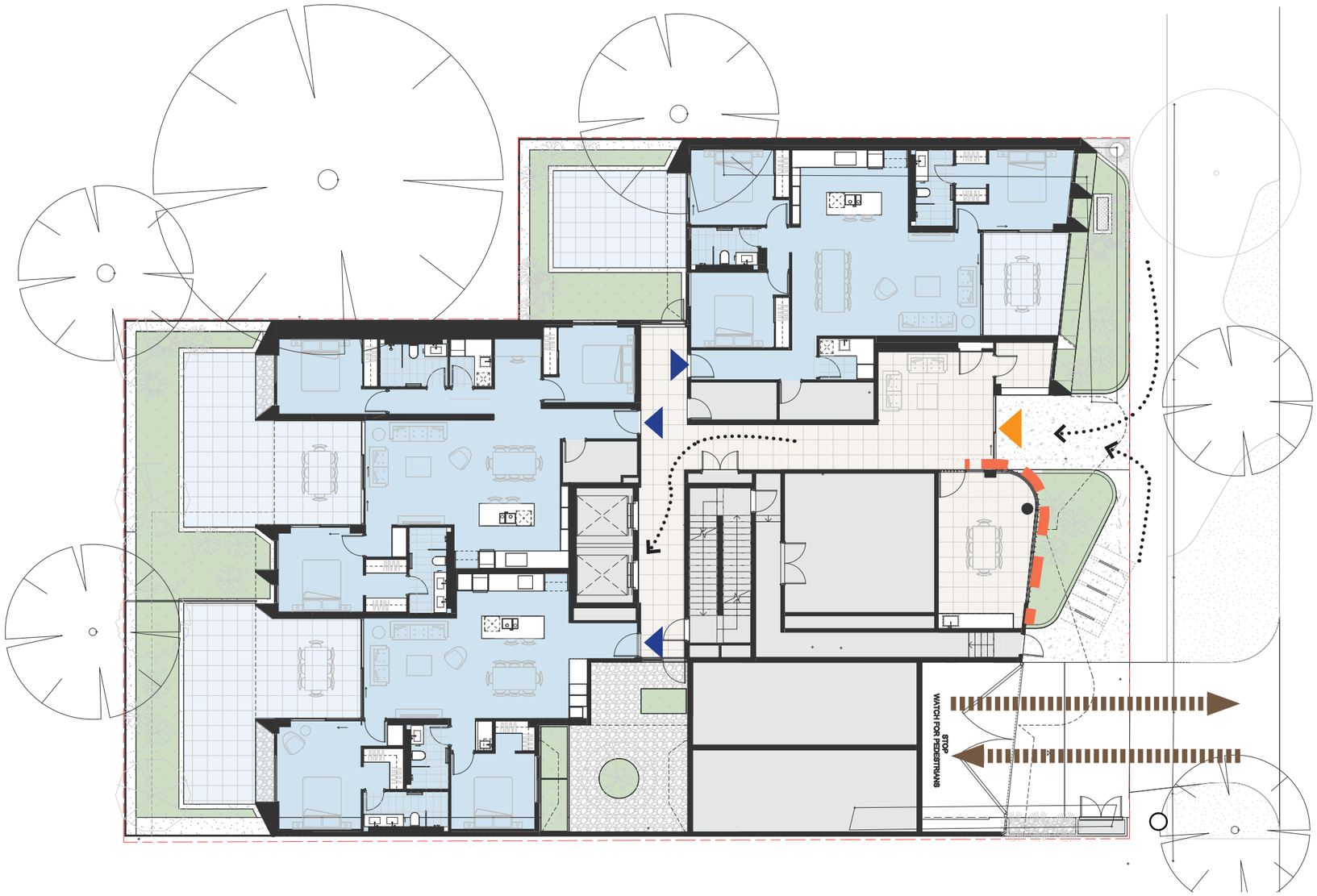
7 LEGIBILITY
GROUND FLOOR LEGIBILITY



• PROPOSED STREET SETBACKS VARY FROM 2 METRES TO 5 METRES TO MEDIATE BETWEEN THE ADJACENT BUILT FORM CONTEXT.

• THE CURVED WALL OF GROUND FLOOR AMENITY AREA GUIDES RESIDENTS AND VISITORS INTO THE BUILDING.

• OPEN ENDED CORRIDORS ORIENTATED TO THE NORTHERN ASPECT ALLOW FOR NATURAL DAYLIGHT INTO LOBBY SPACES.

• ACTIVE VERGE LANDSCAPE DESIGN, RETENTION OF EXISTING TREES & PROPOSED NEW TREES ALLOWS FOR A SOFTER TRANSITION BETWEEN EXISTING STREETSCAPE AND NEW DEVELOPMENT.

• CONTINUOUS FEATURE STONE PAVING OF THE ENTRY FORECOURT AND INTERNAL LOBBY AREAS.

• WASTE COLLECTION IS HIDDEN FROM THE STREET AND IN THE BASEMENT.

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8 PRINCIPLE
SAFETY

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8 SAFETY
SAFETY SUMMARY

• LARGE LINEAR COMMUNAL SPACES ENCOURAGE PASSIVE SURVEILLANCE THROUGHOUT THE PROPOSAL AND WITH THE STREETSCAPE.

• 72% OF PROPOSED APARTMENTS ARE ORIENTATED TOWARDS THOMAS STREET, IMPROVING STREET PRESENCE AND PASSIVE SURVEILLANCE OVER THE STREET

• THE PROPOSAL HAS BEEN DESIGNED TO BE ACCESSIBLE AND MEETS THE LHA SILVER STANDARD.

• VEHICLE ACCESS POINT HAS BEEN PLACED AT THE LOWEST POINT OF THE STREET FACING BOUNDARY AND THE FURTHEST POINT AWAY FROM STIRLING HIGHWAY ENSURING INCREASED SAFETY OF THE VEHICLE CROSSOVER.

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9 PRINCIPLE
COMMUNITY

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PD52.07.24 - Attachment 1

9 COMMUNITY
COMMUNITY SUMMARY

RAD architecture

• THE BUILDING HAS BEEN ORIENTATED AND DESIGNED TO REDUCE ITS BULK AND SCALE TO THE EXISTING COMMUNITY.

• THE PROPOSED BUILDING AND LANDSCAPE DESIGN CONTRIBUTES TO THE ESTABLISHED CHARACTER OF LEAFY GREEN STREETSCAPE.

• EXISTING MATURE TREES ON VERGE AND ADJACENT TO SITE HAVE BEEN CONSIDERED AND RETAINED.

• THE PROPOSAL PROVIDES A SIGNIFICANT SETBACK TO WEST BOUNDARY AND ADJACENT PUBLIC LIBRARY.

• 41% OF UNITS ARE HLA SILVER LEVEL UNITS.

• THE PROPOSED DEVELOPMENT CONTAINS A MIX OF:
- 34% 2X2 BED
- 66% 3X2 BED

•AN ADAPTIVE RE-USE DWELLING HAS BEEN INCORPORATED ONTO THE GROUND FLOOR FOR POTENTIAL FUTURE COMMERCIAL PURPOSE.

• THE PROPSAL SITE IS WITHIN 200 METRES OF BUS STOPS ON STIRLING HIGHWAY SERVICED BY HIGH-FREQUENCY BUS SERVICES

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9 COMMUNITY
STREET VIEWS

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VIEW FROM STIRLING HIGHWAY LOOKING SOUTH - WEST

VIEW FROM STIRLING HIGHWAY LOOKING SOUTH - EAST

VIEW FROM CORNER OF THOMAS STREET & EDWARD STREET

INCREASED SETBACKS TO THE PROPOSED BUILDING WORKING IN CONJUNCTION TO THE DENSE TREE CANOPY ALONG STIRLING HIGHWAY, THOMAS STREET AND ADJACENT STREETS, ALLOW FOR THE BUILDING TO HAVE MINIMAL STREET PRESENCE.

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10 PRINCIPLE AESTHETICS

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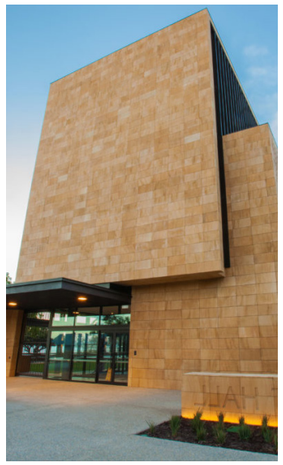
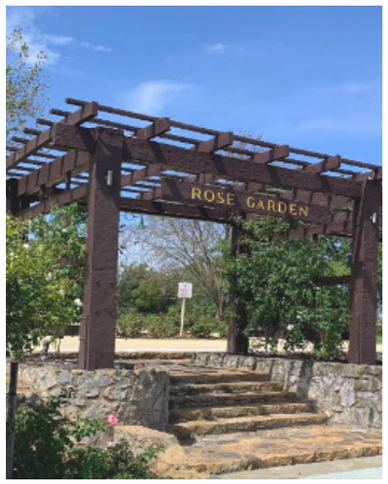
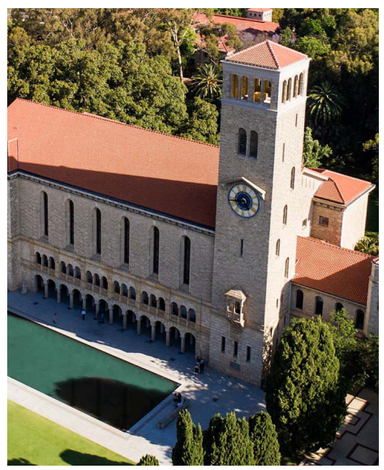
10 AESTHETICS
MATERIAL REFERENCES







THE PROPOSAL DRAWS FROM BOTH THE LEAFY GREEN CHARACTER OF THE SUBURBAN COMMUNITY'S STREETSCAPE AS WELL AS SIGNIFICANT CIVIC AND EDUCATIONAL BUILDINGS FOUND IN THE GREATER NEDLANDS AREA.

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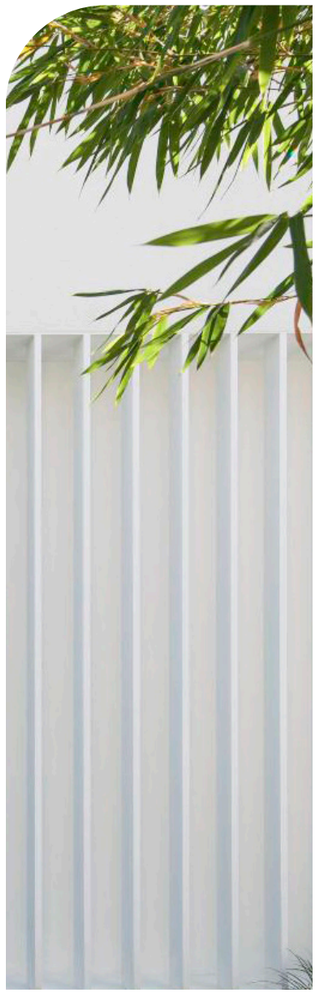
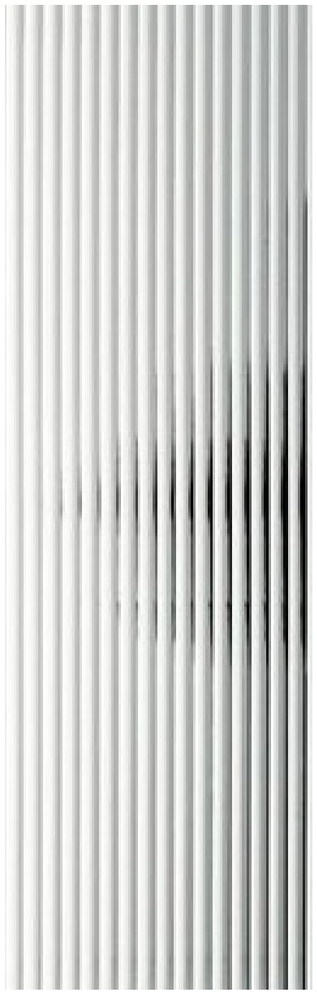
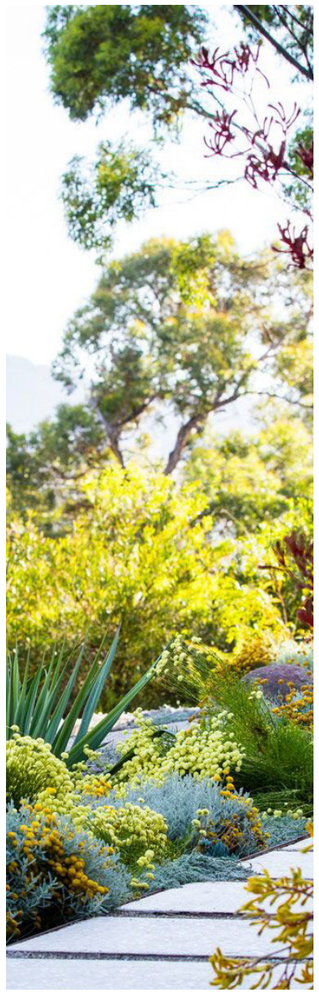
10 AESTHETICS
MATERIAL PALETTE







THE PODIUM IS CLAD IN A FEATURE **MARBLE MATERIAL** WITH **BRASS TRIM** SYNONYMOUS WITH CLASSICAL DESIGN AND ALSO HIGH-END BOUTIQUE FASHION & DESIGN FOR WHICH THE AREA IS KNOWN FOR.

A WHITE-ON-WHITE **METAL BATTEN** WALLS RE PROPOSED ABOVE THE PODIUM WITH **FLUTED GLASS** FOR WINDOWS WHICH HAVE PRIVACY CONCERNS.

DENSE NATIVE PLANTING TO THE VERGE & STREETSCAPE, COURTYARDS AND ON STRUCTURE WILL ENHANCE THE EXISTING 'LEAFY GREEN' LANDSCAPE CHARACTER OF THE AREA.

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10 AESTHETICS
CONCEPT IMAGERY

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10 AESTHETICS
CONCEPT IMAGERY

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LEVEL 8
1 WILLIAM STREET
PERTH WA 6000

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Urbis Ltd
ABN 50 105 256 228

15 December 2023

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

Attention Planning Services – Chantel Weerasekera, Senior Urban Planner (Statutory)

Dear Chantel,

AT LOT 2 (NO. 1A) THOMAS STREET, NEDLANDS – DEVELOPMENT APPLICATION FOR 29 APARTMENTS (MULTIPLE DWELLINGS)

On behalf of Capital Way Pty Ltd, RAD architecture and Urbis, we are pleased to submit this application for amendments to the existing development approval at Lot 2 (No. 1A) Thomas Street, Nedlands (the subject site).

The development application seeks approval for 29 apartments with 63 car parking bays, common areas and associated landscaping at the subject site. The development has been designed to cater to a range of households with a variety of apartment sizes with generous communal areas for residents and deep soil areas and planters to support landscaping and tree canopy suitable to maintain the leafy green landscape context of the locality.

This is a new Form 1 application, as whilst the proposal has the same design and form resulting from the response to the planning framework and context that informed the existing approval (MINJDAP/166), it now has an additional two storeys. The additional height is required due to changes in market conditions with the escalation in construction prices requiring scale to be more efficient to meet the site mobilisation methodology for builders. The increased in height is preferable to increasing the building footprint or value managing the design and quality of the apartment development to create a viable development outcome.

The purpose of lodging a new Form 1 over another amendment Form 2 is to avoid any potential classification as not being appropriate to consider as an amendment application and to allow for a revised approval period of four (4) years – however, the documentation of this application has relied upon the previous approval as a base for what the City deems acceptable. This letter has, therefore, been structured to focus on the differences between the proposed revisions and the previous approval.

This letter also provides a revised holistic assessment against State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (**R-Codes Vol. 2**) within an Appendix. However, it is noted that the majority of the building is unchanged, and the built form resolution has already been approved. In a small number of places there are new building components that have changed – and where revised elements objectives assessment and alternative solutions are discussed we have identified in red/italicised text throughout the assessment provided at Appendix 1. This letter also addresses the recently advertised Scheme Amendment No. 13 to the City's Local Planning Scheme No. 3.

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The development remains highly compliant with the prevailing local planning framework with limited discretion required in relation to the ground floor being adaptive residential over commercial and aspects of the development requiring assessment under the element objectives of the R-Codes.

PROPOSED AMENDMENTS

The proposed development encompasses the following amendments to the existing development application:

Table 1 - Proposed Amendments

Existing Proposed	New Proposed	Description
26 residential apartments with a plot ratio of 3.10	29 Apartments with an additional plot ratio of 3.81	▪ Amalgamation of two 1x1 residential apartments into one 3x2 residential apartment located at Level 3 (Apartment 302) ▪ Four additional residential apartments over two storeys, increasing the original proposed eight storeys to ten storeys. ▪ The relocation of the rooftop communal area from 8th level to 10th level
Variable floor heights between 3.08m to 3.18m, and overall roof height of 55.560m.	Variable floor heights between 3.23m to 3.60m, increased overall roof height to 62.600m.	▪ Variable floor heights and an increased roof height enables the development to accommodate coordinated structure and services requirements.

As outlined, the addition of two (2) storeys to the development has a risk of not being considered 'minor' in nature to specifically conform to the amendment criteria under *the Planning and Development (Development Assessment Panels) Regulations 2011*. To avoid such risk, and to preserve the original approval, a new application (Form 1) pathway has been selected. We wish to still draw attention to the existing approval as it has established the building footprint, prioritising deep soil area and setbacks for the building as well as the high quality of the design of high value for the context, which has driven the amendment configuration over pushing out to boundaries and rationalising the design quality/features to improve the project feasibility.

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PLANNING FRAMEWORK ASSESSMENT

State Planning Framework Summary

The table below outlines elements of the State planning framework considered relevant to the subject site.

Table 2 State Planning Framework Summary

Document and Summary	Assessment	Compliance
Perth and Peel @ 3.5m The Perth and Peel @ 3.5 Million plan guides the development of housing, infrastructure, and services for the anticipated population growth in the Metropolitan and Peel regions. The subject site is located in the Central Sub-Region and falls within the Urban Corridor precinct, near Stirling Highway and public transportation. The Central Sub-Regional framework aims to increase housing density, promote business activity and job opportunities, and encourage efficient utilisation of public transportation infrastructure.	The proposed development seeks to provide for additional housing within the Central Sub-Region, close to high-frequency public transport.	✓
Metropolitan Region Scheme The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS), which is the primary statutory planning document governing the Perth Metropolitan Region. The 'Urban' zone is intended to provide for a range of land use activities, including residential, commercial, recreational and light industrial development.	The proposal comprises high density residential development and is consistent with the purpose of the 'Urban' zone.	✓
State Planning Policy 5.4 – Road and Rail Noise State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) aims to safeguard noise-sensitive developments from excessive transport noise.	The proposal is located within the 300m trigger distance associated with Stirling Highway under SPP5.4. An acoustic report has been prepared outlining several	✓

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Document and Summary	Assessment	Compliance
The policy sets specific trigger distances for strategic freight and major traffic routes, which are likely to produce significant noise emissions. Its objective is to minimise any adverse impact of road and rail noise on noise-sensitive land-use and development, ensuring that new residents are protected from unreasonable levels of transport noise.	recommendations to ensure that the proposal suitably addresses and mitigates potential impacts of noise emissions on future residents.	
State Planning Policy 7.0 – Design of the Built Environment The purpose of State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0) is to elevate the importance of 'good design' through the planning process. SPP 7.0 establishes ten key design principles to guide the design review and decision-making processes for built environment proposals across the state.	An evaluation of the proposed development against the ten design principles is included in the development application package.	✓
State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments State Planning Policy 7.3 - Residential Design Codes Volume 2 (R-Codes), 2, is a part of the 'Design WA' policies aimed at improving design quality in Western Australia, with a specific focus on apartment design. To obtain Development Approval under the R-Codes, applications must demonstrate compliance with the element objectives through acceptable outcomes, design guidance, or other appropriate measures. It is important to note that addressing the acceptable outcomes alone may not be sufficient, as the proposal will be assessed holistically to ensure the objectives are met. Alternative means or solutions may also satisfy the objectives	The proposed development has been evaluated based on the objectives and intent of the R-Codes, which is a performance-based policy. The design of the development has been guided by R-Codes Vol. 2 to ensure a high-quality design that suits its location and context.	✓

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City of Nedlands Local Planning Scheme No. 3

The City's Local Planning Scheme No.3 (**LPS 3**) provides the statutory controls for the development and use of land and buildings within the City. The subject site is zoned 'Mixed Use' with a density code of 'R-AC1' and is located within a band of similarly zoned properties extending the length of Stirling Highway within the City boundaries (from the City of Perth to the east and Town of Claremont to the west).

The City is currently advertising Amendment No. 13 to LPS3. This amendment seeks to impact development within the Mixed-use zone in which the subject site is located.

The amendments include:

- Delete the existing scheme clause that removes height as a consideration for R-AC 1 coded properties to defer to the Residential Design Codes (**R-Codes**) Volume 2 Acceptable Outcome for building height. (Note: Currently, Clause 26(3) of LPS3 removes Acceptable Outcome application for development on lots zoned R-AC1).
- Rezone some lots from Mixed Use to either Residential or Neighbourhood Centre
- Introduce vehicle access restrictions requiring the creation and use of rights-of-way for lots fronting Stirling Highway
- Introduce criteria for new significant developments to plant trees along Stirling Highway based on their street frontage.

The Scheme Amendment will improve the development's compliance in some aspects, such as changing the zoning of the lot to Residential, which will remove the requirement for a commercial ground floor interface with Thomas Street. In terms of the building height, the acceptable height provision being taken into consideration in the assessment is a minor change to the development assessment as the R-Codes Vol. 2 requires assessment first and foremost under the element objectives, which the design still adheres to with the additional two (2) storeys.

We also wish to reiterate that the Scheme Amendment is still in draft. While the height proposed will exceed the acceptable development control, its variance is not significant, like other recently approved developments and will not unduly affect the character and scale of the surrounding locality, as reflected in the element objectives assessment (provided in Appendix).

City of Nedlands Local Planning Policy No 3.1 – Waste Management

The City's Local Planning Policy – Waste Management (**Waste LPP**) requires that a Waste Management Plan (**WMP**) is provided with this development application with the details required to be listed within the WMP contained within the Waste LPP and Waste Management Guidelines (**WMG**). The WMG requires that internal service is required, given the number of required bins to service the development. The waste management, storage and collection arrangements are detailed within the updated WMP provided as an attachment to the Development Application report, which demonstrates compliance with the City's Waste LPP and WMG.

IMPLICATIONS FOR DEVELOPMENT

In addition to the detailed assessment, the proposed development aligns with principles of orderly and proper planning and reflects the built form outcomes envisioned in the City's planning framework. Notably, it adheres to the intended future character of the area, accommodating increased density along the Highway while respecting the long-established vision for the locality.

The design of the development effectively responds to the context and character of the locality. Demonstrating substantial adherence with the ten design principles of SPP 7.0, as detailed in the

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Development Application Report. Moreover, the proposal addresses a significant need by contributing a diverse range of high-quality apartments, fulfilling a current shortage in the area and aligning with LPS 3 objectives.

Additionally, the development aims to achieve the element objectives of the R-Codes Volume 2 and SPP 7.0. Positioned in proximity to established amenities, the proposal fulfils the immediate needs of residents while contributing to the streetscape, enhancing the overall amenity of the locality. The intentional frontage design is geared towards activating the street and improving the pedestrian experience along the emerging urban activity corridor. While discretion is sought on certain elements, the exceptional design ensures that this exercise aligns with market demands and present conditions, avoiding any undesirable development precedents.

We note the City of Nedlands officer recommendation for approval of the existing development application (approved by the Metro Inner North Joint Development Assessment Panel on 2 December 2022) and previous positive Design Review Panel feedback provided, which have outlined the suitability of the development in this location and design form and believe that the additional height proposed does not compromise the good development outcome proposed.

CONCLUSION

The proposal offers a substantial residential contribution to the locality with a diverse range of high-quality apartments of various sizes that are currently lacking in the area – consistent with the City's Local Planning Strategy and the objectives of the LPS 3 and presents compliance with the ten design principles of SPP 7.0. The proposed building has been designed in response to the site context and planning framework to achieve the element objectives of the Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. The site is well located within proximity to existing established amenities that will be further supported with the inclusion of additional residents within the area.

Based on the above information and demonstrated compliance, we respectfully request the appropriate assessment of this application.

Please do not hesitate to contact either Kate Bainbridge on kbainbridge@urbis.com.au or the undersigned with any queries.

Yours sincerely,

Kate Bainbridge
Associate Director
kbainbridge@urbis.com.au
0439809029

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1A THOMAS STREET, NEDLANDS - PLANNING DRP RESPONSE SCHEDULE 21.03.2024

ITEM SUBJECT	CITY OF NEDLANDS PLANNING FEEDBACK (RECEIVED ON 20/02/24)	PROPONENT RESPONSE
Element 2.2 Building Height	The City considers that the proposed height of 11 storeys does not achieve the element objectives in its current form. In lieu of an acceptable outcome to inform the likely future height of the area, the combination of plot ratio and lack of deep soil is considered to indicate that the bulk and scale of the proposal exceeds the intentions of the R-AC1 code. The height as proposed is not considered to provide a positive contribution to the established Nedlands character. Please note that the City is progressing Scheme Amendment 13 to Local Planning Scheme No. 3. Scheme Amendment 13 would see this lot rezoned from Mixed Use to Residential R-AC1 and delete clause 26(3) Modification of R-Codes, thereby reverting the acceptable outcome for height to 9 storeys. Further, a building height of 6 to 8 storeys has been provided as a guide in the draft Nedlands Stirling Highway Activity Corridor Strategy. The draft Strategy is scheduled to be presented to Council in March 2024 for endorsement. In this regard the proposed height of 11 storeys is inconsistent with the future intent of the site or the objectives of the Strategy and is not supported in its current form.	Whilst it is noted that an R-AC1 density code would typically allow for a 9-storey building height, we believe that the proposed building height complies with the element objectives within the R-Codes Vol. 2 and hence can be considered. The proposed development has the mass located to ensure that overshadowing will not compromise the southern neighbouring properties' access to sunlight during the winter months into their outdoor living areas. The size of the tower is smaller to provide larger rear setbacks to achieve this and reduce the appearance of bulk and scale. The amount of deep soil area has been increased to respond to feedback received to ensure that the bulk and scale of the development does not represent an overdevelopment of the lot. The revised design now maintains a high design quality for both external appearance, visual amenity for neighbouring lots and internal amenity for residents. The top storey has enclosed some of the residential communal space, whereas if this space was left unenclosed except for the access, it would not represent a storey. The floor to floor ceiling heights are also generous to assist with sunlight penetration and internal amenity. These factors contribute to the internal and external amenity of the locality without substantial difference to 'compliant' height impact as per the acceptable outcomes. The building will assist in providing some enclosure of the highway space which will protect the residential amenity to the south in terms of noise and also provide alternative housing choice in area of higher accessibility.
Element 2.5 Plot Ratio	<table><tr><th>Acceptable Outcome</th><th>Proposed</th></tr><tr><td>3.0 / 3,042m2</td><td>3.91 / 3,966m2</td></tr></table> The City considers that the proposed plot ratio does not achieve the element objectives in its current form. It is highly recommended that the design be amended to reduce the plot ratio and/or height to align with the acceptable outcome and element objectives and the planned character of the area	We have undertaken a detailed review of plot ratio area for the proposal and calculate a total plot ratio area of **1014sqm, which corresponds to a plot ratio of 3.85.** Whilst this area does exceeds the acceptable outcomes, the plot ratio is considered to meet the element objectives as outlined below. The provision of basements for all the car parking and on-site waste collection means that the ground floor of the development is able to be activated with more apartment floor space, with the street facing apartment able to be adapted for commercial purpose if there is demand/preference for commercial activation on this level to the street in the future. This means that within the building envelope, there is a higher plot ratio efficiency. The development is also on a smaller single lot which means that whilst the bulk of the building may be appropriate, the plot ratio is over the acceptable outcome. The bulk of the building has still been articulated with a podium and tower form to ensure that the pedestrian scale is maintained and the prominence of the tower is reduced as viewed from the public realm and neighbouring properties. A number of design revisions have been made to further mitigate any adverse effects of bulk and scale resulting from the variation sought to plot ratio: • The revised proposal has been designed to reduce the extent of enclosed basement car parking and therefore increase the available deep-soil provision at ground level. • On-structure planting has also been increased as indicated in the landscaping report. The overall provision of landscape now far exceeds the requirements under R-Codes volume 2. This additional provision of planting helps provide a visual buffer of bulk and scale to the street. • The south elevation has been re-designed to incorporate alternating material finishes to the three

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Element 3.3 Tree Canopy and Deep Soil	<table><tr><th>Acceptable Outcome</th><th>Proposed</th></tr><tr><td>**A3.3.4** – Deep soil areas and trees provided in accordance with Table 3.3a. AO: 10% / 101.4m2 Minimum 1 Large tree and one Medium tree</td><td>2.68% / 27.2m2 The maximum width of the deep soil area is 1.9m which does not support the growth of any trees in accordance with Table 3.3b</td></tr></table> The City considers that the proposed landscaping and deep soil does not achieve the element objectives in its current form. Note that planting on structure as compensation for deep soil should only be used where deep soil cannot be provided due to site restrictions (A3.3.7). There is not considered to be any site restrictions which prevents the provision of 10% deep soil. Please amend the plants to reduce the extent of basement proposed so as to significantly increase the amount of deep soil on site. The deep soil zones should be of an appropriate size and location to be conducive to significant tree growth. Planting on structure should be provided in addition to deep soil planting.	• The updated proposal has been designed to significantly reduce the extent of the built footprint of Basement Level 1. This has allowed for a significant increase in site area allocated to deep-soil. • Refer to the updated landscape report by Plan E, which demonstrates and increase in deep soil across the site to **101.8sqm.** • Therefore, the revised proposal now meets the acceptable outcomes under this part - noting that the substantial on-structure planting is in addition to this. • Additionally, **228.4sqm** of on-structure planting is provided. This far exceeds the acceptable outcome requirements, however contributes significantly to contextualise the design within its leafy green surrounds, articulate the building facade, improve visual privacy and serve as a visual buffer to building bulk and scale as viewed from the street. The provision of the compliant deep soil area and on-structure landscaping demonstrates that the scale of the development is not manifestly too large or out of context for the Stirling Highway corridor.
Element 3.5 Visual Privacy	<table><tr><th>Acceptable Outcome</th><th>Proposed</th></tr><tr><td>**A3.5.1** – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5. Unenclosed Private open space AO setback: 6m for the Ground to 3F 9m for the 4F and above **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.</td><td>3F Nil setback from balconies to North and South. 4F (AO 9m as per Table 2.7) Nil setback from balconies to North. Apt 401 – Bed 2 has only obscure glazing. 10F (AO 9m as per Table 2.7) 4.6m setback to south. 3m-4.5m setback to north.</td></tr></table> The City does not support the nil setbacks to the balconies on the third and fourth floor as currently proposed. Please either provide a greater setback to achieve the acceptable outcome, and/or provide further diagrams/information to demonstrate how the objective will be achieved in terms of minimising overlooking to adjoining properties. The City is not supportive of habitable rooms with outlook only from minor openings. Please amend the design of Apartment 401 Bed 2 to ensure it has outlook from an unobstructed opening.	• The updated proposal has been designed to increase the area and height of on-structure planting to levels 3 & 4. • This reduces the extent of paved private courtyards to these areas and therefore increases the minimum setback distance of these courtyards form the site boundary. • Raised planters are nominally 1m high above floor level and planting selections are made with dense-screening species anticipated to grow to 600mm above the top-of-soil line. • This planting would thereby provide screening to the boundary, to 1.6m above floor level without compromising the natural ventilation and light into the apartments. • The updated proposal revises the design for the Bed 2 window to Apartment 401. • Glazing to this bedroom window is now clear in-lieu of obscured glass, thereby providing an unobstructed outlook. • The extent of glazing is reduced in order to orientate the window to direct views in a north-easterly direction and mitigate overlooking towards the northern boundary.

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1A THOMAS STREET, NEDLANDS - PLANNING DRP RESPONSE SCHEDULE 21.03.2024

	Please see the below comments provided by the City's Technical Services for your attention: • The separation of the verge tree (to the south) and the crossover shall be min 2.0m in accordance with the City's Crossover Specification. Please amend as required. • The fire booster within 1.5m sight truncation on the southern side of crossover shall not be more than 0.75m in height. • The crossover shall be perpendicular to the road kerb and the footpath shall be maintained continuous through the crossover. • Location of the side entry pit to the northern side of the crossover shall be shown on the plan and separation shall be 1.2m from the proposed crossover. • Section 3.3 of Australian Standard AS2890.1:2004 states that the maximum gradients at the entry and exit points are intended to minimize the problem associated with crossing the footpath and entering the traffic in the frontage road. Clause 3.3(a) of AS2890.1 requires that the first 6m of the ramp into the car park is not steeper than 5%. The proposed ramp gradient at the first 6m is more than 5% which is not in compliant with AS Australian Standard. • A total of 29 residential bays and 6 visitors bays are required for the proposed development. The development proposes 58 resident bays and 5 visitor bays resulting in shortfall of one visitor bay. As there is a surplus of resident bays, it is required to allocate one additional visitor bay. • A swept path assessment for a B85 car shall be provided for the most critical bays which are the bays at each end of the parking aisle and the tandem bays to the southern side of the car parking area.	• The WMP has been updated to include a snapshot of the latest ramp section showing the correctly coordinated clearance provisions for the bin truck. Plans and sections in the architectural set are aligned. • The updated proposal revises the design of the vehicle crossover to provide a 2m spacing from the southern kerb line to the existing tree. • The updated proposal also increases the extent of the crossover truncation onto the street, so that the required swept path for the Waste Truck sits entirely within the footprint of the crossover provided, with no encroachment across the kerb line. • The Traffic Engineering Report has been updated to provide additional swept path analysis to car parking bays as requested. These are updated to suit the latest car parking arrangement following design revisions as previously noted. • We provide the following response from the project Traffic Engineer, in response to the further concerns noted by the City's Engineering Services team: • Section 3.3 of AS2890.1 notes that the maximum gradients at entry and exit points are intended to minimise problems associated with crossing the footpath and entering the traffic in the frontage road. Where the ramp is too steep, the exiting vehicle is sitting on an angle when approaching the footpath or entering the road and visibility is reduced. For vehicles entering the road, there is about 7.5 metres between the edge of the frontage road and the property boundary and so there is sufficient room in the verge for vehicles to sit completely off the ramp before entering the road. The verge and footpath are relatively flat and so driver visibility to other vehicles along the frontage road is not affected by the proposed ramp gradient. Therefore the main issue relates to the visibility to pedestrians along the footpath. In this instance, the level of risk associated with the non-compliant ramp is considered to be low based on the following:

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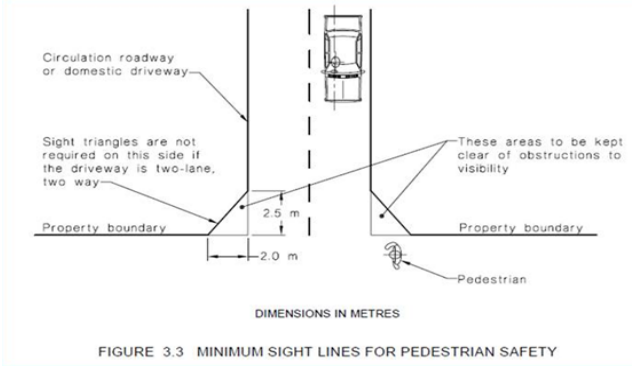
Element 3.8 Vehicle Access	• The swept path provided for the waste collection truck shows encroachment on the verge while entering the site and therefore this needs to be revised. • The grade and grade change location provided on the long section of the ramp does not match with the grade and grade change location provided on the plan (basement plans and ground floor plan). The revised drawing should be consistent with the grade and grade change location provided on the plans and long section of ramps and be in accordance with AS2890.1. • Stormwater design capacity calculation is not provided so unable to assess stormwater provision. Please note stormwater infrastructure to be designed to accommodate the 1%AEP rainfall event fully on site without any overflow into the road reserve or adjacent properties. The location of stormwater infrastructure shall be provided on the plan.	oThomas Street is a residential access road and so the volume of pedestrian movements across the site are assumed to be relatively low. oA swing gate is proposed near the top of the ramp and so exiting vehicles will be crossing the footpath from a stationary position or from a very slow speed after waiting for the gate to open. The sound and motion of the gate will also alert any pedestrians that a vehicle may be leaving the site. oThe required 2.5m by 2.0m truncations for visibility to pedestrians is achieved as discussed below. Certain measures will be put in to maximise safety including: oPavement markings near the top of the ramp directed towards exiting vehicles including a stop line and wording. Suggested wording is “STOP: WATCH FOR PEDESTRIANS” or similar. Pre-warning pavement markings can also be considered at the lower end of the ramp. oSimilar warning messages could be placed on the vehicle access gate facing exiting drivers. oA speed hump on the ramp transition (1:16 section) to ensure vehicles cross the path at a low speed. We don’t believe warning signs on the exterior portion of the building or facing pedestrians are warranted as the risk is considered to be low and these may be out character for the area. •Figure 3.3 of AS2890.1 is shown below. As shown, the sight triangle is not required on the entry side of the driveway if the driveway is two-lane, two way. The sight triangle on the exit side is achieved as the building and landscaping is set back beyond the 2.5m by 2.0m triangle. • Stormwater design capacity calculations have now been provided on the Basement 3 floor plan as calculated. Location for soak wells and stormwater cells have been noted indicatively on this plan. We note that calculations and location of soak wells are subject to further detailed design and shall be confirmed prior to building permit submission.  FIGURE 3.3 MINIMUM SIGHT LINES FOR PEDESTRIAN SAFETY

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Element 4.12 Landscape Design	Many of the plant species chosen have low biodiversity value and are not waterwise. It is the City's preference that the development includes a water wise garden that supports local biodiversity to assist with water conservation and environmental initiatives. Please see the attached Sustainable Landscaping Advice sheet for guidance on species selection which should be incorporated into the design. For further advice on species selection please contact Vicki Shannon, Environmental Conservation Coordinator, via 9273 3500.	• We provide the following comments from the project Landscape Architect, Plan E, in response to the concerns noted by the City's Environmental Conservation Coordinator. *The proposed planting species have been selected to adapt to a range of climatic and soil depth requirements. This includes a combination of endemic WA species proposed for the Thomas Street frontage such as Acacia, Emetophile, Dichondra, Dianella, Anigozanthos, Hibbertia, Casuarina, Grevillea, Conostylis, Zamia and others, in order to create a diversity of plant types, attract bird and insects, as well as offer seasonal change. From our experience, the hardy exotic species proposed for the Foret project, we believe are better able to acclimatise to deep shade environments, being located in planters, or where landscapes are installed over structure.* *We will of-course liaise with the City of Nedlands Environmental Conservation Coordinator through the detailed design phase to ensure that a high level of bio-diversity planting and the best possible outcome is achieved.*
Element 4.17 Waste Management	In accordance with the City's Waste Management Local Planning Policy the following modifications to the development plans and Waste Management Plan (WMP) are required: • Please provide a swept path image for waste collection trucks (Details on waste truck manoeuvring inside and outside the building, entering and exiting the site in forward gear). • Include the following statement within the WMP: Waste charges imposed on lot owners by the City as part of its annual rates and charges will be higher than standard refuse charges, due to the use of an small waste truck and additional services provided by the City in respect of the collection of refuse from the development.	• Swept paths for bin truck manoeuvring are provided within the updated Traffic Engineering Report as requested. • The additional statement as requested has been added to the updated Waste Management Plan.

