



City of Nedlands

Agenda

Council Meeting

23 June 2020

Dear Council member

The next Ordinary Meeting of the City of Nedlands will be held online via Teams and livestreamed for the public and onsite in the Council Chambers, 71 Stirling Highway, Nedlands (Councillors Only) on Tuesday 23 June 2020 at 6 pm.

The public can continue to participate by submitting questions and addresses via the required online submission forms at:

<http://www.nedlands.wa.gov.au/intention-address-council-or-council-committee-form>

<http://www.nedlands.wa.gov.au/public-question-time>

Mark Goodlet
Chief Executive Officer
19 June 2020

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City of Nedlands

Notice of an Ordinary Meeting of Council to be held online via Teams and livestreamed for the public and onsite in the Council Chambers, 71 Stirling Highway, Nedlands (Councillors Only) on Tuesday 23 June 2020 at 6 pm.

Council Agenda

Declaration of Opening

The Presiding Member will declare the meeting open at 6 pm and will draw attention to the disclaimer below.

Present and Apologies and Leave of Absence (Previously Approved)

Leave of Absence None.
(Previously Approved)

Apologies None as at distribution of this agenda.

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.

Any plans or documents in agendas and minutes may be subject to copyright. The express permission of the copyright owner must be obtained before copying any copyright material.

1. Public Question Time

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

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

2. Addresses by Members of the Public

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

3. Requests for Leave of Absence

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

4. Petitions

Petitions to be tabled at this point.

5. Disclosures of Financial Interest

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

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

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

6. Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

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

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

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 26 May 2020

The Minutes of the Ordinary Council Meeting held 26 May 2020 are to be confirmed.

8.2 Special Council Meeting 16 June 2020

The Minutes of the Special Council Meeting held 16 June 2020 are to be confirmed.

9. Announcements of the Presiding Member without discussion

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

10. Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

11. Matters for Which the Meeting May Be Closed

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

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

12.1 Minutes of Council Committees

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) are to be received:

Public Art Committee	18 May 2020
Unconfirmed, Circulated to Councillors on 21 May 2020	
CEO Performance Review Committee	19 May 2020
Confirmed, Circulated to Councillors on 26 May 2020	
CEO Performance Review Committee	28 May 2020
Confirmed, Circulated to Councillors on 9 June 2020	
Audit & Risk Committee	8 June 2020
Unconfirmed, Circulated to Councillors on 16 June 2020	
Council Committee	9 June 2020
Unconfirmed, Circulated to Councillors on 11 June 2020	
CEO Performance Review Committee	11 June 2020
Unconfirmed, Circulated to Councillors on 16 June 2020	

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

12.2 Planning & Development Report No's PD25.20 to PD30.20 (copy attached)

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

PD25.20	No. 45 Portland Street, Nedlands – Additions to Single House and Site Works
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Committee	9 June 2020
Council	23 June 2020
Applicant	Brendon Riley
Landowner	Brendon Riley
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19-41656
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	1. Applicant's Justification Report
Confidential Attachments	1. Plans 2. Submission and Arborist Report 3. Assessment

PLEASE NOTE: No Recommendation from Committee

Recommendation to Committee

Council approves the development application dated 8 November 2019, with amended plans received on 19 February 2020 for the additions to the single house, including the associated site works on Lot 88 on Plan 3062, No. 45 Portland Street, Nedlands, subject to the following conditions and advice:

1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This development approval only pertains to the additions of a carport, a shed, fencing, retaining walls and associated site works as indicated on the determination plans.
3. All footings and structures to retaining walls, fences and parapet walls, shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
4. Prior to occupation of the development the finish of the parapet wall is to be finished externally to the same standard as the rest of the development or in:
 - a) Face brick;
 - b) Painted render;
 - c) Painted brickwork; or
 - d) Other clean material as specified on the approved plans and maintained thereafter to the satisfaction of the City of Nedlands.
5. Prior to occupation of the development, all major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line shall be screened in accordance with the Residential Design Codes by either;
 - a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level;
 - b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure;
 - c) a minimum sill height of 1.60 metres as determined from the internal 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.
6. Fences within the primary street setback area shall not exceed 1.8m in height from natural ground level and are to be visually permeable in accordance with the Residential Design Codes (v1, 2019) above 1.2m in height from natural ground level (refer to advice note 2).
7. The outbuilding shall not be utilised for habitable or commercial purposes without further planning approval being obtained.

8. All stormwater from the development, which includes permeable and nonpermeable areas shall be contained onsite.
9. Prior to occupation of the development, all external fixtures including, but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners and hot water systems shall be integrated into the design of the building and not be visible from the primary street, secondary street to the satisfaction of the City of Nedlands.

Advice Notes specific to this proposal:

1. In relation to Condition 4, the dividing fencing is seen to meet the requirement of providing sufficient screening from the raised outdoor living area (decking), with the dividing fencing shown to be at least 1.6m in height above the finished floor level. The dividing fencing is to be at least 75% obscure, permanently fixed, made of a durable material and is to restrict view in the direction of overlooking into an adjoining property. Should the dividing fencing be removed / altered in the future, sufficient screening is to be provided as a replacement to comply with the screening provisions of Clause 5.4.1 – Visual Privacy of the R-Codes (Volume 1).
2. In relation to Condition 6, "Visually Permeable" means the vertical surface has:
 - Continuous vertical gaps of 50mm or greater width occupying not less than one third of the total surface area;
 - Continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or
 - A surface offering equal or lesser obstruction to view as viewed directly from the street.
3. A separate development application is required to be submitted to and approved by the City prior to erecting any fencing within the street setback area(s) which is not compliant with the deemed-to-comply provisions of the Residential Design Codes, and/or erecting any fencing behind the primary street setback area which is more than 1.8m in height above natural ground level.
4. All crossovers to the street(s) shall be constructed to the Council's Crossover Specifications and the applicant / landowner to obtain levels for crossovers from the Council's Infrastructure Services under supervision onsite, prior to commencement of works.
5. Any development in the nature-strip (verge), including footpaths, will require a Nature-Strip Works Application (NSWA) to be lodged with, and approved by, the City's Technical Services department, prior to construction commencing.

6. All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved under the Nature Strip Development approval.
7. An exterior fixture associated with any air-conditioning unit or hot water system is considered an appropriate location where it is positioned:
 - outside of balcony/verandah areas (if applicable) and below the height of a standard dividing fence within a side or rear setback area;
 - or within a screened rooftop plant area or nook.
8. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soakwells of adequate capacity to contain runoff from a 20-year recurrent storm event. 4 Soak-wells shall be a minimum capacity of every 80m² of calculated surface area of the development.
9. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
10. Where the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.

Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.

Removal and disposal of ACM shall be in accordance with Health (Asbestos) Regulations 1992, Regulations 5.43 - 5.53 of the Occupational Safety and Health Regulations 1996, Code of Practice for the Safe Removal of Asbestos 2nd Edition, Code of Practice for the Management and Control of Asbestos in a Workplace, and any Department of Commerce Worksafe requirements.

Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.

11. The applicant is advised to consult the City's Visual and Acoustic Privacy Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration and visual impacts on neighbours are mitigated. The City does not recommend

installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours.

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

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

12. Adequate dust control measures to be undertaken in accordance with the Environmental Protection Act 1986 (and associated Regulations) and the Health Local Laws 2000.
13. The landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the *Environmental Protection (Noise) Regulations 1997*, in relation to noise.
14. Any significant noise generating equipment that installed shall comply fully with the maximum assigned levels of the Environmental protection (Noise) Regulations 1997.
15. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

PD26.20	No. 95 Victoria Ave, Dalkeith - Additions to Single House
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Committee	14 June 2020
Council	28 June 2020
Applicant	Dr Rosemary Turner
Landowner	Dr Rosemary Turner & Dr J Harvey Turner
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19-35834
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	1. Applicant letter of support for the development proposal
Confidential Attachments	1. Plans 2. Submissions 3. Assessment

PLEASE NOTE: No Recommendation from Committee.

Recommendation to Committee

Council approves the development application dated 6 June 2019 to install a garage and rooftop garden at Lot 6, 95 Victoria Ave, Dalkeith, subject to the following conditions and advice notes:

1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This development approval only pertains to the installation of a garage and rooftop garden as indicated on the plans attached.

3. Revised drawings shall be submitted with the Building Permit application, incorporating the following modifications as shown in red on the approved plans, to the satisfaction of the City:
 - a) Clear 1.5m visual truncation areas are to be provided at the entry to the garage.
 - b) Secondary street fencing is to be reduced in height to a maximum of 1.8m above natural ground level, from the street side of the proposed fence.
4. All footings and structures to retaining walls and fences shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
5. Prior to occupation of the development the northern and western elevations of the roof top garden shall be screened in accordance with the Residential Design Codes by either;
 - a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level, or
 - b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure.
 - c) a minimum sill height of 1.60 metres as determined from the internal 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.

6. This approval is limited to the installation of a garage and rooftop garden only and does not relate to any site works, decking or retaining walls 500mm or greater above the approved ground levels.
7. The ground floor structure (garage and potting shed) shall not be utilised for habitable or commercial purposes without further planning approval being obtained.
8. Prior to the occupation of the development, all structures within the 1.5m visual truncation area abutting vehicle access points shall be truncated or reduced to 0.75m height to the satisfaction of the City of Nedlands (see condition 3).
9. The laneway adjacent to the eastern boundary of the subject property being widened in accordance with the approved plans by the landowner by transferring the land required to the Crown under Clause 32.3 of the City's Local Planning Scheme No. 3. The land to be ceded free of cost and without any payment of compensation by the Crown.

10. Prior to occupation of the development, the portion of the laneway adjacent to the subject property and any portion of the subject property required for laneway widening is required to be sealed, drained and paved to the satisfaction of the City.
11. All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite (refer advice note aa)

Advice Notes specific to this proposal:

1. 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, or the requirements of any other external agency.
2. This planning decision is confined to the authority of the *Planning and Development Act 2005*, the City of Nedlands' Local Planning Scheme No. 3 and all subsidiary legislation. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required local government approvals are first obtained, all other applicable state and federal legislation is complied with, and any restrictions, easements, or encumbrances are adhered to.
3. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.
4. This planning approval has been issued on the basis of the plans hereby approved. It is the responsibility of the applicant to ensure that the approved plans are accurate and are a true representation of all existing and proposed development on the site, and to ensure that development proceeds in accordance with these plans.
5. There may be matters which impact on proceeding with the approved development which are not shown on the approved plans (e.g. verge infrastructure, retaining walls). Such matters may need to be separately addressed before the approved development can proceed. It is the responsibility of the applicant to ensure that these matters are addressed prior to the commencement of the development hereby approved.
6. The applicant is advised that all development must comply with this planning approval and approved plans at all times. Any development, whether it be a structure or building, that is not in accordance with the planning approval, including any condition of approval, may be subject to further planning approval by the City.

7. The applicant is advised that variations to the hereby approved development including variations to wall dimensions, setbacks, height, window dimensions and location, floor levels, floor area and alfresco area, may delay the granting of a Building Permit. Applicants are therefore encouraged to ensure that the Building Permit application is in compliance with this planning approval, including all conditions and approved plans. Where Building Permit applications are not in accordance with the planning approval, a schedule of changes is to be submitted and early liaison with the City's Planning Department is encouraged prior to lodgement.
8. A separate development application is required to be submitted to and approved by the City prior to erecting any fencing within the street setback area(s) which is not compliant with the deemed-to-comply provisions of the Residential Design Codes, and/or erecting any fencing behind the primary street setback area which is more than 1.8m in height above approved ground levels.
9. The applicant is advised that the approved garage and potting shed is not approved for habitation, commercial or industrial purposes. Change to the use of this building may require further development approval.
10. A demolition permit is required to be obtained for the proposed demolition work. The demolition permit must be issued prior to the removal of any structures on site.
11. The swimming pool barrier is to comply with Australian Standard 1926.1. A building permit application for the swimming pool barrier must be submitted and the building permit issued prior to filling the swimming pool with water.
12. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.

Removal and disposal of ACM shall be in accordance with *Health (Asbestos) Regulations 1992*, Regulations 5.43 - 5.53 of the *Occupational Safety and Health Regulations 1996*, *Code of Practice for the Safe Removal of Asbestos 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.

Where there is over 10m² of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.

13. All swimming pool wastewater shall be disposed of into an adequately sized, dedicated soak-well located on the same lot. Soak-wells shall not be situated closer than 1.8m to any boundary of a lot, building, septic tank or other soak-well.
14. All swimming pools, whether retained, partially constructed or finished, shall be kept dry during the construction period. Alternatively, the water shall be maintained to a quality which prevents mosquitoes from breeding.
15. All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City of Nedlands.
16. The contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870-2009).
17. To prevent stormwater flowing into the property from the laneway, ground levels of garages and outbuildings with car parking are encouraged to have the finished floor level higher than the level in the laneway adjacent to the building or a grated channel strip-drain constructed across the driveway, aligned with and wholly contained within the property boundary, and the discharge from this drain to be run to a soak-well situated within the property.
18. A new crossover or modification to an existing crossover will require a separate approval from the City of Nedlands prior to construction commencing.
19. All works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, also require a separate approval from the City of Nedlands prior to construction commencing.
20. Where works are proposed to a building permit shall be applied for prior to works commencing.
21. Where parts of the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.
22. All ramps to the basements/mezzanine and circulation areas are to be constructed in accordance with the Australian Standard AS2890.1 (as amended) to the satisfaction of the City of Nedlands.

23. All car parking dimensions, manoeuvring areas, crossovers and driveways shall comply with Australian Standard AS2890.1 (as amended) to the satisfaction of the City of Nedlands.
24. Prior to occupation, the loading bays, car-parking bays and manoeuvring areas are to be constructed, sealed, kerbed, drained and clearly marked in accordance with AS2890.1 (as amended) and maintained to the satisfaction of the City of Nedlands.
25. In relation to condition 11, the applicant is advised that all downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development.

PD27.20	No. 18 Odern Crescent, Swanbourne - Two-Storey Single House with Undercroft Basement and Swimming Pool
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Committee	9 June 2020
Council	23 June 2020
Applicant	Mercedes Group Pty Ltd (Zorzi)
Landowner	Janet Di Virgilio
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA19-43473
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to an objection being received
Attachments	1. Applicant's Original Planning Report & Response to Submissions
Confidential Attachments	1. Plans 2. Submissions 3. Assessment

Committee Recommendation / Recommendation to Committee

Council approves the development application dated 24 December 2019 for a Two-Storey Single House with Undercroft Basement and Swimming Pool at Lot 69 (No.18) Odern Crescent, Swanbourne, subject to the following conditions and advice notes:

- 1. This approval is for a 'Residential (Single House)' land use as defined under the City's Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.**
- 2. Prior to the issue of a Building Permit, a detailed landscaping plan and management plan, prepared by a suitable landscape designer,**

shall be submitted to and approved by the City. Landscaping shall be installed and maintained in accordance with the approved landscaping plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.

3. Prior to occupation of the development the finish of the parapet walls is to be finished externally to the same standard as the rest of the development or in:
 - Face brick;
 - Painted render
 - Painted brickwork; or
 - Other clean material as specified on the approved plans;

And maintained thereafter to the satisfaction of the City of Nedlands

4. Prior to occupation of the development, the proposed car parking and vehicle access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 to the satisfaction of the City.
5. Prior to occupation of the development, all external fixtures including, but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners, hot water systems and utilities shall be integrated into the design of the building and not be visible from the primary street or secondary street to the satisfaction of the City.
6. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
7. Prior to the construction or demolition works, a Construction Management Plan shall be submitted to the satisfaction of the City of Nedlands. The approved Construction shall be observed at all times throughout the construction process to the satisfaction of the City.
8. The location of any bin stores shall be behind the street alignment so as not to be visible from the street or public place and constructed in accordance with the City's Health Local Law 1997.
9. All stormwater generated from the development shall be contained on site.
10. Prior to the occupation of the development a lighting plan is to be implemented and maintained for the duration of the development to the satisfaction of the City.
11. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.

12. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

Advice Notes specific to this proposal:

1. The applicant is advised that in relation to Condition 7 the Construction Management Plan is to address but is not limited to the following matters
 - a) Construction operating hours;
 - b) Contact details of essential site personnel;
 - c) Noise control and vibration management;
 - d) Dust, sand and sediment management;
 - e) Stormwater and sediment control;
 - f) Traffic and access management;
 - g) Protection of infrastructure and street trees within the road reserve and adjoining properties;
 - h) Dilapidation report of adjoining properties;
 - i) Security fencing around construction sites;
 - j) Site deliveries;
 - k) Waste management and materials re-use
 - l) Parking arrangements for contractors and subcontractors;
 - m) Consultation plan with nearby properties; and
 - n) Complaint procedure.
2. Any development in the nature-strip (verge), including footpaths, will require a Nature Strip Works Application (NSWA) to be lodged with, and approved by, the City's Technical Services department, prior to commencing construction.
3. Where parts of the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.
4. Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at www.fairair.com.au and use this as guide to prevent noise affecting neighbouring properties Prior to installing mechanical equipment, the applicant is advised to consult neighbours, and if necessary, take measures to suppress noise.

PD28.20	No. 64 Gallop Road, Dalkeith – 6 x Two Storey Grouped Dwellings with Basement Car Parking
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Committee	9 June 2020
Council	23 June 2020
Applicant	MW Investments Number 10 Pty Ltd
Landowner	MW Investments Number 10 Pty Ltd
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA20-45492
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to the number of dwellings and an objection being received
Attachments	1. Applicant's Justification and Assessment Against State Planning Policy 7.0
Confidential Attachments	1. Plans 2. Waste Management Plan 3. Acoustic Report 4. Submissions 5. Assessment

PLEASE NOTE: No Recommendation from Committee.

Recommendation to Committee

Council approves the development application dated 3 March 2020 and revised plans received on the 2 April 2020 for six Grouped Dwellings at Lot 680 (No.64) Gallop Road, Dalkeith, subject to the following conditions and advice notes:

1. This approval is for a 'Residential (Grouped Dwelling)' land use as defined under the City's Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.
2. Prior to the issue of a Building Permit, a detailed landscaping plan and management plan, prepared by a suitable landscape designer, shall be submitted to and approved by the City. Landscaping shall be installed and maintained in accordance with the approved landscaping plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.
3. Prior to the occupation of the development the responsible entity (strata/corporate body) shall provide detailed specification on the confirmed waste compactor for 240L bins and written service agreement.
4. Waste management for the development shall comply with the approved Waste Management Plan (prepared by Talis – Revision A) to the satisfaction of the City of Nedlands.
5. The responsible entity (strata/corporate) shall be liable for all bin replacement costs and/or repair costs relating to any damage which may occur as a result of the bin compaction process.
6. The location of any bin stores shall be behind the street alignment so as not to be visible from the street or public place and constructed in accordance with the City's Health Local Law 1997.
7. All stormwater generated from the development shall be contained on site.
8. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
9. Prior to occupation of the development all fencing/visual privacy screens and obscure glass panels to major openings and unenclosed active habitable areas as annotated on the approved plans shall be screened in accordance with the Residential Design Codes by either;
 - a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level, or
 - b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure.
 - c) A minimum sill height of 1.60 metres as determined from the internal 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. Prior to occupation of the development the finish of the parapet walls is to be finished externally to the same standard as the rest of the development or in:
 - a) Face brick;
 - b) Painted render
 - c) Painted brickwork; or
 - d) Other clean material as specified on the approved plans;

And maintained thereafter to the satisfaction of the City of Nedlands

11. Prior to occupation of the development, the proposed car parking and vehicle access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 to the satisfaction of the City.
12. Prior to occupation of the development, all external fixtures including, but not limited to TV and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners, hot water systems and utilities shall be integrated into the design of the building and not be visible from the primary street or secondary street to the satisfaction of the City.
13. Prior to the construction or demolition works, a Construction Management Plan shall be submitted to the satisfaction of the City of Nedlands. The approved Construction shall be observed at all times throughout the construction process to the satisfaction of the City.
14. Prior to the occupation of the development a lighting plan is to be implemented and maintained for the duration of the development to the satisfaction of the City.
15. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
16. This decision constitutes planning approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

Advice Notes specific to this proposal:

1. The applicant is advised that in relation to Condition 2, the landscaping plan shall detail the following:
 - a) Species and maturity of landscaping within the front setback areas which have a minimum pot size of 100L;
 - b) Species and maturity of landscaping proposed on the nature strip (verge) which have a minimum pot size of 200L;

- c) Species and maturity of landscaping within each lot;
 - d) Maintenance plan for all proposed landscaping on site and contingencies for replacement of dead and diseased plants
2. The applicant is advised that in relation to Condition 13 the Construction Management Plan is to address but is not limited to the following matters
- a) Construction operating hours;
 - b) Contact details of essential site personnel;
 - c) Noise control and vibration management;
 - d) Dust, sand and sediment management;
 - e) Stormwater and sediment control;
 - f) Traffic and access management;
 - g) Protection of infrastructure and street trees within the road reserve and adjoining properties;
 - h) Dilapidation report of adjoining properties;
 - i) Security fencing around construction sites;
 - j) Site deliveries;
 - k) Waste management and materials re-use
 - l) Parking arrangements for contractors and subcontractors;
 - m) Consultation plan with nearby properties;
 - n) Complaint procedure;
3. The responsible entity (strata/corporate body) is responsible for the maintenance of the common property (including roads) within the development.
4. Any development in the nature-strip (verge), including footpaths, will require a Nature Strip Works Application (NSWA) to be lodged with, and approved by, the City's Technical Services department, prior to commencing construction.
5. Where parts of the existing dwelling/building and structures are to be demolished, a demolition permit is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions.
6. Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at www.fairair.com.au and use this as guide to prevent noise affecting neighbouring properties Prior to installing mechanical equipment, the applicant is advised to consult neighbours, and if necessary, take measures to suppress noise.

PD29.20	Local Planning Scheme 3 – Local Planning Policy: Smyth Road, Gordon Street and Langham Street Laneway and Built Form Requirements
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Committee	9 June 2020
Council	23 June 2020
Applicant	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Reference	Nil
Previous Item	SCM 5 March 2020 – Item 7
Attachments	<ol style="list-style-type: none"> 1. Tracked Changes Smyth Road, Gordon Street and Langham Street Laneway and Built Form Requirements Local Planning Policy (LPP) 2. Smyth Road, Gordon Street and Langham Street Laneway and Built Form Requirements Local Planning Policy (LPP) 3. Summary of Submissions
Confidential Attachments	<ol style="list-style-type: none"> 1. Original Submissions 2. DA Plans – 92 Smyth Road, Nedlands

Committee Recommendation / Recommendation to Council

Council:

1. **proceeds to adopt the Smyth Road, Gordon Street and Langham Street Laneway and Built Form Requirements Local Planning Policy with modifications as set out in Attachment 2, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4(3)(b)(ii); and**
2. **refers the Smyth Road, Gordon Street and Langham Street Laneway and Built Form Requirements Local Planning Policy to the Western Australian Planning Commission for final approval in accordance with State Planning Policy SPP7.3, Residential Design Codes Volume 1 2019 Clause 7.3.2.**

PD30.20	Local Planning Scheme 3 – Local Planning Policy: Short Term Accommodation - Amendments
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Committee	9 June 2020
Council	23 June 2020
Applicant	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Reference	Nil
Previous Item	OCM 26 November 2019 – PD47.19
Attachments	<ol style="list-style-type: none"> 1. Draft Short-Term Accommodation LPP with amendments – tracked changes 2. Legal Advice from Flint Legal provided by applicant for 135 Broadway Nedlands

Committee Recommendation

Council prepares, and advertises for a period of 21 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Division 2, Clause 5(1) the amendments to the Local Planning Policy - Short Term Accommodation as included in Attachment 1 subject to clause 4.6A not being removed.

Recommendation to Committee

Council prepares, and advertises for a period of 21 days in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Division 2, Clause 5(1) the amendments to the Local Planning Policy - Short Term Accommodation as included in Attachment 1.

12.3 Community & Organisational Development Report No's CM04.20 (copy attached)

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

CM04.20 Public Art Budget 2021

Committee	9 June 2002
Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate and Strategy
Attachments	Nil.

PLEASE NOTE: No Recommendation made.

Arts Committee Recommendation to Committee

That Council:

1. receives the information that there are no remaining funds available for public art in the current financial year;
2. includes consideration of \$50,000 in the draft 2020/21 Council budget for expenditure on public art; and
3. approves the acquisition of a public artwork that commemorates the work of medical staff during the COVID-19 pandemic, from the 2020/21 Public Art Budget allocation.

12.4 Corporate & Strategy Report No's CPS11.20 (copy attached)

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

CPS11.20 List of Accounts Paid – April 2020
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Committee	12 June 2020
Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Creditor Payment Listing April 2020 2. Credit Card and Purchasing Card Payments – April 2020 (30 th March – 27 th April 2020)

Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of April 2020 as per attachments.

13. Reports by the Chief Executive Officer

13.1 Common Seal Register Report – May 2020

The attached Common Seal Register Report for the month of May 2020 is to be received.

May 2020

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
943	13 May 2020	Planning & Development	Council Resolution 28 April 2020 PD10.20	Seal Certification - Seal No. 943 - Scheme Amendment No. 5 - Rezone 14 & 16 Napier Street, Nedlands - Amendment to correct an administrative error.
944	13 May 2020	Corporate & Strategy	Council Meeting 26 November 2019 CPS16.19	Seal Certification - Seal No. 944 - Management Licences for the use of John Leckie Pavilion, College Park by Western Suburbs Cricket Club (3 copies)
945	26 May 2020	Corporate & Strategy	Council Resolution CPS17.19 26 November 2019	Seal Certification - Seal No. 945 - Management Licences for the use of JC Smith Pavilion, Melvista Oval by Suburban Lions Hockey Club. (3 copies)

13.2 List of Delegated Authorities – May 2020

The attached List of Delegated Authorities for the month of May 2020 is to be received.

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
May 2020					
1/05/2020	(APP) - DA19-43401 - 61 Riley Road, Dalkeith - Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Blane Brackenridge Architects
1/05/2020	Approval to write off Rates minor debts April 2020 - \$284.61	Chief Executive Officer	Local Government Act 1995	Section 6.1.2	
1/05/2020	BA59381 Building approval certificate - Extension	Manager Building Services	Building Act 2011	s58.1	Chad Harvey
4/05/2020	BA62033 Occupancy Permit - Office	Manager Building Services	Building Act 2011	s58.1	Associated Building Surveyors Pty Ltd
4/05/2020	BA62230 Demolition permit - Full site	Manager Building Services	Building Act 2011	s21.1	Vinsan Constructing
4/05/2020	BA61672 Uncertified building permit - Retaining wall	Manager Building Services	Building Act 2011	s20.1	Ian Taylor Homes

5/05/2020	(APP) - DA19-42373 - 24 Colin St, Dalkeith	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Dale Alcock Home Improvement
5/05/2020	3043331 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/612(1)	Maria Yakimov
5/05/2020	3045481 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12(1)	Danny Soo
5/05/2020	BA59319 Certified building permit - Vergola	Manager Building Services	Building Act 2011	s20.1	Vergola WA
6/05/2020	(APP) - DA20-45411 - 34 Robinson Street, Nedlands - Additions (Shed) to single house	Principal Planner (Urban Planning)	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	N J Telford and P F Anderson
6/05/2020	BA61725 Uncertified building permit - Pool Barrier	Manager Building Services	Building Act 2011	s20.1	Sunline Glass Tech
6/05/2020	BA54982 Certified building permit - Solar Panels	Manager Building Services	Building Act 2011	s20.1	Solar Naturally Pty Ltd
6/05/2020	BA62062 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Quaine Construction Pty Ltd
6/05/2020	BA62147 Certified building permit - Pool	Manager Building Services	Building Act 2011	s20.1	Supreme Poolsapes Pty Ltd

7/05/2020	(APP) - DA20-47286 - 42 Birrignon Loop, Swanbourne - Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Mr S Gorman
7/05/2020	BA62414 Certified building permit - Medical office fitout	Manager Building Services	Building Act 2011	s20.1	CDI Group Pty Ltd
8/05/2020	BA61827 Demolition permit - Full Site	Manager Building Services	Building Act 2011	s21.1	AAA Demolition & Tree Service
8/05/2020	BA62538 Demolition permit - Full Site	Manager Building Services	Building Act 2011	s21.1	Allmetro Demolitions Pty Ltd
8/05/2020	BA61868 Certified building permit - SPV Shelter	Manager Building Services	Building Act 2011	s20.1	Tardan Pty Ltd
8/05/2020	BA61408 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Addstyle Constructions Pty Ltd
11/05/2020	3040896 - Withdrawn Parking Infringement Notice - Officer Error		Local Government Act 1995	9.20/6.12 (1)	Anne Whelan
11/05/2020	BA62551 Certified building permit - Patio	Manager Building Services	Building Act 2011	s20.1	Softwoods Timberyards Pty Ltd
11/05/2020	BA59797 Building approval certificate - Deck	Manager Building Services	Building Act 2011	s20.1	BuildingLines Approvals Ltd
11/05/2020	BA62311 Demolition permit - full site	Manager Building Services	Building Act 2011	s21.1	Brajkovich Demolition and Salvage Pty Ltd

12/05/2020	BA59364 Certified building permit - Addition	Manager Building Services	Building Act 2011	s20.1	Nami Construction
12/05/2020	BA62710 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Distinctive Homes Pty Ltd
13/05/2020	BA62690 Uncertified building permit - Pool barrier	Manager Building Services	Building Act 2011	s20.1	A L Wessels
13/05/2020	BA62217 Certified building permit - Dwelling	Manager Building Services	Building Act 2011	s20.1	Tangent Nominees Pty Ltd
13/05/2020	BA60950 Certified building permit - Pool	Manager Building Services	Building Act 2011	s21.1	Mr S Smilkovic
14/05/2020	BA62670 Certified building permit - Pool	Manager Building Services	Building Act 2011	s20.1	Aquatic Leisure Technologies Pty Ltd
15/05/2020	BA61154 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	West to West Carpentry Services Pty Ltd
18/05/2020	Approval to write off minor debt Rates 4th Interim run 2020 \$13.13	Chief Executive Officer		Section 6.12	
18/05/2020	BA62441 Demolition Permit - Partial + outbuildings	Manager Building Services	Building Act 2011	s21.1	Focus Demolition and Asbestos Removal Pty Ltd

19/05/2020	BA62804 Demolition permit - Full site	Manager Building Services	Building Act 2011	s21.1	Denaya Nominees Pty LTd
21/05/2020	(APP) - DA20-45980 - 37 Portland Street, Nedlands - Additions	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015'	Regulation 82	Landscapes WA
21/05/2020	(APP) - 10DA19-41359 - 10 Selby Street, Shenton Park - Warehouse and Office	Principal Planner (Urban Planning)	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	OP Properties Pty Ltd
21/05/2020	(APP) - DA20-475969 - 46 Mountjoy Road, Nedlands - Additions to Single House	Principal Planner (Urban Planning)	Planning and Development (Local Planning Schemes) Regulations 2015	Regulations 82	Addstyle Constructions Pty Ltd
21/05/2020	BA83676 Certified building permit - Additions - Alterations	Manager Building Services	Building Act 2011	s20.1	Dale Alcock Homes
21/05/2020	3043040 -Withdrawn Parking Infringement Notice - Officer Error	Manager Health and Compliance	Local Government Act 1995	9.20\6.12(1)	Johan Tingberg
21/05/2020	BA92242 Certified building permit - Pool	Manager Building Services	Building Act 2011	s20.1	Barrier Reef Pools Perth
21/05/2020	BA62441 Demolition permit - Partial Demolition	Manager Building Services	Building Act 2011	s21.1	Focus Demolition and Asbestos Removal Pty Ltd

21/05/2020	BA62847 Certified building permit - Alterations	Manager Building Services	Building Act 2011	s20.1	Tangent Nominees Pty Ltd
22/05/2020	BA62631 Demolition permit - Full Site	Manager Building Services	Building Act 2011	s21.1	Brajkovich Demolition & Salvage Pty Ltd
22/05/2020	BA101595 Certified building permit - Class Change to 1A	Manager Building Services	Building Act 2011	s20.1	BHY Holdings Pty LTD
22/05/2020	BA62516 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Ezydoesit Pty Ltd
22/05/2020	BA62906 Certified building permit - Vergola	Manager Building Services	Building Act 2011	s20.1	Vergola WA
25/05/2020	(APP) - DA20-46131 - 1 Shannon Rise, MT C - Additions	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Buildinglines Approvals Ltd
25/05/2020	(APP) - DA20-47404 - 6 Finsbury Grove, Mt Claremont - Patio	Principal Planner (Urban Planner)	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Softwoods Timberyards Pty Ltd
26/05/2020	(APP) - DA20-45396 - 14 James Rd, Swanbourne - Restrospective Additions (Fence) to Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Zengcad Building Design & Drafting
26/05/2020	(APP) - DA20-45973 - 137 Waratah Ave, Dalkeith - Single House	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Atrium Homes

26/05/2020	BA103887 Certified building permit - Medical Fitout	Manager Building Services	Building Act 2011	s20.1	Canvale Pty Ltd
26/05/2020	BA107959 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Addstyle Constructions Pty Ltd
26/05/2020	BA83721 Demolition permit - full site	Manager Building Services	Building Act 2011	s21.1	Allmetro Demolitions Pty Ltd
28/05/2020	3042974 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Manager Health and Compliance	Local Government Act 1995	9.20/6.12 (1)	Peter Seres
28/05/2020	BA11206 Certified building permit - Re-roof	Manager Building Services	Building Act 2011	s20.1	Abel Patios and Roofing
28/05/2020	BA62729 Certified building permit - Additions	Manager Building Services	Building Act 2011	s20.1	Streater Group Pty Ltd
29/05/2020	APP - DA20-44413 - 38 Minora Rd, Dalkeith - Additions (shed)	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Profounder Factory Direct Pty Ltd
29/05/2020	BA107131 Demolition permit - Partial	Manager Building Services	Building Act 2011	s21.1	Prime Contracting & Hire Pty Ltd
29/05/2020	BA112121 Certified building permit - Front fence	Manager Building Services	Building Act 2011	s20.1	Maek Pty Ltd

13.3 Monthly Financial Report – May 2020

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act	Nil
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	<ol style="list-style-type: none"> 1. Financial Summary (Operating) by Business Units – 31 May 2020 2. Capital Works & Acquisitions – 31 May 2020 3. Statement of Net Current Assets – 31 May 2020 4. Statement of Financial Activity – 31 May 2020 5. Borrowings – 31 May 2020 6. Statement of Financial Position – 31 May 2020 7. Operating Income & Expenditure by Reporting Activity – 31 May 2020 8. Operating Income by Reporting Nature & Type – 31 May 2020

Executive Summary

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

Recommendation to Council

Council receives the Monthly Financial Report for 31 May 2020.

Discussion/Overview

The financial impact of COVID-19 is reflected with effect from April, the Hardship policy endorsed at the Special Council Meeting of 14 April 2020 introduced measures to support the City's many stakeholders these are also reflected in the April figures.

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

The monthly financial variance from the budget of each business unit is reviewed with the respective Manager and the Executive to identify the need for any remedial action. Significant variances are highlighted to Council in the Monthly Financial Report.

This report gives an overview of the revenue and expenses of the City for the year to date 31 May 2020 together with a Statement of Net Current Assets as at 31 May 2020.

The operating revenue at the end of May 2020 was \$34.14 M which represents \$289k favourable variance compared to the year-to-date budget.

The operating expense at the end of May 2020 was \$26.87 M, which represents \$1.29m favourable variance compared to the year-to-date budget.

The attached Operating Statement compares “Actual” with “Budget” by Business Units. The budget figures for May onwards are the mid-year budget revision figures as approved by the Council in March. Variations from the budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

Governance

Expenditure:	Favourable variance of	\$338,489
Revenue:	Favourable variance of	\$ 1,704

The favourable expenditure variance is mainly due to yet unspent:

- professional fees of \$200k in Governance,
- office expenses of \$30k in Communications,
- other employee cost of \$75k in HR
- ICT Expenses of \$21k in HR

Corporate and Strategy

Expenditure:	Favourable variance of	\$366,191
Revenue:	Favourable variance of	\$570,308

The favourable expenditure variance is mainly due to:

- timing differences in the use of ICT expenses and professional fees Rates of \$320,000.
- salaries are lower by \$60,000 due to delay in filling vacant positions.

Favourable revenue variance is due to:

- higher rates income of \$125,000 mainly arising from higher instalment interest income and late payment interest income of \$31,000 interim rates of \$48,000 and Legal costs of \$40,000.
- Advance payment of 2020/21 FAG grant income of \$415,000

Community Development and Services

Expenditure:	Favourable variance of	\$323,823
Revenue:	Unfavourable variance of	\$(47,114)

The favourable expenditure variance is mainly due to:

- expenses not expended yet for community donations and special projects and operational activities of \$45,000
- lower Tresillian tutor fees of \$54,000 and small savings on Tresillian office expenses of \$10,000
- Other expense not expensed yet for Positive Ageing and Nedlands library of \$36,000
- NCC expenses is not expensed yet of \$46,000.
- Library services salaries, office expenses, other expenses and ICT expenses of \$99,000.

The unfavourable income variance is mainly due to:

- Lower income from community facilities, Tresillian & Positive Aging Fees & Charges of \$138,000, offset by
- Higher income from PRCC and NCC Fees & Charges of \$57,000 and grant income of \$36,000

Planning and Development

Expenditure:	Favourable variance of	\$431,644
Revenue:	Unfavourable variance of	\$(12,285)

The favourable expenditure variance is mainly due to:

- expenses not expended yet for operational activities and strategic projects of \$115,000
- expenses not expended yet for strategic projects of \$156,000 and ranger services other expenses of \$60,000.
- salaries of building services are lower by \$97,000 due to delay in filling vacant positions and staff on long service leave.

Small Unfavourable revenue variance is mainly due to timing issues.

Technical Services

Expenditure:	Unfavourable variance of	\$ 166,358)
Revenue:	Unfavourable variance of	\$ (223,586)

The unfavourable variance is mainly due to:

- underground power project cost lower by \$146,000 deferred to next financial year
- plant operating cost lower by \$135,000, maintenance of infrastructure and building lower by \$119,000 and waste management cost lower by \$454,000 due to profiling.
- salaries lower by \$167,000 due to vacancies not back-filled.
- utilities lower by \$226,000 due to profiling as invoices are received in the following month.
- Other expenses lower by \$62,000 due to timing difference

The above under-spend of a total of \$1.309 M is off set by the oncost under-charged out of \$1.468 M due to lower maintenance and capital expenditure. The net effect of the above is a favourable variance of \$159,000.

