



City of Nedlands

Minutes

Council Meeting

23 March 2021

Attention

These Minutes are subject to confirmation.

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

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City of Nedlands

Minutes of an Ordinary Meeting of Council held in the Adam Armstrong Pavilion, Beatrice Road, Dalkeith on Tuesday 23 March 2021 at 7 pm.

Declaration of Opening

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

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

Present and Apologies and Leave of Absence (Previously Approved)

Councillors	Deputy Mayor L J McManus	(Presiding Member)
	Councillor F J O Bennett	Dalkeith Ward
	Councillor A W Mangano	Dalkeith Ward
	Councillor N R Youngman	Dalkeith Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor P N Poliwka	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor Bronwen Tyson	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward

Staff	Mr J Duff	Acting Chief Executive Officer
	Mr A Melville	Acting Director Technical Services
	Mr T G Free	Director Planning & Development
	Mr E K Herne	Director Corporate & Strategy
	Mrs N M Ceric	Executive Officer
	Ms P Panayotou	Executive Manager Community

Public There were 12 members of the public present and 1 online.

Press The Post Newspaper representative.

Leave of Absence (Previously Approved) Nil.

Apologies Nil.

Disclaimer

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

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.

Nil.

2. Addresses by Members of the Public

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

Mr David Joseph & Mrs Patricia Brown,
37 Strickland Street, Mt Claremont PD05.21
(spoke in support of the recommendation)

Ms Helen Marchesani, 17 Oakwood Avenue, Woodlands PD06.21
(spoke in support of the recommendation)

Mr Petar Mrdja, Urbanista Town Planning,
231 Bulwer Street, Perth PD07.21
(spoke in support of the recommendation)

Mr Max Hipkins, 36 Minora Road, Dalkeith CSD01.21, CSD02.21 & 13.5, 13.6
(spoke in relation to the listed items)

Mr Byrne, 22 Troy Terrace, Daglish CSD01.21
(spoke in support of the recommendation)

Mr Luke Bishop, 282 Marine Parade, Swanbourne
(spoke in support of the recommendation) CPS07.21

Mr Ken Eastwood, 7 Alexander Place, Dalkeith
(spoke in opposition to the recommendation) 13.6

Mr Brendan O'Toole, 66 Minora Road, Dalkeith
(spoke in support of the motion) 14.1

3. Requests for Leave of Absence

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

Nil.

4. Petitions

Petitions to be tabled at this point.

Nil.

5. Disclosures of Financial / Proximity Interest

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

There were no disclosures of financial interest.

6. Disclosures of Interests Affecting Impartiality

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

6.1 Councillor Smyth – 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith

Councillor Smyth disclosed an impartiality interest in Item 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith. Councillor Smyth disclosed that she is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for 1 April 2021. As a consequence, there may be a perception that her impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Smyth advised she would not stay in the room and debate the item or vote on the matter.

Please Note that although not participating in the debate Councillor Smyth intended to listen to Public Questions and Addresses as she believed this is a neutral position and does not predispose a bias for the JDAP.

A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

6.2 Councillor Bennett – 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith

Councillor Bennett disclosed an impartiality interest in Item 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith. Councillor Bennett disclosed that he is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for 1 April 2021. As a consequence, there may be a perception that his impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Bennett advised he would not stay in the room and debate the item or vote on the matter.

Please Note that although not participating in the debate Councillor Bennett intended to listen to Public Questions and Addresses as he believed this is a neutral position and does not predispose a bias for the JDAP.

A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

6.3 Deputy Mayor McManus – CSD01.21 - Community Sport and Recreation Facilities Fund Applications – Various Clubs

Deputy Mayor McManus disclosed an impartiality interest in Item CSD01.21-Community Sport and Recreation Facilities Fund Applications – Various Clubs. Deputy Mayor McManus disclosed that he is a life member and current Vice President of the Club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Deputy Mayor McManus declared that he would consider this matter on its merits and vote accordingly.

6.4 Councillor Smyth – CPS07.21- Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne

Councillor Smyth disclosed an impartiality interest in Item CPS07.21 - Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne. Councillor Smyth disclosed that she is Vice Patron of the Surf Club, and as a consequence, there may be a perception that her impartiality on the matter may be affected. Councillor Smyth declared that she would consider this matter on its merits and vote accordingly.

6.5 Deputy Mayor McManus – CPS07.21- Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne

Deputy Mayor McManus disclosed an impartiality interest in Item CPS07.21 - Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne. Deputy Mayor McManus disclosed that he is a Vice Patron of the Surf Club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Deputy Mayor McManus declared that he would consider this matter on its merits and vote accordingly.

6.6 Councillor Horley – CPS07.21- Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne

Councillor Horey disclosed an impartiality interest in Item CPS07.21 - Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne. Councillor Horley disclosed that she is a Vice Patron of the Surf Club, and as a consequence, there may be a perception that her impartiality on the matter may be affected. Councillor Horley declared that she would consider this matter on its merits and vote accordingly.

6.7 Councillor Hodsdon – CSD01.21 - Community Sport and Recreation Facilities Fund Applications – Various Clubs

Councillor Hodsdon disclosed an impartiality interest in Item CSD01.21- Community Sport and Recreation Facilities Fund Applications – Various Clubs. Councillor Hodsdon disclosed that he is an honorary and social member of the club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Councillor Hodsdon declared that he would consider this matter on its merits and vote accordingly.

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

Nil.

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 23 February 2021

Moved – Councillor Wetherall
Seconded – Councillor Smyth

The Minutes of the Ordinary Council Meeting held 23 February 2021 be confirmed.

CARRIED UNANIMOUSLY 12/-

8.2 Special Council Meeting 22 September 2020

Moved – Councillor Hodsdon
Seconded – Councillor Youngman

The Minutes of the Special Council Meeting held 22 September 2020 be confirmed.

CARRIED UNANIMOUSLY 12/-

8.3 Special Council Meeting 4 March 2021

Moved – Councillor Smyth
Seconded – Councillor Coghlan

The Minutes of the Special Council Meeting held 4 March 2021 be confirmed.

CARRIED UNANIMOUSLY 12/-

9. Announcements of the Presiding Member without discussion

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

Nil.

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.

10.1 Councillor Smyth

List of events and meetings attended by Councillor Kerry Smyth during March 2021.

Councillor Coghlan left the meeting at 7.41 pm.

DAP Meetings (x2)

Metro Inner North JDAP meeting #73 – 17 March 2021 at 9:00am at the Department of Planning, Lands and Heritage, 140 William Street, Perth to determine the following applications:

Attended online with Councillor Coghlan.

Lot 544 (105) Broadway, Nedlands

Mixed use development, comprising 22 apartments and ground floor office use
The RAR recommendation for refusal was moved and LOST 2/3. A procedural motion for deferral of up to 120 days was moved and CARRIED 5/-

Metro Inner North JDAP meeting #75 – 19 March 2021 at 9:00am at the Department of Planning, Lands and Heritage, 140 William Street, Perth to determine the following applications:

Attended online with Councillor Bennett.

Lot 10629 John XXIII Avenue, Mount Claremont

Reconfigured car parks, new building, refurbished and extended existing buildings. The RAR recommendation for approval was moved and CARRIED 5/-

Email containing a threat towards Councillors

Councillor Smyth provided an additional announcement and tabled a printed copy of an email which was handed directly to the Acting CEO Mr Duff. No other copies were distributed.

Councillor Smyth said she had received an email addressed to all Councillors, from a resident before the meeting, providing their views on an item, which is not unusual. However, in this case, there is a sentence which she regards as a threat to Councillors concerning their right to make a decision without fear or favour.

Councillor Smyth quoted a sentence from the communication: 'I have no doubt whatever that when the Council elections come around, the electors will be reminded of the names of those councillors who support this extraordinary proposition.'

Councillor Smyth said: We have been reminded of late about our individual and joint responsibility to call-out bullying and harassment. This is undoubtedly a disturbing email, given that it was sent by a former councillor, deputy mayor, a person that has held high office in this State. Had this been voiced in the public gallery, the presiding member would/should have condemned such threats.

Councillor Smyth handed the email to the Acting CEO and requested he take action to deal with such a threatening communication towards Councillors.

Councillor Coghlan returned to the meeting at 7.43 pm.

10.2 Councillor Hodsdon

Councillor Hodsdon advised he had attended a community workshop on the laneway policy for the residents of Hollywood and congratulated administration on the well organised and attended workshop.

11. Matters for Which the Meeting May Be Closed

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

Nil.

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

12.1 Minutes of Council Committees

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).

Moved – Councillor Hodsdon
Seconded – Councillor Senathirajah

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

Audit & Risk Committee	15 March 2020
Unconfirmed, Circulated to Councillors on 19 March 2021	
Council Committee	9 March 2021
Unconfirmed, Circulated to Councillors on 20 March 2021	

CARRIED UNANIMOUSLY 12/-

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.

En Bloc

Moved - Councillor Coghlan

Seconded – Councillor Senathirajah

That all Committee Recommendations relating to Reports under items 12.2, 12.3 and 12.5 with the exception of Report Nos. PD05.21, PD06.21, PD07.21, PD09.21, CSD01.21, CSD02.21 & CPS07.21 & CPS08.21 are adopted en bloc.

CARRIED UNANIMOUSLY 12/-

12.2 Planning & Development Report No's PD05.21 to PD10.21 (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.

PD05.21	Reconsideration of Planning Application – No. 37 Strickland Street, Mount Claremont – Holiday House (Short Term Accommodation)
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Committee	9 March 2021
Council	23 March 2021
Applicant	David Joseph
Landowner	David Joseph and Christine Joseph
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff and the proponents or their consultants.</p> <p>Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia</p>
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	DA20-48595
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	<ol style="list-style-type: none"> 1. Applicant's Justification Report 2. Extract of 27 October 2020 OCM – Agenda containing report with recommendation to Council 3. Extract of 27 October 2020 OCM – Minutes
Confidential Attachments	<ol style="list-style-type: none"> 1. Plans 2. Management Plan 3. Submissions 4. Assessment 5. Petition

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Mangano

Seconded – Councillor Youngman

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED 7/5

**(Against: Deputy Mayor McManus Crs. Hodsdon
Poliwka Wetherall & Senathirajah)**

Council Resolution / Committee Recommendation

Council in accordance with Clause 68 (2) of the Planning & Development (Local Planning Schemes) Regulations 2015 resolves to refuse the development application dated 27 May 2020 for a Short Term Accommodation at Lot 96 (No. 37) Stricklan Street, Mount Claremont for the following reasons:

- 1. The proposal is not compatible or complimentary with the adjoining residential development and is contrary to an objective of the Residential zone under the Scheme;**
- 2. The proposal does not comply with Clause 67(2)(n)(iii) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is not in keeping with the amenity of the locality, including the social impacts of the development and**
- 3. The proposal would have a detrimental impact on the existing residential amenity and character of the immediate low density residential area.**

Recommendation to Committee

Council approves the retrospective development application dated 27 May 2020 for a Holiday House at Lot 96 (No. 37) Strickland Street, Mount Claremont, subject to the following conditions and advice notes:

1. This approval is for a Holiday House. Development shall be in accordance with the land use as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
2. The approval period for the Holiday House will expire 12 months from the date of this approval.

3. The Management Plan date stamped 24 June 2020 forms part of this approval and is to be complied with at all times to the City's satisfaction.
4. 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.
5. The proposed use complying with the Holiday House definition stipulated under the City's Local Planning Scheme No. 3 (refer to advice note a)).
6. A maximum of six (6) guests are permitted on the reside at the Holiday House at any one time.
7. Each booking for the Holiday House must be for a minimum stay of 2 consecutive nights.
8. A maximum of two (2) guest vehicles for guests of the Holiday House are permitted on the premises at any one time.

Advice Notes specific to this proposal:

- a) With regard to condition 1, the applicant and landowner are advised that the use Holiday House is defined as the following in accordance with the City of Nedlands Local Planning Scheme No. 3 and the City of Nedlands Short Term Accommodation Local Planning Policy:

'Holiday House means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast'.
- b) In relation to Condition 2, the applicant is advised that if the applicant wishes to continue the use of the land for the Holiday House after the expiry period (30 June 2022), an application to renew the approval must be submitted to the City's Planning Department for assessment prior to the completion of the initial approval period. The applicant is advised to contact the City's Planning Services closer to the expiry date for assistance in lodging an Amendment Development Application and the required fees for the application.
- c) A separate development application is required to be submitted to and approved by the City prior to any increase in the maximum number of guests at the Holiday House.
- d) The applicant is advised that any increase to the number of guest vehicles which are parked at the Holiday House will require further Development approval by the City of Nedlands.

- e) 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.
- f) 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.
- g) Noise levels are to comply with the *Environmental Protection (Noise) Regulations 1997*.
- h) All solid waste and refuse and waste to be managed so as to not create a nuisance to neighbours (in accordance with City requirements).
- i) No materials and/or equipment being stored externally on the property, which is visible from off site, and/or obstructs vehicle manoeuvring areas, vehicle access ways, pedestrian access ways, parking bays and/or (un)loading bays.
- j) Emergency exits and safety of premises to be assessed for adequacy by the Department of Fire and Emergency Services (DFES).
- k) Should the occupancy capacity of the proposal exceed 6 persons (exclusive of the property owners) the proposal will require reassessment as a "lodging house" under the *Health (Miscellaneous Provisions) Act 1911* and the *City of Nedlands Health Local Laws 2017*.
- l) Where applicable the applicant shall upgrade the premises to comply with the relevant provisions applicable for a Class 1b Building, please contact the City's Building Services for further advice.

PD06.21	No. 14A Odern Crescent, Swanbourne – Single House
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Committee	9 March 2021
Council	23 March 2021
Applicant	Humphrey Homes
Landowner	Tracie Louise Cielak
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff and the proponents or their consultants.</p> <p>Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia.</p>
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	DA20/53238
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	<ol style="list-style-type: none"> 1. Site Photographs 2. Applicant Justification and Response to Submissions 3. Clause 67 (2) Assessment 4. Local Planning Scheme No. 3 Assessment 5. Administration Summary of Submission and Officer Response
Confidential Attachments	<ol style="list-style-type: none"> 1. Plans 2. Summer Overshadowing Diagram 3. Submissions 4. Approved Plan of Subdivision 5. Lot Boundary Setback Assessment 6. Visual Privacy Setback Assessment

Regulation 11(da) – Not Applicable – Amended recommendation from Administration with amendment to plans received 11 March 2021.

Moved – Councillor Smyth (pro forma)

Seconded – Councillor Youngman

Council Resolution

Council approves the development application dated 28 August 2020, with amended plans received on 11 March 2021, for a two-storey single house at Lot 102 (No. 14A) Odern Crescent, Swanbourne, subject to the following conditions and advice notes:

- 1. This approval is for a ‘Residential’ land use as defined under the City of Nedlands Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.**
- 2. 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.**
- 3. This decision constitutes planning approval only and is valid for a period four (4) 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. All footings and structures shall be constructed wholly inside the site boundaries of the property’s Certificate of Title.**
- 5. 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 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.

- 6. Prior to occupation of the development, the screening as shown on the approved plans to the southern, eastern and western elevations is to be installed in accordance with the Residential Design Codes by either:**
 - Fixed obscured or translucent glass to a height indicated on the approved plans; or**
 - Fixed timber screens, external blinds, window hoods or shutters to a height indicated on the approved plans. The installed screening is to provide a minimum 75% obscurity;**

- All highlight windows are to have a minimum sill height of 1.60 metres as determined from the internal floor level; or
- An alternative method of screening approved by the City.

The required screening shall be thereafter maintained to the satisfaction of the City and shall not be removed, without first obtaining approval from the City by means of a Development Application.

7. 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 to the satisfaction of the City.
8. Prior to occupation of the development, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City.
9. Prior to the occupation of the development, all structures within the 1.5m x1.5m visual truncation area abutting vehicle access points shall be truncated or reduced to 0.75m in height to the satisfaction of the City.
10. All stormwater from the development, which includes permeable and nonpermeable areas shall be contained onsite.

Advice Notes:

- a) 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.
- b) 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.
- c) 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.

- d) The applicant is advised to liaise with the eastern and western adjoining property owners regarding the possible retention or replacement of the existing dividing fences along the common lot boundaries. Please refer to the Dividing Fences Act 1961 for the rights and responsibilities of landowners regarding dividing fences. Information is available at the following website: <http://www.commerce.wa.gov.au/buildingcommission/dividing-fences-0>
- e) All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, lobby 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.
- f) All street tree assets in the nature-strip (verge) shall not be removed or damaged. Any approved street tree removals shall be undertaken by the City and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City.
- g) All works within verge (i.e., road, kerbs, footpath, verge, crossover) will require separate approval from the City prior to construction commencing.
- h) Where building works are proposed a building permit shall be applied for prior to works commencing.
- i) 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 unless otherwise approved as part of this determination.
- j) j) In relation to condition 9, 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. Soakwells 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.

CARRIED UNANIMOUSLY 12/-

Committee Recommendation / Recommendation to Committee

Council approves the development application dated 28 August 2020, with amended plans received on 22 February 2021, for a two-storey single house at Lot 102 (No. 14A) Odern Crescent, Swanbourne, subject to the following conditions and advice notes:

1. This approval is for a 'Residential' land use as defined under the City of Nedlands Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.
2. 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.
3. This decision constitutes planning approval only and is valid for a period four (4) 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. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.
5. 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 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.

6. Prior to occupation of the development, the screening as shown on the approved plans to the southern, eastern and western elevations installed in accordance with the Residential Design Codes by either:
 - Fixed obscured or translucent glass to a height of 1.60 metres above finished floor level; or
 - Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure;
 - A minimum sill height of 1.60 metres as determined from the internal floor level; or
 - An alternative method of screening approved by the City.

The required screening shall be thereafter maintained to the satisfaction of the City.

7. 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 to the satisfaction of the City.
8. Prior to occupation of the development, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City.
9. Prior to the occupation of the development, all structures within the 1.5m x1.5m visual truncation area abutting vehicle access points shall be truncated or reduced to 0.75m in height to the satisfaction of the City.
10. All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite.

Advice Notes:

- a) 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.
- b) 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.
- c) 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.
- d) The applicant is advised to liaise with the eastern and western adjoining property owners regarding the possible retention or replacement of the existing dividing fences along the common lot boundaries. Please refer to the *Dividing Fences Act 1961* for the rights and responsibilities of

landowners regarding dividing fences. Information is available at the following website: <http://www.commerce.wa.gov.au/building-commission/dividing-fences-0>

- e) All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, lobby 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.
- f) All street tree assets in the nature-strip (verge) shall not be removed or damaged. Any approved street tree removals shall be undertaken by the City and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City.
- g) All works within verge (i.e., road, kerbs, footpath, verge, crossover) will require separate approval from the City prior to construction commencing.
- h) Where building works are proposed a building permit shall be applied for prior to works commencing.
- i) 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 unless otherwise approved as part of this determination.
- j) In relation to condition 9, 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.

PD07.21	No. 26 Louise Street, Nedlands – 5 x Grouped Dwellings
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Committee	9 March 2021
Council	23 March 2021
Applicant	Urbanista Town Planning
Landowner	Canute Australia Pty Ltd
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff and the proponents or their consultants.</p> <p>Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia</p>
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	DA20-56186
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to the application proposing five dwellings.
Attachments	<ol style="list-style-type: none"> 1. Applicant's Report 2. Acoustic Report 3. Traffic Impact Statement 4. Landscape Plan 5. Planning and Development (Local Planning Schemes) Regulations 2015 Assessment 6. Aims of the Scheme Assessment 7. Residential Zone Objectives Assessment 8. State Planning Policy 7.0 – Design of the Built Environment Assessment 9. State Planning Policy 7.2 – Precinct Design Assessment
Confidential Attachments	<ol style="list-style-type: none"> 1. Plans 2. Assessment

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Horley

Seconded – Councillor Tyson

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED ON THE CASTING VOTE 6/6

(Against: Crs. Horley Bennett Mangano Youngman Coghlan & Tyson)

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

Council approves the development application dated 10 November 2020, with amended plans received on 16 February 2021 for five (5) Grouped Dwellings at Lot 166 (No. 26) Louise Street, Nedlands, subject to the following conditions and advice notes:

1. This approval is for a 'Residential' land use as defined under the City of Nedlands Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City.
2. 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.
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. Prior to the issue of a Building Permit, a Waste Management Plan shall be submitted and approved to satisfaction of the City. The Waste Management Plan shall be complied with at all times to the satisfaction of the City.
5. The Acoustic Report dated 10 November 2020 (Attachment 2) prepared by Hewshott Acoustics forms part of this development approval and shall be complied with at all times to the satisfaction of the City. Recommendations contained within the acoustic report to achieve compliance with the *Environmental Protection (Noise) Regulations 1997* are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.
6. The Landscape Plan (Attachment 4) forms part of this approval. Landscaping shall be installed and maintained in accordance with the approved landscaping plan prepared by Propagule dated 28 October 2020, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.

- 7. In accordance with the Australian Standard AS2890.1 (as amended), all car parking and vehicle manoeuvring areas are to maintain adequate circulation space, free of intrusions such as doors and storage areas which do not compromise the minimum parking dimensions required under AS2890.1.**
- 8. Prior to the issue of a Building Permit, amended plans are to be submitted with the Building Permit Application to show the doors providing access into the garages for Lot 1 and Lot 5 swing in the opposite direction, away from the manoeuvring areas for the vehicles within the garage.**
- 9. Prior to construction or demolition works, a Construction Management Plan shall be submitted to the satisfaction of the City. The approved construction shall be observed at all times throughout the construction process to the satisfaction of the City.**
- 10. The location of any bin stores shall be located behind the street alignment, screened so as not to be highly visible from the street or public place and constructed to the City's satisfaction.**
- 11. All stormwater from the development, which includes permeable and impermeable areas shall be contained onsite.**
- 12. All footings and structures shall be constructed wholly inside the site boundaries of the property's Certificate of Title.**
- 13. 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 located behind the street setback area shall satisfy the deemed to comply criteria of element 5.4.1 of the Residential Design Codes Volume 1. Screening referred to in c1.1(ii) of the Residential Design Codes Volume 1 is to be in the form of;**
 - 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 setbacks and/or screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

- 14. 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 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.