ITEM SUBJECT	DRP FEEDABCK (RECEIVED ON 20/02/24)	RAD RESPONSE
Principle 1 - Context and character	1a. Comments • Nil 1b. Suggested amendments/improvements • Nil.	•Noted

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Principle 2 - Landscape quality	2a. Comments • Proposal is not delivering on true deep soil. • Planting on structure is a positive. 2b. Suggested amendments/improvements • Amount of true deep soil should be increased. • Opportunity to increase deep soil on western side of the building by bringing the basement wall further east near G03, allowing for further on soil deep planting. • Relocating the bike parking and extending that terrace could increase the space available for landscaping within the front setback. • The terrace garden would increase the space available for landscaping within the front setback. • There is an opportunity for a further street tree.	• The updated proposal has been redesigned to significantly reduce the extent of the built footprint of Basement Level 1. • This has allowed for more area to be allocated to deep-soil. • Refer to the updated landscape report by Plan E, which demonstrates and increase in deep soil provision across the site to **101.8sqm overall.** • Therefore, the revised proposal now meets the acceptable outcomes under this part. • Additionally, **228.4sqm** of on-structure planting is provided. This far exceeds the acceptable outcome requirements, however contributes significantly to contextualise the design within its leafy green surrounds, articulate the building facade, improve visual privacy and service as a visual buffer to building bulk and scale as viewed from the street. • An additional street tree has also now been provided as recommended.
Principle 3 - Built form and scale	3a. Comments • More justification is required for the plot ratio proposed. • Three storey podium works well. • The southern wall is sparse and could be imposing upon the southern lot. 3b. Suggested amendments/improvements • Consider some treatments to the boundary walls to reduce bulk, such as detail, materiality, textural and colour changes. • Develop a case for increased plot ratio based on principles outlined in R Codes Volume 2.	• Further to previous justification provided, the revised proposal now significantly increases provision for deep soil to the project as described under the response to Principle 2 above. • The south elevation has been re-designed to incorporate alternating material finishes to the three podium levels. • This provides additional facade articulation to the lower levels of the elevation which directly addresses the adjacent lots with a lower density zoning and helps to break down the perceived bulk and scale to this side.
Principle 4 - Functionality and build quality	4a. Comments • Nil. 4b. Suggested amendments/improvements • Relocate stores at ground level to get a more generous lift lobby.	• The ground level store to Apt G02 has been relocated as recommended. This reclaimed floor area has allowed for replanning to Apt G01 with access now provided to the secondary outdoor terrace directly form the living space through a study nook. • This improves the overall amenity for this apartment whilst not compromising the quality of the lobby and ground floor corridor approach.
Principle 5 - Sustainability	5a. Comments • Nil. 5b. Suggested amendments/improvements • Nil.	•Noted

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Principle 6 - Amenity	6a. Comments • Avoid obscure glass where possible, especially in bedrooms. • Balconies on level 3 and 4 directly overlook north and south neighbouring properties. 6b. Suggested amendments/improvements • The inclusion of a small terrace outside of the co-working space providing residents with the ability to utilise the outdoor space, whilst additionally providing further streetscape engagement. • Screen balconies on levels 3 and 4 to protect privacy of neighbouring properties to north and south. For example, the planters on level 3 and 4 could be increased in both depth and height to mitigate any visual privacy concerns.	• Provision of an outdoor courtyard attached to the co-working space presents a number of challenges which may reduce amenity to the communal space and entryway: 1. Extent of buffering created through quality landscape between the ground Co-working space and the street would be reduced, diminishing the softening effect provided to the building mass at the streetscape. 2. Any external courtyard to this area would be located directly adjacent to the entryway into the public lobby. Clear sightlines between these two areas would be significant and any perceived privacy for incoming/outgoing residents through the entry would be reduced. 3. A public external courtyard at street level is not typical of the typology of the surrounding residences in this suburban context and may appear to be out of context with the surrounds. 4. Unless enclosed by a high boundary fence, which would reduce the building's addressability to the street, an external courtyard here would present security concerns, with passing pedestrians having ease of access to inhabit and loiter in this space. • The design is revised so that all bedrooms now have outlook through a clear window. • The updated proposal has been designed to increase the planned extent and height of on-structure planting to levels 3 & 4. • This reduces the extent of accessible paved private courtyards to these areas and therefore increases the minimum setback distance of these courtyards form the site boundary. • Raised planters are nominally 1m high above floor level and planting selections are made with dense-screening species anticipated to grow to 600m above the soil line. • This planting would thereby provide screening to the boundary, to 1.6m above floor level. boundary.
Principle 7 - Legibility	7a. Comments • Nil. 7b. Suggested amendments/improvements • Relocate ground floor stores to enhance the space available for the entry and lift lobby.	• The ground level store to Apt G02 has been relocated as recommended. This additional space has allowed for replanning to Apt G01 with access now provided to the secondary outdoor terrace directly form the living space through a study nook. This improves the overall amenity for this unit. • A generous front lobby is provided with adequate space for the provision of two sets of double seater couches. A 1.8m wide corridor with feature wall finishes is provided linking the main lobby to the lift access area. Proportionally and texturally, this space will feel generous, but maintain a human scale and feel inviting to incoming residents and guests.
Principle 8 - Safety	8a. Comments • Nil. 8b. Suggested amendments/improvements • Move the gates to not have cars waiting for the gates to open on the footpath. By moving the gates cars will be waiting within the building, cars will no longer be waiting upon the footpath.	• Upon further review, the drawings have been updated to reflect more accurately the location of the existing kerb line of Thomas Street. • Note that approximately 5.64m of length is available between the existing footpath (to be maintained and run through the new crossover as requested) and the street. • This is sufficient length to allow a standard car to stand within this zone and not encroach upon the footpath or onto the street. • Shifting of the vehicle gate further into the driveway would create security issues, whereby more space (at levels below natural ground level), with poor passive surveillance opportunity is accessible to the public.

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Principle 9 - Community	9a. Comments • Nil. 9b. Suggested amendments/improvements • Consider direct floor access to the unit fronting Thomas Road on the ground floor.	• The ground floor units addressing the front boundary are designed to balance street activation, passive surveillance and privacy. • Apt G01 is designed such that the finish floor level is raised slightly from the natural ground level along the front boundary. • Introducing access from the street would diminish privacy and to this terrace by creating a clear sightline from the street at the location of the gate. • Any access by pathway and gate introduced at this area would also diminish the provision of planting within the street setback, thereby reducing deep soil and/or on-structure planting. • Apt G01 is provided front-door access nearby the entry lobby and provision of a street-facing private terrace access would not provide a significant benefit in terms of amenity.
Principle 10 Aesthetics	10a. Comments • Sophisticated and modern architectural language. 10b. Suggested amendments/improvements • Nil.	•Noted

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Waste Management Plan

1a Thomas Street, Nedlands

Prepared for Capital Way

20 March 2024

Project Number: TW21099

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DOCUMENT CONTROL					
Version	**Description**	**Date**	**Author**	**Reviewer**	**Approver**
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2.0	Second Approved Release	2/03/2022	DM	DP	DP
3.0	Third Approved Release	10/03/2022	DM	DP	DP
4.0	Fourth Approved Release	11/03/2022	DM	DP	DP
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Approval for Release		
Name	**Position**	**File Reference**
Dilan Patel	Project Manager – Waste Management Consultant	TW21099-02_Waste Management Plan_7.0
Signature		

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Executive Summary

Capital Way is seeking an amended development approval for the proposed residential development located at 1a Thomas Street, Nedlands (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Bin Storage Area					
Refuse	3,480	660	Three	Twice each week	City of Nedlands
Recycling	3,480	660	Three	Twice each week	City of Nedlands
FOGO	1,160	240	Three	Twice each week	City of Nedlands

The City will collect refuse, recyclables and FOGO from the Proposal utilising its rear lift collection service. The City's waste collection vehicle will service the bins from the Bin Storage Area onsite.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Capital Way is seeking an amended development approval for the proposed residential development located at 1a Thomas Street, Nedlands (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by Thomas Street to the east, the City of Nedlands Library to the west and residential to the north and south, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

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2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and FOGO is based on the number of apartments/penthouses (29) at the Proposal. The Proposal consists of the following:

- Two Bedroom Apartments – 10; and
- Three Bedroom Apartments – 9.
- Three Bedroom Penthouses – 10.

2.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Nedlands (the City) Draft *Waste Management Local Planning Policy (LPP) and Guidelines* (31 March 2020) as well as previous consultation with the City's Waste Minimisation coordinator.

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Residential Apartments/Penthouses	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
Two Bedroom Apartments	120L/week	120L/week	40L/week
Three Bedroom Apartments	120L/week	120L/week	40L/week
Three Bedroom Penthouses	120L/week	120L/week	40L/week

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2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment are shown in Table 2-2. It is estimated that the residential apartments/penthouses at the Proposal will generate 3,480L of refuse, 3,480L of recyclables and 1,160L of FOGO each week.

Table 2-2: Estimated Waste Generation

Residential Apartments/Penthouses	Number of Apartments / Penthouses	Waste Generation Rate (L/week)	Waste Generation (L/week)
REFUSE			
Two Bedroom Apartments	10	120	1,200
Three Bedroom Apartments	9	120	1,080
Three Bedroom Penthouses	10	120	1,200
		Total	**3,480**
RECYCLABLES			
Two Bedroom Apartments	10	120	1,200
Three Bedroom Apartments	9	120	1,080
Three Bedroom Penthouses	10	120	1,200
		Total	**3,480**
FOGO			
Two Bedroom Apartments	10	40	400
Three Bedroom Apartments	9	40	360
Three Bedroom Penthouses	10	40	400
		Total	**1,160**

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3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, there will be sufficient room within in each apartment for a minimum of three kitchen type bins to facilitate the separation of refuse, recyclables and FOGO by residents.

Purchase and maintenance of these internal bins will be the responsibility of the residents. Residents will be encouraged to utilise kitchen caddies with compostable liners to collect FOGO wastes for disposal.

Waste from these internal bins will be transferred by the residents to the respective Bin Storage Area for disposal into the appropriate bins.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions	Bins Sizes		
	240L	660L	1,100L
Width (m)	0.6	1.3	1.4
Depth (m)	0.8	0.8	1.3
Height (m)	1.1	1.2	1.5

Reference: City of Nedlands LPP – 4.0 Bin Size and Colour – Table 3.

3.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse, recyclables and FOGO twice each week.

Based on the results shown in Table 3-2 the Bin Storage Area has been sized to accommodate:

- Three 660L refuse bins;
- Three 660L recyclable bins; and
- Three 240L FOGO bins.

Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1100L
Refuse	3,480	-	3	2
Recycling	3,480	-	3	2
FOGO	1,160	3	-	-

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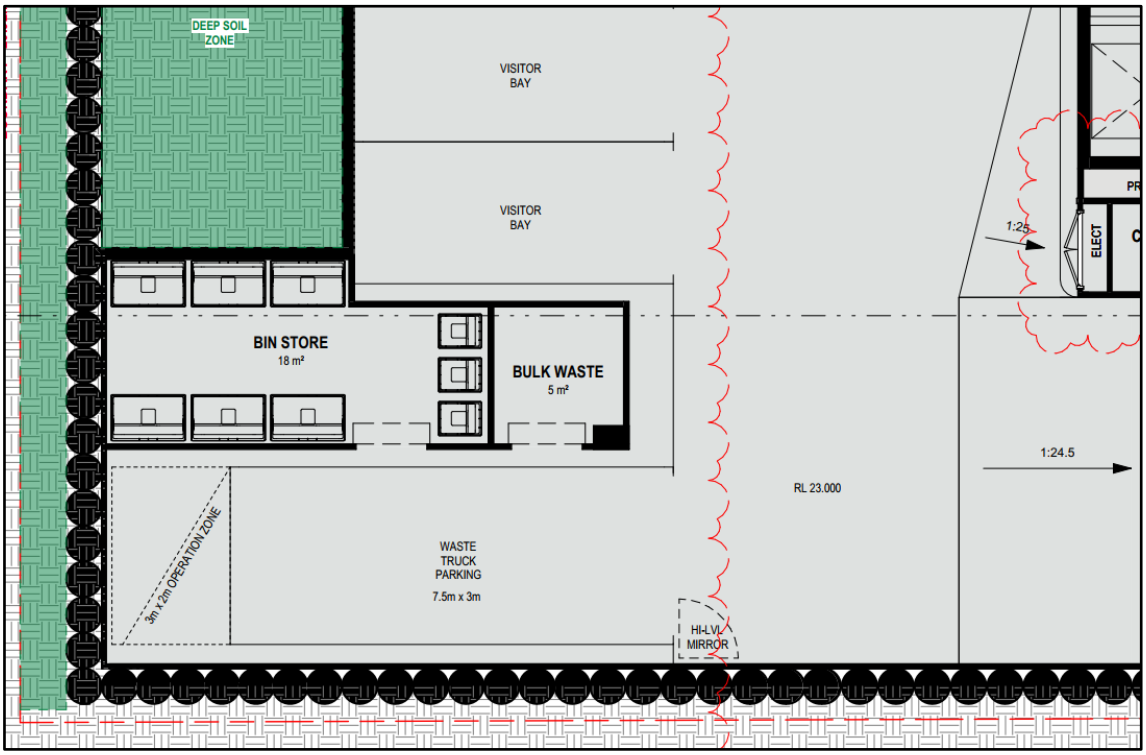
The configuration of these bins within the Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming two collections each week of refuse, recyclables and FOGO.

Diagram 1: Bin Storage Area and Waste Collection Point



3.4 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Smooth impervious floor sloped to a drain connected to the sewer system;
- Provided with a permanent water supply and drainage facility for wash-down;
- Located within the building (not on the verge), so it is not visible from the public realm, or screened from public view with a quality material compatible with the building design;
- To be screened by a gate, brick walls or other suitable materials to a height not less than 1.8m;
- Adequate circulation space for manoeuvring bins within the storage area;
- No double stacking of bins;
- Designed to not encourage the emission of odour outside the bin enclosure area;
- Doors to the Bin Storage Area self-closing and vermin proof; and
- Each waste stream separated and clearly labelled.

Bin numbers and storage space within the Bin Storage Area will be monitored by the strata manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

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4 Waste Collection

The City will provide three 660L bins for refuse, three 660L bins for recyclables and three 240L bins for FOGO which will be collected twice each week.

The City's waste collection vehicle will travel with left hand lane traffic flow and turn into the Proposal's driveway in forward gear from Thomas Street, manoeuvre within the carpark and pull up adjacent to the Bin Storage Area for servicing, refer Diagram 2. A minimum 2m area will be available at the rear of the vehicle to facilitate servicing, refer Diagram 1.

Traffic management signals may be used to control incoming/outgoing traffic flow during servicing, which would typically take less than five minutes each collection. Warning beacons/lights may be provided as a permanent feature within the car park which would operate when the truck is emptying the bins so drivers can proceed with further caution. Due to the short amount of time it is expected the waste collection vehicle would be onsite on collection days, this servicing arrangement is considered safe and would mitigate any potential local traffic issues.

During servicing the City's collection staff will transfer bins between the waste collection vehicle and the Bin Storage Area. The bin transfer path is level and of smooth surface, with no steps/kerbs and will be kept free of obstacles. There is adequate clearance to service the bins with the ceiling height exceeding the 2.8m waste collection vehicle operational height (excluding low height attached service pipes, beams, awnings and upper floors), refer Diagram 3.

Once servicing is complete the City's waste collection vehicle will exit in a forward motion, turning onto Thomas Street, and moving with traffic flow.

The City will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days and remove potential impacts on local traffic from verge collection.

All waste bin streams will be serviced from within the site as an "inside service", where the City's waste contractor retrieve, service and return bins back to Bin Storage Area.

Waste charges imposed on lot owners by the City as part of its annual rates and charges will be higher than standard refuse charges, due to the use of an small waste truck and additional services provided by the City in respect of the collection of refuse from the development.

Swept path analysis using the City's smaller waste collection vehicle specifications was undertaken by Shawmac, refer Diagram 2. Refer to Shawmac's Traffic Impact Statement for further information.

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Diagram 2: Waste Collection Vehicle Swept Path

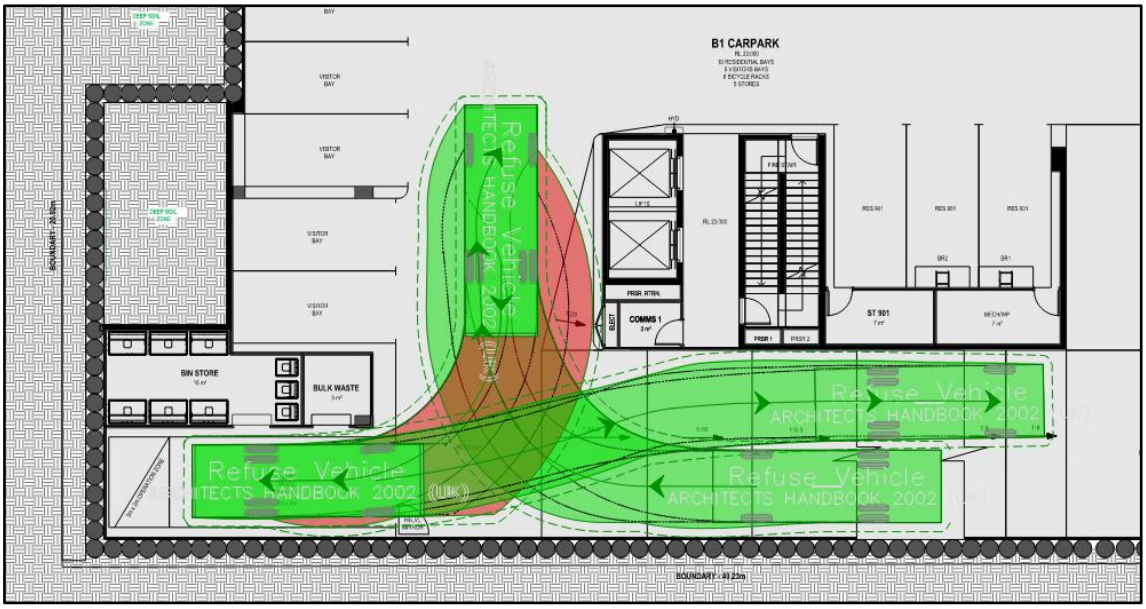
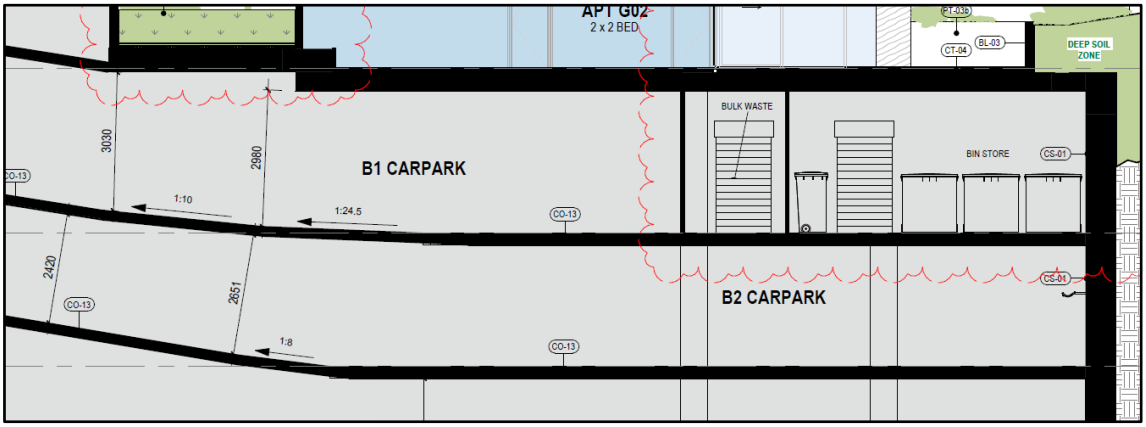


Diagram 3: Operational Height Clearance



4.1 Bulk Waste

The City provides two bulk rubbish collections and two greenwaste collections each financial year, details of the services provided by the City can be found on the City's website.

Each apartment has a minimum allocated storage room of 4m^2 at the Proposal for the temporary storage of bulk waste and an additional bulk waste storage area of 5m^2 has been provided on the Basement 1 Level in close proximity to the lifts for the temporary storage of bulk waste, refer Diagram 1.

Sufficient verge space, clear of planting has been allocated for temporary placement of bulk collection materials on the verge, or for placement of a 10m^2 bulk bin by the City's contractor, depending on whichever service option the City provide to the Proposal, refer Diagram 4.

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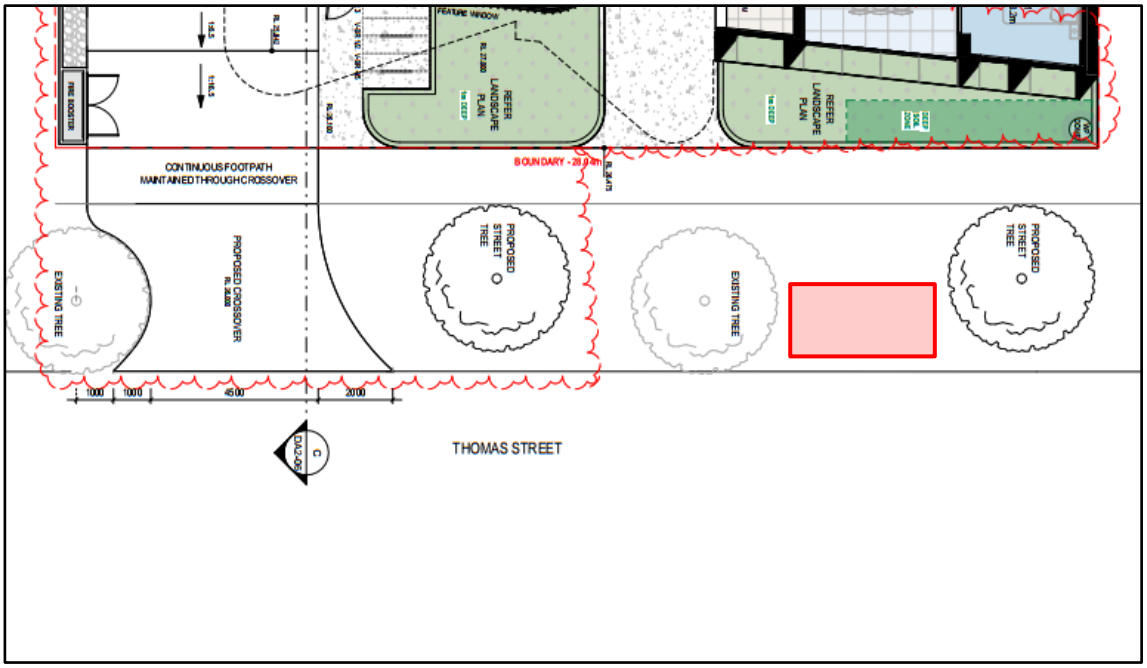
Diagram 4: Bulk Skip Bin Verge Placement



PD52.07.24 - Attachment 1

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5 Waste Management

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

- Monitoring and maintenance of bins and the Bin Storage Area;
- Monitoring of residents' use of the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ensure all residents at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident behaviour and identify requirements for further education and/or signage;
- Monitor bulk collection services and assist residents to store/remove bulk wastes appropriately;
- Regularly engage with residents to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

PD52.07.24 - Attachment 1

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6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

- Three 660L refuse bins, collected twice each week;
- Three 660L recycling bins, collected twice each week; and
- Three 240L FOGO bins, collected twice each week.

The City will collect refuse, recyclables and FOGO from the Proposal utilising its rear lift collection service. The City's waste collection vehicle will service the bins from the Bin Storage Area onsite.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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Figures

Figure 1: Locality Plan

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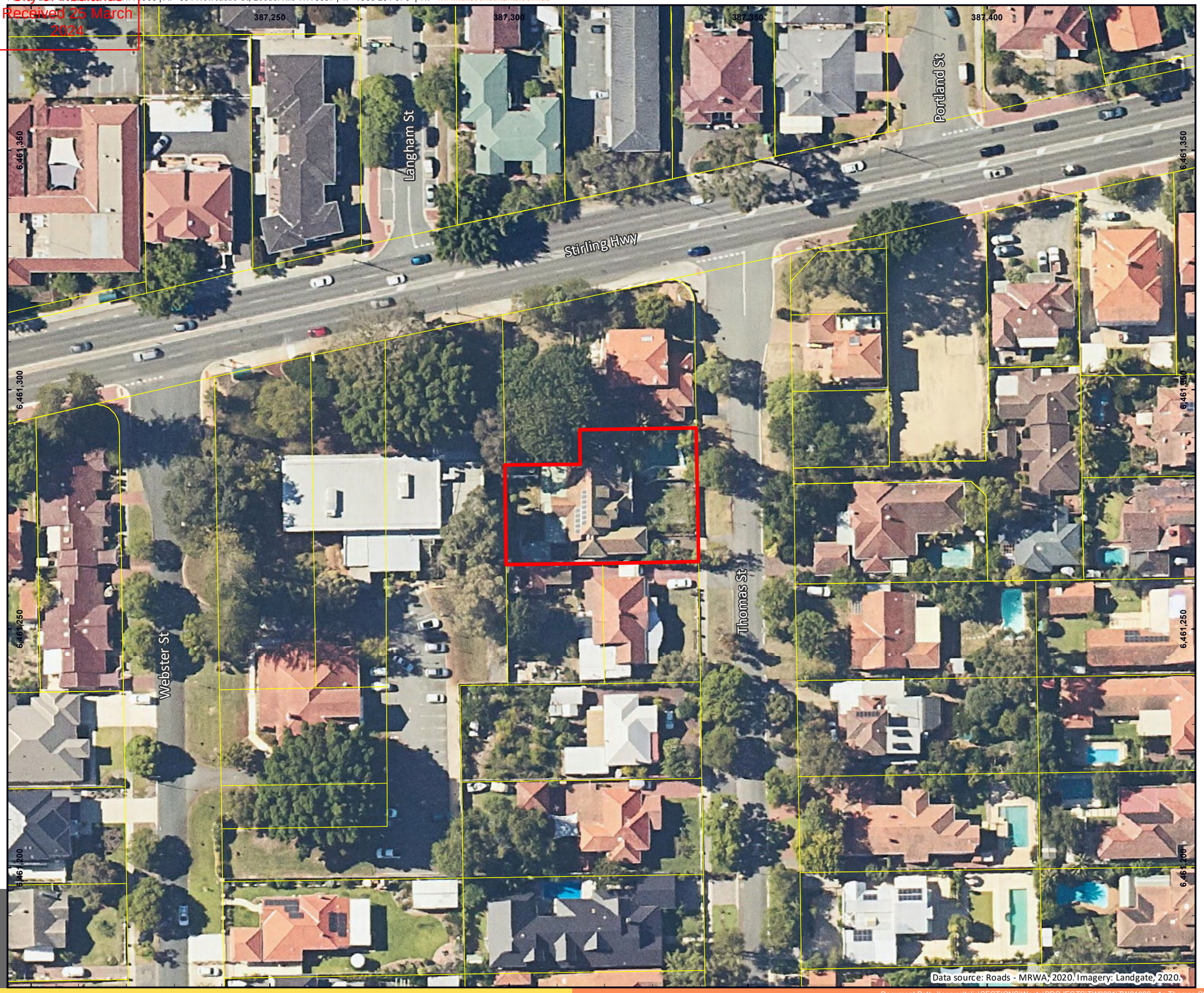

LEGEND

Site Layout

Cadastre

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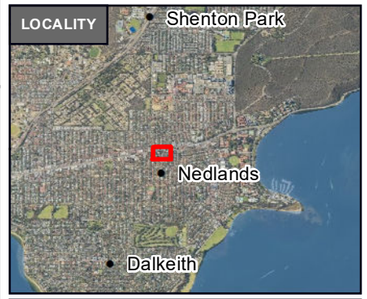
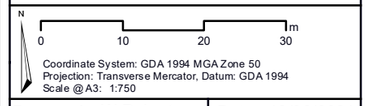


LOCALITY PLAN

1a Thomas Street,
Nedlands, WA 6009

Capital Way Pty Ltd



Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994
Scale @A3: 1:750

Prepared: W Robertson	Date: 12/08/2021
Reviewed: D Marchant	Revision: A
Project: TW21099	

talis consultants

Figure 01

Data source: Roads - MRWA, 2020. Imagery: Landgate, 2020.

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Assets | Engineering | Environment | Noise | Spatial | Waste

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Transport Impact Statement

Project:	Proposed Residential Development 1A Thomas St, Nedlands
Client:	RAD Architecture
Date:	20th March 2024
Shawmac Document #:	2108010-TIS-001

CONSULTING CIVIL AND TRAFFIC ENGINEERS
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Document Status: Client Review

Version	Prepared By	Reviewed By	Approved By	Date
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A	P. Nguyen	-	P. Nguyen	20/03/2024

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File Reference: Y:\Jobs Active 2021\T&T - Traffic & Parking\RAD Architecture_1A Thomas St, Nedlands_TIS_2108010\Report\RAD_1A Thomas St, Nedlands_TIS_Rev B.docx

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1. Introduction

1.1. Proponent

Shawmac Pty Ltd has been engaged by RAD Architecture to prepare a Transport Impact Statement (TIS) for proposed residential development in Nedlands.

This TIS has been prepared in accordance with the Western Australian Planning Commission (WAPC) *Transport Impact Assessment Guidelines Volume 4 – Individual Developments*. The assessment considers the following key matters:

- Details of the proposed development.
- Vehicle access and parking.
- Provision for service vehicles.
- Hours of operation.
- Daily traffic volumes and vehicle types.
- Traffic management on frontage streets.
- Public transport access.
- Pedestrian access.
- Cycle access and end of trip facilities.
- Site specific and safety issues.

1.2. Site Location

The site address is 1A Thomas Street in Nedlands. The local authority is the City of Nedlands.

The general site location is shown in **Figure 1**. An aerial view of the existing site is shown in **Figure 2**.

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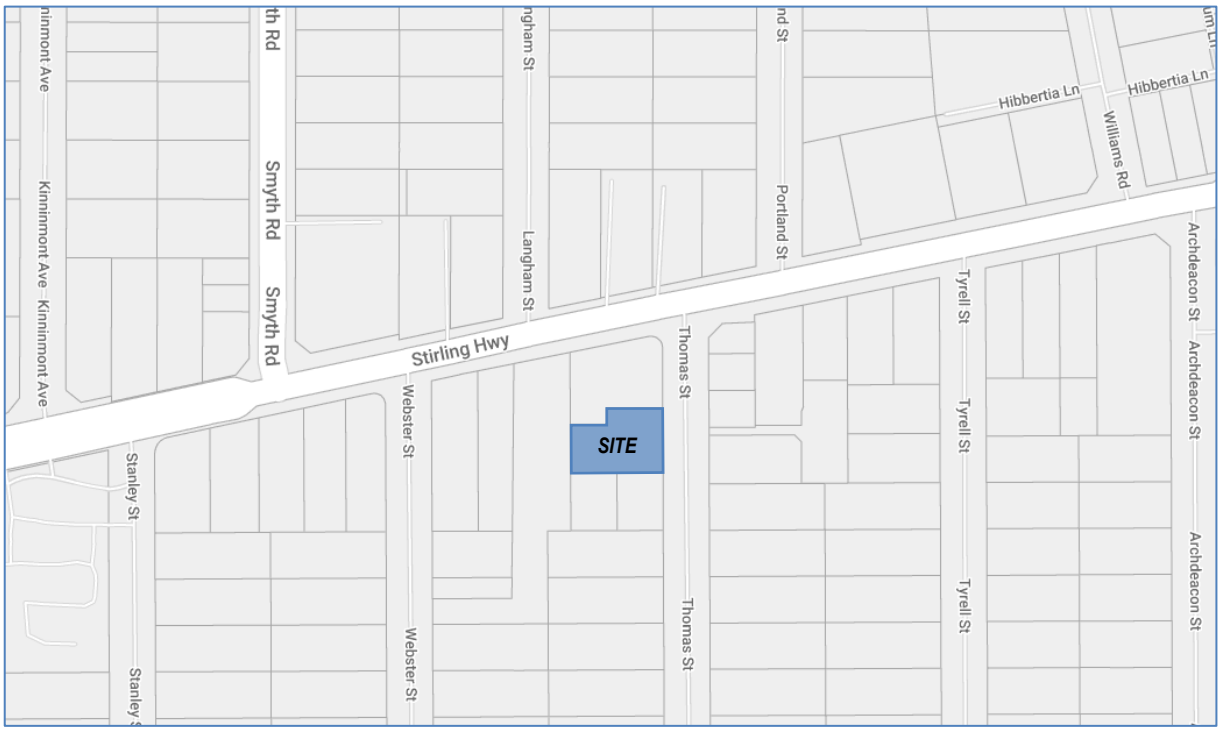

Figure 1: Site Location

Figure 2: Aerial View (January 2024)

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2. Proposed Development

2.1. Land Use

The site is currently vacant and is zoned Mixed Use (R-AC1) under the City's Local Planning Scheme No. 3 (LPS3). The surrounding development is primarily residential with a mix of non-residential development along Stirling Highway.

The proposed development is a multi-storey residential building with 29 apartments and car parking across 3 basement levels. A previous iteration of the development was approved and construction was planned to commence around the end of 2022. After a period of contractor negotiation, it was determined that a redesign would be required to make the project commercially viable. The new application proposes an additional four apartments across two new levels compared to the previously approved development.

The proposed ground floor layout and parking level layouts are shown in **Figure 3** to **Figure 6**.