The unfavourable revenue variance is mainly due to:

- Lower fees and charges and grants of \$106,000.
- Deferred underground power charge of \$110,000 due to deferment of expense.

Borrowings

At 31 May 2020, we have a balance of borrowings of \$6.09 M. There were no additional borrowings for the year in 2019/20 budget and the estimated loan balance as at 30 June 2020 is \$5.9 M.

Net Current Assets Statement

At 31 May 2020, net current assets was \$7.3M compared to \$6.2M as at 31 May 2019. Current assets are higher by \$4.6M offset by higher liabilities \$3.5M.

Rates outstanding as at 31 May 2020 is \$1,140,995, being 5% of rates revenue compared to 31 May 2019 of \$1,119,717 being 4% of rates revenue. The increase of 1% is due to a slight delay in commencing debt recovery action due to vacancy in the Rates Officer position and further delay during the initial period of the COVID-19 pandemic. Debt recovery has recommenced since the first week of May. We have collected \$233,000 for the month of May.

Sundry debtors outstanding as at 31 May 2020 is \$689,318 compared to \$761,099 as at 31 May 2019. This is also due to lower fees and charges during the COVID-19 period.

Capital Works Programme

As at 31 May, the expenditure on capital works were \$6.09M with further commitments of \$ 2.2M which is 80% of a total budget of \$10.40M.

Employee Data

Description	Number
Number of employees (total of full-time, part-time and casual employees) as of the last day of the previous month	171
Number of contract staff (temporary/agency staff) as of the last day of the previous month	4
*FTE (Full Time Equivalent) count as of the last day of the previous month	153.25
Number of unfilled staff positions at the end of each month	19

End of May there has been an increase by 4.0 in total active employees compared to the previous month of April. There has been a small increase in casual FTE by 1.64. The key position of Manager Business Systems which had been vacant for some time has now been filled.

Conclusion

The statement of financial activity for the period ended 31 May 2020 indicates that operating expenses are under the year-to-date budget by 5% or \$1.2m, while revenue is below the Budget by 0.85% or \$289,000.

Key Relevant Previous Council Decisions:

Nil.

Consultation

N/A

Strategic Implications

The 2019/20 approved budget is in line with the City's strategic direction. Our operations and capital spend, and income is undertaken in line with and measured against the budget.

The 2019/20 approved budget ensured that there is an equitable distribution of benefits in the community

The 2019/20 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The approved budget was based on zero based budgeting concept which requires all income and expenses to be thoroughly reviewed against data and information available to perform the City's services at a sustainable level.

Budget/Financial Implications

As outlined in the Monthly Financial Report.

The approved budget is prepared taking into consideration the Long-Term Financial Plan and current economic situation. The approved budget was in a small deficit position of \$12,000 and the City is able to manage the cost.

The approved budget included a rates increase of 2.95%.



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 MAY 2020

Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
Governance						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	792,149	713,100	(79,049)	0	777,930
20421	Other Employee Costs - Governance	11,594	11,310	(284)	0	11,310
20423	Office - Governance	15,563	11,700	(3,863)	3,344	11,700
20425	Depreciation - Governance	89,951	89,375	(576)	0	97,500
20427	Finance - Governance	244,167	244,167	0	0	266,360
20428	Insurance - Governance	14,442	28,688	14,246	0	31,300
20430	Other Expense - Governance	10,933	30,707	19,774	1,586	30,707
20434	Professional Fees - Governance	163,123	363,400	200,277	20,551	385,300
20450	Special Projects - Governance / PC93	151,788	105,424	(46,364)	16,388	165,000
Expense Total		1,493,709	1,597,871	104,162	41,870	1,777,107
Income						
50410	Sundry Income - Governance	(122,663)	(104,962)	17,701	0	(114,500)
Income Total		(122,663)	(104,962)	17,701	0	(114,500)
Governance Total		1,371,047	1,492,909	121,863	41,870	1,662,607
Communications						
Expense						
28320	Salaries - Communications	284,616	298,069	13,453	0	323,338
28321	Other Employee Costs - Communications	1,327	3,360	2,033	220	3,360
28322	Staff Recruitment - Communications	0	500	500	0	500
28323	Office - Communications	41,688	71,934	30,246	5,010	73,800
28327	Finance - Communications	76,274	76,274	0	0	83,210
28330	Other Expense - Communications	920	1,500	580	0	1,500
28335	ICT Expenses - Communications	28,320	30,220	1,900	2,190	31,020
28350	Special Projects - Communications / PC 90	3,590	16,163	12,573	0	17,000
Expense Total		436,735	498,020	61,285	7,420	533,728
Communications Total		436,735	498,020	61,285	7,420	533,728
Human Resources						
Expense						
20520	Salaries - HR	387,118	392,692	5,574	0	428,397
20521	Other Employee Costs - HR	179,839	255,593	75,754	14,470	274,280
20522	Staff Recruitment - HR	9,079	19,337	10,258	0	22,000
20523	Office - HR	1,754	5,474	3,720	0	5,500
20525	Depreciation - HR	0	462	462	0	500
20527	Finance - HR	(783,838)	(783,841)	(3)	0	(855,097)
20528	Insurance - HR	112,947	116,000	3,053	0	116,000
20530	Other Expense - HR	0	1,000	1,000	0	1,000
20534	Professional Fees - HR	14,601	15,000	399	0	15,000
20535	ICT Expenses - HR	13,068	35,000	21,932	0	35,000
Expense Total		(65,432)	56,717	122,149	14,470	42,580
Income						
50510	Contributions & Reimbursements - HR	(4,004)	(20,000)	(15,996)	0	(20,000)
Income Total		(4,004)	(20,000)	(15,996)	0	(20,000)
Human Resources Total		(69,436)	36,717	106,153	14,470	22,580
Members Of Council						
Expense						
20323	Office - MOC	28,856	35,000	6,144	6,611	35,000
20325	Depreciation - MOC	753	825	72	0	900
20329	Members of Council - MOC	479,454	500,508	21,054	2,500	536,192
20330	Other Expense - MOC	6,377	30,000	23,623	110	30,000
Expense Total		515,439	566,333	50,894	9,222	602,092
Members Of Council Total		515,439	566,333	50,894	9,222	602,092



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 MAY 2020

Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
CEO's Office Total		2,253,785	2,593,979	340,194	72,982	2,821,007
Governance Total		2,253,785	2,593,979	340,194	72,982	2,821,007
Corporate & Strategy						
Corporate Strategy & Systems						
Customer Services						
Expense						
21320	Salaries - Customer Service	347,157	448,096	100,939	0	488,817
21321	Other Employee Costs - Customer Service	5,025	6,570	1,545	0	6,570
21323	Office - Customer Service	4,995	5,962	967	2,420	6,500
21327	Finance - Customer Service	(504,757)	(504,760)	(3)	0	(550,648)
21330	Other Expense - Customer Service	9,199	11,000	1,801	553	12,000
21350	Special Projects - Customer Service	6,500	0	(6,500)	7,773	0
Expense Total		(131,881)	(33,132)	98,749	10,746	(36,761)
Income						
51301	Fees & Charges - Customer Services	(988)	(600)	388	0	(600)
Income Total		(988)	(600)	388	0	(600)
Customer Services Total		(132,869)	(33,732)	99,137	10,746	(37,361)
ICT						
Expense						
21720	Salaries - ICT	351,060	331,643	(19,417)	0	361,598
21721	Other Employee Costs - ICT	8,281	11,550	3,269	0	11,550
21723	Office - ICT	84,760	33,913	(50,847)	15,941	37,000
21724	Motor Vehicles - ICT	6,924	7,000	76	0	7,000
21725	Depreciation - ICT	57,178	64,900	7,722	0	70,800
21727	Finance - ICT	(1,426,436)	(1,426,431)	5	0	(1,556,108)
21730	Other Expense - ICT	6,531	6,413	(118)	3,050	7,000
21734	Professional Fees - ICT	33,854	30,000	(3,854)	1,764	36,000
21735	ICT Expenses - ICT	591,160	773,663	182,503	28,509	844,000
Expense Total		(286,688)	(167,349)	119,339	49,265	(181,160)
ICT Total		(286,688)	(167,349)	119,339	49,265	(181,160)
Corporate Strategy & Systems Total		(419,557)	(201,081)	218,476	60,010	(218,521)
Finance						
Rates						
Expense						
21920	Salaries - Rates	80,671	99,542	18,871	0	108,584
21921	Other Employee Costs - Rates	(797)	970	1,767	0	970
21923	Office - Rates	15,059	13,850	(1,209)	692	15,100
21927	Finance - Rates	187,804	144,283	(43,521)	3,292	169,044
21930	Other Expense - Rates	13,705	15,000	1,295	200	20,000
21934	Professional Fees - Rates	9,308	55,000	45,692	24,769	60,000
Expense Total		305,749	328,645	22,896	28,953	373,698
Income						
51908	Rates - Rates	(24,615,380)	(24,490,250)	125,130	0	(24,523,000)
Income Total		(24,615,380)	(24,490,250)	125,130	0	(24,523,000)
Rates Total		(24,309,631)	(24,161,605)	148,026	28,953	(24,149,302)
General Finance						
Expense						
21420	Salaries - Finance	905,385	864,856	(40,529)	29,171	943,475
21421	Other Employee Costs - Finance	16,344	18,602	2,258	0	20,904
21423	Office - Finance	45,097	51,150	6,053	696	51,150
21424	Motor Vehicles - Finance	11,053	10,800	(253)	0	10,800
21425	Depreciation - Finance	780	462	(318)	0	500
21427	Finance - Finance	(867,379)	(873,671)	(6,292)	1,062	(954,962)
21430	Other Expense - Finance	1,293	1,000	(293)	0	1,000
21434	Professional Fees - Finance	42,381	95,163	52,782	17,455	102,000



CITY OF NEDLANDS
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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
21449	Loss Sale of Assets - Finance	653	0	(653)	0	0
21450	Special Projects - Finance	0	11,663	11,663	0	12,500
Expense Total		155,607	180,025	24,418	48,383	187,367
Income						
51401	Fees & Charges - Finance	(56,938)	(50,600)	6,338	0	(55,200)
51410	Sundry Income - Finance	(27,474)	(26,576)	898	0	(29,000)
Income Total		(84,412)	(77,176)	7,236	0	(84,200)
General Finance Total		71,194	102,849	31,655	48,383	103,167
General Purpose						
Expense						
21627	Finance - General Purpose	25,891	40,238	14,347	0	43,892
21631	Interest - General Purpose	218,049	218,735	686	0	238,615
Expense Total		243,940	258,973	15,033	0	282,507
Income						
51604	Grants Operating - General Purpose	(786,478)	(332,750)	453,728	0	(363,000)
51607	Interest - General Purpose	(258,825)	(275,000)	(16,175)	0	(300,000)
Income Total		(1,045,303)	(607,750)	437,553	0	(663,000)
General Purpose Total		(801,363)	(348,777)	452,586	0	(380,493)
Shared Services						
Expense						
21523	Office - Shared Services	65,752	53,500	(12,252)	22,379	53,500
21527	Finance - Shared Services	(178,750)	(119,625)	59,125	0	(130,500)
21534	Professional Fees - Shared Services	38,117	77,000	38,883	2,466	77,000
Expense Total		(74,881)	10,875	85,756	24,845	0
Shared Services Total		(74,881)	10,875	85,756	24,845	0
Finance Total		(25,114,681)	(24,396,658)	718,023	102,181	(24,426,628)
Corporate & Strategy Total		(25,534,238)	(24,597,739)	936,499	162,192	(24,645,149)
Community Development						
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	440,531	441,691	1,160	0	482,797
28121	Other Employee Costs - Community Development	5,925	7,528	1,603	0	8,390
28123	Office - Community Development	1,134	1,001	(133)	0	1,100
28124	Motor Vehicles - Community Development	7,560	7,337	(223)	0	8,000
28125	Depreciation - Community Development	1,210	1,650	440	0	1,800
28127	Finance - Community Development	171,226	171,226	0	0	186,793
28128	Insurance - Community Development	6,181	6,275	94	0	6,275
28130	Other Expense - Community Development	3,232	6,886	3,654	1,080	7,500
28134	Professional Fees - Community Development	0	1,375	1,375	0	1,500
28137	Donations - Community Development	110,103	114,990	4,887	0	117,900
28150	Special Projects - Community Development	34,348	45,500	11,152	22,550	57,000
28151	OPRL Activities - Community Development / PC82-87	115,044	144,813	29,769	3,529	148,200
Expense Total		896,494	950,272	53,778	27,159	1,027,255
Income						
58101	Fees & Charges - Community Development	(7,951)	(12,826)	(4,875)	0	(14,000)
58104	Grants Operating - Community Development	(21,000)	(23,666)	(2,666)	0	(24,000)
58106	Contributions & Reimburse - Community Development	(3,313)	(4,587)	(1,274)	0	(5,000)
Income Total		(32,264)	(41,079)	(8,815)	0	(43,000)
Community Development Total		864,231	909,193	44,962	27,159	984,255
Community Facilities						
Income						
58201	Fees & Charges - Community Facilities	(1,424)	(913)	511	0	(1,000)
58209	Council Property - Community Facilities	(134,468)	(164,406)	(29,938)	0	(179,350)
Income Total		(135,892)	(165,319)	(29,427)	0	(180,350)



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
Community Facilities Total		(135,892)	(165,319)	(29,427)	0	(180,350)
Volunteer Services VRC						
Expense						
29320	Salaries - Volunteer Services VRC	85,048	84,623	(425)	0	92,309
29321	Other Employee Cost - Volunteer Services VRC	(789)	980	1,769	0	980
29323	Office - Volunteer Services VRC	630	2,150	1,520	255	2,150
29327	Finance - Volunteer Services VRC	17,435	17,435	0	0	19,025
29328	Insurance - Volunteer Services VRC	642	0	(642)	0	0
29330	Other Expense - Volunteer Services VRC	667	4,650	3,983	0	4,650
Expense Total		103,632	109,838	6,206	255	119,114
Income						
59304	Grants Operating - Volunteer Services VRC	(30,756)	(30,310)	446	0	(30,310)
Income Total		(30,756)	(30,310)	446	0	(30,310)
Volunteer Services VRC Total		72,876	79,528	6,652	255	88,804
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	28,539	27,313	(1,226)	0	29,794
29221	Other Employee Costs - Volunteer Services NVS	(1,328)	320	1,648	0	320
29223	Office - Volunteer Services NVS	0	50	50	0	100
29227	Finance - Volunteer Services NVS	14,971	14,971	0	0	16,334
29230	Other Expense - Volunteer Services NVS	384	2,600	2,216	328	2,600
29250	Special Projects - Volunteer Services NVS	2,709	3,000	291	0	3,000
Expense Total		45,276	48,254	2,978	328	52,148
Volunteer Services NVS Total		45,276	48,254	2,978	328	52,148
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	226,790	240,273	13,483	0	262,118
29121	Other Employee Costs - Tresillian CC	1,593	3,435	1,842	0	3,460
29123	Office - Tresillian CC	14,280	25,000	10,720	0	25,000
29125	Depreciation - Tresillian CC	2,038	638	(1,400)	0	700
29127	Finance - Tresillian CC	74,399	74,393	(6)	0	81,152
29130	Other Expense - Tresillian CC	4,253	7,500	3,247	121	7,500
29136	Courses - Tresillian CC	186,748	240,800	54,052	1,088	240,800
29150	Exhibition - Tresillian CC	18,286	19,950	1,664	0	21,200
Expense Total		528,388	611,989	83,601	1,210	641,930
Income						
59101	Fees & Charges - Tresillian CC	(316,581)	(384,637)	(68,056)	0	(388,300)
59109	Council Property - Tresillian CC	(27,770)	(33,000)	(5,230)	0	(36,000)
51906	Contributions & Reimbursement - Tresillian CC	(3)	(500)	(497)	0	(500)
Income Total		(344,354)	(418,137)	(73,783)	0	(424,800)
Tresillian Community Centre Total		184,034	193,852	9,818	1,210	217,130
Community Development Total		1,030,524	1,065,508	34,984	28,951	1,161,987
Community Services Centres						
Nedlands Community Care						
Expense						
28620	Salaries - NCC	791,359	788,285	(3,074)	0	859,939
28621	Other Employee Costs - NCC	12,764	14,520	1,756	0	15,020
28623	Office - NCC	3,913	7,413	3,500	1,120	8,000
28624	Motor Vehicles - NCC	70,675	98,087	27,412	0	107,000
28625	Depreciation - NCC	16,193	24,475	8,282	0	26,700
28626	Utility - NCC	9,603	16,962	7,359	0	18,500
28627	Finance - NCC	228,976	228,976	0	0	249,793
28628	Insurance - NCC	2,718	0	(2,718)	0	0
28630	Other Expense - NCC	39,812	38,599	(1,213)	7,020	42,100
28635	ICT Expenses - NCC	0	0	0	0	5,000



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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
28664	Hacc Unit Cost - NCC / PC66	27,374	0	(27,374)	0	0
Expense Total		1,203,386	1,217,317	13,931	8,140	1,332,052
Income						
58601	Fees & Charges - NCC	(110,792)	(87,994)	22,798	0	(96,000)
58604	Grants Operating - NCC	(1,068,556)	(1,032,900)	35,656	0	(1,032,900)
58610	Sundry Income - NCC	0	0	0	0	(2,000)
Income Total		(1,179,348)	(1,120,894)	58,454	0	(1,130,900)
Nedlands Community Care Total		24,038	96,423	72,385	8,140	201,152
Positive Ageing						
Expense						
27420	Salaries - Positive Ageing	70,777	69,960	(817)	0	76,312
27421	Other Employee Costs - Positive Ageing	(936)	800	1,736	0	800
27427	Finance - Positive Ageing	27,005	27,005	0	0	29,460
28437	Donations - Positive Ageing	3,235	4,587	1,352	1,899	5,000
28450	Other Expense - Positive Ageing	32,948	58,663	25,715	1,410	64,000
Expense Total		133,029	161,015	27,986	3,309	175,572
Income						
58420	Fees & Charges - Positive Ageing	(51,403)	(80,663)	(29,260)	0	(88,000)
Income Total		(51,403)	(80,663)	(29,260)	0	(88,000)
Positive Ageing Total		81,627	80,352	(1,274)	3,309	87,572
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	473,465	476,391	2,926	0	519,690
28821	Other Employee Costs - PRCC	6,478	7,130	652	0	7,450
28823	Office - PRCC	3,700	7,600	3,900	0	9,200
28824	Motor Vehicles - PRCC	7,560	6,413	(1,147)	0	7,000
28825	Depreciation - PRCC	799	825	26	0	900
28826	Utility - PRCC	5,420	9,300	3,880	0	9,300
28827	Finance - PRCC	93,079	92,983	(96)	0	101,433
28828	Insurance - PRCC	415	0	(415)	0	0
28830	Other Expense - PRCC	28,034	27,337	(697)	1,413	29,000
28835	ICT Expenses - PRCC	0	3,088	3,088	0	4,100
Expense Total		618,951	631,067	12,116	1,413	688,073
Income						
58801	Fees & Charges - PRCC	(630,157)	(595,829)	34,328	0	(650,000)
Income Total		(630,157)	(595,829)	34,328	0	(650,000)
Point Resolution Child Care Total		(11,206)	35,238	46,444	1,413	38,073
Mt Claremont Library						
Expense						
28523	Office - Mt Claremont Library	4,822	9,725	4,903	22	10,500
28527	Finance - Mt Claremont Library	92,609	92,609	0	0	101,029
28530	Other Expense - Mt Claremont Library	23,155	34,399	11,244	6,126	37,200
28535	ICT Expenses - Mt Claremont Library	8,652	12,663	4,011	0	13,000
Expense Total		129,238	149,396	20,158	6,148	161,729
Income						
58501	Fees & Charges - Mt Claremont Library	(1,035)	(550)	485	0	(600)
58510	Sundry Income - Mt Claremont Library	(546)	(363)	183	0	(400)
58511	Fines & Penalties - Mt Claremont Library	(562)	(462)	100	0	(500)
Income Total		(2,143)	(1,375)	768	0	(1,500)
Mt Claremont Library Total		127,096	148,021	20,925	6,148	160,229
Nedlands Library						
Expense						
28720	Salaries - Library Services	889,703	941,768	52,065	0	1,027,372
28721	Other Employee Costs - Library Services	21,091	20,396	(695)	0	23,870
28723	Office - Nedlands Library	22,965	42,150	19,185	2,323	45,500



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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
28724	Motor Vehicles - Nedlands Library	16,632	16,775	143	0	18,300
28725	Depreciation - Nedlands Library	12,366	12,100	(266)	0	13,200
28727	Finance - Nedlands Library	496,287	496,279	(8)	0	541,399
28730	Other Expense - Nedlands Library	76,429	93,736	17,307	12,936	103,700
28731	Grants Expenditure - Nedlands Library	1,000	1,300	300	0	1,300
28734	Professional Fees - Nedlands Library	0	1,000	1,000	0	1,000
28735	ICT Expenses - Nedlands Library	23,948	34,888	10,941	2,854	35,100
28750	Special Projects - Nedlands Library	0	3,100	3,100	0	3,100
Expense Total		1,560,421	1,663,492	103,071	18,114	1,813,841
Income						
58701	Fees & Charges - Nedland Library	(5,809)	(5,038)	771	0	(5,500)
58704	Grants Operating - Nedlands Library	(1,000)	(1,300)	(300)	0	(1,300)
58710	Sundry Income - Nedlands Library	(4,107)	(5,038)	(931)	0	(5,500)
58711	Fines & Penalties - Nedlands Library	(2,923)	(2,288)	635	0	(2,500)
Income Total		(13,839)	(13,664)	175	0	(14,800)
Nedlands Library Total		1,546,582	1,649,828	103,246	18,114	1,799,041
Community Services Centres Total		1,768,137	2,009,862	241,725	37,122	2,286,067
Community Development Total		2,798,661	3,075,370	276,709	66,074	3,448,054
Planning & Development Services						
Planning Services						
Town Planning - Administration						
Expense						
24820	Salaries - Town Planning Admin	106,155	104,863	(1,292)	0	114,398
24821	Other Employee Costs - Town Planning Admin	24,187	32,365	8,178	0	38,880
24823	Office - Town Planning Admin	18,466	11,538	(6,928)	2,560	13,250
24824	Motor Vehicles - Town Planning Admin	33,061	37,587	4,526	0	41,000
24825	Depreciation - Town Planning Admin	153	187	34	0	200
24827	Finance - Town Planning Admin	318,263	318,266	3	0	347,200
24830	Other Expense - Town Planning Admin	0	3,500	3,500	0	5,000
Expense Total		500,285	508,306	8,021	2,560	559,928
Income						
54801	Fees & Charges - Town Planning Admin	(727,606)	(693,913)	33,693	0	(757,000)
54811	Fines & Penalties - Town Planning	0	(750)	(750)	0	(1,500)
Income Total		(727,606)	(694,663)	32,943	0	(758,500)
Town Planning - Administration Total		(227,321)	(186,357)	40,964	2,560	(198,572)
Statutory Planning						
Expense						
24320	Salaries - Statutory Planning	597,683	513,758	(83,925)	0	560,466
24321	Other Employee Costs - Statutory Planning	755	0	(755)	0	0
24334	Professional Fees - Statutory Planning	49,745	64,163	14,418	8,087	70,000
Expense Total		648,184	577,921	(70,263)	8,087	630,466
Statutory Planning Total		648,184	577,921	(70,263)	8,087	630,466
Strategic Planning						
Expense						
24857	Strategic Projects - Strategic Planning	56,559	212,993	156,434	0	243,312
24920	Salaries - Strategic Planning	414,973	478,998	64,025	25,872	522,544
24921	Other Employee Costs - Strategic Planning	755	0	(755)	0	0
24934	Professional Fees - Strategic Planning	0	18,337	18,337	0	20,000
Expense Total		472,288	710,328	238,040	25,872	785,856
Strategic Planning Total		472,288	710,328	238,040	25,872	785,856
Planning Services Total		893,150	1,101,892	208,742	36,519	1,217,750
Health & Compliance						
Sustainability						
Expense						
24620	Salaries - Sustainability	31,217	29,425	(1,792)	0	32,101



CITY OF NEDLANDS
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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
24621	Other Employee Costs - Sustainability	(1,271)	340	1,611	0	340
24624	Motor Vehicles - Sustainability	17,621	19,000	1,380	0	19,000
24625	Depreciation - Sustainability	1,378	1,463	85	0	1,600
24627	Finance - Sustainability	22,022	22,022	0	0	24,025
24634	Professional Fees - Sustainability	1,265	0	(1,265)	0	0
24638	Operational Activities - Sustainability / PC79	12,418	44,902	32,484	6,137	49,000
Expense Total		84,649	117,152	32,503	6,137	126,066
Sustainability Total		84,649	117,152	32,503	6,137	126,066
Environmental Health						
Expense						
24720	Salaries - Environmental Health	443,617	407,781	(35,836)	0	444,857
24721	Other Employee Costs - Environmental Health	11,311	16,960	5,649	0	20,410
24723	Office - Environmental Health	2,081	4,587	2,506	0	5,000
24725	Depreciation - Environmental Health	5,922	5,962	40	0	6,500
24727	Finance - Environmental Health	107,162	107,162	0	0	116,899
24730	Other Expense - Environmental Health	1,352	30,437	29,085	182	33,200
24751	OPRL Activities - Environmental Health PC76,77,78	19,237	61,875	42,638	55	67,500
Expense Total		590,681	634,764	44,083	236	694,366
Income						
54701	Fees & Charges - Environmental Health	(75,113)	(68,750)	6,363	0	(75,000)
54710	Sundry Income - Environmental Health	(2,657)	(913)	1,744	0	(1,000)
54711	Fines & Penalties - Environmental Health	(18,029)	(39,424)	(21,395)	0	(43,000)
Income Total		(95,799)	(109,087)	(13,288)	0	(119,000)
Environmental Health Total		494,883	525,677	30,794	236	575,366
Environmental Conservation						
Expense						
24220	Salaries - Environmental Conservation	18,774	0	(18,774)	0	0
24221	Other Employee Costs - Environmental Conservation	2,238	1,700	(538)	0	2,800
24223	Office - Environmental Conservation	797	1,000	203	0	1,000
24227	Finance - Environmental Conservation	58,168	58,160	(8)	0	63,450
24230	Other Expense - Environmental Conservation	0	1,125	1,125	0	1,500
24237	Donations - Environmental Conservation	0	0	0	0	2,250
24251	OPRL Activities - Environ Conservation / PC80	644,161	684,171	40,010	136,082	805,740
Expense Total		724,137	746,156	22,019	136,082	876,740
Income						
54204	Grants Operating - Environmental Conservation	(24,643)	(31,011)	(6,368)	0	(41,350)
54210	Sundry Income - Environmental Conservation	(15,144)	(15,144)	0	0	(15,144)
Income Total		(39,787)	(46,155)	(6,368)	0	(56,494)
Environmental Conservation Total		684,350	700,001	15,651	136,082	820,246
Ranger Services						
Expense						
21120	Salaries - Ranger Services	586,314	574,709	(11,605)	0	626,952
21121	Other Employee Costs - Ranger Services	12,986	11,700	(1,286)	497	12,750
21123	Office - Ranger Services	8,483	9,300	817	1,502	9,300
21124	Motor Vehicles - Ranger Services	54,071	57,750	3,679	0	63,000
21125	Depreciation - Ranger Services	5,482	5,687	205	0	6,200
21127	Finance - Ranger Services	147,707	156,459	8,752	0	170,102
21130	Other Expense - Ranger Services	15,646	75,787	60,141	4,003	81,450
21135	ICT Expenses - Ranger Services	9,852	0	(9,852)	0	10,000
21137	Donations - Ranger Services	1,000	1,000	0	0	1,000
Expense Total		841,540	892,392	50,852	6,002	980,754
Income						
51101	Fees & Charges - Ranger Services	(59,527)	(61,500)	(1,973)	0	(67,000)
51106	Contributions & Reimbursements- Rangers Services	(31,116)	(30,000)	1,116	0	(30,000)
51111	Fines & Penalties - Rangers Services	(261,318)	(372,500)	(111,182)	0	(412,500)



CITY OF NEDLANDS
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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
Income Total		(351,961)	(464,000)	(112,039)	0	(509,500)
Ranger Services Total		489,579	428,392	(61,187)	6,002	471,254
Health & Compliance Total		1,753,461	1,771,222	17,761	148,458	1,992,932
Building Services						
Building Services						
Expense						
24420	Salaries - Building Services	683,075	780,563	97,488	0	851,516
24421	Other Employee Costs - Building Services	28,973	38,770	9,797	0	38,770
24423	Office - Building Services	4,261	3,362	(899)	0	3,400
24424	Motor Vehicles - Building Services	26,785	24,563	(2,222)	0	26,800
24425	Depreciation - Building Services	222	275	53	0	300
24427	Finance - Building Services	235,136	235,139	3	0	256,516
24430	Other Expense - Building Services	2,668	3,700	1,032	0	3,700
24434	Professional Fees - Building Services	3,450	4,587	1,137	0	5,000
Expense Total		984,571	1,090,959	106,388	0	1,186,002
Income						
54401	Fees & Charges - Building Services	(543,772)	(476,052)	67,720	0	(504,800)
54410	Sundry Income - Building Services	(25,233)	(18,337)	6,896	0	(20,000)
54411	Fines & Penalties - Building Services	(23,763)	(11,913)	11,850	0	(13,000)
Income Total		(592,769)	(506,302)	86,467	0	(537,800)
Building Services Total		391,802	584,657	192,855	0	648,202
Building Services Total		391,802	584,657	192,855	0	648,202
Planning & Development Services Total		3,038,413	3,457,771	419,358	184,977	3,858,884
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220	Salaries - Infrastructure Svs	2,112,540	2,241,322	128,782	0	2,445,074
26221	Other Employee Costs - Infrastructure Svs	105,451	106,915	1,464	2,115	117,440
26223	Office - Infrastructure Svs	18,925	31,875	12,950	1,949	32,500
26224	Motor Vehicles - Infrastructure Svs	31,298	48,587	17,289	0	53,000
26225	Depreciation - Infrastructure Svs	11,160	14,388	3,228	0	15,700
26227	Finance - Infrastructure Svs	(1,518,132)	(2,986,083)	(1,467,951)	0	(2,893,913)
26228	Insurance - Infrastructure Svs	134,319	123,750	(10,569)	0	135,000
26230	Other Expense - Infrastructure Svs	49,571	62,337	12,766	5,932	63,000
26234	Professional Fees - Infrastructure Svs	64,018	53,512	(10,506)	45,545	71,100
26235	ICT Expenses - Infrastructure Svs	1,530	15,025	13,495	0	15,900
36101	Project Contribution - Infrastructure	55,500	201,663	146,163	0	220,000
Expense Total		1,066,179	(86,709)	(1,152,888)	55,541	274,801
Income						
56206	Contributions & Reimbursement - Infrastructure Svs	0	(110,000)	(110,000)	0	(110,000)
50202	Service Charges - Infrastructure Svs	(28,710)	(21,813)	6,897	0	(23,800)
56201	Fees & Charges - Infrastructure Svs	(3,658)	(10,000)	(6,342)	0	(10,000)
Income Total		(32,368)	(141,813)	(109,445)	0	(143,800)
Infrastructure Services Total		1,033,811	(228,522)	(1,262,333)	55,541	131,001
Plant Operating						
Expense						
26521	Other Employee Costs - Plant Operating	1,628	1,300	(328)	0	1,300
26525	Depreciation - Plant Operating	269,503	281,416	11,913	0	307,000
26527	Finance - Plant Operating	(1,036,064)	(1,196,000)	(159,936)	0	(1,196,000)
26532	Plant - Plant Operating	468,900	628,250	159,350	23,936	674,500
26533	Minor Parts & Workshop Tools - Plant Operating	25,214	84,612	59,398	3,869	92,300
26549	Loss Sale of Assets - Plant Operating	23,565	99,462	75,897	0	108,507
Expense Total		(247,255)	(100,960)	146,295	27,805	(12,393)
Income						



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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
56501	Fees & Charges - Plant Operating	(46,647)	(60,000)	(13,353)	0	(60,000)
56510	Sundry Income - Plant operating	(3,191)	(3,000)	191	0	(3,000)
56515	Profit Sale of Assets - Plant Operating	(77,691)	(77,913)	(222)	0	(85,000)
Income Total		(127,529)	(140,913)	(13,384)	0	(148,000)
Plant Operating Total		(374,784)	(241,873)	132,911	27,805	(160,393)
Streets Roads and Depots						
Expense						
26625	Depreciation - Streets Roads & Depots	1,949,529	1,949,745	216	0	2,127,000
26626	Utility - Streets Roads & Depots	441,021	583,000	141,979	0	583,000
26630	Other Expense - Streets Roads & Depots	48,722	57,500	8,778	1,020	60,000
26640	Reinstatement - Streets Roads & Depot	1,502	7,000	5,498	0	7,000
26667	Maintenance - Road Maintenance / PC51	675,073	680,500	5,427	31,762	680,500
26668	Maintenance - Drainage Maintenance / PC52	449,145	515,300	66,155	51,107	515,300
26669	Maintenance - Footpath Maintenance / PC53	204,241	165,200	(39,041)	3,761	165,200
26670	Maintenance - Parking Signs / PC54	116,124	87,500	(28,624)	977	87,500
26671	Maintenance - Right of Way Maintenance / PC55	84,133	87,500	3,367	2,010	87,500
26672	Maintenance - Bus Shelter Maintenance / PC56	12,265	11,600	(665)	126	11,600
26673	Maintenance - Graffiti Control / PC57	6,353	19,500	13,147	2,839	19,500
26674	Maintenance - Streets Roads & Depot / PC89	119,041	138,875	19,834	175	151,500
Expense Total		4,107,151	4,303,220	196,069	93,776	4,495,600
Income						
56601	Fees & Charges - Streets Roads & Depots	(52,782)	(80,000)	(27,218)	0	(80,000)
56604	Grants Operating - Streets Roads & Depots	(70,251)	(70,200)	51	0	(70,200)
56606	Contributions & Reimburse - Streets Roads & Depots	(3,853)	(9,587)	(5,734)	0	(10,000)
56610	Sundry Income - Streets Roads & Depots	(181)	0	181	0	0
Income Total		(127,068)	(159,787)	(32,719)	0	(160,200)
Streets Roads and Depots Total		3,980,083	4,143,433	163,350	93,776	4,335,400
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	223,435	226,952	3,517	0	247,589
24521	Other Employee Costs - Waste Minimisation	3,472	5,659	2,187	0	6,670
24524	Motor Vehicles - Waste Minimisation	10,609	9,200	(1,409)	0	9,200
24527	Finance - Waste Minimisation	164,194	164,178	(16)	0	179,106
24538	Purchase of Product - Waste Minimisation	2,695	3,000	305	0	3,000
24552	Residential Kerbside - Waste Minimisation / PC71	1,503,419	1,725,353	221,934	283,500	1,882,200
24553	Residential Bulk - Waste Minimisation / PC72	110,295	236,000	125,705	252,373	472,000
24554	Commercial - Waste Minimisation / PC73	86,594	94,237	7,643	73,266	102,800
24555	Public Waste - Waste Minimisation / PC74	74,471	95,601	21,130	23,028	104,300
24556	Waste Strategy - Waste Minimisation / PC75	6,346	84,300	77,954	0	84,300
Expense Total		2,185,530	2,644,480	458,950	632,165	3,091,165
Income						
54501	Fees & Charges - Waste Minimisation	(3,293,205)	(3,307,078)	(13,873)	0	(3,307,078)
Income Total		(3,293,205)	(3,307,078)	(13,873)	0	(3,307,078)
Waste Minimisation Total		(1,107,676)	(662,598)	445,078	632,165	(215,913)
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	363,194	391,982	28,788	0	425,345
24121	Other Employee Costs - Building Maintenance	4,527	7,410	2,884	0	7,410
24123	Office - Building Maintenance	431	0	(431)	0	0
24124	Motor Vehicles - Building Maintenance	32,609	33,462	853	0	36,500
24125	Depreciation - Building Maintenance	672,012	671,366	(646)	0	732,400
24126	Utility - Building Maintenance PC41,42,43	205,136	288,850	83,714	0	288,850
24127	Finance - Building Maintenance	(160,487)	(160,487)	0	0	(147,804)
24128	Insurance - Building Maintenance PC40	74,006	74,000	(6)	0	74,000
24130	Other Expense - Building Maintenance	24,586	27,500	2,914	474	30,000



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
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Row Labels	Master Account (desc)	May Actual YTD	May Budget YTD	Variance	Committed Balance	Annual Budget
24133	Building - Building Maintenance PC58	1,196,839	1,238,163	41,324	204,235	1,408,500
24135	ICT Expenses - Building Maintenance	0	2,500	2,500	0	2,500
Expense Total		2,412,851	2,574,746	161,895	204,709	2,857,701
Income						
54106	Contributions & Reimbursement - Building Maintenan	(104,792)	(105,424)	(632)	0	(115,000)
54109	Council Property - Building Maintenance	(217,483)	(252,060)	(34,577)	0	(274,250)
54110	Sundry Income - Building Maintenance	(480)	0	480	0	0
Income Total		(322,755)	(357,484)	(34,729)	0	(389,250)
Building Maintenance Total		2,090,097	2,217,262	127,165	204,709	2,468,451
Engineering Total		5,621,531	5,227,702	(393,829)	1,013,997	6,558,546
Parks Services						
Parks Services						
Expense						
26360	Depreciation - Parks Services	637,020	637,079	59	0	695,000
26365	Maintenance - Parks Services / PC59	4,053,417	4,076,679	23,262	197,827	4,416,350
Expense Total		4,690,437	4,713,758	23,321	197,827	5,111,350
Income						
56301	Fees & Charges - Parks & Ovals	(669)	(1,500)	(831)	0	(1,500)
56306	Contributions & Reimbursements - Parks Services	(64,717)	(66,360)	(1,643)	0	(67,400)
56309	Council Property - Parks Services	(53,637)	(68,000)	(14,363)	0	(68,000)
56310	Sundry Income - Parks Services	(18,077)	(21,000)	(2,923)	0	(21,000)
56312	Fines & Penalties - Parks & Ovals	(1,325)	(1,000)	325	0	(1,000)
Income Total		(138,425)	(157,860)	(19,435)	0	(158,900)
Parks Services Total		4,552,013	4,555,898	3,885	197,827	4,952,450
Parks Services Total		4,552,013	4,555,898	3,885	197,827	4,952,450
Technical Services Total		10,173,544	9,783,600	(389,944)	1,211,825	11,510,996
City of Nedlands Total		(7,269,835)	(5,687,019)	1,582,816	1,698,049	(3,006,208)