15. The parking bays and vehicle access areas shall be drained, paved and constructed in accordance with the approved plans and are to comply with the requirements of AS/NZS 2890.1:2004 prior to the occupation or use of the development.
16. Prior to occupation of the development, the proposed visitor car parking bay shall be provided with 1.5m x 1.5m visual truncations in accordance with AS2890.1 on both sides of the bay to the satisfaction of the City of Nedlands.
17. 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 to the satisfaction of the City.
18. 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.
19. Prior to the occupation of the development, the car parking designated for visitors shall be clearly marked and signage provided to the specification and maintained thereafter by the landowner to the satisfaction of the City of Nedlands.

Advice Notes specific to this proposal:

- a) The applicant is advised that this application is for 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. The City encourages the applicant to speak with each department to understand any further requirements.
- b) The applicant is advised to provide as part of the Building Permit application, a compaction certificate from a structural engineer for the area previously occupied by the swimming pool (Units C & D). The compaction certificate is to demonstrate that the land/foundation can support the proposed development.

- c) **The applicant is advised that the proposed development does not meet the “Deemed-to-Satisfy” provisions of the NCC BCA Vol.2 2019 in following areas Part 3.7.2.2 - External walls of Class 1 buildings, Part 3.7.2.4 - Construction of external walls, Part 3.7.2.7 - Allowable Encroachments and 3.7.3.2 - Separating Walls. The proposed development is required to satisfy the Performance Requirements P2.3.1 (Part 3.7) and be determined in accordance with A2.2(3) and A2.4(3) as applicable. Where proposed works do not satisfy the “Deemed-to-Satisfy” provisions of the NCC BCA the design/proposed works must be documented in a Performance Solution and form part of the relevant Certificate of Design Compliance and Building Permit application.**
- d) **The applicant is advised that in relation to Condition 4, the maximum number of bins permitted on the verge is eight (8) bins at any time.**
- e) **The applicant is advised that a separate noise management plan will be required to be prepared, submitted to the City and approved by the CEO if it is desired to work outside of normal hrs of operation during construction of the project (i.e., 0700 hrs and 1900 hours on any day that is not a Sunday or Public Holiday). This will be subject to the subject to the Clause (6) of the *Environmental Protection (Noise) Regulations 1997*, that is detailed in section 3.4.1 of the acoustic report.**
- f) **The proposal requires compliance with the City’s *Health Local Laws 2017*, which requires an enclosure for the storage and cleaning of waste receptacles to be provided on the premises, per the following requirements:**
 - i. **Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;**
 - ii. **Walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self-closing gate;**
 - iii. **Smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;**
 - iv. **Easily accessible to allow for the removal of the receptacles;**
 - v. **Provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City; and**
 - vi. **Provided with a tap connected to an adequate supply of water.**
- g) **The applicant is advised outdoor lighting installations are required to comply with Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting, such that they will not cause adverse amenity impacts on the surrounding locality, and the spread of artificial light from installations is restricted to the property.**

- h) The plans indicate the parking level will be constructed beneath the natural ground level. The proposed development is within proximity to the Swan River. In the event that dewatering is required at the site during construction the applicant is to prepare, submit, and have approved a Dewatering Management Plan by the Department of Parks and Wildlife and to the satisfaction of the Department of Water and Environmental Regulation, Swan River Trust and City.**
- i) The applicant is advised to apply dust control measures during construction in accordance with *City of Nedlands Health Local Laws 2017* and DWER requirements.**
- j) 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.**
- k) The applicant is advised to consult the City's Acoustic Advisory Information in relation to locating any mechanical equipment (e.g., air-conditioner, swimming pool or spa) such that noise, vibration 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.**
- l) All street tree assets in the nature-strip (verge) shall not be removed without prior approval from the City of Nedlands.**
- m) The existing crossover is to be removed and the nature-strip / verge reinstated in accordance with the City of Nedlands' Nature Strip Improvement Guidelines.**
- n) A new crossover, temporary crossover or modification to an existing crossover will require obtaining a separate Vehicle Crossover Permit from the City of Nedlands prior to construction commencing.**
- o) 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.**
- p) 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.**
- q) The applicant is advised that in relation to Condition 8, the Construction Management Plan shall detail how proposed site works**

will be managed to minimise environmental impacts and shall address but not be limited to:

- i. Staging plan for the entire works;**
 - ii. Applicable timeframes and assigned responsibilities for tasks;**
 - iii. Onsite storage of materials and equipment;**
 - iv. Parking for contractors;**
 - v. Waste management;**
 - vi. Management of noise in accordance with the requirements of the *Environmental Protection (Noise) Regulations 1997*;**
 - vii. Management of vibrations;**
 - viii. Complaints and incidents; and**
 - ix. Site signage showing the builder's direct contact details (telephone number and email address).**
- r) The responsible entity (strata/corporate body) is responsible for the maintenance of the common property (including roads) within the development.**
- s) 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.**
- t) 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.**
- u) 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.**
- v) 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.**

PD08.21	Establishment of a Design Review Panel, Final Adoption of the Design Review Panel Local Planning Policy and Appointment of Panel Members
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Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil <i>“the author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants. Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia”.</i>
Previous Item	OCM – 23 April 2019 - PD14.19 OCM – 17 December 2019 - Item: 16.1 SCM – 30 January 2020 - Item: 7 OCM – 30 March 2020 - Item: 14.4 OCM – 28 July 2020 - Item: 14.1 OCM – 15 December 2020 - Item:13.9 OCM – 23 February 2021 - PD02.21
Attachments	1. Design Review Panel – Local Planning Policy 2. Summary of comments from Office of the Government Architect
Confidential Attachments	1. Scoring Sheets 2. Specifics of Scoring System 3. Interview Forms 4. Overview of Interviewed Applicants 5. Applicants with DRP Experience 6. Recorded Interviews (MP4 video format)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Coghlan

Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 12/-

Council Resolution / Committee Recommendation

Council:

- 1. proceeds to adopt the Design Review Panel - Local Planning Policy, as set out in Attachment 1, in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2, Part 2, Clause 4(3)(b)(i);**
- 2. in accordance with Clause 2 of the Design Review Panel - Terms of Reference, appoints, for a period of two years, the following Design Review Panel members:**
General members:
 - Dominic Snellgrove**
 - Emma Williamson,**
 - Simon Anderson**
 - Simon Venturi**
 - Tony Blackwell**
 - Tony Casella**
Specialist members:
 - Graham Agar**
 - John Taylor**
- 3. Instructs the Chief Executive Officer to review the Design Review Panel Local Planning Policy and funding model after six months of the operation of the Panel.**
- 4. In the event that one of the preferred applicants listed in Resolution 2 above is not able to accept the role due to schedule conflicts, or a decision to not proceed with being a Design Review Panel member, delegates authority to the Chief Executive Officer to select from the remaining list of interviewed applicants, in order of highest total score to lowest total score.**

Recommendation to Committee

Council:

1. Proceeds to adopt the Design Review Panel - Local Planning Policy, as set out in Attachment 1, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2, Part 2, Clause 4(3)(b)(i);
2. In accordance with Clause 2 of the Design Review Panel - Terms of Reference, appoints, for a period of two years, the following Design Review Panel members:
 - a) General members:
 - Tony Blackwell
 - Dominic Snellgrove
 - Samuel Klopper
 - Munira Mackay
 - Philip Gresley
 - Simon Venturi
 - b) Specialist members:
 - Graham Agar
 - John Taylor
3. Instructs the Chief Executive Officer to review the Design Review Panel Local Planning Policy and funding model after six months of the operation of the Panel.
4. In the event that one of the preferred applicants listed in Resolution 2 above is not able to accept the role due to schedule conflicts, or a decision to not proceed with being a Design Review Panel member, delegates authority to the Chief Executive Officer to select from the remaining list of interviewed applicants, in order of highest total score to lowest total score.

PD09.21	RFT 2020-21.09 Natural Area Weed Control 2021-2025
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Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil.
Director	Tony Free – Director Planning & Development
Attachments	Nil.
Confidential Attachments	1. RFT 2020-21.09 Final Evaluation Score Sheet

Regulation 11(da) – Council agreed there is a preference to explore the use of non-chemical weed control options, with the desire that following a trial the effectiveness of such weed control be presented to Council.

Moved – Councillor Bennett
 Seconded – Councillor Coghlan

That the Recommendation to Council be adopted subject to the inclusion of the following:

Council requests that:

- 1. the CEO liaise with the Town of Claremont CEO regarding Natural Areas Management to discuss issues relating to weed control, pest management, fire risk, bushland conservation and environmentally sensitive areas.**
- 2. a preference for non-chemical weed management techniques in conservation bushland and other environmentally sensitive areas where practical and budget permits, as well as precautions to avoid spray nozzles that create poison drift entering tree canopies and no chemical weed management use within 2m of the trunk of a tree.**
- 3. promotion of community involvement in Natural Areas Management and assistance to community and volunteer groups in applying for grants and funding, specifically for hand weeding instead of chemical weed management.**

4. a yearly reduction in the quantity of each chemical weed management product offset by an increase in hand weeding.
5. a monitoring record that is available upon inspection will be kept detailing the use of chemical weed management in Natural Areas within the City, containing the following data;
 - a. Quantities and concentration of active ingredients, surfactants and dilutants for each chemical weed management product that is used.
 - b. Date and location of each chemical weed management application.
 - c. Species of weed being chemically managed.
 - d. Identity of applicator and confirmation that signs and appropriate personal protective equipment have been utilised.
 - e. The label including application/safety instructions for each chemical weed management product that is used.
 - f. A report be presented to Council after a 6 month trial on the effectiveness on the trial and the information gathered.

CARRIED UNANIMOUSLY 12/-

Council Resolution

Council:

1. accept the recommendation to award the contract for tender number RFT 2020-21.09 Natural Area Weed Control 2021-2025 to the South East Regional Centre for Urban Landcare (SERCUL) as the first preference panel member;
2. accept the recommendation to award the contract for tender number RFT 2020-21.09 Natural Area Weed Control 2021-2025 to UGC Holdings PTY LTD as the second preference panel member;
3. instruct the CEO to issue contracts to South East Regional Centre for Urban Landcare (SERCUL) and UGC Holdings PTY LTD;
4. instruct the CEO to advise all other tenderers as to the outcome of Tender number RFT 2020-21.09; and

Council requests that:

1. the CEO liaise with the Town of Claremont CEO regarding Natural Areas Management to discuss issues relating to weed control, pest management, fire risk, bushland conservation and environmentally sensitive areas.

2. a preference for non-chemical weed management techniques in conservation bushland and other environmentally sensitive areas where practical and budget permits, as well as precautions to avoid spray nozzles that create poison drift entering tree canopies and no chemical weed management use within 2m of the trunk of a tree.
3. promotion of community involvement in Natural Areas Management and assistance to community and volunteer groups in applying for grants and funding, specifically for hand weeding instead of chemical weed management.
4. a yearly reduction in the quantity of each chemical weed management product offset by an increase in hand weeding.
5. a monitoring record that is available upon inspection will be kept detailing the use of chemical weed management in Natural Areas within the City, containing the following data;
 - a. Quantities and concentration of active ingredients, surfactants and dilutants for each chemical weed management product that is used.
 - b. Date and location of each chemical weed management application.
 - c. Species of weed being chemically managed.
 - d. Identity of applicator and confirmation that signs and appropriate personal protective equipment have been utilised.
 - e. The label including application/safety instructions for each chemical weed management product that is used.
 - f. A report be presented to Council after a 6 month trial on the effectiveness on the trial and the information gathered.

Committee Recommendation / Recommendation to Committee

Council:

1. accept the recommendation to award the contract for tender number RFT 2020-21.09 Natural Area Weed Control 2021-2025 to the South East Regional Centre for Urban Landcare (SERCUL) as the first preference panel member;
2. accept the recommendation to award the contract for tender number RFT 2020-21.09 Natural Area Weed Control 2021-2025 to UGC Holdings PTY LTD as the second preference panel member;
3. instruct the CEO to issue contracts to South East Regional Centre for Urban Landcare (SERCUL) and UGC Holdings PTY LTD; and
4. instruct the CEO to advise all other tenderers as to the outcome of Tender number RFT 2020-21.09.

PD10.21	Response to Proposed Policy Framework – Cumulative Traffic Impact Assessment
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Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff and the proponents or their consultants.</p> <p>Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia</p>
Previous Item	Nil
Attachments	1. Special Meeting of Electors Minutes – 3 December 2020
Confidential Attachments	1. Legal Review of Policy Proposed at Special Meeting of Electors – 3 December 2020

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Coghlan

Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 12/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

1. acknowledges the legal advice obtained from Castledine Gregory dated 12 February 2021; and
2. request that an information briefing session of Councillors be held to allow for discussion on the legal ad
3. vice received and for City officers to outline a path forward.

12.3 Community Services & Development Report No's CSD01.21 to CSD02.21 (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.

CSD01.21	Community Sport and Recreation Facilities Fund Applications – Various Clubs
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Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil
Director	Pat Panayotou – Executive Manager Community
Attachments	Nil
Confidential Attachments	Nil

Deputy Mayor McManus – Impartiality Interest

Deputy Mayor McManus disclosed that he is a life member and current Vice President of the Club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Deputy Mayor McManus declared that he would consider this matter on its merits and vote accordingly.

Councillor Hodsdon – Impartiality Interest

Councillor Hodsdon disclosed that he is an honorary and social member of the club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Councillor Hodsdon declared that he would consider this matter on its merits and vote accordingly.

Regulation 11(da) – Council agreed to support the Hollywood-Subiaco Bowling Club for its Synthetic Bowling Green and to increase the amount to be included in the draft 2022/23 budget for expenditure on CSRFF grants to \$107,710.

Moved – Councillor Wetherall

Seconded – Councillor Hodsdon

Council Resolution

Council:

- 1. Advises Department of Local Government, Sport and Cultural Industries that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Small Grant Round as follows:**
 - a. Claremont Nedlands Cricket Club – Upgrade of Turf Wicket Infrastructure: Well planned and needed by the applicant (B Rating);**
 - b. Nedlands Tennis Club – Upgrade of Synthetic Grass Courts: Well planned and needed by the applicant (B Rating);**
 - c. Allen Park Tennis Club – Tennis Court Fence Replacement: Well planned and needed by the applicant (B Rating);**
 - d. Dalkeith Tennis Club – Hardcourt Rebuild with LED Floodlighting: Well planned and needed by the applicant (B Rating);**
 - e. Hollywood-Subiaco Bowling Club – New Synthetic Bowling Green: Well planned and needed by the applicant (B Rating).**
- 2. Endorses each of the above applications to Department of Local Government, Sport and Cultural Industries conditional on:**
 - a. all necessary statutory approvals are obtained by the applicant; and**
 - b. the Claremont Nedlands Cricket Club, Nedlands Tennis Club, Allen Park Tennis Club and Dalkeith Tennis Club projects receives DLGSCI funding.**
 - c. the Hollywood-Subiaco Bowling Club project either receives DLGSCI funding OR the Club funds 2/3 of the total cost of the project.**

3. Approves a Council grant of \$19,944 (ex GST) to the Claremont Nedlands Cricket Club for its Upgrade of Turf Wicket Infrastructure project on Melvista Oval.
4. Approves a Council grant of \$25,000 (ex GST) to the Nedlands Tennis Club for its Upgrade of Synthetic Grass Courts project.
5. Approves a Council grant of \$27,324 (ex GST) to the Allen Park Tennis Club for its Tennis Court Fence Replacement project.
6. Approves a council grant of \$99,289 (ex GST) to the Dalkeith Tennis Club for its Hardcourt Rebuild with LED Floodlighting project.
7. Approves a Council grant of \$36,153 (ex GST) to the Hollywood-Subiaco Bowling Club for its Synthetic Bowling Green Project.
8. Carries over the \$100,000 approved for CSRFF expenditure in the 2020/21 budget to the 2021/22 financial year.
9. Instructs the CEO to include a further \$107,710 in the draft 2022/23 budget for expenditure on CSRFF grants, for Council consideration in the 2022/23 budgeting process (in addition to the carried-over amount referred to at item 8 above).

CARRIED 11/1
(Against: Cr. Senathirajah)

Committee Recommendation / Recommendation to Committee

Council:

1. advises Department of Local Government, Sport and Cultural Industries that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Small Grant Round as follows:
 - a. Claremont Nedlands Cricket Club – Upgrade of Turf Wicket Infrastructure: Well planned and needed by the applicant (B Rating);
 - b. Nedlands Tennis Club – Upgrade of Synthetic Grass Courts: Well planned and needed by the applicant (B Rating);
 - c. Allen Park Tennis Club – Tennis Court Fence Replacement: Well planned and needed by the applicant (B Rating);
 - d. Dalkeith Tennis Club – Hardcourt Rebuild with LED Floodlighting: Well planned and needed by the applicant (B Rating); and

- e. Hollywood-Subiaco Bowling Club – New Synthetic Bowling Green: Needed by the applicant, more planning required (D Rating).
2. endorses each of the above applications to Department of Local Government, Sport and Cultural Industries conditional on:
 - a. all necessary statutory approvals are obtained by the applicant; and
 - b. the project receives DLGSCI funding.
3. approves a Council grant of \$19,944 (ex GST) to the Claremont Nedlands Cricket Club for its Upgrade of Turf Wicket Infrastructure project on Melvista Oval;
4. approves a Council grant of \$25,000 (ex GST) to the Nedlands Tennis Club for its Upgrade of Synthetic Grass Courts project;
5. approves a Council grant of \$27,324 (ex GST) to the Allen Park Tennis Club for its Tennis Court Fence Replacement project;
6. approves a council grant of \$99,289 (ex GST) to the Dalkeith Tennis Club for its Hardcourt Rebuild with LED Floodlighting project;
7. provides in-principle support to the Hollywood-Subiaco Bowling Club's application; however, recommends that the project is deferred pending the Master Plan for Highview Park;
8. carries over the \$100,000 approved for CSRFF expenditure in the 2020/21 budget to the 2021/22 financial year; and
9. instructs the CEO to include a further \$100,000 in the draft 2022/23 budget for expenditure on CSRFF grants, for Council consideration in the 2022/23 budgeting process (in addition to the carried-over amount referred to at item 8 above).

CSD02.21	Future use of Haldane House, 109 Montgomery Avenue, Mt Claremont
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Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil
Director	Pat Panayotou – Executive Manager Community
Attachments	Nil
Confidential Attachments	Nil

Moved – Councillor Senathirajah
 Seconded – Councillor Wetherall

That the Recommendation to Council be adopted subject to the addition of the following two clauses:

4. reiterates that the transfer of NCC services to Haldane House is to facilitate the provision of improved services to NCC clients and make available more dedicated space for the City’s Positive Ageing activities at 97 Waratah Avenue, Dalkeith.
5. confirms that the Council at this stage has no plans as to the future development of 97-99 Waratah Avenue, Dalkeith; any proposed plans would be preceded by extensive community consultations.

Amendment

Moved - Councillor Mangano
 Seconded - Councillor Youngman

That the words “any proposed plans would be preceded by extensive community consultations.” be deleted from clause 5.

The AMENDMENT was PUT and was

LOST ON THE CASTING VOTE 6/6
 (Against: Deputy Mayor McManus Crs. Smyth Hodsdon
 Poliwka Wetherall & Senathirajah)

Councillor Mangano left the meeting at 9.05 pm and returned at 9.07 pm.

The Original was PUT and was

LOST 5/7

(Against: Deputy Mayor McManus Crs. Bennett Mangano Youngman Poliwka
Coghlan & Tyson)

The Mayor granted a recess for the purposes of a refreshment break.

The meeting adjourned at 9.13 pm and reconvened at 9.22 pm with the following people in attendance:

Councillors	Her Worship the Mayor, C M de Lacy	(Presiding Member)
	Councillor F J O Bennett	Dalkeith Ward
	Councillor Youngman	Dalkeith Ward
	Councillor A W Mangano	Dalkeith Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor B Tyson	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward
Staff	Mr M A Goodlet	Chief Executive Officer
	Mrs L M Driscoll	Director Corporate & Strategy
	Mr P L Mickleson	Director Planning & Development
	Mr J Duff	Director Technical Services
	Mrs N M Ceric	Executive Assistant to CEO & Mayor

Regulation 11(da) – Not Applicable – Item deferred to April 2021 Council Meeting.

Moved – Councillor Youngman
Seconded – Councillor Bennett

Council Resolution

Council defers this item to the April 2021 Council Meeting to allow administration to provide further clarification and information on the items discussed at the Councillor Briefing on 18 March 2021 as follows:

- 1. investigate the use of both NCC and Haldane House;**
- 2. the current users of Nedlands Community Care be shown Haldane House and then given a questionnaire asking which facility they prefer Haldane House or Nedlands Community Care;**
- 3. understanding of why expressions of interest for extension of aged care activities were not done; and**
- 4. clarifications on comments regarding asset sales and remove it from the report.**

**CARRIED 11/1
(Against: Cr. Smyth)**

Committee Recommendation / Recommendation to Committee

Council:

1. notes the options available for future use of Haldane House as detailed within this report;
2. instructs the CEO to commence arrangements for the operations of the Nedlands Community Care Service to be transferred from the 97-99 Waratah Avenue, Dalkeith site, to Haldane House, and;
3. authorises expenditure of \$15,000 from the Welfare Reserve, to assist with the costs of moving from 97 Waratah Avenue to Haldane House, setting up Haldane House for the clients with the purchase of some new furniture and resources, to be reconciled in the budget process.

Moved – Councillor Mangano
Seconded – Councillor Bennett

That item 13.8 be brought forward.

**CARRIED 11/1
(Against: Cr. Smyth)**

Please note this item was brought forward from page 102.

13.8 Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith

Council	23 March 2021
Applicant	Stewart Urban Planning Pty Ltd
Landowner	Gunner Development Pty Ltd
Director	Tony Free, Interim Director Planning and Development Services
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants. Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia.
Report Type Information Purposes	Item provided to Council for information purposes.
Reference	DA20-57964 (DAP/20/01922)
Previous Item	Nil
Delegation	Not applicable – Joint Development Assessment Panel application.
Attachments	1. Responsible Authority Report and Attachments

Councillor Smyth – Impartiality Interest

Councillor Smyth disclosed an impartiality interest in Item 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith. Councillor Smyth disclosed that she is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for 1 April 2021. As a consequence, there may be a perception that her impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Smyth advised she would not stay in the room and debate the item or vote on the matter.