Figure 3: Ground Floor Plan

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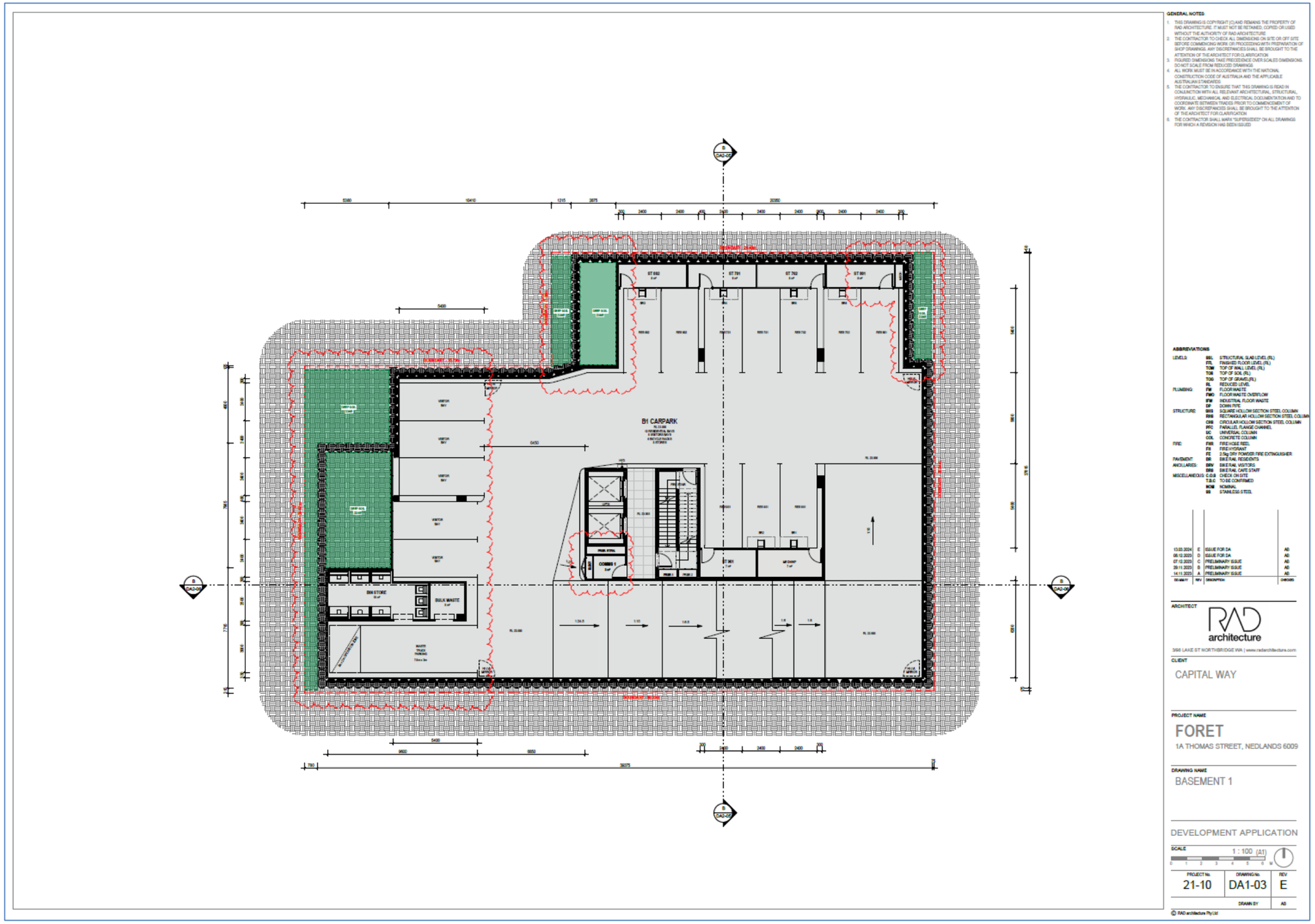

Figure 4: Basement 1 Plan

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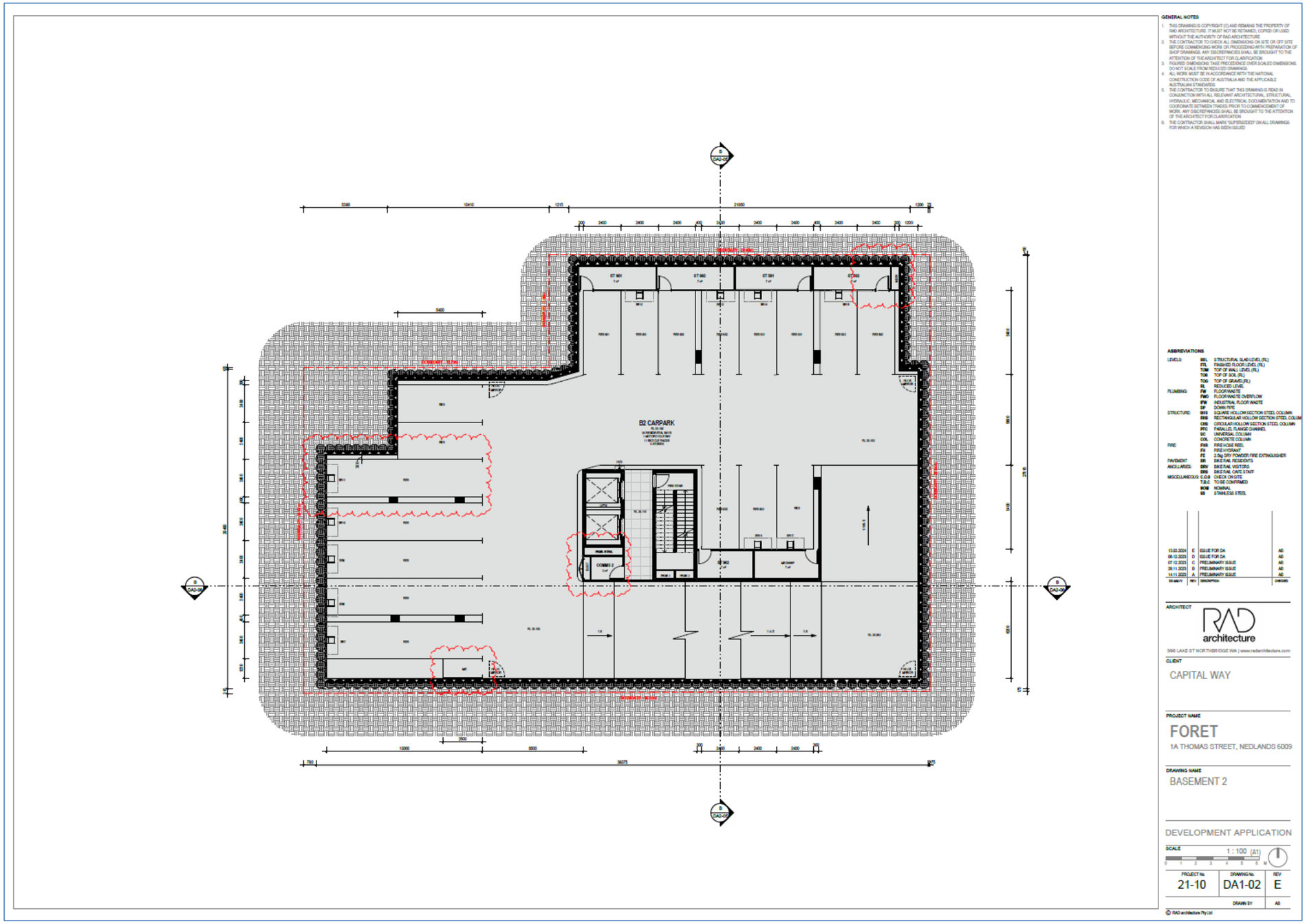

Figure 5: Basement 2 Plan

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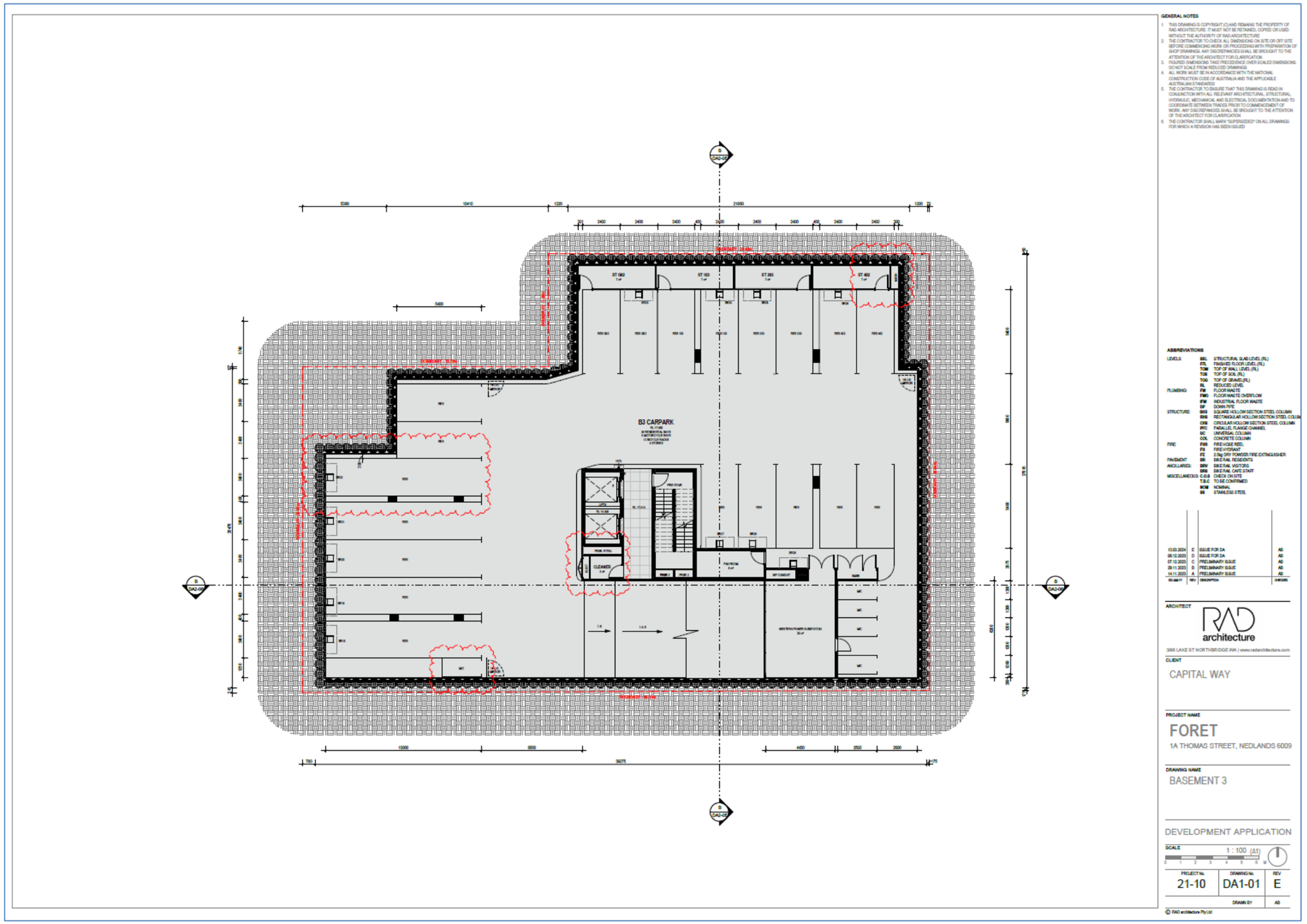

Figure 6: Basement 3 Plan

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3. Traffic Management on Frontage Streets

3.1. Road Network Layout and Hierarchy

The layout and hierarchy of the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in **Figure 7**.

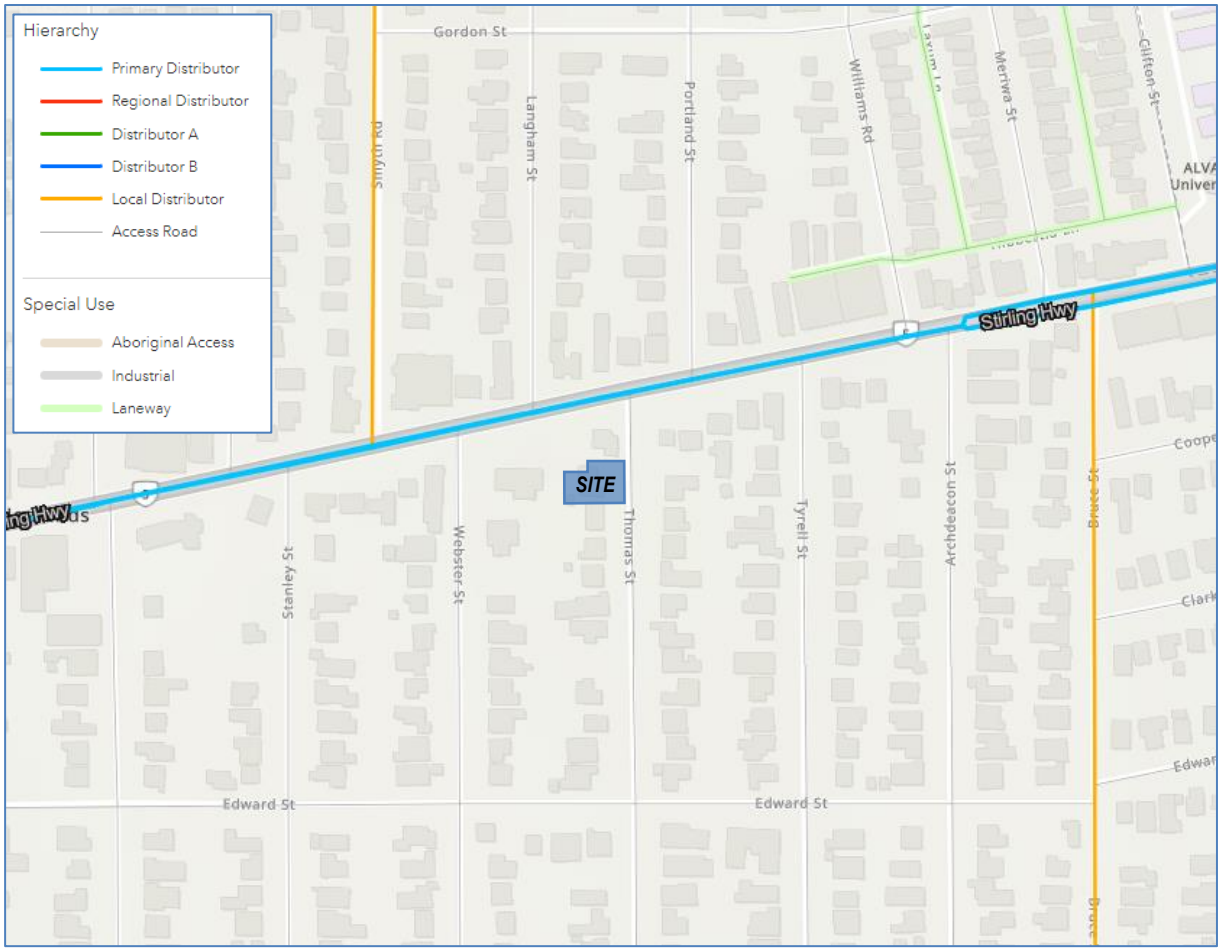

Figure 7: Existing Road Network Hierarchy

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3.2. Speed Limit

The existing speed limits are shown in **Figure 8**.

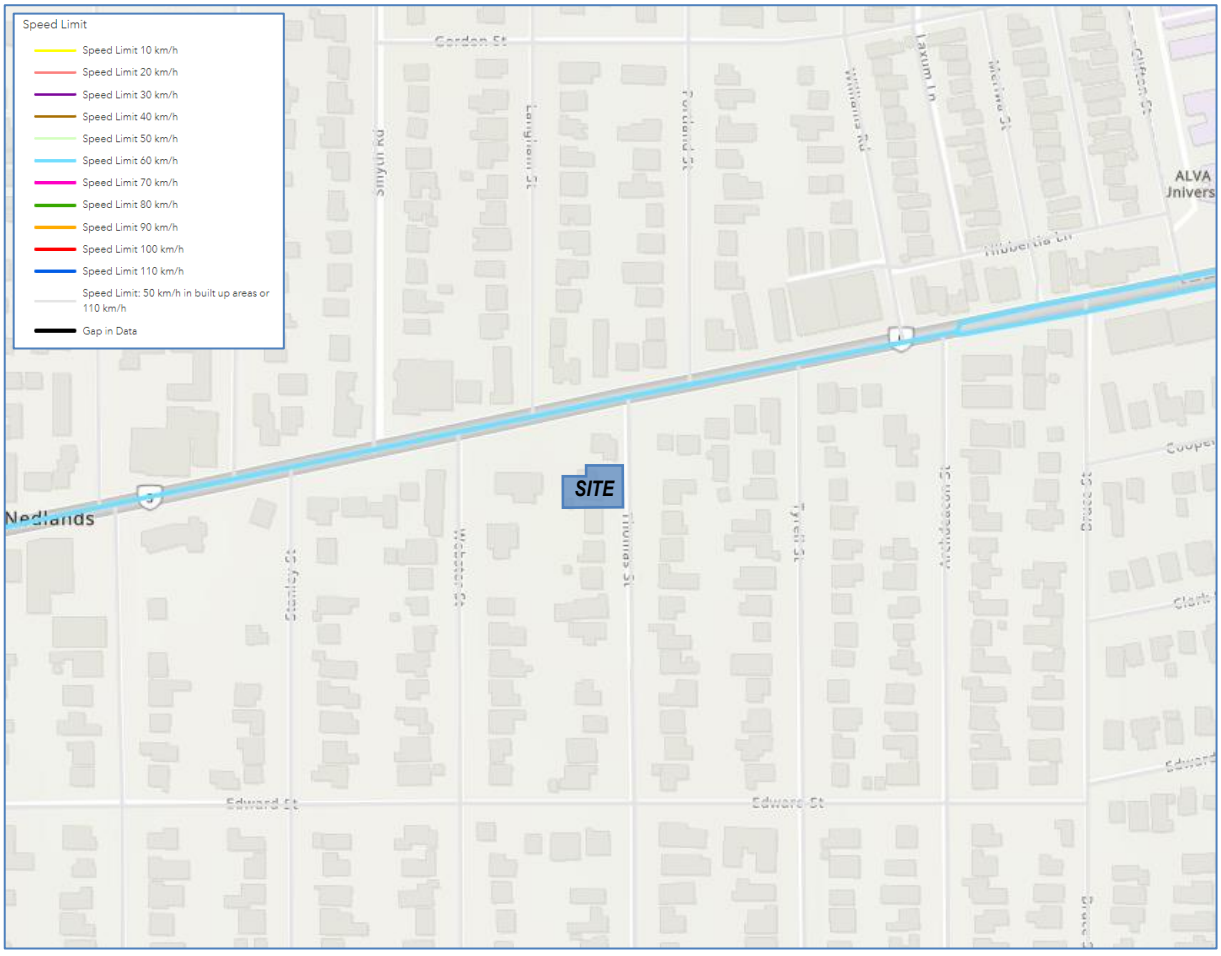

Figure 8: Existing Speed Limits

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4. Vehicle Access and Parking

4.1. Vehicle Access

The site has one existing crossover on Thomas Street which will be modified for the new development as shown in **Figure 9**.

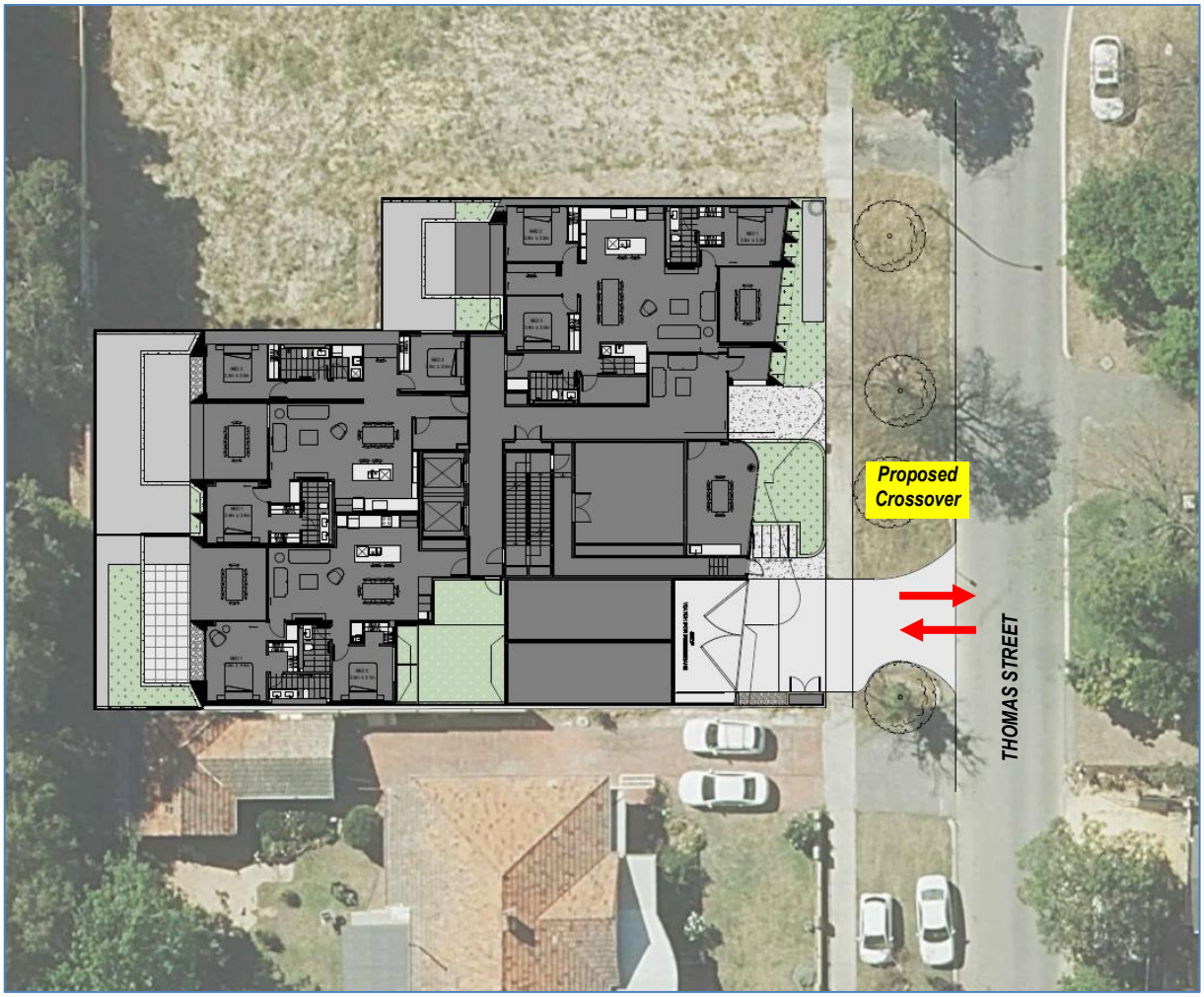

Figure 9: Proposed Access

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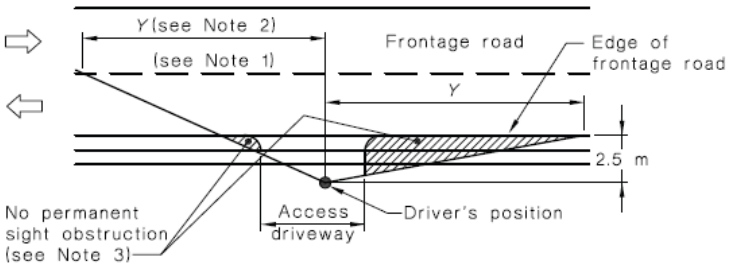
4.2. Vehicle Sight Distance

Sight distance requirements from vehicle exit points are defined in Figure 3.2 of Australian Standard AS2890.1-2004 *Parking facilities Part 1: Off street car parking* (AS2890.1) which are based on the Austroads Stopping Sight Distance shown in **Figure 10**.



Frontage road speed (Note 4) km/h	Distance (Y) along frontage road m		
	Access driveways other than domestic (Note 5)		Domestic property access (Note 6)
	Desirable 5 s gap	Minimum SSD	
40	55	35	30
50	69	45	40
60	83	65	55
70	97	85	70
80	111	105	95
90	125	130	Use values from 2nd and 3rd columns
100	139	160	
110	153	190	

Figure 10 : AS2890.1 Sight Distance Requirements

Based on the 50km/h speed limit along Thomas Street, the minimum required Stopping Sight Distance is 45m. As shown in **Figure 11**, the minimum required sight distance is achieved in both directions. The canopy of the existing verge trees on either side of the crossover is well above the typical driver eye height of 1.1m as shown in **Figure 12**.

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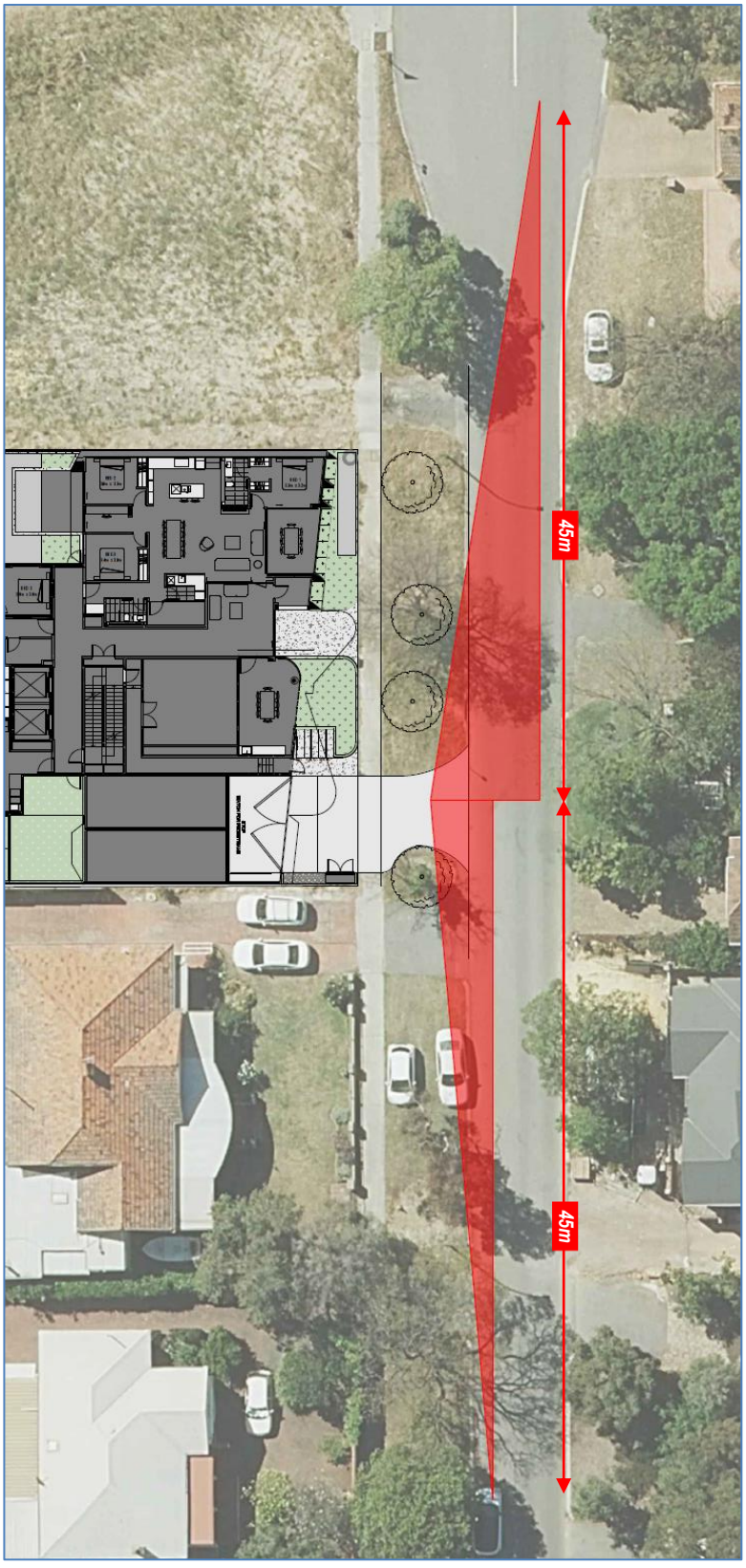

Figure 11: Sight Distance Check

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Figure 12: Verge Trees

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4.3. Pedestrian Sight Distance

To allow for visibility between vehicles and pedestrians on the driveway, the Residential Design Codes (RDC) requires visual truncations to be kept clear of obstruction as shown in **Figure 13**.

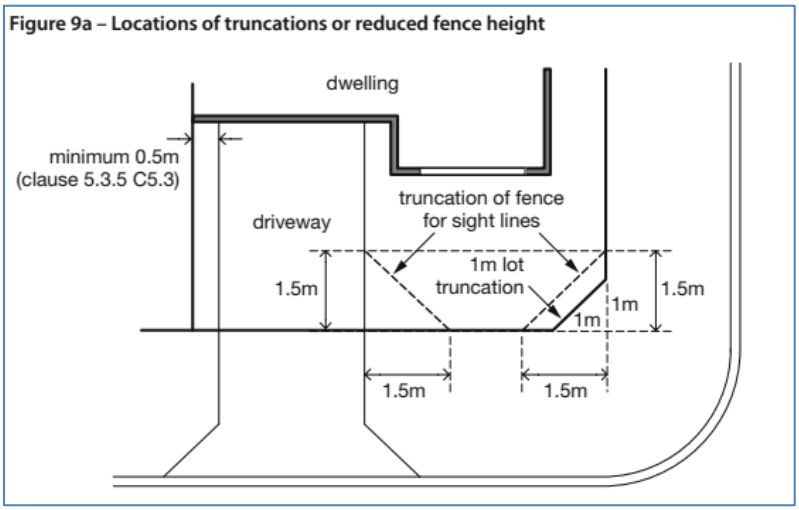

Figure 13: RDC Pedestrian Sight Distance Requirements

As shown in **Figure 14**, the required truncation is achieved as required. It is recommended that any landscaping in this area is kept low to maintain visibility. As the crossover is two-lane, two-way, the truncation is not required on the exit side.

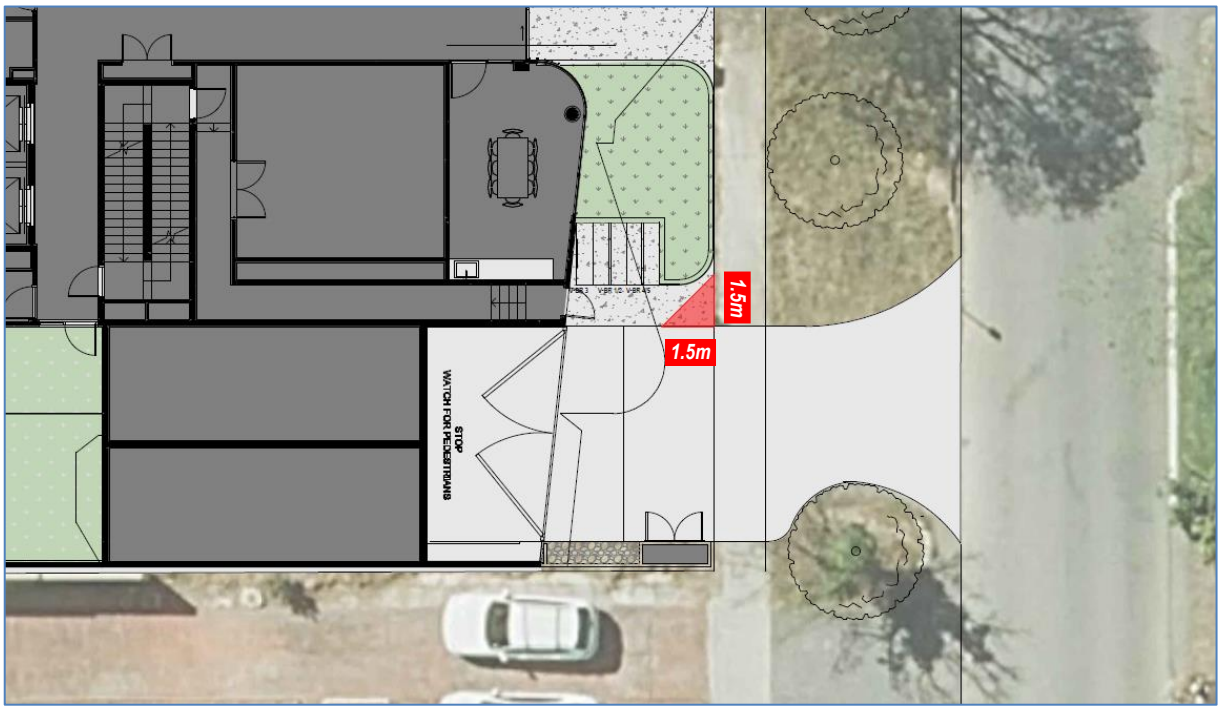

Figure 14: RDC Pedestrian Sight Distance Check

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4.4. Access Width

The City of Nedlands *Specification for the Construction of Crossovers* specifies that the minimum width of any crossover is 3.0m and the maximum width of any crossover and/or adjoining crossover is to be 6.0m. Larger crossovers may be approved by the City only in special circumstances.

The proposed crossover is 4.5m wide which complies with the City's requirements.

4.5. Car Parking

The car parking requirements for multiple dwelling residential developments are to comply with the Residential Design Codes Volume 2 (RDC2) as outlined in **Table 1**. The Location A requirements have been applied as the majority of the site is located within 250m of a stop on a high frequency bus route (Route 995).

Table 1: RDC2 Car Parking Requirements – Location A

Land Use	Unit	Requirement	Quantum	Required Bays
Apartment	1 bedroom dwellings	0.75 bays per dwelling	0	0
	2+ bedroom dwellings	1 bay per dwelling	29	29
	Visitor	1 bay per 4 dwellings up to 12 dwellings	12	3
		1 bay per 8 dwellings for the 13th dwelling and above	17	3
Total Required				29 resident bays 6 visitor bays

As above, the development requires a minimum of 29 resident bays and 6 visitor bays. The development proposes 58 resident bays and 5 visitor bays which is short of the minimum requirements by 1 visitor bay. The minor shortfall is considered acceptable as the site has excellent access to public transport, including high frequency bus services along Stirling Highway within very short walking distance. It is also noted that kerbside parking is permitted along sections of Thomas Road as indicated by existing parking signs. The RDC2 advises that visitor parking may be reduced where there is on-street or public parking in the vicinity.

4.6. Motorcycle / Scooter Bays

The RDC2 requires 1 motorcycle / scooter space for every 10 car bays in developments with more than 20 dwellings. Based on the 35 car bays required, the development would require 4 motorcycle bays.

The development proposes 6 motorcycle / scooter bays which satisfies the calculated requirements.

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4.7. Parking Layout

The layout and dimensions of the car park have been assessed for compliance with AS2890.1 as detailed in **Table 2**. As the majority of bays are for resident use, the User Class 1 or 1A requirements have been applied which is the standard for long-term parking. There is limited guidance on the minimum length of tandem car bays but standard practice is to provide a minimum length of 10m.

Table 2: AS2890.1 Car Parking Compliance

Dimension	Requirement	Provided
90 degree parking – Class 1 – Residential, domestic parking		
Car Bay Width	2.4m	2.4m
Car Bay Length (Standard Bay)	5.4m	5.4m
Car Bay Length (Tandem Bay)	10.0m	10.0m
Parking Aisle Width	5.8m	5.8m
Blind Aisle Extension	1.0m	1.5m

As shown, all relevant dimensions are compliant.

4.8. Provision for Service Vehicles

Waste from the development will be stored and collected from the bin store area on basement level 1. Waste will be collected by the City's 7.5 smaller waste truck which can be used for developments with 40 dwellings or less. The collection arrangement is the same as the previously approved development.

A vehicle swept path analysis has been undertaken to check the manoeuvrability to and from the waste collection bay. The analysis has been undertaken in AutoTURN vehicle tracking software using a custom waste vehicle template that best matches the specifications of the City's waste truck. A vertical clearance check has also been undertaken to ensure that there is adequate overhead and ground clearance along the ramp between the ground and basement level 1. The vertical clearance check has been undertaken using the Australian Standard Medium Rigid Vehicle template that has been modified to match the dimensions of the City's waste truck and is based on the default ground clearance of 150mm.

The results of the analysis are attached as **Appendix A** and these demonstrate that there is sufficient room for the waste vehicle to enter and exit the site in a forward direction and access the waste collection bay. The vertical clearance check indicates that the City's waste truck will have sufficient overhead and ground clearance along the proposed ramp.

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5. Traffic Generation

5.1. Proposed Development

The volume of traffic generated by the proposed building has been estimated using trip generation rates from the Institute of Transportation Engineers (ITE) *Trip Generation* as detailed in **Table 3**.

The peak hour trip rates are based on the peak hour of the adjacent road network typically occurring between 7 to 9am and between 4 to 6pm.

Table 3: Proposed Development Vehicle Trip Generation

Land Use	Units	Quantity	Generation Rate		Number of Trips	
			AM Peak	PM Peak	AM Peak	PM Peak
Multi-family Housing – Mid-Rise	Dwellings	29	0.37	0.39	11	11

As shown, the proposed development is predicted to generate approximately 11 trips during the morning peak hour and 11 during the afternoon peak hour.

According to the WAPC TIA guidelines, an increase of between 10 to 100 peak hour vehicles is considered to have a low to moderate impact and is generally deemed acceptable without requiring detailed capacity analysis.

The estimated 11 vehicles per hour is at the lower end of this range and so the development traffic is considered to have a low impact and can be accommodated within the existing capacity of the road network.

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6. Pedestrian and Cyclist Access

6.1. Accessibility

There are existing paths along the west side of Thomas Street and both sides of Stirling Highway. Most other roads in the surrounding area have at least one footpath. The external path network is well established and considered to be adequate for pedestrians and cyclists to safely travel between the site and surrounding areas.