CITY OF NEDLANDS
 CAPITAL WORKS & ACQUISITIONS
 AS AT 31 MAY 2020

L1	L1 Desc / Ni L2 - Desc	May Actual YTD	Committed Balance	Annual Budget	Budget Available
2	Footpath Rehabilitation				
	2452 School Sports Facility	0	0	30,000	30,000
	200 Monash Avn-Paving of Verge(infrn of Sch)	0	0	112,875	112,875
	609 Stirling Highway-Kinnimont to smyth	12,749	82,689	104,336	8,898
	610 Stirling Highway-Portland to Williams	116,025	0	96,097	-19,928
	611 Stirling Highway-Robinson to Weld	141,347	0	134,547	-6,800
	Footpath Rehabilitation Total	270,121	82,689	477,855	125,044
3	Road Rehabilitation				
	2004 Rochdale Road	11,718	0	11,718	0
	2143 Brockway Road	3,923	0	0	-3,923
	2070 Waroonga Road	173,214	0	147,396	-25,818
	2071 Rockton Road	145,382	0	127,453	-17,929
	2318 Gerygone Lane	0	0	208,819	208,819
	612 Campsie St-Verdun Street to cul-de-sac	192,901	8,315	228,480	27,264
	613 Leopold St-Melvista Ave to Princess Rd	173,030	0	173,030	0
	614 Riley Road-Stone Road to Hackett Road	193,399	0	193,399	0
	615 Micrantha Lane-Williams Rd to Clifton St	27,436	-389	21,000	-6,048
	616 Ringneck Ln drainage-Brick Paving and in	125,933	25	113,600	-12,358
	Road Rehabilitation Total	1,046,937	7,951	1,224,895	170,007
4	Drainage Rehabilitation				
	2001 Railway Road	32,189	0	80,189	48,000
	Drainage Rehabilitation Total	32,189	0	80,189	48,000
5	Street Furniture / Bus Shelter				
	501 City Wide Street Lights - INSTL LED	54,447	55	45,000	-9,502
	502 West Hollywood - LED smart control	2,982	0	0	-2,982
	Street Furniture / Bus Shelter Total	57,429	55	45,000	-12,484
6	Grant Funded Projects				
	2001 Railway Road	3,500	8,944	64,000	51,556
	2003 Alfred Road	0	210,725	194,700	-16,025
	2010 Broadway	45	0	0	-45
	2012 Waratah Avenue	235,327	6,730	227,415	-14,642
	2015 Birdwood Parade	996	16,367	50,996	33,633
	2017 Loch Street	0	14,545	0	-14,545
	2037 Elizabeth Street	1,149,708	829,523	1,916,025	-63,206
	2198 Hampden Road	0	475,914	235,700	-240,214
	2225 Stephenson Avenue	0	0	30,000	30,000
	2143 Brockway Road	19,273	11,338	346,599	315,988
	2070 Waroonga Road	0	1,000	0	-1,000
	2071 Rockton Road	0	1,221	0	-1,221
	2410 INTXN - Smyth RD/Monash Av	0	2,273	0	-2,273
	617 Narla Rd-Swanway Cres to Servetus St	123,262	3,826	120,300	-6,788
	618 Rosedale St-Gunn St to Alderbury St	117,776	0	119,734	1,958
	635 Alfred Road-Brockway to Mimosa	0	0	57,150	57,150
	2041 Elizabeth St-Broadwy to Bay Rd(Drainage)	96,504	188,902	400,000	114,593
	Grant Funded Projects Total	1,746,391	1,771,309	3,762,619	244,918
11	Building Construction				
	4003 Broome St - Council Depot	91,580	16,984	142,500	33,936
	4004 Webster St - Drabble House	265,589	10,906	225,348	-51,147
	4005 Drabble House Flat - 8A Webster St	593	0	0	-593
	4007 140 Melvista Ave - JC Smith Pavilion	21,420	659	28,400	6,322
	4008 60 Stirling Hwy - Nedlands Library	0	1,440	0	-1,440
	4009 53 Jutland Pde - PRCC	890	4,473	0	-5,363
	4011 105 Montgomery Ave - MTC Library	18,091	91	0	-18,182
	4012 19 Haldane St - MTC Community Centre	0	97	0	-97
	4015 118 Wood St - Friends of Allen Park	1,650	0	0	-1,650
	4016 67 Stirling Highway - Maisonettes	74,690	0	78,747	4,057
	4021 110 Smyth Road - Cottage Bldg	25,658	643	50,000	23,700
	4052 Allen Park (Master Plan)	15,620	0	55,400	39,780
	4159 8 Draper St - Hackett Hall	5,680	7,900	201,600	188,020



CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 MAY 2020

L1	L1 Desc / Ni L2 - Desc	May Actual YTD	Committed		Budget Available	
			Balance	Annual Budget		
	4164	100A Princess Rd - College Park Family Centre	587	1,901	0	-2,488
	4201	John XXIII Ave - Council Depot	1,095	0	0	-1,095
	619	Charles Court Reserve Toilets-Renovation	34,570	7,273	42,069	226
	620	Mt Claremont Library-Re roof	0	119,240	383,400	264,160
		Building Construction Total	557,712	171,606	1,207,464	478,146
12	Off Street Parking					
	406	Maisonettes Carpark - Resurface	50,776	0	51,266	491
		Off Street Parking Total	50,776	0	51,266	491
14	Parks & Reserves Construction					
	4052	Allen Park	0	0	44,872	44,872
	4059	Beatrice Road Reserve	6,198	0	6,390	192
	4062	Blain Park	0	0	23,572	23,572
	4069	Carrington Park	20,234	3,275	26,128	2,619
	4072	College Park	44,943	0	44,943	0
	4089	Hamilton Park	1,268	0	30,814	29,546
	4092	Hollywood Tennis Court Reserve	3,791	0	5,680	1,889
	4094	Jones Park	24,629	3,784	31,240	2,827
	4098	Leura Park	5,357	0	6,674	1,317
	4115	New Court Gardens	3,067	0	71,000	67,933
	4118	Peace Memorial Rose Garden	7,792	0	9,088	1,296
	4122	Point Resolution Reserve	99,153	0	99,153	0
	4141	WA Bridge Club Surrounds	0	19,865	27,020	7,155
	4173	Cottesloe Golf Club	0	0	50,000	50,000
	724	Pt Res Rsv - DVPT Greenway buffer S1	30,635	0	30,635	0
	732	Allen Park (LO) - INST floodlight	196,768	24,630	271,147	49,749
	734	Asquith Reserve - Redevelopment	77,762	7,061	90,500	5,677
	735	Birdwood Pde Rsv-R carpark lightpole x2	14,019	0	14,019	0
	737	Bishop Rd Rsv - Enviro-scape manster pln	3,324	25,365	66,097	37,408
	739	Brockman Rsv - UG playground	73,114	0	73,114	1
	745	Charles Crt Rsv - R fitness equipment	43,310	0	43,310	0
	752	Hamilton Park - UG irrigation system	0	0	24,224	24,224
	754	Hollywood Rsv - UG pathway	23,816	0	37,404	13,588
	767	Pt Res Rsv - UG irrigation system	139,745	0	152,242	12,497
	768	Railway Rd - Complete greenway	54,299	0	54,299	0
	769	St Johns Wood Blv POS - INST playground	138,068	0	136,196	-1,872
	770	Jones Park - Install Drinking Fountain	6,192	0	6,192	0
	771	Jones Park - Bushfence Bollards Gate&Eco	18,103	6,487	49,624	25,034
	621	Blain Park-Replace Drinking Fountain	5,805	0	82,770	76,965
	622	College Park-Replace Gates toTennis Cour	2,457	0	5,680	3,223
	623	College Park-Relocated Easter Turf Wicke	0	0	0	0
	624	Hollywood Tennis Crt Rsv-Replace floodli	7,745	35,350	62,200	19,105
	625	Iris Ave Gardens-Install 90m recycled pl	884	5,808	9,230	2,538
	626	Melvista Oval-Replace Park Benches(2)	6,088	0	6,816	728
	627	Melvista Oval-Replace Fitness Equipment	12,070	0	12,354	284
	628	Melvista Oval-Replace Basketball Backwar	3,514	0	9,372	5,858
	629	Mt Claremont-R existing Floodlights wth	14,725	0	14,725	0
	630	Mt Claremont R-Replace Security Light	13,617	0	13,617	0
	631	Peace Memo Gardens-Renew Bore(38m)	0	0	41,607	41,607
	632	Point Resolution Reserve-Upgrade of fina	0	0	28,400	28,400
	633	Swanbourne Greenway Project	15,079	13,153	48,280	20,048
	634	Tresillian Gardens-Upgrade old Playgroun	38,401	0	38,454	53
	5108	Mt Claremont Oval	12,368	0	29,820	17,452
	636	Bains Harris and Jones Parks	0	19,975	0	-19,975
	637	Daran Park	0	27,605	0	-27,605
		Parks & Reserves Construction Total	1,168,340	192,357	1,928,902	568,205
15	Plant & Equipment					
	7500	Technical Svs - Engineering	355,937	-58	283,000	-72,879
	7501	Development Svs - Town Planning	42,322	0	0	-42,322
	7502	Development Svs - Building Svs	19,303	0	23,000	3,697



CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 MAY 2020

L1	L1 Desc / Ni L2 - Desc	May Actual YTD	Committed		Budget
			Balance	Annual Budget	Available
	7505 Planning & Development Svs - Ranger Svs	129,419	0	132,000	2,581
	7507 Development Svs - Environmental Health	67,554	0	66,000	-1,554
	7508 Corporate & Strategy - Finance	0	14	45,000	44,986
	7509 Technical Svs - Parks Svs	76,977	0	389,000	312,023
	7515 Corporate & Strategy - ICT	61,068	0	33,000	-28,068
	Plant & Equipment Total	752,580	-44	971,000	218,464
16	ICT Capital Projects				
	6054 Software	15,794	0	0	-15,794
	6060 Software - IP Phone	-577	0	0	577
	6062 Firewall at Administration	40,607	0	40,000	-607
	6063 Replace SSD on VDI nodes	0	0	20,000	20,000
	6064 Ipads for councillors	10,074	0	15,000	4,926
	6066 Administration Comms Rack Cleanup Aups R	733	0	30,000	29,267
	6067 Printers & Copiers	0	0	109,514	109,514
	ICT Capital Projects Total	66,631	0	214,514	147,883
18	Furniture & Fixture				
	4008 60 Stirling Hwy - Nedlands Library	119	0	0	-119
	Furniture & Fixture Total	119	0	0	-119
19	Public Art				
	9000 City Wide	61,108	0	0	-61,108
	9001 Public Arts Work	0	0	61,000	61,000
	Public Art Total	61,108	0	61,000	-108
20	Major Projects - Parks				
	4071 Charles Ct Reserve	13,524	0	43,524	30,000
	901 Beaton Park - AAPS Stage 2	159	0	0	-159
	903 Charles Crt Rsv - CNST riverwall S4-1	36,634	0	66,066	29,433
	904 Swanbourne Beach Oval - rehabilitation	231,128	19,802	270,000	19,070
	Major Projects - Parks Total	281,444	19,802	379,590	78,344
City of Nedlands Total		6,091,777	2,245,725	10,404,294	2,066,792



CITY OF NEDLANDS
STATEMENT OF NET CURRENT ASSETS
CLOSING FUNDS
AS AT 31 MAY 2020

	2019/20	2018/19	2018/19
	YTD 31 MAY 2020	YTD 31 MAY 2019	YEAR END 30 June 2019
Current Assets			
Cash & Cash Equivalents	17,837,832	13,639,965	13,030,919
Receivable - Rates Outstanding (inc Rebates)	1,140,995	878,274	440,333
Receivable - Sundry Debtors	689,318	761,099	1,319,548
Receivable - Self Supporting Loan	3,447	0	13,630
Receivable - UGP	12,212	87,223	138,453
GST Receivable	368,115	135,341	539,456
Prepayments	197,094	141,307	170,828
Less: Provision for Doubtful Debts	(9,282)	(5,186)	(9,282)
Inventories	18,229	3,800	15,724
	<u>20,257,959</u>	<u>15,641,822</u>	<u>15,659,609</u>
Current Liabilities			
Payable - Sundry Creditors	(3,912,137)	(839,719)	(4,405,159)
Payable - ESL	(383,148)	(35,256)	(35,256)
Accrued Salaries and Wages	(92,912)	(150,067)	(341,845)
Employee Provisions	(2,361,441)	(2,170,355)	(2,274,759)
Borrowings	(235,287)	(220,037)	(1,693,964)
	<u>(6,984,925)</u>	<u>(3,415,435)</u>	<u>(8,750,984)</u>
Unadjusted Net Current Assets	<u>13,273,034</u>	<u>12,226,387</u>	<u>6,908,625</u>
Less: Restricted Reserves	(6,180,989)	(6,176,890)	(6,095,372)
Less: Current Self Supporting Loan Liability	(3,447)	(0)	(13,630)
Add Back: Borrowings	235,287	220,037	1,693,964
Net Current Assets	<u><u>7,323,885</u></u>	<u><u>6,269,535</u></u>	<u><u>2,493,587</u></u>



City of Nedlands

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 31 MAY 2020

Note	2019-20 Annual Budget \$	May 20 YTD Budget \$	May 20 YTD Actual \$	May 20 YTD Variance \$	Variance %
Operating Income					
Governance	134,500	124,962	126,666	1,704	1.36%
Corporate & Strategy	25,270,800	25,175,776	25,746,084	570,308	2.27%
Community Development & Services	2,563,660	2,467,270	2,420,156	(47,114)	-1.91%
Planning & Development Services	1,981,294	1,820,207	1,807,922	(12,285)	-0.67%
Technical Services	4,307,228	4,264,935	4,041,349	(223,586)	-5.24%
	34,257,482	33,853,150	34,142,177	289,027	0.85%
Operating Expense					
Governance	(2,955,507)	(2,718,941)	(2,380,452)	338,489	12.45%
Corporate & Strategy	(625,651)	(578,037)	(211,846)	366,191	63.35%
Community Development & Services	(6,011,714)	(5,542,640)	(5,218,817)	323,823	5.84%
Planning & Development Services	(5,840,178)	(5,277,978)	(4,846,334)	431,644	8.18%
Technical Services	(15,818,224)	(14,048,535)	(14,214,893)	(166,358)	-1.18%
	(31,251,274)	(28,166,131)	(26,872,342)	1,293,789	4.59%
Capital Income					
Grants Capital	2,809,770		1,620,790		
Capital Contribution	0		305,671		
Proceeds from Disposal of Assets	491,636		513,577		
New Borrowings	0		0		
Self Supporting Loan Principal Repayments	13,630		10,183		
Transfer from Reserve	2,457,862		0		
	5,772,898		2,450,221		
Capital Expenditure					
Land & Buildings	(1,207,463)		(557,712)		
Infrastructure - Road	(5,596,822)		(3,203,843)		
Infrastructure - Parks	(2,353,492)		(1,449,207)		
Plant & Equipment	(971,000)		(752,580)		
Furniture & Equipment	(275,514)		(128,435)		
Repayment of Debentures	(1,691,065)		(1,458,677)		
Transfer to Reserves	(2,168,566)		(85,616)		
	(14,263,922)		(7,636,070)		
	(5,484,816)		2,083,986		
Total Operating and Non-Operating					
	(5,484,816)		2,083,986		
Adjustment - Non Cash Items					
Depreciation	4,105,400		3,733,648		
Receivables/Provisions/Other Accruals	(58)		24,940		
Change in accounting policy	(1,150,000)		(958,802)		
(Profit) on Sale of Assets	(85,000)		(77,691)		
Loss on Sale of Assets	108,507		24,217		
ADD - Surplus/(Deficit) 1 July b/f	2,493,592		2,493,587		
LESS - Surplus/(Deficit) 30 June c/f	(12,375)		7,323,885		
	5,484,816		(2,083,986)		



**SUMMARY STATEMENT OF BORROWING ACTIVITY
FOR THE PERIOD ENDING 31 MAY 2020**

Purpose

Loan 179 - Road Infrastructures
 Loan 181 - Building and Road Infrastructures
 Loan 182 - Building
 Loan 183 - Building
 Loan 184 - Building
 Loan 185 - Building
 Loan 187 - Underground Power (CON)
 Loan 188 - Underground Power (W.Hollywood Res)
 Loan 189 - Underground Power (Alfred & MTC Res)
 Loan 190 - Underground Power (Alderbury Res)

Self Supporting Loans

Loan 186 - Dalkeith Bowling Club

Total

Interest Rate Per Annum	Actual YTD 31 MAY 2020				
	Principal 01-Jul-19 \$	New loans \$	Principal Repayment \$	Principal 31-May-20 \$	Interest(YTD) \$
6.04%	654,992	0	(115,781)	539,211	33,675
5.91%	498,901	0	(242,135)	256,766	21,727
4.67%	649,125	0	(186,889)	462,236	24,168
2.78%	1,031,607	0	(159,151)	872,456	24,628
3.12%	921,181	0	(129,895)	791,286	24,498
3.12%	435,974	0	(61,476)	374,498	11,614
2.64%	2,464,759	0	(469,589)	1,995,170	54,450
3.07%	645,499	0	(66,873)	578,626	16,658
3.07%	94,279	0	(9,767)	84,512	2,425
3.07%	66,956	0	(6,937)	60,019	1,733
	7,463,273	0	(1,448,494)	6,014,779	215,577
3.07%	92,445	0	(10,183)	82,262	2,472
				0	
	7,555,718	0	(1,458,677)	6,097,041	218,049

Adopted Budget 2019/20		
New loans \$	Principal 30-Jun-20 \$	Interest \$
0	539,211	36,972
0	256,766	24,184
0	398,479	25,967
0	871,357	27,018
0	791,286	27,231
0	374,498	12,888
0	1,831,084	58,831
0	578,626	18,277
0	84,512	2,669
0	60,019	1,896
0	5,785,838	235,933
0	78,815	2,682
0	5,864,653	238,615



CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 31 MAY 2020

	2019/2020 YTD 31 MAY 2020 \$	2018/2019 YTD 31 MAY 2019 \$	2018/2019 YEAR END 30 June 2019 \$
Current Assets			
Cash & Cash Equivalents	17,837,832	13,639,965	13,030,919
Trade & Other Receivables	2,204,804	1,856,750	2,442,138
Inventories	18,229	3,800	15,724
Other - Prepayments & Accruals	197,094	141,307	170,828
Total Current Assets	20,257,959	15,641,822	15,659,609
Non Current Assets			
Other Receivables	1,280,683	526,643	1,306,050
Other Financial Assets	140,137	123,734	140,137
Property, Plant & Equipment Infrastructure	345,765,745	345,730,106	345,984,718
	89,755,047	86,079,245	87,638,047
Total Non Current Assets	436,941,612	432,459,729	435,068,953
Total Assets	457,199,571	448,101,551	450,728,563
Current Liabilities			
Trade & Other Payables	4,388,198	1,025,042	4,782,260
Current Borrowings	235,287	220,037	1,693,964
Employee Provisions	2,361,441	2,170,355	2,274,759
Total Current Liabilities	6,984,927	3,415,435	8,750,984
Non Current Liabilities			
Long Term Borrowings	5,861,752	7,555,717	5,861,752
Deferred Liability	54,001	0	54,001
Employee Provisions	474,196	337,618	474,196
Total Non Current Liabilities	6,389,949	7,893,335	6,389,949
Total Liabilities	13,374,876	11,308,770	15,140,933
Net Assets	443,824,695	436,792,781	435,587,629
Equity			
Retained Surplus	84,097,056	77,069,241	75,945,603
Reserves - Cash Backed	6,180,989	6,176,890	6,095,373
Revaluation Surplus	353,546,650	353,546,650	353,546,650
Total Equity	443,824,695	436,792,781	435,587,629



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 MAY 2020**

Reporting Activity	May 20	May 20	Variance Indicators			F/U	2019-20	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag		Annual Budget	Scale	
Income:									
Community Leadership	104,962	122,663	17,701	17%	▶	F	114,500	●	
Corporate Administration	705,526	1,134,707	429,181	61%	▶	F	767,800	●	
Community Capacity Building	654,845	543,266	(111,579)	(17%)	▶	U	678,460	●	Lower Tresillian income
Community Care	1,797,386	1,860,908	63,522	4%	▶	F	1,868,900	●	
Libraries	15,039	15,982	943	6%	▶	F	16,300	●	
Building & Development Control	1,200,965	1,320,375	119,410	10%	▶	F	1,296,300	●	
Environmental Health Services	109,087	95,799	(13,288)	(12%)	▶	U	119,000	●	Lower fine income
Rangers & Public Safety	464,000	351,961	(112,039)	(24%)	▶	U	509,500	●	Lower fine income due to COVID - 19
Engineering & Asset Management	141,813	32,368	(109,445)	(77%)	▶	U	143,800	●	Lower underground power service charges and fees and charges in Infrastructure
Parks & Natural Areas	204,015	178,212	(25,803)	(13%)	▶	U	215,394	●	Lower Parks income
Roads, Paths & Drains	300,700	254,597	(46,103)	(15%)	▶	U	308,200	●	Lower Street Roads Fees and contributions
Community Building Management	357,484	322,755	(34,729)	(10%)	▶	U	389,250	●	
Waste Management	3,307,078	3,293,205	(13,873)	(0%)	▶	U	3,307,078	●	
Rates & Property Services	24,490,250	24,615,380	125,130	1%	▶	F	24,523,000	●	
Total Income	33,853,150	34,142,177		1%	▶	F	34,257,482		

* **Note:** Total Income includes Operating Income & Capital Grants but not Asset Sale Proceeds

Legend			Legend		
Favourable Variance to Budget	F	▶	Favourable Variance > 10%		●
Unfavourable Variance to Budget	U	▶	Variance between -10% (U) and +10% (F)		●
			Unfavourable Variance > 10%		●



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 MAY 2020**

Reporting Activity	May 20	May 20	Variance Indicators			F/U	2019-20	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag		Annual Budget	Scale	
Expenditure:									
Community Leadership	2,164,204	2,009,149	155,055	7%	▶	F	2,379,199	●	
Corporate Administration	804,129	277,400	526,729	66%	▶	F	828,261	●	
Community Capacity Building	1,720,353	1,573,790	146,563	9%	▶	F	1,840,447	●	
Community Care	2,009,399	1,955,367	54,032	3%	▶	F	2,195,697	●	
Libraries	1,812,888	1,689,660	123,228	7%	▶	F	1,975,570	●	
Building & Development Control	2,177,186	2,133,039	44,147	2%	▶	F	2,376,396	●	
Strategic Urban Planning	827,480	556,937	270,543	33%	▶	F	911,922	●	
Environmental Health Services	634,764	590,681	44,083	7%	▶	F	694,366	●	
Rangers & Public Safety	892,392	841,540	50,852	6%	▶	F	980,754	●	
Engineering & Asset Management	(86,709)	1,066,179	(1,152,888)	1330%	▶	U	274,801	●	Lower oncost of \$1.468 M charged due to lower capital works completed at 59%, off-set by expenses not expended yet of \$316k.
Parks & Natural Areas	5,459,914	5,414,574	45,340	1%	▶	F	5,988,090	●	
Roads, Paths & Drains	4,202,260	3,859,896	342,364	8%	▶	F	4,483,207	●	
Community Building Management	2,574,746	2,412,851	161,895	6%	▶	F	2,857,701	●	
Waste Management	2,644,480	2,185,530	458,950	17%	▶	F	3,091,165	●	
Rates & Property Services	328,645	305,749	22,896	7%	▶	F	373,698	●	
Total Operating Expenditure	28,166,131	26,872,342		5%	▶	F	31,251,274		
Net Operating Result	5,687,019	7,269,835					3,006,208		

Legend

Favourable Variance to Budget F ▶
Unfavourable Variance to Budget U ▶

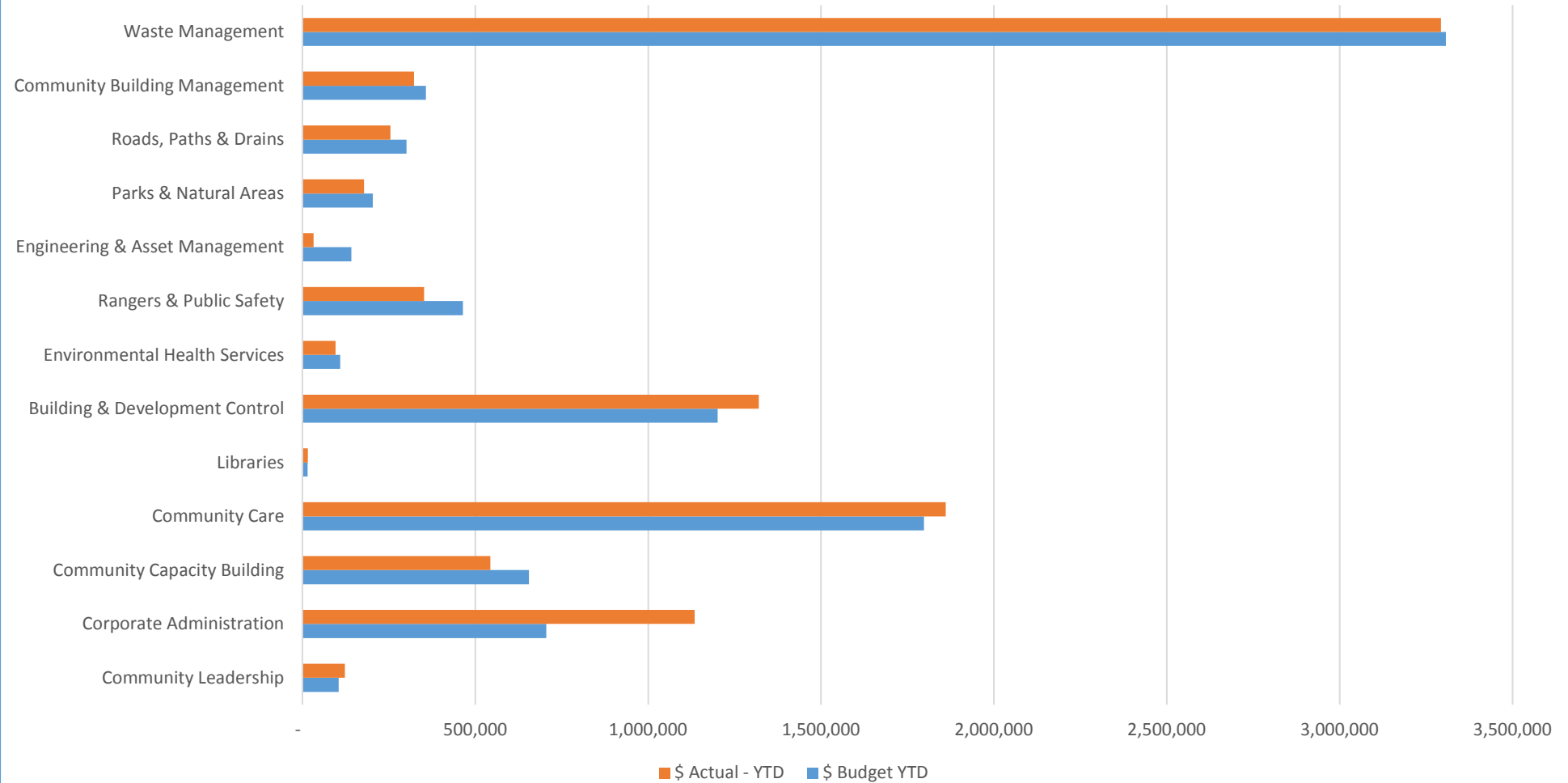
Legend

Favourable Variance > 10% ●
Variance between -10% (U) and +10% (F) ●
Unfavourable Variance > 10% ●



**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 MAY 2020**

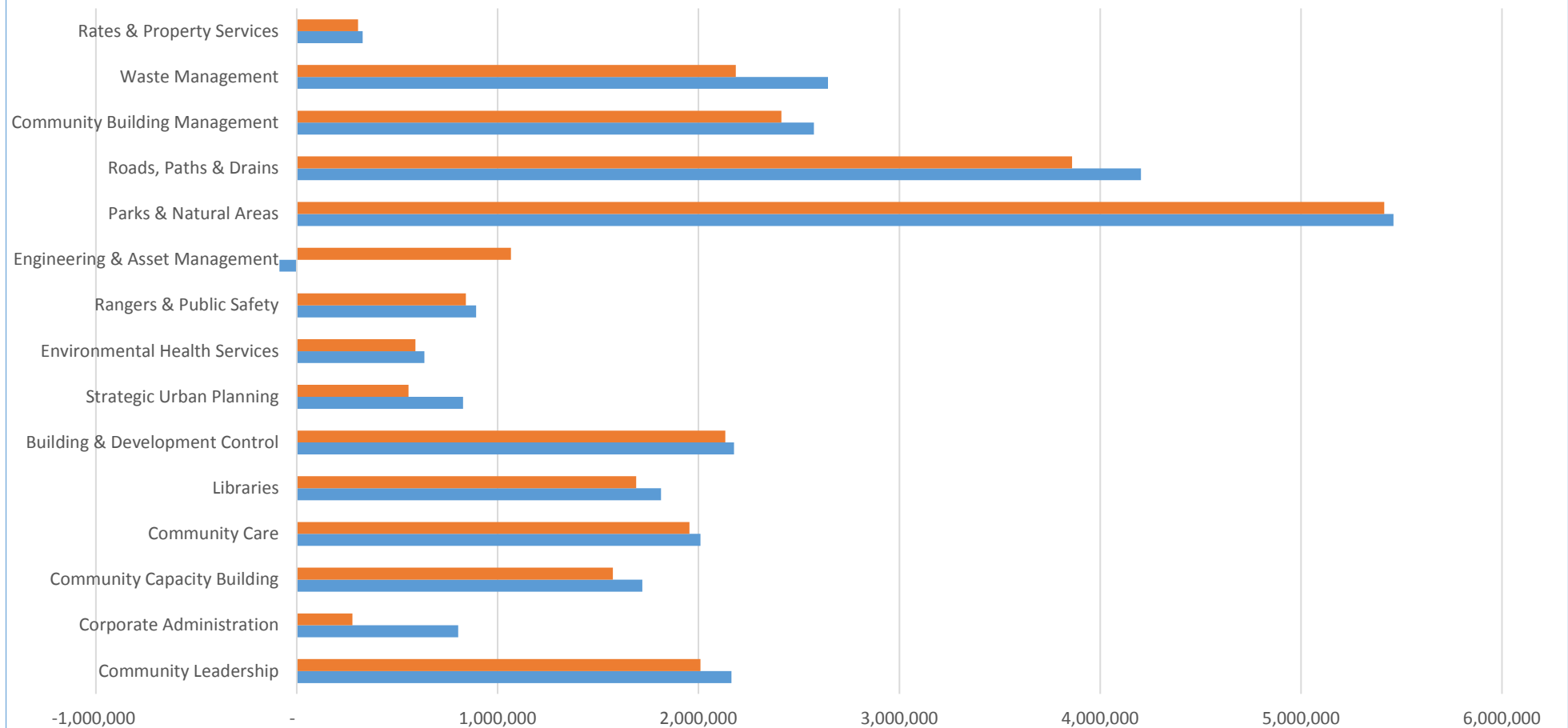
Income - YTD by Reporting Activity (Excluding Rates)





**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 MAY 2020**

Operating Expenditure - YTD by Reporting Activity





CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 MAY 2020

Reporting Activity	May 20 YTD Budget	May 20 YTD Actual	Variance Indicators				2019-20 Annual Budget	Var. Scale
			\$	%	Flag	F/U		
Income:								
Operating Income								
Rates	24,490,250	24,615,380	125,130	1%	▶	F	24,523,000	●
Service Charges (UGP)	21,813	28,710	6,897	32%	▶	F	23,800	●
Fees & Charges	5,978,443	5,986,057	7,614	0%	▶	F	6,161,578	●
Fines & Penalties	428,337	307,920	(120,417)	(28%)	▶	U	474,000	●
Interest Revenue	275,000	258,825	(16,175)	(6%)	▶	U	300,000	●
Operating Grants	1,522,137	2,002,684	480,547	32%	▶	F	1,563,060	●
Contributions	863,924	645,156	(218,768)	(25%)	▶	U	915,500	●
Other Revenue	273,246	297,445	24,199	9%	▶	F	296,544	●
Operating Income	33,853,150	34,142,177					34,257,482	
Capital Income								
Capital Grants and Contribution	2,575,623	1,926,461	(649,162)	(25%)	▶	U	2,809,770	●
Asset Sale Proceeds	450,666	513,626	62,960	14%	▶	F	491,636	●
Sub Total - Capital Income	3,026,289	2,440,087					3,301,406	
Total Income	36,879,439	36,582,264		(1%)	▶	U	37,558,888	

Lower environmental health and parking fines penalties

UGP contribution of \$110k not realised as amount expensed is lower and lower income from council properties..

Capital grants received but to be accounted as income upon completion of capital works.

Legend

Favourable Variance to Budget
 Unfavourable Variance to Budget

F ▶
 U ▶

Legend

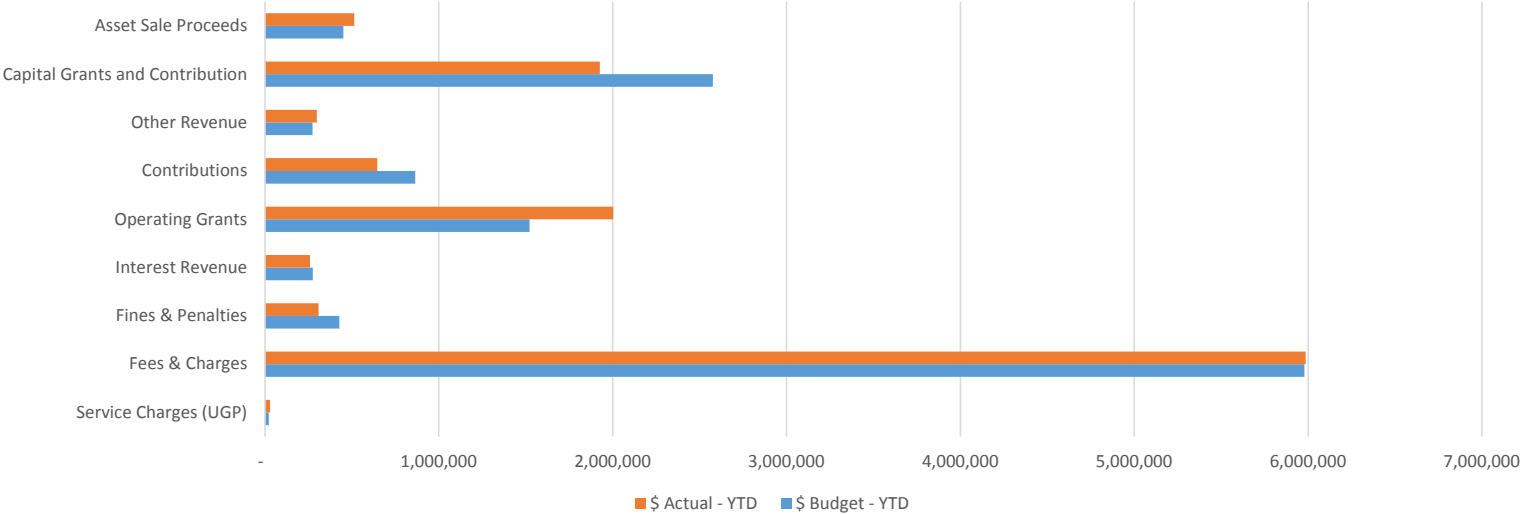
Favourable Variance > 10%
 Variance between -10% (U) and +10% (F)
 Unfavourable Variance > 10%

●
 ●
 ●

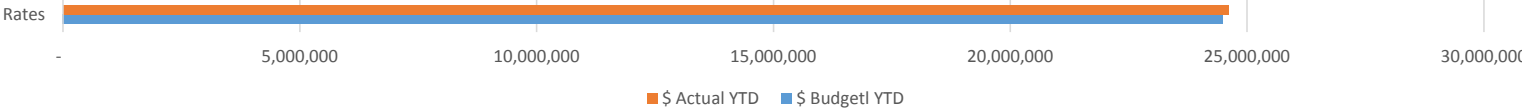


CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 MAY 2020

Income - YTD by Nature & Type (Excluding Rates)



Rates Income - YTD



13.4 Monthly Investment Report – May 2020

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Investment Report for the period ended 31 May 2020

Executive Summary

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

Recommendation to Council

Council receives the Investment Report for the period ended 31 May 2020.

Discussion/Overview

Council's Investment of Funds report meets the requirements of Section 6.14 of the Local Government Act 1995.

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

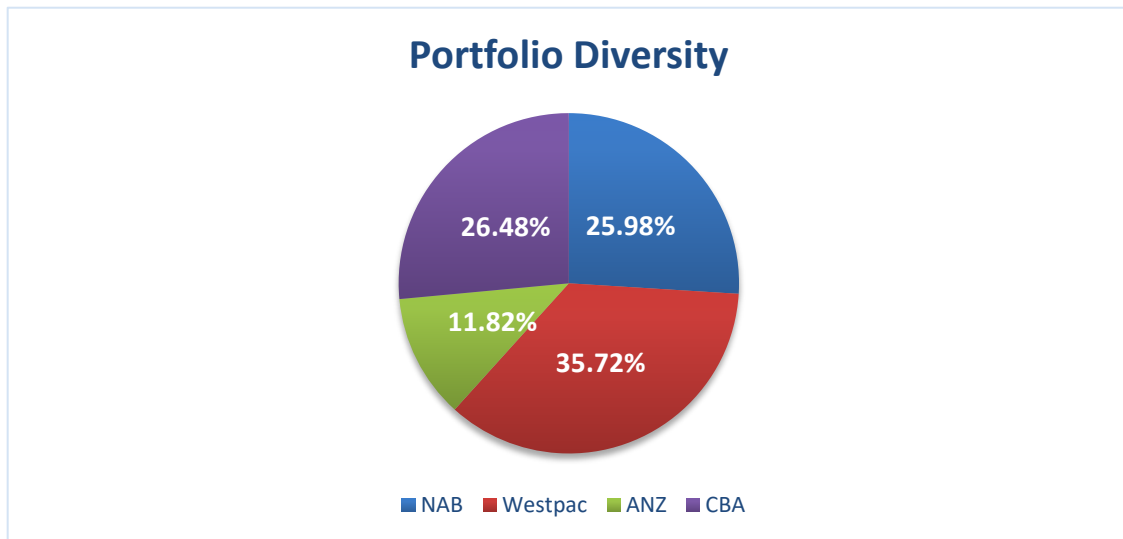
The Investment Summary shows that as at 31 May 2020 and 31 May 2019 the City held the following funds in investments:

	31-May-20 \$	31-May-19 \$
Municipal Funds	3,081,951	4,635,730
Reserve Funds	<u>7,072,662</u>	<u>6,055,909</u>
Total Investments	<u>10,154,613</u>	<u>10,691,638</u>
Cash & Bank balance	7,683,219	4,713,997
Total Cash & Cash Equivalents	17,837,832	15,405,635

The total interest earned from investments as at 31 May 2020 was \$216,524.94.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$2,638,586.45	1.40% - 2.73%	25.98%
Westpac	\$3,626,789.50	1.26% - 1.55%	35.72%
ANZ	\$1,200,406.53	1.25%	11.82%
CBA	\$2,688,830.83	0.93% - 2.38%	26.48%
Total	\$10,154,613.31		100.00%



Conclusion

The Investment Report is presented to Council.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Required by legislation:

Yes

No

Required by City of Redlands policy:

Yes

No

Strategic Implications

The investment of surplus funds in the 2019/20 approved budget is in line with the City's strategic direction.