Please Note that although not participating in the debate Councillor Smyth intended to listen to Public Questions and Addresses as she believed this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

Councillor Bennett – Impartiality Interest

Councillor Bennett disclosed an impartiality interest in Item 13.8 - Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith. Councillor Bennett disclosed that he is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for 1 April 2021. As a consequence, there may be a perception that his impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Bennett advised he would not stay in the room and debate the item or vote on the matter.

Please Note that although not participating in the debate Councillor Bennett intended to listen to Public Questions and Addresses as he believed this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

Councillor Bennett & Councillor Smyth left the meeting at 9.30 pm.

Regulation 11(da) – Council agreed to note the Responsible Authority Report the Officer Recommendation however resolved that it was not supported by Council.

Moved – Councillor Mangano

Seconded – Councillor Youngman

Council Resolution

That Council:

- 1. notes the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith included at Attachment 1;**
- 2. instructs the CEO to incorporate Council’s Responsible Authority recommendation into the Responsible Authority Report for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith; and**
- 3. does not support the Responsible Authority Report;**
- 4. appoints Councillor Mangano and Councillor Youngman to coordinate Council’s submission and presentation to the Metro Inner-North JDAP for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith.**

CARRIED UNANIMOUSLY 10/-

Councillor Bennett & Councillor Smyth returned to the meeting at 9.42 pm

Councillor Hodsdon left the meeting at 9.43 pm.

Recommendation to Council

That Council:

1. adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith included at Attachment 1;
2. instructs the CEO to incorporate Council's Responsible Authority recommendation into the Responsible Authority Report for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith; and
3. appoints Councillor (insert name) and Councillor (insert name) to coordinate Council's submission and presentation to the Metro Inner-North JDAP for the development of 10 multiple dwellings at 12 Philip Road, Dalkeith.

1.0 Executive Summary

In accordance with the *Planning and Development (Development Assessment Panels) Regulations 2011*, Administration has prepared a Responsible Authority Report in relation to the plans received on 11 March 2021 for the Metro-Inner North Joint Development Assessment Panel (JDAP) Form 1 Application at Lot 372 (No. 12) Philip Road, Dalkeith.

The purpose of this report is to inform Council of the recommendation to the JDAP and for Council to make its recommendation as the Responsible Authority.

2.0 Background

3.1 Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R80
Land area	1,136m ²
Additional Use	No
Special Use	No
Local Development Plan	No

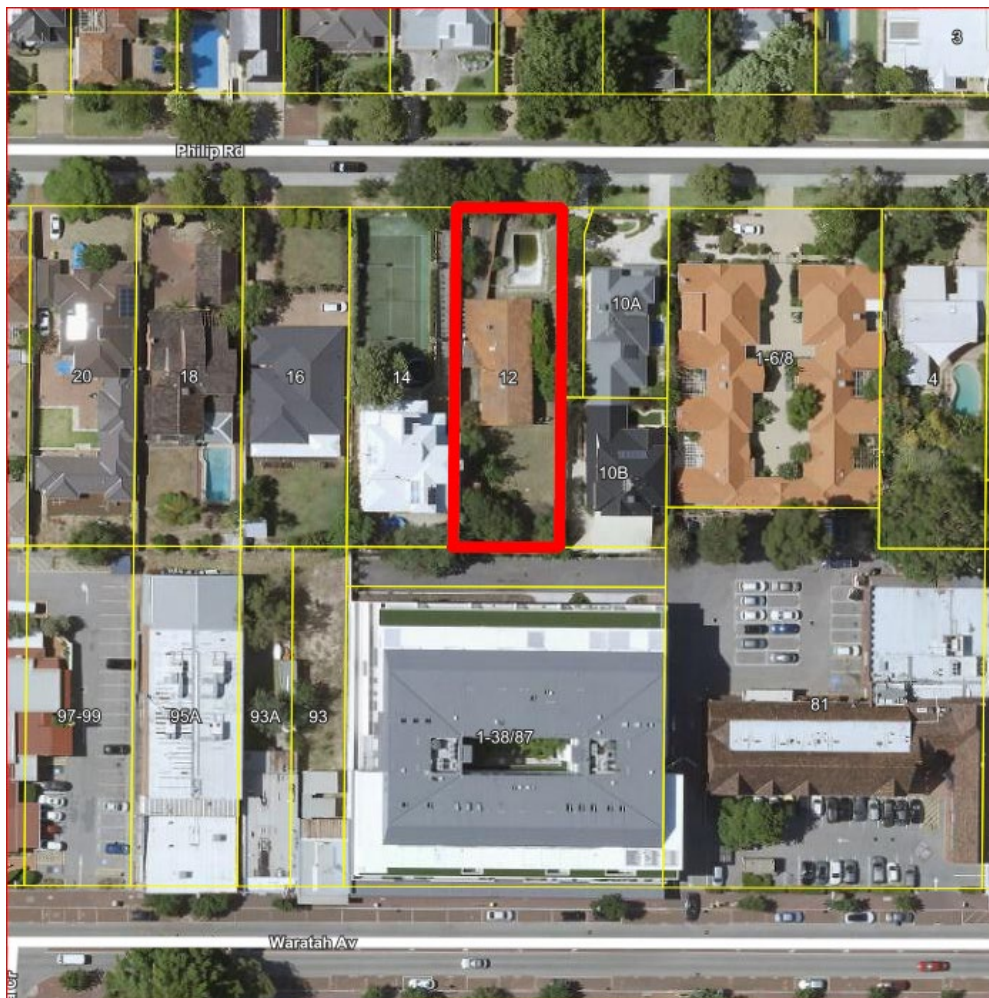
Structure Plan	No
Land Use	Proposed – Residential (Multiple Dwelling)
Use Class	Proposed – ‘P’ Permitted use

3.2 Locality Plan

Lot 372 (No. 12) Philip Road, Dalkeith (the site) is located within the street block bounded by Philip Road to the north, Adelma Road to the east, Waratah Avenue to the south and Alexander Road to the west.

The site experiences a slope in natural ground level of approximately 2.5m from the front boundary (north) to the rear boundary (south). The land to the south has been rezoned R-AC3 and forms the Waratah Village.

The site currently contains a residential dwelling, which is proposed to be demolished. An aerial map of the site is provided below.



Aerial Map

3.2 Background

On 3 December 2020, the City received a development application for a Multiple Dwelling Development comprising of 10 apartments at Lot 372 (No. 12) Philip Road, Dalkeith (the site). This is to be determined by the Metro Inner-North Joint Development Assessment Panel (JDAP).

3.0 Application Details

The applicant seeks development approval for a residential development comprising 10 multiple dwellings over four (4) storeys, with basement level parking. The building is proposed as follows:

- A ground floor level comprising two (2) x 2-bedroom apartments, bin store, storerooms, resident lobby and six (6) bicycle rails.
- Levels 1 and 2 comprising of one (1) x 2-bedroom apartment and two (2) x 3-bedroom apartments on each floor.
- Level 3 comprising of two (2) x 3-bedroom apartments only.
- The roof level comprising of Private outdoor living areas for Apartments 301 and 302 (no public access).
- A total of 20 resident car parking spaces will be provided at basement level. Three visitor car parking spaces are to be provided.
- Communal facilities comprising of open space and a pedestrian path located along the eastern lot boundary to access the rear laneway to Waratah Village is availability to residents on the ground floor.

4.0 Consultation

In accordance with the City's Local Planning Policy – Consultation of Planning Proposals, the development proposal is considered a Complex Application. The application was advertised for over four weeks, commencing on 22 January 2021 and concluding on 16 February 2021. Additional consultation time was granted to accommodate the rescheduled community information session that was cancelled due to the WA Government mandatory lockdown between 31 January – 5 February 2021.

Administration received a total of 29 submissions during the public consultation period, of which:

- 2 submissions were in support of the application;
- 3 submissions were neither supportive nor objecting; and
- 24 submissions objected to the proposal.

Due to the number of concerns raised during public consultation, a separate summary of the submissions is contained as **Attachment 1**.

5.0 Recommendation to JDAP

Administration recommends that the application is approved, subject to conditions. Justification for this is provided below.

Design Review

For this application, an architectural and landscape architectural design review was undertaken. A copy of the architectural and landscape architectural design review against State Planning Policy 7.0 - Design of The Built Environment (SPP 7.0) is contained as **Attachment 1**. A meeting was also held to allow the applicants an opportunity to present to the City’s consultants and address any queries.

A summary of the proposal against SPP 7.0 is provided below, noting that since the original application was submitted, further information and amended development plans were provided by the applicant in response to the initial comments of the City’s consultants. The table below demonstrates aspects of the development proposal that the City’s consultants are supportive of.

Legend		
3	Supported	
2	Supported with conditions	
1	Further information required	
0	Not supported	
SPP 7.0 Principles	Architectural design review	Landscape Architectural design review
Principle 1: Context and Character	3	N/A
Principle 2: Landscape Quality	3	3
1. 3.2 Orientation		3
2. 3.3 Tree Canopy and Deep Soil Areas		3
3. 3.4 Communal Open Space		3
4. 3.6 Public Domain Interface		3
5. 4.12 Landscape Design		3
6. 4.16 Water Management Conservation		3
Principle 3: Built Form and Scale	3	N/A
Principle 4: Functionality and Built Quality	3	N/A
Principle 5: Sustainability	2	N/A
Principle 6: Amenity	2	N/A
Principle 7: Legibility	3	N/A
Principle 8: Safety	2	N/A
Principle 9: Community	3	N/A
Principle 10: Aesthetics	3	N/A

Whilst the City acknowledges that an individual architectural and landscape architectural design review is not a substitute for a formal DRP, their comments have nonetheless assisted the City in the consideration of the application against SPP 7.0. The proposal is considered consistent with the 10 design principles of SPP 7.0.

Assessment against Residential Design Codes Volume 2 (R-Codes)

An assessment of the proposal against the R-Codes is detailed in full in **Attachment 1**. Those elements that were raised as the main areas of concern during public consultation or which require the imposition of conditions are addressed in the table below. Further discussion of these issues, as well as all other relevant issues, is provided in **Attachment 1**.

Element	How it is addressed
2.1 Building Height	<p>Achieves Element Objectives</p> <p>The overall building height of the proposed development is 15.7m high above the Natural Ground Level (NGL) in lieu of 15m taken from the highest roof point.</p> <p>The building presents as four (4) storeys to the primary street and five (5) storeys to the rear. However, in accordance with the definition of 'storey', the basement floor is not considered to be a storey and is excluded from the building height calculation.</p> <p>The four (4) storey development is consistent with the acceptable outcomes building height for the R80 code. In the absence of a local planning policy that articulates the desired height for the location, the City must defer to the heights set out in Table 2.1 of the R-Codes.</p>
2.4 Side and Rear Setbacks	<p>Achieves Element Objectives</p> <p>There is adequate separation between neighbouring properties due to compliance with the acceptable outcomes for side/rear setbacks from the ground floor and above.</p> <p>However, it is noted that the proposed boundary walls as a result of the basement level on the eastern, western and southern lot boundaries results in the following variations to the Acceptable Outcomes as follows:</p> <ul style="list-style-type: none"> • Walls on three (3) boundaries in lieu of one lot boundary only.

Element	How it is addressed
	<ul style="list-style-type: none"> • Proposed boundary walls exceed 2/3 length as follows: <ul style="list-style-type: none"> - East side: 88% in lieu of 66.66% in length. - South side: 93% in lieu of 66.66% in length. <p>It should be noted that the boundary wall height is less than two storeys high which is consistent with the acceptable outcome for boundary wall heights.</p> <p>The proposed western boundary wall abuts an existing 14m in length boundary wall on 14 Philip Road. The southern (rear) boundary wall abuts an existing 7.0m wide laneway for the entire length. The proposed boundary walls still provide adequate separation from adjoining properties for a development of this nature and scale.</p>
2.5 Plot Ratio	<p>Achieves Element Objectives</p> <p>The development proposes a plot ratio of 1.29 in lieu of 1.0 specified by Table 2.1. This translates to approximately 335m² or 29.5% of additional floor space. Notwithstanding, the element objective is achieved for the reasons outlined in Attachment 1.</p>
2.7 Building Separation	<p>Achieves Element Objectives</p> <p>The building height and setbacks will allow for appropriate separation should adjoining properties be developed in the future.</p> <p>The proposal provides opportunity for passive surveillance, with half of all apartment balconies overlooking the street. The proposed setbacks are considered to achieve the desired R80 streetscape pattern.</p>
3.2 Orientation	<p>Achieves Element Objectives</p> <p>Due to the design and lot orientation, the maximum shadow cast at mid-winter is 2% of the rear property at 87 Waratah Avenue which is zoned R-AC3.</p>
3.3 Tree Canopy and Deep Soil Areas	<p>Achieves Element Objectives with Conditions</p> <p>The acceptable outcome for deep soil area has been exceeded by the development (proposed 129m² in lieu of 114m²).</p> <p>Arboriculture advice with respect to the proposed development's impact on trees on the adjoining properties is to be managed by way of condition.</p>

Element	How it is addressed
	<p>Although no trees are retained onsite, the applicant has demonstrated a greater increase to the overall tree canopy within the proposed development through new plantings.</p>
<p>3.5 Visual Privacy</p>	<p>Achieves Element Objectives</p> <p>The development is consistent with the acceptable outcomes for visual privacy as follows:</p> <ul style="list-style-type: none"> • All major openings to bedroom and study windows are setback 3.0m. • All major openings to habitable rooms other than bedroom and studies are setback 4.5m • All balconies are setback 6.0m from the eastern and western lot boundaries. • All balconies facing the south lot boundary- the visual cone falls within a 7.0m wide laneway for the entire southern lot boundary. • Proposed screening is 1.6m high from the finished floor level (FFL). <p>The façades of the proposed development are articulated with portions stepping in and out, along with balconies and vegetation limiting direct overlooking.</p> <p>If the abutting side lots are redeveloped in the future, they will need to be designed in accordance with the R-Codes. This will ensure adequate separation is provided between any new balconies/major openings and those currently proposed by the subject development. Furthermore, it is considered the orientation and design of the proposal has tried to minimise direct overlooking to the eastern, western and southern lots.</p> <p>In the event of JDAP approval, it is recommended that a condition be placed that requires the balustrading to the balconies of Apartments 4, 5, 7, 8 and 10 to be obscure glaze or solid to prevent downwards views into adjoining properties*.</p> <p>*Council will require all balustrades to be obscure glaze and this has been upheld by JDAP previously.</p>
<p>3.7 Pedestrian access and entries</p>	<p>Achieves Element Objectives</p> <p>The pedestrian entry is located on the western side of the building and is not directly visible from the primary street being Philip Road.</p>

Element	How it is addressed
	The entry into the building is at grade located to the western side of the building. The entry to the building is identified via a welcoming entry colonnade with trellis and canopy cover. This allows it to be easily accessed and identified which should encourage an attractive street presence along Philip Road.
4.7 Managing the Impact of Noise	Achieves Element Objectives Meets element objectives, subject to condition for compliance with Acoustic Report.

6.0 Conclusion

Council is requested to consider the proposed development as the Responsible Authority. It is requested that Council makes a recommendation to the JDAP to either approve or refuse the application.

The application has been assessed in accordance with the planning framework and in instances where the proposal does not satisfy a provision or statute, a condition has been recommended to address the requirement.

Administration acknowledges the proposal represents a change to the existing dwellings that adjoin the property. That notwithstanding, there are multiple sites within the street that are likely to take advantage of the R80 and R60 density codes over time. Philip Road provides an important transition between the newly coded Mixed Use R-AC3 (along Waratah Avenue) and lower density areas beyond with default height of six (6) storey to a default height of four (4) storey for R80.

The potential changes in the form of subdivision, grouped dwellings and multiple dwellings can be managed through appropriate siting and design. Administration is of the view that the subject application has appropriately considered façade, street setback, form, and streetscape presentation in order to achieve the relevant element objectives of the R-Codes or can be made capable by the application of conditions.

It is recommended Council adopt the Officer Recommendation contained in the Responsible Authority Report to approve the development.

12.4 Corporate & Strategy Report No's CPS05.21 to CPS08.21 (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.

CPS05.21 List of Accounts Paid – January 2021	
Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	1. Creditor Payment Listing – January 2021; and 2. Credit Card and Purchasing Card Payments – January 2021 (29 December 2020 – 27 January 2021).
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Coghlan

Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 12/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the months of January 2021 as per attachments.

CPS06.21	Future of Nedlands Child Health Clinic – 152 Melvista Avenue, Nedlands
Committee	9 March 2021
Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	1. Building Maintenance Inspection – May 2020; and 2. Asset Management Inspection – May 2020.
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Coghlan

Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 12/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

1. accepts the variances to the Management Licence requested by the Department of Health, with the exclusion of the request to reduce the Licence Fee to \$5,000 per annum;
2. instructs the CEO to advise the Department of Health that the City's final offer for a Licence Fee will remain at \$10,000 per annum; and
3. should the Department of Health accept the City's terms, and subject to the Minister for Lands Consent, approves the Mayor and CEO to execute the agreement and apply the City's common seal; and

- 4. should the Department of Health decline to accept the City's terms, instruct the CEO to request the Department vacate the premises, giving 3 months' notice and request Administration investigate possible cost-neutral or revenue generating options for the facility, including detail and cost implications surrounding demolition of the facility and provide a further report to Council.**

CPS07.21	Swanbourne Nedlands Surf Life Saving Club – Variation to Lease at 282 Marine Parade, Swanbourne
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Committee	9 February 2021
Council	23 February 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	Nil.
Confidential Attachments	Nil.

Councillor Smyth - Impartiality Interest

Councillor Smyth disclosed that she is Vice Patron of the Surf Club, and as a consequence, there may be a perception that her impartiality on the matter may be affected. Councillor Smyth declared that she would consider this matter on its merits and vote accordingly.

Deputy Mayor McManus - Impartiality Interest

Deputy Mayor McManus disclosed that he is a Vice Patron of the Surf Club, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Deputy Mayor McManus declared that he would consider this matter on its merits and vote accordingly.

Councillor Horley - Impartiality Interest

Councillor Horley disclosed that she is a Vice Patron of the Surf Club, and as a consequence, there may be a perception that her impartiality on the matter may be affected. Councillor Horley declared that she would consider this matter on its merits and vote accordingly.

Regulation 11(da) – Not Applicable – Amended administration recommendation adopted for clarification of lease.

Moved – Councillor Smyth

Seconded – Councillor Horley

Council Resolution

Council:

- 1. approves the extension of the Annual Grant payment as noted within the City’s Lease to Swanbourne Nedlands Surf Life Saving Club. and;**
- 2. instructs the CEO to arrange a Deed of Variation to the Lease with Swanbourne Nedlands Surf Life Saving Club to reflect the changes as noted within this report, with the agreement to be prepared at the City’s cost; and**
- 3. subject to the Minister for Lands Consent, authorises the CEO and Mayor to execute the Deed of Variation agreement and apply the City’s Common Seal.**

Councillor Bennett left the meeting at 9.44 pm.

Councillor Hodsdon returned to the meeting at 9.45 pm.

Councillor Bennett returned to the meeting at 9.46 pm.

CARRIED UNANIMOUSLY 12/-

Committee Recommendation / Recommendation to Committee

Council:

- 1. instructs the CEO to arrange a Deed of Variation to the Lease with Swanbourne Nedlands Surf Life Saving Club with the agreement to be prepared at the City’s cost; and**
- 2. subject to the Minister for Lands Consent, authorises the CEO and Mayor to execute the Deed of Variation agreement and apply the City’s Common Seal.**

CPS08.21 Mid-Year Budget Review – 2020/21	
Committee	9 February 2021
Council	23 February 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	1. Revised Rate Setting Statement for the year ending 30 June 2021; 2. List of Changes Required to the Revised Operating Budget 2020/21; and 3. List of Changes Required to the Revised Capital Works & Acquisition Program Budget 2020/21.
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Amended administration recommendation adopted with corrected estimated net surplus amount.

Moved – Councillor Senathirajah
Seconded – Councillor Youngman

Council Resolution

Council:

- 1. receives and adopts, in accordance with Regulation 33A of the Local Government (Financial Management) Regulations 1996, the mid-year budget review and the revised Rate Setting Statement for the year ending 30 June 2021;**
- 2. notes the requested changes to the current 2020/21 Annual Budget listed in Attachments 2 and 3, and summarised in this report;**
- 3. approves the net decrease in transfers from reserves of \$460,828; and**
- 4. approves the Draft Budget incorporating all the changes listed in Attachments 1, 2 and 3 of this report, providing an estimated net surplus of \$471,213 (Attachment 1).**

**CARRIED 9/3
(Against: Crs. Bennett Mangano & Tyson)**

Recommendation to Committee

Council:

1. receives and adopts, in accordance with Regulation 33A of the Local Government (Financial Management) Regulations 1996, the mid-year budget review and the revised Rate Setting Statement for the year ending 30 June 2021;
2. notes the requested changes to the current 2020/21 Annual Budget listed in Attachments 2 and 3, and summarised in this report;
3. approves the net decrease in transfers from reserves of \$460,828; and
4. approves the Draft Budget incorporating all the changes listed in Attachments 1, 2 and 3 of this report, providing an estimated net surplus of \$620,742 (Attachment 1).

ABSOLUTE MAJORITY REQUIRED

13. Reports by the Chief Executive Officer

13.1 List of Delegated Authorities – February 2021

Moved – Councillor Hodsdon
Seconded – Councillor Youngman

The attached List of Delegated Authorities for the month of February 2021 be received.