6.2. Bicycle Parking

The bicycle parking requirements for residential developments according to the RDC2 are outlined in **Table 4**.

Table 4: RDC2 Bicycle Bay Requirements

Land Use	Unit	Requirement	Quantum	Required Bays
Apartment	Resident	0.5 space per dwelling	29	15
	Visitor	1 space per 10 dwelling	29	3
Total Required				18

As above, the development requires a minimum of 15 bicycle bays for residents and 3 bicycle bays for visitors. 29 bicycle racks are proposed for residents within the basement levels and 5 spaces are proposed along the Thomas Street frontage for visitors. The bicycle parking provision satisfies the minimum requirements according to the RDC2.

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7. Public Transport Access

The following public transport services currently operate within reasonable walking distance of the site:

- Transperth Bus Route 23 which operates between Perth and Claremont Station. The closest stops are located on Stirling Highway west of Broadway, approximately 500m walking distance from the site.
- Transperth Bus Route 25 which operates between Shenton Park Station and Claremont Station. The closest stops are located on Dalkeith Road north of Stirling Highway, approximately 550m walking distance from the site.
- Transperth Bus Route 103 which operates between Perth and Claremont Station.
- Transperth Bus Route 995 which operates between Perth and Claremont Station. This is a high frequency bus services which operates at least every 15 minutes between 7am and 7pm Monday to Friday, between 8am and 7pm on Saturdays and between 9am and 7pm on Sundays.
- Transperth Circle Route 998 and 999 which are circle routes operating around the Perth Metropolitan area.

The closest stops for Routes 103, 995, 998 and 999 are on Stirling Highway both east and west of Thomas Street, within 200m walking distance from the site.

The existing available services are adequate to meet the likely demand.

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8. Site Specific Issues and Safety Issues

8.1. Crash History

The crash history of the adjacent road network was obtained from the MRWA Reporting Centre. The search included the length of Thomas Street between Stirling Highway and Edward Street. A summary of the recorded incidents over the five-year period ending December 2023 is shown in **Figure 15**.

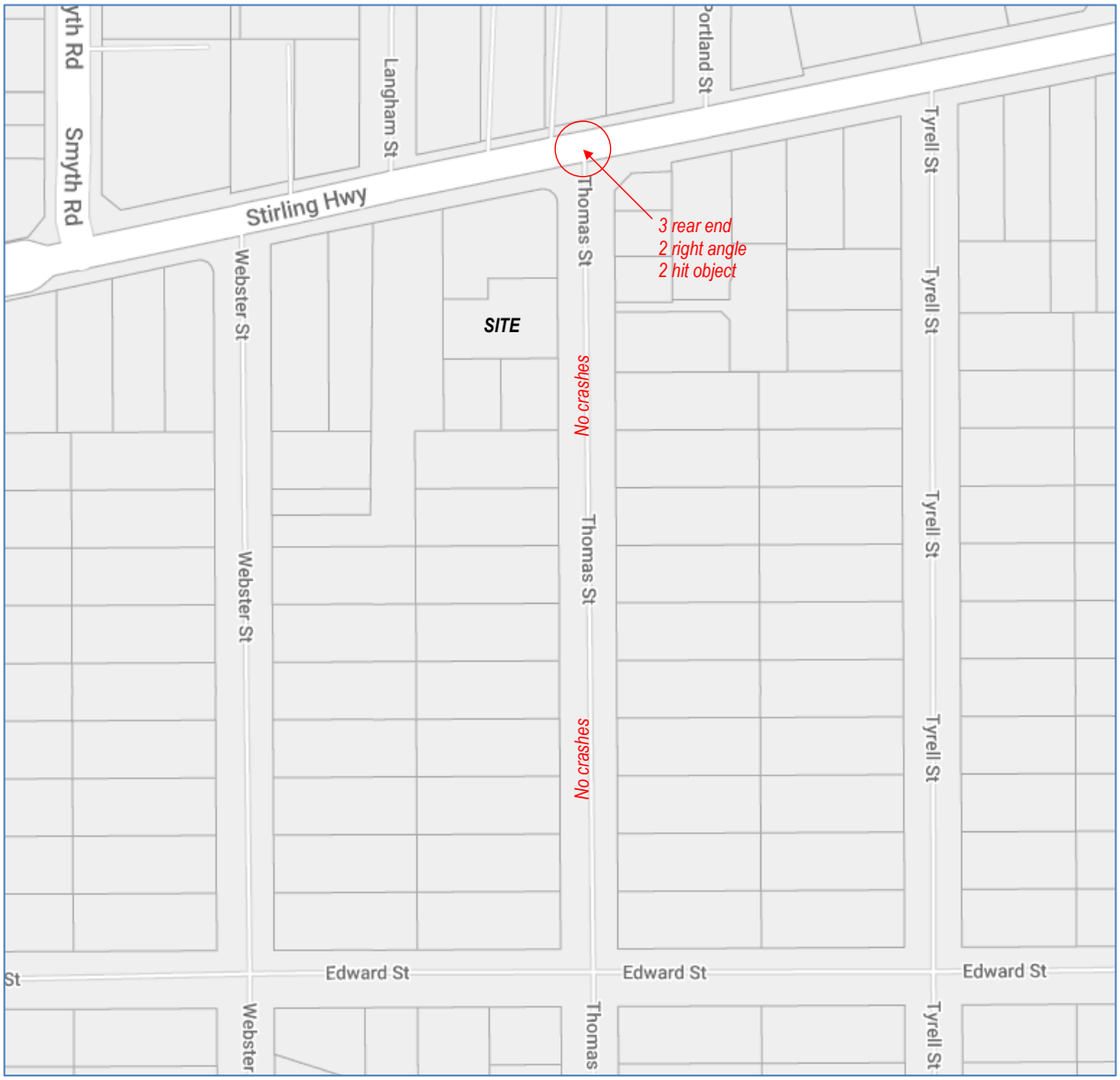

Figure 15: Crash History January 2019 to December 2023

The historic number of crashes is low and there does not appear to be any particular safety issue that needs to be addressed. The proposed development will generate a low volume of traffic and there is no indication that the development would increase the risk of crashes to unacceptable levels.

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9. Conclusion

This Transport Impact Statement for the proposed residential development at 1A Thomas Street in Nedlands concludes the following:

- The proposed development is predicted to generate approximately 11 trips during the morning peak hour and 11 during the afternoon peak hour. This volume of traffic is low and the existing road network will have sufficient capacity to accommodate the traffic generated by the development.
- The minimum required sight distance is achieved at the proposed vehicle access in both directions.
- The crossover width complies with the City's specifications.
- The development requires a minimum of 29 resident bays and 6 visitor bays. The development proposes 58 resident bays and 5 visitor bays which is short of the minimum requirements by 1 visitor bay. The minor shortfall is considered acceptable as the site has excellent access to public transport, including high frequency bus services along Stirling Highway within very short walking distance. It is also noted that kerbside parking is permitted along sections of Thomas Road as indicated by existing parking signs. The RDC2 advises that visitor parking may be reduced where there is on-street or public parking in the vicinity.
- The car parking layout is compliant with AS2890.1.
- A vehicle swept path analysis has been undertaken to check the manoeuvrability to and from the waste collection bay. A vertical clearance check has also been undertaken to ensure that there is adequate overhead and ground clearance along the ramp between the ground and basement level 1. The analysis demonstrates that there is sufficient room for the waste vehicle to enter and exit the site in a forward direction and access the waste collection bay. The vertical clearance check indicates that the City's waste truck will have sufficient overhead and ground clearance along the proposed ramp.
- The existing external path network is considered to be adequate.
- The existing public transport services are considered to be adequate.
- The crash history does not indicate any issues with the road network. The traffic generated by the site will be low and is unlikely to increase the risk of crashes to unacceptable levels.

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Appendix A – Swept Paths

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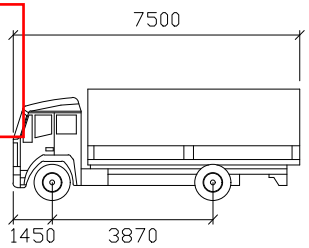
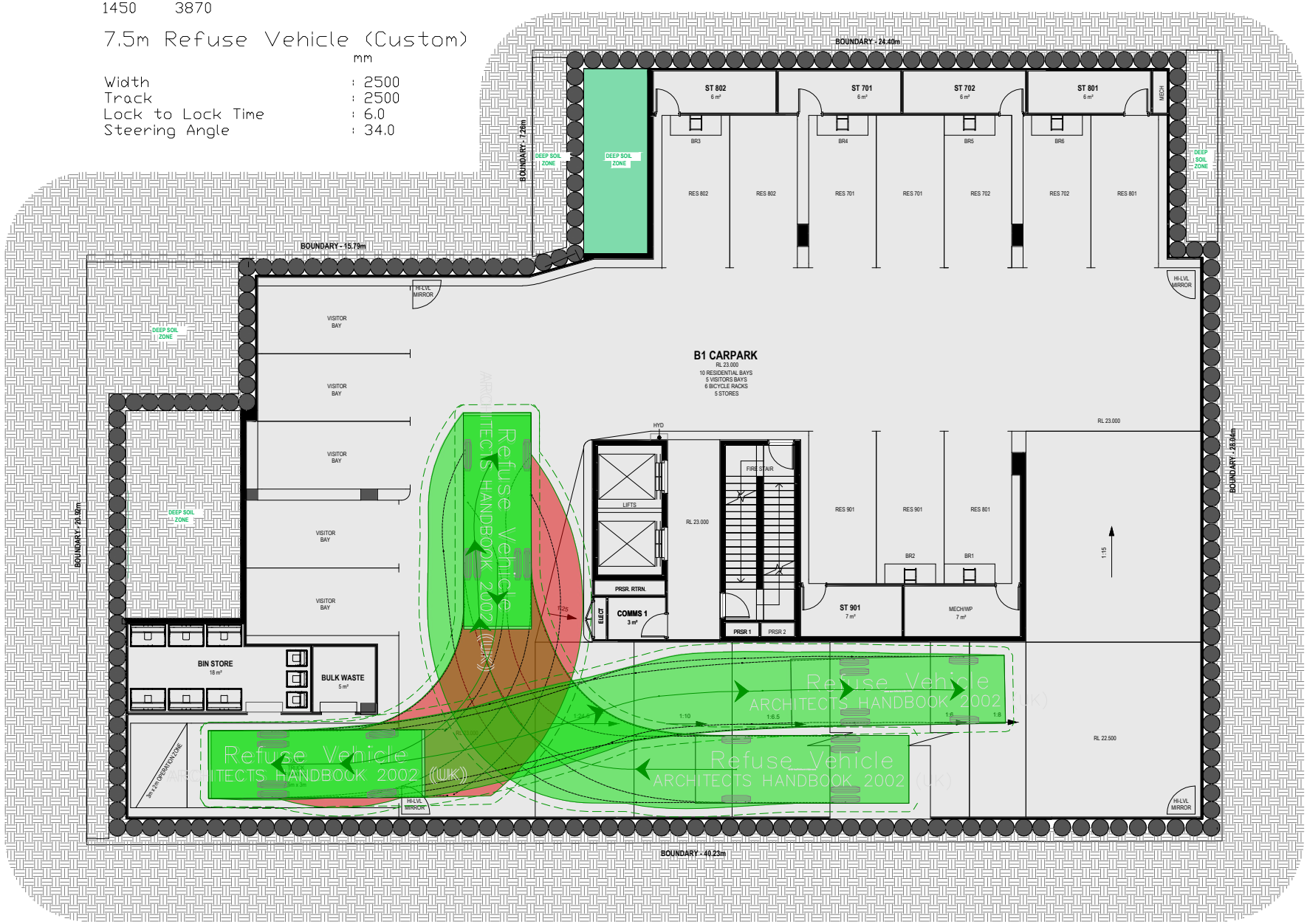


7.5m Refuse Vehicle (Custom)

	mm
Width	: 2500
Track	: 2500
Lock to Lock Time	: 6.0
Steering Angle	: 34.0



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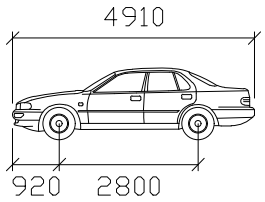

B85

	mm
Width	: 1870
Track	: 1770
Lock to Lock Time	: 6.0
Steering Angle	: 34.1

BOUNDARY - 24.40m
BOUNDARY - 7.26m
BOUNDARY - 15.79m
BOUNDARY - 20.92m
BOUNDARY - 28.04m
BOUNDARY - 40.23m

ST G02 7 m²
ST 103 7 m²
ST 203 7 m²
ST 402 7 m²
MECH
BR23
BR24
BR25
BR26
RES G02
RES G02
RES 103
RES 103
RES 203
RES 203
RES 402
RES 402
HI-LVL MIRROR
RES
RES
B85 STANDARDS 2004 (AU_NZ)

B3 CARPARK
RL 17.000
26 RESIDENTIAL BAYS
5 MOTORCYCLE BAYS
12 BICYCLE RACKS
4 STORES

HYD
LIFTS
RL 15.400
RL 17.010
FIRE STAIR
PRSR. RTRN.
ELECT
CLEANER 3 m²
PRSR 1
PRSR 2
FAN ROOM 8 m²
WP CONDUIT
SMSB
BR27
BR28
BR29
BR22
BR21
BR20
BR19
BR18
M/C
WESTERN POWER SUBSTATION 29 m²

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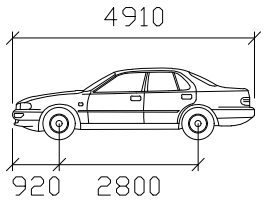

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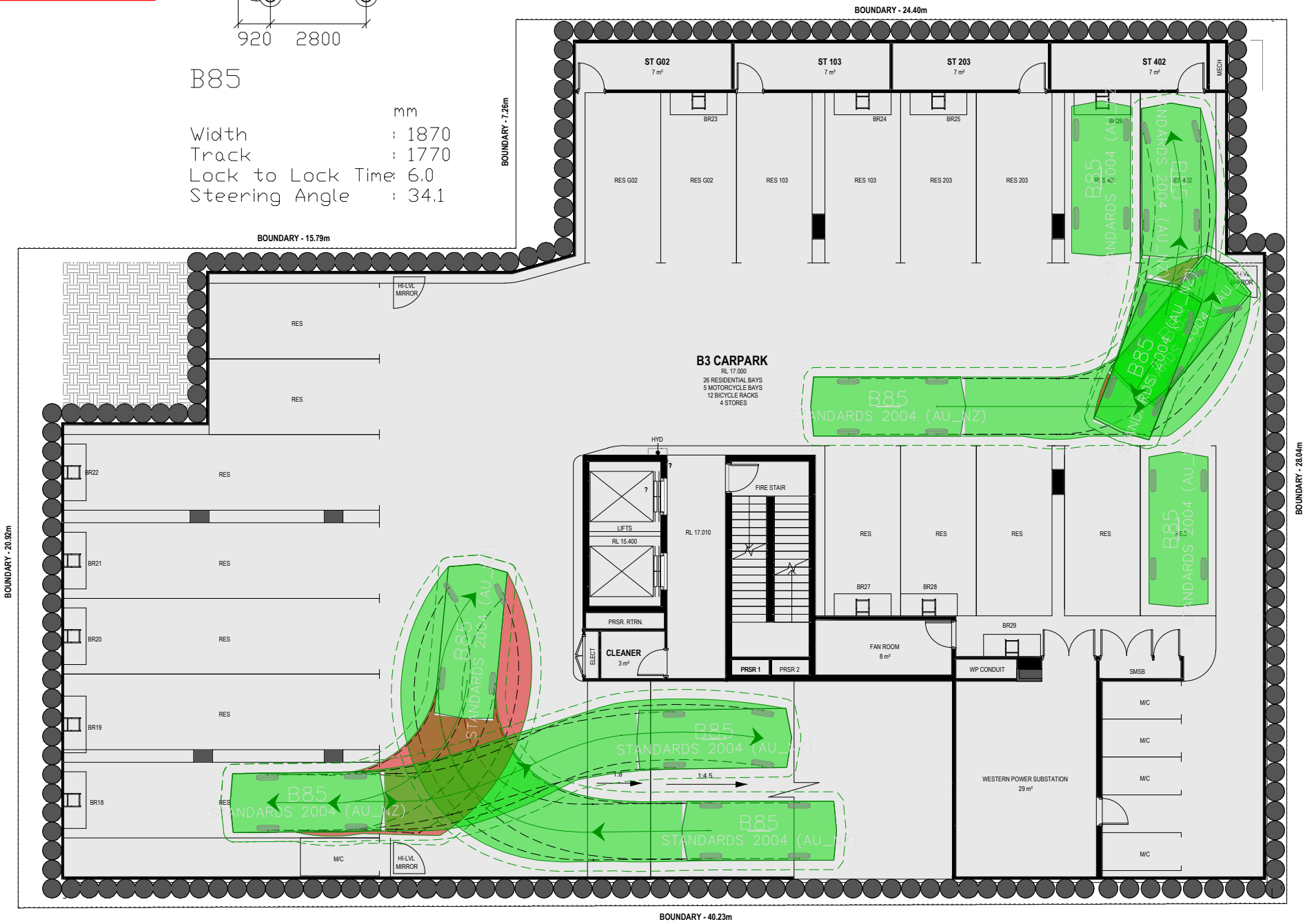

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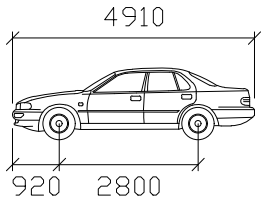

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SMSB
M/C
1:8
1:4.5
WESTERN POWER SUBSTATION
29 m²
B85 STANDARDS 2004 (AU_NZ)

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SUSTAINABILITY DESIGN REPORT

FORET

1A Thomas Street, Nedlands 6009

PREPARED BY

NYONIKA OBERAI

Project: 125023

Published date.

14/12/2023

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DRAWING NO.	DRAWING TITLE	REVISION NO.
DA1-01 – DA2-06	Architectural Drawings	Design Approval

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DISCLAIMER

The contents of this report are based on the documentation and plans provided by the Client to EMERGEN/CADDS Group. The outcomes presented are representative of schematic systems, schedules, and project design. These results should not be considered as actual energy usage.

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1 STATE PLANNING POLICY SUMMARY

EMERGEN (a division of CADDS GROUP), in collaboration with the design team (RAD Architects) has developed a sustainable design strategy for the proposed 1A Thomas Street, Nedlands 6009, aligning with *State Planning Policy 7.0*, which focuses on the Design of the Built Environment - specifically, Principle 5: Sustainability.

This report serves the vital purpose of bolstering the development application by articulating the sustainability principles and commitments for the project site. We acknowledge the significance of State Planning Policy 7.0 in promoting sustainability within the built environment. Good design, as outlined in the policy, is not only about aesthetics but also optimises the sustainability of our built surroundings, yielding positive outcomes on environmental, social, and economic fronts.

Our approach to sustainable landscape and urban design adheres closely to the established water-sensitive urban design principles, ensuring minimal adverse impacts on existing natural features and ecological processes while promoting green infrastructure at all scales of the project. Furthermore, our strategy for sustainable built environments embraces passive environmental design measures tailored to local climate and site conditions. This includes careful consideration of optimal orientation, shading, building envelope, and natural ventilation, ultimately reducing reliance on energy-intensive heating and cooling technologies. This, in turn, results in reduced energy consumption, decreased resource usage, and lowered operating costs throughout the project's lifecycle.

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1.1 DESIGN AND CONSTRUCT TO AUSTRALIAN BEST PRACTICE

The design team will utilise a structured approach to a sustainable outcome for the design and construction of the development including the following Sustainable Targets.

Table 1:Sustainability Targets

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
CLEAR AIR	Improve indoor environment quality and health and wellbeing of occupants.	Outdoor air provided to primary areas at a rate at least **50%** greater than minimum in AS 1668.2:2012. *(TBC based on mechanical consultant).*
LIGHT QUALITY		Above **40%** of the regularly occupied areas have high level of daylight (above 160 Lux).
EXPOSURE TO TOXINS		The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
HEAT RESILIENCE	Reduce impacts of long-term performance.	Light Roof Colour (SRI below 0.50)
ENERGY USE	Reduce emissions and water use.	A minimum of **30%** offset in operational energy usage
WATER USE		High WELS Ratings (these equal to above **30%** reduction in potable water).
LIGHTING USE		**20%** reduction in lighting power when compared to NCC DTS.
MOVEMENT AND PLACE	Low carbon options.	Provision for 2 x EV Charging Bays
DESIGN FOR INCLUSION	Social health.	Disability Access and inclusive design

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1.2 TARGETS FOR NCC + DESIGN WA

The proposed development is designed to exceed the minimum requirement of the NCC by reducing its heating and cooling requirement by 48%

Table 2 NatHERS Rating

Requirement	NCC	Design WA	Thomas
Worst case NatHERS rating	5	5.5	6.5
Overall average NatHERS rating	6	6.5	7.5
Estimate average energy load	70	61	44

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2 PROJECT INFORMATION

CADDS Group (Emergen) has developed a sustainable strategy on the proposed development at 1A Thomas Street, Nedlands.

The purpose of this report is to support the development application by identifying the principles incorporated in the design that meet sustainable objectives and targets for the

Figure 1: Existing site image

3 ENERGY USE

3.1 BUILDING FABRIC FOR RESIDENTIAL

The modelling demonstrated ability to achieve compliance.

Table 3: Assumed construction type.

CONSTRUCTION		MATERIALS
EXTERNAL & PARTY WALLS	External Wall Type 1:	Precast Concrete Wall + Internal Plasterboard Lining. **Insulated with R1.5 Insulation Batts**
	External Wall Type 2:	Fibre Cement Stud-Frame Wall + Internal Plasterboard Lining **Insulated with 90mm R2.5HD Insulation Batts**
	Party Walls:	Double-Stud Frame + Internal Plasterboard Lining **Insulated with R1.5 Insulation Batts on each side.**

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	Corridor Walls:	Fibre Cement Stud-Frame Wall + Internal Plasterboard Lining **Insulated with 90mm R2.5HD Insulation Batts**
	Stairs/Lifts Walls:	300mm Concrete Wall + 15mm Air gap + Internal Plasterboard Lining
INTERNAL WALLS	Internal Apartment Walls Type 1:	Internal Stud-Frame Walls
FLOORS	Construction Type 1:	250mm Suspended Concrete Slab
	Construction Type 2:	250mm Suspended Concrete Slab **30mm R1.3 K10 Soffit Insulation to exposed slab areas**
	Coverings	*Tiles to Wet areas, Carpet to Bedroom and WIR areas and Timber to remaining.*
CEILINGS/ ROOF	Construction Type 1:	250mm Suspended Concrete Slab
	Construction Type 2:	250mm Suspended Concrete Slab **R4.0 Insulation Batt to exposed roof areas**

GLAZING SPECIFICATION FOR APARTMENTS		U-Value	SHGC (+/- 5%)
AWNING WINDOW	Single-Glazed Clear, in Aluminium Frame	6.7	0.57
SLINDING/FIXED WINDOW	Single-Glazed Clear, in Aluminium Frame	6.7	0.70
DG WINDOW	Double-Glazed Clear, in Aluminium Frame	3.6	0.54

3.1.1 NATHERS RESULTS

Table 4: NatHERS Outcome

APARTMENT NO.	COOLING (MJ/M^2)	HEATING (MJ/M^2)	ORIGINAL STAR RATING	INSULATION	DOUBLE GLAZING
G01	45.1	37.8	5.3	5.9	7.3
G02	62.0	34.9	4.7	5.6	7.1
G03	47.8	36	5.3	6.1	7.3

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101	19.6	29.7	7.2	7.2	8.2
102	100.6	27.5	7.8	7.8	8.4
103	27.2	28	6.8	7.4	8.2
104	34.1	43.2	5.6	5.8	7.3
105	13.6	31.8	7.4	7.4	8.2
201	20.2	29	7.2	7.2	8.2
202	11.1	27.3	7.8	7.8	8.4
203	43	52.8	4.7	6.7	7.7
204	60.5	62.3	3.9	5.3	6.8
205	34.9	44.7	5.4	6.9	7.9
301	63.8	52	4.1	6	7.3
302	32.0	31.3	6.4	6.6	8.1
303	20.5	35.1	6.8	6.8	8.1
401	14.3	44.3	6.6	6.7	8.2
402	37.7	39.7	5.6	6.2	7.9
403	23.6	53.6	5.6	5.6	7.2
501	12	48.3	6.5	6.5	7.9
502	43	45.5	5.0	5	7.1
601, 701, 801	11.9	47.7	6.6	6.6	7.9
602, 702, 802	42.8	46.0	5.0	5.0	7.2
901	49	71	3.9	5.3	6.8
902	71.6	57.7	3.7	4.5	6.6
AVERAGE				**6.24**	**7.64**

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3.2 BUILDING FABRIC FOR COMMERICIAL

Based on the modelled outcome EMERGEN suggest the following building fabric and glazing specification.

Table 5: Proposed Building Specification

CONSTRUCTION		DESCRIPTION	REQUIREMENT
ENVELOPE WALLS	**External Concrete Wall**	150mm Concrete tilt wall. External finishes as per elevations.	**No Insulation Required.**
	Steel Framed Wall	FC Cladding on 90mm steel framed stud with plasterboard lining. External finishes as per elevations.	**R2.5 Insulation Batts** & **R0.2 Thermal Break.**
INTERNAL WALLS	**Steel Framed Wall**	FC Cladding on 90mm steel framed stud with plasterboard lining. External finishes as per elevations.	**R2.5 Insulation Batts** & **R0.2 Thermal Break.**
	Steel Framed Wall	Steel framed stud with plasterboard lining.	**R1.5 Insulation Batts.** **No Insulation Required.**
FLOORS	**Slab on Ground**	Concrete slab with ground contact. Floor coverings as per plans.	**No Insulation Required.**
	Suspended Concrete Slab	Suspended concrete slab. Floor coverings as per plans.	**No Insulation Required.**
ROOFS	**Suspended Concrete Slab**	Suspended concrete slab. Floor coverings as per plans.	**No Insulation Required.** **R3.0 Insulation Batts** to dropped plasterboard ceilings
	Roof Type 1	Metal deck roof sheeting. **Surfmist (SA: 0.55).**	**60mm Anticon (R1.3) with R3.0 Insulation Batts** to dropped plasterboard ceilings

WINDOW SPECIFICATION		U-Value	SHGC
TYPE 1	Double Toned glazing in aluminium frame. (i.e., 6.00mm **VFloat Grey**, or equal)	**3.5**	**0.62**

Note: Glazing values provided are for Whole System (Frame + Glass)

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RESULTS

The figures shown below demonstrate the difference in performance between the proposed building and the reference building, allowing for a quantifiable comparison on the performance of each building.

Table 6: Estimated Energy Use

MODEL	HEATING	COOLING	FANS	LIGHTS	EQUIP	PV	TOTAL
REFERENCE (KWH/M2)	15.6	30.6	26.9	88.4	0.0		**161.4**
PROPOSED (KWH/M2)	13.3	31.9	26.3	85.9	2.3		**159.7**
ENERGY REDUCTION							**1.09%**

Table 7:Predicted Mean Vote (PMV) Summary

PREDICTED MEAN VOTE - % HOURS IN RANGE FOR	<= -1.00	>-1.00 TO <=1.00	>1.00
Class 2	0	100.0	0

3.2.1 SOLAR PV

The development has looked at multiple scenarios for size and output of the PV system. The solar panels will allow for a 5-degree angle.

Table 8: Energy reduction with solar PV

MODEL	HEATING	COOLING	FANS	LIGHTS	EQUIP	PV	TOTAL
REFERENCE (KWH/M2)	15.6	30.6	26.9	88.4	0.0	-	**161.4**
PROPOSED (KWH/M2)	13.3	31.9	26.3	85.9	2.3	- 43.3	**116.4**
ENERGY REDUCTION							**27.88%**

A **25kW** solar PV system has been modelled with the proposed building to help offset total energy consumption.

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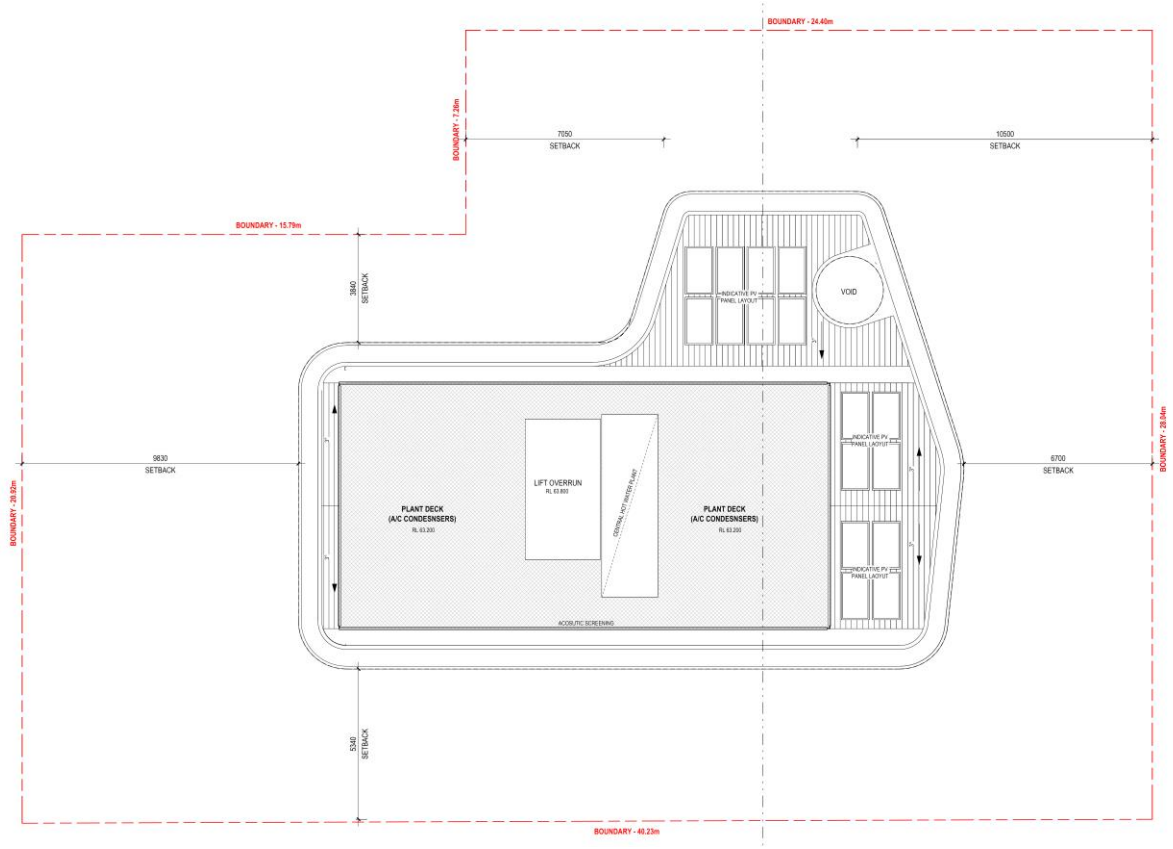

Figure 2 Solar PV

4 HEALTH AND WELLBEING

Through the enhancement of indoor environment quality, occupants will see improvements to health along with benefits to thermal and visual comfort resulting in a more inviting and liveable internal environment.

The apartments have been designed to provide comfortable conditions within the building producing high NatHERS ratings. This will minimise the requirement for heating and cooling.

4.1 PLACES FOR PEOPLE

The project is socially sustainable with the inclusion of places to gather. The communal open space provides residents with opportunities to socialise and foster connections. The current design of the communal area responds to microclimate and site conditions with access to sun in winter.

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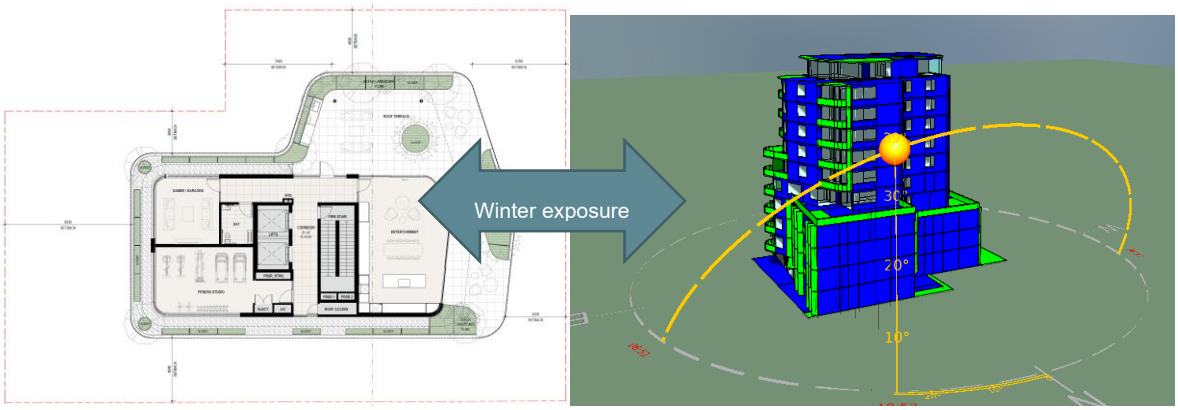

Figure 3: Communal open space

4.2 PROVISIONS FOR INCREASED OUTDOOR AIR

Pollutants entering the building are minimised, and a high level of fresh air is provided to ensure levels of indoor pollutants are maintained at acceptable levels. It is proposed that outdoor air provided to primary areas will be at a rate at least 50% greater than minimum in AS 1668.2:2012, this will need to be confirmed by the mechanical engineer.

5 LIGHTING COMFORT

Lighting within the building must meet the following criteria:

- All lighting must be flicker-free.
- Light sources must have a minimum Colour Rendering Index (CRI) average R1 to R8 of 85 or higher and have a CRI R9 of 50 or higher.
- Light sources must meet best practice illuminance levels for each task within each space type with a maintained illuminance that meets the levels recommended in AS/NZS 1680.1:2006 series applicable to the project type and including maintenance.
- The maintained Illuminance values must achieve a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4.; and
- All light sources must have a minimum of 3 MacAdam Ellipses.
- The walls within the field of view of occupants in regularly occupied spaces must have an average surface reflectance value of 0.70 and an average surface illuminance of at least 50% of the horizontal illuminance levels required for task.
- Vertical illuminance in workspaces: ensure that 50% of the horizontal task illuminance reaches the average eye height for 90% of primary spaces using vertical illuminance calculation grid.
- The illuminance values must be calculated in accordance with AS/NZS 1680 series for the relevant task.

5.1 EFFICIENT LIGHTING AND CONTROL

The installed aggregate illumination power has been designed to be **20%** below the maximum illumination power based on maximum allowable lighting power densities defined in Table J6.2a of the NCC 2019. Motion Detectors and daylight sensors are provided to reduce demand.

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Table 9: Lighting Characteristics

PARAMETER	PROPOSED BUILDING	REFERENCE BUILDING
LIGHTING TYPE	LED light fittings	LED light fittings
DESIGN ILLUMINANCE (LUX)	Various lux	Various lux
NOMINAL LIGHTING POWER DENSITY (W/M^2)	**20%** less compared to NCC max requirements.	As per NCC max requirements.
OCCUPANT SENSOR CONTROLS	Motion sensors	N/A
DAYLIGHT CONTROLS	Yes	N/A
OTHER LIGHTING CONTROLS	Timer switches	N/A
ADJUSTMENT FACTOR APPLIED	0.9 – Motion sensor 1 0.7 – Motion sensor 2 0.55 – Motion sensor 3	Room Aspect Ratio

5.2 DAYLIGHTING AND VISUAL COMFORT

Emergen have completed preliminary daylight modelling. The analysis has been undertaken using IES software at finished floor level based on CIE standard overcast sky. The study boundary includes Primary Spaces only.

Table 10: Calculations Conditions - Daylight

CALCULATION CONDITIONS	
TEST FACTOR	Daylight Factor
SKY FACTOR	CIE Overcast Sky
DATE	March 21st 12:00pm

Table 11: Daylighting

BUILDING	PROPOSE USAGE	NOMINATED AREA (M²)	COMPLIANT AREA (M²)	COMPLIANT AREA (%)
TYPICAL FLOOR	Primary	3478.296	2566.037	73.8

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78% of the nominated floor area has been designed to high levels of daylight during hours of occupancy

Table 12: Daylight per floor

SPACE	Area (m^2)	Daylit Area (m^2)	Daylit %
GROUND LEVEL			
BEDROOMS	108.47	107.34	99.0
LIVING DINING	174.66	95.83	54.9
LEVEL 1			
BEDROOMS	170.85	163.53	95.7
LIVING DINING	288.27	150.02	52.0
LEVEL 2			
BEDROOMS	170.85	163.53	95.7
LIVING DINING	288.27	150.02	52.0
LEVEL 3			
BEDROOMS	133.63	123.58	92.5
LIVING DINING	185.59	112.75	60.8
LEVEL 4			

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BEDROOMS	82.14	68.82	83.8
LIVING DINING	175.45	144.06	82.1
LEVEL 5			
BEDROOMS	97.61	95.49	97.8
LIVING DINING	140.98	114.54	81.2
LEVEL 6			
BEDROOMS	97.61	95.49	97.8
LIVING DINING	140.98	114.54	81.2
LEVEL 7			
BEDROOMS	97.61	95.49	97.8
LIVING DINING	140.98	114.54	81.2
LEVEL 8			
BEDROOMS	97.61	95.49	97.8
LIVING DINING	140.98	114.54	81.2
LEVEL 9			
BEDROOMS	97.61	95.49	97.8
LIVING DINING	140.98	114.54	81.2
TOTAL	**2971.225**	**2329.734**	**78.41%**

6 WATER EFFICIENCY

6.1 SUSTAINABLE WATER INITIATIVES

All new water fixtures are to ensure that high WELS rating fixtures and fitting are to be specified in line with minimum benchmarks below.