The 2019/20 approved budget ensured that there is an equitable distribution of benefits in the community

The 2019/20 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

The interest income on investment in the 2019/20 approved budget was based on economic and financial data available at the time of preparation of the budget.

Budget/Financial Implications

Due to lower interest rates, the May YTD Actual interest income from all sources is \$258,825 compared to the annual budget of \$300,000.

The approved budget is prepared taking into consideration the Long-Term Financial Plan and current economic situation. The approved budget was in a small surplus position and the City is able to manage the cost.

The approved budget had an increase of 2.95% increase on the rates.



**INVESTMENTS REPORT
FOR THE PERIOD ENDED 31 MAY 2020**

Particulars	Interest	Invest.	Maturity	Period	NAB	Westpac	ANZ	CBA	Total	Interest
	Rate	Date	Date	Days	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+		YTD Accumulated
RESERVE INVESTMENTS										
Plant Replacement	2.10%	1-Apr-20	1-Jul-20	91				34,525.67	34,525.67	\$488.50
City Development - Western Zone	2.37%	1-Apr-20	1-Jul-20	91				174,264.99	174,264.99	\$2,095.90
City Development - Western Zone	0.93%	23-Mar-20	22-Jun-20	91				65,807.50	65,807.50	\$909.34
Business system reserve	2.10%	1-Apr-20	1-Jul-20	91				141,982.90	141,982.90	\$1,837.91
All abilities play space	2.10%	1-Apr-20	1-Jul-20	91				97,359.69	97,359.69	\$1,260.27
North Street	1.26%	20-Mar-20	20-Jun-20	92		772,985.29			772,985.29	\$12,004.99
Welfare - General	1.06%	16-Mar-20	15-Jun-20	91				318,502.16	318,502.16	\$4,629.56
Welfare - NCC	2.38%	1-Apr-20	1-Jun-20	61				159,370.69	159,370.69	\$1,916.76
Welfare - PRCC	1.30%	24-Feb-20	23-Jun-20	120				15,676.81	15,676.81	\$223.62
Services - Tawarri 1	1.26%	20-Mar-20	20-Jun-20	92		68,416.53			68,416.53	\$1,058.80
Services General	2.73%	28-Feb-20	28-May-20	90	25,716.70				25,716.70	\$371.62
Services - Tawarri 2	1.25%	11-Mar-20	11-Jun-20	92			116,983.19		116,983.19	\$1,677.87
Insurance	1.25%	11-Mar-20	11-Jun-20	92			65,099.77		65,099.77	\$933.72
Undrground power	1.60%	26-May-20	25-Jun-20	30	826,676.70				826,676.70	\$10,572.60
Waste Management	2.38%	1-Apr-20	1-Jul-20	91				510,615.79	510,615.79	\$6,141.20
City Development - Swanbourne	1.06%	16-Mar-20	15-Jun-20	91				134,412.15	134,412.15	\$2,083.02
City Building - General	1.26%	20-Mar-20	20-Jun-20	92		413,544.45			413,544.45	\$6,399.98
City Building - PRCC	1.30%	24-Feb-20	23-Jun-20	120				26,055.98	26,055.98	\$386.28
Business system Reserve	1.40%	25-Feb-20	24-Jun-20	120	208,604.75				208,604.75	\$2,854.62
Public Art Reserves	1.40%	25-Feb-20	24-Jun-20	120	295,081.09				295,081.09	\$3,772.42
Waste Management Reserve	1.40%	25-Feb-20	24-Jun-20	120	671,146.19				671,146.19	\$8,428.03
City Development Reserve	1.40%	25-Feb-20	24-Jun-20	120	133,637.24				133,637.24	\$2,013.95
Building Replacement Reserve	1.40%	25-Feb-20	24-Jun-20	120	378,924.95				378,924.95	\$4,733.71
All ability play space	1.65%	26-May-20	25-Jun-20	30	98,798.84				98,798.84	\$1,519.38
Major projects	1.32%	2-Mar-20	2-Jun-20	92		1,318,471.91			1,318,471.91	\$21,274.04
TOTAL RESERVE INVESTMENTS					2,638,586.45	2,573,418.19	182,082.95	1,678,574.32	7,072,661.92	\$99,588.10
MUNICIPAL INVESTMENTS										
Muni Investment NS60	1.55%	29-Feb-20	31-Mar-20	31		1,053,371.31			1,053,371.31	\$17,292.70
Muni Investment #4 - WBC - CLOSED						0.00			0.00	\$6,924.65
Muni Investment #4 - WBC - CLOSED						0.00			0.00	\$11,143.84
Muni Investment #6 - WBC - CLOSED						0.00			0.00	\$9,588.75
Muni Investment #1 - CBA - CLOSED							0.00		0.00	\$4,255.15
Muni Investment #2 - CBA	1.06%	16-Mar-20	15-Jun-20	91				1,010,256.51	1,010,256.51	\$10,256.51
Muni Investment #7 - NAB					0.00				0.00	\$14,880.70
Muni Investment #8 - ANZ	1.25%	9-Mar-20	9-Jun-20	92			1,018,323.56		1,018,323.56	\$18,323.56
Muni Investment #3 - CBA - CLOSED								0.00	0.00	\$8,445.76
Muni Investment #10 - NAB - CLOSED									0.00	\$11,584.12
Muni Investment #153 - WBC - CLOSED									0.00	\$4,241.10
TOTAL MUNICIPAL INVESTMENTS					0.00	1,053,371.31	1,018,323.56	1,010,256.51	3,081,951.38	\$116,936.84
TOTAL					2,638,586.45	3,626,789.50	1,200,406.53	2,688,830.83	10,154,613.30	\$216,524.94

13.5 State Heritage Listing Finalisation – Nedlands Tennis Club

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Peter Mickleson
CEO	Mark Goodlet
Attachments	<ol style="list-style-type: none"> 1. Draft Assessment Documentation – Nedlands Tennis Club 2. Heritage Council WA Curtilage Map – Nedlands Tennis Club 3. Heritage Council WA Zones of Significance Map – Nedlands Tennis Club

Executive Summary

The Nedlands Tennis Club was entered in the State Register of Heritage Places on an interim basis on 18 April 2008 under the *Heritage of Western Australia Act 1990*. The *Heritage Act 2018*, which came into effect on 1 July 2019, now requires registration of *Nedlands Tennis Club* to be finalised.

The Heritage Council is seeking comment from the City in relation to finalisation of this listing.

Recommendation to Council**Council:**

- 1. Supports finalisation of the listing of the Nedlands Tennis Club onto the State Register for Heritage Places; and**
- 2. instructs the CEO to advise the State Heritage of Council's support for the Heritage Listing for the Nedlands Tennis Club.**

Discussion/Overview

The Nedlands Tennis Club was entered onto the State Register for Heritage Places on an interim basis on 18 April 2008. The new *Heritage Act 2018* requires that the listing be finalised.

The Heritage Council recently considered an updated draft assessment for Nedlands Tennis Club, including a proposed statement of significance, and an amended curtilage, and resolved that:

- the place is of cultural heritage significance in terms of the *Heritage Act 2018*;
- the place makes an important contribution to understanding the heritage of Western Australia as detailed in the draft proposed statement of cultural heritage significance (draft statement) in the draft register entry; and,
- the amendment to the curtilage warrants consideration; and,
- stakeholders should be consulted on the proposal to finalise registration with an amended area to be entered in the register.

As the relevant local government authority, the Heritage Council is now seeking the City's written comments on the proposal so they can progress finalisation the registration of the Nedlands Tennis Club.

The register entry will be based on Attachments 1 to 3 of this report. These Attachments discuss the importance of the Nedlands Tennis Club and its historical value along with an amended map.

Reasons suggested by the Heritage Council for the Nedlands Tennis Club's historical value are;

- it demonstrates the importance of tennis in WA through its continued use since 1932;
- the clubhouse is a rare example of the inter-war functionalist style applied to a sporting facility;
- the clubhouse is an early example of a building associated with Harold Krantz, a famous inter-war architect;
- aesthetically and historically important element of the Melvista Park Reserve, as one of the oldest and continuously used sporting facilities; and
- the place is highly valued by both the local and broader sporting community.

As shown in Attachment 2 the carpark and verge have been removed from the listing map as they do not add to the heritage value of the site.

Throughout this process the Heritage Council has also been in contact with the Nedlands Tennis Club who lease the building. They have stated that they are in support of the finalisation of the heritage listing on the property.

Administration has no objection to the finalisation of the heritage listing for this property. The property already has an interim listing in place and the finalisation of this will further protect the heritage value of this property. Finalisation of this heritage listing will also aid the City in relation to funding of maintenance to keep the property in a good condition.

Consultation

The Heritage Council have also sought comments from the owner of the land being the State Government and the lessee the Nedlands Tennis Club. As mentioned previously the Nedlands Tennis Club has stated their support of the finalisation of the heritage listing on the property.

The City has until Tuesday the 7 July 2020 to make comment of the finalisation of the registration.

When all stakeholder comments have been received, the documentation will be presented to the Heritage Council which will consider whether to recommend registration under the *Heritage Act 2018*, to the Minister for Heritage.

Strategic Implications

How well does it fit with our strategic direction?

The Nedlands Tennis Club already had an interim listing on the property and therefore the finalisation of this listing does not affect the strategic direction of the City.

Who benefits?

The City benefits for the State Heritage Listing of this property as it protects the property and its heritage value moving forward.

Does it involve a tolerable risk?

There is no risk associated with this.

Do we have the information we need?

All information is provided in this report and attachments from the Heritage Council.

Budget/Financial Implications

Can we afford it?

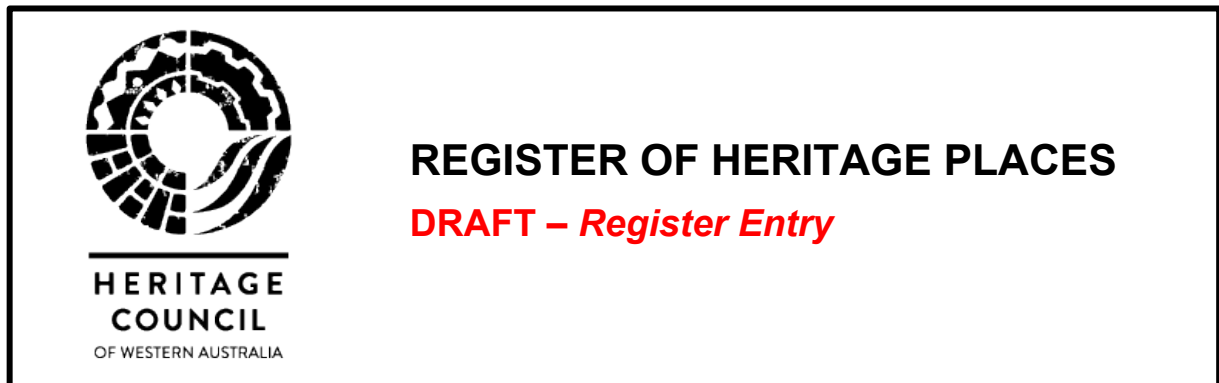
There is no cost involved with this project.

How does the option impact upon rates?

There will be no impact on rates.

Conclusion

In conclusion Administration recommends that Council approve the CEO to write a comment of support for the finalisation of the heritage registration of the Nedlands Tennis Club in line with the recommendation.



1. **DATA BASE No.** 3964
2. **NAME** *Nedlands Tennis Club (1932; 1938; 1978; 1995/96)*
3. **LOCATION** cnr Bruce Street and Gallop Road, Nedlands
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 Portion of Lot 124 on Deposited Plan 222793 being part of Reserve 1669 and part of the land contained in Crown Land Title Volume LR3145 Folio 508 and portion of Lot 125 on Deposited Plan 222793 being part of Reserve 1669 and part of the land contained in Crown Land Title Volume LR3145 Folio 509 as is defined in HC Curtilage Map P3964-1
5. **LOCAL GOVERNMENT AREA** City of Nedlands
6. **CURRENT OWNER**
 State of Western Australia (Responsible Agency)
 City of Nedlands (Management Order, owner of Clubhouse)
 Nedlands Tennis Club (Lessee)
7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Interim Entry	18/04/2008
• National Trust Classification:	Classified	08/06/1998
• Town Planning Scheme:	Schedule 2	18/12/2017
• Municipal Inventory:	Adopted	15/04/1999
• Register of the National Estate:		-----
• Aboriginal Sites Register		-----
8. **ORDERS UNDER SECTION OF THE ACT**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Nedlands Tennis Club, a flat roofed brick building with an ashlar ruled render finish, built in the Inter-War Functionalist style and surrounded by eighteen tennis courts in a landscaped setting, has cultural heritage significance for the following reasons:

the place demonstrates the importance and development of tennis in the State through its continued use since 1932;

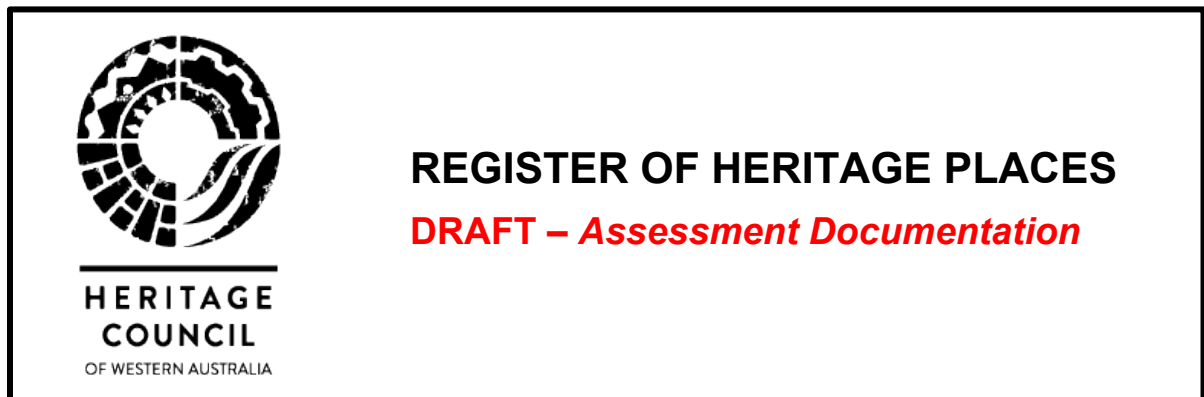
the Clubhouse is rare as an example of the Inter-War Functionalist style applied to a sporting facility, and for its early use of ruled self-coloured render resembling sandstone as a major design element;

the Clubhouse is an early example of a building associated with Harold Krantz, a prolific and well-known architect of the Inter-War and postwar periods in Western Australia, and demonstrates his favoured Inter-War Functionalist style;

the place is an aesthetically and historically important element of the Melvista Park Reserve, as one of the oldest and continuously used sporting facilities within this substantial recreation reserve; and,

the place is highly valued by the local and broader sporting community as evidenced by its continued use and patronage as a tennis club with over 500 members, and their pride in the quality of its courts. The Clubhouse has also played an important role in hosting other social events.

The shed at the rear of the Clubhouse is of no significance.



11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 8.1.1 Playing and watching organised sport
- 8.5.4 Pursuing common leisure interests
- 8.10.4 Designing and building fine buildings
- 8.13 Living in cities and suburbs

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 405 Sport, recreation and entertainment
- 605 Famous and infamous people

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history

Nedlands Tennis Club demonstrates the importance and development of tennis in the State through its continued use since 1932.

Nedlands Tennis Club is the oldest and longest continuously operating sporting facility within the Melvista Park Reserve.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage

The Clubhouse is a rare example of a non-residential building designed by architect Harold Krantz.

The Clubhouse is the earliest known example of the use of self-coloured render fashioned to resemble sandstone across an entire building.

The Clubhouse is rare as a sporting facility designed in the Inter-War Functionalist style.

The Clubhouse is a rare example of a substantial, architect designed tennis club constructed in the Inter-War period.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

The Clubhouse demonstrates the essential characteristics of the Inter-War Functionalist style, and the choice of materials in combination with the details of the design are representative of the principal characteristics of the work of Harold Krantz.

The construction of the Clubhouse in the Inter-War period and the engagement of a prominent architect for the design of the new Clubhouse, is evidence of the increasing popularity of tennis at this time.

Nedlands Tennis Club, with its high level of integrity and authenticity, is a good example of a predominantly grass court tennis club that was established in the Inter-War years.

Nedlands Tennis Club is representative of many tennis clubs that were an important element of suburban and country town social life in the 20th century.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Nedlands Tennis Club is highly valued by the local and broader sporting community as evidenced by its continued use and patronage as a tennis club with over 500 members, and their pride in the quality of its courts. The Clubhouse has also played an important role in hosting other social events.

Nedlands Tennis Club demonstrates the development of tennis as a recreational and competitive sport, having been the venue for social and competitive tennis matches since 1932.

Nedlands Tennis Club, with its slightly elevated position, surrounding mature landscaping and location within a major recreational reserve containing other sporting facilities, contributes to the local community's sense of place.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

¹ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. A *Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

The Clubhouse is a good example of modest public building in the Inter-War Functionalist style.

The Clubhouse was originally externally finished entirely in self-coloured render, coloured to resemble sandstone, and the earliest known example of the use of this innovative technique.

Nedlands Tennis Club is a local landmark set in an elevated and open position, with the Clubhouse to the rear of the site overlooking the courts with views to the Swan River.

Nedlands Tennis Club is an important element of Melvista Park Reserve together with Melvista Park, Nedlands Golf Club, Nedlands Bridge Club, Nedlands Croquet Club, Nedlands Infant Health Centre and mature plantings, particularly the row of Canary Island Palms (*Phoenix canariensis*) along Bruce Street.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

The Clubhouse was designed by Harold Krantz, who went on to become a well-known and prolific architect in Western Australia, both in his own right, and with his business partner, Robert Sheldon, in the firm Krantz and Sheldon.

11(h) Its importance in demonstrating a high degree of creative or technical achievement;

The Clubhouse is an early example of the work of Harold Krantz and is a good example of his favoured Inter-War Functionalist architectural style, and his philosophical approach to design being efficiency, value for money, strength and minimising waste.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Further to a structural condition report in 2018, *Nedlands Tennis Club* is considered to be in a fair condition with some minor structural concerns to be addressed that include cracking to both internal and external walls, cracking around lintels, fretting brickwork and failing balustrade posts to retaining walls, and rusting to the steel cleats supporting the timber pergola. Notwithstanding this, the building is deemed to be structurally adequate but recommendations have been made to undertake a scope of remediation works in order to prevent the identified structural damage from deteriorating even further. The external areas to the Clubhouse including the courts are in good condition.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

In 2006, *Nedlands Tennis Club* was highly authentic. Most of the fabric in the Clubhouse was original and the changes that had occurred to the place had been

relatively minor and in many instances would be reversible. Some courts have been converted from grass to synthetic or hard court materials.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Further to a condition report in 2018, *Nedlands Tennis Club* had high integrity as it continues to be used for its original purpose, as a tennis club.

13. SUPPORTING EVIDENCE

Documentary evidence was compiled by Helen Burgess, Historian, and physical evidence was compiled by Penny O'Connor, Senior Conservation Officer in 2006.

The curtilage does not include the eight grass tennis courts created on the former bowling greens, the Canary Island Palms (*Phoenix canariensis*) along Bruce Street or the gum trees that form the edge of Nedlands Golf Club to the west.

13.1 DOCUMENTARY EVIDENCE

Nedlands Tennis Club comprises a single-storey rendered brick clubhouse building with a trafficable roof, designed in the Inter-War Functionalist style, constructed in 1938, and eighteen courts (twelve grass, four synthetic and two hard court) constructed between 1930 and 1996. The club leases another eight grass courts outside the curtilage.

In the 1830s, portions of the future City of Nedlands were among the land grants made in the Swan River Colony. The first European settlers to take up land grants in this area were Adam Armstrong and James Gallop. In 1854, Captain (later Colonel) John Bruce purchased Swan Location 86, to be held in trust for his son Edward, hence the family referred to it as 'Ned's Land', the origin of the name Nedlands.²

Through most of the 19th century, the land in Nedlands, then part of the Perth Roads Board district, remained mostly untouched with the exception of some occasional logging and farming. Residential development of any significance was slow – despite the attractive views available throughout the area – as was the development of infrastructure, particularly roads.³

In 1893, a large piece of land was excised from the Perth Roads Board to form the Claremont Roads Board. This was mainly as a response to the construction of the Perth to Fremantle railway and the residents now settling along the rail line. The area now known as the City of Nedlands was included in this new local government area.⁴

By 1898 more roads were beginning to stretch out from Claremont and into Nedlands and the population of this area was steadily increasing. However, it was at this time that the land for which the Claremont Roads Board was responsible was separated, with the new portion becoming the Claremont Municipality. This separation left the Claremont Roads Board on the side that contained few essential services, and the Nedlands area was to again struggle with residential development.

Although by the turn of the 20th century some social and recreation facilities were provided in the Nedlands (Claremont Roads Board) area – such as Nedlands Beach, Nedlands Baths and Nedlands Picture Theatre, most other social and particularly religious facilities were only available at Perth, Fremantle

² Williams, A. E. *Nedlands: From Campsite to City*, City of Nedlands, 1984, pp. 13-20, 35-39, 293; quoted in HCWA assessment documentation for *Peace Memorial Rose Garden* (Nedlands).

³ Williams, *Nedlands*, pp. 51-52, 124-125; quoted in HCWA Assessment Documentation for Jutland Parade Group Dalkeith.

⁴ Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 1.

and in the new Claremont municipality. In 1907, surveying was undertaken for the Nedlands Tramway Estate, which was land that was originally part of the Bruce estate. This subdivision also made provision for churches, recreation and schools.⁵ However, the onset of World War I in 1914 created another hiatus for development in Nedlands, compounded with stronger residential growth in the areas of Claremont and Subiaco mainly due to the continued residential development along the railway line.⁶

The 1920s saw an extensive programme to clear bushland in Nedlands for residential development, taking advantage of its proximity to the city, river, beach and even railway.⁷ With more residents now in the area, more recreational and social facilities were required. Three residents of the area who were keen tennis players, Horace Killington, Vic Fenn and Jack Matheson, decided to investigate the possibility of forming a tennis club in Nedlands.

Tennis had been brought to Australia in the late 1870s/early 1880s. The first courts in Western Australia were laid out the grounds of *Government House*. Wealthy private individuals soon followed suite and many established courts in the grounds of their homes.⁸ As a result, tennis was initially a social game, rather than a sport, and restricted to wealthier citizens. The first tournaments, invitation only handicap events for men and women, were held in 1888 at *Government House*, with the guest list consisting of many notable colonial residents. This and other subsequent events, at *Government House* and other private venues, were featured in the *West Australian*, increasingly the popularity of the game. One of the particular attractions of the game was its suitability for women, and also children.⁹

The economic boom that occurred with the Gold Rush in Western Australia had a dramatic impact on tennis. Immigrants arrived from other colonies where suburban clubs had already been established to find the only provision in Western Australia were the informal, invitation only 'clubs' operating out of private homes. Suburbs were also expanding to create a stronger population base for regional competitions. As a result, in 1894, the first metropolitan tennis clubs were established at Perth and Fremantle.¹⁰ Progress on establishing further clubs was slow however, largely due to problems associated with leasing suitable locations. For this reason, clubs were often more easily established in rural towns than in metropolitan locations.¹¹ Although tennis continued to be a popular sport, its expansion in Western Australia was stymied until 1903 due to repeated failed attempts to establish a lawn tennis association to guide the sport.¹²

The profile of tennis was enhanced across the country with the establishment of the Australian Lawn Tennis Association in 1904, the entry of an Australian

5 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 10.

6 Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 1.

7 Aris, Kelly, 'Nedlands War Memorial Conservation Plan', prepared for City of Nedlands, 1997, p. 2.

8 Philips, Harry C. J. *Tennis West: A history of the Western Australian Lawn Tennis Association from the 1890s to the 1990s*, Playwright Publishing Company, Caringbah, Sydney. 1995, p.7.

9 Philips, *Tennis West*, pp. 9-11.

10 Philips, *Tennis West*, p. 12.

11 Philips, *Tennis West*, p. 18.

12 Philips, *Tennis West*, pp. 25-54.

team in the Davis Cup in 1905 and the holding of the inaugural Men's Australian Open Championship in Melbourne, also in 1905.¹³ In Western Australia, the period before the start of WWI was one of consolidation. A pennants tournament was established for clubs in the metropolitan area, two Australasian Open Championships were held as well as several interstate competitions, and a team from Britain had played an international match. These major events were held initially at the cricket oval at the Zoological Gardens, which in winter was marked out with tennis courts, and latterly at Muller Park, Subiaco which the Association agreed to develop as a tennis centre in conjunction with the Subiaco Municipal Council in 1909.¹⁴

During WWI, the WA Lawn Tennis Association faltered as players and funds to maintain courts dwindled, and for a period, the Association stopped meeting. It did not reconvene after the war until 1919.¹⁵ During the 1920s and 30s, the profile of all sports, including tennis, increased rapidly. Tennis was particularly appealing as it was considered a 'universal game' that could be played by men, women and children of all levels of ability.¹⁶ The number of competitions increased during this period, including the establishment of a Country Week Tennis Carnival and expansion of the junior competition, the Slazenger Cup. WA also sent a senior and junior team to Melbourne to contest the inaugural Linton Cup in 1924.¹⁷ It was in this climate of expansion of the sport that Nedlands Tennis Club was founded.

In the mid 1920s in Nedlands, only social tennis was available, played at the home of Mr G. R. Brown in The Avenue, Nedlands.¹⁸ An initial meeting to establish a tennis club was arranged and attended by only four enthusiasts, but after some further publicity, a second public meeting was held on 24 June 1925 at the Nedlands Picture Theatre, this time attended by 67 people.¹⁹ The result of this meeting was that the Nedlands Tennis Club was established and officially commenced in October 1925.²⁰

Other local people who were involved in the establishment of the club also included Les Hammond, Andrew Lang, Sydney Priester. The first office bearers were:

President – Mr G. R. Brown
 Captain – Mr Jack Matheson
 Secretary – Mr Vic Fenn
 Treasurer – Mr Horace Killington

13 Philips, *Tennis West*, p. 57.

14 Philips, *Tennis West*, pp. 77-78.

15 Philips, *Tennis West*, p. 83.

16 Philips, *Tennis West*, p. 92.

17 Philips, *Tennis West*, pp. 95-98.

18 Fenn, V. A., 'The Early History of Nedlands Tennis Club from 1925-1947', unpublished transcript.

19 Fenn, 'Early History of Nedlands Tennis Club'. The picture theatre, since demolished, was located where Broadway Shopping Centre is. Another source alluded to 80 people attending this public meeting. See 'Speech Delivered on April 3, 1976 by H. C. Lange, President of Nedlands Tennis Club at the 50th Anniversary Trophy Night' held in Nedlands Library Local Studies Collection.

20 Williams, *Nedlands*, p. 267. & commemorative photograph at *Nedlands Tennis Club* clubhouse.

The club's first coach was Mr Herbert Edwards and this was the first club from which Edwards conducted classes in WA.²¹ Other sporting clubs established around this time included the Nedlands Cricket Club and Nedlands Croquet Club.²²

On its establishment in 1925, the Nedlands Tennis Club committee had two choices in terms of a site. One was under the control of the Subiaco Council (on the corner of Princess Road and The Avenue, where the gravel pits were situated); and the other was owned by the Claremont Roads Board (located on the Esplanade close to the present Nedlands Yacht Club). It was the latter site that was chosen. Club members cleared the site as volunteer labour and four riverside gravel courts were built by the Roads Board at a cost of £216. A clubhouse was also built at this site.²³ However, because of its riverside location, the site was very windy and the gravel courts were susceptible to constant erosion. After only a year the club's secretary was requested to start make investigations into securing a more suitable site. In 1927, after a year of inspecting various sites, the secretary recommended 'the area at the corner of Bruce Street and Gallop Road'. However, it would be another two years before negotiations were finalised and the area become available.²⁴

The 1930s were a turning point in the growth and development of Nedlands. In 1932, Claremont Roads Board changed its name to Nedlands Roads Board.²⁵ From the mid-1930s, recovery from the Great Depression led to a revival of economic activity in Western Australia. Increasing prosperity saw the construction of new commercial and residential buildings. Nedlands was not excluded from this revival in building activity and significant development of residential and commercial buildings occurred in the area using innovative architectural styles – including examples of the Inter-War Functionalist style. The building activity, together with the increase in land values and the Roads Board's high building standards, saw Nedlands more fully consolidate its middle to upper-class status.²⁶ It also resulted in increased demand for sport and recreation facilities.

The period from the late 1920s to the beginning of WWII has been described as the 'Golden Age' of tennis.²⁷ In Western Australia, the sport was widely publicised, with newspapers printing detailed accounts of local tournaments and club championship events.²⁸ Many clubs were either established, expanded or became affiliated with the WA Lawn Tennis Association during this period.²⁹ By 1930, the membership of Nedlands Tennis Club had grown to such an extent that the existing courts were inadequate, and the club was

21 Williams, *Nedlands*, p. 267.

22 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 19.

23 Fenn, 'Early History of Nedlands Tennis Club'; *The Western Mail*, 16 June 1938, p. 13. The money for the court construction was obtained through the ratepayers consent to float a loan. The clubhouse at the Esplanade site was relocated to the Nedlands Oval for use as a dressing room in 1931 when plans were underway for the Melvista Park Reserve club grounds.

24 Williams, *Nedlands*, p. 268; Fenn, 'Early History of Nedlands Tennis Club'.

25 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 22.

26 City of Nedlands 'Municipal Inventory: Thematic Framework', 1999, p. 22.

27 Clerici, Gianni *The Ultimate Tennis Book*, 1975, cited in Philips, *Tennis West*, p. 106.

28 Philips, *Tennis West*, p. 106.

29 By 1938, Wise's Postal Directory listed 34 clubs in the metropolitan area.

keen to move to the new location which would allow it to more permanently establish itself and, more particularly, have grass courts. After some deliberation with the Nedlands Roads Board, the land the club had favoured finally became available for development as a sports reserve in 1930.³⁰

Sufficient land was made available to the club at the area, which was named 'Melvista Park Reserve' at the Gallop Road and Bruce Street corner of the reserve. Other tenants and facilities at Melvista Park were to include the bowling club, croquet club, an oval for cricket, hockey and athletics and a golf club.³¹

By 1930, six courts had been laid at the new location and were being played upon. These first six grass courts (now numbered 1, 2, 3 and 6, 7, 8) were located on the south-eastern corner of the club grounds. Tea-tree hedging and wire netting was installed around the courts to demarcate and screen them from the strong breezes. Unable to yet finance a proper clubhouse, the club members had to make do with a bush-bough shelter and an open fire was used for boiling the billy for afternoon tea.³²

The official opening of the *Nedlands Tennis Club* was held on 19 December 1931. A photograph taken at the opening shows a new clubhouse constructed of weatherboard to dado height with cement sheeting above, and a tiled roof and verandah with a timbered central gable.³³ The original bush-bough shelter was taken down now the club had proper accommodation. Three more grass courts were laid a year after the opening, making a total of nine courts.³⁴

The expansion of tennis in this period in Western Australia is indicated by the fact that in 1933, there were 25 metropolitan clubs affiliated with the Lawn Tennis Association, including Nedlands Tennis Club, and 33 clubs in rural towns.³⁵

By the mid 1930s, with further increase in membership and improvements in the standard of play, the facilities at *Nedlands Tennis Club* were again inadequate. Plans were therefore commenced to build a new clubhouse and three new grass courts, taking the total number of courts to twelve.³⁶ These improvements were made possible through the efforts of Mr W. M. Gardiner and also Mr Allan Jenkins, the then Secretary of the Nedlands Roads Board who assisted with a special floating loan to finance the building.³⁷ The design

30 Fenn, 'Early History of Nedlands Tennis Club'; City of Nedlands 'Municipal Inventory': Place Form, 'Nedlands Tennis Club', 1999.

31 Williams, *Nedlands*, p. 268.

32 Williams, *Nedlands*, p. 268. This bush-bough shelter was located near the current shed. Information from Howard Lange, Keith Holton and Alan Barblett, meeting at clubhouse, 28 March 2006.

33 Photograph held at *Nedlands Tennis Club* clubhouse.

34 Fenn, 'Early History of Nedlands Tennis Club'. These courts may be numbers 9, 12 and 13.

35 Philips, *Tennis West*, p. 361.

36 Fenn, 'Early History of Nedlands Tennis Club'. Between 1932 and 1937, three other grass courts must have been laid in order for this number to be correct. According to the current layout of the courts, these new courts may have been numbers 16, 17 and 18.

37 Williams, *Nedlands*, p. 268.

for the Clubhouse was prepared by architects Harold Krantz and Neil Perkins, who were both members of the tennis club and local residents of Nedlands.³⁸

The design of the *Nedlands Tennis Club* Clubhouse particularly reflected Harold Krantz' favoured functionalist style; a popular style in the Nedlands area, including Krantz's own residence in The Avenue. At the time of the *Nedlands Tennis Club* Clubhouse commission, the 32-year-old Krantz had just established his own practice 'Harold A Krantz Architect' in 1936 after having worked with his uncle, Harold Boas earlier in his career, and his reputation as an architect in his own right was only just being recognised. Krantz' work was to become characterised by stark, clean lines and lack of ornamentation, with an emphasis on efficiency, value for money and 'detailing to maximise structural strength of building materials and minimise waste'.³⁹ The design of the *Nedlands Tennis Club* Clubhouse reflects these characteristics. In his later association with architect Robert Sheldon in their firm Krantz and Sheldon, Krantz – as well as the other members of his architectural team – pioneered the 'European' style at a time when architecture in the State had been dominated more by the 'English' style.⁴⁰ With his partner, Krantz became well-known for his design of apartment blocks which were found predominantly in the city, South Perth and the western metropolitan suburbs – including his own suburb of Nedlands. Apart from *Nedlands Tennis Club* Clubhouse, the only other public buildings known to have been designed by Krantz were the Liberty Cinema and Shops (c. 1945); the gates of Subiaco Oval (1938); and the Skinner Gallery (1958).⁴¹ Krantz & Sheldon also designed the Playhouse Theatre (1956).

Tenders for a Clubhouse – or pavilion as it was also referred to – for the Tennis Club were advertised in the *Building and Construction* journal in January 1938. Tenders received ranged from £1498 to £2175 and with an alternative price for concrete foundations ranging from £1530 to £2140. Mr W. J. Hughes was the lowest tenderer, however, the contract was awarded to Mr H. Schofield, a local contractor, for a price of £1,573 10s.⁴²

A description of the building while it was under construction was given in a local newspaper article:

The building will have a frontage of 60 feet and a depth of 44 ft. A verandah 9 ft. wide will extend along the entire frontage and return around each end, being approached by semi-circular steps. At one end of the verandah where sets will be organised a glass screen will be fitted... The building, which will be of reinforced concrete (including some of the floors) is an adaptation of the modern style, and externally will be finished with coloured cement in three colours jointed to give the

³⁸ 'Municipal Inventory': Place Form 'Nedlands Tennis Club'; information from Harold Krantz interviewed by Jane Fleming, Oral History OH1799, 3 Nov 1981 [held at Batty Library]. No documentary information was sourced on the contribution of the other architect, Neil Perkins. Members of the club interviewed as part of the research had no recollection of Perkins, although they could recall Krantz.

³⁹ Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *Architecture Australia*, Sept/Oct 1996, p. 2.

⁴⁰ 'Migrant architects make a lasting contribution', in *Knowit*, official newsletter of the State Library of Western Australia, July-Aug 2002, No. 260, p. 5.

⁴¹ Information from HCWA database and *Waltzing Moderne* (newsletter of the Perth Art Deco Society), Winter 2002. The Skinner Gallery is part of *House and Gallery* in West Perth (the former Cowan residence).

⁴² *Building and Construction Journal* 14/1/38, p. 10 & 28/1/38, p. 4; undated newspaper article, May(?) 1938 held in Nedlands Library Local Studies Collection.

appearance of stone. The main room will be a hall 38ft. by 23ft., the front wall of which will be entirely of windows and swing doors. Each end will open into a dressing room 20ft. by 9ft., with shower cubicles adjoining each dressing room. The rear of the building will be occupied by a groundsman's room, 12ft. by 9ft., a committee room 9ft. by 6ft. and a kitchen 14ft. by 9ft. Opening into the hall from the kitchen will be a servery counter 6ft long... Leading from the committee room, a stairway will give access to the flat concrete roof, from which a fine outlook will be available. A flagpole will dominate the façade.⁴³

Investigations of the fabric in 2008 indicate that the article is misleading as the building appears to have been constructed in brick not concrete.⁴⁴ This is consistent with the internal detailing, which features tapestry bricks to dado level.