CARRIED 11/1
(Against: Cr. Coghlan)

February 2021

Date of use of delegation of authority	Title	Property	Position exercising delegated authority	Act	Section of Act	Applicant / CoN / Property Owner / Other
February 2020						
1/02/2021	3048812 - Withdrawn Parking Infringement Notice - Compassionate Grounds	28 Leura Street, NEDLANDS, Lot 307, 37302, 135913	Manager Health & Compliance	Local Government Act 1995	9.20/6.12(1)	Dee Ghandi
1/02/2021	BA135415 Demolition permit - Full site	92 Kingsway, NEDLANDS, Lot 3, 54952, 153031	Manager Building Services	Building Act 2011	21.1	Preferred Demolition
1/02/2021	BA133042 Certified building permit - Dwelling	22 Baird Avenue, NEDLANDS, Lot 2, 82648, 200238	Manager Building Services	Building Act 2011	20.1	Residential Building WA

2/02/2021	BA131701 Certified building permit - Dwelling	64 Mayfair Street, MT CLAREMONT, Lot 1, 82724, 108043	Manager Building Services	Building Act 2011	20.1	Distinctive Homes WA
3/02/2021	(APP) -DA21-59904 - 86 Adelma Road, Dalkeith - Removal of Previous Planning Conditions	86 Adelma Road, DALKEITH, Lot 164, 14277, 113662	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	J Ralph
3/02/2021	(APP) - DA20-54104 - 17 Adderley Street, Mt Claremont - Grouped Dwelling	17 Adderley Street, MT CLAREMONT, Lot 289, 288, 100552	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	W Pole
4/02/2021	Approval to write off uncollected Infringement Notice debit - \$12,014.01	71 Stirling Highway, NEDLANDS, Lot 500, 43521, 142026	Chief Executive Officer	Local Government Act 1995	6.12(1)(c)	
4/02/2021	(APP) - DA20-52566 - Rodrigues Bodycoat Architects - 1 Mayfair Street, Mt Claremont - Residential Single House	1 Mayfair Street, MT CLAREMONT, Lot 206, 7777, 107334	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Rodrigues Bodycoat Architects

4/02/2021	BA135285 Demolition permit - Garage and upper floor only	59 Goldsmith Road, DALKEITH, Lot 3851, 20462, 119768	Manager Building Services	Building Act 2011	21.1	Nateis Contracting Pty Ltd
4/02/2021	BA131653 Certified building permit - Dwelling	64A Mayfair Street, MT CLAREMONT, Lot 2, 82725, 200857	Manager Building Services	Building Act 2011	20.1	Distinctive Homes WA
5/02/2021	3048958 -Withdrawn Parking Infringement Notice - Compassionate Grounds	Monash Avenue, NEDLANDS, Lot 8699, 39833, 138396	Manager Health & Compliance	Local Government Act 1995	9.21/6.12(1)	Pavneet Kaur
5/02/2021	BA135584 Certified building permit - Dwelling	4/116 Waratah Avenue, DALKEITH, Lot 4, 82721, 200832	Manager Building Services	Building Act 2011	20.1	Projex Management and Construction
8/02/2021	BA135130 Certified building permit - Dwelling	59 Riley Road, DALKEITH, Lot 241, 25860, 125005	Manager Building Services	Building Act 2011	20.1	Building Corporation WA Pty Ltd
8/02/2021	3047109 - -Withdrawn Parking Infringement Notice - Compassionate Grounds	Marine Parade, SWANBOURNE, Lot 328, 80383, 184721	Manager Health & Compliance	Local Government Act 1995	9.20/6.12(1)	Abla Ruhayel
8/02/2021	BA135244 Certified building permit -Dwelling	3/116 Waratah Avenue, DALKEITH, Lot 3, 82720, 200824	Manager Building Services	Building Act 2011	20.1	Projex Management & Construction

8/02/2021	BA132638 Uncertified building permit - Pool barrier	62 Browne Avenue, DALKEITH, Lot 95, 17178, 116483	Manager Building Services	Building Act 2011	20.1	Mulvay Pty Ltd
8/02/2021	BA133203 Uncertified building permit - Pool barrier, Deck	12 Jubaea Garden(s), MT CLAREMONT, Lot 201, 73978, 171041	Manager Building Services	Building Act 2011	s20.1	Bobtail Landscaping
9/02/2021	(APP) - DA20-56358 - 7 Wavell Road, Dalkeith - Residential Single House	7 Wavell Road, DALKEITH, Lot 698, 30601, 129544	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015		New Home Building Brokers
9/02/2021	BA135683 Demolition permit - Full site	54 Alexander Road, DALKEITH, Lot 1, 15011, 114355	Manager Building Services	Building Act 2011	21.1	Brajkovich Demolition & Salvage Pty Ltd
9/02/2021	BA135199 Demolition permit - Full Site	64 Kingsway, NEDLANDS, Lot 7, 68399, 165555	Manager Building Services	Building Act 2011	21.1	Brajkovich Demolition & Salvage Pty Ltd
9/02/2021	BA135710 Certified building permit - Dwelling	20B Dalkeith Road, NEDLANDS, Lot 701, 82637, 200162	Manager Building Services	Building Act 2011	20.1	Bauer & Young Pty Ltd
10/02/2021	BA133099 Certified building permit - Additions	24 Odern Crescent, SWANBOURNE, Lot 72, 9517, 109082	Manager Building Services	Building Act 2011	20.1	Jumeirah Homes

10/02/2021	BA134435 Certified building permit - 5 Storey Apartment	95A Waratah Avenue, DALKEITH, Lot 388, 29042, 128033	Manager Building Services	Building Act 2011	20.1	Pyramid Constructions (WA) Pty Ltd
10/02/2021	BA135917 Demolition permit - full site	68 Archdeacon Street, NEDLANDS, Lot 532, 46684, 145037	Manager Building Services	Building Act 2011	21.1	BJF Holdings
10/02/2021	BA135869 Demolition permit - Full site	32 Clark Street, NEDLANDS, Lot 417, 49991, 148163	Manager Building Services	Building Act 2011	21.1	Vinsan Contracting
11/02/2021	BA135845 Certified building permit - Dwelling	63A Strickland Street, MT CLAREMONT, Lot 0, 82644, 200204	Manager Building Services	Building Act 2011	20.1	Plunkett Homes
11/02/2021	BA136068 Demolition permit - Full site	24 Clark Street, NEDLANDS, Lot 421, 49894, 148064	Manager Building Services	Building Act 2011	21.1	Vinsan Contracting
11/02/2021	BA133124 Certified building permit - Storage Facility	101 Monash Avenue, NEDLANDS, Lot 565, 82619, 181206	Manager Building Services	Building Act 2011	20.1	Cooper & Oxley Builders
12/02/2021	(APP) - DA20-54361 - 7 Edward Street, Nedlands - 4x Residential Grouped Dwellings	7 Edward Street, NEDLANDS, Lot 435, 52154, 150250	Manager Urban Planning	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Welink Group Pty Ltd

12/02/2021	BA135114 Certified building permit - Dwelling	27 Kennedia Lane, MT CLAREMONT, Lot 3, 82726, 200865	Manager Building Services	Building Act 2011	20.1	Subiaco Building Company
12/02/2021	BA136487 Uncertified building permit - Alterations	7 Gainsford Lane, MT CLAREMONT, Lot 355, 77365, 174649	Manager Building Services	Building Act 2011	20.1	Mr C McKenzie
15/02/2021	(APP) DA20-57115 - 13 Shann Street, Floreat	13 Shann Street, FLOREAT, Lot 1, 77225, 174367	Principal Planner	Planning and Development (Local Planning Schemes)	Regulations 2015	Coast Homes WA Pty Ltd
15/02/2021	(APP) - DA20-57231 – 6 Watt Street, Swanbourne - Amendment to DA19-40572	6 Watt Street, SWANBOURNE, Lot 115, 13069, 112490	Principal Planner	Planning and Development (Local Planning Schemes)	Regulations 2015	Create Homes Pty Ltd
15/02/2021	(APP) - DA20-56936 - 24 Lisle Street, Mt Claremont - Residential Single House	24 Lisle Street, MT CLAREMONT, Lot 338, 6991, 106583	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Oswald Homes (1972) Pty Ltd
15/02/2021	BA135778 Uncertified building permit - Carport	2 Viewway, NEDLANDS, Lot 490, 63739, 161422	Manager Building Services	Building Act 2011	20.1	M S Platell

15/02/2021	BA135610 Certified building permit - Pool	57 Adderley Street, MT CLAREMONT, Lot 67, 741, 100990	Manager Building Services	Building Act 2011	20.1	Aquatic Leisure Technologies Pty Ltd
15/02/2021	BA132586 Building approval certificate - Deck	20 Clement Street, SWANBOURNE, Lot 405, 82098, 102905	Manager Building Services	Building Act 2011	58.1	Resolve Group Pty Ltd
15/02/2021	BA134244 Certified building permit - Dwelling	9 Lisle Street, MT CLAREMONT, Lot 322, 6844, 106435	Manager Building Services	Building Act 2011	20.1	Distinctive Homes WA
15/02/2021	(APP) - DA20-57599 - 197 Selby Street, Floreat - Residential Single House Carport Addition and Retrospective Outbuilding	197 Selby Street, FLOREAT, Lot 275, 11059, 110544	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	Mass Group WA
15/02/2021	BA136603 Certified building permit - Retaining wall	9 Muecke Way, SHENTON PARK, Lot 26, 82591, 199893	Manager Building Services	Building Act 2011	20.1	Ranlak Pty Ltd
16/02/2021	BA136449 Certified building permit - Pool	59 Riley Road, DALKEITH, Lot 241, 25860, 125005	Manager Building Services	Building Act 2011	20.1	Quality Dolphin Pools
16/02/2021	3047110 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Marine Parade, SWANBOURNE, Lot 328, 80383, 184721	Manager Health & Compliance	Local Government Act 1995	9.20/6.12(1)	Kaheil Soloman

16/02/2021	BA136312 Demolition permit - Full site	3 Archdeacon Street, NEDLANDS, Lot 129, 46008, 144378	Manager Building Services	Building Act 2011	21.1	BJF Holdings
16/02/2021	BA135185 Uncertified building permit - Addition	28 Marita Road, NEDLANDS, Lot 102, 56271, 154310	Manager Building Services	Building Act 2011	20.1	Mr L Q Haskett
16/02/2021	BA135893 Certified building permit - Addition	46 Archdeacon Street, NEDLANDS, Lot 180, 46456, 144808	Manager Building Services	Building Act 2011	20.1	Addstyle Constructions Pty Ltd
17/02/2021	(APP) - DA20-56506 - 16 Viewway, Nedlands - Residential - Single House	16 Viewway, NEDLANDS, Lot 483, 63878, 161562	Principal Planner	Planning and Development (Local Planning Schemes)	Regulations 2015	Atrium Homes (WA) Pty Ltd
17/02/2021	BA136424 Uncertified building permit - Paio	1 Kings Row, MT CLAREMONT, Lot 519, 72655, 169482	Manager Building Services	Building Act 2011	20.1	Wanneroo Patios
17/02/2021	BA13551 Demolition permit - Full site	13 Shann Street, FLOREAT, Lot 1, 77225, 174367	Manager Building Services	Building Act 2011	21.1	AAA Demolition & Tree Service
17/02/2021	BA136478 Certified building permit - Dwelling	100A Smyth Road, NEDLANDS, Lot 889, 82723, 200840	Manager Building Services	Building Act 2011	20.1	Allure Homes (WA) Pty Ltd
18/02/2021	BA136218 Building approval certificate - Retaining wall	26 Shann Street, FLOREAT, Lot 65, 11601, 111054	Manager Building Services	Building Act 2011	58.1	Perth Building Certifiers

18/02/2021	BA127133 Building approval certificate - Storeroom	197 Selby Street, FLOREAT, Lot 275, 11059, 110544	Manager Building Services	Building Act 2011	58.1	Ms R Creighan
18/02/2021	BA134121 Certified building permit - 9 x Dwelling	9 Doonan Road, NEDLANDS, Lot 81, 51441, 149542	Manager Building Services	Building Act 2011	20.1	BRUCE CONSTRUCTION DESIGN
18/02/2021	BA136367 Certified building permit - Dwelling	48 Alexander Road, DALKEITH, Lot 505, 14976, 114314	Manager Building Services	Building Act 2011	20.1	TONY TOMIZZI BUILDERS
19/02/2021	BA135955 Certified building permit - Stage 1 Forward works	68 Jutland Parade, DALKEITH, Lot 6, 22579, 121798	Manager Building Services	Building Act 2011	20.1	Maek Pty Ltd
22/02/2021	BA135738 Certified building permit - Patio	2 Endell Ridge, MT CLAREMONT, Lot 336, 78075, 175992	Manager Building Services	Building Act 2011	20.1	Allcolour Holdings Pty Ltd
22/02/2021	BA57786 Certified building permit - Additions (final stage)	13 Hobbs Avenue, DALKEITH, Lot 50, 20705, 119990	Manager Building Services	Building Act 2011	20.1	Mr G Knights
22/02/2021	BA137453 Certified building permit - Pool	131 Circe Circle South, DALKEITH, Lot 743, 18247, 117549	Manager Building Services	Building Act 2011	20.1	Malibu Pools and Spas
22/02/2021	BA127146 Certified building permit - Carport	197 Selby Street, FLOREAT, Lot 275, 11059, 110544	Manager Building Services	Building Act 2011	20.1	Mass Group WA
22/02/2021	BA135978 Certified building permit - Dwelling	15 Sadka Lane, SHENTON PARK, Lot 10, 82564, 199687	Manager Building Services	Building Act 2011	20.1	Residential Building WA

22/02/2021	BA136970 Building approval certificate - Footing change	24 Nandina Avenue, MT CLAREMONT, Lot 201, 8850, 108431	Manager Building Services	Building Act 2011	58.1	Resolve Group Pty Ltd
23/02/2021	3045368 - Withdrawn Parking Infringement Notice - Compassionate Grounds	Lemnos Street, SHENTON PARK, Lot 41989, 76316, 173344	Manager Health & Compliance	Local Government Act 1995	9.20/6.12(1)	Lisa Barry
23/02/2021	3048900 - Withdrawn Parking Infringement Notice - Compassionate Grounds	72 Monash Avenue, NEDLANDS, Lot 254, 39956, 138511	Manager Health & Compliance	Local Government Act 1995	9.20/6.12/(1)	Joseph Brosnan
23/02/2021	BA131893 Uncertified building permit - Pergola	13 Whitfeld Street, FLOREAT, Lot 217, 13378, 112813	Manager Building Services	Building Act 2011	20.1	Soltex Pty Ltd
23/02/2021	BA136393 Certified building permit - Dwelling	64 Kingsway, NEDLANDS, Lot 7, 68399, 165555	Manager Building Services	Building Act 2011	20.1	Averna Pty Ltd
23/02/2021	BA137472 Occupancy permit - Offices	26 Leura Street, NEDLANDS, Lot 308, 81044, 167411	Manager Building Services	Building Act 2011	58.1	Perth Building Certifiers
24/02/2021	(APP) - DA21-60374 - 21 Kinninmont Avenue, Nedlands - Residential - Single House - Front Fence	21 Kinninmont Avenue, NEDLANDS, Lot 199, 36089, 134775	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	K F Martinick & N J Martinick

24/02/2021	BA135829 Certified building permit - Shed extension	119 Melvista Avenue, NEDLANDS, Lot 706, 56938, 154971	Manager Building Services	Building Act 2011	20.1	Andantino Pty Ltd
25/02/2021	BA135727 Certified building permit - Dwelling	20A Dalkeith Road, NEDLANDS, Lot 700, 82636, 200154	Manager Building Services	Building Act 2011	20.1	Bauer & Young Pty Ltd
25/02/2021	(APP) - DA21-59339 - 90 Mountjoy Road, Nedlands - Residential Single House	90 Mountjoy Road, NEDLANDS, Lot 35, 57837, 155853	Principal Planner	Planning and Development (Local Planning Schemes) Regulations 2015	Regulation 82	R Fitzgerald

13.2 Monthly Financial Report – February 2021

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the city of Nedlands Code of Conduct for Impartiality.	Nil
Director	Ed Herne – Director Corporate & Strategy
Attachments	<ol style="list-style-type: none"> 1. Financial Summary (Operating) by Business Units – 28 February 2021 2. Capital Works & Acquisitions – 28 February 2021 3. Statement of Net Current Assets – 28 February 2021 4. Statement of Financial Activity – 28 February 2021 5. Borrowings – 28 February 2021 6. Statement of Financial Position – 28 February 2021 7. Operating Income & Expenditure by Reporting Activity – 28 February 2021 8. Operating Income by Reporting Nature & Type – 28 February 2021

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Youngman
 Seconded – Councillor Hodsdon

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council receives the Monthly Financial Report for 28 February 2021.

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.

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 financials.

1. The monthly financial management report meets the requirements of Regulation 34(1) and 34(5) of the Local Government (Financial Management) Regulations 1996.
- 2.
3. 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.
- 4.
5. This report gives an overview of the revenue and expenses of the City for the year to date 28 February 2021 together with a Statement of Net Current Assets as at 28 February 2021.
- 6.
7. The operating revenue at the end of February 2021 was \$32.61 M which represents \$936 K favourable variance compared to the year-to-date budget.
- 8.
9. The operating expense at the end of February 2021 was \$20.98 M, which represents \$557 K favourable variance compared to the year-to-date budget.
- 10.
11. The attached Operating Statement compares "Actual" with "Budget" by Business Units. The budget figures include subsequent Council approval to budget changes. Variations from the budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

Governance

Expenditure:	Favourable variance of	\$	1,051
Revenue:	Unfavourable variance of	\$	(76,922)

The favourable expenditure variance is mainly due to:

- WESROC expenses of \$266k not spent,
- Office expenses and special projects Communication of \$54k not spent yet,
- Other employee costs and Member of Councils of \$66k not spent yet,
- Professional fees overspend by \$76k arising from additional legal advice on planning matters,
- The salary reduction of \$442k as resolved by Council at the adoption of the budget has been shown as a reduction in salaries of approximately \$36k per month in Governance as a temporary budget item until the actual savings across the business units are identified and actioned. Thereafter

the budget savings will be moved to the respective business units. The above list of savings of \$310k is offset against the \$288K salary savings yet to be realised, though underway.

The unfavourable revenue variance is due to the relocating of all WESROC services to another local government and subsequently there will be no income receivable. For the past 5 years the City of Nedlands has hosted the WESROC Environmental Officer's position and managed expenses and invoicing of WESROC local governments. This position has now moved to the Town of Claremont, along with the associated management of the WESROC financials. The budget for WESROC expense and revenue will be adjusted at mid-year budget review to reflect the move of the WESROC services to the Town of Claremont.

Corporate and Strategy

Expenditure:	Unfavourable variance of	\$ (60,587)
Revenue:	Favourable variance of	\$ 439,369

The favourable expenditure variances are mainly due to:

- Professional fees of \$96k not spent yet,
- Offset by ICT expenses of \$139k.

The favourable revenue variances are mainly due to:

- Increase in Rates income of \$561k because of 3rd interim rates.
- Offset by lower term deposit interest income of \$131k.

Community Development and Services

Expenditure:	Favourable variance of	\$ 265,916
Revenue:	Favourable variance of	\$ 286,888

The favourable expenditure variance is mainly due to:

- Community Special projects, donations of \$122k not expensed yet,
- Savings on PRCC salary of \$44k due to delay in filling up vacant position,
- Positive ageing other expenses of \$15k not expensed yet,
- Nedlands library salary, office and other expenses of \$69k not yet expensed.

The favourable income variance is mainly due to:

- Increase fees and charges from Tresillian and PRCC of \$269k – at the time of setting the budget revenue estimates were based on the Covid 19 environment at that time (i.e. restrictions relating to public attendances at events), with restrictions easing these services have benefitted from higher attendances

- Increase on NCC grants income by \$30k,
- Offset by lower Grants from Volunteer services and from council properties of \$18k.

Planning and Development

Expenditure:	Favourable variance of	\$ 190,482
Revenue:	Favourable variance of	\$ 267,567

The Favourable expenditure variance is mainly due to:

- Urban Projects expenses of \$526k not expensed yet. YTD budget increased by \$280k.
- Operational activities of \$101k not spent yet.
- Underspent environmental salaries of \$50k due to delay in back-filling vacancies.
- Urban planning, Ranger services and Building services salaries over spent by \$246k. Urban planning salaries are higher by \$204k due to increased applications, SAT appeals and unplanned policy work and re-work. Building services salaries is higher by \$27k due to additional works. Ranger services salaries are higher by \$14k.
- Professional fees of \$248k have over expensed as a result of a Council approved un-budgeted expenditure on professional services related to the Woolworths DA appeal including traffic advice, public realm modelling and professional advice.

The favourable revenue variance is mainly due to:

- Increase fees & charges income in Urban Planning, Environmental Health and Building services of \$186k.
- Increase fine & penalties from ranger services of 55k.

Technical Services

Expenditure:	Favourable variance of	\$ 160,613
Revenue:	Favourable variance of	\$ 19,317

The favourable expenditure variance is mainly due to:

- Building, road, and Park maintenance expense of \$394k not expensed yet,
- Plant expenses and waste minimisation expenses of \$651k not expensed yet,
- Underground power project of \$290k over expensed due to profiling, scoping, and planning work by Western power. Under YTD budget of \$983k,
- Utilities invoices of \$63k not received yet,
- Off-set against lower charge out of on-cost to projects by \$679k.

The small favourable revenue variance is mainly due to timing variances.

Borrowings

As at 28 February 2021, we have a balance of borrowings of \$4.77 M.

Net Current Assets Statement

At 28 February 2021, net current assets were \$13.96 M compared to \$13.59 M as at 28 February 2020. Current assets are higher by \$3.7 M offset by lower current liabilities of \$3.6 M.

Outstanding rates debtors are \$3.7 M as at 28 February 2021 compared to \$4.1 M as at 28 February 2020. Breakdown as follows:

	28 February 2021 (\$000)	28 February 2020 (\$000)	Variance (\$000)
Rates	\$3,041	\$3,335	-\$294
Rubbish & Pool	\$97	\$103	-\$6
Pensioner Rebates	\$449	\$551	-\$102
ESL	\$113	\$119	-\$6

Capital Works Programme

As at 28 February, expenditure on capital works was \$3.01 M with additional capital commitments of \$1.56 K which is 52% of a total budget of \$8.7 M.

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	175
Number of contract staff (temporary/agency staff) as of the last day of the previous month	3
*FTE (Full Time Equivalent) count as of the last day of the previous month	153.61
Number of unfilled staff positions at the end of each month	15

Reduction in Full Time Employees from 133 in January to 129 in February as a result of a number of resignations. Part time employee numbers remain steady at 29. Occupied FTE reduced from 159.28 to 153.61. Temp contractors reduced from 4 to 3, being 2 assisting in Finance Department and 1 in Assets.

Conclusion

The statement of financial activity for the period ended 28 February 2021 indicates that operating expenses are under the year-to-date budget by 2.95% or \$557 K, while revenue is above the Budget by 2.95% or \$936 K.

Key Relevant Previous Council Decisions:

Nil.

Consultation

N/A

Strategic Implications

The 2020/21 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 2020/21 approved budget ensures that there is an equitable distribution of benefits in the community

The 2020/21 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.