Table 13: WELS Ratings

FIXTURE / EQUIPMENT TYPE	WELS RATING
TAPS	5 Star (3l/min)
TOILETS	5 Star (6l/min)
SHOWERS	3 Star (6l/min)
DISHWASHERS	5 Star

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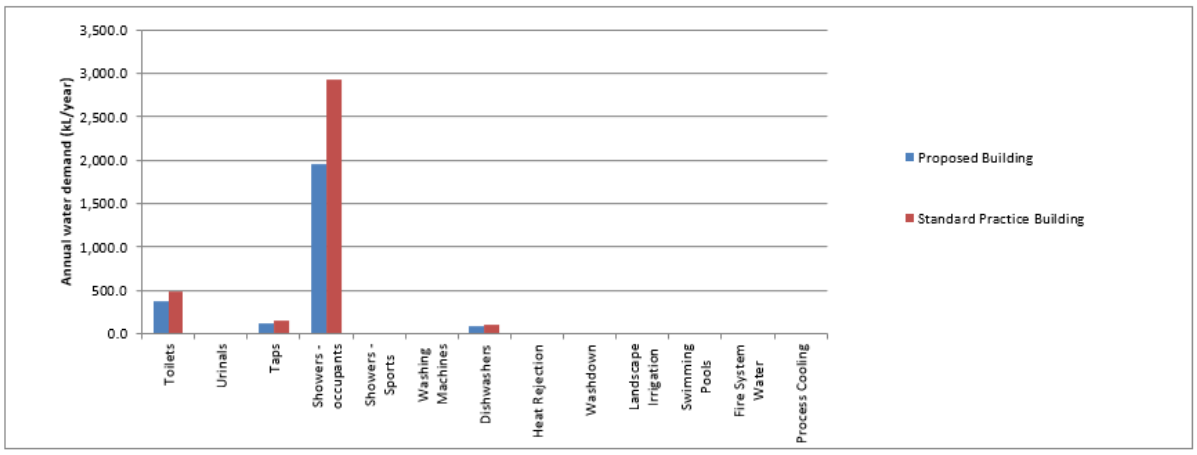
Table 14: Estimated Water Use

FITTINGS	PROPOSED BUILDING WATER DEMAND (KL/YEAR)	STANDARD PRACTICE BUILDING WATER DEMAND (KL/YEAR)
TOILETS	369.5	492.6
INDOOR TAPS	120.5	150.6
SHOWERS	1,950.6	2,925.9
DISHWASHERS	82.9	110.6
REDUCTION	**41.0%**	



7 MOVEMENT AND PLACE

7.1 BICYLCE PARKING FACILITIES & SUSTAINABLE TRANSPORT FACILITIES

It is the intention of this category to reduce occupant's dependency on carbon intensive vehicles. The development will install infrastructure to allow for future installation of EV charging stations.

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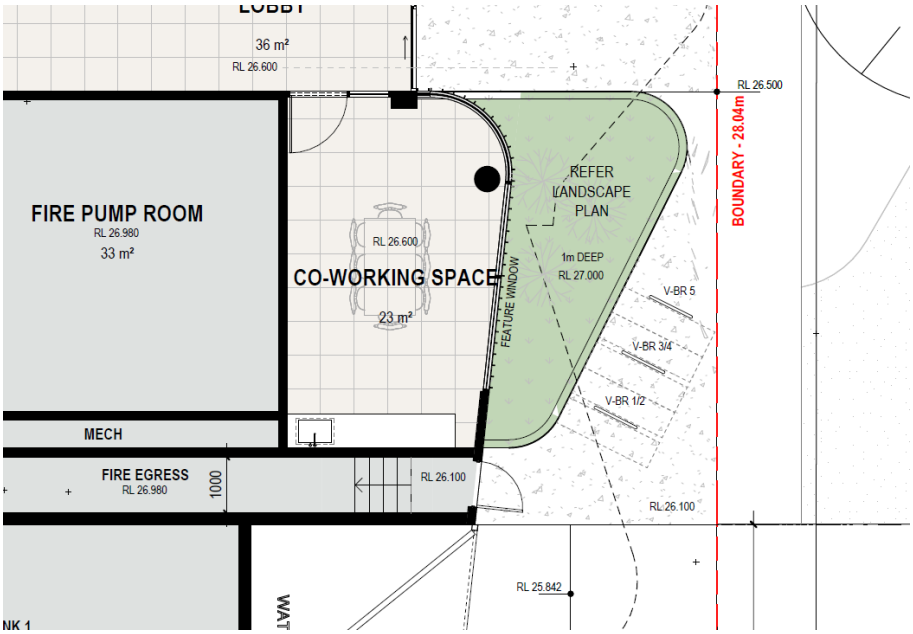

Figure 4: Bike Racks

7.2 ENCOURAGING WALKABILITY

The building's design and location encourage walking to and from a number of amenities. This means designing roads within the building boundary to prioritise pedestrians, and either providing within, or being located close to, several amenities.

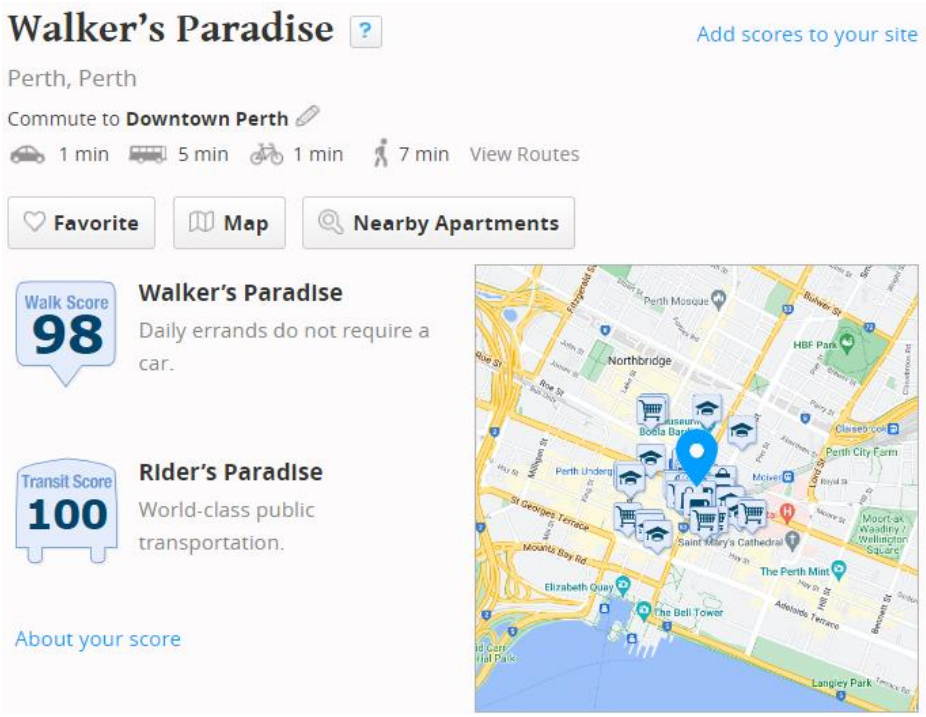

Figure 5: Walkability score of the site

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8 LAND USE AND ECOLOGY

8.1 HEAT ISLAND EFFECT

The project will dedicate more than **50%** of the entire site area to include one or a combination of the following:

- Vegetation.
- Roofing materials, including shading structures, having the following:
  - For roof pitched <15°– a three-year SRI of minimum 64; or
  - For roof pitched >15°– a three-year SRI of minimum 34.
- Only where the three-year Solar Reflectance Index (SRI) for products is not available, use the following:
  - For roof pitched <15° – an initial SRI of minimum 82; or
  - For roof pitched >15° – an initial SRI of minimum 39.
- Unshaded hard-scaping elements with a three-year SRI of minimum 34 or an initial SRI of minimum 39.
- Hardscaping elements shaded by overhanging vegetation or roof structures, including solar hot water panels and photovoltaic panels.

8.2 WASTE EFFICIENCY

A waste planning expert will produce a Waste Management Plan (OWMP) that addresses best practice in waste management, including:

- Identifying the objectives of the plan, by setting diversion from landfill targets and / or target for reducing total materials generation (general waste materials + recyclable / reusable materials);
- Clearly identify waste streams including general waste, paper and cardboard, glass and plastic;
- Clearly identify applicable bins for various waste streams, that allow for separation of recyclable streams – or use of comingled systems where appropriate.
- Clearly identify at least one other waste stream that can be recycled, and for which recycling facilities are provided.
- Clearly identify storage areas for all waste streams identified in the OWMP.
  - Area to be sized sufficiently for all streams nominated above, based on waste generated by the project and the collection frequency for each stream; and
  - Calculations shall be based on third-party best practice guidelines.
- Outline best practice access requirements for the collection of all waste streams identified in the OWMP.
- Outline individual roles responsible for delivering and reviewing the OWMP

9 EXPOSURE TO TOXINS

9.1 PAINTS, ADHESIVES, SEALANTS AND CARPETS

To meet the requirements, at least 95% of internally applied paints, adhesives, sealants (by volume), and carpets (by area) must meet TVOC (Total Volatile Organic Compounds) limits. Compliance with these limits can be achieved through one of the following methods:

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1. Product Certification Scheme: The contractor can use products that are certified under a recognized and current Product Certification Scheme at the time of purchase. These schemes assess and verify the TVOC content of the materials, ensuring they meet the specified limits.
2. Laboratory Product Testing: If there are no certified products available, the contractor can conduct laboratory testing on the paints, adhesives, sealants, and carpets to determine their TVOC content. The testing should be carried out using the whole paint, including water and tinters, to obtain accurate results.
3. Absence of Non-compliant Materials: Alternatively, if none of the materials mentioned (paints, adhesives, sealants, and carpets) are present at the time of practical completion (PC), and thus no TVOC emissions are expected, compliance can be achieved.

All paints used for internal application on the job are to have a low TVOC content as outlined below. TVOC content must be based on whole paint (water and tinters included):

Table 15: Paint VOC limits

PRODUCT TYPE / SUBCATEGORY	MAX TVOC CONTENT (G/L OF READY TO USE PRODUCT)
Walls and ceilings – Any gloss level	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65

Maximum TVOC Content Limits for Paints, Varnishes and Protective Coatings

*EU Directive

The TVOC content of the 'ready-to-use' paint shall be theoretically calculated as the sum total of the VOCs of each of the raw material component comprising the paint.

Where the TVOC content of individual components is not known, it must be determined experimentally by one of the following testing methods as appropriate:

- ISO Method 17895 (2005), for a material with a presumed VOC content <1%;
- ISO Method 11890-2 (2006), for a material with a presumed VOC <15%;
- ISO Method 11890-1 (2007), for a material with a presumed VOC content >15%;
- ASTM D3960, which is comprised of four individual testing procedures that measures TVOC (D2369) as well as density (D1475) and water content (D4017). Exempt compounds (D4457) must not be subtracted in the calculation of VOC content.

The contractor must obtain written approval from the design team before using any sealant, adhesive, paint, flooring or fit out items. This approval will be contingent on the provision of proof that the product has a VOC content below that noted above.

At the end of construction, the contractor is required to undertake a final audit to ensure that the correct products have been used.

All sealants used in an internal application on the job are to have a low TVOC content as outlined below.

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Table 16: Adhesives/Sealants VOC limits

PRODUCT	MAXIMUM TVOC CONTENT (G/LITRE)
General purpose adhesives and sealants	50
Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140

Maximum TVOC limits for Adhesives & Sealants

*Sealants used to enhance the fire- and water-proofing properties are included.

The testing method applicable to adhesive and sealants is only ASTM D3960 as detailed above for paints. For more information on ASTM D3960 refer to South Coast Air Quality Management District Rule 1168.

The contractor must obtain written approval from the design team before using any sealant, adhesive, paint, flooring or fitout items. This approval will be contingent on the provision of proof that the product has a VOC content below that noted above.

At the end of construction, the contractor is required to undertake a final audit to ensure that the correct products have been used.

All carpets and/or other flooring used on the project are to have low TVOC emission rates as outlined below.

Table 17: Carpet VOC limits

ALL CARPET/FLOORING PRODUCTS MUST COMPLY WITH TVOC EMISSION LEVELS	
Total VOC limit	0.5 mg/m^2 per hour
4-pc (4-Phenolcycohexene) limit	0.05 mg/m^2 per hour

Compliance Testing: Refer to Carpet and Rug Institute Green Label (US) OR American Society for Testing and Materials (ASTM) D5116 Guide for Small-Scale Environmental Chamber Determinations of Organic Emissions from Indoor Material/Products OR

For carpets and laminate floor coverings, an option for demonstrating compliance with TVOC levels is as follows: ISO 10580 (also known as ISO/TC 219) – Document N238 – Resilient,

Textile and Laminate Floor Coverings Evaluation of Volatile Organic Compounds Emissions, with a limit of 500µg/m^2/hr at 24 hours. OR

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For floor coverings (other than carpet), an option for demonstrating compliance with TVOC levels is as follows:

ISO16000 parts 9, 10 and 11 (also known as the EN 13419), with a TVOC limit at three days of 5mg/m²/h and 0.5mg/m²/h at 28 days.

Carpet or other flooring installed as part of the base building works prior to fit out works, can be deemed re-used for the purpose of this credit.

The contractor must obtain written approval from the design team before using any sealant, adhesive, paint, flooring or fit out items. This approval will be contingent on the provision of proof that the product has a VOC content below that noted above.

At the end of construction, the contractor is required to undertake a final audit to ensure that the correct products have been used.

There are two options for demonstrating compliance for carpets, as follows:

Option A - Product Certification:

Carpets certified under a relevant Product Certification Scheme standard recognised by the GBCA under the GBCA assessment Framework for Product Certification Schemes are deemed to satisfy the requirements of this criterion. Relevant GBCA recognized standards are listed on the GBCA web site. The certificate must be current at the time of project registration or submission and list the relevant product name and model.

A UL GREENGUARD Children & Schools® certification current at the time of project registration or submission is another acceptable evidence for demonstrating compliant TVOC levels for carpets.

Option B - Experimental Testing

All carpets comply with the Total VOC (TVOC) limits within Table below. The emission levels detailed in this table must be established by a NATA or another ISO/IEC17025 accreditation laboratory.

Table 18: Flooring VOC limits

ALL CARPET/FLOORING PRODUCTS MUST COMPLY WITH TVOC EMISSION LEVELS – TO ASTM D5116 TEST PROTOCOL	
Carpets using ASTM D5116 Test Protocol:	
Total VOC limit	0.5 mg/m^2 per hour
4-pc (4-Phenolcycohexene) limit	0.05 mg/m^2 per hour
Carpet using ISO 16000 test protocol (also known as EN 13419)	
TVOC at three days-	0.5 mg/sqm per hour
Flooring using ISO 10580 (also known as ISO/TC 219) – Document	
TVOC at 24 hours - 0	0.5mg/sqm per hour

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9.2 FORMALDEHYDE MINIMISATION

All engineered wood products used internally, including exposed and concealed applications, must have low formaldehyde emissions as defined in the table below, or contain no formaldehyde. Engineered wood products are defined as particleboard, plywood, veneer, MDF, Laminated Veneer Lumber (LVL), High-Pressure Laminate (HPL), Compact Laminate and decorative overlaid wood panels and include both finished and unfinished products.

These requirements are not applicable to exterior applications, formwork, internal car park applications, reused engineered wood products or raw timber.

The contractor must obtain approval from the design team before substituting any product.

The limits listed here are defined according to the test method. The levels listed are equivalent results for different test procedures.

Table 19: Formaldehyde emission limits

TEST PROTOCOL	EMISSION LIMIT/ UNIT OF MEASUREMENTS
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	< 1.0 mg/L
AS/NZS 1859.1:2004 - Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	< 1.5 mg/L
AS/NZS 1859.2:2004 - MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	< 1.0 mg/L
JIS A 5908:2003- Particle Board and Plywood, with use of testing procedure JIS A 1460	< 1.0 mg/L
JIS A 5905:2003 - MDF, with use of testing procedure JIS A 1460	< 1.0 mg/L
JIS A1901 (not applicable to Plywood)	< 1.0 mg/L
ASTM D5116	<0.1 (+/- 0.0005) mg/m²hr (may also be represented as mg/m²/hr)
ISO 16000 part 9, 10 and 11 (also known as EN 13419)	<0.1 (+/- 0.0005) mg/m²hr (may also be represented as mg/m²/hr)
ASTM D6007	0.12mg/m³*
ASTM E1333	0.12mg/m³**
EN 717-1 (also known as DIN EN 717-1)	0.12 mg/m³
EN 717-2 (also known as DIN EN 717-2)	3.5 mg/m²hr (may also be represented as mg/m²/hr).
*The test report must confirm that the conditions of Table 1 comply for the particular wood product type, the final results must be presented in EN 717-1 equivalent (as presented in the table) using the correlation ratio of 0.98.	

** The final results must be presented in EN 717-1 equivalent (as presented in the table), using the correlation ratio of 0.98.

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10 CONCLUSION

In conclusion, the presented report provides a comprehensive overview of sustainability commitments that harmonize seamlessly with the core principles of the sustainability philosophy. These initiatives centre around the critical areas of energy conservation, water conservation, and waste reduction, showcasing a concerted effort to create a more environmentally responsible and resource-efficient approach. By prioritising these fundamental aspects, the report underscores a commitment to fostering a greener and more sustainable future.

Table 20: Sustainability Commitments

DESCRIPTION	GOAL	SUSTAINABILITY COMMITMENTS
CLEAR AIR	Improve indoor environment quality and health and wellbeing of occupants.	Outdoor air provided to primary areas at a rate at least **50%** greater than minimum in AS 1668.2:2012. *(TBC based on mechanical consultant).*
LIGHT QUALITY		Above **40%** of the regularly occupied areas have high level of daylight (above 160 Lux).
EXPOSURE TO TOXINS		The building's paints adhesives, sealants, and carpets are low in TVOC or non-toxic. The building's engineered wood products are low in TVOC or non-toxic. Occupants are not exposed to banned or highly toxic materials in the building.
HEAT RESILIENCE	Reduce impacts of long-term performance.	Light Roof Colour (SRI below 0.50)
ENERGY USE	Reduce emissions and water use.	A minimum of **30%** offset in operational energy usage
WATER USE		High WELS Ratings (these equal to above **30%** reduction in potable water).
LIGHTING USE		**20%** reduction in lighting power when compared to NCC DTS.
MOVEMENT AND PLACE	Low carbon options.	Provision for 2 x EV Charging Bays
DESIGN FOR INCLUSION	Social health.	Disability Access and inclusive design

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1A Thomas St Nedlands

Acoustics Report

Development Application

Attention: Capital Way Pty Ltd

Date: 8 December 2023

Prepared by: Jason Lim & Imran Khan

Ref: 301250573

Stantec Australia Pty Ltd
Ground Floor, 226 Adelaide Terrace, Perth WA 6000
Tel: +61 8 6222 7000 Web: www.stantec.com

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Stantec

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Revision

Revision	Date	Comment	Prepared By	Approved By
001	15/12/2021	DA Report	JLM	IK
002	15/12/2021	Development Application Issue	JLM	IK
003	10/03/2022	Development Application Issue - Updated	JLM	IK
004	15/03/2022	Development Application Issue - Updated	JLM	IK
005	08/12/2023	Development Application Issue - Updated	JLM	IK

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Executive Summary

Stantec has been appointed by Capital Way Pty Ltd to undertake acoustic assessment for the proposed residential development, expected to be located at 1A Thomas St. The project will see the development of a multi-storey residential development to be located at the above street address in Nedlands WA 6009.

As part of the development approval process for the residential development, an acoustic assessment has been carried out in order to satisfy the requirements stated in the relevant policies and guidelines applicable to the project. This includes:

- Western Australian Environmental Protection (Noise) Regulation 1997 (EPNR);
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107);
- State Planning Policy 5.4 – Road and Rail Noise 2019 (SPP 5.4); and
- National Construction Code 2019, Building Code of Australia (NCC 2019).

The acoustic criteria derived from the aforementioned documentation forms the basis of acoustic assessment for the project and includes the following acoustic details;

- Applicable criteria for Airborne sound insulation and impact sound isolation between adjoining apartments;
- Internal noise levels resulting from noise intrusion from mechanical services and via the façade due to external sources;
- Noise emissions from the proposed development to the nearest noise sensitive receivers.

Noise Intrusion Assessment

Traffic Corridors

As per the SPP 5.4 requirements, traffic noise assessment has been carried out and the minimum recommended external façade construction has been provided in the form of glazing, roof and wall configurations. The predicted noise levels at the building façades were obtained using the 3D noise modelling software Package, SoundPLAN 8.2.

On-site unattended measurements have been conducted in order to calibrate the sound model.

Façade Glazing

Based on the highest predicted external noise levels, a detailed noise intrusion assessment was carried out. Recommended glazing configurations have been provided as summarized in the table below.

Façade Orientation	Location	Glazing Configuration	$R_W + C_{tr}$
Northern, North-Eastern, Western Façade	Bedrooms and Living Rooms	6mm glass + 12mm Air Gap + 6.38mm laminated glass	**33 (38;-5)**
All other orientations		6mm glass + 12mm air gap + 6mm glass	**29 (36;-7)**

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SPP5.4 Outdoor Noise Target

Typically for developments more than 1-2 storeys high it is impractical treatments are provided to have individual balconies / outdoor areas meet the outdoor noise targets. State planning Policy 5.4 Implementation guidelines provides guidance on use of Quiet house solutions to meet the requirements of the policy. As part of quiet house package, it states minimum one outdoor area that achieves compliance to the SPP5.4 target outdoor noise levels.

The outdoor kitchen BBQ area has been identified as a communal space that can be treated to achieve the outdoor noise targets as per the SPP5.4 policy. Based on the predicted noise levels from the 3-D model, a solid noise wall will be required to be incorporated into the level 10 outdoor Kitchen and BBQ area at the location detailed in this report.

Noise walls to be effective are required to be without air gaps or features that would allow sound to be transmitted through the material and is to be at minimum 1m high. Typical barrier shall be constructed using materials having a surface density of 15kg/m^2. Example materials include fibre cement sheet or clear Perspex.

Noise Emission Assessments

Level 10 Fitness Studio

Considering that the Fitness Studio will be enclosed with mainly glazed elements, it is expected that the noise levels impacting the surrounding noise sensitive receivers will be compliant to the relevant EPNR assigned noise levels. This has been modelled using 3-D sound modelling software SoundPlan v8.2.

It is assumed that the Fitness Studio will only be used between 0700 – 2200 hours for all days.

Amplified music may be present in the Fitness Studio. Speakers shall be limited to a sound power level of 80 dB(A) and a sound pressure level of 70-75 dB(A) at the Fitness Studio façade internally.

Floor treatments have also been provided in this report in order to mitigate noise transmission to the floor below.

Level 10 Outdoor Kitchen & BBQ area

Noise emissions from the Outdoor Kitchen & BBQ area has been modelled using 3-D modelling software and is expected to be compliant to EPNR criteria using the assumed operating hours and intent of usage of the area.

Additionally, the noise generated from general conversation is expected to be masked by ambient noise levels generated from Stirling Highway. The Outdoor Kitchen & BBQ area is not to be used during night-time periods (2200 – 0700).

Waste Collection Trucks

It is expected that service vehicles used for waste collection will be conducted in the Basement 1 enclosed carpark.

Therefore, noise generated from waste collection vehicles is not expected to significantly impact the surrounding noise sensitive receivers. It is therefore expected for noise emitted from waste collection activities to achieve compliance to EPNR assigned noise levels at all nearby sensitive receivers.

Mechanical Services and Fire Pump Room

The latest architectural drawing indicate the following services are to be incorporated into the proposed development:

- Fire Pump Room
- Fans and Condensing units serving carpark and residential tenancies

At this stage no information has been provided regarding mechanical service selection. In order to assess noise emissions from the respective units, Stantec has assumed units based on previous experience on projects of similar size and capacity.

Services have been assessed to achieve compliance to EPNR at the nearest noise sensitive receivers. Acoustic treatments have been detailed where required in this report.

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1. Introduction

1.1 Overview

Stantec has been appointed by Capital Way Pty Ltd to undertake acoustic assessment for the proposed residential development, expected to be located at 1A Thomas St. The project will see the development of a multi-storey residential development to be located at the above street address in Nedlands WA 6009.

As part of the development approval process for the residential development, an acoustic assessment has been carried out in order to satisfy the requirements stated in the relevant policies and guidelines applicable to the project. This includes:

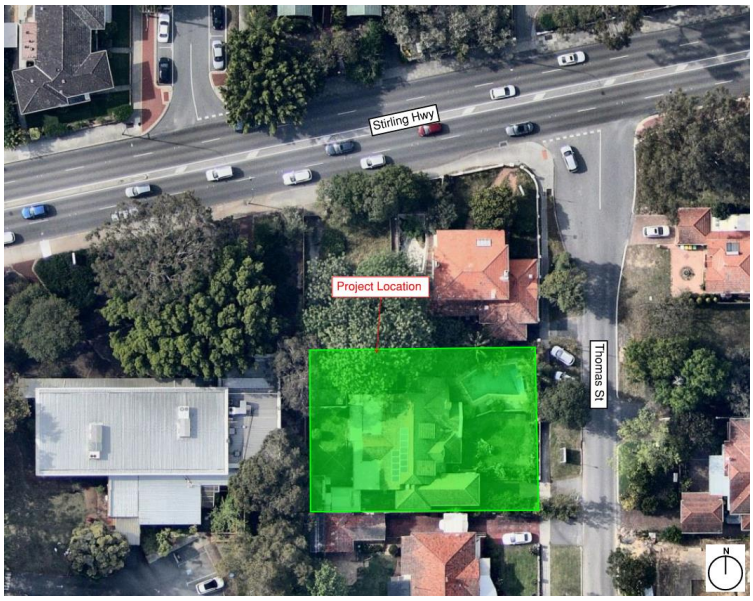
- Western Australian Environmental Protection (Noise) Regulation 1997 (EPNR);
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107);
- State Planning Policy 5.4 – Road and Rail Noise 2019 (SPP 5.4); and
- National Construction Code 2019, Building Code of Australia (NCC 2019).

The acoustic criteria derived from the aforementioned documentation forms the basis of acoustic assessment for the project and includes the following acoustic details;

- Applicable criteria for Airborne sound insulation and impact sound isolation between adjoining apartments;
- Internal noise levels resulting from noise intrusion from mechanical services and via the façade due to external sources;
- Noise emissions from the proposed development to the nearest noise sensitive receivers.

1.2 Project Layout

The project site is located in Nedlands with major traffic corridor Stirling Hwy to the north approximately 30m away. The surrounding area is primarily residentially zoned developments with sparse commercial and mixed-used developments with a 450m radius. Figure 1 below shows the surrounding area of the project location.



Source: Nearmap

Figure 1: Site location and surrounding area

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2. Acoustic Criteria

The acoustic criteria presented in this Development Application report are derived from the following documentation;

- Western Australian Environmental Protection (Noise) Regulation 1997 (EPNR);
- Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS2107);
- State Planning Policy 5.4 – Road and Rail Noise 2019 (SPP 5.4);
- National Construction Code 2019 Volume 1, Building Code of Australia Class 2, 3 Buildings (NCC 2019);

2.1 Environmental Protection (Noise) Regulations 1997

Environmental noise impacts resulting from the noise emissions from the project are addressed through the Environmental Protection Act 1986, with the regulatory requirements detailed in the Environmental Protection (Noise) Regulations 1997 (EPNR).

The EPNR establishes the maximum permissible noise emission levels (assigned levels) to be received at all adjacent noise-sensitive premises during specific periods of the day as a result of the cumulative noise emissions from all sources proposed for the project site. Compliance to relevant noise limits outlined in the EPNR is compulsory.

The EPNR states noise emissions from any premises are considered not to *significantly contribute to* the noise at a receiver if the noise emissions are 5 dB or below the assigned levels.

In brief, the assigned levels are determined by considering of the amount of commercial and industrial zones, as well as main transport corridors and sporting venues surrounding the noise sensitive premises. The assigned levels apply at premises receiving the noise (noise sensitive receiver) and not to areas within the project site or lot. In addition, the Environmental Protection (Noise) Regulations 1997 identify the following in Schedule 3, clause 2A.

"If the land within either of the circles is categorised on the land use map as land in respect of which mixed uses are permitted, the use of that land that results in the highest influencing factor is to be used in the determination of the influencing factor."

The nearest noise sensitive receivers to the project site have been identified as the residential premises located at 56 Stirling Hwy, Nedlands WA 6009.

The Local Planning Scheme 3 (LPS3) for the City of Nedlands were used to determine the influencing factor.

Traffic data for roads surrounding the nearest noise sensitive receiver were obtained from Main Roads Western Australia (MRWA) on the 05th December 2023. The available traffic data has been presented in Table 1.

Table 1: Traffic count data (MRWA)

Transport Corridors	EPNR Classification [1)]	Average Daily Traffic Volumes					
		2016/17	2017/18	2018/19	2019/20	2020/21	2021/2022
Stirling Hwy (East of Smyth Rd)	Major Road	-	38346	39277	36546	-	36071

1) As defined by the EPNR. Secondary roads have between 6000-15000 vehicles per day. Major roads have greater than 15000 vehicles per day.

2.1.1 Influencing Factor

The influencing factor for 56 Stirling Hwy, which results from identifying major roads, commercial and industrial areas for nearest noise sensitive receiver is 9dB, as summarised in Table 2.

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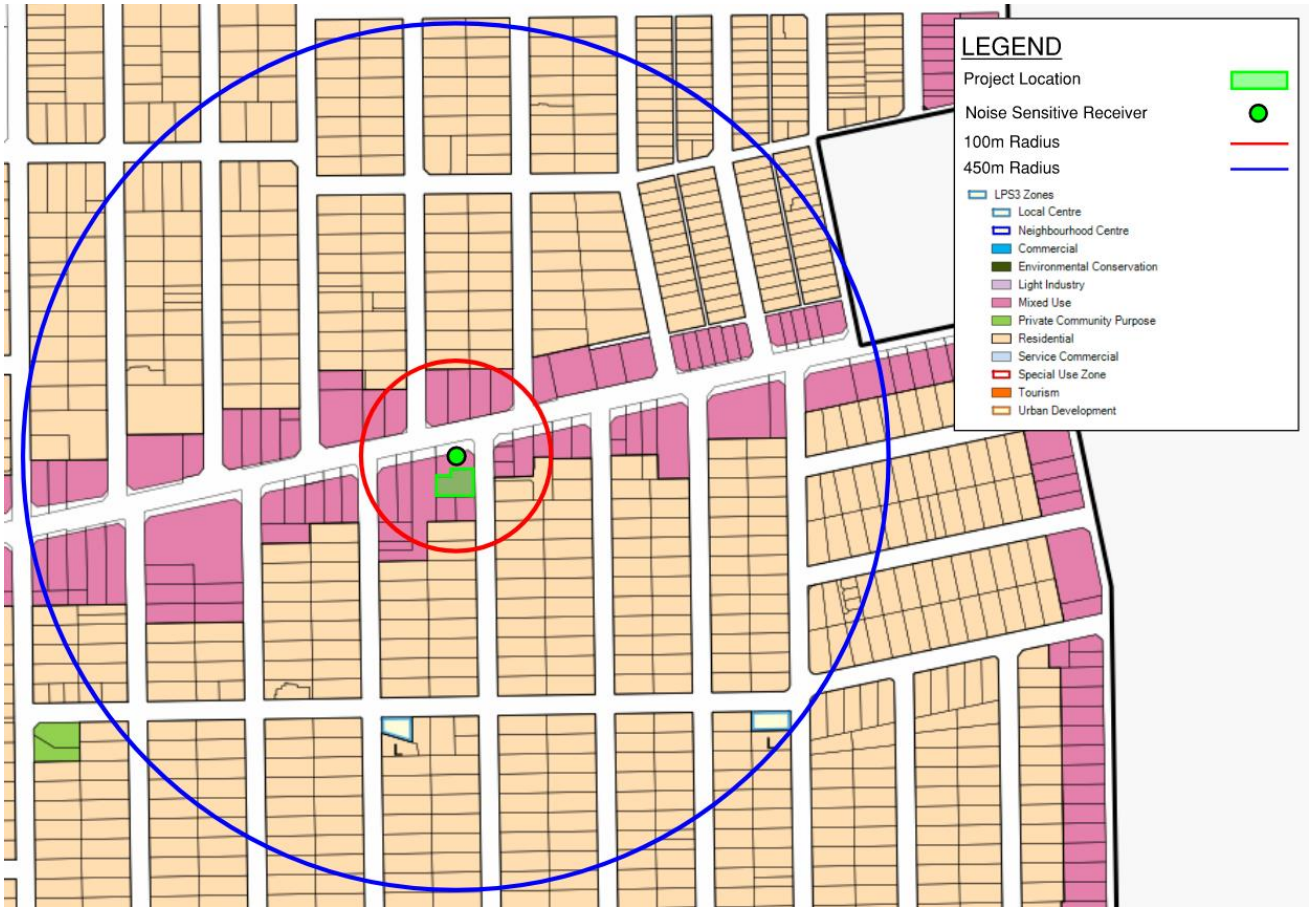
Table 2: Influencing factor (IF) noise sensitive receiver

Noise Sensitive Premises	Commercial Zones	Industrial Zones	Transport Corridors	Influencing Factor
56 Stirling Hwy	47 % within a 100 m radius 11 % within a 450 m radius	None	Major road (Stirling Hwy) within 100m radius	**9 dB**

Figure 2 indicates the land use zones surrounding 56 Stirling Hwy.



Source: City of Nedlands online mapping system

Figure 2: Zoning map of areas surrounding receiver

Table 3 summarises the assigned levels at the nearest noise sensitive premises. It is required that all noise emissions from the development are below the assigned level criteria for all defined periods of the day and at the lot boundary of the receiver or 15m from any associated building.

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Table 3: Assigned levels

Type of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: Highly sensitive area	0700 to 1900 hours Monday to Saturday	54	64	74
	0900 to 1900 hours Sunday & public holidays	49	59	74
	1900 to 2200 hours all days	49	59	64
	2200 hours on any day to 0700 hours Monday to Saturday, and 0900 hours Sunday & public holidays	44	54	64
Noise sensitive premises: any area other than highly sensitive areas	All Hours	60	75	80
Commercial premises	All Hours	60	75	80
Industrial and utility premises	All Hours	65	80	90

2.1.2 Noise Character Adjustments

Regulation 7 states that the noise character must be “free” of annoying characteristics, namely —

1) Tonality, e.g. whining, droning;
2) Modulation, e.g. like a siren; and
3) Impulsiveness, e.g. banging, thumping.

Regulation 9 (1) establishes the methodology for determining noise characteristics. If these characteristics cannot be reasonably and practicably removed, a series of adjustments to the measured levels are required, indicated in Table 4.

Table 4: Noise character adjustment

Adjustment where noise emission is not music these adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB	+ 10 dB	+ 15 dB

The EPNR assigned noise levels only apply at the premises receiving the noise only and not to noise within the project site. It is important that noise emissions from the site do not present any form of tonality, modulation or impulsiveness (defined in the EPNR).

Given the data from mechanical services manufacturers is generally limited to broadband data or in 1/1 octave band value it is not possible to objectively determine tonality, as it is described in the EPNR. 1/3 octave band data is required, yet is typically unavailable. Therefore, a 5 dB penalty shall be conservatively assigned to the noise criteria as indicated in Table 4.

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Therefore, a +5 dB correction shall be conservatively assigned when assessing noise emissions from mechanical equipment. In summary, Noise emissions from mechanical equipment shall comply with L_{A10} 44 dB at the nearest noise sensitive receivers.

2.2 State Planning Policy 5.4

The SPP 5.4 establishes the outdoor noise criteria that apply to a noise sensitive land use due to noise emissions from road and rail transport.

The noise criteria provided in Table 5 applies to new noise-sensitive development proposals at 1 m from the most exposed, habitable façade.