While works were underway for the new Clubhouse, tensions arose between the Nedlands Tennis Club and the Nedlands Roads Board over ratepayers using the courts and the annual rental. As a result, the club vacated the Melvista Park courts and hired the Lawn Tennis Association's courts at Kitchener Park, Subiaco and engaged a solicitor to assist them. With the courts vacant, the Roads Board called for tenders for the lease, however, the Nedlands Tennis Club was the only tenderer. More successful negotiations were entered into between the two parties and agreement over the lease arrangements was reached.⁴⁵

In 1938, the new *Nedlands Tennis Club* Clubhouse and the two new grass courts were completed and officially opened by the Lieutenant-Governor Sir James Mitchell on Saturday 11 June. In addition, history was made on the opening of the *Nedlands Tennis Club* as the ceremony was broadcast on radio 6WF.⁴⁶ At the time of the opening, Nedlands Tennis Club, now with fourteen courts, was reputed to be one of the largest metropolitan clubs, although major tournaments and competitions continued to be played at the more traditional locations of Loton Park, Kings Park, Mount Lawley, Leederville, and Kitchener Park, Subiaco.⁴⁷

The new Clubhouse was built behind where the original bush bough clubhouse had been located. The later weatherboard and tile clubhouse was sold and relocated to Allen Park for the use of the Allen Park (Swanbourne) Tennis Club which had formed in the early-mid 1930s. A circular rose-bed was planted at the front of the new Clubhouse, and a bitumen pathway from the Bruce Street entry leading up to the Clubhouse was laid with roses lining one side of the path. A temporary shelter shed was also built.⁴⁸

Other sporting clubs established in the 1930s in other parts of the Nedlands area included football and rugby, the Dalkeith bowling club, a surf-lifesaving club in Swanbourne, Allen Park Tennis Club in Swanbourne, and the Dalkeith

43 Undated newspaper article May(?) 1938 held in Nedlands Library Local Studies Collection.

44 Investigations by David Kelsall, Conservation Officer, City of Nedlands May 2008, HCWA Files.

45 Fenn, 'Early History of Nedlands Tennis Club'.

46 'Municipal Inventory': Place Form 'Nedlands Tennis Club'; 'Speech Delivered on April 3'.

47 Phillips, *Tennis West*, p. 124.

48 Fenn, 'Early History of Nedlands Tennis Club'; information from Club Committee 28 Feb 2006. The former tennis clubhouse is still extant at Allen Park; & Information from Lange, Holton and Barblett, 28 March 2006.

Tennis Club, which was established and opened with the support of the Nedlands Tennis Club committee.⁴⁹

During World War II, the Nedlands Tennis Club went into temporary recess and the courts were made available to members of the armed forces. The local ladies branch of the Red Cross were offered the use of the clubhouse during the day for their activities and on most nights it was utilised for Patriotic meetings and functions.⁵⁰

The post-war decade saw a return to 'normalcy' as tennis clubs that had become defunct or restricted in their activities during the war re-affiliated. According to a 1948 Gallop Poll, tennis was by far the most frequently played outdoor sport in Australia at that time, and by 1950 Australia had the highest ratio of courts to population in the world.⁵¹ The popularity of the game combined with a prevalence of tennis courts spurred the development of fine young players such as Clive Witherspin who became a household name in Western Australia defeating many leading players. In the post war era, the Davis Cup regularly produced champions capable of winning Wimbledon and other Grand Slam titles.⁵² By the late 1950's leading tennis players were coming to Perth and other Australian capital cities to compete in tournaments, giving tennis a further boost in popularity.⁵³

In the 1940s/50s, the Club removed the original tea-tree hedging and wire netting around the courts and replaced these with chain link netting.⁵⁴

Outside of tennis, the main social events of the Club were the regular dances held at the Clubhouse. Combined dances were also held with Kings Park Tennis Club and Floreat Tennis Club (Hackett Hall) with the venue alternating between the three clubs. Table tennis tables were also available in the Clubhouse for club-members to use during the 1940s and 1950s.⁵⁵ The Clubhouse was also made available for a variety of other events including picture shows and bridge meetings (until a dedicated bridge club facility was made available in the adjacent Nedlands Bowling Club).⁵⁶

The main restriction to the Nedlands Tennis Club's social activities was that it did not have its own liquor licence. An arrangement was therefore put in place that tennis club-members were able to drink at the neighbouring Bowling Club, although only at the back bar.⁵⁷

49 Undated newspaper article May(?) 1938 held in Nedlands Library Local Studies Collection; & Information from Lange, Holton and Barblett, 28 March 2006.

50 Fenn, 'Early History of Nedlands Tennis Club'; information from Lange, Holton and Barblett, 28 March 2006.

51 Philips, *Tennis West*, p. 133.

52 Philips, *Tennis West*, p. 317.

53 Philips, *Tennis West* p. 159.

54 'Talk on the Progress of Tennis Locally over the Past Fifty Years and the History of One of Those Clubs – the Nedlands Tennis Club over the Past Fifty Years', unpublished transcript held by Nedlands Library Local Studies Collection. The tea-tree hedges originally provided a windbreak for the courts but as more housing was established around the courts, wind became less of a problem.

55 Information from Lange, Holton and Barblett, 28 March 2006.

56 'Municipal Inventory': Place Form 'Nedlands Tennis Club'.

57 Information from Club Committee 28 Feb 2006.

Space was, to some degree, the other restriction to the activities held in the Clubhouse. The flat roof of the Clubhouse had been specifically designed by Krantz in order to allow the club to add a second storey whenever funds became available. At one time there was a proposal put forward to construct a covering over the roof of the pavilion in order to provide the club with more usable recreational and social space. Quotes were obtained and a budget drawn up, but the building permit was not approved and the work did not progress.⁵⁸ However, club members would continue to use the roof to sit on and watch games, (a tradition that continued until the mid-1980s when the rooftop was closed for safety reasons).⁵⁹

In 1961, a practice wall was constructed at the rear of the Clubhouse. This was made possible partially through fundraising and also through the individual generosity of club-member Keith Holten, who organised for the builder working on his own residence, Bert Jobling, to build the wall at the club. Concrete slabs were used to surface the area, although these were later replaced with a solid concrete slab. As well as being available to club members, the wall was also made available to children and non-members.⁶⁰

In 1964, there were 148 members. The courts at the *Nedlands Tennis Club* were used by many non-members during this period, including students including from Nedlands Primary School and the former Hollywood High School, as well as those taking public tennis lessons.⁶¹

In 1965, Nedlands Croquet Club built its clubhouse north of the bowling club.

While the health of social tennis in Western Australia was generally sound during the 1960s, the focus was on potential champions and in senior tennis a number of players tried their luck in professional tournaments. Local player Lesley Hunt went on to become one of the top ten players in the world, and fellow West Australian Elizabeth Smylie won the 1985 Wimbledon Doubles. Following her move to Western Australia in 1966, Margaret Court continued to uphold her reputation as the world's number one tennis player winning the Australian Open in 1969 and all four Grand Slam singles titles in 1970.⁶²

By 1976, membership at the club was 323.⁶³ In 1977/78, two plexi-pave hard courts (Nos. 14 & 15) were put in at *Nedlands Tennis Club*, the space for which was created by dividing up a former grass court.⁶⁴ Also around this time, the original rose garden at the front of the Clubhouse was removed and in its place a brick-paved and timber pergola was constructed, which also involved replacing the verandah's original round masonry pillars with new square, rendered, masonry pillars.⁶⁵ The roses that lined the path leading to the Clubhouse were removed and replaced with trees planted as a memorial to the

58 Fenn, 'Early History of Nedlands Tennis Club'.

59 Information from Lange, Holton and Barblett, 28 March 2006; Club Members and Committee, 28 March 2006.

60 Information from Lange, Holton and Barblett, 28 March 2006.

61 'Talk on the Progress of Tennis Locally'; Williams, *Nedlands*, p. 269.

62 Philips, *Tennis West*, p. 318.

63 'Speech Delivered on April 3'.

64 Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

64 Information from Club Committee 28 Feb 2006.

65 Information from Club Committee 28 Feb 2006.

son of club-members, Mr and Mrs Keith Holton, who lost his life during Cyclone Tracey in Darwin. The galvanised chain link fencing around the courts was replaced with plastic covered chain link fencing, and court lights were installed for the first time to allow for night games.⁶⁶

In 1988, the launch of the Hopman Cup in Perth created a renewed widespread public interest in tennis, which had a positive impact on the tennis community in Western Australia. The event with its men's and women's singles and mixed doubles, attracted high profile players such as Pat Cash and Steffi Graf, and as the tournament grew in stature, annual crowds increased from some 40,000 to 70,000 within seven years. The formidable success of the Hopman Cup saw the event become one of international significance.⁶⁷

By the 1980s, the Tennis Club had grown to such an extent that the Clubhouse had become too small to hold social functions. The more spacious bowling clubhouse was therefore used, which was also advantageous in terms of the liquor licence situation.⁶⁸ In 1982, Nedlands Bowling Club moved out of Melvista Park Reserve to relocate and merge with Dalkeith Bowling Club owing to declining numbers, and Nedlands Tennis Club members expressed an interest in taking over the lease of the Bowling Club's former clubhouse. The request was not granted and the City of Nedlands decided, in the end, to lease the building to the Nedlands Bridge Club. However, the City of Nedlands did approve the incorporation of the former bowling greens into the *Nedlands Tennis Club* lease, which was finalised by 1987. The club borrowed the necessary funds and the bowling greens were converted into eight new grass courts (Nos. 19-26), taking the total number of courts to 25.⁶⁹ These additional eight courts are not included in the curtilage. In 1991, more courts were added; two synthetic grass courts (Nos. 10 & 11).

In 1994, *Nedlands Tennis Club* was recommended to the Heritage Council of Western Australia in the Art Deco Society Significant Building Survey for possible entry in the State Register of Heritage Places.

In 1995/96, some internal alterations and refurbishments to the Clubhouse were carried out. Now that the club had secured a restricted liquor licence, a former office was converted into a bar area with a wall removed to create an opening for a bar service area. The kitchen was also refurbished with new cabinetry. A stud wall was installed in the ladies toilets to divide the area and create a storage space, which required a new door to be inserted into the south wall of the main hall.⁷⁰ Around the same time, the flat reinforced concrete roof was sheeted over with steel decking on a low-pitched frame to address water ingress that was damaging the reinforcing in the soffit of the slab. Two more courts (Nos. 4 & 5) and a playground for the children were also installed around this time, and the court lights were also upgraded.⁷¹

66 'Talk on the Progress of Tennis Locally'; Lange, Holton and Barblett, 28 March 2006.

67 Phillips, *Tennis West*, pp. 271, 320.

68 Williams, *Nedlands*, p. 269.

69 Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

70 Information from Club Committee 28 Feb 2006.

71 Information from Club Committee 28 Feb 2006.

In 1998 *Nedlands Tennis Club* was classified by the National Trust (WA Branch). In April 1999, it was added to the City of Nedlands Municipal Inventory with a recommendation that it be protected through the Town Planning Scheme.

By the late 1990s, Nedlands Tennis Club had over 500 members.

In 2000, the access stairs to the roof were removed and repairs made to concrete cancer in the ceiling.⁷²

According to feedback received by the club committee and members, *Nedlands Tennis Club* grass courts are amongst the best in the metropolitan area.⁷³

13.2 PHYSICAL EVIDENCE

Physical Evidence was compiled by Penny O'Connor, Senior Conservation Officer in 2006. No major changes or alterations have occurred since this time, however, some parts of the building are now (2020) in need of repair.⁷⁴

Nedlands Tennis Club comprises a single-storey rendered brick clubhouse building with a trafficable roof, designed in the Inter-War Functionalist style, constructed in 1938, and eighteen courts (twelve grass, four synthetic and two hard court) constructed between 1932 and 1996. The club leases another eight grass courts outside the curtilage to the north.

Nedlands Tennis Club is located on a sloping site facing east over Bruce Street. It is adjacent to the Nedlands Golf Club, Nedlands Bridge Club, Nedlands Croquet Club and Melvista Park. Together with Nedlands Child Health Clinic, these elements form a large and visually distinctive group of recreational and civic facilities.

The Clubhouse sits in the middle and to the rear of the club's tennis courts. The original axial approach to the Clubhouse is now a grassed walkway down to Bruce Street, which has been sparsely planted with trees. It also contains three low limestone supports for umbrellas to shade spectators. The area immediately in front of the Clubhouse is also grassed and has been planted with a variety of young trees. There are also herbaceous garden beds to the west and north. An area has been fenced to enclose a children's playground.

The underlying façade of the Clubhouse is symmetrical on a central axis and has a strong horizontal emphasis created by the building's flat roof with surrounding guard rail, the flat roofed verandah with rows of guard rails between the pillars, horizontal glazing bars in the windows, a wide horizontal incised band below the roof line containing the words 'Nedlands Tennis Club' in relief letters, and two narrow horizontal incised bands in the central parapet. The overall horizontality is relieved in the pediment by vertical and curved details, and on the western elevation by a tower extending above the roof line containing a single narrow window, a group of three narrow vertically incised bands that run down the side of the tower and into the wall below, and the letters 'NTC' which also run vertically down the wall below the tower window.

⁷² Information provided by City of Nedlands from the property file, 6 March 2007.

⁷³ Information from Club Committee 28 Feb 2006; Lange, Holton and Barblett, 28 March 2006.

⁷⁴ Information provided by the City of Nedlands, March 2020

Investigations in 2008 indicate that the underlying masonry in the walls is brick,⁷⁵ despite historic information indicating that it was reinforced concrete. The walls were originally covered with self-coloured render that was incised to resemble large blocks of sandstone, which has since been painted. All the exterior masonry has been painted cream, unless otherwise noted, but the masonry 'joints' are still visible. The west and north walls are rendered and painted to ground level, while the south and east walls have exposed brick footings.

The façade of the Clubhouse is fronted by a large, three-bay pergola that covers all but the north-east corner. Behind this is the original verandah and coach's office under a flat roof, with curved corners. The building behind consists of a large, central hall flanked to the left by a store and the women's changing rooms, and to the right by the men's changing rooms. At the rear of the building are a kitchen, an office/shop and the bar.

The pergola at the front of the building is supported by three, square, rendered, masonry pillars, with incised capital bands. These support timber beams are covered by shade cloth. The floor of the pergola is paved in red brick laid in a basket-weave pattern. The paving extends beyond the pergola to the north.

At the back of the pergola, a short flight of tiered red brick steps in stack bond rise to the original verandah on an axis with the front doors. The verandah footings are plain cut red brick laid in English bond, topped with a decorative row of headers that abuts the red painted concrete floor. The verandah pillars match those of the pergola. Between the pillars either side of the central stairs there are three rows of white painted tubular steel guardrails. The underlying fabric of the flat roof is concrete, but this has been covered with a low, two pitched steel roof with flashing dressed over the parapet.

At the northern end of the verandah, there is a short return leading to the door of the men's changing room. A white painted timber bench seat runs from the main door along the wall of the clubhouse and around the return. At the end of the return, two red brick steps laid in English bond and flanked by low balustrades to the height of the footings lead down onto the brick paving on the north side of the building.

At the southern end of the verandah, beyond the line of the pergola, is the coach's room. This retains its original circular pillars and pilasters. The windows have horizontal glazing bars and rectangular panes. The glazing is fixed except to the verandah where it has an awning opening. The two-pane glass door is modern and has a security grill, as do all the other windows in this room. The room is fitted out as an office.

Glazed French doors at the centre of the back wall of the verandah open directly into the main hall, which takes up most of the building. The doors have horizontal glazing bars and rectangular panes, as do the full-length side lights and the rest of the windows in the façade. The windows have a central fixed section flanked by sliding sashes. At both the northern and southern walls of the hall there are fixed windows in the short returns. The one to the north looks into the coach's room. Internally the windows and doors on the front façade have moulded architraves and simple rounded timber sills. The windows

⁷⁵ Investigations by David Kelsall, Conservation Officer, City of Nedlands May 2008, HCWA Files.

frames and sills, and all other internal joinery, are painted white unless otherwise noted. Externally, the windowsills are angled and have a rendered finish.

The walls of the main hall are exposed tapestry brick to dado height laid in stretcher bond and topped by a row of soldier course bricks. The bricks have a hammered finish of rough vertical lines. Above the brick line, the walls are hard plaster with a fine stippled finish and have been painted cream. The walls are hung with shields and honour boards and there are timber rails in place for future shields. A fireplace projects into the room on the western wall. The timber mantle is at dado height, and the tapestry bricks below match those of the rest of the room. There are two tall rectangular niches either side of the hearth, which is framed by a line of headers. The ceiling of the main hall is divided into three segments by two wide concrete supports that run the width of the room. The floors are carpeted.

There are two doors along the south wall of the main hall, one into the store and the other into the women's changing room, while the west wall has a large opening to the kitchen, a door to the office and store, and a roller door to the bar. A large pin-up board on the north wall covers the original opening to the men's changing rooms. All internal doors and those out to the rear of the building are timber with a single large recessed panel unless noted otherwise. Door hardware is a mixture of ages and styles. The air vents above the windows throughout the building are moulded in a basket-weave pattern unless otherwise noted. Cornices are concave. The ceilings throughout are concrete.

The first door in the south wall leads to a small storeroom. This originally formed part of the women's changing room but has now been partitioned from it by a stud wall clad with battened plasterboard. The block-mounted coat hooks have been retained along the south wall either side of the single casement window. The window has three horizontal glazing bars.

The second door on the south wall opens into the women's changing room. This is divided into a cloakroom and a shower/toilet area. The floors have white rectangular tiles, apart from the entry point, which is carpeted. The walls are hardwall plaster, painted pale blue. Block-mounted cast metal coat hooks run along the south wall of the cloakroom between the two single casement windows. The windows have frosted glass in a variety of stipple patterns. In terms of configuration, these windows match those in the adjacent store room and the shower/toilet section of the changing rooms. On the north wall, two hand basins are set in an open, white melamine counter and a large mirror has been fixed to the wall above. The shower/toilet section has two shower and two toilet cubicles partitioned by cream terrazzo walls. The floor tiles are white and match those of the changing room, but the walls of the shower recesses have square tiles in cream and blue. Each of the showers has a small antechamber with a wooden slatted bench before the shower proper. There are two very small windows along the west wall, one above the showers and one above the toilets. The frames show that these originally held louvers that have been replaced by fixed frosted panes. The windows are secured externally by two vertical metal bars, the bases of which are held in curved mounts.

The wide opening in the south-west corner of the main hall leads into the kitchen. The surround of the opening has been painted to match the walls, but a decorative frame of header tapestry bricks has been left unrendered. There is a high, blond timber panelled servery with corner mouldings separating the kitchen from the hall, with an open walkway to the south for access. The kitchen has contemporary white melamine cupboards and bench tops. The casement windows in the kitchen each have three horizontal glazing bars. There are two vents in the wall above the window. To the right of the window, a door leads out to the rear (west) of the building. The door and the window both have steel safety screens.

There is a similarly wide opening in the north-west corner of the main hall, which operates as a bar. Again, there is evidence of a frame of header bricks around the opening. The bar counter is fashioned in the same style and materials as the kitchen servery, and there is a matching overmantle. A clear pvc roller shutter secures the bar counter. Inside, the bar is fitted out with a large fridge, benchtops and a sink. The original window in this room, evident from the outside, appears to have been blocked up during the fit out.

The bar is accessed through the adjacent room that currently functions as an office and shop. The door for this room is immediately to the right of the fireplace. Another door inside to the left leads to the bar. The original window for the office/store, evident externally, has also been bricked up, and the original external door has been replaced by a roller door on the inside, and sheet steel on the outside. Above the roller door there is a void rising up into the tower. The high level casement window, which would have been at the top of the stairs, has a circular air vent cut into it. The door out to the roof is still in situ. The stairs have been removed but there is evidence in the plaster of where they were situated, including fixings.

The men's changing room is accessed via a door at the end of the return section of the verandah. Like the women's changing room, it consists of changing room with a shower/toilet area beyond. The changing room walls have a hardwall plaster finish, painted light blue, with block-mounted cast metal coat hooks fixed between the three casement windows, and around the corner of the east and west walls to the door openings. The three windows in the north wall have frosted glass, some of it replacement, and each has three horizontal glazing bars. There is a timber bench seat running along the wall under the windows. The first half of the room is carpeted while the section closest to the shower/toilet has been tiled with white rectangular tiles. A single row of tiles has also been used as a skirting. On the south wall, two hand basins are set in an open, white melamine counter and a large mirror has been fixed above, where the original door into the main hall was located. The details of the shower/toilet area match those in the women's shower/toilet area.

The Clubhouse is surrounded by eighteen tennis courts: twelve grass, four synthetic and two hard court. The club leases an additional 8 grass courts on the site of the old bowling greens, that are not included in the curtilage. The courts are enclosed in small groups by plastic coated chain link fencing supported on a tubular steel frame. Access is through single or double tubular steel-framed gates covered with plastic coated chain link. A variety of materials have been used to form thresholds for the gates including concrete, timber and

brick. There are several limestone retaining walls running north-south across the sloping site, most notably across the western boundary behind the clubhouse and the southern courts, and below the hard courts to the north east. Behind the club house there is a bitumen hit-up area with a rendered practice wall. On the high ground at the back of the site to the west, there is a flat roofed shed with a roller door constructed in green pre-painted steel.

Overall, the site is in very good condition. The Clubhouse has been well maintained but does have some underlying structural issues that need to be resolved. The courts are in good condition. There is evidence of water ingress in the ceilings of the main hall and the verandah, particularly where these two elements join.

13.3 COMPARATIVE INFORMATION

Tennis Clubs

In 2020, 77 tennis clubs or courts are included in the Historic Heritage database, of which only 12 clubhouses constructed during the Inter-War period. From the information available, the majority are simple, vernacular buildings (8), while the remaining (4) are architect designed clubhouses.

Of the four architect designed tennis club houses (including Nedlands), the most comparable to *Nedland Tennis Club* is P4252 Mount Lawley Tennis Club (fmr), which is entered in the State Register as part of P14769 *Memorial Gardens & Recreation Reserve, Mount Lawley*.⁷⁶ The substantial building was designed by Powell, Cameron & Chisholm, and constructed in 1936 in the Inter-War Functionalist Style.

The other two architect designed tennis clubhouses – P13588 Dalkeith Tennis Club⁷⁷ and P25082 Peppermint Grove Tennis Club Pavilion & Gazebo⁷⁸ - are less comparable to *Nedlands Tennis Club*, as they are both more modest, simple buildings.

Nedlands Tennis Club is a rare example of a substantial, architect designed tennis Clubhouse constructed in the Inter-War period, and represents the increasing popularity of the sport during this period.

Harold Krantz

Harold Abraham Krantz was born in Adelaide on 12 February 1906 to Russian Jewish parents. Krantz' uncle was architect Harold Boas who lived in Perth and inspired him to take up this profession. After qualifying in architecture at the age of 20, Krantz worked in Adelaide but with the onset of the Depression work became limited, so Krantz accepted an invitation from his uncle to come to Perth in 1927 and work with him at his firm Oldham Boas Ednie-Brown. In 1936, Krantz started his own practice as 'Harold A Krantz Architect', and was assisted by other well-known architects, Margaret Pitt-Morison and John Oldham.⁷⁹ The firm began to design small blocks of flats and flat conversions.

⁷⁶ P14769 *Memorial Gardens & Recreation Reserve, Mount Lawley*

⁷⁷ Designed by William G Bennett

⁷⁸ Designed by Talbot Hobbs

⁷⁹ Krantz interviewed by Fleming, Oral History OH1799; Simon Anderson, 'Harold Abraham Krantz: 12 February 1906 – 8 March 1999', *Architect WA*, Winter 1999, p. 10.

Some of these early two storey flats such as Winthrop, Varsity and Melleray, Nedlands, resembled enlarged houses while in the city some of the first multi storey blocks such as Oddfellows, Arbordale and Riviera represented a new type of flat construction.⁸⁰

Having started his professional life during the Depression, Krantz developed an awareness that in addition to designing buildings that were functional and attractive, there was also a need – and an advantage – to keeping the costs down without compromising quality. This philosophy stayed with Krantz throughout his career and was a significant factor in his success.⁸¹

In 1939, Robert Schlafrig, who fled Germany to escape Nazi persecution of Jews, joined the firm as an assistant. In 1946, he passed a special examination of the Architects Board of Western Australia and shortly after changed his name to Sheldon.⁸² The firm Krantz and Sheldon was formed the same year. Krantz and Sheldon went on to become a major employer of architects, particularly immigrants from Europe, including Iwan Iwanoff. The firm made a significant contribution to the architectural history of Western Australia, pioneering the European styles as opposed to the more established English styles that dominated Perth at the time.⁸³

From the late 1930s until the 1960s, Krantz's firm was to become synonymous with the design of apartment blocks, and is reputed to have designed and built around 90% of all the flats constructed in Perth during that period.⁸⁴ The design and building of flats came about when Krantz formed a syndicate with some of his clients and built flats to rent out as an investment. Building flats allowed Krantz the opportunity to more fully develop and apply the principles he had already established in his residential work, that being an 'emphasis on reducing each dwelling unit to a minimum, achieved by tight planning rather than smaller spaces; conventional construction combined with rigorous detailing to maximise structural strength of building materials and minimise waste; and the bulk ordering of standard building materials, fixtures and fittings to achieve economies of scale'. Other descriptions applied to the designs of Krantz and Sheldon were 'utilitarian, minimal and structurally innovative, contemporary and urbane in style, and importantly, affordable to anyone wanting, or needing, to live in the city'.⁸⁵

Flats were to become a popular form of housing in Perth in comparison to other cities in Australia, particularly with the shortage of housing prior to World War II.⁸⁶ At its peak, between the 1940s and 1960s, the firm designed up to 1,000 home units a year.⁸⁷

80 Simon Anderson and Meghan Nordek (eds.), *Krantz and Sheldon Architectural Projects*, pp. 8-9; cited in *Site of Buildings, Burt Way*, Assessment Documentation, 9 Sept 2003, p. 5.

81 Krantz interviewed by Jane Fleming, Oral History OH1799, 3 Nov 1981.

82 *Site of Buildings, Burt Way*, Assessment Documentation, 9 Sept 2003, p. 5.

83 'Migrant Architects make a lasting contribution', *Knowit*, official newsletter of the State Library of Western Australia, No. 260, July-Aug 2002, p. 5.

84 Anderson, 'Harold Abraham Krantz', p. 10.

85 Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *AA Review*, Sept/Oct 1996, pp. 2-3: & Krantz interviewed by Fleming, Oral History OH1799, 3 Nov 1981.

86 Krantz interviewed by Fleming, Oral History OH1799, 3 Nov 1981.

87 Kelly, Ian, 'Krantz and Sheldon: Architectural Projects', *AA Review*, Sept/Oct 1996, pp. 2-3.

Although his partner, Sheldon, died in 1968, Krantz continued practising until his retirement in 1972.⁸⁸

Aside from his professional work, Krantz was a dedicated philatelist, had a great interest in horseracing and was an active patron of the arts. Krantz was a founding member of Australia's first permanent, professional theatre group 'Company of Four', which later became the WA National Theatre Company. In 1998, Krantz was named Citizen of the Year by the City of Perth and also in the same year was elevated to Life Fellow of the Royal Australian Institute of Architects.⁸⁹ Harold Krantz died in Perth on 8 March 1999.

In 2020, the Historic Heritage database has twenty places associated with Harold Krantz (including his work as Krantz & Sheldon). Of these, fourteen are associated solely with Harold Krantz. Excluding *Nedlands Tennis Club*, five are entered in the State Register of Heritage Places, including P3795 *William Street Precinct*, Northbridge (1880-1925), P3847 *Edith Cowan's House & Skinner Galley (fmr)*, West Perth, P6102 *Site of Buildings, Burt Way* (1940-54, now demolished), P9186 *Wandana Apartment Block*, Subiaco (1953), and P11923 *Subiaco Oval* (1908-).

Other buildings designed by Krantz that are in the database include five apartment blocks, one house, a semi-detached residence, and two commercial properties.⁹⁰

Nedlands Tennis Club Clubhouse is an early example of the work of Harold Krantz and in his favourite Inter-War Functionalist style. It is also a rare example of a public building designed by Krantz, who was better known for his residential work.

Inter-War Functionalist Style

In 2020, there are 137 Inter-War Functionalist buildings in the Historic Heritage database, of which 18 were originally constructed for social or recreational purposes, including *Nedlands Tennis Club* Clubhouse.

Seven of these are substantial buildings of two or more storeys that were built to contain theatres or cinemas, of which five are entered in the State Register:

- P1831 Windsor Theatre, Nedlands (1930)
- P3613 Plaza Theatre (fmr) & Arcade, Perth (1937)
- P154 *Beverley Town Hall* (1938)
- P2065 *Piccadilly Theatre & Arcade*, Perth (1938)
- P2604 *Cygnets Theatre*, Como (1938)
- P2425 *Astor Theatre*, Mount Lawley (1914)
- P3832 *Memorial Hall*, Mosman Park (1921)

⁸⁸ Anderson, 'Harold Abraham Krantz', p. 10.

⁸⁹ *Business News, Perth*, 5-18 Feb 1998, p. 5; & *Architect WA*, Winter 1999, p. 10.

⁹⁰ P7981 Lido Cabaret (fmr), P8595 Bulwer Park Flats, P12648 House, P13633 Apartment/Flats: 55 Stirling Highway, P14484 Apartments, P15833 Semi-Detached Residences, P15975 Liberty Cinema and Shops, P18071 Hyde Park Flats, P24317 Melleray Flats.

P3613 Plaza Theatre (fmr) & Arcade (1937) and P26065 *Piccadilly Theatre & Arcade* (1938) also include extensive shopping areas.

There are two places in the Historic Heritage database, one of which is entered in the State Register, that include the Inter-War Functionalist style applied to sporting facilities and are smaller in scale; therefore, are more comparable to *Nedlands Tennis Club* Clubhouse:

- P4245 Mount Lawley Tennis Club (1936) was converted to accommodate the bowling club who continue to use it and is an excellent decorative example of the Inter-War Functionalist style.
- P3511 *Lord Forrest Olympic Swimming Pool*, Kalgoorlie (1938) is an excellent example of the Inter-War Functionalist style applied to a swimming pool complex, which includes a main entry building, offices and changing rooms.

Nedlands Tennis Club Clubhouse is rare as a sporting facility constructed in the Inter-War Functionalist style.

Self-coloured Ruled Render

Render or stucco was a key design feature of many Federation and Inter-War design styles. Externally, it was commonly used to provide a visual contrast to the main construction material of stone or brick. Contrasting render was often found around doors, windows and at quoins, and in large areas of smooth render. In the Federation Period it was often, but not always, ruled to resemble ashlar blocks, but this treatment became less popular during the Inter-War period when smooth or textured render was often preferred. In both periods, it was uncommon for ruled render to be the dominant external design feature of a building.⁹¹

The way the ruled render was applied at *Nedlands Tennis Club* was unusual in that it featured over all the external elevations, and contrasted with only small areas of contrasting tapestry brick in the foundation on the east (front) and south elevations. On the other two elevations, the ruled render extends to ground level. It is therefore one of the main design elements of the building. The use of this subtle detailing is in keeping with its restrained Inter-War Functionalist style. Ruled render is not a notable feature of buildings on the State Register from the Inter-War period. Examples where ruled render has been used are:

- P405 *Office of the Department of Agriculture, Busselton* (1931) was rendered and ruled to resemble ashlar in the same manner as *Nedlands Tennis Club*, but the finish was painted white.
- P1350 *Commonwealth Bank, Katanning* (1937) has evidence of ruled or coursed render on one elevation, but this is not evident on any other elevation including the main façade.

⁹¹ Apperly, et al, *A Pictorial Guide to Identifying Australian Architecture*.

- P2000 *Devon House, Perth* (1937) uses ruled render to provide a plain contrast to a diversity of other decorative design elements such as low relief panels, triglyphs, rusticated columns, and stepped architraves.

This list is not definitive as ruled render is not a searchable category in the Heritage Council's database. Furthermore, there are many places on the database that have not been described and for which there are no quality images that would show the presence of ruled render.

In addition to being ruled, the render at *Nedlands Tennis Club* was originally also self-coloured. Three colours were used to enhance the sandstone-like appearance of the finish. There are three places on the State Register that have the same or a similar self-coloured ruled rendered finish to that used at *Nedlands Tennis Club*, including P11595 *First Church of Christ Scientist* (1939), P2132 *St John's Ambulance Building* (1940), P2424 *The Royal WA Institute for the Blind* (1937) (has since been painted over).

It is possible that there are other places where self-coloured ruled render was used as a design feature which, like, *Nedlands Tennis Club*, has since been painted.

Nedlands Tennis Club Clubhouse is the earliest know building to have used ruled self-coloured render resembling sandstone as a major design feature.

13.4 KEY REFERENCES

Fenn, V. A., 'The Early History of Nedlands Tennis Club from 1925-1947', unpublished.

13.5 FURTHER RESEARCH

It is unknown which courts were established at which time, other than those constructed on the former bowling greens in 1987.

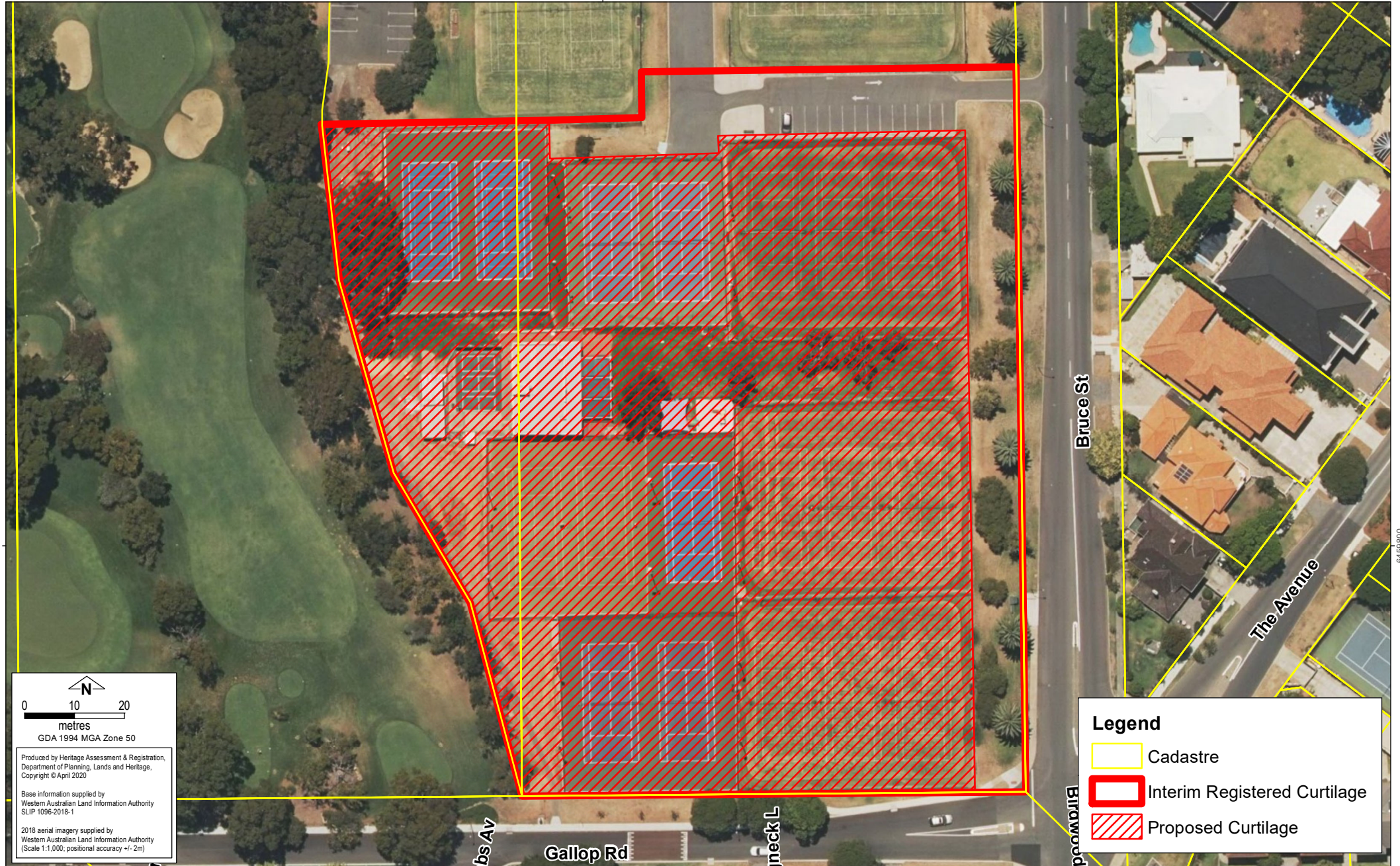


HERITAGE COUNCIL

HC CURTILAGE MAP P3964-1 Nedlands Tennis Club

PREPARED BY DANIEL HOLLAND (SENIOR LAND INFORMATION OFFICER) 29/04/2020

Item 13.5 - Attachment 2



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0 10 20 metres
GDA 1994 MGA Zone 50

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Base information supplied by
Western Australian Land Information Authority
SLIP 1096-2016-1

2018 aerial imagery supplied by
Western Australian Land Information Authority
(Scale 1:1,000; positional accuracy +/- 2m)

Legend

- Cadastre
- Interim Registered Curtilage
- Proposed Curtilage

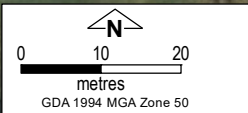
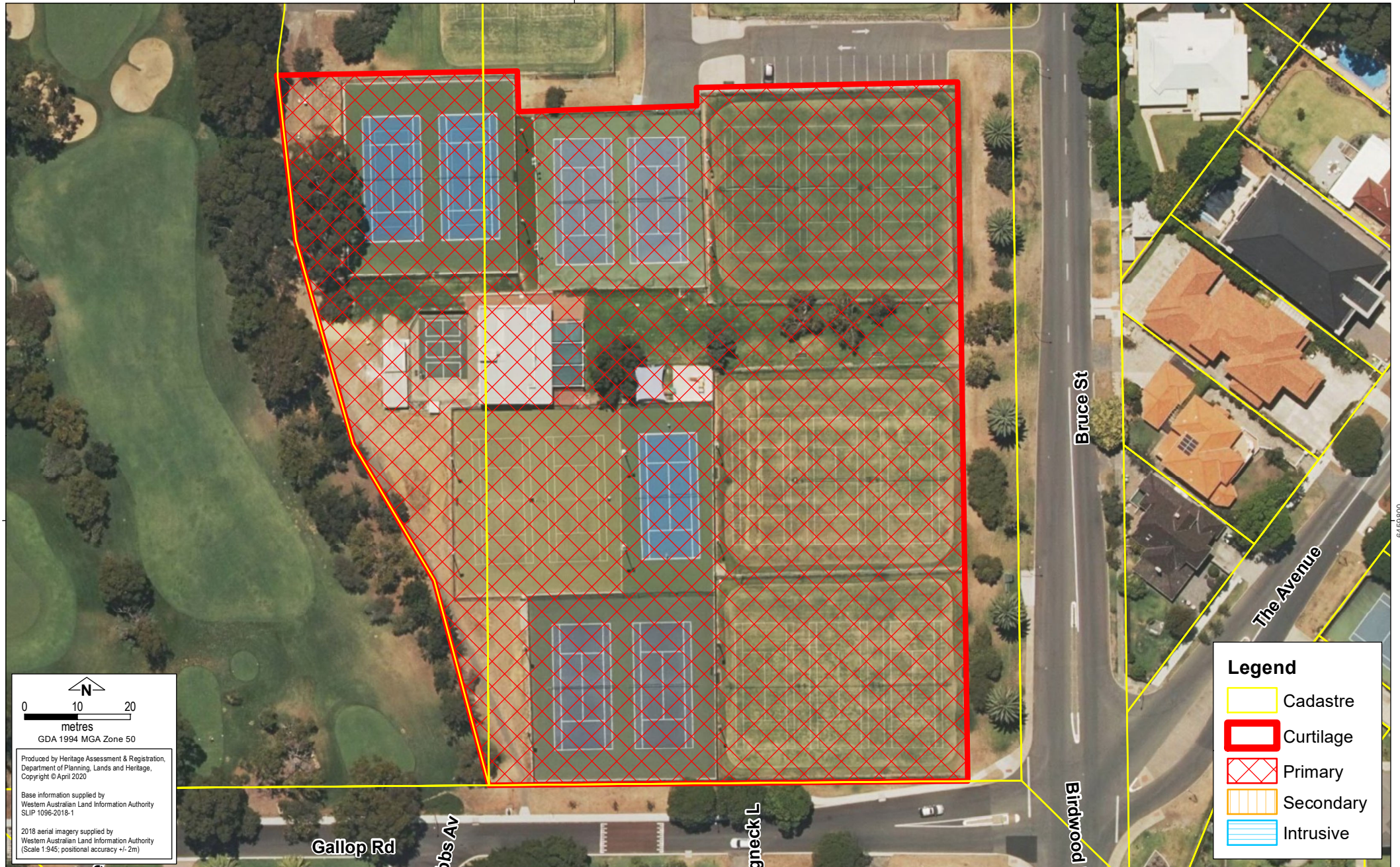


HERITAGE
COUNCIL

HC ZONES OF SIGNIFICANCE P3964-1 Nedlands Tennis Club

PREPARED BY DANIEL HOLLAND (SENIOR LAND INFORMATION OFFICER) 17/04/2020

Item 13.5 - Attachment 3



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Base information supplied by
Western Australian Land Information Authority
SLIP 1036-2016-1

2018 aerial imagery supplied by
Western Australian Land Information Authority
(Scale 1:945; positional accuracy +/- 2m)

Legend

-  Cadastre
-  Curtilage
-  Primary
-  Secondary
-  Intrusive

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13.6 Council Policy Reviews

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
CEO	Mark Goodlet
Attachments	1. Development of Policies and Administrative Protocols Council Policy - Existing 2. Regional Cooperation Council Policy – Existing

Executive Summary

All Council policies are required to be reviewed regularly and approved by Council. This report contains policies that have been reviewed and require formal Council adoption.