City of Nedlands

CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 28 FEBRUARY 2021

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
Governance						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	546,523	238,442	(308,081)	0	404,959
20421	Other Employee Costs - Governance	20,368	12,100	(8,268)	21	13,700
20423	Office - Governance	27,517	28,540	1,023	2,792	32,860
20425	Depreciation - Governance	67,200	67,200	0	0	100,800
20427	Finance - Governance	105,600	105,600	0	0	158,400
20428	Insurance - Governance	0	0	0	0	0
20430	Other Expense - Governance	20,363	9,997	(10,366)	3,152	15,000
20434	Professional Fees - Governance	286,330	210,008	(76,322)	48,969	315,000
20450	Special Projects - Governance / PC93	10,442	277,126	266,684	0	289,393
Expense Total		1,084,342	949,013	(135,329)	54,935	1,330,112
Income						
50410	Sundry Income - Governance/PC 93	(10,752)	(80,140)	(69,388)	0	(160,281)
50416	Contributions & Reimbursements	(2,466)	0	2,466	0	0
Income Total		(13,218)	(80,140)	(66,922)	0	(160,281)
Governance Total		1,071,124	868,873	(202,251)	54,935	1,169,831
Communications						
Expense						
28320	Salaries - Communications	191,100	183,803	(7,297)	0	292,786
28321	Other Employee Costs - Communications	1,779	14,245	12,466	0	14,245
28322	Staff Recruitment - Communications	0	1,500	1,500	0	1,500
28323	Office - Communications	24,214	59,160	34,946	6,173	90,960
28327	Finance - Communications	58,400	58,400	0	0	87,600
28330	Other Expense - Communications	2,452	1,864	(588)	0	2,800
28335	ICT Expenses - Communications	29,105	27,760	(1,345)	0	41,640
28350	Special Projects - Communications / PC 90	7,023	26,250	19,228	(7,012)	33,000
Expense Total		314,073	372,982	58,909	(839)	564,531
Communications Total		314,073	372,982	58,909	(839)	564,531
Human Resources						
Expense						
20520	Salaries - HR	259,962	266,343	6,381	0	424,183
20521	Other Employee Costs - HR	81,627	111,978	30,351	29,150	174,100
20522	Staff Recruitment - HR	8,658	8,664	6	231	13,000
20523	Office - HR	574	1,436	862	0	8,900
20527	Finance - HR	(478,600)	(478,600)	0	0	(717,900)
20528	Insurance - HR	92,527	107,740	15,213	0	107,740
20534	Professional Fees - HR	8,984	7,500	(1,484)	6,500	10,000
Expense Total		(26,267)	25,061	51,328	35,881	20,023
Income						
50510	Contributions & Reimbursements - HR	0	(10,000)	(10,000)	0	(20,000)
Income Total		0	(10,000)	(10,000)	0	(20,000)
Human Resources Total		(26,267)	15,061	41,328	35,881	23
Members Of Council						
Expense						
20323	Office - MOC	8,925	12,336	3,411	6,626	18,500
20325	Depreciation - MOC	600	600	0	0	900
20329	Members of Council - MOC	300,422	324,402	23,980	0	477,601
20330	Other Expense - MOC	1,256	0	(1,256)	0	0
20327	Finance - MOC	14,928	14,936	8	0	22,400
Expense Total		326,130	352,274	26,144	6,626	519,401
Members Of Council Total		326,130	352,274	26,144	6,626	519,401
CEO's Office Total		1,685,061	1,609,190	(75,871)	96,603	2,253,786
Governance Total		1,685,061	1,609,190	(75,871)	96,603	2,253,786
Corporate & Strategy						
Corporate Strategy & Systems						
Corporate Services						
Expense						
21220	Salaries - Corporate Services	421,815	401,436	(20,379)	8,400	639,288
21221	Other Employee Costs - Corporate Services	10,626	18,610	7,984	0	27,110
21224	Motor Vehicles - Corporate Services	12,885	13,336	451	0	20,000
21227	Finance - Corporate Services	(160,600)	(160,600)	0	0	(240,900)
21230	Other Expense - Corporate Services	7,229	8,000	771	3,680	12,000
21234	Professional Fees - Corporate Services	0	37,500	37,500	0	50,000

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
21235	ICT Expenses - Corporate Services	78,384	33,336	(45,048)	5,323	50,000
21250	Special Projects - Corporate Services / PC68	11,300	7,500	(3,800)	3,700	15,000
Expense Total		381,640	359,118	(22,522)	21,103	572,498
Corporate Services Total		381,640	359,118	(22,522)	21,103	572,498
Customer Services						
Expense						
21320	Salaries - Customer Service	191,572	213,677	22,105	577	337,365
21321	Other Employee Costs - Customer Service	2,266	6,120	3,854	0	6,120
21323	Office - Customer Service	3,164	4,100	936	3,554	6,200
21327	Finance - Customer Service	(232,864)	(232,866)	(2)	0	(349,300)
21330	Other Expense - Customer Service	0	136	136	812	200
21350	Special Projects - Customer Service	0	0	0	0	0
Expense Total		(35,862)	(8,833)	27,029	4,943	585
Income						
51310	Sundry Income - Customer Service	0	(400)	(400)	0	(600)
51301	Fees & Charges - Customer Services	(290)	0	290	0	0
Income Total		(290)	(400)	(110)	0	(600)
Customer Services Total		(36,152)	(9,233)	26,919	4,943	(15)
ICT						
Expense						
21720	Salaries - ICT	258,138	230,354	(27,784)	0	365,958
21721	Other Employee Costs - ICT	1,573	3,420	1,847	0	3,420
21723	Office - ICT	53,339	22,701	(30,638)	13,225	33,365
21724	Motor Vehicles - ICT	0	0	0	0	0
21725	Depreciation - ICT	110,533	137,464	26,931	0	206,200
21727	Finance - ICT	(809,400)	(809,402)	(2)	0	(1,214,100)
21728	Insurance - ICT	6,652	6,370	(282)	0	6,370
21730	Other Expense - ICT	3,906	6,664	2,758	10	10,000
21734	Professional Fees - ICT	23,257	26,664	3,407	35,701	40,000
21735	ICT Expenses - ICT	627,729	533,664	(94,065)	119,279	755,000
Expense Total		275,727	157,899	(117,828)	168,215	206,213
ICT Total		275,727	157,899	(117,828)	168,215	206,213
Corporate Strategy & Systems Total		621,215	507,784	(113,431)	194,261	778,696
Finance						
Rates						
Expense						
21920	Salaries - Rates	80,253	76,411	(3,842)	0	121,698
21921	Other Employee Costs - Rates	698	1,520	822	0	1,520
21923	Office - Rates	13,575	15,100	1,525	560	15,200
21927	Finance - Rates	92,621	106,464	13,843	5,240	144,700
21930	Other Expense - Rates	10,338	11,500	1,162	2,360	11,500
21934	Professional Fees - Rates	63,344	65,000	1,656	9,614	65,000
Expense Total		260,829	275,995	15,166	17,774	359,618
Income						
51908	Rates - Rates	(24,978,241)	(24,416,741)	561,500	0	(24,533,233)
Income Total		(24,978,241)	(24,416,741)	561,500	0	(24,533,233)
Rates Total		(24,717,413)	(24,140,746)	576,667	17,774	(24,173,615)
General Finance						
Expense						
21420	Salaries - Finance	455,491	434,306	(21,185)	75,176	690,741
21421	Other Employee Costs - Finance	4,832	10,030	5,198	0	10,030
21423	Office - Finance	706	464	(242)	1,714	700
21424	Motor Vehicles - Finance	0	0	0	0	0
21425	Depreciation - Finance	600	600	0	0	900
21427	Finance - Finance	(463,913)	(456,666)	7,247	184	(685,000)
21430	Other Expense - Finance	0	500	500	0	500
21434	Professional Fees - Finance	380	11,336	10,956	36,166	58,000
Expense Total		(1,904)	570	2,474	113,239	75,871
Income						
51401	Fees & Charges - Finance	(48,664)	(36,000)	12,664	0	(54,000)
51410	Sundry Income - Finance	(21,590)	(21,000)	590	0	(21,000)
Income Total		(70,254)	(57,000)	13,254	0	(75,000)
General Finance Total		(72,159)	(56,430)	15,729	113,239	871
General Purpose						
Expense						
21623	Office - General Purpose	154	0	(154)	0	0
21627	Finance - General Purpose	20,258	24,664	4,406	0	37,000
21631	Interest - General Purpose	120,854	114,744	(6,110)	0	172,115
Expense Total		141,266	139,408	(1,858)	0	209,115
Income						
51604	Grants Operating - General Purpose	(268,224)	(272,250)	(4,026)	0	(363,000)

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
51607	Interest - General Purpose	(73,727)	(205,000)	(131,273)	0	(275,000)
51610	Sundry Income - General Purpose	(23)	0	23	0	0
Income Total		(341,974)	(477,250)	(135,276)	0	(638,000)
General Purpose Total		(200,707)	(337,842)	(137,135)	0	(428,885)
Shared Services						
Expense						
21523	Office - Shared Services	71,916	71,336	(580)	20,583	107,000
21527	Finance - Shared Services	(157,664)	(157,664)	0	0	(236,500)
21528	Insurance - Shared Services	5,625	0	(5,625)	0	0
21534	Professional Fees - Shared Services	30,842	74,000	43,158	15,668	129,500
Expense Total		(49,280)	(12,328)	36,952	36,251	0
Shared Services Total		(49,280)	(12,328)	36,952	36,251	0
Finance Total		(25,039,559)	(24,547,346)	492,213	167,264	(24,601,629)
Corporate & Strategy Total		(24,418,344)	(24,039,562)	378,782	361,525	(23,822,933)
Community Development						
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	305,607	303,375	(2,232)	0	482,586
28121	Other Employee Costs - Community Development	4,325	7,560	3,235	0	9,210
28123	Office - Community Development	866	664	(202)	0	1,000
28124	Motor Vehicles - Community Development	5,572	6,000	428	0	9,000
28125	Depreciation - Community Development	733	736	3	0	1,100
28127	Finance - Community Development	90,600	90,600	0	0	135,900
28128	Insurance - Community Development	0	0	0	0	0
28130	Other Expense - Community Development	4,538	5,008	470	0	7,500
28134	Professional Fees - Community Development	0	336	336	0	500
28137	Donations - Community Development	75,606	130,400	54,794	0	186,000
28150	Special Projects - Community Development	8,982	77,000	68,018	5,328	77,000
28151	OPRL Activities - Community Development / PC82-87	42,624	41,464	(1,160)	17,609	86,100
Expense Total		539,453	663,143	123,690	22,937	995,896
Income						
58101	Fees & Charges - Community Development	(5,622)	(9,328)	(3,706)	0	(14,000)
58104	Grants Operating - Community Development	0	(664)	(664)	0	(1,000)
58106	Contributions & Reimburse - Community Development	0	(3,336)	(3,336)	0	(5,000)
Income Total		(5,622)	(13,328)	(7,706)	0	(20,000)
Community Development Total		533,831	649,815	115,984	22,937	975,896
Community Facilities						
Expense						
28252	Finance - Community Facilities	6,000	6,000	0	0	9,000
28220	Salaries - Community Facilities	27,321	27,587	266	0	44,000
28253	Communiy Insurance- Community Facilities	1,563	6,367	4,805	0	6,367
Expense Total		34,884	39,954	5,070	0	59,367
Income						
58201	Fees & Charges - Community Facilities	(1,030)	(336)	694	0	(500)
58209	Council Property - Community Facilities	(121,516)	(130,928)	(9,412)	0	(209,900)
Income Total		(122,546)	(131,264)	(8,718)	0	(210,400)
Community Facilities Total		(87,663)	(91,310)	(3,647)	0	(151,033)
Volunteer Services VRC						
Expense						
29320	Salaries - Volunteer Services VRC	79,703	57,918	(21,785)	0	92,243
29321	Other Employee Cost - Volunteer Services VRC	809	1,160	351	0	1,160
29323	Office - Volunteer Services VRC	1,117	1,875	758	0	2,700
29327	Finance - Volunteer Services VRC	27,736	27,736	0	0	41,600
29328	Insurance - Volunteer Services VRC	0	0	0	0	0
29330	Other Expense - Volunteer Services VRC	3	1,575	1,572	0	4,150
Expense Total		109,369	90,264	(19,105)	0	141,853
Income						
59304	Grants Operating - Volunteer Services VRC	(14,608)	(23,250)	(8,642)	0	(31,000)
Income Total		(14,608)	(23,250)	(8,642)	0	(31,000)
Volunteer Services VRC Total		94,761	67,014	(27,747)	0	110,853
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	19,477	18,902	(575)	0	30,077
29221	Other Employee Costs - Volunteer Services NVS	177	380	203	0	380
29223	Office - Volunteer Services NVS	264	500	236	0	500
29227	Finance - Volunteer Services NVS	25,200	25,200	0	0	37,800
29230	Other Expense - Volunteer Services NVS	212	1,201	989	518	2,100
29250	Special Projects - Volunteer Services NVS	2,312	3,000	688	0	3,000
Expense Total		47,641	49,183	1,542	518	73,857
Volunteer Services NVS Total		47,641	49,183	1,542	518	73,857

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	153,617	154,539	922	0	244,056
29121	Other Employee Costs - Tresillian CC	1,212	2,630	1,418	0	2,630
29123	Office - Tresillian CC	10,568	13,332	2,764	3,426	25,000
29125	Depreciation - Tresillian CC	1,667	1,664	(3)	0	2,500
29127	Finance - Tresillian CC	41,264	41,264	0	0	61,900
29130	Other Expense - Tresillian CC	3,610	5,332	1,722	240	7,500
29136	Courses - Tresillian CC	124,294	122,900	(1,394)	58,522	245,800
29150	Exhibition - Tresillian CC	18,226	5,300	(12,926)	0	10,600
Expense Total		354,457	346,961	(7,496)	62,187	599,986
Income						
59101	Fees & Charges - Tresillian CC	(395,424)	(282,086)	113,338	0	(381,500)
59109	Council Property - Tresillian CC	(27,663)	(24,000)	3,663	0	(36,000)
51906	Contributions & Reimbursement - Tresillian CC	(500)	0	500	0	0
Income Total		(423,587)	(306,086)	117,501	0	(417,500)
Tresillian Community Centre Total		(69,130)	40,875	110,005	62,187	182,486
Community Development Total		519,440	715,577	196,137	85,641	1,192,059
Community Services Centres						
Nedlands Community Care						
Expense						
28620	Salaries - NCC	473,855	472,397	(1,458)	0	752,427
28621	Other Employee Costs - NCC	5,472	11,670	6,198	0	13,170
28623	Office - NCC	3,386	5,918	2,532	1,054	9,000
28624	Motor Vehicles - NCC	53,195	63,332	10,137	0	95,000
28625	Depreciation - NCC	0	3,064	3,064	0	4,600
28626	Utility - NCC	5,147	10,125	4,978	0	13,500
28627	Finance - NCC	112,800	112,800	0	0	169,200
28628	Insurance - NCC	2,031	5,280	3,249	0	5,280
28630	Other Expense - NCC	41,921	27,986	(13,935)	11,578	41,600
28635	ICT Expenses - NCC	5,414	0	(5,414)	0	6,000
28664	Hacc Unit Cost - NCC / PC66	21,134	0	(21,134)	0	0
Expense Total		724,356	712,572	(11,784)	12,632	1,109,777
Income						
58601	Fees & Charges - NCC/PC 66	(84,325)	(80,000)	4,325	0	(120,000)
58604	Grants Operating - NCC/PC 66	(784,554)	(753,600)	30,954	0	(1,004,800)
58610	Sundry Income - NCC	0	0	0	0	(2,000)
Income Total		(868,878)	(833,600)	35,278	0	(1,126,800)
Nedlands Community Care Total		(144,523)	(121,028)	23,495	12,632	(17,023)
Positive Ageing						
Expense						
27420	Salaries - Positive Ageing	100,187	100,162	(25)	0	159,193
27421	Other Employee Costs - Positive Ageing	884	0	(884)	0	0
27427	Finance - Positive Ageing	22,864	22,864	0	0	34,300
28437	Donations - Positive Ageing	995	3,336	2,341	791	5,000
28450	Other Expense - Positive Ageing	20,201	35,664	15,463	2,749	54,000
28451	Insurance	214	2,160	1,946	0	2,160
Expense Total		145,345	164,186	18,841	3,540	254,653
Income						
58420	Fees & Charges - Positive Ageing	(27,587)	(29,900)	(2,313)	0	(52,500)
58423	Grants Operating - Positive Ageing	0	(1,000)	(1,000)	0	(2,000)
Income Total		(27,587)	(30,900)	(3,313)	0	(54,500)
Positive Ageing Total		117,758	133,286	15,528	3,540	200,153
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	315,668	359,905	44,237	0	571,062
28821	Other Employee Costs - PRCC	3,722	7,945	4,223	0	8,870
28823	Office - PRCC	3,012	5,932	2,920	558	9,200
28824	Motor Vehicles - PRCC	5,468	5,000	(468)	0	7,500
28825	Depreciation - PRCC	600	600	0	0	900
28826	Utility - PRCC	2,615	6,100	3,485	0	9,300
28827	Finance - PRCC	62,864	62,864	0	0	94,300
28828	Insurance - PRCC	138	1,080	942	0	1,080
28830	Other Expense - PRCC	8,765	16,328	7,563	1,131	24,000
28835	ICT Expenses - PRCC	713	0	(713)	1,590	1,600
Expense Total		403,566	465,754	62,188	3,279	727,812
Income						
58801	Fees & Charges - PRCC	(512,155)	(356,000)	156,155	0	(586,000)
Income Total		(512,155)	(356,000)	156,155	0	(586,000)
Point Resolution Child Care Total		(108,589)	109,754	218,343	3,279	141,812
Mt Claremont Library						

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
Expense						
28523	Office - Mt Claremont Library	3,544	7,000	3,456	1,269	10,500
28527	Finance - Mt Claremont Library	49,736	49,736	0	0	74,600
28530	Other Expense - Mt Claremont Library	16,828	23,372	6,544	9,863	37,200
28535	ICT Expenses - Mt Claremont Library	9,778	10,300	522	0	12,000
Expense Total		79,887	90,408	10,521	11,132	134,300
Income						
58501	Fees & Charges - Mt Claremont Library	(377)	(600)	(223)	0	(900)
58510	Sundry Income - Mt Claremont Library	(423)	(336)	87	0	(500)
58511	Fines & Penalties - Mt Claremont Library	(271)	(368)	(97)	0	(550)
Income Total		(1,071)	(1,304)	(233)	0	(1,950)
Mt Claremont Library Total		78,815	89,104	10,289	11,132	132,350
Nedlands Library						
Expense						
28720	Salaries - Library Services	586,864	615,840	28,976	0	971,456
28721	Other Employee Costs - Library Services	11,452	18,152	6,700	0	25,240
28723	Office - Nedlands Library	11,798	31,254	19,456	1,694	45,500
28724	Motor Vehicles - Nedlands Library	12,029	12,368	340	0	18,550
28725	Depreciation - Nedlands Library	9,000	9,000	0	0	13,500
28727	Finance - Nedlands Library	253,136	253,136	0	0	379,700
28728	Insurance - Nedlands Library	1,687	4,680	2,993	0	4,680
28730	Other Expense - Nedlands Library	48,555	69,144	20,589	18,362	103,700
28731	Grants Expenditure - Nedlands Library	1,100	1,300	200	0	1,300
28734	Professional Fees - Nedlands Library	0	500	500	0	1,000
28735	ICT Expenses - Nedlands Library	25,756	26,900	1,144	649	32,600
28750	Special Projects - Nedlands Library	0	1,550	1,550	0	3,100
Expense Total		961,377	1,043,824	82,447	20,705	1,600,326
Income						
58701	Fees & Charges - Nedland Library	(3,873)	(336)	3,537	0	(500)
58704	Grants Operating - Nedlands Library	(1,000)	(1,300)	(300)	0	(1,300)
58710	Sundry Income - Nedlands Library	(4,766)	(3,336)	1,430	0	(5,000)
58711	Fines & Penalties - Nedlands Library	(2,962)	(1,064)	1,898	0	(1,600)
Income Total		(12,602)	(6,036)	6,566	0	(8,400)
Nedlands Library Total		948,776	1,037,788	89,012	20,705	1,591,926
Community Services Centres Total		892,237	1,248,904	356,667	51,289	2,049,218
Community Development Total		1,411,677	1,964,481	552,804	136,930	3,241,277
Planning & Development Services						
Planning Services						
Statutory Planning						
Expense						
24320	Salaries - Statutory Planning	0	0	0	0	0
24334	Professional Fees - Statutory Planning	0	0	0	20,960	0
Expense Total		0	0	0	20,960	0
Statutory Planning Total		0	0	0	20,960	0
Strategic Planning						
Expense						
24857	Strategic Projects - Strategic Planning/PC 61	16,650	0	(16,650)	1,750	0
24920	Salaries - Strategic Planning	0	0	0	0	0
24934	Professional Fees - Strategic Planning	0	0	0	0	0
Expense Total		16,650	0	(16,650)	1,750	0
Strategic Planning Total		16,650	0	(16,650)	1,750	0
Urban Planning						
Expense						
24820	Salaries - Town Planning Admin	1,092,720	888,689	(204,031)	0	1,414,758
24821	Other Employee Costs - Town Planning Admin	16,454	29,080	12,626	0	39,580
24823	Office - Town Planning Admin	23,617	9,473	(14,144)	0	15,500
24824	Motor Vehicles - Town Planning Admin	23,273	21,330	(1,943)	0	32,000
24825	Depreciation - Town Planning Admin	133	136	3	0	200
24827	Finance - Town Planning Admin	243,200	243,200	0	0	364,800
24830	Other Expense - Town Planning Admin	8,739	2,025	(6,714)	0	2,700
24834	Professional Fees - Town Planning Admin	248,908	0	(248,908)	102,077	0
24858	Projects - PC61	103,208	640,185	536,977	105,979	845,458
Expense Total		1,760,252	1,834,118	73,866	208,056	2,714,996
Income						
54801	Fees & Charges - Town Planning Admin	(457,132)	(468,000)	(10,868)	0	(702,000)
54810	Sundry Income - Town Planning Admin	(146)	0	146	0	0
54811	Fines & Penalties - Town Planning	0	(750)	(750)	0	(1,500)
Income Total		(457,278)	(468,750)	(11,472)	0	(703,500)
Urban Planning Total		1,302,974	1,365,368	62,394	208,056	2,011,496
Planning Services Total		1,319,624	1,365,368	45,744	230,767	2,011,496
Health & Compliance						