Table 5: Noise target criteria for SPP5.4

Proposal	New/Upgrade	Noise Targets		
		Outdoor		Indoor
		Day (L_{Aeq} (Day) dB) (6am - 10 pm)	Night (L_{Aeq} (Night) dB) (10pm - 6am)	L_{Aeq} dB
Noise-Sensitive land-use and/or development	New noise-sensitive land-use and/or development within the trigger distance of an existing/proposed transport corridor	55	50	Day: L_{Aeq} 40 (living and work areas) Night: L_{Aeq} 35 (Bedrooms)

The policy requires outdoor targets are to be met at all outdoor areas as far as is reasonable and practical to do so using the various noise mitigation measures outlined in the guidelines.

2.3 Internal Noise Levels

2.3.1 Australian Standard AS2107:2016

The internal noise level criteria detailed in this section are based on the recommendations provided in the Australian / New Zealand Standard AS 2107:2016 'Acoustics – Recommended design sound levels and reverberation times for building interiors' (AS 2107:2016).

AS2107 provides recommended internal noise levels (defined as the equivalent continuous A-weighted sound pressure level — $L_{Aeq,t}$) for optimising the acoustic amenity in occupied spaces. The level of noise in an enclosed space typically consists of noise from building services and/or noise intrusion due to external sources (e.g. traffic).

The relevant internal noise level criteria have been outlined in Table 6 below.

Table 6: Recommended internal noise levels from AS2107

Type of occupancy/activity	Recommended design sound level, Leq dB(A)
Residential Buildings – Houses and apartments in inner city areas or entertainment districts or near major roads –	
Sleeping areas (night-time)	35 – 40
Living areas	35 – 45
Common areas (foyer, lift lobby)	45 – 50
General Areas	

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Type of occupancy/activity	Recommended design sound level, Leq dB(A)
Enclosed Carpark	< 65
Washroom and toilets	45 – 55
Fitness Studio	45 – 50
Resident Co-working Space	40 – 45
Indoor Kitchen/Dining Entertaining	40 – 45
Games/Karaoke	45 – 50

The internal noise level criteria in AS2107 recommend continuous equivalent (L_{Aeq}) levels for background noise. This document is a common reference for establishing satisfactory goals for quasi-static mechanical and external traffic noise ingress.

2.4 Sound Transmissions and Insulation — National Construction Code 2019

The acoustic requirements for inter-tenancy walls, floors etc. in residential buildings are outlined in the National Construction Code 2019 Volume 1, Building Code of Australia Class 2, 3 and 9c Buildings (NCC 2019). The acoustic requirements outlined in NCC 2019 are summarised in Table 7.

Table 7: Sound insulation requirements in accordance with NCC 2019

Construction	Condition	Deemed-to-Satisfy Requirements	Verification Requirements
Walls	**Airborne Sound Insulation**		
	Between sole-occupancy units	Minimum $R_w + C_{tr}$ 50	Minimum $D_{nT,w} + C_{tr}$ 45
	Between a sole-occupancy unit and a plant room, lift shaft, stairway corridor, public corridor or the like	Minimum R_w 50	Minimum $D_{nT,w}$ 45
	Impact Sound Insulation		
	Between a laundry, kitchen, bathroom or sanitary compartment in a sole-occupancy unit, and a habitable room in an adjoining unit	Discontinuous construction [1)]	As deemed to satisfy
	Between a sole-occupancy unit and a plant room or lift shaft	Discontinuous construction [1)]	As deemed to satisfy
Floors	**Airborne Sound Insulation**		
	Between sole-occupancy units and between sole occupancy unit and lift shaft, stairway or public corridor	Minimum $R_w + C_{tr}$ 50	Minimum $D_{nT,w} + C_{tr}$ 45
	Impact Sound Insulation		
	Between sole-occupancy units and between sole occupancy unit and lift shaft, stairway or public corridor	Maximum $L_{n,w}$ 62	Maximum $L_{nT,w}$ 62
Services	**Airborne Sound Insulation**		

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Construction	Condition	Deemed-to-Satisfy Requirements	Verification Requirements
	Between a habitable room (other than a kitchen) in a sole-occupancy unit and a duct, soil, waste or water supply pipe duct (if the duct or pipe is located in a wall or floor cavity and serves or passes through more than one sole-occupancy unit)	Minimum $R_w + C_{tr}$ 40	N/A
	Between a kitchen or non-habitable room in a sole-occupancy unit and a duct, soil, waste or water supply pipe duct (if the duct or pipe is located in a wall or floor cavity and serves or passes through more than one sole-occupancy unit	Minimum $R_w + C_{tr}$ 25	N/A
	If a storm water pipe passes through a sole-occupancy unit (habitable room other than kitchen)	Minimum $R_w + C_{tr}$ 40	N/A
	If a storm water pipe passes through a sole-occupancy unit (kitchen or non-habitable room)	Minimum $R_w + C_{tr}$ 25	N/A

1) *For the purposes of this Part, "discontinuous construction" means a wall having a minimum 20 mm cavity between two separate leaves.*

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3. Noise Emission Assessment

Noise emissions from the proposed development will be primarily due to the following sources:

- Level 10 Fitness Studio, Games / Karaoke;
- Level 10 Outdoor Kitchen & BBQ area
- Service vehicles (Waste collection);
- Mechanical services within the development serving the apartments; and
- Ground Floor - Fire Pump Room

3.1 Communal Areas

3.1.1 Level 10 Fitness Studio, Games/ Karaoke and Outdoor Kitchen & BBQ area

The latest architectural drawings indicate a Fitness Studio, Games/ Karaoke and Outdoor Kitchen & BBQ (including Outdoor Seating) area is proposed to be located on level 10 as shown in Figure 3.

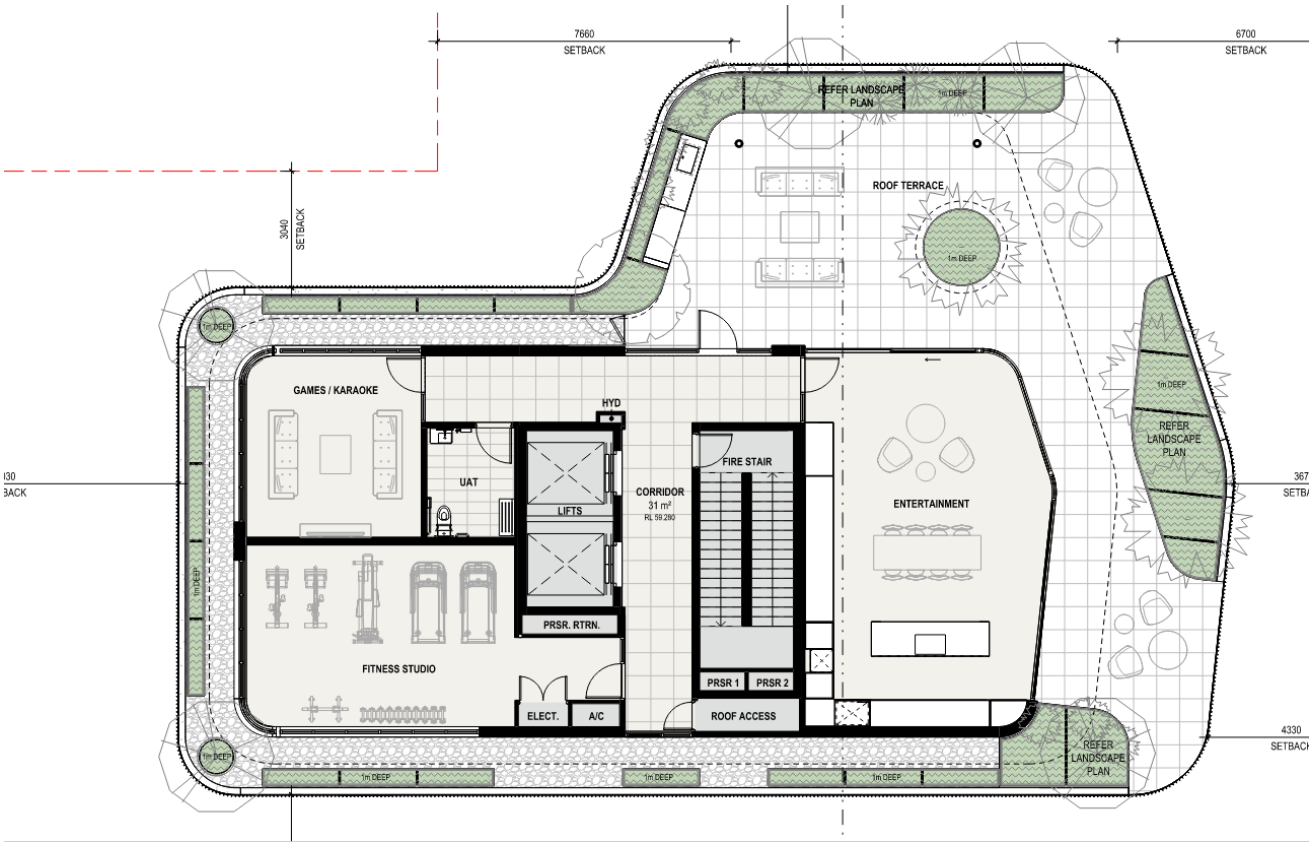

Figure 3: Level 10 Fitness Studio, Games/ Karaoke and Outdoor Kitchen & BBQ area

Noise levels are required to be compliant to the relevant EPNR assigned noise levels at the nearest noise sensitive receivers.

In order to assess a wort case scenario, noise levels have been predicted at the nearest noise sensitive developments using building heights at the present time of assessment, as well as a future scenario in which buildings are constructed to similar or equivalent height of the proposed project development.

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Sound PLAN v8.2 (3D noise modelling software) was used to simulate noise emissions expected from the sources shown in Figure 3 with the general inputs as described in the following sections.

3.1.2 Outdoor Kitchen & BBQ area

3.1.3 Assumptions

It is assumed that typical operating hours of the Outdoor Kitchen & BBQ area will be between 0700 – 2200 hours for all days.

Any PA system proposed at the outdoor area to play music will be primarily for background/ambient purposes and must be limited so it is not audible at nearby receivers.

Patron Noise Level

The source of noise for the level 10 Outdoor Kitchen & BBQ area will be due to patron activities.

Expected noise levels from patrons have been established using the articles below;

- Technical research paper "Prediction of Noise from Small to Medium Sized Crowds", (Hayne et al., Nov 2011, *Proceedings of Acoustics*, Conference Gold Coast Australia, pp. 133-140); and
- Consensus reached by Members of the Australian Acoustical Society (Western Australian Division) in the technical meeting (Mar 2016) on the topic of "Crowd Noise Sound Power Level for Alfresco Areas / Beer Gardens."

Considering that the data contained in the study done by Hayne et. Al has been viewed by many acoustic professionals as an over-prediction of sound power levels, the following equation has been used in order to predict a more reasonable overall noise level of the patrons:

- L_{A10} Sound Power Level = 15 log N + 64 dB(A)

It is expected that the area will be used by residents and guests only and may typically have 5-10 patrons at any give-time and is not expected to have loud music playing.

The resulting predicted overall sound power level and octave band levels for the patrons are summarised in Table 8.

Table 8: Patron noise levels

Noise Source	Sound Power Level, L_{A10} dB(A)	Octave Band Spectrum Noise Level (dB)					
		250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz
Level 10 Outdoor Kitchen and BBQ area	**79**	72	69	72	73	73	72

The noise source used for the patrons was the area source parameter in order to replicate an evenly distributed noise source across the outdoor areas. The noise source was positioned at a height of 1.5 meters from the roof floor level.

3.1.4 Results and Recommendations

The 3D noise model indicates that the worst case predicted noise levels were observed in the future scenario due to the patron activities on the roof at the nearest sensitive receivers have been summarized in Table 9.

Table 9: Predicted Noise Levels Due to the Outdoor Kitchen & BBQ area (future scenario)

Location	Predicted Noise Level dB(A)	Evening Time EPNR Criteria L_{A10} dB(A)	Compliance to the EPNR Criteria (Y/N)
56 Stirling Hwy	46	L_{A10} 49 dB(A)	**Y**
1B Thomas St	41		**Y**

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As shown in Table 9, noise from patron activities within the rooftop outdoor areas are compliant to the EPNR criteria at the most stringent assessable period (evening-time 1900 – 2200 hours all days). Therefore, no further measures are required.

Additionally, the noise generated from general conversation is expected to be masked by ambient noise levels generated from Stirling Highway.

The Outdoor Kitchen & BBQ area is not to be used during night-time periods (2200 – 0700).

3.1.5 Noise at façade

The highest predicted noise levels from the Outdoor Kitchen & BBQ area were found to be in the range of 38-40 dB(A) on the eastern façade of the development. Considering the façade glazing configurations recommended in Section 6.2 of this report, no further treatment is required to achieve compliance to SPP5.4 internal noise levels due to noise generated from the Outdoor Kitchen & BBQ area.

3.1.6 Fitness Studio & Games/ Karaoke

3.1.7 Assumptions

It is assumed that the Fitness Studio and Games/ Karaoke room will only be used between 0700 – 2200 hours for all days.

Speakers

Amplified music may be present in these areas. At this stage details regarding the speakers as well as location has not been provided, the noise levels from the speakers shall be limited to a sound power level of 80 dB(A) and a sound pressure level of 70-75 dB(A) at the Fitness Studio and Games/ Karaoke façade internally.

Glazing Recommendation

Considering that the rooms will be enclosed with mainly glazed elements, it is expected that the noise levels impacting the surrounding noise sensitive receivers will be compliant to the EPNR regulations criteria as well as the AS2107 internal noise level criteria with the glazing configurations as per Table 10.

Table 10: Fitness Studio and Games/ Karaoke room External Glazing Requirements

Location	Glazing Configuration	$R_W + C_{tr}$	Spectrum Sound Transmission Loss (dB)						
			63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2kHz	4k Hz
Fitness Studio and Games/ Karaoke	6mm glass + 12mm air gap + 6.38mm laminated glass	**33 (38;-5)**	22	24	24	35	43	44	49

Note: Glazing performance provided for glass only. Overall performance of the glazing system including the frames and seals shall not degrade by more than 3 dB as per the performance requirement stated.

3.1.8 Results and Recommendations

Using 3D noise model and the glazing recommended in Table 10, the worst case predicted noise levels were observed in the future scenario which has been have been summarized in Table 11.

Table 11: Predicted Noise Levels from Fitness Studio and Games/ Karaoke (future scenario)

Location	Predicted Noise Level dB(A)	Night-Time EPNR Criteria L_{A10} dB(A)	Compliance to the EPNR Criteria (Y/N)
56 Stirling Hwy	11	L_{A10} 44 dB(A)	**Y**

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Location	Predicted Noise Level dB(A)	Night-Time EPNR Criteria L_{A10} dB(A)	Compliance to the EPNR Criteria (Y/N)
1B Thomas St	18		**Y**

Considering the predicted noise levels in Table 11, noise from the Fitness Studio is expected to be compliant to the EPNR criteria at the all times of the day. Therefore, no further measures are required.

3.1.9 Fitness Studio Floor/ceiling construction

Activities in Fitness Studio and fitness centres may often result in structure-borne noise transfer within the building, where they are not treated.

Mitigation strategies for structure-borne noise in buildings are almost always more effective and inexpensive when implemented at the source, which is why floor coverings and underlays are often the most appropriate means of isolating vibration, particularly in Fitness Studio and fitness centers.

Free weights

Based on the latest architectural backgrounds, the following equipment is expected to be housed within the Fitness Studio:

- Free weights benches
- Rowing Machines
- Stretching area

If free weights are to be used in the Fitness Studio, it will require a spring-isolated floor system that achieves between 15-25mm static deflection. The springs will also require having internal damping insert to provide stability to the light weight floor system and also to prevent any oscillation under impact. This is based on the assumption that weights greater than 25 kg will not drop from heights above 200mm.

The following spring-isolated system with damping rubber inserts is to be installed:

- Embelton Gym Floor Damped Spring NXS-14 installed as per manufacturer specifications with 20mm ImpactaMat 900 floor finish or alternatively Regupol FX50

A typical system is shown in Figure 4. The supplier of the floor system shall ensure the natural frequency of the floor system under load does not coincide with the natural frequency of the structural slab to prevent any resonance effects.

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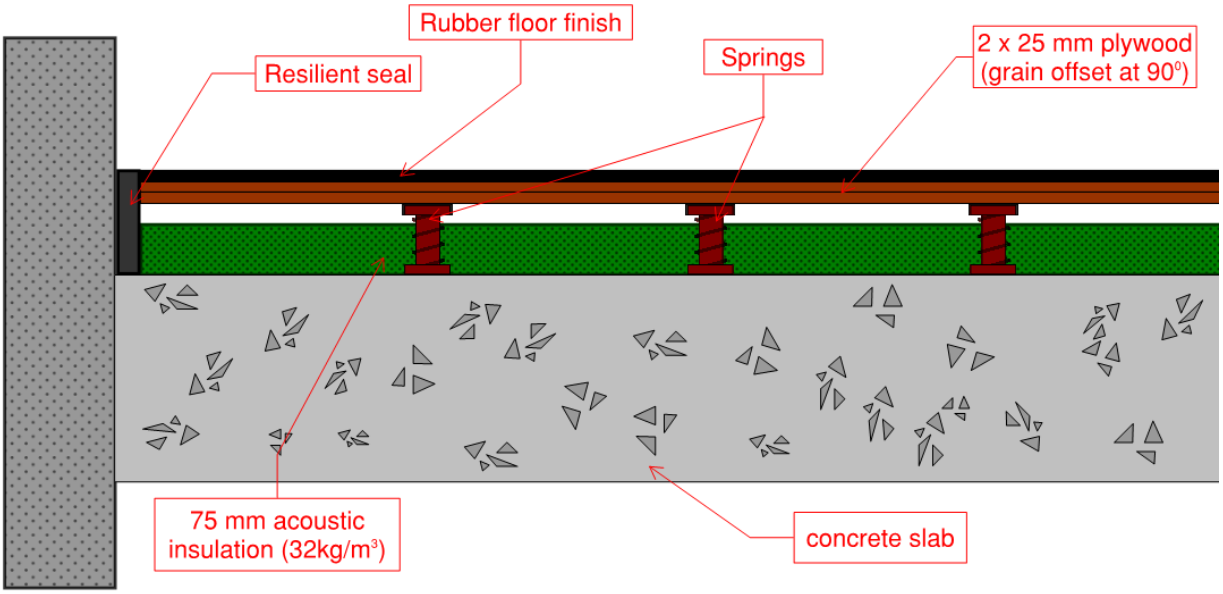

Note: Drawing not to scale

Figure 4: Typical Fitness Studio floor isolation

The supplier of the systems shall ensure a minimum isolation efficiency of 98% is achieved from the overall system under load.

3.2 Waste Collection Vehicles

The latest architectural layouts indicate waste collection vehicles will utilize the enclosed carpark in the basement levels to service the building at the location shown in Figure 5.

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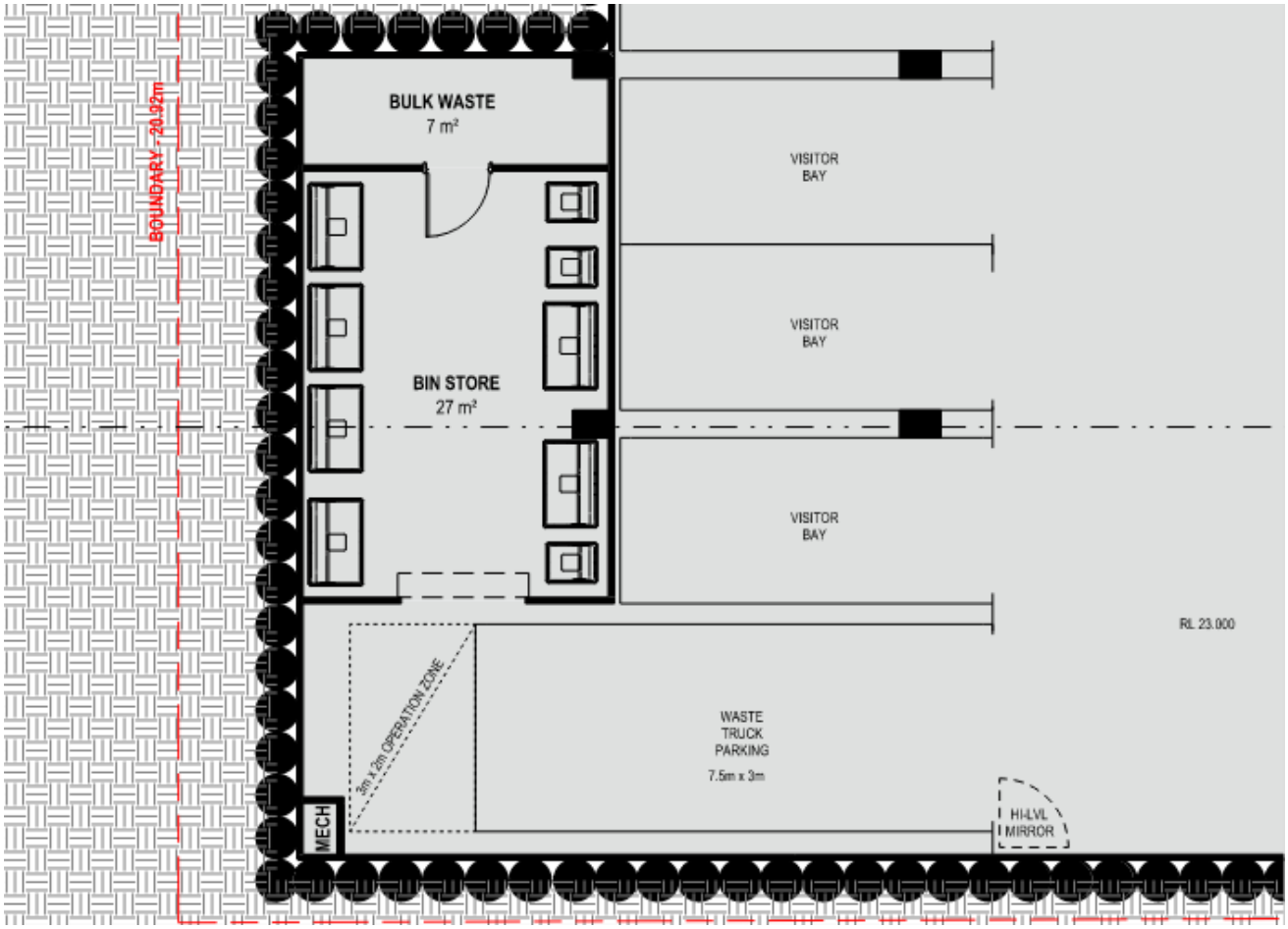

Figure 5: Truck carpark location for waste collection

Therefore, noise generated from waste collection vehicles is not expected to significantly impact the surrounding noise sensitive receivers. It is therefore expected for noise emitted from waste collection activities to achieve compliance to EPNR assigned noise levels at all nearby sensitive receivers.

3.3 Mechanical Services

The latest architectural drawings indicate that the following mechanical services will be incorporated into the building as summarized in Table 12.

Table 12: Expected mechanical services

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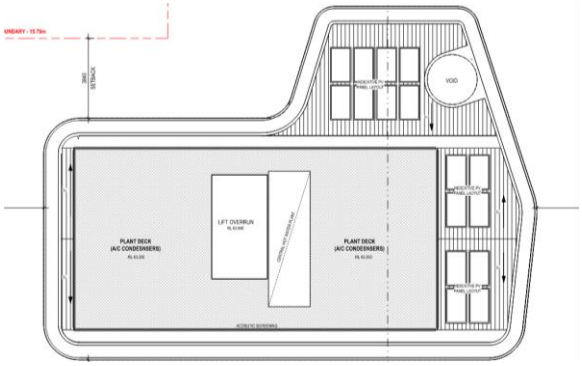
Mechanical equipment	Location
Fans and condensers serving apartments	

Noise emissions from mechanical equipment shall comply with L_{A10} 44 dB at the nearest noise sensitive receiver with a +5 dB penalty to be conservatively applied to account for the likely presence of sound tonality.

In order to assess noise emissions from the respective units at development application stage, Stantec has assumed units based on previous experience on projects of similar size and capacity.

3.3.1 Condensing Units

The following condensing unit has been used to assess noise levels from the proposed roof plant:

- Daikin RXYQ8AYM – Sound Power Level 69 dB(A)
- The latest backgrounds provided does not indicate the condensing units on plant deck, however we based our assessment considering that 28 condensing units will be incorporated as detailed in previous DA acoustic report issued by Stantec 'AC-DA-001-301250573_004' on 15th March 2022. They have been assumed to be all typical units.

In order to achieve compliance to EPNR at the nearest noise sensitive receivers for the future scenario (worst-case), a noise barrier is required to be implemented at the location(s) shown in Figure 6.

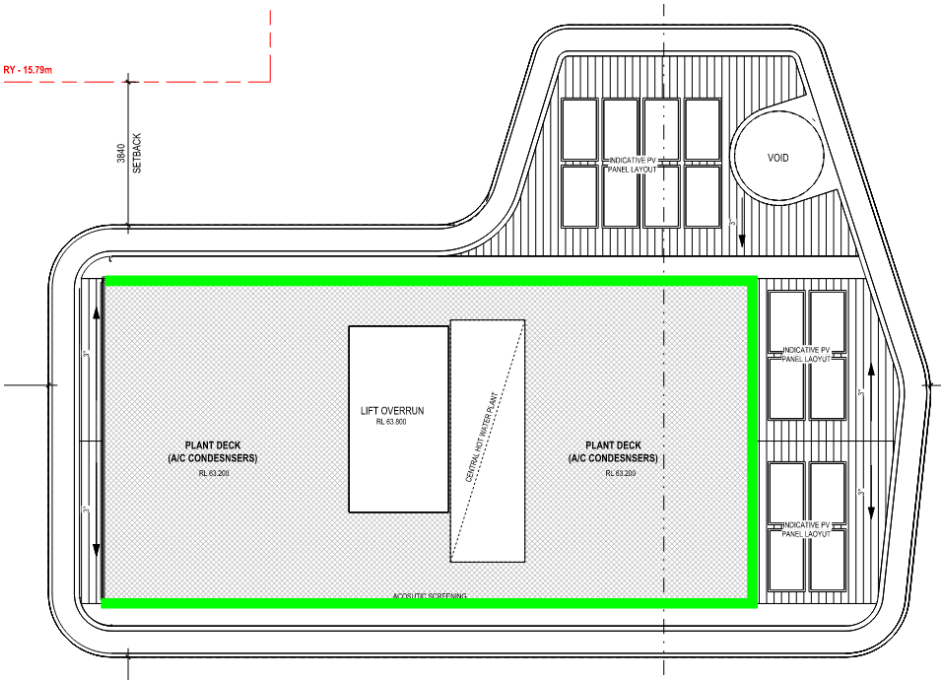


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Figure 6: Noise barrier extent and location

The barrier is to extend at minimum 1m above the top height of the tallest condensing unit. The noise barrier shall be without air gaps or features that would allow sound to be transmitted through the material. Typical barrier shall be constructed using materials having a surface density of 15kg/m^2. Example materials include fibre cement sheet or Perspex.

Results

Provided the noise wall is incorporated at the location shown in Figure 6, the predicted noise levels for the future scenario has been summarized in Table 13.

Table 13: Predicted Noise Levels from condensers (future scenario) including noise wall

Location	Predicted Noise Level dB(A)*	Night-Time EPNR Criteria L_{A10} dB(A)	Compliance to the EPNR Criteria (Y/N)
56 Stirling Hwy	43	L_{A10} 44 dB(A)	**Y**
1B Thomas St	44		**Y**

Predicted noise levels have include a +5dB correction for tonality.

From the predicted noise levels in Table 18, noise from the condenser deck is expected to be compliant to the EPNR criteria at all times of the day.

3.3.2 Carpark extract fan

No information has been provided on the location or sound power level of the car park extract/supply fan that will be implemented in the proposed development. From Stantec's previous experience of projects of similar size and capacity, an ducted in-line fan is typically incorporated. Noise emissions from mechanical equipment shall comply with L_{A10} 44 dB at the nearest noise sensitive receiver with a +5 dB penalty to conservatively be applied to account for the likely presence of sound tonality.

Whilst it is difficult to assess the noise that may be generated, the following treatments can generally be applied in order to achieve compliance to the EPNR noise criteria at the nearest noise sensitive receivers:

- Ductwork to be internally lined with 50mm thick insulation
- Incorporate attenuators to the supply/intake side in order to achieve to compliance to the relevant AS2107 internal noise levels or EPNR assigned noise levels

When a full schedule of mechanical equipment is available, a review will be conducted during the design phase prior to the issue of Building Permit ensure compliance to the relevant noise criteria is achieved.

3.4 Fire Pump room

The latest architectural drawings indicate a fire pump room is proposed to be located Ground floor as shown in Figure 7.

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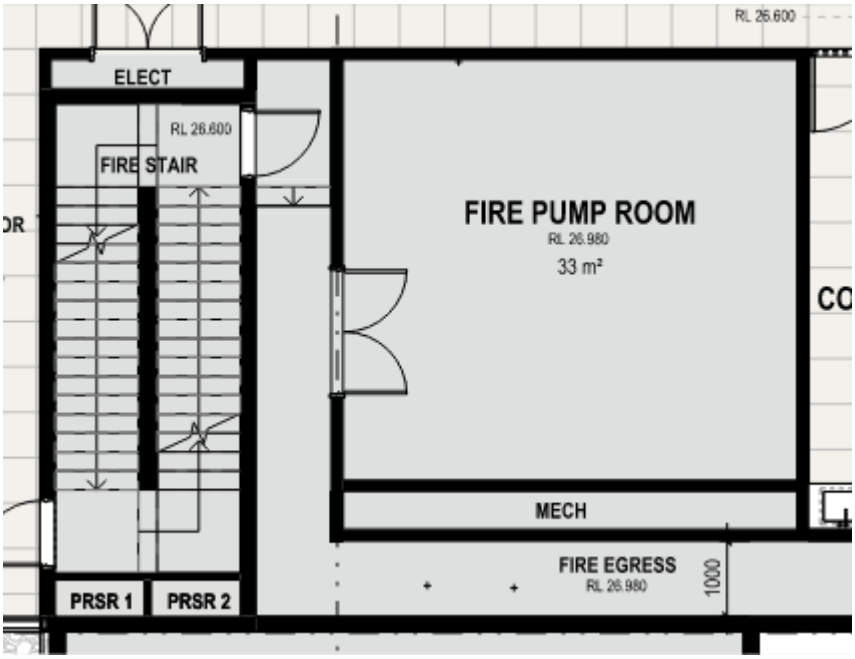

Figure 7: Ground floor Fire Pump Room

At this stage no information has been provided regarding fire pump model. The following unit has been assumed to assess noise emissions into the adjacent spaces surrounding the fire pump room.

- Allied Pump APFH-6315-DDHC-EI-66905 – SWL 120dB(A)

It is recommended that monthly tests are carried out between 7am-5pm Monday – Saturday as the assigned noise levels are the least strict during this time period.

Testing is to be conducted when the residents in the units 102 and 103 directly above are not present within in the apartment. Residents are to be notified of testing ahead of time.

The following acoustic treatment is required to achieve compliance to the EPNR and to achieve acceptable internal noise levels within the surrounding enclosed carpark as per the AS 2017:

- Fire pump selection with a Class 1 attenuation package and Super Critical Grade Muffler
- Fire pump room walls: 100mm thick concrete wall
- Doors: 50mm thick metal doors with acoustic seals rated to R_W 35;
- Ceiling/Soffit: 200mm concrete slab adequate
- Louvres: No louvred areas are currently shown. As a preliminary measure, it is recommended that the any louvred areas achieve compliance to the following static insertion losses shown in Table 14.

Table 14: Louvre static insertion loss

	Statc Insertion Loss, dB							
	63	**125**	**250**	**500**	**1000**	**2000**	**4000**	**8000**
Fantech SBL 2	5	10	14	22	27	25	21	17

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4. Site Survey

4.1 Measurement Methodology

4.1.1 Measurement Locations

As per the requirements of SPP5.4, long term unattended noise measurements were undertaken to establish the surrounding acoustic environment and for use in calibrating the sound model.

Measurements were conducted between 29th November 2023 to 05th December 2023 at the location shown in Figure 8.

Source: Nearmap

Figure 8: Measurement locations

4.1.2 Equipment Details

Unattended measurements have been conducted using instrumentation equivalent to an integrating sound level meter equipped with one octave and one-third octave band filters, and an omni-directional condenser microphone. All instrumentation meets Type 1 specifications as per ANSI S1.4 and ANSI S1.43.

The sound level meter was calibrated by an authorised NATA (National Association of Testing Authorities) laboratory less than 2 years ago and have successfully passed all AS 1259 and AS/NZS 4476 standards and specifications.

The time constant for the RMS detector were set to a slow response (1 sec) for all measurements on all sound level meters. The sound level meter was calibrated before and after the measurement session using a Type 1 acoustic calibrator. The calibrator was also calibrated less than 2 years ago and is in compliance with AS IEC 60942-2004.

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A complete schedule of all equipment used during for acoustic measurements is provided in Table 15. A copy of calibration certificates for the relevant instrumentation may be provided upon request.

Table 15: Equipment and Calibration Details

Manufacturer / Model	Serial Number
Bruel & Kjaer – Sound Level Meter	3009772

4.2 Noise Measurement Summary

Long term unattended noise measurements were undertaken to establish the surrounding acoustic environment at position shown in Figure 8. Weather data from Bureau of Meteorology from Perth was used and was compared against the conditions defined by Main Roads WA. The data impacted due to adverse meteorological conditions has been excluded in the calculation of any relevant noise parameters used for the purposes of this acoustic assessment.

The noise levels obtained from the unattended noise measurements have been provided in Appendix B.

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5. Noise Intrusion Assessment

The main sources of noise considered in the noise intrusion assessment are as follows:

- Road traffic noise from Stirling Highway

5.1 Traffic Noise Impact

5.1.1 Assessment Methodology

Noise Modelling was undertaken in accordance with SPP 5.4 to determine road traffic noise impacts affecting the project site.

Detailed methodology and assessment specifications are detailed in the SPP 5.4 *Road and Rail Noise Guidelines September 2019* (referred to as the Guidelines in the remainder of this report). Sound PLAN v8.2 (3D noise modelling software) was used to simulate noise emissions expected from road transport corridors and, subsequently, to determine noise levels 1 metre from the façade as well as external noise sensitive areas.

The noise modelling checklist used in the following assessment as provided by SPP5.4 has been given in Appendix B.

5.1.2 Noise Source Inputs

Topography

Topographical and elevation data for the project site and surrounding areas was based on data imported and modelled from data obtained from the Intergovernmental Committee on Surveying and Mapping online database. The model was calibrated using the latest satellite imagery obtained from Nearmap.

Ground Absorption

To suit the current conditions of the project location, a ground condition of 0.6 has been used in the model, which is in between a soft ground condition (1) and a reflective ground condition (0).

Road Traffic

The road traffic noise assessment has been conducted based on the methodology described by the Calculation of Road Traffic Noise algorithm (CoRTN, UK Transport Agency).

The CoRTN algorithm has been developed to calculate $L_{A10,18hr}$ noise levels. However, SPP5.4 requires road noise assessments to be based upon the energy averaged $L_{Aeq,16hr}$ and $L_{Aeq,8hr}$ noise descriptors for the daytime and night-time respectively. Conversions are applied using the method outlined in the DEFRA publication, *"Method for Converting the UK Road Traffic Noise Index $L_{A10,18hour}$ to the EU Noise Indices for Road Noise Mapping."*

This algorithm considers the following parameters;

- Traffic volume during each period of the day, and for current and future scenarios;
- Average traffic speeds;
- Height of each individual noise source (passenger vehicles, heavy vehicles – engine and exhaust);
- Percentage of heavy vehicles; and
- Gradient and surface of road.

Road traffic noise source heights were incorporated into the noise model in accordance to the description detailed by the Guidelines. The modelled heights of vehicle "strings" are provided below;

- Passenger vehicles: + 0.5 m

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- Heavy vehicles — Engine noise: + 1.5 m
- Heavy vehicles — Exhaust: + 3.6 m

The Main Roads Traffic Modelling Branch has provided traffic count and projection data for the surrounding Major transport corridors: Stirling Hwy (MRWA Reference No 42764). These have been provided in the form of a ROM24 2021 validation plot and 2021 and 2041 link volume plots. Validation and link volume plots used have been provided in Appendix D.

Historical hourly traffic volumes provided on the MRWA website were used to determine the proportion of vehicles during the day and night along transit Stirling Hwy.

SPP 5.4 requires all noise assessments to consider changes in traffic volumes expected over the next 20 years.

Using the data provided by Mainroads, the following traffic count growth rates have been calculated for each major transport corridor summarised in Table 16. Observed traffic count volumes were used as source inputs to model and assess a worst-case scenario.

Table 16: Major Transport Corridor Growth Rates

Major Transport Corridor	Overall Traffic count growth rate, %/y
Stirling Hwy (East of Smyth Rd)	1.1

Table 17 summarises the current and future predicted traffic volumes used in the assessment model.