Recommendation to Committee

Council adopts:

- 1. the amended Development of Policies and Administrative Procedures Council Policy as per attachment 1; and**
- 2. the amended Regional Cooperation Council Policy as per attachment 2.**

Discussion/Overview

Council policies are reviewed periodically to ensure they reflect the strategic direction and responsibilities of Council and are kept up to date.

The procedure for policy reviews is as follows:

- Policies will be reviewed and updated by staff with any amendments due to changes in any Legislation, Local Laws, Regulations etc. and recommendations made to the Executive Management Team;
- Staff recommendations are reviewed by the Executive Management Team or CEO and amended as required and recommendations made to Council;
- Where there are major amendments to existing policies these policies are then presented at a Councillor Briefing for discussion prior to presentation to Council;

- Where a number of policies have common themes, these policies may be combined to establish a new policy. Redundant and old policies will be revoked where they are substantially changed, and a new replacement policy will be presented at a Councillor Briefing for discussion prior to presentation to Council; and
- Administration may at times recommend a policy be revoked with no Council Policy to replace it. This may occur when it has been identified that the policy is operational or covered under legislation and/or the responsibility of the Chief Executive Officer.

Policy statements should provide guidance for decision-making by Council and demonstrate the transparency of the decision-making process.

Development of Policies and Administrative Protocols Council Policy

This policy was reviewed as required and it is recommended that the Development of Policies and Administrative Protocols Council Policy (attachment 1) be adopted with three minor changes (as tracked in attachment 1) being that this policy be renamed to the Development of Policies and Administrative Procedures Council Policy, with the removal of KFA (Key Focus Area) – Governance and Civic Leadership which was referenced in our previous Strategic Community Plan but is no longer referenced in our current Strategic Community Plan, and the addition of the words Council's view to accurately advise why Council policies are put in place.

Regional Cooperation Council Policy

This policy was reviewed as required and it is recommended that the Regional Cooperation Council Policy (attachment 2) be adopted with one minor change (as tracked in attachment 2) being the removal of KFA (Key Focus Area) – Governance and Civic Leadership which was referenced in our previous Strategic Community Plan but is no longer referenced in our current Strategic Community Plan.

Key Relevant Previous Council Decisions

Nil.

Consultation

Nil.

Budget/Financial Implications

Nil.



Development of Policies and Administrative ~~Protocols~~ Procedures

~~KFA~~ ~~Governance and Civic Leadership~~

Status Council

Responsible division Corporate & Strategy

Objective To establish a policy framework that aims to set an overarching governance hierarchy enabling the Council and Administrations to collectively:

- Provide effective and accountable strategic leadership.
- Make decisions based on principles of equity, fairness, natural justice, transparency of decision making and good government, as well as meeting statutory requirements.

Context

Council Policies and Administrative Procedures ~~Protocols~~ enable effective and efficient management of Council resources and assist staff and Council to achieve an equitable decision-making process.

Statement

In respect to policy development and implementation, the intent outlined in the Local Government Act 1995 (section 2.7 (2b) and 5.41) is for Council to set the strategy and policy direction with the implementation of that direction and the day to day operations resting with the Chief Executive Officer (CEO).

Council Policies – approved by Council

- Are strategic, outcome focused and set governing principles guiding the direction of the organisation;
- Have a strategic external focus;
- Align with community values and aspirations;
- Are clearly linked to the role of Council;
- Are focused on alignment with the Strategic Plan and Strategic Financial Plan of Council; and
- Do not prevail over or contradict the Local Planning Scheme.

Their intent is to have Council Policies that drive and align with the ~~four key focus areas of the~~ Strategic Plan:



- ~~Natural and Built Environment;~~
- ~~Transport;~~
- ~~Community Development; and~~
- ~~Governance and Civic Leadership.~~

Council policies are developed through a Council workshop process and/or the administration and adopted by Council.

Council Policies provide Council's view and general guidance without directing operational activities.

Administrative Procedures ~~Protocols~~

- Are developed for administrative and operational imperatives;
- Have an internal focus;
- Are developed by the administration; and
- Are endorsed by the Executive and approved by the CEO.

Procedures

Procedures are the administrative guidelines for the implementation of Council Policies and Administration-Procedures ~~Protocols~~, supporting sound administration of the City (generally technical and/or operational in nature). They are endorsed by the Executive and approved by the CEO.

Related documentation

Review of Policies.

Related Local Law/legislation

Local Government Act 1995 (section 2.7 (2b) and 5.41)

Related delegation

Nil.

Review History

28 July 2015 (Report CPS18.15)

25 September 2012 (Report CP41.12)



Regional Cooperation

~~KFA Governance and Civic Leadership~~

Status Council

Responsible Division Office of the Chief Executive Officer

Objective To outline principles for participation in regional initiatives

Context

The City of Nedlands actively pursues opportunities to cooperate on a regional basis with other local government and organisations to achieve maximum efficiency and effectiveness in providing services and facilities for the community.

Statement

Council will take an active role in established statutory and voluntary organisations where a clear benefit to the community of the City can be established.

All activities in regional cooperation will be entered into on a voluntary basis and Council reserves the right to withdraw at any time subject to contractual obligations.

Regional cooperation in any form must respect the independence and authority of each participating local government.

Related documentation

Nil

Related Local Law / Legislation

Nil

Related delegation

Nil

Review History

24 August 2010 (Report CM21.10)

13.7 All Abilities Play Space Reconciliation of Funds

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. MOU City and Rotary All Abilities Play Space 2. Rotary Final Report to City on All Abilities Play Space
Confidential Attachments	Nil.

Executive Summary

This report is being presented to Council to seek Council's approval of the reconciliation of funds for the Jo Wheatley All Abilities Play Space, including that Council absorbs the remaining outstanding amount of \$136,382 that has been invoiced to Rotary but is unable to be paid by Rotary, acknowledging that they have used their best endeavours under a Memorandum of Understanding (MOU) with the City of Nedlands, to raise funds for this project.

Recommendation to Council**Council:**

1. **writes off the amount of \$136,382, previously invoiced by the City to Rotary towards the construction of the Jo Wheatly All Abilities Play Space; and**
2. **thanks Rotary for its fundraising and the successful partnership between Rotary and the City on the Jo Wheatley All Abilities Play Space.**

Background

On 27 November 2012, Council approved an MOU between Council and the Rotary Clubs of Nedlands, Subiaco and West Perth, thereby entering into a partnership with Rotary to develop the All Abilities Play Space on Beaton Park on the Esplanade in Dalkeith. A copy of the MOU is provided at Attachment 1 – MOU City and Rotary All Abilities Play Space.

The MOU outlined each partner's role, with Rotary's role being fundraising and the City's role being construction, project management and ongoing maintenance of the facility.

The MOU also set limits on each partner's obligations. The City was not obligated to construct the facility if sufficient funds were not raised by Rotary; and Rotary was not obligated to provide funds for the facility beyond the funds they were able to successfully raise.

Discussion/Overview

Construction of the Jo Wheatley All Abilities Play Space was completed in July 2018 and the community has been successfully enjoying it since then, apart from the period of its shut-down due to the pandemic. In the months following the opening of the facility, the City's Customer Service Team received the highest number of positive feedback calls from community members recorded to date about any issue or facility. Only two negative feedback calls have been received, for minor requested changes to the facility, including dog exclusion. This has been undertaken.

Rotary's Fundraising Campaign

When Rotary first approached the City in August 2011 with the offer to fundraise for an accessible playground, they expected the fundraising process to be completed in 12 months. Rotary is experienced in fundraising and believed the project would be a popular one. However, the global financial crisis had negatively impacted the ability of corporations to donate to social projects; and for this reason, Rotary's fundraising campaign – while highly successful – took much longer than originally expected. The protracted campaign involved work by many Rotarians, but none more so than Cheryl Jennings, from the Subiaco Rotary Club and Angus Buchanan from the West Perth Rotary Club.

Community Engagement

The funding and construction of the facility has been achieved through a unique three-way partnership involving Council, Community and Business. Community members and organizational representatives, including Rotary, met monthly for 7 years to develop the facility and promote the fundraising campaign. Intensive community consultation with school children, parents, seniors and people with disability went into the design. Businesses and generous individuals donated significant funds for the construction of the facility; and many other businesses donated or discounted their services to contain costs. The result is a high-quality facility that works well for users, in an iconic location; that has been achieved cost-effectively, in terms of cost impost on the ratepayer.

Closing Out the Partnership with Rotary

Both parties to the MOU approved by Council in November 2012 – the City and Rotary – have now successfully fulfilled their obligations as outlined in the document. The matter of closing out the partnership with a final reconciliation of funds now remains.

The process throughout construction of the facility has been for the City to undertake the staged construction, then invoice Rotary for that stage of construction. This continued until the only remaining stage was construction of the new accessible toilet and changing room block. Before this stage of construction was undertaken, Rotary notified the City that they were unable to raise sufficient funds to cover this last stage of construction at the facility. At this stage, the City could have decided not to undertake the construction of the accessible toilet block and changing facility. However, the then CEO, Greg Trevaskis, took into account the importance of the toilet block to the quality and reputation of the facility; and the fact that not constructing the toilet block would mean forfeiting the Disability Services grant of \$100,000 towards it. On balance, it was decided to construct the toilet block and changing rooms, with Rotary continuing to try and raise further funds, despite the low likelihood of this occurring. Therefore, the toilets and changing rooms were constructed; and Rotary has continued to be invoiced for the remaining outstanding amount since then.

Rotary has now exhausted all avenues of fundraising for this facility. It is highly unlikely that any sponsor will donate, now or in the future, to an already-constructed facility. Most major sponsors donated to enable the construction of a specific area within the facility, and with all areas now completed, this option no longer exists.

Therefore it is now proposed that, in order to reconcile the finances for this project and wind-up the partnership between the City and Rotary, that Council agrees to absorb the amount of \$136,382 that remains outstanding and invoiced to Rotary, given Rotary's inability to raise further funds for the facility. The amount would be absorbed as a written off amount in the City's EOFY accounts for 2019/20.

Key Relevant Previous Council Decisions

CM09.12 – MOU Rotary – 27 November 2012.

Budget/Financial Implications

Table 1: Breakdown of Source of Funds for All Abilities Play Space Construction

Amount raised and paid to City by Rotary	\$1,638,564
Amount invoiced to Rotary but remaining outstanding (Rotary unable to pay)	\$136,382
City of Nedlands	\$248,295
Grants received:	\$850,000
• Disability Services \$100,000	
• Lotterywest \$750,000	
Total Cost of Project	\$2,873,241

Rotary successfully raised \$1,638,564 towards the project. These funds have been paid by Rotary to the City and spent on the construction of the facility. However, Rotary has been unable to raise the additional amount of \$136,382 that has been invoiced by the City to Rotary. The City of Nedlands has contributed \$284,294 to the construction of the project. Grants from the then Disability Services Commission and Lotterywest were received, being a total of \$850,000. Therefore, the total cost of the project to date, including the amount it is now being recommended that Council write off, is \$2,874,241.

Can we afford it?

If Council agrees to write off this debt, then the amount would be absorbed by the City into the EOFY reconciliation of the City's accounts for 2019/20.

How does the option impact upon rates?

Writing off the amount in the 2019/20 financial year will have a minor negative impact on rates for the 2020/21 financial year, as the EOFY position for 2019/20 underpins the 2020/21 Council budget. However, even if Council decides not to write off the amount that is still being invoiced to Rotary, Rotary has no further capacity to raise funds for the project, so will be unable to pay the outstanding amount. Therefore, either way, the funds will remain unpaid by Rotary.

Legislation / Policy

The MOU between the City and Rotary, that outlined the roles and commitments of each party, is not a binding legal document. However, it does outline the intentions and approach of each party. Each party has fulfilled its obligations as outlined in the MOU.

- Rotary's intention and obligation was to raise funds towards the construction of the facility; and it has fulfilled this obligation with a strong and successful fundraising effort, raising over \$1.6 million.
- The City's obligation was to undertake and pay for the design of the facility, manage all contracts and maintain the facility. This City has also fulfilled its obligations and continues to do so.

Both parties to the MOU have ensured that a successful and innovative partnership delivered a highly successful facility for the community, funding principally from non-rates revenue.

Consultation

Intensive consultation was undertaken with local schools, parents, people with disability, seniors and disability service providers on the need for, and design of, such a facility.

The All Abilities Play Space Community Partnerships Team, composed of Rotary, City staff, local community members and representatives of community organisations and business met monthly for almost 7 years, inputting into the project.

Strategic Implications

How well does it fit with our strategic direction?

The All Abilities Play Space fits the City's strategic priorities well. The Strategic Community Plan 2018 – 2028 states that a key priority is the *Renewal of community infrastructure such as roads, footpaths, community and sports facilities*. This project developed new community infrastructure of a type that meets today's needs better than previously developed play facilities have, or currently do.

Who benefits?

The broader community benefits from this inclusive facility, including families, people with disability and seniors. The design considered the needs of people of all age-groups and all abilities.

Does it involve a tolerable risk?

The facility has now been built, so the focus is no longer on the risks in relation to development and construction of the facility. The key risk is now a risk to the positive relationship between Council and Rotary, should the City continue to invoice Rotary for the outstanding amount of \$136,382 despite the fact that Rotary has no ability to raise more funds for the construction of the facility, given it is already constructed.

Do we have the information we need?

Yes. The City is satisfied that Rotary has no further possibility or raising funds for the project, despite having made exhaustive efforts to do so.

Conclusion

Council and Rotary have together undertaken an innovative and highly successful community project, developing a facility that has been funded with minimal recourse to rates revenue. Until the pandemic restrictions, the facility has been well used and appreciated by a wide range of individuals, families and user groups.

The innovative facility has attracted multiple awards including:

- The Kidsafe National Playspace Design Award for Public Play Spaces - 2018

- The Institute of Public Works Engineering Australasia WA Public Works Award in category for public works project (Metropolitan) between \$2M and \$M – March 2019
- The Australian Institute of Landscape Architects – 2019 AILA WA Award of Excellence – July 2019
- The Australian Institute of Landscape Architects – 2019 AILA National Landscape Architecture Award – Play Spaces (Playgrounds Category) – October 2019.

In Rotary's final report to the City on the project (see Attachment 2 – Rotary Final Report to City on All Abilities Play Space) Associate Professor Angus Buchan has referred to this partnership as *an exemplary example of community partnership*; and characterised the partnership between Rotary and the City as *a deep and respectful working relationship across the entire period of the project*. The report also states that *This multi award winning community facility represents over an 8-year period, an outstanding achievement of visionary thinking, commitment, resilience, and hard work*.

Funding the facility was based on an innovative three-way partnership between government, community and business. Underpinning this has been the successful partnership of goodwill between Council and Rotary. A Council decision to write off the outstanding amount of \$136,282, that Rotary now has no capacity to pay, will be received by Rotary as a gesture of great goodwill and one that will preserve the existing positive relationship between Rotary and Council.

Attachment 1 – MOU – City of Nedlands and Rotary – All Abilities Play Space

*Memorandum
of
Understanding*

*Between the City of Nedlands and
Rotary*

*All Abilities Play Space Project,
Beaton Park Reserve*

2012

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1. Purpose of MOU

This document is a Memorandum of Understanding between the City of Nedlands and the Rotary Clubs of Nedlands, Subiaco and West Perth.

Its purpose is to outline the agreement between the parties on how they will undertake the development of an All Abilities Play Space.

2. Partnership Project

The All Abilities Play Space will be developed by the parties as a partnership project, undertaken in a spirit of cooperation and goodwill, for the benefit of the wider community.

3. Terms

For the purposes of this document, the terms below have the following meanings:

All Abilities Play Space – a play facility designed for use by people of a wide range of abilities, including people with disabilities.

All Abilities Play Space Project Team – a working group administered by the City of Nedlands for the purpose of developing an All Abilities Play Space.

Beaton Park – Beaton Park Reserve located on the Esplanade, Nedlands Foreshore, Dalkeith, WA.

Facility, the facility, the new play facility – refer to the All Abilities Play Space, the play facility to be developed on Beaton Park Reserve.

Rotary, Rotary Clubs, the Clubs – refer to the Rotary Clubs of Nedlands, Subiaco and West Perth.

The City – refers to the City of Nedlands

4. Project Aim

The aim of the project is to provide a community play facility that:

- Provides equal opportunity for all to meet, play, socialise and use play equipment;
- Brings together families, including families of children with disabilities;
- Is intergenerational, bringing together people of all ages and abilities (including 0 – 5 years, 5 – 12 years, teenagers, parents and seniors);
- Builds local relationships, within and across age-groups and regardless of ability, as well as with community groups;
- Provides learning opportunities;
- Creates a vibrant community place;
- Is a unique facility of a high standard – an exemplar.

5. Project Description

The project will involve the design and construction of an All Abilities Play Space, to be located on Beaton Park.

The project will be developed based on the following broad time-frames:

Table 1: Indicative Project Timetable

STAGE	FINANCIAL YEAR	ACTIVITY
Stage 1	2012/13	<ul style="list-style-type: none"> • Finalise Consultation • Finalise Design • Secure Statutory Approvals • Fundraising
Stage 2	2013/14	<ul style="list-style-type: none"> • Construction (staged)
Stage 3	2014/15	<ul style="list-style-type: none"> • Construction (staged)
Stage 4	2015/16	<ul style="list-style-type: none"> • Construction (staged)
Stage 5	2016/17	<ul style="list-style-type: none"> • Construction (staged)

The timeframes in Table 1 above are indicative only, as construction will depend on the success and pace of the fundraising effort. However, it is expected that fundraising and construction will take approximately five years.

6. Roles and Responsibilities

The partnership between the City and the three Rotary Clubs brings to the project the distinctive strengths and skills of the two types of organisation.

Rotary's strengths include vast experience in developing and delivering community projects, high level business and other contacts and fundraising potential based on their internationally established reputation as a service organisation.

As a local government organisation the City's strengths include expertise in project planning and management, contract management, facility construction and maintenance as well as local community engagement.

Each organisation's skills, expertise and charter suggest certain responsibilities in relation to the project. A summary of responsibilities is provided below, followed by further clarification of each responsibility.

City of Nedlands:

- Site
- Meetings – Council and Project Team
- Publicity and Promotion
- Community Engagement
- Design
- Project Management
- Contract Management
- Statutory Approvals
- Construction
- Maintenance
- Insurance
- Liability

Rotary Clubs:

- Fundraising
- Meetings - Rotary

6.1 Site

The City of Nedlands will allow an All Abilities Play Space to be developed on the site, Beaton Park. While the City can be seen as "contributing" the site, it should be noted that the project will involve no change in ownership or management of the site.

For clarity, the site will remain as is - that is, a reserve vested in the City of Nedlands by the State Government.

6.2 Meetings

The City will provide administrative support and a venue for meetings of the All Abilities Play Space Project Team and any Council briefings or meetings related to the project.

The Rotary Clubs will provide administrative support and a venue for any Rotary meetings related to the project.

6.3 Publicity and Promotion

The City will coordinate all media publicity and promotion of the project, with the exception of promotion internal to Rotary. Promotion of the project within Rotary will be coordinated by Rotary.

The parties agree not to undertake any publicity or promotion of the project that has not been approved by the other party.

Where the use of logos on promotional material is appropriate, both Rotary's and the City of Nedlands' logos will be used. In approving publicity and promotion, Rotary will ensure that its Code of Policies on the use of its name and emblem is complied with.

To ensure timely approval of publicity and promotion, joint City / Rotary approval will be secured by communication between one City representative and one Rotary representative. The Rotary contact point will be the serving Nedlands Rotary Club President; and the City of Nedlands contact point will be the Manager Community Development.

Rotary's press contact point may be changed with agreement by the three Rotary Clubs. The City of Nedlands press contact point may be changed with agreement by the City's Director Community and Organisational Development.

The Rotary press contact will be responsible for ensuring that any publicity complies with any Rotary publicity requirements; and the City of Nedlands press contact will be responsible for ensuring compliance with any City publicity requirements.

The City will meet the cost of publicity and promotion of the project, within budget constraints. The City is under no obligation to undertake any promotion it does not judge as warranted or has not budgeted to undertake.

6.4 Community Engagement

The City of Nedlands will coordinate and provide all community consultation and engagement, in accordance with the City's community engagement requirements. In the spirit of partnership, City staff will keep the Rotary Clubs informed about any community engagement undertaken and where practical, provide opportunity for the Rotary Clubs to be involved.

The City will meet the cost of consulting and engaging the community in the project, within budget constraints. The City is under no obligation to undertake any

consultation or engagement it does not judge as warranted or has not budgeted to undertake.

6.5 Design

The City will be responsible for appointing a design team, undertaking the design, overseeing the design process and managing the contract with the design team.

The City will meet the cost of appointing a contract design team and undertaking the design, within budget constraints. The City is under no obligation to undertake a level of design it does not judge as warranted or has not budgeted to undertake.

While the City has contractual responsibility for overseeing the design process, including acceptance and approval of the final design provided by the design team, both the City and Rotary will be collaboratively involved in the process of achieving the final design. The intention is to achieve an optimal design that is endorsed by both Rotary and the City, in the spirit of collaborative partnership in which the project is undertaken.

A high quality design that is endorsed by both parties will best support the project aims as well as maximising sponsorship potential.

As the design has been commissioned by the City of Nedlands, with the design contracted being between the design company and the City of Nedlands, the design itself and any intellectual property associated with the design is the property of the City of Nedlands.

6.6 Project Management

The City will be responsible for all planning and management associated with the project, including but not limited to all aspects of design and construction. In the spirit of partnership, City staff will keep the Rotary Clubs informed about the project management process and, where practical, provide opportunity for Rotary involvement in it. However, the City is responsible for overseeing and approving the project.

The City will meet the costs associated with managing the project, within budget constraints. The City is under no obligation to undertake a level of project management it does not judge as warranted or has not budgeted to undertake.

6.7 Contract Management

The City will be responsible for all contract management associated with the project, including but not limited to all aspects of design and construction. In the spirit of partnership, City staff will keep the Rotary Clubs informed about the contract management process and, where practical, provide opportunity for Rotary involvement in it. However, the City is responsible for overseeing and approving all contracts associated with the project.

The City will meet the costs of contracts associated with the project, within budget constraints. The City is under no obligation to enter into any contract it does not judge as warranted or has not budgeted to undertake.

6.8 Statutory Approvals

The City will be responsible for any statutory approvals associated with the project. In the spirit of partnership, City staff will keep the Rotary Clubs informed about the statutory approval process and, where practical, provide opportunity for Rotary involvement in it. However, the City is responsible for applying for and complying with any statutory approvals associated with the project.

The City will meet the costs associated with any statutory approvals associated with the project, within budget constraints. The City is under no obligation to apply for statutory approvals it does not judge as warranted or has not budgeted to undertake.

6.9 Fundraising

The Rotary Clubs will be responsible for raising the funds needed for construction of the facility. This will include construction of all equipment, earthworks and any necessary supporting infrastructure, including but not limited to paths, lighting, toilets, barbeques, picnic tables, shade and car parking.

For clarity, funds raised by Rotary will only be used for earthworks, paths, lighting, toilets, barbeques, picnic tables or shade where these are items are integral to the facility and have been developed as part of the facility design.

Funds raised by Rotary will only be used for car-parking if it has been developed directly as a result of this new facility and as part of the facility design. It is not intended that funds raised by Rotary will be used to maintain or upgrade the existing car-park located between Beaton Park and Tawarri Lodge, with the exception of providing for disability-related parking bays.

Clarity that funds raised by Rotary will be used solely for the purpose of developing the new facility and not for maintaining or upgrading existing Council-owned facilities will assist Rotary's fundraising efforts, as sponsors may seek assurance that their contributions will be used solely for the development of the new facility. Lack of clarity on this issue may hamper fundraising efforts.

Rotary's approach to fundraising will include both:

- Seeking sponsorship from the corporate sector and
- An appeal for donations from the general community.

The Rotary Clubs are committed to undertaking a high profile and successful campaign to raise funds for the construction of this facility. However, Rotary is under no obligation to provide funds for the project beyond the funds successfully raised as part of their fundraising appeal.

The Rotary Clubs involved in the project will manage all aspects of the fundraising campaign, with the exception of the fundraising launch which will be undertaken jointly between Rotary and the City.

Rotary will be responsible for managing the fundraising campaign and appointing a chairperson to oversee the process. In the spirit of partnership, Rotary will keep the City informed about the progress of the fundraising campaign to the extent practical, mindful of the impact on facility construction and community expectations. In the same spirit of partnership, the City will support Rotary's fundraising campaign with information, publicity and attendance at events where practical, within resource limitations.

6.10 Construction

The City will be responsible for all aspects of the construction of the facility, including all equipment and supporting infrastructure such as paths, toilets and car parking. In the spirit of partnership, City staff will keep the Rotary Clubs informed about the construction process. However, the City is responsible for managing all aspects of construction associated with the project.

The facility will be designed to allow for staging of its construction. The City will only enter into a contract to construct any part of the facility once funds for that part of the facility have been raised and made available to the City.

Given Rotary's role in raising the funds for construction of the facility, the City is under no obligation to construct any aspect of the facility for which funds have not been successfully raised and provided to the City. The City is under no obligation to construct any aspect of the facility it does not judge as warranted or has not been provided with the funds to construct.

6.11 Construction Staging

The facility will be designed to be built in stages. The purpose of the staged design is two-fold:

- To allow construction to be staged, in response to funds successfully raised; and
- To allow corporate sponsors the option of funding a specific component of the facility, such as an item of play equipment or specific area.

The staged construction approach will also provide tangible evidence of the progress of the project and help to sustain community, corporate and press interest in the project and the fundraising effort.

6.12 Construction Budget

Construction costs will not be available until the design process is complete. Indicative costs have been developed by the All Abilities Play Space Project Team, to be used to inform the fundraising strategy of the Rotary Clubs. These indicative costs were also used in the Design Brief when calling for Expressions of Interest from design teams.

Table 2: Indicative Construction Budget

CONSTRUCTION STAGE	LOWER BUDGET LIMIT	UPPER BUDGET LIMIT
Stage 1	\$700,000	\$800,000
Stage 2	\$500,000	\$600,000
Stage 3	\$500,000	\$600,000
Stage 4	\$500,000	\$600,000
Stage 5	\$300,000	\$400,000
	\$2,500,000	\$3,000,000

The Nedlands, Subiaco and West Perth Rotary Clubs aim to raise \$2.5 - \$3 million, over 5 years.

6.13 Appropriate Sponsors

Rotary's approach to fundraising will involve both a general community appeal and approaching the corporate sector for sponsorship.

In approaching the corporate sector for sponsorship of the facility, the Rotary Clubs will be mindful of selecting appropriate sponsors and excluding sponsors that may be considered inappropriate. The guidelines below will be used to determine the appropriateness of corporate sponsors.

Inclusions:

- Corporations, businesses and organisations compatible with a family and community facility
- Corporations, businesses and organisations that will not bring disrepute to the reputation of Rotary or the City of Nedlands

Exclusions:

- Tobacco corporations
- Alcohol corporations
- Any corporation, business or organisation deemed inappropriate by Rotary or the City of Nedlands.

6.14 Naming Rights

As part of its fundraising effort, Rotary may offer sponsors naming rights to specific parts of the All Abilities Play Space facility. The following guidelines are provided:

- There will be no change to the name of the reserve resulting from the development and construction of this facility. The name of the reserve will remain as Beaton Park Reserve.
- A name for the new play facility will be agreed between the City of Nedlands and Rotary.
- The name of the new play facility will include the word "Rotary", to acknowledge Rotary's role and contribution in developing it and in raising the funds for its construction.
- The name of the new play facility will be different from the name of the reserve.
- Specific parts of the play facility may be named. The naming of specific parts of the facility may include reference to significant sponsors. For example, a section of the new play facility may be named the XYZ Water Play Area or an item of equipment named the ABC Play House.

6.15 Maintenance

As the owner and manager of the facility, the City will be responsible for maintaining it and any associated infrastructure. For clarity, Rotary will have no responsibility for maintenance of the facility; and funds raised by Rotary will not be used for maintenance of the facility or of any infrastructure associated with it.

The facility will be designed to minimise maintenance, for example by the use of high quality materials and equipment.

There is no obligation on the City to replace the facility beyond its operating life-span, as determined by the City.

6.16 Insurance

The City will be responsible for insuring the facility. For clarity, Rotary will have no responsibility for the insurance of the facility.

6.17 Liability

As the owner and manager of the facility, the City's liability in relation to it is determined by the relevant legislation. For clarity, Rotary has no liability in relation to design, construction, maintenance or use of the facility and any claims in relation to these.

7. Abandonment

Should the project be abandoned at any stage before completion, the following shall apply:

- the design and any intellectual property rights associated with the design remain the property of the City of Nedlands;
- the City of Nedlands is under no obligation to complete construction of the design if sufficient funds to do so are not raised by Rotary and provided to the City. For clarity, if Rotary is not able to successfully raise funds for the construction of the entire design and provide these funds to the City for construction, the City is under no obligation to complete construction of the design.

8. Dispute Resolution

Disputes in relation to this project are not expected. However, if disputes arise they will be resolved in the following way:

1. In the first instance, disputes will be considered by a panel chaired by the City of Nedlands Mayor, consisting of three Council representatives including the Mayor and three Rotary representatives.
2. If the issue is still unresolved, it will be considered by three Council representatives including the Mayor, three Rotary representatives and an independent dispute resolution professional appointed by the City with the consent of Rotary. Rotary and the City will jointly share the cost of the dispute resolution professional.

This Memorandum of Understanding is entered into by the Rotary Clubs of Nedlands, Subiaco and West Perth and the City of Nedlands, in a spirit of partnership, cooperation and goodwill, to guide the development of an All Abilities Play Space on Beaton Park Reserve, Dalkeith.

Council decision no: CM09.12

Date: 27/11/2012



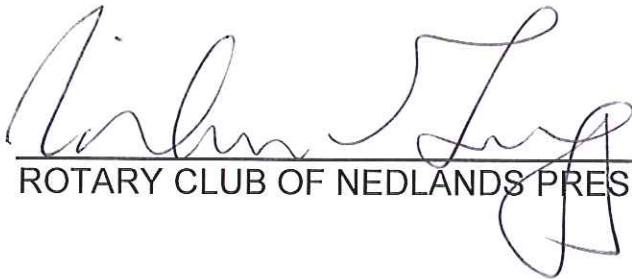
CITY OF NEDLANDS MAYOR

Date: 11/2/13



CITY OF NEDLANDS CEO

Date: 8th Feb 2013



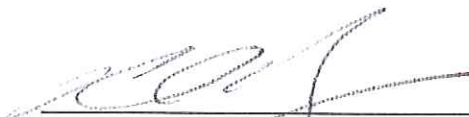
ROTARY CLUB OF NEDLANDS PRESIDENT

Date: 24 Jan 13



ROTARY CLUB OF SUBIACO PRESIDENT

Date: 6 FEB 13



ROTARY CLUB OF WEST PERTH

Date: 6 FEB 13

ALL ABILITIES PLAY SPACE
REPORT TO THE CITY OF NEDLANDS

In what is an exemplary example of community partnership the Rotary Clubs of Nedlands, Subiaco and West Perth have worked with the City of Nedlands and other partners to create the Jo Wheatley All Abilities Play Space (AAPS). This multi award winning community facility represents over an 8 year period, an outstanding achievement of visionary thinking, commitment, resilience, and hard work.

A Memorandum of Understanding (MOU) between the three Rotary Clubs and the City of Nedlands underpinned the project. This has underpinned a deep and respectful working relationship across the entire period of the project. Rotary committed to raise the capital funding and the CoN undertook to project manage the design, development and building of the AAPS. The CoN also undertook to provide the ongoing maintenance of the AAPS.

The total capital expenditure which Rotary was required to fund was \$2,927,546. Following an initial approach by Rotary, Lottery West provided to CoN (as the project contractor) a grant of \$750,000. WALGA provided a Changing Places Grant of \$100,000 in response to an application supported by Rotary. The remaining funding of \$2,791,163 was raised by Rotary. This includes a major donation by the Wheatley family of \$1,180,000.

We have attached a summary of our expenditure on the Project including the Lottery West and WALGA funds. We have also included our reconciliation to the CoN project spreadsheet to bring in the significant Pro Bono donations for the sum \$302,600, which were contributed throughout phase 1 of the project. We have a shortfall of \$136,383 to be funded. While we continue to be committed to completing Rotary's commitment it is now extremely difficult to find those funds. This has been further exacerbated in the current COVID context.

Rotary would like to note the following highlights of the project

- **Community Consultation** - a feature of the integrity of the project was the approach taken to engage in community consultations prior to any design work
- **Valued Site** – the CoNs commitment to the project was demonstrated in the provision of the site for the AAPS. While often stated, it remains true that the AAPS is situated on one of the premier sites in Australia for a playground.
- **World Class Design** – The engagement by the CoN of Fiona Robbe and the Architects of Arcadia was critical to the project's success. Fiona is a world-recognised architect and the design has proven to be an exemplar of design and accessibility.
- **Community Engagement** – the project attracted and maintained multiple community partners who all made critical contributions to its success. The CoN was instrumental in coordinating meetings and connections over an extended period of time
- **Pro Bono Commercial Contributions** – the project benefitted greatly from commercial in-kind contributions. Co-Lab (formerly Australia's Bridge) who facilitated the connections and Rotarians utilizing their own networks drove much of this work.
- **Philanthropic Funding** – the project success was achieved by the generous donations made by our supporters. The establishment of a tax deductible donation site point by Inclusion WA was instrumental in helping achieve our fundraising.

Attachment 2 - Final Report Rotary to City Council Report - All Abilities Play Space

- **Council support** – the project through its entire journey was supported by the Council and staff. The partnership approach allowed a process of rigour that resulted in the quality of the development.
- **City of Nedlands** – as the project progressed it was exciting to witness the additional complementary work undertaken by the City to enhance the area surrounding the AAPS; providing a sea wall designed to negate splashing onto the improved footpath for the joggers and walkers, a larger beach, new plantings, solar and wind powered LED lighting and CCTV security cameras.
- **Recognition** – while never the aim of project, the recognition through the awards received, is a testament to its quality across a number of domains.
- **Feedback** – while there has been no formal evaluation of the park completed to date, the social media about the park would indicate that it is providing a valuable support to people with disabilities and their families. The importance of accessibility and inclusion was a driving principle in all aspects of design and development, and it would appear that this has been achieved.
- **Community ownership** – it would appear that the AAPS has been embraced by the community as a premier play facility. Its high usage rate exciting and sustained.
- **Setting a benchmark.** – it is excellent to see that people are now recognising the AAPS as a benchmark of design for accessible play spaces.

13.8 Appointment of Audit & Risk Community Member

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Audit & Risk Terms of Reference
Confidential Attachments	1. Stephen Foley's CV

Executive Summary

The purpose of this report is to bring Stephen Foley's application before the Council to consider his appointment as a Community Member on the Audit & Risk Committee.

Recommendation to Council

Council appoints Stephen Foley as Community Member of the Audit & Risk Committee for a period ending immediately prior to the next general Local Government elections in 2021.

Discussion/Overview

The Audit and Risk Committee assists the Council to meet its statutory audit requirements under the *Local Government Act 1995* and related regulations.

The purpose of the Audit & Risk Committee (the Committee) is to assist the Council to discharge its responsibilities with regard to the exercise of due care, diligence and skill in relation to:

1. The reporting of financial information, the application of accounting policies, and the management of the financial affairs of the City, and
2. The assessment of the adequacy of the management of risks.

Key Relevant Previous Council Decisions:

The appointment of elected members to the Committee were confirmed at the Special Council Meeting of 5 November 2019 for a period ending immediately prior to the next Local Government elections in 2021.

Mr. P Setchell was reappointed as a Community Member of the Committee at the Ordinary Council Meeting of 26 November 2019 for a period ending immediately prior to the next Local Government elections in 2021.