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
Sustainability						
Expense						
24620	Salaries - Sustainability	23,471	20,122	(3,349)	0	32,044
24621	Other Employee Costs - Sustainability	186	400	214	0	400
24624	Motor Vehicles - Sustainability	12,648	12,665	17	0	19,000
24625	Depreciation - Sustainability	1,067	1,064	(3)	0	1,600
24627	Finance - Sustainability	2,800	2,800	0	0	4,200
24638	Operational Activities - Sustainability / PC79	8,900	13,548	4,648	6,500	24,000
Expense Total		49,072	50,599	1,527	6,500	81,244
Sustainability Total		49,072	50,599	1,527	6,500	81,244
Environmental Health						
Expense						
24720	Salaries - Environmental Health	322,738	372,929	50,191	0	593,503
24721	Other Employee Costs - Environmental Health	8,606	13,570	4,964	0	19,720
24723	Office - Environmental Health	411	1,196	785	156	1,800
24725	Depreciation - Environmental Health	4,333	4,336	3	0	6,500
24727	Finance - Environmental Health	76,536	66,536	(10,000)	0	99,800
24730	Other Expense - Environmental Health	4,420	9,000	4,580	380	13,500
24751	OPRL Activities - Environmental Health PC76,77,78	6,870	14,464	7,594	2,577	21,700
Expense Total		423,914	482,031	58,117	3,113	756,523
Income						
54701	Fees & Charges - Environmental Health	(48,491)	(30,000)	18,491	0	(45,000)
54710	Sundry Income - Environmental Health	0	(1,336)	(1,336)	0	(2,000)
54711	Fines & Penalties - Environmental Health	(845)	(27,328)	(26,483)	0	(41,000)
Income Total		(49,336)	(58,664)	(9,328)	0	(88,000)
Environmental Health Total		374,579	423,367	48,788	3,113	668,523
Environmental Conservation						
Expense						
24220	Salaries - Environmental Conservation	10,001	0	(10,001)	0	0
24221	Other Employee Costs - Environmental Conservation	1,081	2,850	1,769	0	3,350
24223	Office - Environmental Conservation	529	727	198	0	900
24227	Finance - Environmental Conservation	42,200	42,200	0	0	63,300
24230	Other Expense - Environmental Conservation	443	0	(443)	0	1,350
24237	Donations - Environmental Conservation	0	0	0	0	2,250
24251	OPRL Activities - Environ Conservation / PC80	446,757	536,148	89,391	165,502	827,400
Expense Total		501,011	581,925	80,914	165,502	898,550
Income						
54204	Grants Operating - Environmental Conservation	(6,785)	(14,670)	(7,885)	0	(30,000)
54210	Sundry Income - Environmental Conservation	(6,356)	(8,800)	(2,444)	0	(8,800)
Income Total		(13,142)	(23,470)	(10,328)	0	(38,800)
Environmental Conservation Total		487,869	558,455	70,586	165,502	859,750
Ranger Services						
Expense						
21120	Salaries - Ranger Services	411,136	396,825	(14,311)	0	629,274
21121	Other Employee Costs - Ranger Services	6,765	12,717	5,952	28	16,875
21123	Office - Ranger Services	5,523	4,030	(1,493)	479	6,200
21124	Motor Vehicles - Ranger Services	31,192	42,000	10,808	0	63,000
21125	Depreciation - Ranger Services	4,000	4,000	0	0	6,000
21127	Finance - Ranger Services	121,591	117,072	(4,519)	0	178,100
21130	Other Expense - Ranger Services	6,348	11,668	5,320	20,786	82,950
21137	Donations - Ranger Services	0	1,000	1,000	0	1,000
Expense Total		586,556	589,312	2,756	21,294	983,399
Income						
51101	Fees & Charges - Ranger Services	(50,885)	(56,168)	(5,283)	0	(70,000)
51106	Contributions & Reimbursements- Rangers Services	(31,844)	0	31,844	0	0
51111	Fines & Penalties - Rangers Services	(191,222)	(133,793)	57,429	0	(212,500)
Income Total		(273,952)	(189,961)	83,991	0	(282,500)
Ranger Services Total		312,604	399,351	86,747	21,294	700,899
Health & Compliance Total		1,224,123	1,431,772	207,649	196,408	2,310,416
Building Services						
Expense						
24420	Salaries - Building Services	488,485	460,535	(27,950)	0	733,576
24421	Other Employee Costs - Building Services	12,711	22,520	9,809	0	33,520
24423	Office - Building Services	656	3,482	2,826	0	3,780
24424	Motor Vehicles - Building Services	17,988	19,332	1,344	0	29,000
24425	Depreciation - Building Services	200	200	0	0	300
24427	Finance - Building Services	124,064	124,064	0	0	186,100
24430	Other Expense - Building Services	92	1,014	922	0	1,350
24434	Professional Fees - Building Services	0	3,000	3,000	0	4,500
Expense Total		644,196	634,147	(10,049)	0	992,126

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
Income						
54401	Fees & Charges - Building Services	(622,273)	(425,838)	196,435	0	(554,000)
54410	Sundry Income - Building Services	(2,243)	(16,664)	(14,421)	0	(25,000)
54411	Fines & Penalties - Building Services	(41,691)	(9,000)	32,691	0	(13,500)
Income Total		(666,207)	(451,502)	214,705	0	(592,500)
Building Services Total		(22,011)	182,645	204,656	0	399,626
Building Services Total		(22,011)	182,645	204,656	0	399,626
Planning & Development Services Total		2,521,736	2,979,785	458,049	427,175	4,721,538
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220	Salaries - Infrastructure Svs	1,446,539	1,450,680	4,141	47,113	2,295,796
26221	Other Employee Costs - Infrastructure Svs	53,479	91,182	37,703	5,516	119,850
26223	Office - Infrastructure Svs	8,967	21,172	12,205	2,671	31,500
26224	Motor Vehicles - Infrastructure Svs	18,371	35,332	16,961	0	53,000
26225	Depreciation - Infrastructure Svs	7,800	7,800	0	0	11,700
26227	Finance - Infrastructure Svs	(1,033,519)	(1,713,334)	(679,815)	0	(2,570,000)
26228	Insurance - Infrastructure Svs	133,496	169,490	35,994	0	169,490
26230	Other Expense - Infrastructure Svs	18,288	46,250	27,962	2,078	65,000
26234	Professional Fees - Infrastructure Svs	64,915	41,500	(23,415)	7,971	83,000
36101	Project Contribution - Infrastructure	782,474	491,632	(290,842)	0	983,260
Expense Total		1,500,810	641,704	(859,106)	65,349	1,242,596
Income						
56206	Contributions & Reimbursement - Infrastructure Svs	(110)	0	110	0	0
50202	Service Charges - Infrastructure Svs	(19,003)	0	19,003	0	0
56201	Fees & Charges - Infrastructure Svs	(65)	(2,500)	(2,435)	0	(5,000)
Income Total		(19,177)	(2,500)	16,677	0	(5,000)
Infrastructure Services Total		1,481,633	639,204	(842,429)	65,349	1,237,596
Plant Operating						
Expense						
26521	Other Employee Costs - Plant Operating	1,652	3,590	1,938	0	3,590
26525	Depreciation - Plant Operating	218,667	218,666	(1)	0	328,000
26527	Finance - Plant Operating	(670,033)	(798,338)	(128,305)	0	(1,197,500)
26532	Plant - Plant Operating	273,395	468,900	195,505	30,070	677,900
26533	Minor Parts & Workshop Tools - Plant Operating	14,882	44,464	29,582	13,716	66,700
26549	Loss Sale of Assets - Plant Operating	0	20,212	20,212	0	30,316
Expense Total		(161,437)	(42,506)	118,931	43,785	(90,994)
Income						
56501	Fees & Charges - Plant Operating	0	0	0	0	0
56515	Profit Sale of Assets - Plant Operating	0	(120)	(120)	0	(182)
56506	Contributions & Reimbursements - Plant Operating	(35,679)	(35,064)	615	0	(52,600)
Income Total		(35,679)	(35,184)	495	0	(52,782)
Plant Operating Total		(197,116)	(77,690)	119,426	43,785	(143,776)
Streets Roads and Depots						
Expense						
26625	Depreciation - Streets Roads & Depots	1,512,933	1,512,930	(3)	0	2,269,400
26626	Utility - Streets Roads & Depots	325,453	388,666	63,213	0	583,000
26630	Other Expense - Streets Roads & Depots	10,767	27,500	16,733	4,732	55,000
26640	Reinstatement - Streets Roads & Depot	311	3,500	3,189	800	7,000
26667	Maintenance - Road Maintenance / PC51	367,522	453,666	86,144	131,716	680,500
26668	Maintenance - Drainage Maintenance / PC52	334,078	333,332	(746)	27,479	500,000
26669	Maintenance - Footpath Maintenance / PC53	173,029	130,000	(43,029)	21,851	195,000
26670	Maintenance - Parking Signs / PC54	67,911	58,332	(9,579)	39	87,500
26671	Maintenance - Right of Way Maintenance / PC55	47,534	53,332	5,798	6,450	80,000
26672	Maintenance - Bus Shelter Maintenance / PC56	5,295	7,732	2,437	0	11,600
26673	Maintenance - Graffiti Control / PC57	2,931	10,000	7,069	2,105	15,000
26674	Maintenance - Streets Roads & Depot / PC89	43,149	76,664	33,515	14,336	115,000
Expense Total		2,890,914	3,055,654	164,740	209,509	4,599,000
Income						
56601	Fees & Charges - Streets Roads & Depots	(42,177)	(40,000)	2,177	0	(80,000)
56604	Grants Operating - Streets Roads & Depots	(71,250)	(35,000)	36,250	0	(70,000)
56606	Contributions & Reimburse - Streets Roads & Depots	(21,781)	(5,000)	16,781	0	(10,000)
56610	Sundry Income - Streets Roads & Depots	(403)	0	403	0	0
56611	Fines & Penalties - Streets Roads & Depots	(500)	0	500	0	0
Income Total		(136,111)	(80,000)	56,111	0	(160,000)
Streets Roads and Depots Total		2,754,803	2,975,654	220,851	209,509	4,439,000
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	157,046	155,663	(1,383)	0	247,908
24521	Other Employee Costs - Waste Minimisation	2,587	4,916	2,329	0	6,730

Row Labels	Master Account (desc)	February Actual YTD	February Budget YTD	Variance	Committed Balance	Annual Budget
24524	Motor Vehicles - Waste Minimisation	6,124	6,664	540	0	10,000
24527	Finance - Waste Minimisation	120,835	120,464	(371)	0	180,700
24538	Purchase of Product - Waste Minimisation	225	0	(225)	225	0
24552	Residential Kerbside - Waste Minimisation / PC71	1,077,325	1,392,468	315,143	1,134,969	2,088,700
24553	Residential Bulk - Waste Minimisation / PC72	192,611	304,938	112,327	26,560	457,400
24554	Commercial - Waste Minimisation / PC73	76,191	73,464	(2,727)	207,031	110,200
24555	Public Waste - Waste Minimisation / PC74	63,128	61,336	(1,792)	37,518	92,000
24556	Waste Strategy - Waste Minimisation / PC75	9,533	42,864	33,331	2,645	64,300
Expense Total		1,705,604	2,162,777	457,173	1,408,947	3,257,938
Income						
54501	Fees & Charges - Waste Minimisation	(3,264,503)	(3,299,454)	(34,951)	0	(3,299,454)
Income Total		(3,264,503)	(3,299,454)	(34,951)	0	(3,299,454)
Waste Minimisation Total		(1,558,900)	(1,136,677)	422,223	1,408,947	(41,516)
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	241,924	250,354	8,430	0	397,202
24121	Other Employee Costs - Building Maintenance	3,206	7,340	4,134	0	8,140
24123	Office - Building Maintenance	151	408	257	0	613
24124	Motor Vehicles - Building Maintenance	23,583	24,000	417	0	36,000
24125	Depreciation - Building Maintenance	498,200	498,200	0	0	747,300
24126	Utility - Building Maintenance PC41,42,43	119,886	192,666	72,780	0	289,000
24127	Finance - Building Maintenance	113,536	(36,464)	(150,000)	0	(129,700)
24128	Insurance - Building Maintenance PC40	79,396	90,700	11,304	0	90,700
24130	Other Expense - Building Maintenance	1,450	18,750	17,300	474	25,000
24133	Building - Building Maintenance PC58	812,671	941,672	129,001	235,620	1,412,500
24135	ICT Expenses - Building Maintenance	0	1,500	1,500	0	2,000
Expense Total		1,894,003	1,989,126	95,123	236,094	2,878,755
Income						
54106	Contributions & Reimbursement - Building Maintenance	(46,788)	(73,336)	(26,548)	0	(110,000)
54109	Council Property - Building Maintenance	(178,481)	(190,576)	(12,095)	0	(285,884)
Income Total		(225,269)	(263,912)	(38,643)	0	(395,884)
Building Maintenance Total		1,668,734	1,725,214	56,480	236,094	2,482,871
Engineering Total		4,149,155	4,125,705	(23,450)	1,963,684	7,974,175
Parks Services						
Expense						
26360	Depreciation - Parks Services	495,933	495,930	(3)	0	743,900
26365	Maintenance - Parks Services / PC59	2,611,365	2,795,120	183,755	335,884	4,087,240
Expense Total		3,107,299	3,291,050	183,751	335,884	4,831,140
Income						
56301	Fees & Charges - Parks & Ovals	(290)	0	290	0	0
56306	Contributions & Reimbursements - Parks Services	(21,826)	(15,000)	6,826	0	(20,000)
56309	Council Property - Parks Services	(45,152)	(35,100)	10,052	0	(35,100)
56310	Sundry Income - Parks Services	(18,122)	(15,750)	2,372	0	(21,000)
56312	Fines & Penalties - Parks & Ovals	(840)	(750)	90	0	(1,000)
Income Total		(86,229)	(66,600)	19,629	0	(77,100)
Parks Services Total		3,021,070	3,224,450	203,380	335,884	4,754,040
Parks Services Total		3,021,070	3,224,450	203,380	335,884	4,754,040
Technical Services Total		7,170,225	7,350,155	179,930	2,299,569	12,728,215
City of Nedlands Total		(11,629,645)	(10,135,951)	1,493,694	3,321,801	(878,117)

City of Nedlands
Financial Summary for Project Costing - Capital Works & Acquisitions
YTD February 2020

Last update: **5/03/2021**

Posting Year	2021
Program Code	(All)
Operating / Capital Code	C

Row Labels	Project Level 1 Description	Project Level 2 Description	February Actual YTD	Commitment (POs)	Annual Budget	Budget Available
2	Footpath Rehabilitation					
	2006	Stubbs Terrace	13,666	0	14,332	666
	2011	Victoria Avenue	27,226	4,703	35,900	3,971
	2012	Waratah Avenue	31,885	33,118	286,000	220,997
	2023	Bruce Street	69,037	6,463	34,051	(41,449)
	2097	Whitfeld St	0	0	38,828	38,828
	2452	School Sports Facility	0	0	30,211	30,211
	2147	Nandina Avenue	0	29,442	25,000	(4,442)
	200	Monash Avn-Paving of Verge(infrn of Sch)	113,713	3,241	68,202	(48,751)
	609	Stirling Highway-Kinninmont to smyth	9,104	0	9,213	109
	643	Bruce st Hillway to The Avenue	0	946	41,267	40,321
	644	Bruce street 26 Stirling Highway	26,839	1,811	27,484	(1,165)
	645	Victoria Avenue Riverview crt to Waratah	13,639	0	15,716	2,077
	646	Victoria Ave Waratah place to Bishop Rd	27,553	0	31,740	4,187
	798	Stirling Hwy- Weld to Broome	0	0	5,124	5,124
	Footpath Rehabilitation Total		332,662	79,723	663,068	250,682
3	Road Rehabilitation					
	2003	Alfred Road	0	0	10,847	10,847
	2015	Birdwood Parade	0	0	20,664	20,664
	2176	Walba Way	0	0	5,130	5,130
	2202	Mooro Drive	0	0	18,818	18,818
	2027	The Avenue	0	0	12,896	12,896
	2319	Laneways	0	0	25,377	25,377
	647	Karella Street(East)	162,223	1,999	163,240	(982)
	648	Lissadel st - Kirwan to Alderbury st	89,853	15,040	103,000	(1,893)
	649	Melvista Avevue - Bay Rd to Stone St	0	286	96,774	96,488
	667	Nameless Lane (Nth of Haldane)	0	0	146,961	146,961
	790	Kingston St	0	0	3,456	3,456
	796	Viewway	0	0	46,000	46,000
	797	Mengler Av road Resurfacing	0	1,220	173,250	172,030
	799	Jacaranda Av	0	0	6,237	6,237

Item 13.2 - Attachment 2

Row Labels	Project Level 1 Description	Project Level 2 Description	February Actual YTD	Commitment (POs)	Annual Budget	Budget Available
3	800	Lobelia Street	0	0	7,088	7,088
	801	Wood Street	0	0	5,538	5,538
	Road Rehabilitation Total		252,076	18,545	845,276	574,655
4	Drainage Rehabilitation					
	638	Drainage Risk Review Dalkeith & Nedlands	0	0	28,197	28,197
	2002	Government road and Loch Street	0	0	20,141	20,141
	642	56 Dalkeith Rd Drainage & Laneway Design	0	1,500	14,300	12,800
	668	Government Road & Loch Street Sumps	0	0	57,200	57,200
	Drainage Rehabilitation Total		0	1,500	119,838	118,338
5	Street Furniture / Bus Shelter					
	501	City Wide Street Lights - INSTL LED	0	55	0	(55)
	Street Furniture / Bus Shelter Total		0	55	0	(55)
6	Grant Funded Projects					
	2001	Railway Road	44,529	1,250	42,910	(2,869)
	2003	Alfred Road	23,515	5,446	342,475	313,514
	2012	Waratah Avenue	4,304	0	0	(4,304)
	2015	Birdwood Parade	6,343	0	7,000	657
	2037	Elizabeth Street	753,071	59,890	1,108,550	295,589
	2097	Whitfeld St	0	0	78,000	78,000
	2198	Hampden Road	460,021	0	114,377	(345,644)
	2410	INTXN - Smyth RD/Monash Av	0	2,273	0	(2,273)
	2041	Elizabeth St-Broadwy to Bay Rd(Drainage)	132,854	203,917	250,000	(86,771)
	657	North street (Boundary Road)	22,937	0	22,570	(367)
	658	School Sports Circuit Mt Claremont	0	0	120,100	120,100
	659	Quintilian Road Shared Path - Stage 3	0	546	24,300	23,754
	660	Quintilian Road - Additional Traffic	0	0	71,500	71,500
	661	Asquith Street Medium Treatment	18,083	1,371	20,390	937
	683	Brockway Rd - Alfred to Lemnos St	4,277	678,692	657,325	(25,644)
	684	Brockway Rd - Lemnos to Underwood	77,139	317,166	422,331	28,026
	790	Kingston St	0	0	180,000	180,000
	793	Lemnos St-Bedbrook Pl to Selby St	0	0	25,000	25,000
	794	Lemnos St-Brockway Rd to Bedbrook Pl	0	0	25,000	25,000
802	Rochdale Rd- Alfrd rd to Town of Cambrid	0	0	25,000	25,000	
Grant Funded Projects Total		1,547,072	1,270,550	3,536,828	719,206	
11	Building Construction					
	4003	Broome St - Council Depot	7,047	1,314	0	(8,361)
	4004	Webster St - Drabble House	0	2,625	0	(2,625)
	4007	140 Melvista Ave - JC Smith Pavilion	0	659	0	(659)
	4008	60 Stirling Hwy - Nedlands Library	0	1,440	0	(1,440)

Item 13.2 - Attachment 2

Row Labels	Project Level 1 Description	Project Level 2 Description	February Actual YTD	Commitment (POs)	Annual Budget	Budget Available
11	4009	53 Jutland Pde - PRCC	0	4,473	0	(4,473)
	4012	19 Haldane St - MTC Community Centre	21,534	472	0	(22,006)
	4020	71 Stirling Hwy - Administration Bldg	2,393	2,895	0	(5,288)
	4021	110 Smyth Road - Cottage Bldg	0	643	0	(643)
	4159	8 Draper St - Hackett Hall	7,886	0	10,010	2,125
	4164	100A Princess Rd - College Park Family Centre	0	1,901	0	(1,901)
	619	Charles Court Reserve Toilets-Renovation	140	286	0	(426)
	620	Mt Claremont Library-Re roof	29,527	46	0	(29,573)
	650	Hearing Loop	56,872	74	85,800	28,854
	651	Dalketh Hall - Floor	1,740	164	64,350	62,446
	652	Allen Park Cottage - Alternate Facility	0	10,500	150,000	139,500
	653	Nedlands Golf Club Greenkeepers Shed	0	0	50,000	50,000
	682	71 Stirling Hwy - Renovate roof, Air con	126,486	44,742	214,500	43,272
	Building Construction Total			253,624	72,234	574,660
13	Major Projects - Roads					
	662	Foreshore Workshop	0	0	25,000	25,000
	663	Riverwall-170 Waratah Place Asset SRDalO	0	8,540	36,450	27,910
	664	Riverwall - PFSYC Boat Slipway Temporary	0	0	24,300	24,300
Major Projects - Roads Total			0	8,540	85,750	77,210
20	Major Projects - Parks					
	904	Swanbourne Beach Oval - rehabilitation	16,187	6,599	0	(22,786)
	Major Projects - Parks Total			16,187	6,599	0
14	Parks & Reserves Construction					
	4052	Allen Park	16,849	8,373	12,890	(12,332)
	4061	Bishop Road Reserve	163	0	41,685	41,522
	4072	College Park	0	8,373	12,890	4,517
	4079	David Cruickshank Reserve	22,157	0	21,450	(707)
	4089	Hamilton Park	325	0	72,748	72,423
	4096	Lawler Park	302	0	60,000	59,698
	4115	New Court Gardens	67,223	0	21,148	(46,075)
	4131	Street Gardens and Verges	26,960	0	25,740	(1,220)
	4137	Swanbourne Beach Reserve	9,354	0	5,035	(4,319)
	4141	WA Bridge Club Surrounds	3,120	193	0	(3,313)
	4173	Cottesloe Golf Club	0	5,660	120,141	114,481
	4192	College Green Mt Claremont	5,620	10,612	22,357	6,125
	732	Allen Park (LO) - INST floodlight	24,848	7,042	0	(31,890)
	734	Asquith Reserve - Redevelopment	6,544	0	0	(6,544)
	737	Bishop Rd Rsv - Enviro-scape manster pln	100,173	768	19,033	(81,908)
	752	Hamilton Park - UG irrigation system	3,275	2,290	24,395	18,830