Table 17: Current and Predicted Future Traffic Volumes

Road	Assessment Year	Predicted Daily Vehicle Volume	Day time [1] vehicle volume per hour	Night-time [1] vehicle volume per hour	Heavy Vehicle Percentage	Mean Speed
Stirling Hwy (East of Smyth Rd)	Current - 2023	36776	2159	278	8 % - Day	60 km/h
					7 % - Night	
	Future - 2043	44278	2600	335	8 % - Day	
					7 % - Night	

1) Day time period refers to 0600 AM – 2200 PM. Night-time refers to 2200 PM – 0600 AM.

Noise Logging Data Calibration

The noise logging data obtained as per Section 4 was viewed as acceptable with no major disturbances. The average L_{Aeq} noise levels during day and night-time periods were used to calibrate the traffic noise source within the 3D model. The average noise measured during day and night-time has been summarised in Table 18:

Table 18: Average Measured Noise Levels ($L_{eq,T}$)

Reference	Time	L_{Aeq} dB(A)
001	Day 06:00 AM to 22:00 PM	56
	Night 22:00 PM to 06:00 AM	48

The noise model was calibrated using the on-site noise measurements. An appropriate correction factor was implemented into the sound model to calibrate the model.

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5.1.3 Noise Modelling Results

Road traffic noise impact for the future year (2043) predicted the highest external noise levels for the day and night-time periods to be at the following façade location(s):

- North-Western Façade, Day-time scenario; **66dB(A)**
- North-Western Façade, Night-time scenario; **57dB(A)**

Coloured noise maps are provided in Appendix E. The majority of the predicted noise levels at the façade are above the 'noise target' values in SPP5.4. Therefore, acoustic treatments are required to achieve compliance.

Typically for developments more than 1-2 storeys high it is impractical treatments are provided to have individual balconies / outdoor areas meet the outdoor noise targets. State planning Policy 5.4 Implementation guidelines provides guidance on use of Quiet house solutions to meet the requirements of the policy. As part of quiet house package, it states minimum one outdoor area that achieves compliance to the SPP5.4 target outdoor noise levels.

It is generally accepted where noise levels do not comply to the outdoor noise target at resident balcony areas, that a minimum of one outdoor communal area compliant to the noise target may be provided in lieu of this. This has previously been accepted in the past by the City of Nedlands on projects worked on by Stantec including 17 Louise St *'AC-001-44938_DA_006'* issued 15 June 2020.

5.1.4 Outdoor Areas

As per SPP5.4 policy, the proposed development is to maintain at minimum one outdoor communal area that achieves compliance to the SPP5.4 target outdoor noise levels.

The latest architectural drawings indicate a communal outdoor Kitchen & BBQ area will be located on level 10 as shown in Figure 9.

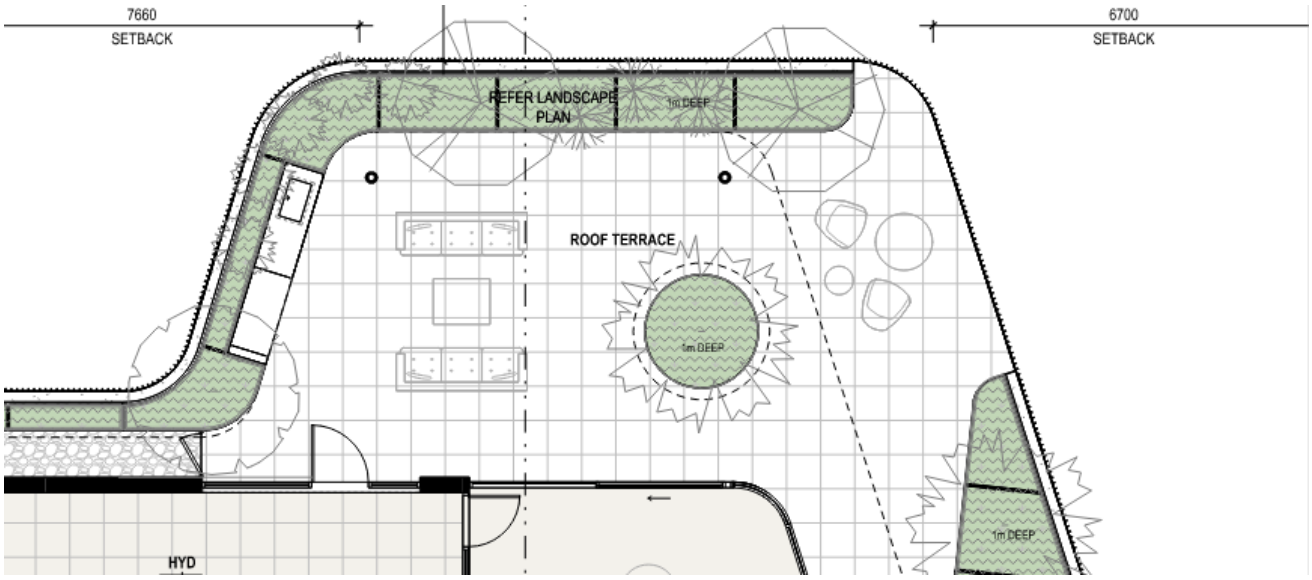

Figure 9: Communal outdoor Kitchen & BBQ area

Predicted noise levels from the 3-D sound model were found to be exceeding the outdoor noise target within the level 10 outdoor area during day-time and night-time periods for the future scenario (2043).

To achieve compliance to a solid noise wall will be required to be incorporated into the design at the location shown in Figure 10.

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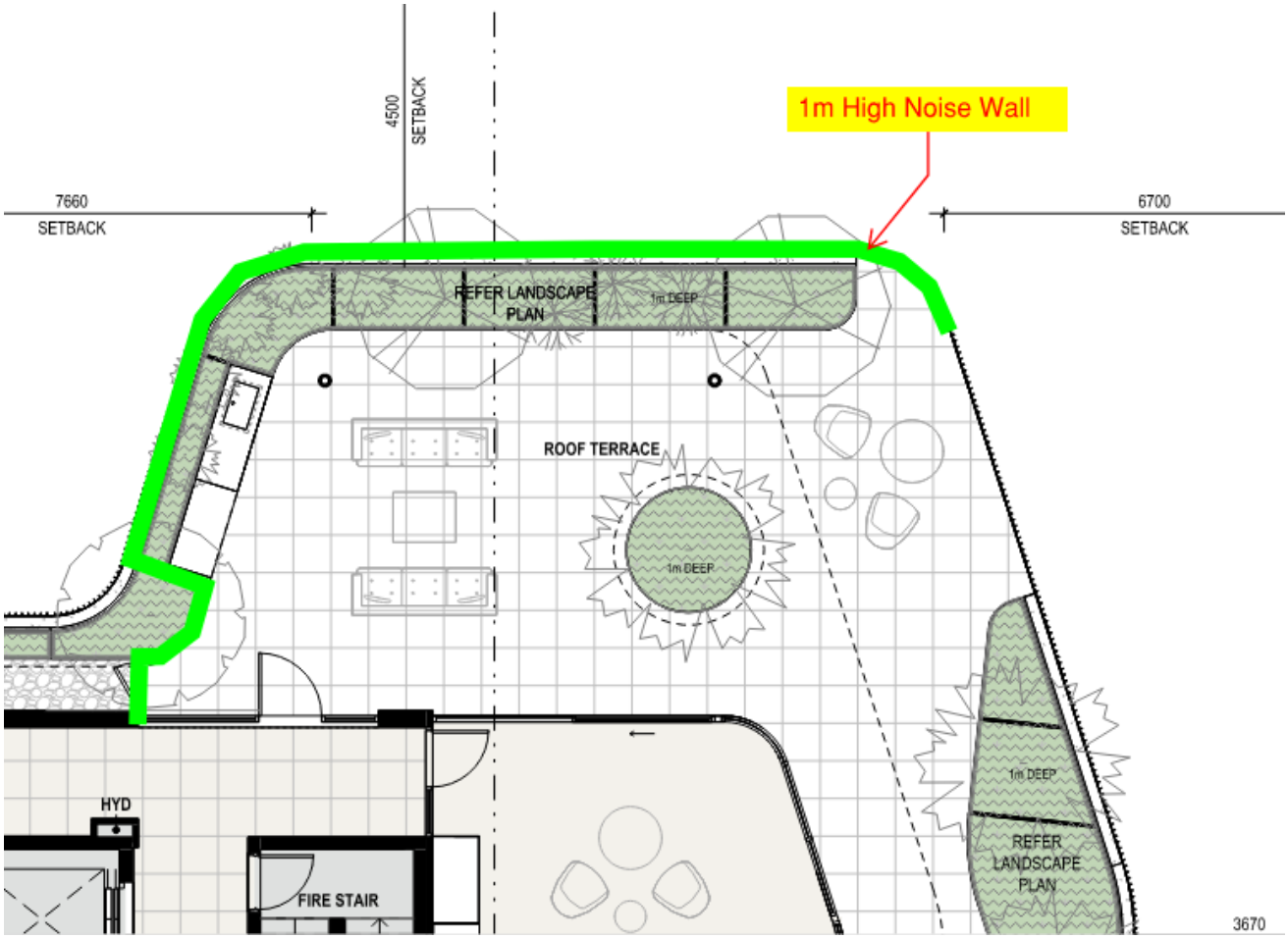

Figure 10: Communal outdoor Kitchen & BBQ area noise wall location

Noise walls to be effective are required to be without air gaps or features that would allow sound to be transmitted through the material and is to be at minimum 1m high. Typical barrier shall be constructed using materials having a surface density of 15kg/m^2. Example materials include fibre cement sheet or clear Perspex.

A noise contour has been provided in Appendix E.

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6. External Envelope

Noise intrusion calculations were undertaken following the methodology described in British Standard BS EN 12354:2000 and by utilizing the worst case (i.e. highest predicted) noise levels predicted at each façade to determine suitable glazing to achieve the required internal noise levels. Appropriate corrections were applied to the linear spectral noise levels to compensate for potential losses due to flanking paths and façade correction.

6.1 External Wall

The noise intrusion has been calculated for all façade elements, which is relative to their surface area.

Stantec recommends solid wall elements have a minimum performance of $R_w + C_{tr}$ 40 - 45. The proposed construction is typical in achieving the required performance:

1) 110mm Concrete Panel; OR

2) 110mm brick work + 50mm air gap + 90mm brickwork

Alternative construction material may be used to achieve the required performance. This will, however, require review and approval of the Acoustic Engineer.

Where lightweight construction is proposed, this will result in reduced acoustic performance specifically in the lower frequencies. As a result, this may have some impact on the recommended glazing types. The following constructions are recommended if lightweight walls are to be used (Table 19), to ensure compliance with the recommended internal noise levels for residential units as specified in SPP 5.4.

Table 19: Lightweight External Wall Configurations

Façade Orientation	Airborne Sound Insulation Performance	Configuration
Northern, Western Façade	$R_w + C_{tr}$ 40 - 45	One row of 92mm studs at 600mm centres with – • Min. 100mm thick glasswool insulation (min. density 14kg/m^3) positioned between row of studs; • One-layer 9mm fibre cement sheet to outside face; and • Two layers 13mm thick fire rated plasterboard fixed to the other side of the row of studs
All other façade orientations	R_w 40 - 45	One row of 92mm studs at 600mm centres with – • Min. 100mm thick glass wool insulation (min. density 14kg/m^3) positioned between row of studs; • One-layer 9mm fibre cement sheet to outside face; and • One layer 13mm thick standard plasterboard fixed to the other side of the row of studs

6.2 Glazing

Glazing systems and entryway elements typically provide lower airborne sound insulation performance than external walls, forming weak acoustic links in the building envelope.

To satisfy internal noise level design targets, glazed elements located at the façades are determined based on the composite sound reduction index (i.e. the combined sound insulation performance of all façade elements relative to their surface area).

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Glazing types for each noise sensitive space located at each façade of the proposed development have been comparatively assessed against the noise levels detailed in this report. The table below provides the glazing performance and proposed locations required to satisfy internal noise level design targets.

The performance ratings outlined in Table 20 are required for compliance to internal noise level design targets and apply to the glazing system as a whole (i.e. frame, seals and window hardware), with a maximum allowable deviation of 2-3dB only.

Table 20: Glazing configuration

Façade Orientation	Location	Glazing Configuration	$R_W + C_{tr}$	Spectrum Sound Transmission Loss (dB)						
				63 Hz	125 Hz	250 Hz	500 Hz	1k Hz	2kHz	4k Hz
Northern, North-Eastern, Western Façade	Bedrooms and Living Rooms	6mm glass + 12mm Air Gap + 6.38mm laminated glass	**33 (38;-5)**	22	24	24	35	43	44	49
All other orientations		6mm glass + 12mm air gap + 6mm glass	**29 (36;-7)**	22	23	19	36	45	41	43

Note: Glazing performance provided for glass only. Overall performance of the glazing system including the frames and seals shall not degrade by more than 3 dB as per the performance requirement stated.

6.3 Roof Construction

Roof construction should be adequately designed to control external noise intrusion from noise sources identified in this report to satisfactorily provide internal noise levels which are compliant with the criteria established in Section 2.3.

The following roof configuration is expected to achieve the above objectives:

One layer of Colorbond sheet metal or similar (0.42 mm); and

3) 75 mm thick high-density Anticon insulation hard-fixed to the underside of roof and over steel purlins;

4) Min. 50 mm thick glasswool insulation (min. 11kg/m^3) one layer of 13 mm standard plasterboard.

Where concrete is proposed, a minimum 150-200mm thick slab is typically adequate.

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7. Conclusion

As part of the development approval process for the 1A Thomas St Nedlands project, an acoustic assessment has been carried out as detailed in this report.

Traffic noise assessment has been carried out as per the SPP 5.4 and the minimum recommended external façade construction has been provided in the form of glazing and wall configurations. The predicted noise levels at the building façades were obtained through the use of the 3D noise modelling software Package, SoundPLAN 8.2. On-site unattended measurements have been conducted in order to calibrate the model.

Noise levels from the level 10 Fitness Studio, Games/ Karaoke and Outdoor Kitchen and BBQ area have been modelled and predicted to be compliant at the nearest noise sensitive developments.

Façade recommendations have been provided to achieve compliance to the most stringent indoor noise criteria stated in AS2107 and SPP 5.4 guidelines.

7.1 Future Works

Note that the following items will be required to be assessed as the design progresses further into the design phases of the project:

- Mechanical Service Equipment
  - When a complete mechanical schedule information has been provided a detailed noise assessment will need to be conducted to ascertain the specific acoustic treatments required.
- Fire Pump Room
  - When the nominated fire pump model becomes available, an acoustic assessment will be conducted to ensure compliance to the relevant EPNR assigned noise levels are achieved at all nearest noise sensitive receivers.
- Internal Architectural Acoustics
  - Intertenancy wall and floor construction between tenancies to achieve compliance to the respective NCC ratings to be provided

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Appendix A Glossary of Acoustic Terms

NOISE	
Acceptable Noise Level:	The acceptable LAeq noise level from industrial sources, recommended by the EPA (Table 2.1, INP). Note that this noise level refers to all industrial sources at the receiver location, and not only noise due to a specific project under consideration.
Adverse Weather:	Weather conditions that affect noise (wind and temperature inversions) that occur at a particular site for a significant period of time. The previous conditions are for wind occurring more than 30% of the time in any assessment period in any season and/or for temperature inversions occurring more than 30% of the nights in winter).
Acoustic Barrier:	Solid walls or partitions, solid fences, earth mounds, earth berms, buildings, etc. used to reduce noise.
Ambient Noise:	The all-encompassing noise associated within a given environment at a given time, usually composed of sound from all sources near and far.
Assessment Period:	The period in a day over which assessments are made.
Assessment Location	The position at which noise measurements are undertaken or estimated.
Background Noise:	Background noise is the term used to describe the underlying level of noise present in the ambient noise, measured in the absence of the noise under investigation, when extraneous noise is removed. It is described as the average of the minimum noise levels measured on a sound level meter and is measured statistically as the A-weighted noise level exceeded for ninety percent of a sample period. This is represented as the L90 noise level.
Decibel [dB]:	The units of sound pressure level.
dB(A):	A-weighted decibels. Noise measured using the A filter.
Extraneous Noise:	Noise resulting from activities that are not typical of the area. Atypical activities include construction, and traffic generated by holidays period and by special events such as concert or sporting events. Normal daily traffic is not considered to be extraneous.
Free Field:	An environment in which there are no acoustic reflective surfaces. Free field noise measurements are carried out outdoors at least 3.5m from any acoustic reflecting structures other than the ground
Frequency:	Frequency is synonymous to pitch. Frequency or pitch can be measured on a scale in units of Hertz (Hz).
Impulsive Noise:	Noise having a high peak of short duration or a sequence of such peaks. A sequence of impulses in rapid succession is termed repetitive impulsive noise.
Intermittent Noise:	Level that drops to the background noise level several times during the period of observation.
LAmax	The maximum A-weighted sound pressure level measured over a period.
LAmin	The minimum A-weighted sound pressure level measured over a period.
LA1	The A-weighted sound pressure level that is exceeded for 1% of the time for which the sound is measured.
LA10	The A-weighted sound pressure level that is exceeded for 10% of the time for which the sound is measured.
LA90	The A-weighted level of noise exceeded for 90% of the time. The bottom 10% of the sample is the L90 noise level expressed in units of dB(A).
LAeq	The A-weighted “equivalent noise level” is the summation of noise events and integrated over a selected period of time.

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LAeqT	The constant A-weighted sound which has the same energy as the fluctuating sound of the traffic, averaged over time T.
Reflection:	Sound wave changed in direction of propagation due to a solid object met on its path.
R-w:	The Sound Insulation Rating R-w is a measure of the noise reduction performance of the partition.
SEL:	Sound Exposure Level is the constant sound level which, if maintained for a period of 1 second would have the same acoustic energy as the measured noise event. SEL noise measurements are useful as they can be converted to obtain Leq sound levels over any period of time and can be used for predicting noise at various locations.
Sound Absorption:	The ability of a material to absorb sound energy through its conversion into thermal energy.
Sound Level Meter:	An instrument consisting of a microphone, amplifier and indicating device, having a declared performance and designed to measure sound pressure levels.
Sound Pressure Level:	The level of noise, usually expressed in decibels, as measured by a standard sound level meter with a microphone.
Sound Power Level:	Ten times the logarithm to the base 10 of the ratio of the sound power of the source to the reference sound power.
Tonal noise:	Containing a prominent frequency and characterised by a definite pitch.

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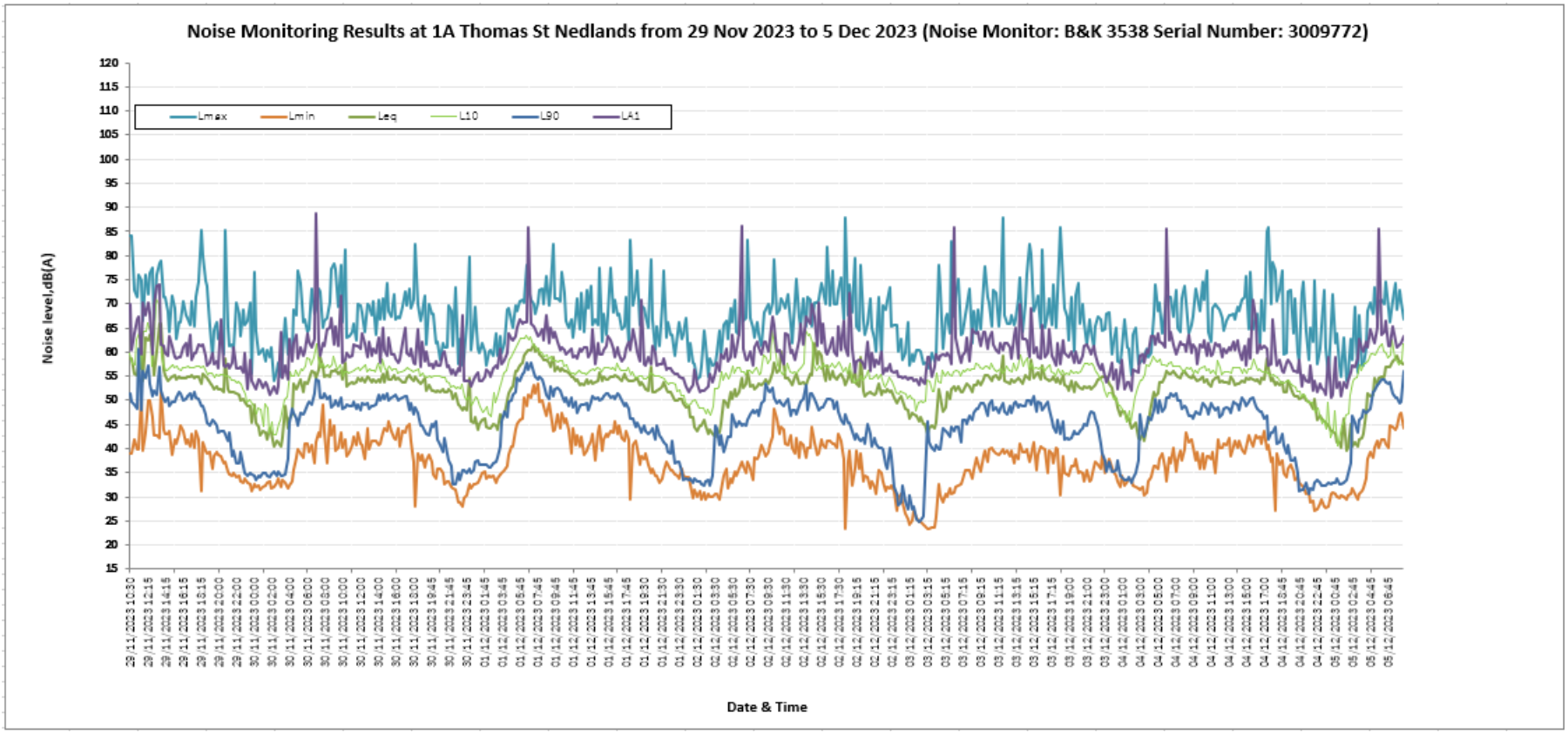
Appendix B Unattended Noise Measurement Data



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Appendix C Noise Modelling Checklist

Checklist item			Action
Road traffic input data			
Road name	**Stirling Hwy (North of Marmion St) 2019/20**		
	16-hr daytime road traffic volume		34426
	Percentage of heavy vehicles (daytime)		7
	8-hr night-time road traffic volume		1645
	Percentage of heavy vehicles (night-time)		9
Road pavement	Dense grade Asphalt		
Road traffic heights	Have the road emissions sources been modelled at the following heights?		
	Light and heavy vehicle tyre-road height at +0.5 m		Y
	Heavy vehicle engine height at +1.5 m		Y
	Heavy vehicle exhaust height at +3.6 m		Y
Traffic speed	What is the modelled road posted (signal) traffic speed?		60 km/h

Noise prediction corrections			
Traffic emission	If using the Calculation of Road Traffic Noise algorithms, have the following corrections been applied?		
	-0.8 dB correction to heavy vehicle engine emission?		Y
	-8.0 dB correction to the heavy vehicle exhaust emission?		Y
Road pavement	Has one of the following corrections been applied to the tyre/road emission?		Y
	14 mm chip seal	+3.5 dB	
	10 mm chip seal	+2.5 dB	
	5 mm chip seal	+1.5 dB	
	Dense graded asphalt	0.0 dB	Y
	Novachip	-0.2 dB	
	Stone mastic asphalt	-1.5 dB	
	Open graded asphalt	-2.5 dB	
Australian traffic	Has a -1.7 dB Australian Road Research correction or reasonable equivalent applied?		Y
Receptor façade	Has a +2.5 dB building façade correction been applied?		Y

Road noise barriers		
Noise barriers	Have noise barriers been modelled as being fully reflective?	N/A
	If noise barriers have not been modelled as being fully reflective, have absorptive barrier designs been considered?	N/A

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Appendix D Mainroads Validation and Link Volume plots

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2021 ROM24 Scenario - Validation Plot for Stirling Hwy, Nedlands Noise Assessment
All Day
Land Use Scenario: DAEDS Version 3.1

MODEL ASSUMPTIONS

NETWORK: 2021 ROM24 Network (20-Year Road Network Development Plan)
LAND USE: 2021 DAEDS V3.1 Land Use

ROM24 Multi-Modal Model V4.40
24-Hour Traffic Volumes & Observed Counts

Terms & Conditions :
MRWA Traffic Modelling Data as supplied to approved clients is confidential and is not to be made available to unauthorised persons or organisations. This data should not be used for any purpose other than the stated purpose for which it was requested from MRWA. The MRWA ROM is for estimating regional traffic volumes on regional and major local roads, and it should not be used for estimating local traffic on local roads. The MRWA ROM includes local roads but this is to provide connectivity in the model.
MRWA Traffic Modelling Data should be interpreted by an experienced/qualified person.
This data should not be used in making decisions relating to commercial or residential developments.

1 Lane Each Direction
2 Lanes Each Direction
3 Lanes Each Direction
>=4 Lanes Each Direction
Zone Connector
2021 Modelled
2021 Observed data from Trafficmap

mainroads WESTERN AUSTRALIA

Transport Modelling Section
Enquiries Clare Yu 9323 4967
MRWA Reference Job #42764
Thu 30 Nov 2023
T:\VOYAGER\JOBS_V2023\42764\Reports\Validation\42764_Validation_Y21 DAEDS V31_Stirling Hwy_Nedlands.VPR

MRWA ROM24 Base Network - Version 2014

MRWA Transport Modelling Data as supplied to approved clients is confidential and is not to be made available to unauthorised persons or organisations

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2021 ROM24 Scenario - Link Volume Plot for Stirling Hwy, Nedlands Noise Assessment
All Day
Land Use Scenario: DAEDS Version 3.1

MODEL ASSUMPTIONS

NETWORK: 2021 ROM24 Network (20-Year Road Network Development Plan)
LAND USE: 2021 DAEDS V3.1 Land Use

ROM24 Multi-Modal Model V4.40
24-Hour Traffic Volumes (Factor X 100)

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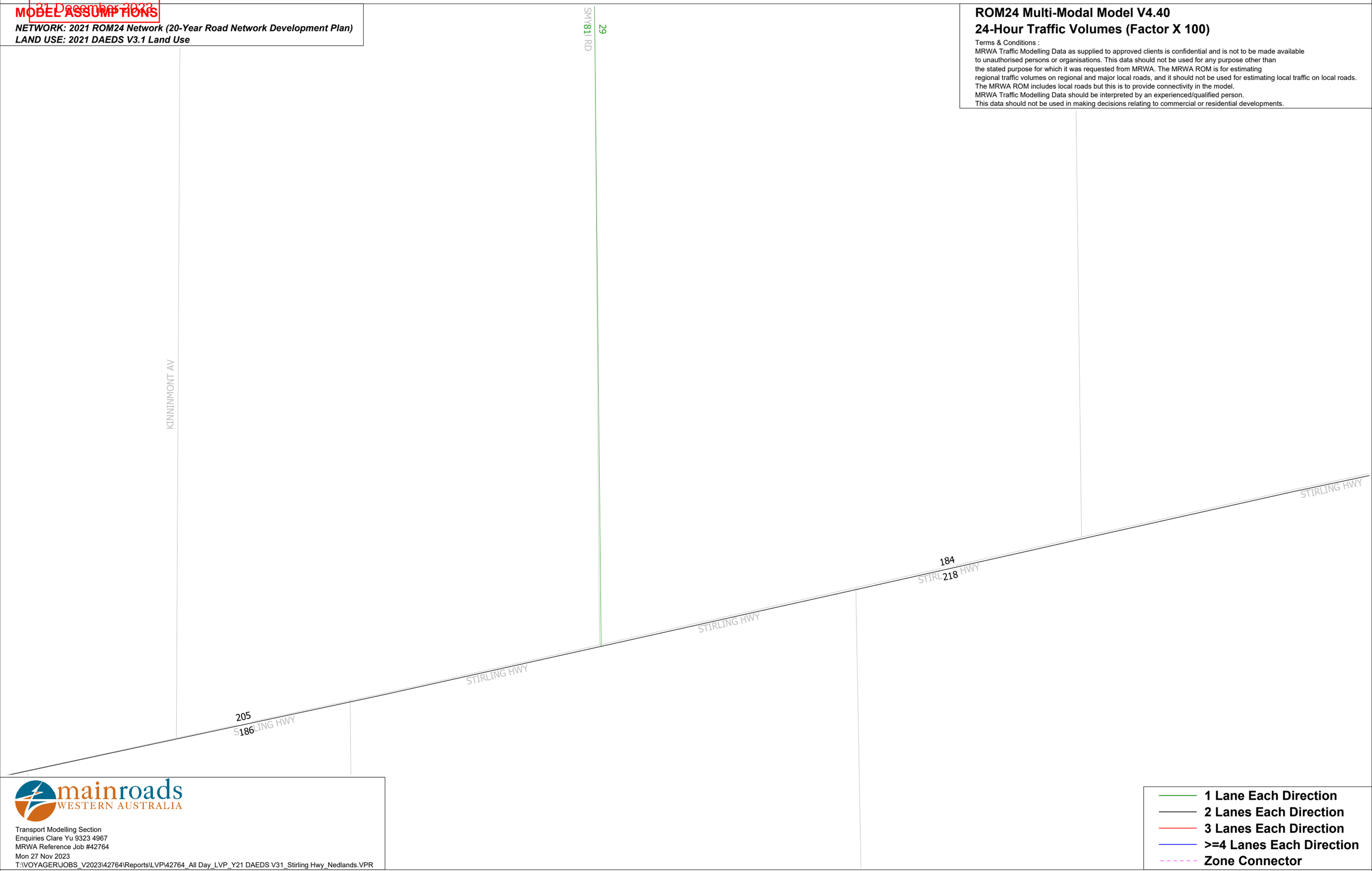

mainroads WESTERN AUSTRALIA

Transport Modelling Section
Enquiries Clare Yu 9323 4967
MRWA Reference Job #42764
Mon 27 Nov 2023
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- 1 Lane Each Direction
- 2 Lanes Each Direction
- 3 Lanes Each Direction
- >=4 Lanes Each Direction
- Zone Connector

MRWA ROM24 Base Network - Version 2014
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2041 ROM24 Scenario - Link Volume Plot for Stirling Hwy, Nedlands Noise Assessment
All Day
Land Use Scenario: DAEDS Version 3.1

MODEL ASSUMPTIONS

NETWORK: 2041 ROM24 Network (20-Year Road Network Development Plan)
LAND USE: 2041 DAEDS V3.1 Land Use

ROM24 Multi-Modal Model V4.40
24-Hour Traffic Volumes (Factor X 100)

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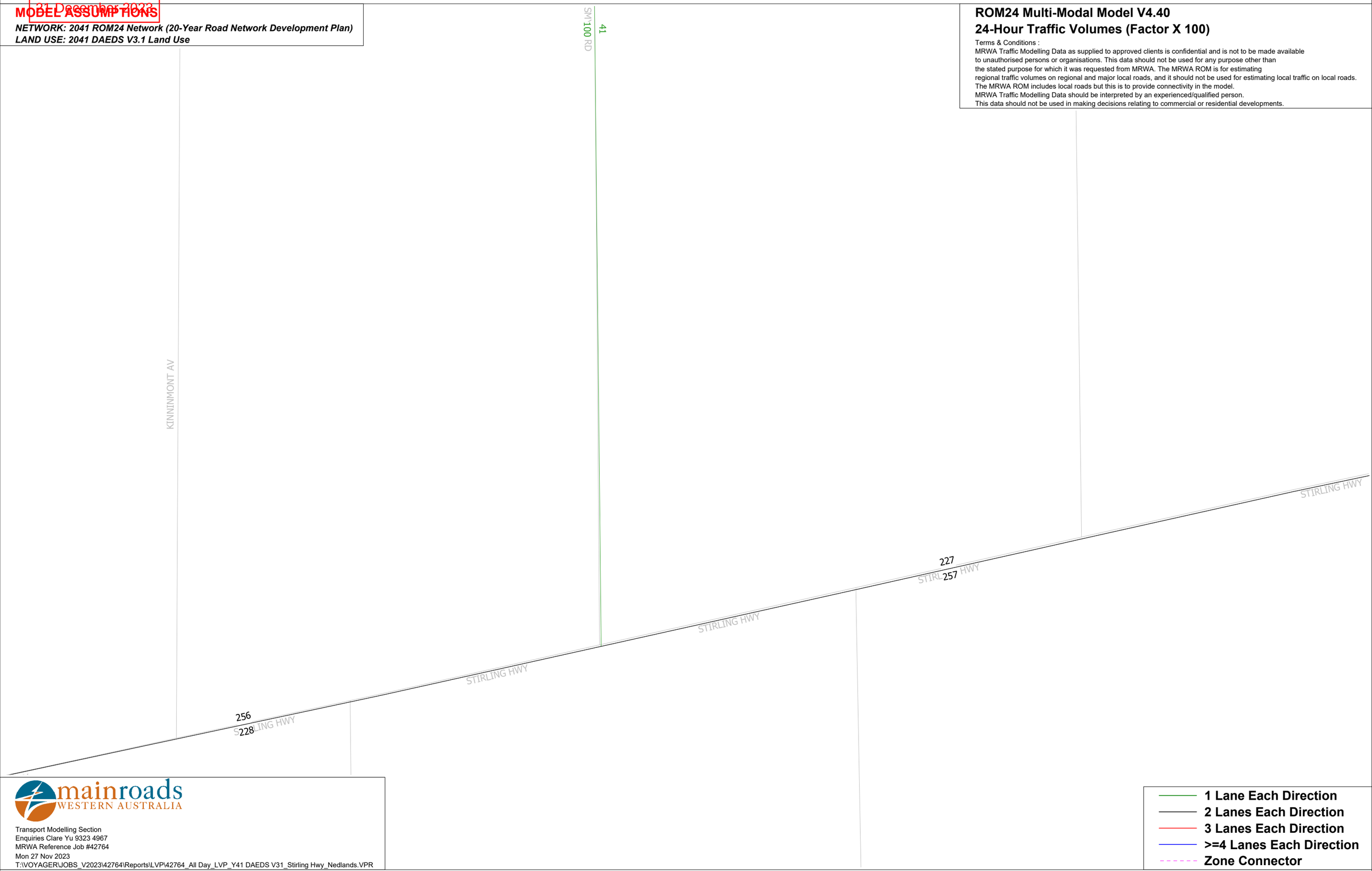

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Transport Modelling Section
Enquiries Clare Yu 9323 4967
MRWA Reference Job #42764
Mon 27 Nov 2023
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- 1 Lane Each Direction
- 2 Lanes Each Direction
- 3 Lanes Each Direction
- >=4 Lanes Each Direction
- Zone Connector

MRWA ROM24 Base Network - Version 2014
MRWA Transport Modelling Data as supplied to approved clients is confidential and is not to be made available to unauthorised persons or organisations

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Appendix E Traffic Noise Contours

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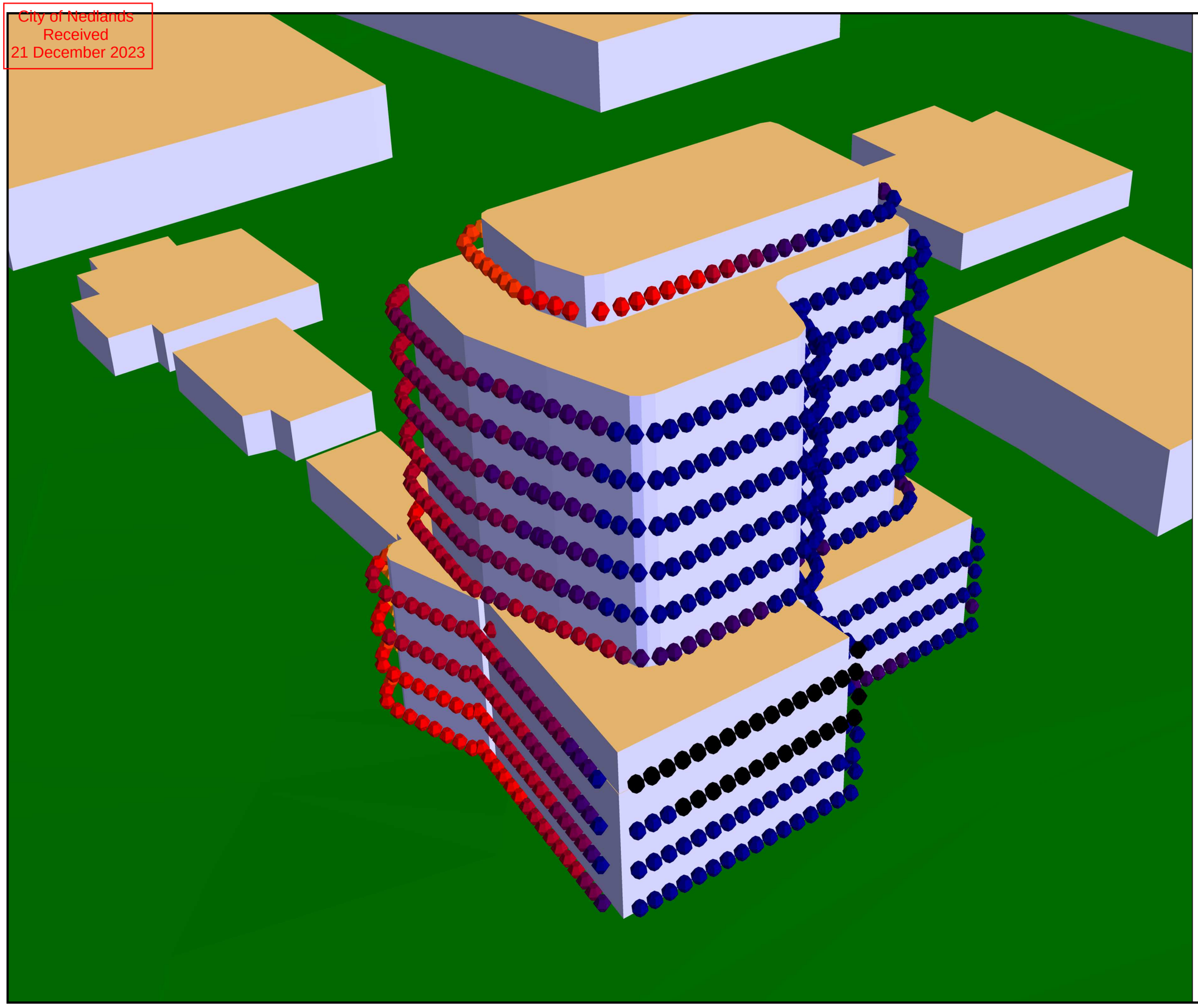