Councillor Hodsdon resigned his position on the Committee on 26 March 2020 and Councillor Poliwka was appointed to replace him at the Ordinary Council Meeting of 28 April 2020.

The Audit and Risk Committee agreed to put Stephen Foley's application before the Council at their Audit & Risk Committee Meeting on 8 June 2020.

Mr Foley has significant experience relevant to the role of Community Member of the Audit and Risk Committee as demonstrated by the attached CV. The Community Member brings a fresh perspective to the Committee and is seen as a very valuable member.

Consultation

The position of Community Member was advertised in the local newspaper several times, as listed below;

1. 5 October 2019;
2. 7 December 2019;
3. 28 March 2020; and
4. 11 April 2020.

Strategic Implications

The purpose of the Audit & Risk Committee is to determine all risks that they City might have and ensure that the Council fulfils its strategic direction in relation to risk management.

The Council and community benefit from the Audit & Risk Committee as it assists in managing and mitigating risk.

Budget/Financial Implications

There is no financial implication.

Audit and Risk Committee

Terms of Reference of Audit & Risk Management Committee

Purpose

To assist the Council to discharge its responsibilities with regard to the exercise of due care, diligence and skill in relation to:

- the reporting of financial information, the application of accounting policies, and the management of the financial affairs of the City,
- the assessment of the adequacy of the management of Risk.

Scope

The committee shall have as its primary duties and responsibilities the following tasks:

Audit

1. To consider and approve the brief for the provision of audit services;
2. To evaluate the responses to the request for the provision of audit services and to make a recommendation to Council on the appointment of an auditor;
3. To meet with Council's external auditors and review the Audit Plan prior to the conduct of the interim audit each year;
4. To ensure that the audit is being conducted in accordance with the brief and the terms of appointment and that matters of concern to the Council and/or the Committee are being addressed;
5. Ensure that the Council's financial affairs and systems and processes are being managed and reported in accordance with statutory requirements and Australian Accounting Standards;
6. Ensure that relevant financial information is reported to Council in a form that meets the needs and expectations of Council, clearly setting out the key relevant financial data, such that the Council can confidently understand the financial performance of the Council's affairs;
7. Review the audit report and make appropriate recommendations to Council; and
8. Where appropriate and with the approval of Council seek advice and/or assistance in relation to matters pertaining to the audit or financial affairs of the City.

Risk Management

1. At least once every year consider a report in relation to the management of risk within the City of Nedlands, and satisfy itself that appropriate controls and processes are in operation, and are adequate for dealing with the risks that impact on the City.
2. To address any specific requests referred to it from Council in relation to issues of risk and risk management.

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 three non-Councillor Members, being residents of The City of Nedlands
2. Council may if it considers it appropriate appoint deputies to the 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 set out in 1 above.
4. The quorum for a meeting shall be when at least 50% of the eligible members are present.
5. The term of membership expires with the expiry of the committee immediately prior to the next ordinary Council election.
6. The presiding member shall be determined by election amongst the members of the committee. The election will take place at the first meeting following the reconstitution of the committee after each ordinary Council election. The Mayor is eligible to vote for a presiding member but is not eligible to sit as the presiding member.
7. The term of the presiding member expires with the expiry of the committee immediately prior to the next ordinary Council election; and
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 above.
9. Community members shall have appropriate qualifications in Audit and/or Risk.

Staff

The following staff will attend committee meetings to provide technical support and advice:

- Chief Executive Officer;
- Director of Corporate and Strategy;
- Manager Finance; and
- Manager Health & Compliance

Other staff may attend committee meetings when requested by the Committee through the Chief Executive Officer:

Invitees/Attendees

The committee may invite relevant persons to attend and address or advise the committee, within the ambit of its scope and where necessary with the approval of Council (eg if authorisation of funding is required), as it sees fit including but not limited to:

- the external auditor or his/her representative,
- internal auditors,
- relevant consultants.

Meetings

The Committee shall have flexibility in relation to when it needs to meet, but as a minimum shall meet twice a year. It is the responsibility of the presiding member to call the meetings of the committee. As a minimum the following business shall be conducted either at each or collectively over the two meetings:

- meet with the internal auditor with regards to the Audit Plan;
- consider a report in relation to the management of risk and review the insurance requirements of the City of Nedlands; and
- meet with the auditor with regards to the Annual Audit and the issue of the interim and/or final Audit Report.

Delegated Authority

The Audit and Risk Committee will have delegated authority to meet with the auditor in accordance with Section 7.12A(2) of the Local Government Act 1995

13.9 Consideration of JDAP Responsible Authority Reports for Complex Planning Applications

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
CEO	Mark Goodlet
Attachments	Nil.
Confidential Attachments	Nil.

Executive Summary

At its Ordinary Meeting held on 28 April 2020, Council resolved to adopt a procedure to ensure that it always considers Responsible Authority Reports (RARs) in time for it to submit its comments and recommendations to the Joint Development Assessment Panel (JDAP). This procedure included a direction that RARs are to be included in a Council or Committee meeting agenda at least 14 days prior to the meeting at which the matter is to be considered.

Given that the 14 day advance production of RARs can't usually be met due to the late notice of JDAP meeting dates, this report provides Council an alternative to this procedure that takes into account the process for preparation of an RAR, whilst providing Council sufficient time to develop any submission to the JDAP that it determines is necessary.

Recommendation to Council

Council:

1. **instructs the Chief Executive Officer (CEO) to bring Responsible Authority Reports (RARs) to ordinary meetings of Council and Council Committee meetings, where the corresponding Joint Development Assessment Panel meeting is 5 or more days after the applicable or ordinary meeting of Council or Council Committee meeting; and**
2. **where the above timeline cannot be achieved the CEO shall arrange a Special Meeting of Council to consider the RAR, so that a 5 day or more leeway is provided between Council consideration of the RAR and the JDAP meeting at which the RAR is presented.**

Discussion/Overview

Time Required to Prepare RAR

The procedure as resolved will place significant constraints upon the preparation of RARs. Currently, the City has 78 days from the date of registration to prepare its RAR. The following key tasks take place during this time:

- Preliminary assessment, arrangement of advertising – 14-21 days
- Advertising – 21 days
- Assessment of submissions – 7 days
- R-Codes assessment – 14 days
- Preparation and review of RAR – 14 days

The above timeline does not include additional time required to afford an applicant the ability to amend plans or provide additional information. The above timeline accounts for 70-77 of the 78 days in which the City has to prepare the RAR. These times have been found to be challenging to meet in practice due to a number of factors including having to wait for further information from applicants and the need for assessing officers to balance competing workloads.

The City is currently arranging the preparation of 10 confirmed RARs between June and August 2020. This is in addition to 5 complex applications that will be tabled for Council determination in that same time period. Administration is expecting up to 5 new complex applications to be lodged within the next 4-6 weeks. This is a significant workload on its own without added load of assessing non-complex applications. At the time of writing this report, there was approximately 90 non-complex development applications awaiting assessment. This creates a considerable workload for the statutory planning team comprising of 5.5 FTE planners. Each planner has a large number of applications, including complex applications. For instance, the one planner may be responsible for the administration and assessment of up to three JDAP applications at a time.

In addition, at the time of DA lodgment “acceptance” the RAR due date can be calculated. In our experience the JDAP meeting is usually scheduled 10-12 days after the RAR is submitted. However, while there is discussions between Administration and the JDAP regarding likely meeting dates the JDAP often do not set the meeting date until the RAR has been submitted so while the RAR due date is known in advance the JDAP meeting date is not. This creates problems if, as is usual, the JDAP meeting is within 10-12 days of the RAR due date.

It is within this context of the high workload currently being experienced by the City that it is not practicable to deliver RARs within 60 days as would be required to meet Council’s adopted procedure and JDAP deadline. Another complication is the need to time RARs to be delivered to meet the monthly Committee or Ordinary Council meeting schedule. This would effectively decrease the assessment time in many cases as JDAP applications may come in at any time, whilst the meeting agendas are set monthly.

It is recommended that the reference to lodging the RAR at least 14 days prior to a Council Meeting be removed from the procedure on the grounds that is not practicable given the City's workload, the time needed to prepare an RAR and the unknown date of a JDAP meeting prior to an RAR being submitted. Administration will continue to ensure the RAR is provided in a timely manner to allow for Council to provide its comments to the JDAP.

Key Relevant Previous Council Decisions:

At its Ordinary Meeting held on 28 April 2020, Council resolved as follows:

"That Council adopts the following procedures to ensure that it always considers Responsible Authority Reports (RAR) in time for Council to submit its comments and recommendations to the Joint Development Assessment Panel (JDAP) to be taken into account at its meetings:

1. RARs shall be included in a Council meeting agenda as an item for discussion and a resolution, at least 14 days prior to the Council Meeting at either a scheduled ordinary meeting or a special meeting available or called for the purpose;
2. Where an ordinary or special meeting of Council is not available or possible, a scheduled Council Committee meeting may be utilised for this purpose and the Terms of Reference for the Council Committee be amended to reflect this;
3. Put in place arrangements for the Administration, via formal correspondence from the CEO, to quickly and accurately submit Council or Council Committee resolutions to the JDAP in time for its meetings, and authorise a Councillor delegate to attend to that task; and
4. A procedure for the Council submission to JDAP relating to the decision matrix tabled and Council delegate at the JDAP."

At its Ordinary Meeting held on 26 May 2020, Council considered additional delegations to the Council Committee and resolved in part as follows:

"Council:

2. approves the additional delegations in accordance with section 6 of the Local Government Act 1995 as per the table below to the Council Committee, for inclusion in the Register of Delegations.

Legislation to be delegated	Description of delegation	Delegate, conditions and duration (indefinite unless otherwise specified)
Section 5.20 Decisions of councils and committees	(1) A decision of a council does not have effect unless it has been made by a simple majority or, if another kind of majority is required under any provision of this Act or has been prescribed by regulations or a local law for the particular kind of decision, by that kind of majority.	Council Committee Only in relation to: a. Only to determine Council's position on Joint Development Assessment Panel development applications.
Section 5.35(1)(b)	(b) the deputy mayor or deputy president is not available or is unable or unwilling to perform the functions of mayor or president, and the mayor or president or deputy will not be able to perform the functions of the mayor or president for a time known to the council, then the council may appoint a councillor to perform during that time the functions of mayor or president, as the case requires.	Appointment of a councillor to perform during that time the functions of mayor. Only in relation to representation and presentation to a Joint Development Assessment Panel on Council's position, where the Mayor and Deputy Mayor decide not to speak for Council;
Section 6.8 (1)(b)	(1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure — (b) is authorised in advance by resolution*; or	Expenditure within existing budget in relation to the need for professional support for preparation and representation to a Joint Development Assessment Panel. Expenditure from municipal fund up to \$10,000 annually.”

Consultation

Consultation in relation to Council's procedure for considering RARs was not necessary. It is noted that each RAR is subject to public consultation in accordance with Council's adopted Consultation of Planning Proposals Local Planning Policy.

Strategic Implications

Nil.

Budget/Financial Implications

Nil.

Conclusion

It is recommended that the reference to lodging the RAR at least 14 days prior to a Council or Committee meeting be removed from the procedure on the grounds that is not achievable given the City's workload, the time needed to prepare an RAR and the late notice of a meeting date from the JDAP. Administration will continue to ensure the RAR is provided in a timely manner to allow for Council to provide its comments to the JDAP.

13.10 Council Representation; 97-105 Stirling Highway, Nedlands

Council	23 June 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
CEO	Mark Goodlet
Attachments	<ol style="list-style-type: none"> 1. Development Application Plans. https://yourvoice.nedlands.wa.gov.au/da20-46330/widgets/291187/documents 2. State Design Review Panel assessment. https://yourvoice.nedlands.wa.gov.au/56487/widgets/290237/documents/167788
Confidential Attachments	<ol style="list-style-type: none"> 1. Consultation results.

Executive Summary

The City of Nedlands is in receipt of a development application for 97-105 Stirling Highway, Nedlands. This report is intended to establish Council's position in relation to the proposed development and to support advocacy for this position when the application is dealt with at the Metro Inner-North Joint Development Assessment Panel.

Recommendation to Council**Council:**

1. **does not support the current proposed development at 97-105 Stirling Highway, Nedlands, submitted to the City of Nedlands on 2 April 2020, for the following reasons;**
 - a. **height;**
 - b. **bulk and scale;**
 - c. **amenity;**
 - d. **visual privacy;**
 - e. **impact on the street scape;**
 - f. **over-shadowing;**
 - g. **traffic and parking impacts;**
 - h. **character and context; and**
 - i. **deficiencies outlined in the State Design Review Panel's assessment of the proposal;**

2. **agrees to appoint Councillors and to coordinate the Council's submission and presentation to the Metro Inner-North Joint Development Assessment Panel (MINJDAP); and**
3. **agrees to appoint planner Ross Povey of Make Planning and Design to provide supporting content for Council's position and to assist in representation of the Council at the MINJDAP.**

Discussion/Overview

The City received a development application for 97-105 Stirling Highway, Nedlands on 2 April 2020. Feedback provided during the consultation period demonstrated overwhelming rejection of this proposal by the community.

The City's planning officers are required by law to prepare a Responsible Authority Report (RAR) in strict and impartial alignment with planning law and the City planning instruments, as they stand at the time of assessment of the proposal. Council is responsible for the impartial performance of this regulatory role of the local government.

Preparation of the RAR is underway.

The role of Councillors is to represent the interests of electors, ratepayers and residents of the district and to provide leadership to the community. In discharging this duty Council is able to provide its views, on behalf of the community, to the MINJDAP when the development application is considered. This is an advocacy role.

This report recommends appointment of two Councillors to assist with the advocacy role to MINJDAP and additionally, to equip itself with professional advocacy support for this task.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Consultation in relation to the development has been completed. Results are Confidential Attachment 1.

In summary the consultation results were as follows:

- **526 (93%)** submissions **objecting** to this Development.
- **43 (7%)** submissions **supporting** this Development.

Strategic Implications

How well does it fit with our strategic direction?

How well does the option fit with our vision and strategic priorities? Relevant City Vision statements are listed below.

“Our overall vision is of a diverse community where people can live through the different ages and stages of their lives.

“We will have easy access to community ‘hubs’ where a mix of parks, shops, community and sporting facilities will bring people together, strengthening local relationships.

“We will enjoy great transport systems and people will have access to local facilities through efficient cycling and walking facilities.

“We will be an active, safe, inclusive community enjoying a high standard of local services and facilities.

“We will live in a beautiful place.

Who benefits?

Are we ensuring an equitable distribution of benefits in the community?

The intensity of this proposal may lead to an inequitable distribution of benefits in the community, not befitting the expectations of the City.

Does it involve a tolerable risk?

What level of risk is associated with the option? How can it be managed?
Does the residual risk fit within our risk tolerance level?

Council’s ability to participate in the decision-making process is limited solely to providing representation to the MINJDAP. The risk is high, that in fulfilling its local representation responsibilities, Council’s ability to control the decision is limited by the MINJDAP being a State Government constituted and controlled entity.

Do we have the information we need?

Decisions must be based on robust evidence / data and analysis of all options.

The City has received extensive community feedback on the application to inform its position in relation to representation of the community. The City has received the State Design Review Panel’s assessment of the proposal. The full suite of documents available for assessment of the proposal is available at <https://yourvoice.nedlands.wa.gov.au/da20-46330>.

It is recommended that Council engage the services of a professional planner to develop, support and advocate for its position.

Budget/Financial Implications

It is estimated that the professional planner's services will cost in the order of \$4,000.

Can we afford it?

How well does the option fit within our Long-Term Financial Plan? What do we need to do to manage the costs over the lifecycle of the asset / project / service?

The City engages consulting services from time to time to advance City projects and programmes and to provide advice and support. This is provided for in operating consultancy budgets on each year.

How does the option impact upon rates?

Decisions made must minimize the impact of rate increases where possible.

\$4,000 represents approximately 0.017% of rates.

Conclusion

Council has dual roles under the Local Government Act 1995. The first is regulatory, ensuring the local government discharges its duties fairly, impartially and in strict accordance with the laws of the day. The second is advocacy, ensuring it represents the views of its community. While these roles must be kept separate, this report responds to the latter, advocacy role, by establishing Council's position in relation to the current development application at 97-105 Stirling Highway, Nedlands and equipping it with the means to actively support its position.

13.11 Responsible Authority Report - 80 Stirling Highway, Nedlands

Council	23 June 2020
Applicant	Urbis
Landowner	ML Wordsworth Pty Ltd Bucking Horse Pty Ltd Florence Holdings Pty Ltd Grey Owl Pty Ltd Princep Holdings Pty Ltd Rain Cloud Pty Ltd
Director	Peter Mickleson – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Type Information Purposes	Item provided to Council for information purposes.
Reference	DA19/38512 / DAP/19/01651
Previous Item	Nil
Delegation	Not applicable – Joint Development Assessment Panel application.
Attachments	1. Responsible Authority Report and Attachments – available at: https://www.dplh.wa.gov.au/about/development-assessment-panels/daps-agendas-and-minutes

1.0 Executive Summary

In accordance with the Planning and Development (Development Assessment Panels) Regulations 2011, Administration have prepared a Responsible Authority Report (RAR) in relation to the revised plans received on 5 June 2020 for the Joint Development Assessment Panel (JDAP) Form 1 Application at 80 Stirling Highway, Nedlands. The application proposes the development of the land for a 2-3 storey retail and commercial building including Shops, Office, Restaurant/Cafés, a Medical centre and gymnasium (Recreation – private), the demolition of the existing bottleshop, (minor) refurbishment of Captain Stirling Hotel, and associated landscaping, signage and car parking.

The purpose of this report is to inform Council of Administration's recommendation to the JDAP.

2.0 Recommendation to Council

That Council:

1. notes the Responsible Authority Report for the proposed development of a 2-3 storey retail and commercial building for the purpose of Shops, Office, Restaurant/Cafés, a Medical centre and Recreation – private (gymnasium), the demolition of the existing bottleshop, (minor) refurbishment of Captain Stirling Hotel, and associated signage, car parking and landscaping at Lot 1, No. 80 Stirling Highway, Nedlands, Lot 21, No. 2 Florence Road, Nedlands, Lot 22, No. 4 Florence Road, Nedlands, Lot 23, No. 6 Florence Road, Nedlands, Lot 33, No. 7 Stanley Street, Nedlands and Lot 32, No. 9 Stanley Street, Nedlands; and
2. agrees to appoint Councillor (insert name) & Councillor (insert name) be appointed to coordinate the Council's submission and presentation to the Metro Inner-North JDAP.

3.0 Background

The development named 'Nedlands Square' by the Applicant was originally lodged in August 2019. It proposed:

- A predominantly two storey, large format mixed use commercial building (office, medical centre, gymnasium, pharmacy, liquor store, large full line supermarket, and central food and beverage precinct) located to the south of the existing Captain Stirling Hotel and in the footprint of the existing Drive-through Liquor Store (to be demolished), with 7m wide rear laneway to service the mainly retail building.
- A Town Square with a children's playground and alfresco dining was located in between the hotel and the eastern and northern extent of the new building.
- Minor external upgrades were proposed to the hotel in the form of a new external paint finish and the demolition of 'low' heritage value recent additions (back of house/rear stairs, basement access door, cool room and delivery extension, retaining wall and perimeter landscaping).
- Carparking for 329 vehicles, motorcycle parking and bicycle/end-of-trip facilities within basement and under-croft structures (with designated at-grade staff parking provided to the rear of the site, totalling 29 bays).
- The signalisation of Stanley Street/Stirling Highway intersection.
- A landscape strategy for external areas.
- An external and internal signage strategy.
- Demolition of the existing bottleshop and four (4) existing dwellings and removal of approx. 66 existing trees across the site.

The application was referred for comment to the City's internal departments, and externally to the Main Roads WA and the Heritage Council of WA. The internal referral process raised various building, acoustic and traffic/servicing concerns and both Main Roads WA and Heritage Council advised the City they were unable to support the proposal in its current form.

The City advertised the proposal in September 2019 and received 143 submissions, of which 26 were in support and 80 objected to the proposal. Of the 143 submissions received, 32 were sourced within a 200m radius of the site, and of these, 22 objected to the proposal.

The City also referred the application to the State Design Review Panel in September 2019 and sought Peer Review comments on the proposed Retail Sustainability Assessment and Transport Impact Assessment. Substantial built form and traffic design issues were raised by the SDRP and through the City's Traffic Peer Review.

As a result, and in order to address the various issues raised, the determination of the application was deferred several times.

Amended Application

Amended development plans were submitted to the City in March 2020 and the determination of the application was deferred several times until a final RAR due date of 18 June 2020.

The amended application largely retained the original form and land use mix, albeit with a large increase in mainly office floorspace (1,627sqm). The reduction in supermarket NLA largely reflected earlier calculation errors between GLA and NLA in the original application. A summary of the land use floorspace mix is provided below:

Land Use	August 2019 (m ² NLA)	March 2020(m ² NLA)	June 2020 (m ² NLA)	Change*
<i>Medical Centre</i>	220	522	522	302
<i>Office</i>	178	1626	1627	1,449
<i>Restaurant</i>	419	553	594	175
<i>Recreation private (gym)</i>	291	634	634	343
<i>Total Shop</i>	4529	4377	4377	-152
<i>Liquor Store</i>	300	250	250	-50
<i>Supermarket</i>	3540	3357	3357	-183
<i>Specialty retail</i>	661	720	720	59
<i>Kiosk</i>	28	50	50	22
Total	5637	7712	7754	+2,117

* Change between August 2019 and June 2020

The March 2020 amended application included additional modifications to the architectural language, bulk and scale, streetscape address and materiality.

The amended application was readvertised in March 2020. It was also referred back to the City's internal departments, external traffic, retail analysis and landscape peer review consultants, Main Roads WA and the Heritage Council WA and the SDRP in March 2020. The City provided the Applicant with a summary of the outstanding issues and concerns related to the amended application in April 2020.

Latest Amendments

Further amended development plans and support documentation were submitted in May 2020 and June 2020 in response to the above and subsequent issues identified. Key elements of the May and June 2020 amendments include:

- Updated Architectural Plans
- Updated response to RSA matters
- Planning and design response to heritage considerations including Captain Stirling adaptive re-use studies
- Revised acoustic technical note
- Updated Landscape Architecture report
- Updated Waste Management Plan
- Supplementary Traffic Review in conjunction with the abandoned signalisation at Stanley Street/Stirling Highway.

4.0 Application Details

Pursuant to clause 18 of the MRS and clause 61 of *Schedule 2 'Deemed Provisions' of the Planning and Development (Local Planning Schemes) Regulations 2015*, development approval is required for:

- The demolition of additions/structures and landscaping, and external façade treatments associated with the Captain Stirling Hotel;
- The demolition of the existing drive through bottleshop associated with the hotel;
- Use and development of the land for the purposes of predominantly two storey large format commercial building sited to the south of the hotel and including the following uses; Office, Shop, Private – recreation, Medical centre and Restaurant/café;
- Erection of signage; and
- Associated landscaping and car parking.

The proposed building will sit between the Captain Stirling hotel (within the hotel curtilage) and a rear laneway and car park along the southern boundary. The building will be set back 12.6m to the southern boundary. It requires the removal all substantial vegetation on site, relocating two Jacaranda trees into the Stirling Highway future road widening reserve, which is not supported by Main Roads.

5.0 Consultation

The City undertook two rounds of consultation with the public and external agencies in September 2019 and March 2020 in respect of the original August 2019 application and the amended application submitted in March 2020. Consultation was undertaken in accordance with the City's Local Planning Policy – Consultation of Planning Proposals.

In both periods of public consultation, the City advertised the development application in accordance with the City's *Local Planning Policy – Consultation of Planning Proposals* for a period of 21 days. As the development is considered to be a complex development application, consultation required:

- letters to be sent to all landowners, residents and businesses within 200m of the subject site (393 residents, landowners and businesses);
- a sign to be placed on site, a local newspaper advertisement;
- a notice placed on the City's notice board (outside of the administration building);
- a post on the City's social media (Facebook);
- All information (plans and reports) was placed on the City's engagement website (Your Voice Nedlands); and
- A community information session was held on the 4th October 2019 at the City's offices. The community information scheduled for 18 March 2020 was cancelled due to COVID-19 restrictions.

In the initial advertising period, 143 submissions were received with 26 submissions of support, 36 submissions of comment only and 80 submissions of objection.

In the second advertising period, 46 submissions were received with 8 submissions that either did not object to or supported the proposal and 38 submissions objecting to the proposal. Of the 46 submissions received, 33 individual properties were represented with the remaining 13 submissions comprising multiple occupiers or owners and occupiers of the same residence.

6.0 Amendments to the Development Application Plans

Changes to the plans submitted in March 2020 included:

Architectural Language	Restrained material palette of brick, stucco, concrete and glass.
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Lowered and recessed north-east pavilion to enhance Captain Stirling Hotel Stirling Hwy vistas.

Articulated Florence Road frontage is highly articulated and the scale reduces toward the south, assisting with the transition of mixed use into the residential zone.

Simple elevation to Stanley Street with a lower scale and enhanced by a strong landscaped edge.

The Town Plaza pulls away from the existing hotel to create a series of sunken courtyards maintained at existing levels, enabling a practical building zone for future development of the hotel.

A new light weight, bridge insertion links southern entrance of the hotel with the highly activated plaza space.

At the heart of the Town Plaza is a lightweight steel, timber & glass canopy that forms a protected centralised space for community, food and beverage & retail shopping. The design references the traditional loggia and arch motive and links to the Spanish Mission Style.

Bulk and Scale

The predominant two storey building height is retained, with a 3-storey element through the centre of the site.

Increased commercial floor space provides a significant increase in the upper level activation along all frontages .

- The overall building scale has been considered in the context of:
- Respecting the existing scale and height of the Hotel and retaining it as a focus / jewel of the site, without 'overcrowding' it by re-designing and re-positioning the 'town plaza' and providing 'breathing space' for the Hotel.
- Opening up view lines to the Hotel by pulling back the built form at the corner of Stanley Street and the Stirling Highway via variations in height and scale at this corner to signal this key eastern entry into the town centre.
- Allowing sufficient northern sunlight into the development especially the town square precinct by repositioning the alfresco dining areas and play spaces and providing awnings for pedestrian protection.
- Softening the southern interface and providing an adequate and amenable buffer to the southern residential areas via the laneway treatment.

Streetscape Address and Activation

Increased street activation via:

- Sleeving Florence Road with commercial floorspace
- Increased level 1 commercial floor space activates all street frontages and the 'town plaza' below.
- The building addresses both entrances from Stanley Street and Florence Road to create a sense of arrival via improved direct pedestrian access from Stirling Highway and Stanley Street into the food and beverage precinct and recessed

building edge at the north-east corner to increase the view shed to the Hotel.

- Materiality
- The revised plans have made substantial changes to the look and feel of the building, moving away from a 'commercial' style towards a softer retail approach. Material selections are robust generally, with moments of decorative touches inspired by the Hotel. This includes:
- The use of timber and timber-look feature battens and cladding.
 - Hit and miss feature brickwork.
 - A new colonnade inspired entry-roof feature.
 - Washed concrete surface treatments.
 - Masonry look walls of various shades.
 - Feature elements.

Updates proposed in May and June 2020 include:

- Updated Architectural Plans
 - Larger, open and flexible civic space that does not have pre-determined functional areas in the style of a traditional European square bound by alfresco spaces and integrated landscaping in raised garden beds and deep soil root zones where possible for larger shade trees.
 - Reconfigured and design ramp and stair access along the northern boundary has been re-configured to accommodate the future road widening to Stirling Highway
 - Southern relocation (4m) of the travelators and consequent relocation of roof structure above
 - Recasting of the Town Plaza intended to provide a seamless interface to the hotel with activation from both sides.
 - Increased tree planting in the Town Plaza south of the hotel that respond to preliminary outcomes of the Captain Stirling adaptive re-use studies. Redesign of planters and improved civic quality integrated seating that is of civic quality.
 - Redesign of the main pedestrian stair entrance on Florence Road which has been flattened by integrating mid-landings and seating and planting zones consistent with the Town Plaza treatments. The entrance is set back approximately 8 metre setback from Florence Road road reserve to provide for landscaping treatments, improved identification and response to the 'main street' ambitions for Florence Road.
 - Redesign of the Florence Road tenancies with benched internal floor levels that respond to the street gradient, additional entry points to Florence Road and breaks in the planters and seating walls for greater permeability and access.
 - Signage above the carpark entry into the undercroft replaced with more discreet signage on the flanking entry walls and an overhead landscaped trellis consistent with the Town Plaza colonnade treatment.
 - Reduced height (600mm) to the 3-storey corner with lift. The new development sits below the roof ridge line of the adjacent hotel.

- Minor modifications to the detailing and colours of the precast materials on the southern elevation to match the finishes / patterns and colours on the site. Stepped panels with alternating patterns creating a vertical emphasis with low level timber look battens are used in combination to provide articulation to this façade.
- Modifications to the Stirling Highway/Stanley Street corner:
 - Redesigned signage to create a more slender two sided outcome with reduced height
 - Increased glazing to the north-east corner along the Stirling Highway frontage.
 - Reduced building height along Stanley Street
 - Adjustments to the entry on Stanley Street via due to the reorganisation of the End of Trip and bin store location placing the End of Trip facility at the entry. The EOT interface incorporates a glazed (obscured) external façade to Stanley Street.
- Corrections to the undercroft/basement plan to correct linework and car bay numbering;
- Amendments to the East Elevation to confirm fixed glazing treatment to the End of Trip facility with a semi-transparent graphic film applied to the internal face. Graphic film to be confirmed at a later date.
- Amendments to the Western Elevation with regard to the timber fins on the commercial façade at Stanley Street and Florence Road to provide a level of sunshading to the glazing behind. Overall intent is for fins to be approx. 500mm centres and angled approx. 30 degrees to the south to provide maximum shading benefits. The final design of these elements is yet to be undertaken and will be done so in conjunction with ESD consultant to ensure both shading and transparency are optimised.
- Updated Shadow diagrams.
- Amendments to the Indicative residential plan set to reflect laneway changes
- Corrections to the parking layout.
- Amended southern elevation to remove the graphic wall from the material palette.
- Detailed set of sections (elevation, typical plan and two detailed sections) to demonstrate the laneway treatments, including:
 - Deleting one car bay and creeping the parking layout further west to provide a 1m wide zone between car bays that can be planted and have a tree
 - Tree will be planted mid-point of a car bay to accommodate the column support for the trellis.
 - Permeable concrete pavers on car bays either side of the planting (hatched bays)

Details of the trellis, acoustic wall and arbor are provided on the detailed sections. Further refinement of the materials and finishes will be completed at the detailed design stage.

- Updated response to RSA matters
- Planning and design response to heritage considerations
- Revised acoustic technical note
- Updated Landscape Architecture report
- Updated Waste Management Plan
- Supplementary Traffic Review in support of removing the signalisation of Stanley Street.

7.0 Recommendation to JDAP

Officer Recommendation:

That the Metro West Joint Development Assessment Panel resolves to:

Refuse DAP Application reference DAP/19/01651 and accompanying plans (Attachments 6a and 6b, 7, 8 and 24) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, the provisions of the City of Nedlands Local Planning Scheme No. 3 (LPS3), and clauses 18, 24(1) and 26 of the Metropolitan Region Scheme (MRS) for the following reasons:

Heritage

1. Consistent with advice from the Heritage Council and Heritage Services, the proposal does not adequately address the conservation of outcomes for the landmark heritage building and long-term viability with respect to its future redevelopment and reuse. Without providing for adequate conservation outcomes and its future long-term use and development, the proposal will have an adverse effect the Captain Stirling Hotel to a significant extent.
2. A recommendation of approval would contradict the advice provided by the Heritage Council of WA and contravene section 75(1) (d) of the Heritage Act 2018 where it is considered that subclause (2) does not apply.

Traffic

3. Notwithstanding Main Roads WA advice of 17 June 2020 that it does not object to the development subject to conditions, the proposed development as amended (June 2020) relies on the ceding, construction and use of a future laneway not yet in existence and modifications to Stirling Highway signals and the Dalkeith Road intersection, for which a third party approval is required and not provided.

4. Main Roads advised that *“if the development is approved with reliance on modifications to Stirling Highway as proposed in various iterations, the JDAP would be issuing a ‘non operations approval’ due to the requirement for third party approval under the Road Traffic Code 2000, a separate and distinct approval independent of the Planning & Development Act 2005.”*
5. In consideration of the proposal in isolation (without either modifications to Stirling Highway or the future laneway) where the development relies on the existing road network, the development will result in unacceptable adverse impacts on safety and the local road network without mitigation measures, some of which rely upon Main Roads’ consent to modify Stirling Highway.
6. The development as proposed cannot be given effect without the approval of the Commissioner of Main Roads pursuant to section 15(2) of the Main Roads Act 1930 and Section (4a) (d) of Regulation 297 of the Road Traffic Code 2000.

Planning

7. The development does not adequately satisfy clause 67 of Schedule 2 ‘Deemed Provisions’ of the Planning and Development (Local Planning Schemes) Regulations 2015 with respect to:
 - a. Subclause (a) as the development does not:
 - i. Achieve the aims or provisions of the City’s LPS3 pursuant to clause 9 as the development does not:
 1. Protect and enhance local character and amenity due to the proposed scale, form and land use mix, inadequate landscaping strategy, lack of conservation of the site’s heritage values and potential for unreasonable adverse impacts on safety and the local road network.
 2. Respect the community vision for the development of the district as it represents the under-development of the site and fails to provide a substantial residential component;
 3. Achieve quality residential built form outcomes for the growing population;
 4. Support and develop a hierarchy of activity centres as there is no commitment and concerns regarding the likely achievement of substantial future residential development;
 5. Integrate land use and transport systems as it does not demonstrate future traffic volumes generated by the proposal can be appropriately managed within the existing road network without modifications some of which are dependent upon Main Roads’ approval.

- ii. Adequately satisfy all objectives of the Mixe Use zone pursuant to clause 16 of the City's Local Planning Scheme No. 3 as the development does not provide for a significant component of residential as part of any new development.
 - iii. R-Codes Vol. 2 Elements 2.2 (Building height), 2.5 (Plot ratio), 3.3 (Tree canopy and deep soil area), 4.12 (Landscape design) and 4.17 (Waste management).
- b. Subclause (b): the proposal is inconsistent with the requirements of orderly and proper planning with respect to the absence of residential development, building height and scale (plot ratio), the inadequate landscape strategy, lack of conservation of the site's heritage values and potential for unreasonable adverse impacts on safety and the local road network;
- c. Subclause (c): the proposal does not adequately address:
- i. State Planning Policy 7.0 (Principles 1 Character and context, Principle 2 Landscape quality, Principle 3 Built form and scale and Principle 6 Amenity, Principle 8 Safety)
 - ii. State Planning Policy 4.2 Activity Centres for Perth and Peel Objective 5 and Clauses 5.2.1(1), 5.2.1(5), 5.2.3(3), 5.3.1(4) and 6(2);
- d. Subclause (g): the proposal is not generally consistent with the intent of Precinct 1 – Town Heart, and broad objectives Movement, Activity and Urban Form in the Draft Local Planning Policy Nedlands Town Centre Precinct Policy;
- e. Subclause (l): the proposal will adversely affect the cultural heritage significance of the area associated with the Captain Stirling Hotel to a significant extent as the proposal does not, in keeping with advice from the Heritage Council and Heritage Services:
- i. Adequately address the conservation outcomes of the landmark heritage building;
 - ii. Provide for its long term viability; and
 - iii. Does not include the conservation and upgrade of the building to form the heart of the new development as represented during the presentation of the alternative scenarios to the Heritage Council on 24 April 2020;
- f. Subclause (m): the proposal does not appropriately respond to the physical and strategic site context or the built form expectations applicable under LPS3 and as guided by the R-AC1 code, having regard to the height, plot ratio and scale;

- g. Subclause (n): the proposal will adversely impact the amenity of the locality with respect to the reinforcement of a leafy-green character and the potential for unreasonable adverse traffic impacts on safety and the surrounding road network;
- h. Subclause (p): adequate provision has not been made for the retention/relocation of existing canopy trees on site and adequate growing conditions and species selection for large canopy tree planting within the site, accounting for the long term widening of Stirling Highway;
- i. Subclause (t): the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety, without mitigation measures some of which are not consented to by Main Roads;
- j. Subclause (u): the availability and adequacy for the development of the following — (iii) collection of waste; (iv) access for pedestrians; (v) access by older people and people with disability; and
- k. Subclause (za): the submission received from Heritage Council WA (8 May 2020) pursuant to clause 66 does not support the proposal (as amended) at this time.

8.0 Conclusion

The City acknowledges that this application is the latest attempt over several years to secure a development approval for a supermarket on the site. This development site is complex. It is large (1.27 hectare), comprising 6 individual properties under common control and has a 100m primary frontage to Stirling Highway - an identified Urban Corridor under *Perth and Peel @3.5million* and high also frequency bus route. The land is coded R-AC1, the highest coding for high density urban centres, and forms part of the Nedlands Town Centre/Neighbourhood Centre under the LPS and *Draft LPP Nedlands Town Centre Precinct Plan*, and the Stirling Highway Urban Growth Area under the LPS. However the site also constrained by extensive level changes, a regional road reservation, high traffic volumes, as well as extensive canopy trees and an existing State significant heritage place both of which inform the site's and locality's neighbourhood character and amenity.

This is a site that requires a careful context analysis and design response to ensure the ultimate built form is compatible with the context, character and future development expectations, without causing unreasonably adverse amenity impacts.

Notwithstanding the Applicant's genuine and varied attempts to address issues raised during the application process, particularly through the March, May and June 2020 amendments, obvious context and design deficiencies remain. These deficiencies stem from a relatively poor initial site planning analysis and

or inflexible design response and relate to the skewed town centre focus (Florence Road is identified as the focus of the Nedlands Town Centre), land use diversity (street level activation and absence of significant residential development above ground level), low density, large format and low scale building (having regard to development expectations on and immediately abutting the site to the south), heritage conservation and integration, landscaping, site servicing (waste) and traffic matters.

Some of these deficiencies can be adequately rectified by conditions. The resolution of other deficiencies; the absence of residential land use, formal integration and conservation of the Captain Stirling Hotel as part of the current application, landscaping, traffic and waste management, however, would require significant design modifications, application amendments and or third party approvals which cannot be reasonably addressed within the confines of a condition.

On balance, there are no compelling or cogent reasons to support the application's departures from the relevant provisions of the Deemed Provisions, LPS3, and the State and local (albeit draft) planning policy frameworks or the Heritage Council's May 2020 advice.

Therefore, it is recommended that JDAP refuse the application.