Item 13.2 - Attachment 2

Row Labels	Project Level 1 Description	Project Level 2 Description	February Actual YTD	Commitment (POs)	Annual Budget	Budget Available	
14	771	Jones Park - Bushfence Bollards Gate&Eco	4,265	0	0	(4,265)	
	631	Peace Memo Gardens-Renew Bore(38m)	72,514	26	12,689	(59,851)	
	633	Swanbourne Greenway Project	1,707	7,619	15,614	6,287	
	636	Bains Harris and Jones Parks	31,960	0	8,449	(23,511)	
	637	Daran Park	40,027	0	12,843	(27,184)	
	641	Montario Quarter	0	0	30,211	30,211	
	654	River Foreshore Protection and Acss Man	0	0	4,300	4,300	
	655	Mt Claremont Oval Bushland Fencing	0	0	5,000	5,000	
	656	Lawler Park seats and Exercise Equipment	0	0	11,683	11,683	
	687	Charles Court R - Replace Weldmesh Fenci	6,519	0	7,955	1,436	
	690	Charles Court R - Replace Flat Bench	192	4,680	17,120	12,248	
	694	Cruickshank Verge repair,Passive Recreat	13,267	7,865	25,000	3,868	
	695	Allen Park - Upgrade Bore and Pump	12,021	0	13,365	1,345	
	696	College Green Walkway - Upgrade Irrigati	0	0	12,688	12,688	
	699	Hamilton Park - Renew Garden Beds	10	0	29,754	29,744	
	772	Daran Park - Construct Noise Attention	0	0	45,820	45,820	
	775	College Park - Tennis court Lighting	0	8,408	12,780	4,372	
	773	Bishop Rd Reseve - Reconstruct Bore	0	0	43,450	43,450	
	774	College Park - Lower Oval AFL goals	43	8,915	11,930	2,973	
	776	Allen park - Play Ground Fencing	170	7,480	16,330	8,680	
	777	Annie Dorrington Park - Informal Pathway	20	0	6,390	6,370	
	778	Street gardens and Verges - Install LED	0	8,908	15,620	6,712	
	779	Tresi Arts Cntre - Restr of retaning wal	85	7,235	17,040	9,720	
	780	Allen park - Upgrade floodl 2 game stand	20	0	80,000	79,980	
		Parks & Reserves Construction Total		469,732	104,447	915,543	341,364
	15	Plant & Equipment					
		7500	Technical Svs - Engineering	0	0	33,000	33,000
7502		Development Svs - Building Svs	0	0	34,000	34,000	
7505		Planning & Development Svs - Ranger Svs	0	0	102,000	102,000	
7508		Corporate & Strategy - Finance	0	14	0	(14)	
7509		Technical Svs - Parks Svs	110,048	8,134	120,000	1,818	
	Plant & Equipment Total		110,048	8,148	289,000	170,805	
16	ICT Capital Projects						
	6063	Replace SSD on VDI nodes	9,944	0	0	(9,944)	



CITY OF NEDLANDS
STATEMENT OF NET CURRENT ASSETS
CLOSING FUNDS
AS AT 28 FEBRUARY 2021

	2020/21 YTD 28 FEBRUARY 2021	2019/20 YTD 28 FEBRUARY 2020	2019/20 YEAR END 30 June 2020
Current Assets			
Cash & Cash Equivalents	24,526,159	20,168,562	16,493,227
Receivable - Rates Outstanding (inc Rebates)	3,705,478	4,110,503	1,004,314
Receivable - Sundry Debtors	665,591	900,334	895,852
Receivable - Self Supporting Loan	(3,527)	3,447	3,447
Receivable - UGP	41,263	69,211	105,251
GST Receivable	233,888	91,037	220,871
Prepayments	95,060	197,094	290,591
Less: Provision for Doubtful Debts	(9,282)	(9,282)	(9,282)
Inventories	11,658	13,172	22,816
	<u>29,266,288</u>	<u>25,544,078</u>	<u>19,027,086</u>
Current Liabilities			
Payable - Sundry Creditors	(5,012,243)	(1,754,150)	(6,716,486)
Payable - ESL	(1,708,945)	(1,749,152)	(7,622)
Payable Lease Liability	(52,999)	(80,474)	(52,999)
Accrued Salaries and Wages	(95,499)	(85,537)	(411,724)
Employee Provisions	(2,514,033)	(2,120,398)	(2,652,371)
Borrowings	(655,892)	(635,818)	(1,750,166)
Deferred Income	0	0	(72,952)
	<u>(10,039,612)</u>	<u>(6,425,529)</u>	<u>(11,664,320)</u>
Unadjusted Net Current Assets	<u>19,226,676</u>	<u>19,118,549</u>	<u>7,362,766</u>
Less: Restricted Reserves	(5,919,073)	(6,155,800)	(5,895,847)
Less: Current Self Supporting Loan Liability	3,527	(3,447)	(3,447)
Add Back: Borrowings	655,892	635,818	1,750,166
Net Current Assets	<u><u>13,967,022</u></u>	<u><u>13,595,120</u></u>	<u><u>3,213,639</u></u>



CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 28 FEBRUARY 2020

Note	2020-21 Annual Budget \$	February 21 YTD Budget \$	February 21 YTD Actual \$	February 21 YTD Variance \$	Variance %
Operating Income					
Governance	180,281	90,140	13,218	(76,922)	-85.34%
Corporate & Strategy	25,246,833	24,951,391	25,390,760	439,369	1.76%
Community Development & Services	2,456,550	1,701,768	1,988,656	286,888	16.86%
Planning & Development Services	1,705,300	1,192,347	1,459,914	267,567	22.44%
Technical Services	3,990,220	3,747,650	3,766,967	19,317	0.52%
	33,579,184	31,683,296	32,619,515	936,219	2.95%
Operating Expense					
Governance	(2,434,067)	(1,699,330)	(1,698,279)	1,051	0.06%
Corporate & Strategy	(1,423,900)	(911,829)	(972,416)	(60,587)	-6.64%
Community Development & Services	(5,697,827)	(3,666,249)	(3,400,333)	265,916	7.25%
Planning & Development Services	(6,426,838)	(4,172,132)	(3,981,650)	190,482	4.57%
Technical Services	(16,718,435)	(11,097,805)	(10,937,192)	160,613	1.45%
	(32,701,067)	(21,547,345)	(20,989,870)	557,475	2.59%
Capital Income					
Grants Capital	2,180,879		0		
Capital Contribution	0		279,607		
Proceeds from Disposal of Assets	3,411,163		34,504		
New Borrowings	0		0		
Self Supporting Loan Principal Repayments	17,500		6,973		
Transfer from Reserve	2,299,388		0		
	7,908,930		321,084		
Capital Expenditure					
Land & Buildings	(574,660)		(253,624)		
Infrastructure - Road	(4,856,796)		(2,131,810)		
Infrastructure - Parks	(947,122)		(485,919)		
Plant & Equipment	(289,000)		(110,048)		
Furniture & Equipment	(1,700,000)		(35,296)		
Principal elements of finance lease payments	(38,987)		0		
Repayment of Debentures	(1,750,166)		(1,094,274)		
Transfer to Reserves	(4,524,113)		(23,226)		
	(14,680,844)		(4,134,197)		
Total Operating and Non-Operating	(5,893,797)		7,816,532		
Adjustment - Non Cash Items					
Depreciation	4,446,300		2,937,267		
Receivables/Provisions/Other Accruals	0		(416)		
Change in accounting policy	0		0		
(Profit) on Sale of Assets	(182)		0		
Loss on Sale of Assets	30,316		0		
ADD - Surplus/(Deficit) 1 July b/f	997,619		3,213,639		
LESS - Surplus/(Deficit) 30 June c/f	(419,744)		13,967,022		
	5,893,797		(7,816,532)		



**SUMMARY STATEMENT OF BORROWING ACTIVITY
FOR THE PERIOD ENDING 28 FEBRUARY 2021**

Purpose	Interest Rate Per Annum	Actual YTD 28 FEBRUARY 2021				Adopted Budget 2020/21			
		Principal 01-Jul-20 \$	New loans \$	Principal Repayment \$	Principal 28-Feb-21 \$	Interest(YTD) \$	New loans \$	Principal 30-Jun-21 \$	Interest \$
Loan 179 - Road Infrastructures	6.04%	539,212	0	(91,506)	447,706	20,344	0	416,277	29,200
Loan 181 - Building and Road Infrastructures	5.91%	256,766	0	(191,155)	65,611	7,320	0	0	7,320
Loan 182 - Building	4.67%	398,479	0	(129,755)	268,724	10,643	0	135,922	14,055
Loan 183 - Building	2.78%	871,357	0	(123,135)	748,222	15,297	0	706,606	22,134
Loan 184 - Building	3.12%	791,285	0	(100,105)	691,180	15,422	0	657,290	22,434
Loan 185 - Building	3.12%	374,498	0	(47,378)	327,120	7,259	0	311,081	10,577
Loan 187 - Underground Power (CON)	2.64%	1,831,084	0	(323,145)	1,507,939	29,742	0	1,180,514	41,935
Loan 188 - Underground Power (W.Hollywood Res)	3.07%	578,626	0	(64,909)	513,717	10,623	0	513,717	17,764
Loan 189 - Underground Power (Alfred & MTC Res)	3.07%	84,512	0	(9,480)	75,031	1,551	0	75,032	2,595
Loan 190 - Underground Power (Alderbury Res)	3.07%	60,019	0	(6,733)	53,287	1,102	0	53,286	1,842
		5,785,837	0	(1,087,301)	4,698,536	119,304	0	4,049,725	169,856
Self Supporting Loans									
Loan 186 - Dalkeith Bowling Club	3.07%	78,815	0	(6,973)	71,842	1,551	0	64,762	2,259
					0				
Total		5,864,652	0	(1,094,274)	4,770,378	120,854	0	4,114,487	172,115



CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 28 FEBRUARY 2021

	2020/2021 YTD 28 FEBRUARY 2021 \$	2019/2020 YTD 28 FEBRUARY 2020 \$	2019/2020 YEAR END 30 June 2020 \$
Current Assets			
Cash & Cash Equivalents	24,526,159	20,168,562	16,493,227
Trade & Other Receivables	4,633,411	5,165,249	2,220,453
Inventories	11,658	13,172	22,816
Other - Prepayments & Accruals	95,060	197,094	290,591
Total Current Assets	29,266,288	25,544,078	19,027,086
Non Current Assets			
Other Receivables	1,295,496	1,386,505	1,295,496
Other Financial Assets	142,442	140,137	142,442
Property, Plant & Equipment	149,729,264	345,734,560	152,267,563
Infrastructure	92,920,108	88,588,541	90,302,379
Total Non Current Assets	244,087,311	435,849,744	244,007,880
Total Assets	273,353,599	461,393,822	263,034,968
Current Liabilities			
Trade & Other Payables	6,869,687	3,669,313	7,261,783
Current Borrowings	655,892	635,818	1,750,166
Employee Provisions	2,514,033	2,120,398	2,652,371
Total Current Liabilities	10,039,612	6,425,529	11,664,320
Non Current Liabilities			
Long Term Borrowings	4,114,484	5,861,752	4,114,485
Deferred Liability	47,251	92,988	47,251
Employee Provisions	264,987	474,196	264,987
Total Non Current Liabilities	4,426,722	6,428,936	4,426,723
Total Liabilities	14,466,334	12,854,466	16,091,043
Net Assets	258,887,265	448,539,356	246,943,924
Equity			
Retained Surplus	93,010,542	88,836,906	81,090,427
Reserves - Cash Backed	5,919,073	6,155,800	5,895,847
Revaluation Surplus	159,957,650	353,546,650	159,957,650
Total Equity	258,887,265	448,539,356	246,943,924



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 28 FEBRUARY 2021**

Reporting Activity	February 21 YTD Budget	February 21 YTD Actual	Variance Indicators				2020-21 Annual Budget	Var. Scale	Comment Ref
			\$	%	Flag	F/U			
Income:									
Community Leadership	80,140	13,218	(66,922)	(84%)	▶	U	160,281	● Lower income from Wesroc project	
Corporate Administration	544,650	412,518	(132,132)	(24%)	▶	U	733,600	● Lower interest income	
Community Capacity Building	473,928	566,363	92,435	20%	▶	F	678,900	●	
Community Care	1,220,500	1,408,620	188,120	15%	▶	F	1,767,300	●	
Libraries	7,340	13,673	6,333	86%	▶	F	10,350	●	
Building & Development Control	920,252	1,123,485	203,233	22%	▶	F	1,296,000	●	
Environmental Health Services	58,664	49,336	(9,328)	(16%)	▶	U	88,000	● Less fines & Penalties	
Rangers & Public Safety	189,961	273,952	83,991	44%	▶	F	282,500	●	
Engineering & Asset Management	2,500	19,177	16,677	667%	▶	F	5,000	●	
Parks & Natural Areas	90,070	99,371	9,301	10%	▶	F	115,900	●	
Roads, Paths & Drains	115,184	171,789	56,605	49%	▶	F	212,782	●	
Community Building Management	263,912	225,269	(38,643)	(15%)	▶	U	395,884	● Lower income from council property	
Waste Management	3,299,454	3,264,503	(34,951)	(1%)	▶	U	3,299,454	●	
Rates & Property Services	24,416,741	24,978,241	561,500	2%	▶	F	24,533,233	●	
Total Income	31,683,296	32,619,515		3%	▶	F	33,579,184		

* **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 28 FEBRUARY 2021**

Reporting Activity	February 21 YTD Budget	February 21 YTD Actual	Variance Indicators				2020-21 Annual Budget	Var. Scale	Comment Ref
			\$	%	Flag	F/U			
Expenditure:									
Community Leadership	1,301,287	1,410,473	(109,186)	8%	▶	U	1,849,513	●	
Corporate Administration	1,033,877	999,393	34,484	3%	▶	F	1,648,836	●	
Community Capacity Building	1,189,505	1,085,803	103,702	9%	▶	F	1,870,959	●	
Community Care	1,342,512	1,273,266	69,246	5%	▶	F	2,092,242	●	
Libraries	1,134,232	1,041,264	92,968	8%	▶	F	1,734,626	●	
Building & Development Control	2,495,499	2,447,791	29,014	1%	▶	F	3,788,366	●	
Environmental Health Services	482,031	423,914	58,117	12%	▶	F	756,523	●	
Rangers & Public Safety	589,312	586,556	2,756	0%	▶	F	983,399	●	
Engineering & Asset Management	641,704	1,500,810	(859,106)	134%	▶	U	1,242,596	●	
Parks & Natural Areas	3,872,975	3,608,309	264,666	7%	▶	F	5,729,690	●	
Roads, Paths & Drains	3,013,148	2,729,476	283,672	9%	▶	F	4,508,006	●	
Community Building Management	1,989,126	1,894,003	95,123	5%	▶	F	2,878,755	●	
Waste Management	2,162,777	1,705,604	457,173	21%	▶	F	3,257,938	●	
Rates & Property Services	275,995	260,829	15,166	5%	▶	F	359,618	●	
Total Operating Expenditure	21,547,345	20,989,870		3%	▶	F	32,701,067		
Net Operating Result	10,135,951	11,629,645					878,117		

Lower oncost charged out due to lower capital and maintenance work completed

Legend

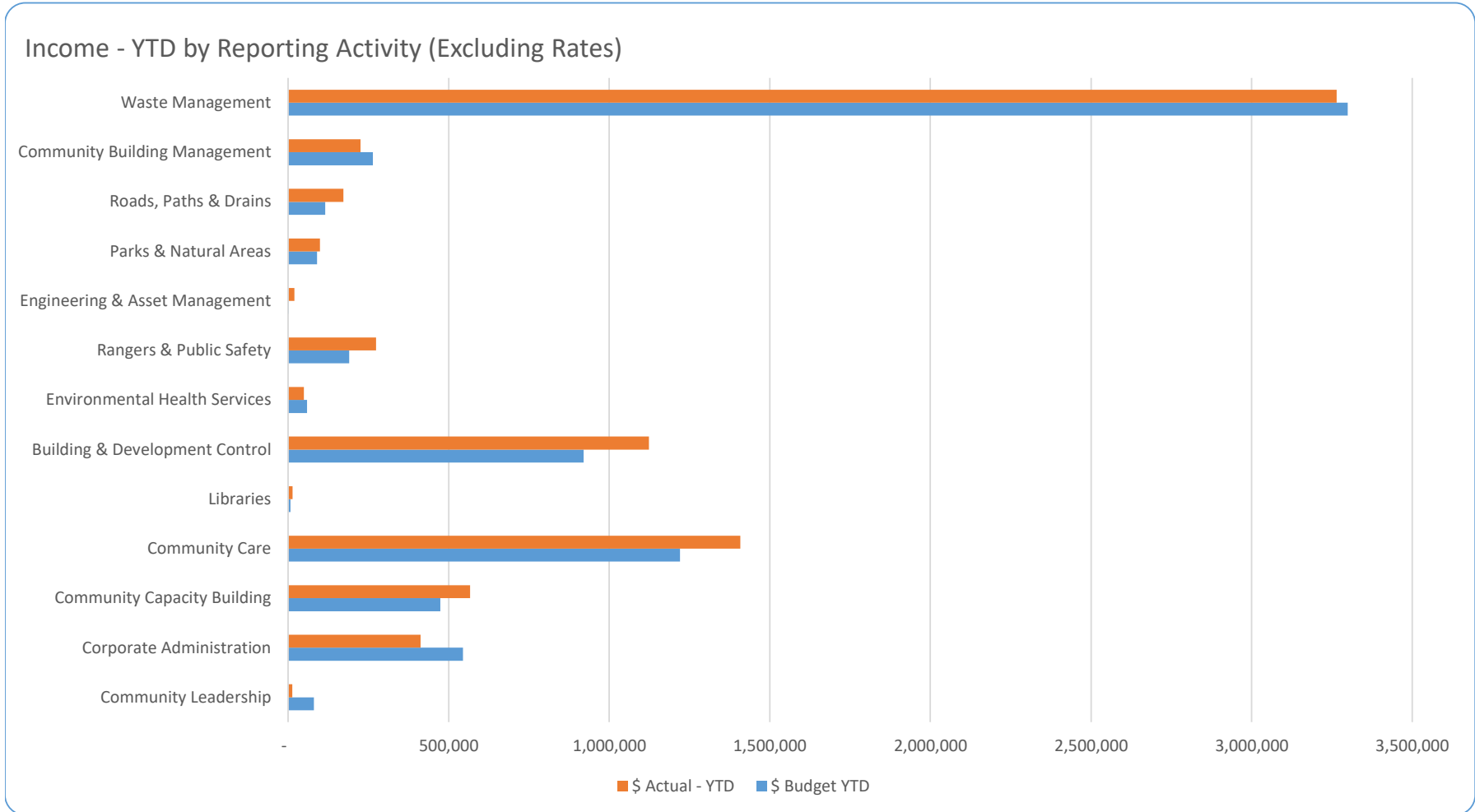
Favourable Variance to Budget F ▶
Unfavourable Variance to Budget U ▶