1A Thomas St
Nedlands

301250573
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FUTURE DAY TIME
SCENARIO (2043)

FACADE NOISE
CONTOUR (NORTH-EAST)

Noise level
in dB(A)

	< 35.0
35.0 <=	< 37.0
37.0 <=	< 39.0
39.0 <=	< 41.0
41.0 <=	< 43.0
43.0 <=	< 45.0
45.0 <=	< 47.0
47.0 <=	< 49.0
49.0 <=	< 51.0
51.0 <=	< 53.0
53.0 <=	< 55.0
55.0 <=	< 57.0
57.0 <=	< 59.0
59.0 <=	< 61.0
61.0 <=	< 63.0
63.0 <=	< 65.0
65.0 <=	< 67.0
67.0 <=	< 69.0
69.0 <=	

0 3 6 9 12

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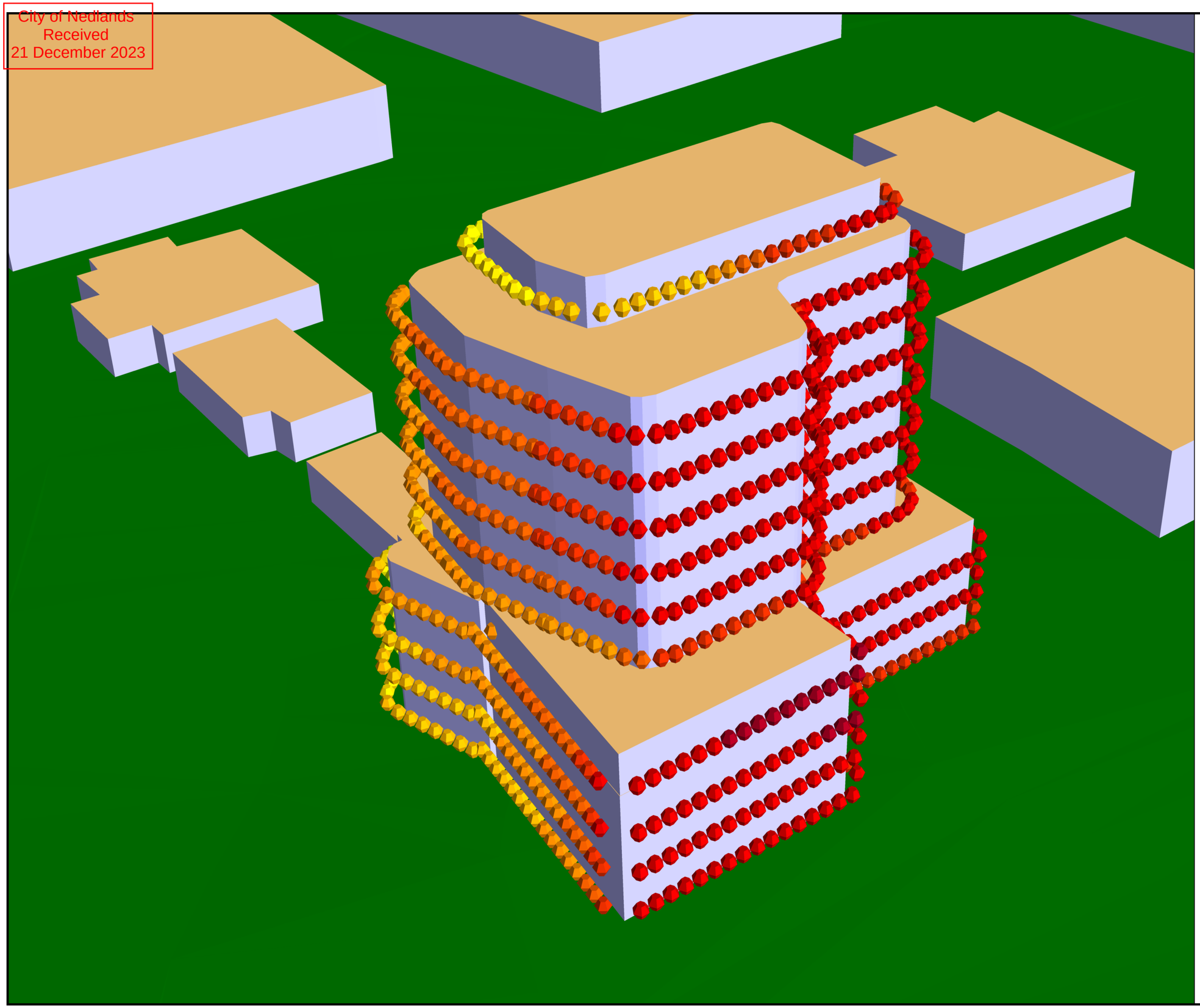

1A Thomas St
Nedlands

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12/6/2023
JLM

FUTURE NIGHT TIME
SCENARIO (2043)

FACADE NOISE
CONTOUR (NORTH-EAST)

Noise level
in dB(A)

	< 35.0
35.0 <=	< 37.0
37.0 <=	< 39.0
39.0 <=	< 41.0
41.0 <=	< 43.0
43.0 <=	< 45.0
45.0 <=	< 47.0
47.0 <=	< 49.0
49.0 <=	< 51.0
51.0 <=	< 53.0
53.0 <=	< 55.0
55.0 <=	< 57.0
57.0 <=	< 59.0
59.0 <=	< 61.0
61.0 <=	

0 3 6 9 12

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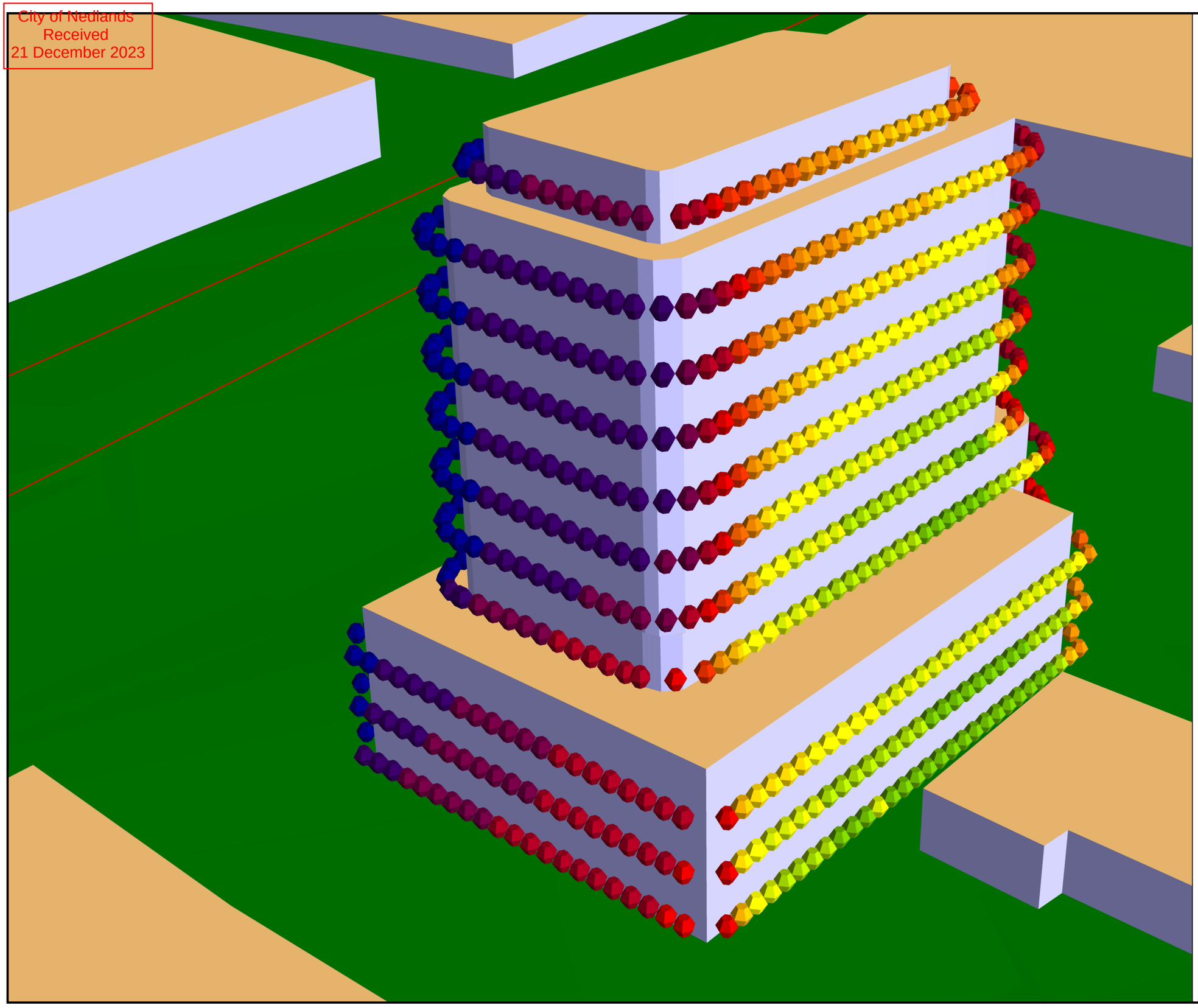

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FUTURE DAY TIME
SCENARIO (2043)

FACADE NOISE
CONTOUR (SOUTH-WEST)

Noise level
in dB(A)

	< 35.0
35.0 <=	< 37.0
37.0 <=	< 39.0
39.0 <=	< 41.0
41.0 <=	< 43.0
43.0 <=	< 45.0
45.0 <=	< 47.0
47.0 <=	< 49.0
49.0 <=	< 51.0
51.0 <=	< 53.0
53.0 <=	< 55.0
55.0 <=	< 57.0
57.0 <=	< 59.0
59.0 <=	< 61.0
61.0 <=	< 63.0
63.0 <=	< 65.0
65.0 <=	< 67.0

0 3 6 9 12

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FUTURE NIGHT TIME SCENARIO (2043)

FACADE NOISE CONTOUR (SOUTH-WEST)

Noise level
in dB(A)

	< 35.0
35.0 <=	< 37.0
37.0 <=	< 39.0
39.0 <=	< 41.0
41.0 <=	< 43.0
43.0 <=	< 45.0
45.0 <=	< 47.0
47.0 <=	< 49.0
49.0 <=	< 51.0
51.0 <=	< 53.0
53.0 <=	< 55.0
55.0 <=	< 57.0
57.0 <=	< 59.0
59.0 <=	< 61.0
61.0 <=	

0 3 6 9 12

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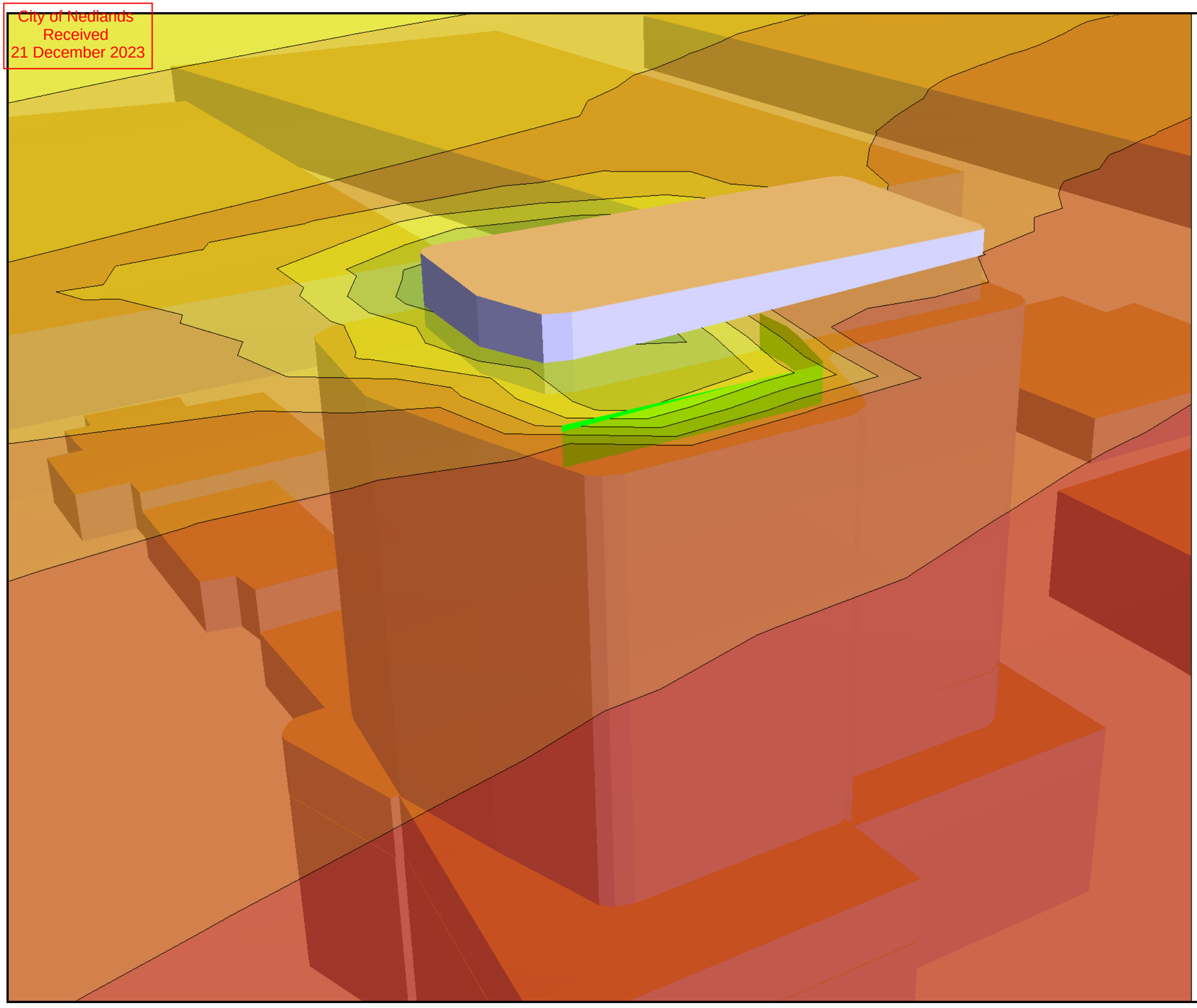

1A Thomas St
Nedlands

301250573
12/7/2023
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FUTURE DAY TIME
SCENARIO (2043)

NOISE CONTOUR AT
Level 10
(1.4m RECEIVER HEIGHT)

1m High Noise Wall

Noise level
in dB(A)

	< 45.0
45.0 <=	< 47.0
47.0 <=	< 49.0
49.0 <=	< 51.0
51.0 <=	< 53.0
53.0 <=	< 55.0
55.0 <=	< 57.0
57.0 <=	< 59.0
59.0 <=	< 61.0
61.0 <=	< 63.0
63.0 <=	< 65.0
65.0 <=	< 67.0
67.0 <=	< 69.0
69.0 <=	< 71.0
71.0 <=	< 73.0
73.0 <=	< 75.0
75.0 <=	< 77.0
77.0 <=	< 79.0
79.0 <=	< 81.0
81.0 <=	

0 8 16 24 32 40 m

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Design with
community in mind

Ground Floor
226 Adelaide Terrace
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URBIS

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Urbis Ltd
ABN 50 105 256 228

11 June 2024

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

ATTENTION: AVIVA MICEVSKI – COORDINATOR STATUTORY PLANNING

Dear Aviva,

DAP/24/02627 - 1A (LOT 2) THOMAS STREET, NEDLANDS - MULTIPLE DWELLINGS - RESPONSE TO DEFERRAL

We write in respect of the DAP/24/02627, being an application for Multiple Dwellings which was be considered by the Metro Inner Development Assessment Panel (DAP). In response to the decision to defer the application on 9 May 2024, RAD Architecture, Plan E, Urbis and the entire project team have been working hard to address the reason for deferral being to:

> "*Reduce the building height and plot ratio to make the scale of development more consistent with the desired future scale of the area*".

Our team has diligently addressed the deferral reasons, investing considerable effort to revise our plans. We're confident that these amendments not only address the reasons for deferral, but also clearly align with the desired future form of the locality without compromising the very high quality of development and resolution of the site benefiting all stakeholders.

BUILDING HEIGHT

The development has now been reduced by a level with the roof amenity being relocated on level 4. The building is now nine stories plus a penthouse level that is open in nature and has been significantly recessed from the façade alignment. The development has been carefully designed so that it will present as a nine-storey building from the street and any local vantage point, consistent with the R-AC1 density code expectations. Moreover, the building facade that presents to the street maintains a superior design quality, featuring a high degree of detail and variation through the use of diverse materials, finishes, and strategic recessing to ameliorate the perception of building bulk.

At nine storeys plus recessed penthouse, the proposed development now provides a clear and appropriate transition from the Stirling Highway to the future desired built form. The site is situated between two lots of the same zoning, and does not perform any step down function as it moves away from the Stirling Highway. To the contrary, the site is immediate east of a site that is intended to be taller, and the site will elegantly manage the transition down from this site. The proposed reduction in scale and increased setbacks will ensure that the adjoining higher-intensity site to the west under the NSHAC Strategy is more prominent than the subject site.

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PLOT RATIO

The plot ratio has been reduced from areas across the building, whilst ensuring the deep-plantable area has remained unchanged (which was commended by a number of DAP members as being an excellent resolution of the site). The changes equate to a significant decreased in plot ratio from 3.85 to 3.67, reducing the overall bulk and scale of the development without compromising the high-quality design and elevated level of amenity.

It should be reiterated that the development will positively contribute to the transforming topography of Stirring Highway Corridor. The proposed development offers an opportunity for urban infill in a prime inner-city suburb, where there is a recognisable aging demographic seeking to downsize.

DESIRED FUTURE SCALE OF THE AREA

The proposal represents a significant investment into the planned transition of the Stirling Highway corridor in accordance with the current vision established via the Local Planning Scheme No.3.

A number of approvals have been granted along the Stirling Highway, most of which have been approved for nine storeys or greater. Specifically, we draw attention to the development at 37-43 Stirling Highway, Nedlands (DAP/22/02232), located on the opposite corner of Stirling Highway which was approved by the DAP with a plot ratio of 3.82 and height of 17 storeys.

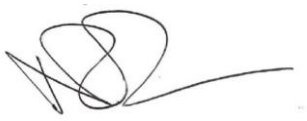
The reduction in building height and plot ratio is consistent with the William Stirling building approved in the exact same zone on opposite site of the Stirling Highway, and therefore consistent with the established character and future scale of the area overall.

CONCLUSION

We understand the reasonings for deferral raised by DAP and we have worked to ensure they are addressed in a meaningful way in accordance with the intent of the decision maker. The project team has worked diligently to respond to each element as spoken to above, investing significant time and effort to review and amend our plans accordingly. We believe that our revised approach not only addresses the concerns but also aligns more closely with the vision and objectives of the project that is beneficial for all stakeholders involved.

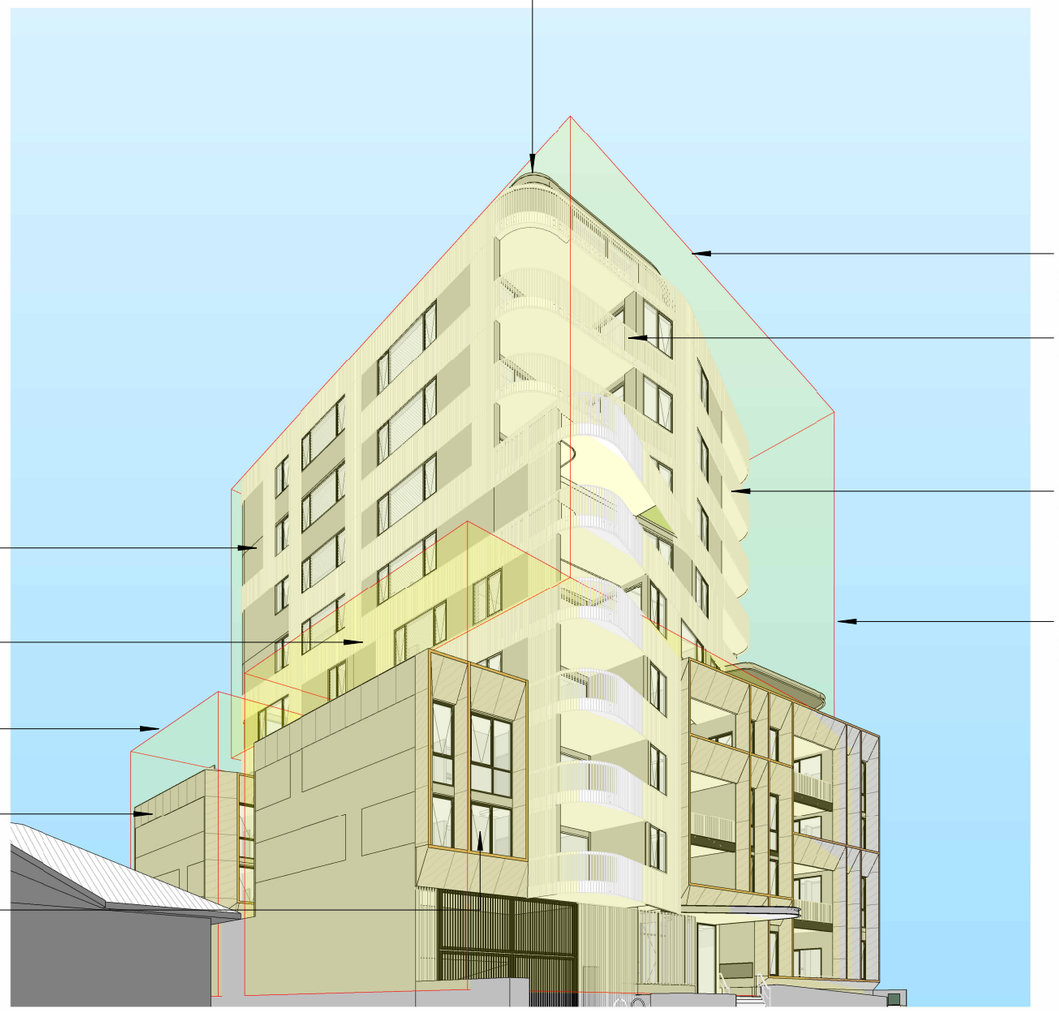
We therefore respectfully request that the DAP resolves to approve the Development Application in accordance with relevant and reasonable conditions. We will be undertaking a presentation to the DAP and would be pleased to answer any questions the panel may have.

Yours sincerely,



Tim Dawkins
Director
+61 8 9346 0511
tdawkins@urbis.com.au

RECESSED TOP FLOOR DOES NOT READ AS AN ADDITIONAL LEVEL WHEN VIEWED FROM THE SURROUNDING CONTEXT



STANDARD MASSING RESULTS IN SIGNIFICANTLY MORE BULK AND SCALE TO THE STREET

PROPOSED UPPER STOREYS ARE SIGNIFICANTLY PULLED BACK FROM THE 2m STREET SETBACK

PROPOSED UPPER STOREYS ARE SIGNIFICANTLY PULLED BACK FROM THE 2m STREET SETBACK

PROPOSED UPPER FLOOR MASSING SOFTENS ALL EDGES TO FURTHER REDUCE BULK AND SCALE

STANDARD MASSING RESULTS IN SIGNIFICANTLY MORE BULK AND SCALE TO THE STREET

PROPOSED PODIUM IS REDUCED IN HEIGHT BY ONE STOREY ACROSS THE ENTIRE SOUTH AND WEST ELEVATIONS

STANDARD MASSING RESULTS IN SIGNFICANTLY MORE PODIUM BULK AND SCALE TO NEIGHBOURING PROPERTIES

PROPOSED PODIUM IS REDUCED IN HEIGHT BY ONE STOREY ACROSS THE ENTIRE SOUTH AND WEST ELEVATIONS

PROPOSED LOWER STOREYS ON THE SOUTH SIDE OF THE PROPERTY ARE SIGNFICIANTLY PULLED BACK FROM THE 2m STREET SETBACK

1 SOUTH EAST STREET VIEW

DIAGRAM SHOWS PROPOSED, SCULPTURAL BUILDING FORM RELATIVE TO STANDARD MASSING (SHOWN YELLOW) AS OUTLINED IN RESIDENTIAL DESIGN CODES VOLUME 2. WHILE THE CURRENT PLANNING SCHEME CURRENTLY HAS NO HEIGHT PROVISION IN PLACE, THIS STANDARD MASSING HAS BEEN LIMITED TO 9 STOREYS IN HEIGHT TO COMPLY WITH THE RECENTLY LODGED CITY OF NEDLANDS SCHEME AMENDMENT WHICH PROPOSES TO REINSTATE THE RESIDENTIAL DESIGN CODES BASE HEIGHT GUIDE OF 9 STOREYS FOR R-AC1 ZONED PROPERTIES.

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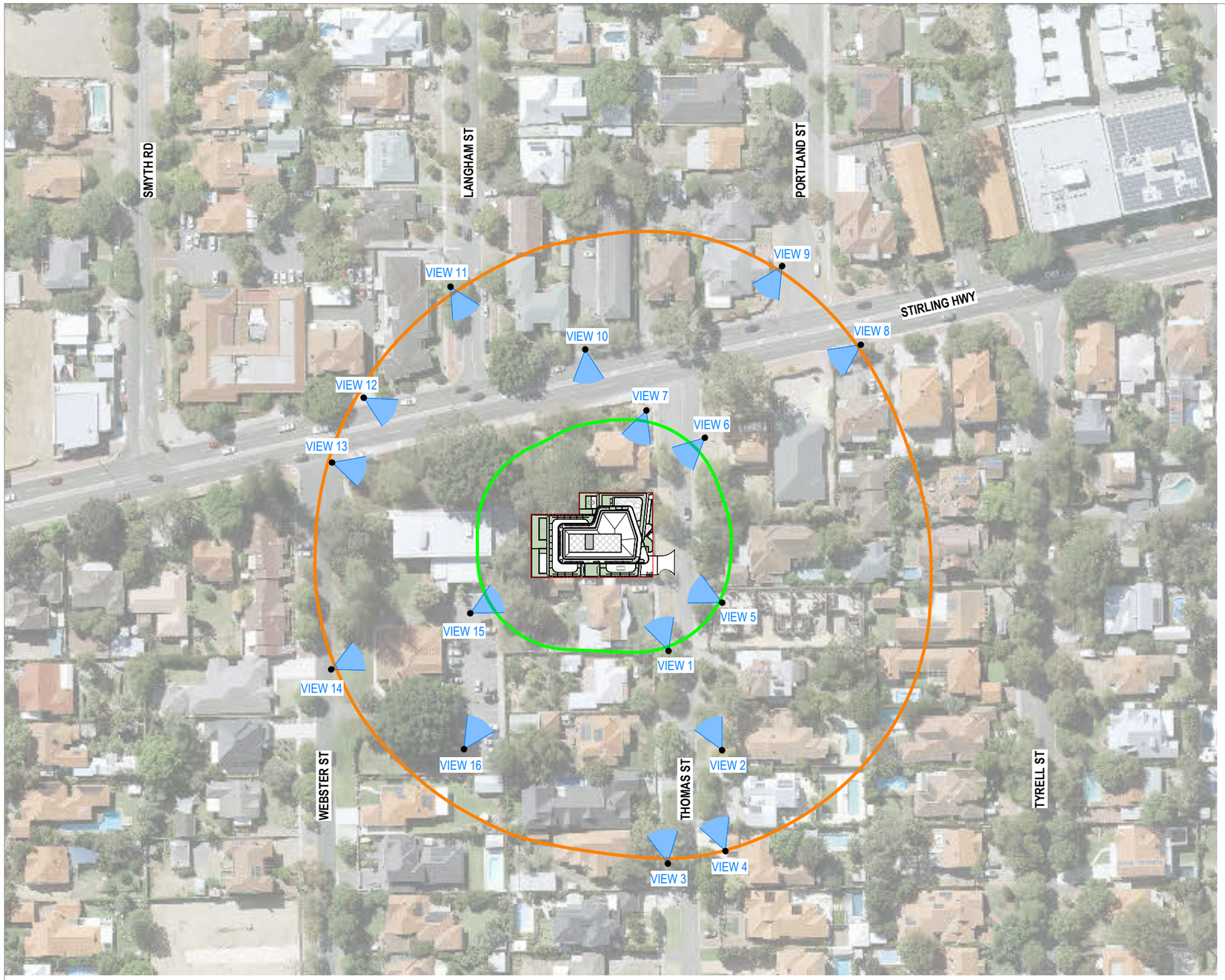
PROJECT NAME: FORET, 1A THOMAS STREET, NEDLANDS 6009	DRAWING NAME: BUILDING ENVELOPE DIAGRAM	SCALE (A3) M		
CLIENT: CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No.: 21-10	DRAWING No.: DA10-06	REV: A
			DRAWN BY: BGV	

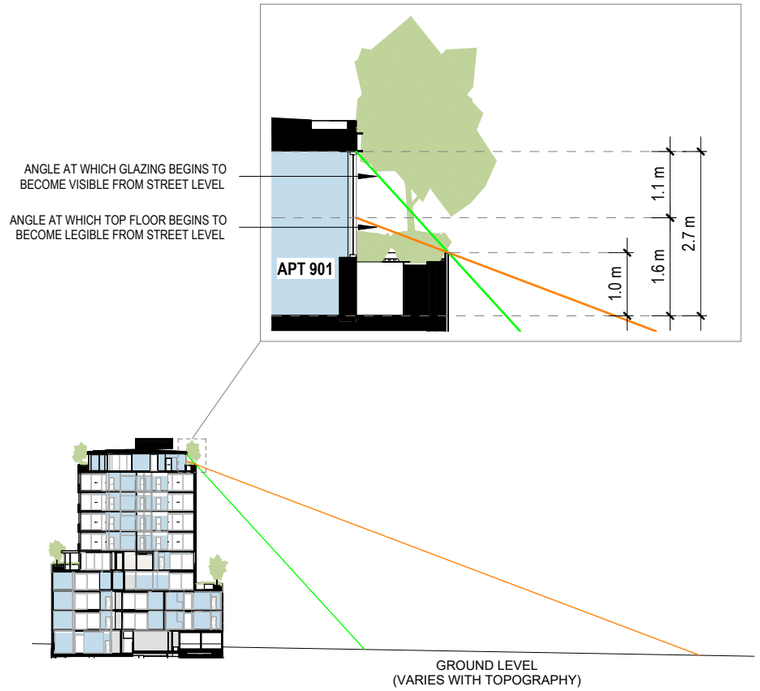
DD/MM/YY	REV	DESCRIPTION	CHECKED
27.06.2024	A	ISSUE FOR COUNCIL	BGV



LEGEND

APROXIMATE ZONE WHERE RECESSED TOP FLOOR GLAZING BEGINS TO BECOME VISIBLE FROM STREET LEVEL - REFER DIAGRAMATIC SECTION FOR DETAILS

APROXIMATE ZONE WHERE RECESSED TOP FLOOR FORM BEGINS TO BECOME LEGIBLE FROM STREET LEVEL (APPROX 1100mm/40% OF GLAZING VISIBLE) - REFER DIAGRAMATIC SECTION FOR DETAILS



1 A3-01 **SITE PLAN** 1 : 1500

2 A4-02 **DIAGRAMATIC SECTION** 1 : 1000

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CLIENT: CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No.: 21-10	DRAWING No.: DA10-01	REV: A
			DRAWN BY: BGV	

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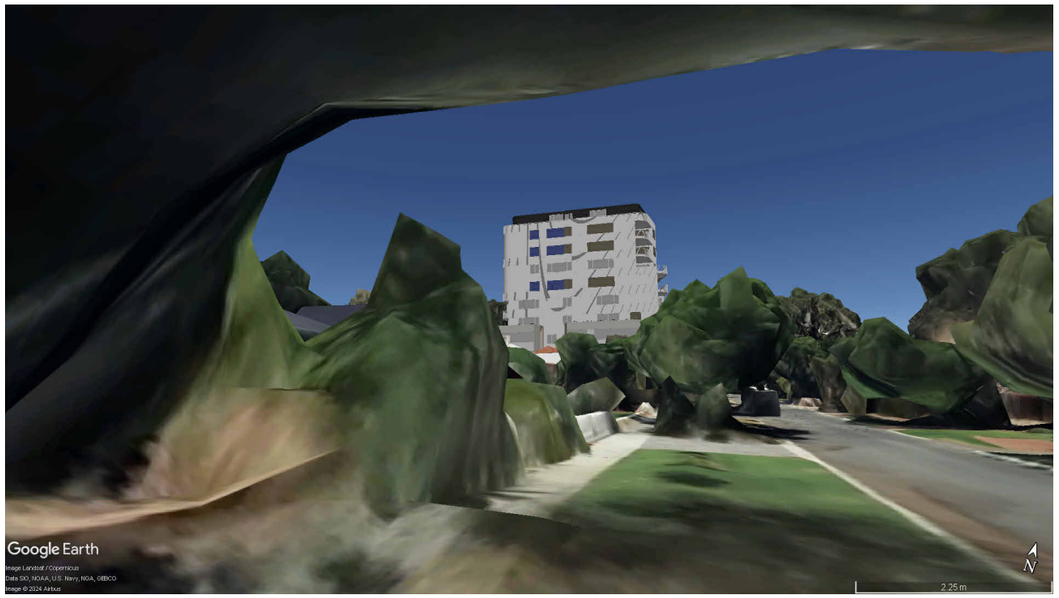
VIEW 1

VIEW 2



VIEW 3

VIEW 4

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CLIENT CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No. 21-10	DRAWING No. DA10-02	REV A
			DRAWN BY	Author

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CLIENT CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No. 21-10	DRAWING No. DA10-03	REV A
			DRAWN BY	Author

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CLIENT CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No. 21-10	DRAWING No. DA10-04	REV A
			DRAWN BY	Author

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CLIENT CAPITAL WAY	DEVELOPMENT APPLICATION	PROJECT No. 21-10	DRAWING No. DA10-05	REV A
			DRAWN BY	Author

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23 Confidential Items

Closure of Meeting to the Public

Moved – Councillor Coghlan

Seconded - Councillor Amiry

That the meeting be closed to the public in accordance with Section 5.23 (2)(a) and (d) of the Local Government Act 1995 to allow confidential discussion on the following Items.

CARRIED 6/2

(For: Crs. Coghlan, Mayor Argyle, Youngman, Pollard, Smyth, Amiry**)**

(Against: Crs. Youngman, Bennett**)**

The meeting was closed to the public at 11.49 pm.

15.1 ARC21.07.24 Update from Independent Consultant – Root Cause Report

Moved – Councillor Coghlan

Seconded – Councillor Amiry

That the Confidential Revised Officer Recommendation to be adopted

CARRIED 6/2

(For: Crs. Coghlan, Mayor Argyle, Youngman, Pollard, Smyth, Amiry**)**

(Against: Crs. Youngman,Bennett**)**

23.1 CONFIDENTIAL CSD05.07.24 Point Resolution Childcare Centre (PRCC)

Moved – Councillor Smyth

Seconded – Councillor Youngman

That the Confidential Report to be deferred until August Council Meeting

CARRIED UNANIMOUSLY 8/-

(For: Crs. Coghlan, Mayor Argyle, Youngman, Pollard, Smyth, Amiry, Youngman, Bennett**)**

Reopening of Meeting

Moved - Councillor Amiry

Seconded - Councillor Coghlan

That the meeting be reopened to members of the public and the press.

CARRIED UNANIMOUSLY 8/-

(For: Crs. Coghlan, Mayor Argyle, Youngman, Pollard, Smyth, Amiry, Youngman, Bennett**)**

The meeting was reopened to the public and the votes of the members recorded in the minutes in accordance with Section 5.21 of the Local Government Act 1995 and Clause 12.7 (3) of the Standing Orders at 00.25 am.

24 Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 00.25am.