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

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

14.1 Councillor Smyth – City of Nedlands Design Review Panel

At the Council meeting on 26 May 2020 Councillor Smyth gave notice of her intention to move the following at this meeting.

That Council:

- 1. Rescinds its decision 14.4 dated 31 March 2020:**

“That Council:

- 1. does not support the introduction a City of Nedlands Design Review Panel;**
- 2. instructs the CEO to cease new referrals to Design Review Panels of other Local Governments and the State Design Review Panel; and**
- 3. instructs the CEO to cease all work related to implementation of a Design Review Panel;**
 - a. for the City of Nedlands; and**
 - b. as a cooperative arrangement for the Western Suburbs Local Governments.”**

- (2) resolves to re-instate its Resolution 7.0 dated 30th January 2020:**

“That Council:

- 1. Adopts the City of Nedlands Design Review Panel Terms of Reference for the purposes of providing independent expert design review advice for complex planning proposals as per attachment 2;**
- 2. Prepares and advertises Design Review Panel Local Planning Policy for a period of 21 days, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4 as per attachment 1;**

3. **Instructs the Chief Executive Officer to call for expressions of interest for six (6) members for the City of Nedlands Design Review Panel, with appointment to the Panel to be made by Council upon its adoption of the Design Review Panel Local Planning Policy;**
 4. **Instructs the Chief Executive Officer to:**
 - a. **refer the options for funding of a Design Review Panel to a Councillor Workshop to assess costs, benefits and risks, and report back to Council in March 2020 for a decision on funding; and**
 - b. **make arrangements for complex planning proposals to be considered by another Western Suburbs Design Review Panel at the proponent's cost as an interim measure prior to the establishment of the City of Nedlands Design Review Panel.**
 5. **Notes that a budget amount of \$30,000 is to be set aside in the Mid-Year Review to allow for the operation of the Design Review Panel from February – June inclusive; and**
 6. **Instructs the Chief Executive Officer to make arrangements for complex planning proposals to be considered by another Western Suburbs Design Review Panel at the proponent's cost as an interim measure prior to the establishment of the City of Nedlands Design Review Panel.”**
- (3) **Amends the 30th January 2020 Resolution to allow for timeframe and budget changes by making the following adjustments:**
- a. **Clause 4a change “March 2020” to “July 2020”.**
 - b. **Clause 5 change “Mid-Year Review” to “2020-21 Budget”.**
 - c. **Clause 5 change “February – June” to “July -December 2020”.**
 - d. **Clause 5 change “\$30,000” to “\$ to be advised”.**

Justification

1. It has become apparent that since the gazettal of Local Planning Scheme 3 the number and complexity of Development Applications being lodged in the City requires reinforcement of the structures that underpin the planning support framework. One such structure being the Design Review Panel.
2. Design Review Panels (DRP) are a legitimate part of the Planning Framework and by implication strengthens the City's claims within the Responsible Authority Report (RAR) prepared for the Development Application Panel (DAP).

3. Access to a DRP would greatly improve City Planners' ability to prepare a strong RAR based on sound planning principles and allow engagement with the DRP as an early intervention measure.
4. The Design Review Panel Local Planning Policy, Terms of Reference and Panel appointees are all within the power of Council as the elected body.
5. City of Nedlands could collaborate with other neighbouring Local Government DRPs in shared Precincts such as Perth and Subiaco.
6. Other small Councils such as Claremont and Peppermint Grove may be interested in utilizing the City's DRP.
7. Council Resolution 15.5 DAP Related Development Application Cost & Income dated 31 March 2020 provides for open transparency understanding the costs related to Development Applications and related DRP involvement. Copied below for reference:

"That Council requests the CEO provides a monthly summary of DAP Applications costs and income on a project basis at the completion of each case."

8. Council has expressed its concerns with DRP being:
 - potential for cost escalation;
 - inequitable distribution of costs;
 - inappropriate distribution of power to an unelected body;
 - outside interference with the City's expressed Strategic direct;
 - ideologically, to consider the extent by which the community's right to influence design is balanced against the aspirations of an individual property owner.

Most of these concerns are manageable given reasons 1-7 above. Only the last point is a matter for conscience for the elected members.

Administration Response

Administration support the listing of this item as urgent business for May Council meeting or as a Notice of Motion for the 23rd June Council meeting.

Council is advised that the City has already completed item 3 of Resolution7.0 from January 30th 2020, however, given the decision being rescinded would advise Council to instruct the CEO to re-advertise the Design Review Panel LPP and Expressions of Interest again for a period of 21 days.

Administration advise that a cost sharing model should be used to encourage the use of the DRP by smaller proponents with an emphasis on pre-lodgement design consultation. Post lodgement DRP should be funded by the applicant as in most cases if the DRP has not provided support prior to lodgement there are generally overall concerns with a project that the designer or applicant has failed to resolve.

Administration would predict approximately 2-3 items would be required to be brought to the DRP per month (1-2 meetings). Each DRP would cost in the order of approximately \$4000 (excluding staff resourcing) with a cost of \$48,000 - \$96,000 per annum. Partial funding by the City in a cost sharing model would be a cost of approximately \$60,000 if for example the first DRP was free and any subsequent DRP's would be at the applicants cost. *Assumption DRP requiring 2 reviews, 1 pre lodgement and 1 post lodgement with half needing the second review. We therefore recommend a budget item of \$60,000 to be added.

If re-advertising were to occur Council is advised that subject to ordinary council report cycle the earliest this could be brought back to Council is August unless a Special Council meeting is called in early July.

Administration are supportive of working with other local governments, including other Western Suburbs Local Governments to share our services and costs.

14.2 Councillor Hodsdon – Plot Ratio

At the Council meeting on 26 May 2020 Councillor Hodsdon gave notice of his intention to move the following at this meeting.

That Council:

- 1. approves the removal of all references to a plot ratio of 6 in the unendorsed “Nedlands Town Centre, Precinct Plan” Replace this ratios with 3 in the Table on page 20, plot ratio in column headed “Precinct 2- town core”; and**
- 2. approves the ‘Community Benefit Measures’ height allowances be reduced from 25% to 10% (being 2% per objective).**

Justification

This ratio could mislead developers that the City sees this as a suitable outcome.

This has been used in a DA already resulting in a 23-storey building.

Even though this is not an endorsed document it may be used as evidence what is considered acceptable in the town centre at JDAP , SAT or WAPC (the latter is likely to gain sole responsibility for approving projects over \$30 million and/or more than 100 units) There will need to be some changes in the “Explanatory Report” to reflect the above changes.

Administration Comment

The provisions mentioned in the Notice of Motion relate to the Draft Nedlands Precinct Plan (Local Planning Policy) For provisions to be amended as requested, these can either be changed following instruction to do so if they are minor and do not substantially alter the intent or provision of the LPP, before and inclusive of the Final Nedlands Precinct Plan (LPP) as it is brought to Council for adoption.

However, given that the changes are significant to what has been advertised, in accordance with Clause 5 Procedures for amending local planning policy of Schedule 2, Part 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, (2), the local government may make an amendment to a local planning policy without advertising the amendment, if, in the opinion of the local government, the amendment is a minor amendment.

The current ratios which have been adopted by Council in September 2019 for consent to advertise, and for which have been advertised in March 2020 are current. If Council wishes to amend any provision of the Draft Nedlands Town Centre Precinct Plan, prior to it being brought to Council for final adoption, and that amendment is not minor in nature, the City will be required to re-advertise the Draft Nedlands Town Centre Precinct Plan, and any changes suggested by Council.

It is suggested by administration that if this is Council's desire that the instruction be as follows:

That Council instructs the CEO to amend the Draft Nedlands Town Centre Precinct Plan LPP in the following ways:

- *“Replace the currently advertised plot ratios with 3:1 in the Table on page 20, plot ratio in column headed “Precinct 2- town core”*
- *“Community Benefit measures” height allowances to be reduced from 25% to 10% (being 2% per objective)”*

And that the Revised Draft Nedlands Town Centre Precinct Plan LPP and revised provisions be re-advertised for a period of 21 days in accordance with Schedule 2, part 4 (2) Procedure for making local planning policy, of the Deemed Provisions.

14.3 Councillor Mangano – Legal Opinion – Judicial Review – 135 Broadway

On the 2 June 2020 Councillor Mangano gave notice of his intention to move the following at this meeting.

That Council makes public the legal opinion from Henry Jackson SC regarding a possible judicial challenge to the JDAP approval of 135 Broadway.

Justification

This document needs to be made public in the interests of transparency to the community, particularly the most affected neighbours.

Administration Comment

Section 5.95 of the Local Government Act 1995 and regulation 29 of the Local Government (Administration) Regulations 1996, provide lists of information held by a local government which a member of the public has a right to inspect. These lists don't include legal advice provided to a local government.

Section 5.23 of the Local Government Act 1995, includes legal advice having commercial value to a person where the information is about a person other than the local government, as a reason for closing a meeting to the public. In this instance the legal advice meets this criteria. The CEO has deemed this material to be confidential on this basis, in accordance with regulation 14 of the Local Government (Administration) Regulations 1996.

Council may resolve to make the legal advice available to the public. In this circumstance there will be no ability to determine who may or may not view the information.

14.4 Councillor Mangano – Scheme Amendments

On the 2 June 2020 Councillor Mangano gave notice of his intention to move the following at this meeting.

That Council instructs the CEO to immediately cease work on any scheme amendments that have not been requested as a resolution of Council, and do not initiate scheme amendments without council resolution in the future.

Justification

- Administration already has scheme amendments and local planning policies that have been approved by Council and these urgently need to be formalised.
- No Council resolution has been given to consider any further rezoning.
- The Council has not been consulted, nor has the affected members of the Community.

Administration Comment

The planning department are working on a comprehensive suite of strategic planning projects including Transitional Density Area Local Plans, Precinct Local Plans, Local Planning Policies, new and reviewing existing as issues arise. Amongst that strategic planning work the City is identifying areas where the Scheme is requiring amendment and this is in response to complex development proposals, listening to Council and their priorities as well as seeking to adapt LPS3 to better meet community expectations.

The following is a list of Scheme Amendments and their current status.

Scheme Amendment No	Nature of Amendment	Timing / Status
1	Basic. Adding Local Planning Policy to Clause 32.4(5)	Approved / Gazetted.
2	Standard. Bedford Street R60 – Applicant initiated	Refused by Council.
3	Standard. Consolidated Access, Deep Soil Areas, Dwelling Mix.	Refused by Council.
4	Standard Fast Food Outlets – restrictions in Mixed Use Zones	Granted Consent to advertise by Council May 2020. Awaiting EPA approval to commence advertising.

5	Basic Napier Street, Sump Site	Granted Consent to advertise by Council April 2020. Awaiting EPA approval to commence advertising.
6	Standard Laneway Access – Consolidated Access	Granted Consent to advertise by Council May 2020. Awaiting EPA approval to commence advertising.
7	Standard South Broadway- RAC4 – R40	Granted Consent to advertise by Council April 2020. Awaiting EPA approval to commence advertising. WAPC likely to determine as Complex and may require further advertising.
8	Standard Alexander Road R35	Granted Consent to advertise by Council May 2020. Awaiting EPA approval to commence advertising.
9	Standard Deep Soil Areas – Grouped and Single Housing	Granted Consent to advertise by Council May 2020. Awaiting EPA approval to commence advertising.
10	Standard Design Review – Supplementary Provisions Adding matters to be considered to replace sole reference to DRP's	Currently on hold.
11	Standard Transitional Density Areas – Hollywood Exploring the addition of intermediary density code in the TDA to ameliorate current issues with R60/R160 interface and other density transition issues.	Briefing to Council via Workshop in June Draft Scheme Amendment to be presented to Council in August with the TDA LPP and Future Laneways Strategy.
12	Standard Transitional Density Areas – Nedlands South Exploring the addition of intermediary density code in the TDA to ameliorate current issues with R60/R160 interface and other density transition issues.	Briefing to Council via Workshop in June Draft Scheme Amendment to be presented to Council in August with the TDA LPP and Future Laneways Strategy.

13	Standard Transitional Density Areas – Waratah Village Exploring the addition of intermediary density code in the TDA to ameliorate current issues with Density Coding interface and other density transition issues.	Briefing to Council via Workshop in June Draft Scheme Amendment to be presented to Council in August with the TDA LPP and Future Laneways Strategy.
14	Standard Minimum Lot Size – Lot amalgamations in RAC1- R160 zones	Currently investigating and researching.
15	Standard Minimum Density Coding requirements in RAC1- R160 zones	Currently investigating and researching.

In response to reasons provided:

1. The City's Urban Planning Department incorporates scheme amendments into its standard scheduling and work program and proactively seeks solutions to ongoing operational issues with what is still a relatively new Scheme. If Council are not supportive of the Scheme Amendment Council can refuse to initiate that amendment. All Scheme Amendments current are being processed expediently and within the statutory timing and framework. New Amendments scheduled for presentation months in advance have no bearing on current processing times of existing amendments.
2. The Urban Planning Department, in consultation with the CEO and Mayor will be establishing a workshop with Councillors and a Q&A session to allow open questions and communication regarding options moving forward. It is a requirement for Council to grant consent to advertise any scheme amendment which follows a process of drafting a scheme amendment report, justification and a Council report for Council's consideration. If an amendment is not supported, as was the case with Scheme Amendment #3 Council is able to refuse to initiate the scheme amendment.
3. If a Scheme Amendment is granted consent to advertise, and following EPA approval to do so, the City will then undertake a community engagement process following the Planning and Development (Local Planning Schemes) Regulations 2015 and the City's Local Planning Policy, Consultation of Planning proposals, providing the community the opportunity to provide commentary regarding the Scheme Amendment. Once this has completed the planning department are then required to bring the Scheme Amendment back to Council for final adoption. If the Council is not satisfied with the Amendment it is within its power to refuse the final adoption of the Scheme Amendment and it goes no further. If it approves the Scheme Amendment, it is then forwarded to the Department

of Planning, Lands and Heritage for consideration, their recommendation is then forwarded to the Minister for Planning for final approval prior to gazettal.

The Council is able to establish key priorities. At the moment the key priorities as instructed by Council are to progress the Precinct Plans for Broadway, Nedlands Town Centre and Waratah Village. There is a fourth priority which is to progress the local planning framework for the Rose Garden Precinct. All of these projects are well commenced and Council is updated in detail each week via the CEO weekly update where progress is reported and expected delivery time frames to Council are predicted. There are currently no Scheme amendments prior to May Council meeting with any tasks left outstanding, and the City is awaiting external agency approval to progress Scheme Amendment #7 South Broadway, and once May Council minutes are finalised and confirmed, officers will be progressing Scheme Amendment #6 Laneways and Consolidated Access, Scheme Amendment #8 Alexander Road, and Scheme Amendment #9 Deep Soil Areas for Grouped and Single House development.

It is further noted that once a Scheme Amendment is initiated, the work involved is not considerable. The community consultation and reports back to Council are the only labour-intensive component, as well as any meetings as required with the DPLH to discuss any modifications. The City's urban planning staff are able to quickly respond to Council directives to initiate new Scheme Amendments as has been the case with Scheme Amendment #8 for Alexander Road and Scheme Amendment #9 Deep Soil areas, without significantly impacting on the current work program nor the delivery of other core strategic planning initiatives to formalise a local planning framework for the City of Nedlands in response to LPS3.

14.5 Mayor de Lacy – Potential Relocation of Broome Street Depot & Local Area Traffic Management

On the 15 June 2020 Mayor de Lacy gave notice of his intention to move the following at this meeting.

Council instructs the CEO:

- 1. to prepare a business case for presentation to Council in October 2020 on the economic and community whole-of-life costs, benefits and risks of relocating the Broome St depot. The business case shall address but not be limited to:**
 - a. alignment with the City’s Vision, strategic plans and the Local Planning Strategy**
 - b. identification and transparent analysis (including sensitivity analysis) of all options for relocation including opportunity cost of not relocating and opportunities for higher value use of the current site**
 - c. engagement with adjacent landowners, businesses, Town of Claremont and community**
 - d. impacts of COVID 19 and availability of funding and financing to assist with project**
 - e. timeframes, resources, procurement strategy and governance issues**

- 2. to prepare a Local Area Traffic Management Plan (LATMP) for the area bounded by Stirling Highway, Loch St, Government Road, Carrington St and Smyth Road (Attachment 1) for presentation to Council in October 2020. The LATMP shall address but not be limited to:**
 - a. reducing existing traffic related problems**
 - b. traffic management and planning related to traffic growth and rat running**
 - c. providing safe infrastructure for pedestrians and cyclists**
 - d. engagement with Town of Claremont, landowners, businesses and community**
 - e. improving economic and community outcomes**

Justification

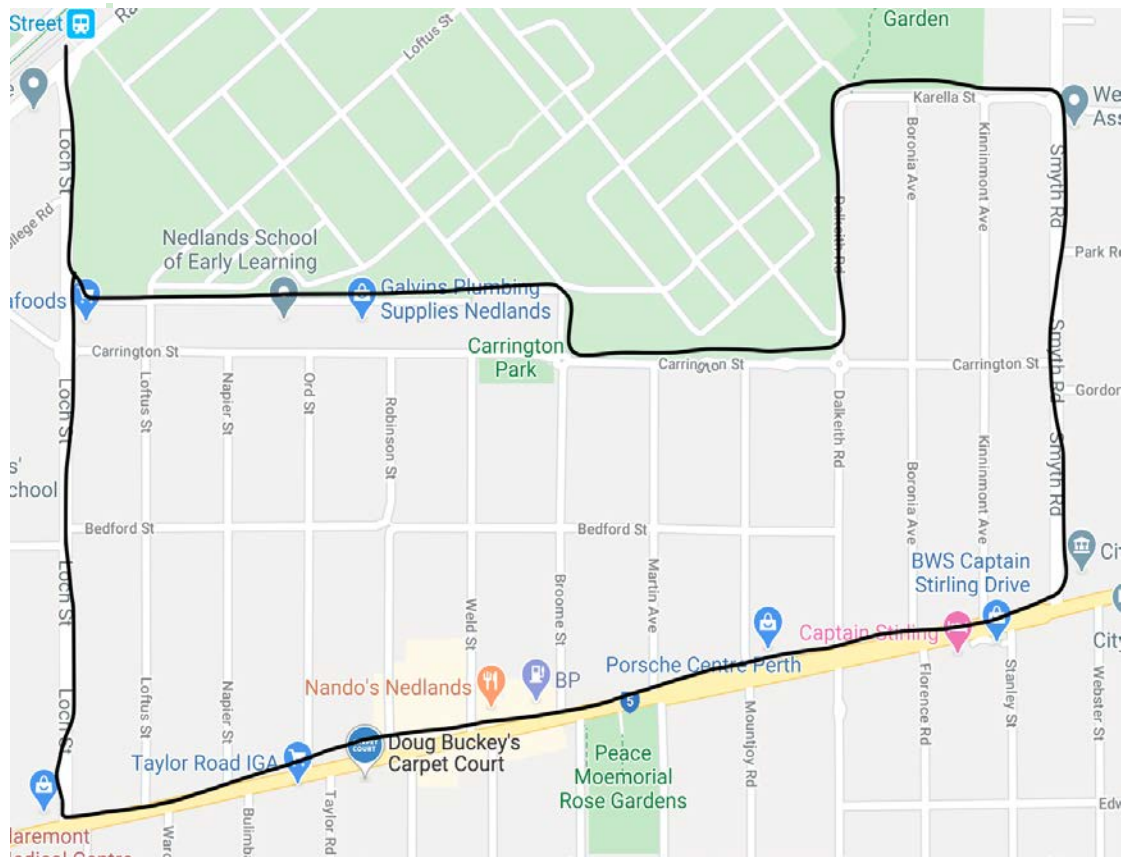
1. The Broome Street depot is located on 5693 square metres of freehold land adjacent to Karrakatta Cemetery and forming the eastern end of the recently rezoned Carrington Street Service Commercial Area. It is zoned Government Services and is directly opposite the very popular Carrington Park. It is part of the City's asset base which has a value of \$20,185,000 (excluding Reserve land) for which the current return on investment is 1.9%.
2. The Carrington Street Service Commercial Area is identified in the Local Planning Strategy (LPS) as an area transitioning to more commercial/office-based uses than light industrial as evidenced from the redevelopment on the corner of Loch St and Carrington St. This transition is to be supported in the long term and is likely to increase land values. A number of office-based businesses have moved into the Area causing some conflict with existing light industrial uses, and small cafes/shop fronts are opening up serving the local and wider community. The Area is also within walking distance of the Loch Street train station and located next to a major entrance into the Cemetery.
3. The changing nature of the Carrington Street Service Commercial Area and the higher density zonings under LPS3 in Hollywood provides an opportunity to identify options for relocating the Broome St depot and investigating potential higher value economic and community-based uses for this site. A depot is no longer a suitable land use in this area experiencing change and presents a higher risk to the community with higher density living nearby. With the City owning the Depot site and Government Rd that ends in a dead end at the depot, it can lead by example through redeveloping this site and examining options for opening Government Rd to improve traffic management.
4. The LPS identified a shortage of Public Open Space (POS) in the Hollywood Ward relative to the proposed increases in density under LPS3. A Strategy is currently being prepared to address the need for more POS across the City to support higher densities. While highly utilised, Carrington Park is insufficient to meet demand for POS in the area, particularly given Development Applications being lodged such as the 300+ apartments for the nearby Chellingworth Motors site and the fact the Park is very popular with off leash dogs. The Park has had to be rehabilitated twice in the last 18 months given the wear and tear from excessive use.
5. The Metropolitan Cemeteries Board is also engaged with the City in investigating options for improving drainage management in this area, and by examining options for the future of the Depot site and Government Rd, the issue of drainage could be more readily and efficiently resolved.
6. The City has had numerous complaints over the years, and these are continuing about:

- a. rat running on Carrington Street;
- b. parking problems associated with the Service Commercial Area (as indicated in objections to Change of Use Development Applications)
- c. use of Government Rd for parking by train commuters taking bays away from local businesses; and
- d. safety on Broome Street.

The City recently undertook some traffic data counts on Carrington Street in response to safety issues raised by a local Broome Street resident. Unfortunately, the data was collected during the COVID lockdown when local roads have been noticeably quieter. Traffic modelling is also currently occurring across the City in response to LPS3 and the Town of Claremont completed the Loch Street Station Precinct Structure Plan in 2017 identifying increases in density around the Loch St train station. This report identified predicted increases in traffic on Loch St and Chancellor St (which feeds directly into Carrington Street) that both impact the City's road network. These roads were identified in that Plan as already exceeding their design capacity (Attachment 2).

7. The redevelopment of Hollywood Private Hospital and Regis both of which have recently approved major Development Applications by the JDAP for the next stages of their development, is likely to impact traffic movements on Carrington Street for those coming from the west seeking to avoid Stirling Highway.
8. Pedestrians and cyclists are not well catered for in the Carrington St Service Commercial Area with the disjointed footpath and streetscape clogged with parked cars, the coming and going of motorists using drop off and pick up bays on Carrington St, and the poorly maintained Government Road at the rear (Attachment 3). There is also an increased danger to users of Carrington Park in crossing the street to visit the café, deli etc.

Attachment 1. Local Area Traffic Management Plan Study Area



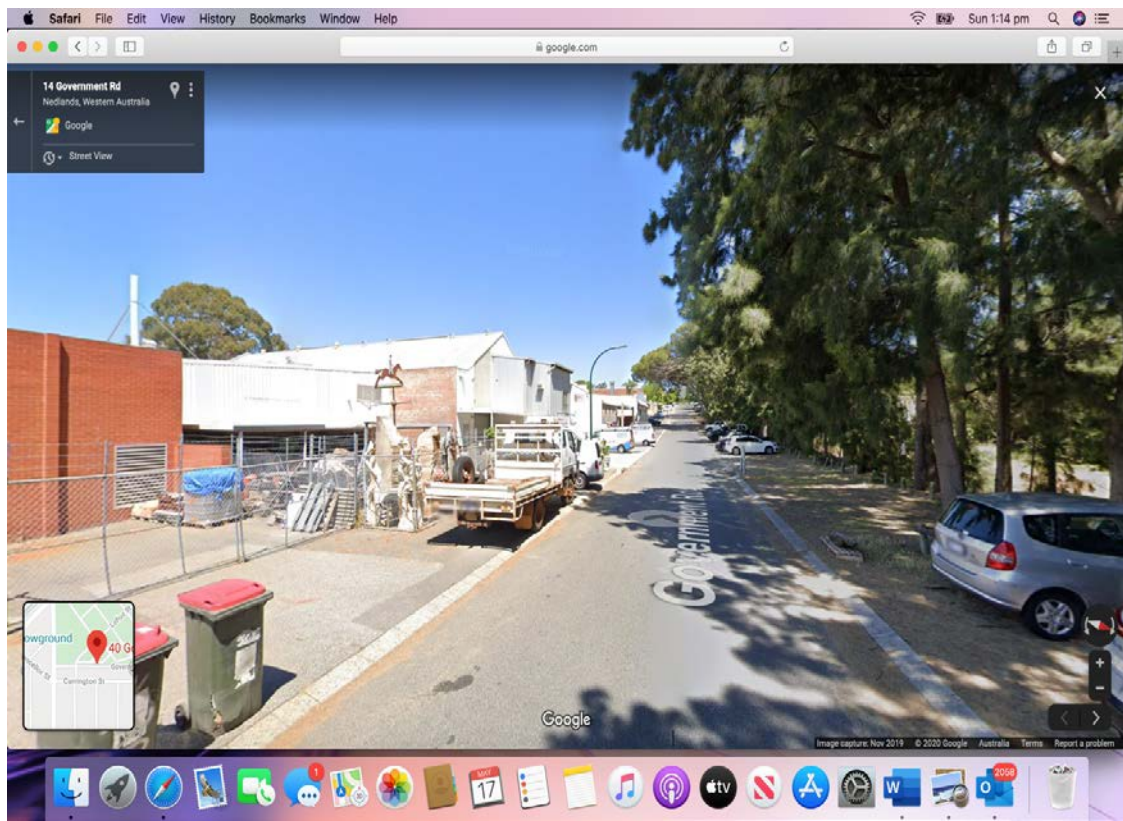
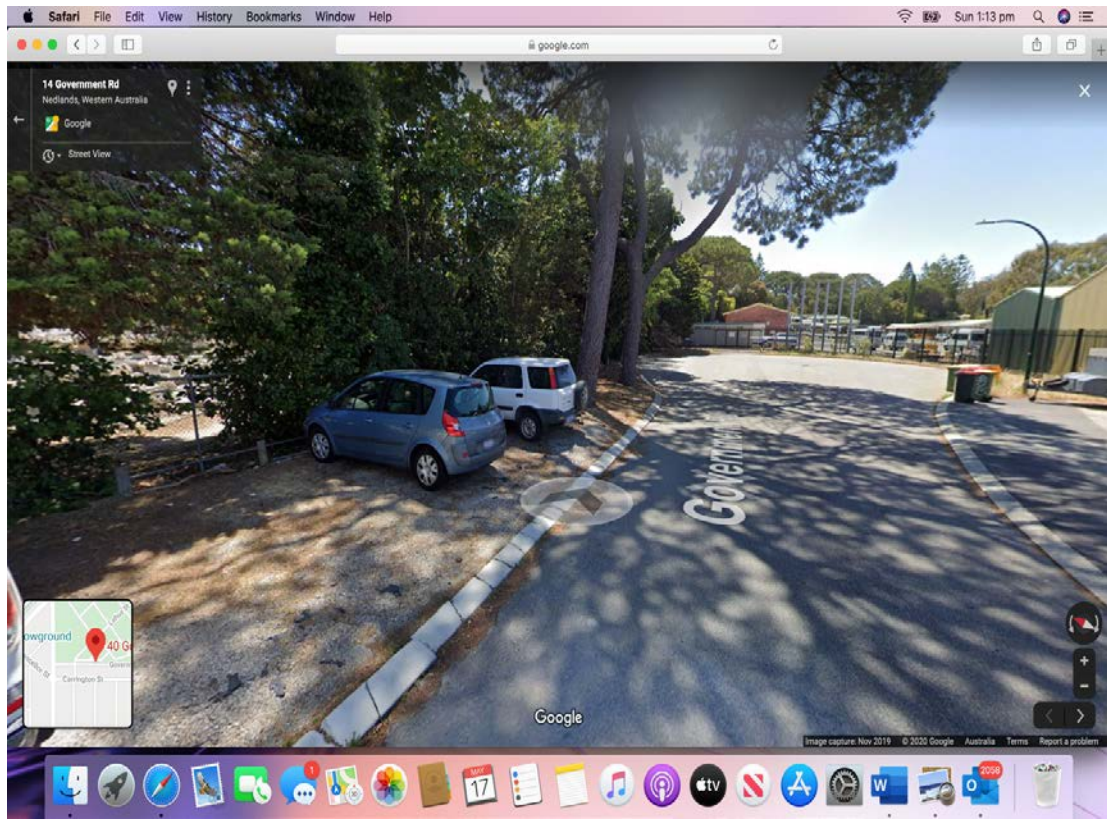
Attachment 2. Loch Street Station Precinct Structure Plan (Town of Claremont 2017)

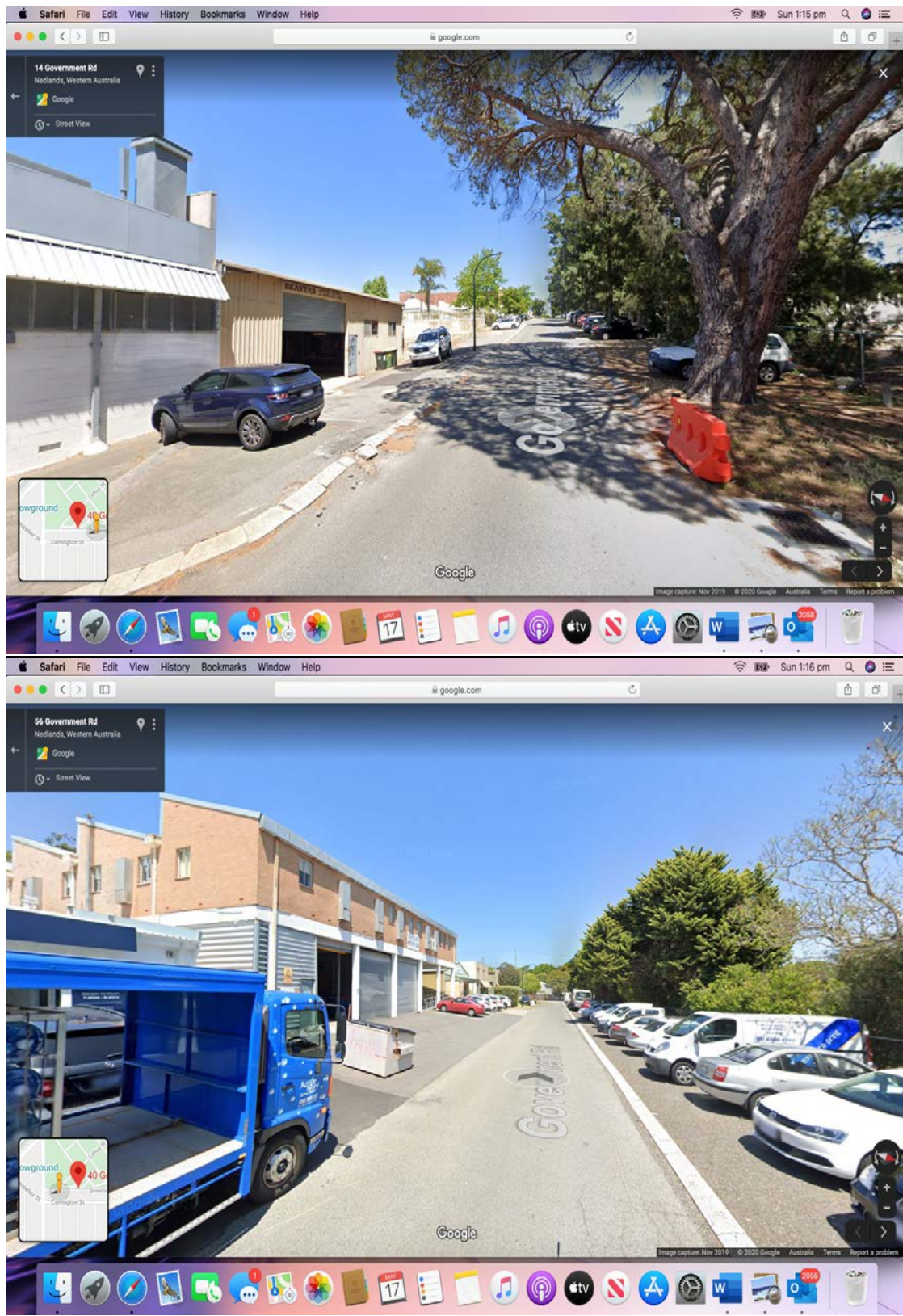
GTA Consultants Traffic Impact Assessment.



Road	Count Location	Existing Traffic Volumes (Daily, two-way)	GTA Comment (current mid-block daily capacity based on constructed lanes)	New SP Trips (daily, two-way)	New Traffic Volumes with SP developed (no background growth)	% change (+)	GTA Comment
Guger Street (60km/h)	East of Chancellor Street	14,385vpd	Has Capacity	+1,946vpd	16,330vpd	13%	OK. Intersection analysis at Guger St/Loch St recommended. (Note: ToC's parallel investigations).
Chancellor Street (50km/h)	South of Ashton Avenue bridge	8,500vpd	exceeding capacity	+600vpd	9,100vpd	7%	Intersection analysis at Ashton Ave/Chancellor Rd/Guger St recommended. (Note: MRWA parallel investigations).
Loch Street (50km/h)	between Guger Street and Chancellor Street	4,500vpd	exceeding capacity	+840vpd	5,340vpd	19%	Intersection analysis at Guger St/Loch St recommended. (Note: ToC's parallel investigations).
Loch Street (50km/h)	South of Chancellor Street	8,500vpd	exceeding capacity	+1,042vpd	9,540vpd	12%	Intersection analysis at Chancellor St/Loch St recommended.

Attachment 3. Photos of Government Road looking West and East





Administration Response

This response does not address the merits or otherwise of the proposal, but notes that competes at this time with other current strategic planning projects which also contain City assets including the sump at Dalkeith Road, which will become a laneway and Dalkeith Hall which needs to be addressed.

The budget for this work is proposed as it is not within existing resources to deal with this presently. Administration will require an increase in Technical Services consultancy budget of \$40,000 to prepare a business case detailing the options considered and whole-of-life cost/benefit analysis for relocation of Broom Street Depot. Administration will also require an increase in Technical Services consultancy budget of \$20,000 to prepare a City wide Local Area Traffic Management Policy (LATMP) that can be used to evaluate and respond to the concerns raised by residents in the area bounded by Stirling Highway, Loch Street, Government Road, Carrington Street and Smyth Road.

14.6 Mayor de Lacy – Masons Gardens Review of Dog Exercise Options

On the 15 June 2020 Mayor de Lacy gave notice of his intention to move the following at this meeting.

Council instructs the CEO:

- 1. to investigate the use of Masons Gardens by dog owners to identify issues associated with the current restrictions of dogs on lead including (but not limited to) the:**
 - a. need to protect turtles;**
 - b. safe use by children of the playground;**
 - c. extent of non-compliance with the Local Law; and**
 - d. number of complaints regarding non-compliance;**
- 2. to identify potential options for addressing the issues noting that the City's Strategic Community Plan 2018-28 includes a priority to 'explore options for the provision of more fenced dog parks (provided in addition to existing off-leash areas).'; and**
- 3. to report to Council in October 2020 with Recommendations to address the issues including an analysis of the social, economic and environmental costs and benefits of each option.**

Justification

According to the City of Nedlands Dogs Local Law 2012, Masons Gardens is not listed as a Dog Exercise Area or a Dogs Prohibited Area. Therefore, in accordance with s31 of the Dog Act 1976 any dogs in Masons Gardens must be —

- (a) held by a person who is capable of controlling the dog; or
- (b) securely tethered for a temporary purpose,

by means of a chain, cord, leash or harness of sufficient strength and not exceeding the prescribed length.

In 2012 an issue with compliance of dogs on lead in Masons Gardens was raised by the community in response to what was felt by some as overly harsh and unnecessary laws. At the time the Acting CEO advised via email that the City would not overly concern itself with enforcing the law.

During the COVID 19 lockdown when the City's parks and reserves became very popular and the City also closed some parks and associated play equipment, the attention paid by Rangers to enforcing various laws, including the Local Law for Dogs escalated. This resulted in the issue of dogs on lead in Masons Gardens being raised again with claims by local residents that the City

was not following its own advice (given back in 2012) in regard to the enforcement of dogs on lead in Masons Gardens.

Numerous emails to the Mayor and Councillors, as well as local press on this issue raises some questions about the future of Masons Gardens and its use by dog owners. It would be useful to do a review of the current laws in place concerning dog use in Masons Gardens to determine if they are fit for purpose, or if there may be a need for some changes. This is particularly given that the City's Strategic Community Plan 2018-28 includes a priority to explore options for more fenced dog parks. While some work was done on a potential fenced dog park in Masons Gardens about 10 years ago, now may be the time to revisit the issue to see if anything has changed. There are also other potential options that could address this issue, and these should be explored.

Administration Comment

Administration generally supports an investigation into the use of Masons Gardens in relation to the freedom of dogs via a report to Council in October 2020. It is important to note that a decision of Council in relation to this report may then require a subsequent review of the City of Nedlands Dogs Local Law 2012 in order to enact change, and this will require the support of Council by Absolute Majority.

Non-compliance with the local law at Masons Gardens is commonly related to dogs being walked off lead as the reserve is not a designated dog exercise area.

Statistically, 90% of the 59 dog attack complaints received throughout the City between Jan 2019-June 2020 involved a dog that was not tethered by a lead.

The City has received complaints from community members visiting Masons Gardens who are concerned about their experiences interacting with dogs. Concerns relate to dogs being off lead, owners not removing excreta, and dogs accessing the pond and the playground.

Masons Gardens is one of very few parks that is suitable for family activities that is a dog on lead area, improving access to those who do not want uninvited interactions with dogs due to a fear of dogs, have allergies to dogs or those who want young children to play or picnic on the grass.

Fenced dog parks do present additional management issues affecting surrounding residents which includes noise, grass maintenance, potential odour and pests, waste management and parking management.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 28 July 2020

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

Notices of motion for consideration at the Council Meeting to be held on 28 July 2020 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

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

Any urgent business to be considered at this point.

17. Confidential Items

Any confidential items to be considered at this point.

17.1 Request for Reimbursement of Legal Fees

Declaration of Closure

There being no further business, the Presiding Member will declare the meeting closed.