Legend

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

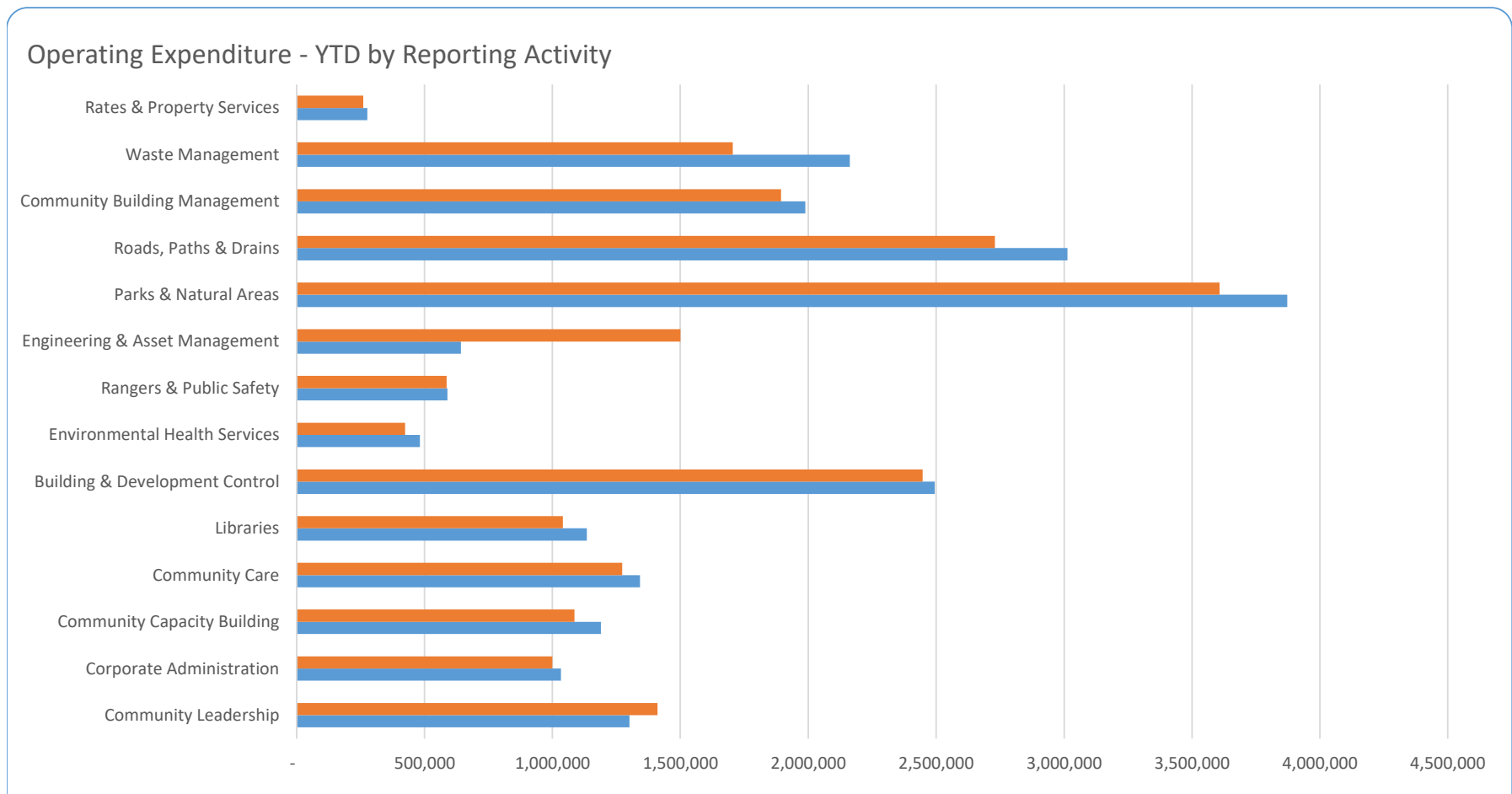


**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 28 FEBRUARY 2021**





**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 28 FEBRUARY 2021**





CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 28 FEBRUARY 2021

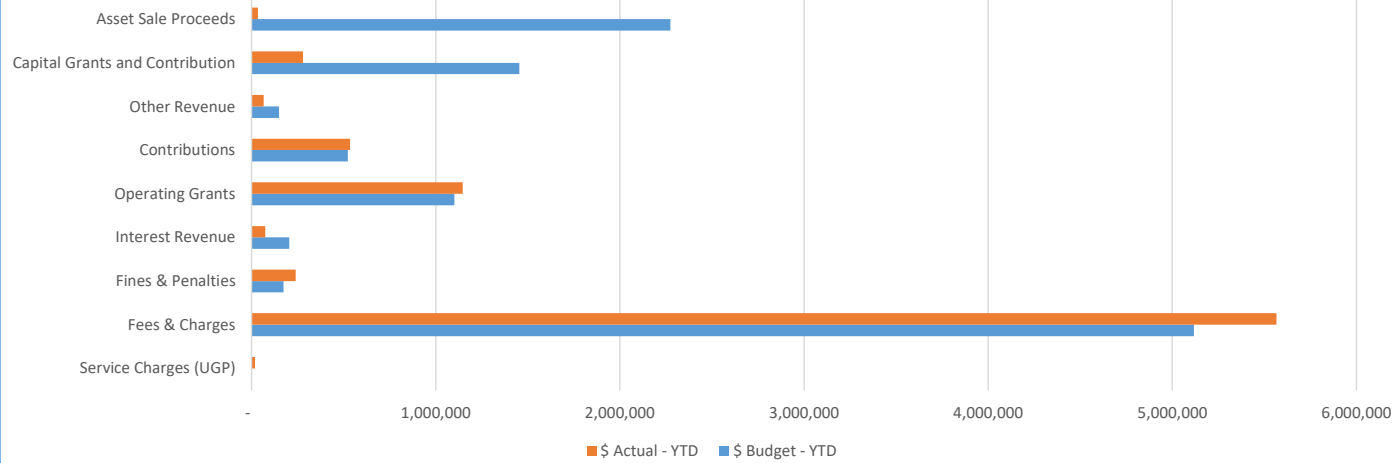
Reporting Activity	February 21 YTD Budget	February 21 YTD Actual	Variance Indicators			F/U	2020-21 Annual Budget	Var. Scale
			\$	%	Flag			
Income:								
Operating Income								
Rates	24,416,741	24,978,241	561,500	2%	▶	F	24,533,233	●
Service Charges (UGP)	-	19,003	19,003	0	▶	F	-	●
Fees & Charges	5,116,546	5,565,163	448,617	9%	▶	F	5,965,354	●
Fines & Penalties	173,053	238,332	65,279	38%	▶	F	271,650	●
Interest Revenue	205,000	73,727	(131,273)	(64%)	▶	U	275,000	● Lower interest rate
Operating Grants	1,101,734	1,146,421	44,687	4%	▶	F	1,503,100	●
Contributions	522,340	533,805	11,465	2%	▶	F	784,484	●
Other Revenue	147,882	64,824	(83,058)	(56%)	▶	U	246,363	● Wesroc and Park services lower income
Operating Income	31,683,296	32,619,515					33,579,184	
Capital Income								
Capital Grants and Contribution	1,453,919	279,607	(1,174,313)	(81%)	▶	U	2,180,879	● Difference due to profiling and refund of grants received due to projects not under-taken
Asset Sale Proceeds	2,274,109	34,504	(2,239,605)	(98%)	▶	U	3,411,163	● Difference due to profiling and sale of property not undertaken yet
Sub Total - Capital Income	3,728,028	314,111					5,592,042	
Total Income	35,411,324	32,933,626		(7%)	▶	U	39,171,226	

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%	●

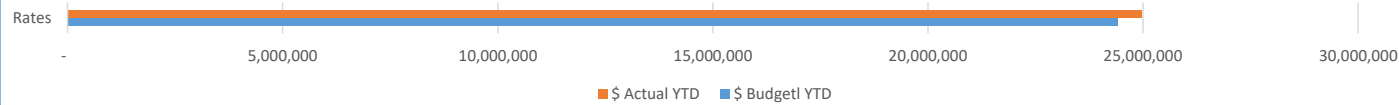


**CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 28 FEBRUARY 2021**

Income - YTD by Nature & Type (Excluding Rates)



Rates Income - YTD



13.3 Monthly Investment Report – February 2021

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the city of Nedlands Code of Conduct for Impartiality	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	1. Investment Report for the period ended 28 February 2021

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Hodsdon

Seconded – Councillor Youngman

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council receives the Investment Report for the period ended 28 February 2021.

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.

Discussion/Overview

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

The Investment Policy is structured to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

The Investment Summary shows that as at 28 February 2021 and 28 February 2020 the City held the following funds in investments:

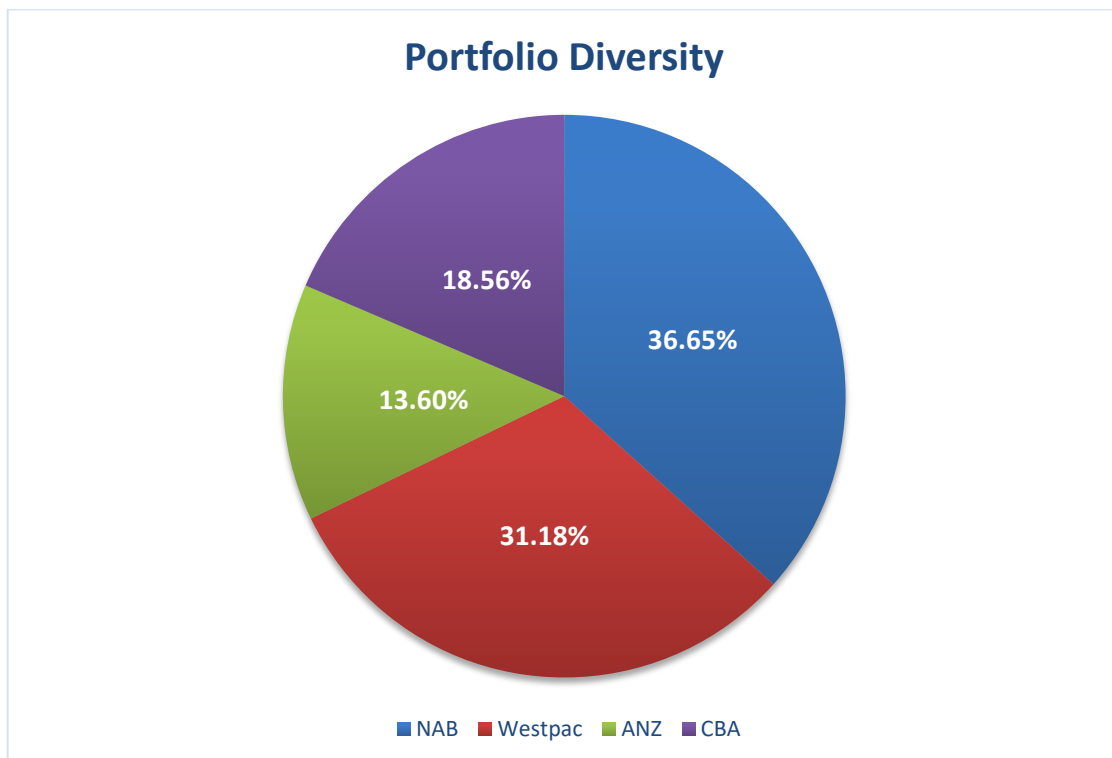
	28-Feb-2021	28-Feb-2020
Municipal Funds	\$ 10,061,496	\$ 8,390,500
Reserve Funds	\$ 6,022,104	\$ 7,049,659
Total investments	\$ 16,083,600	\$ 15,440,159

The City has \$5.8 M in Westpac online saver account which returns an interest rate of 0.40% per annum. As this rate is higher than the rates quoted for the term deposits as of end November, the surplus cash is maintained in the Westpac online saver account.

The total interest earned from investments as at 28 February 2021 was \$57,838.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$5,895,325	0.35% - 0.45%	36.65%
Westpac	\$5,015,500	0.20% - 1.05%	31.18%
ANZ	\$2,186,100	0.20%	13.60%
CBA	\$2,985,775	0.12% - 0.31%	18.57%
Total	\$16,083,600		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 2020/21 approved budget is in line with the City's strategic direction.

The 2020/21 approved budget ensured that there is an equitable distribution of benefits in the community

The 2020/21 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 2020/21 approved budget was based on economic and financial data available at the time of preparation of the budget.

Budget/Financial Implications

The February YTD Actual interest income from investments is \$57,838 compared to the February YTD Budget of \$180,000.

The approved budget is prepared taking into consideration the Long-Term Financial Plan and current economic situation.

The adopted 2020/21 budget included a 0% rate increase.



**INVESTMENTS REPORT
FOR THE PERIOD ENDED 28 FEBRUARY 2021**

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	0.18%	22-Feb-21	23-Jun-21	121				34,660.64	34,660.64	\$113.43
City Development - Western Zone	0.18%	22-Feb-21	23-Jun-21	121				174,946.52	174,946.52	\$572.81
City Development - Western Zone	0.24%	21-Dec-20	21-May-21	151				66,103.69	66,103.69	\$249.69
Business system reserve	0.18%	22-Feb-21	23-Jun-21	121				142,537.92	142,537.92	\$466.44
All abilities play space	0.18%	22-Feb-21	23-Jun-21	121				97,739.98	97,739.98	\$319.55
North Street	0.24%	22-Dec-20	23-Mar-21	91		375,153.08			375,153.08	\$1,547.42
Welfare - General	0.31%	16-Aug-20	15-Apr-21	242				319,616.90	319,616.90	\$906.97
Welfare - NCC	0.22%	30-Dec-20	4-Apr-21	95				360,586.60	360,586.60	\$1,058.24
Welfare - PRCC	0.24%	21-Dec-20	21-May-21	151				15,750.36	15,750.36	\$58.24
Services - Tawarri 1	0.20%	22-Dec-20	23-Mar-21	91		68,758.30			68,758.30	\$278.52
Services General	0.45%	26-Feb-21	27-May-21	90	25,880.42				25,880.42	\$112.78
Services - Tawarri 2	0.20%	11-Dec-20	11-Mar-21	90			117,474.45		117,474.45	\$404.64
Insurance	0.20%	11-Dec-20	11-Mar-21	90			65,373.13		65,373.13	\$225.17
Undrground power	0.35%	20-Jan-21	20-Apr-21	90	773,413.37				773,413.37	\$3,333.24
Waste Management	0.18%	22-Feb-21	23-Jun-21	121				612,614.80	612,614.80	\$1,680.45
City Development - Swanbourne	0.31%	16-Aug-20	15-Apr-21	242				134,882.71	134,882.71	\$382.87
City Building - General	0.20%	22-Dec-20	23-Mar-21	91		415,610.23			415,610.23	\$1,683.46
City Building - PRCC	0.24%	21-Dec-20	21-May-21	151				26,180.30	26,180.30	\$98.89
Business system Reserve	0.35%	18-Jan-21	19-Apr-21	91	410,759.54				410,759.54	\$1,885.27
Public Art Reserves	0.35%	18-Jan-21	19-Apr-21	91	97,825.43				97,825.43	\$432.65
Waste Management Reserve	0.35%	18-Jan-21	19-Apr-21	91	574,446.39				574,446.39	\$2,540.61
City Development Reserve	0.35%	18-Jan-21	19-Apr-21	91	33,926.95				33,926.95	\$150.05
Building Replacement Reserve	0.35%	18-Jan-21	19-Apr-21	91	306,707.74				306,707.74	\$1,356.48
All ability play space	0.35%	20-Jan-21	24-Apr-21	94	184,041.85				184,041.85	\$791.23
Major projects	0.31%	4-Jan-21	4-May-21	120		587,112.47			587,112.47	\$2,537.06
TOTAL RESERVE INVESTMENTS					\$2,407,001.69	\$1,446,634.08	\$182,847.57	\$1,985,620.43	\$6,022,103.76	\$23,186.20
MUNICIPAL INVESTMENTS										
Muni Investment NS60	1.05%	31-Jan-21	28-Feb-21	28		1,059,741.55			1,059,741.55	\$5,400.57
Muni Investment #4 - WBC	0.21%	28-Feb-21	3-Mar-21	90		1,002,757.67			1,002,757.67	\$2,757.67
Muni Investment #6 - WBC	0.70%	15-Feb-21	15-May-21	153		1,506,367.12			1,506,367.12	\$6,367.12
Muni Investment #1 - CBA	0.12%	12-Feb-21	13-Mar-21	31				1,000,154.53	1,000,154.53	\$4,231.24
Muni Investment #2 - CBA								0.00	0.00	\$199.36
Muni Investment #7 - NAB	0.40%	17-Dec-20	17-Mar-21	90	3,007,212.07				3,007,212.07	\$7,212.07
Muni Investment #150 - ANZ	0.20%	7-Dec-21	7-Mar-21	91			2,004,152.15		2,004,152.15	\$4,152.15
Muni Investment #8 - ANZ								0.00	0.00	\$100.47
Muni Investment #12 - NAB									0.00	\$1,444.91
Muni Investment #13 - NAB-	0.35%	20-Jan-21	30-Apr-21	100	481,111				481,111.25	\$2,785.80
TOTAL MUNICIPAL INVESTMENTS					3,488,323.32	3,568,866.35	2,004,152.15	1,000,154.53	\$10,061,496.35	\$34,651.37
TOTAL					\$5,895,325.01	\$5,015,500.42	\$2,186,999.72	\$2,985,774.96	\$16,083,600.11	\$57,837.56

13.4 Annual Compliance Audit Return 2020

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil.
Director	Ed Herne – Director Corporate & Strategy
CEO	Jim Duff – A/Chief Executive Officer
Attachments	1. Compliance Audit Return 2020
Confidential Attachments	Nil.

Regulation 11(da) – Council agreed that it should be noted that they are aware of the non-compliance items and reasons. Future Compliance Audit Returns to include further information included in the comments section.

Moved – Councillor Youngman
 Seconded – Councillor Senathirajah

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

Amendment
 Moved - Councillor Smyth
 Seconded - Councillor Coghlan

Council notes the number of non-compliances in the Annual Audit Return 2020 and requests that the Acting CEO takes immediate action to address the non-compliant items.

The AMENDMENT was PUT and was **CARRIED UNANIMOUSLY 12/-**

The Substantive Motion was PUT and was **CARRIED UNANIMOUSLY 12/-**

Council Resolution

Council:

- 1. adopts the 2020 Compliance Audit Return as per recommendation by the Audit & Risk Committee.**
- 2. notes the number of non-compliances in the Annual Audit Return.**

Recommendation to Council

Council adopts the 2020 Compliance Audit Return as per recommendation by the Audit & Risk Committee.

Executive Summary

The 2020 Compliance Audit Return is an annual return that is required to be reviewed and adopted by Council prior to submission to the Department of Local Government, Sport and Cultural Industries by 31 March 2021. The Audit & Risk Committee has reviewed the Audit Return and submits it for Council adoption.

Discussion/Overview

Local governments are required to complete the annual Compliance Audit Return. The attached return for the City of Nedlands is for the period 1 January 2020 to 31 December 2020. It is required to be review by the Audit and Risk Committee and then considered and adopted by Council, and submitted to the Department of Local Government, Sports and Cultural Industries by 31 March 2021.

In accordance with Regulation 14 and 15 of the Local Government (Audit) Regulations 1996 the 2020 Annual Compliance Audit Return must be:

1. Presented to the Audit and Risk Committee for review and then presented to Council;
2. Adopted by Council;
3. Recorded in the minutes of the meeting at which it was adopted; and
4. A certified copy of the return, along with a copy of the minutes recording its adoption, to be submitted to the Department by 31 March 2021.

The City's 2020 Compliance Audit Return was completed in February by Management following a review and assessment of:

- Council meeting agendas and minutes;
- Performance plans, media advertisements, procedures and policies, registers, delegation records, local laws; and
- Interviews with responsible officers.

Key Relevant Previous Council Decisions:

Nil.

Consultation

The Audit and Risk Committee has reviewed the return at its meeting on Thursday 4 March 2021 and is now submitting the results of that review to Council.

Budget/Financial Implications

The 2020 Compliance Audit Return has been conducted using internal resources and there are no other financial impacts.



Department of
**Local Government, Sport
and Cultural Industries**

Nedlands - Compliance Audit Return 2020

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government, Sport and Cultural Industries together with a copy of the relevant minutes.

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a) F&G Regs 7,9,10	Has the local government prepared a business plan for each major trading undertaking that was not exempt in 2020?	N/A	No major trading was undertaken	Mark Goodlet - Chief Executive Officer
2	s3.59(2)(b) F&G Regs 7,8,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2020?	N/A	No major land transaction	Mark Goodlet - Chief Executive Officer
3	s3.59(2)(c) F&G Regs 7,8,10	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2020?	N/A	No major land transaction	Mark Goodlet - Chief Executive Officer
4	s3.59(4)	Has the local government complied with public notice and publishing requirements for each proposal to commence a major trading undertaking or enter into a major land transaction or a land transaction that is preparatory to a major land transaction for 2020?	N/A		Mark Goodlet - Chief Executive Officer
5	s3.59(5)	During 2020, did the council resolve to proceed with each major land transaction or trading undertaking by absolute majority?	N/A		Mark Goodlet - Chief Executive Officer



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Delegation of Power/Duty					
No	Reference	Question	Response	Comments	Respondent
1	s5.16	Were all delegations to committees resolved by absolute majority?	Yes		Mark Goodlet - Chief Executive Officer
2	s5.16	Were all delegations to committees in writing?	Yes		Mark Goodlet - Chief Executive Officer
3	s5.17	Were all delegations to committees within the limits specified in section 5.17?	Yes		Mark Goodlet - Chief Executive Officer
4	s5.18	Were all delegations to committees recorded in a register of delegations?	Yes		Mark Goodlet - Chief Executive Officer
5	s5.18	Has council reviewed delegations to its committees in the 2019/2020 financial year?	Yes		Mark Goodlet - Chief Executive Officer
6	s5.42(1) & s5.43 Admin Reg 18G	Did the powers and duties delegated to the CEO exclude those listed in section 5.43 of the Act?	Yes		Mark Goodlet - Chief Executive Officer
7	s5.42(1)	Were all delegations to the CEO resolved by an absolute majority?	Yes		Mark Goodlet - Chief Executive Officer
8	s5.42(2)	Were all delegations to the CEO in writing?	Yes		Mark Goodlet - Chief Executive Officer
9	s5.44(2)	Were all delegations by the CEO to any employee in writing?	Yes		Mark Goodlet - Chief Executive Officer
10	s5.16(3)(b) & s5.45(1)(b)	Were all decisions by the council to amend or revoke a delegation made by absolute majority?	Yes		Mark Goodlet - Chief Executive Officer
11	s5.46(1)	Has the CEO kept a register of all delegations made under Division 4 of the Act to the CEO and to employees?	Yes		Mark Goodlet - Chief Executive Officer
12	s5.46(2)	Were all delegations made under Division 4 of the Act reviewed by the delegator at least once during the 2019/2020 financial year?	Yes		Mark Goodlet - Chief Executive Officer
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record in accordance with Admin Reg 19?	Yes		Mark Goodlet - Chief Executive Officer

Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent
1	s5.67	Where a council member disclosed an interest in a matter and did not have participation approval under sections 5.68 or 5.69, did the council member ensure that they did not remain present to participate in discussion or decision making relating to the matter?	Yes		Mark Goodlet - Chief Executive Officer



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No	Reference	Question	Response	Comments	Respondent
2	s5.68(2) & s5.69 (5) Admin Reg 21A	Were all decisions regarding participation approval, including the extent of participation allowed and, where relevant, the information required by Admin Reg 21A, recorded in the minutes of the relevant council or committee meeting?	Yes		Mark Goodlet - Chief Executive Officer
3	s5.73	Were disclosures under section sections 5.65, 5.70 or 5.71A(3) recorded in the minutes of the meeting at which the disclosures were made?	Yes		Mark Goodlet - Chief Executive Officer
4	s5.75 Admin Reg 22, Form 2	Was a primary return in the prescribed form lodged by all relevant persons within three months of their start day?	Yes		Mark Goodlet - Chief Executive Officer
5	s5.76 Admin Reg 23, Form 3	Was an annual return in the prescribed form lodged by all relevant persons by 31 August 2020?	Yes		Mark Goodlet - Chief Executive Officer
6	s5.77	On receipt of a primary or annual return, did the CEO, or the mayor/president, give written acknowledgment of having received the return?	Yes		Mark Goodlet - Chief Executive Officer
7	s5.88(1) & (2)(a)	Did the CEO keep a register of financial interests which contained the returns lodged under sections 5.75 and 5.76?	Yes		Mark Goodlet - Chief Executive Officer
8	s5.88(1) & (2)(b) Admin Reg 28	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70, 5.71 and 5.71A, in the form prescribed in Admin Reg 28?	Yes		Mark Goodlet - Chief Executive Officer
9	s5.88(3)	When a person ceased to be a person required to lodge a return under sections 5.75 and 5.76, did the CEO remove from the register all returns relating to that person?	Yes		Mark Goodlet - Chief Executive Officer
10	s5.88(4)	Have all returns removed from the register in accordance with section 5.88(3) been kept for a period of at least five years after the person who lodged the return(s) ceased to be a person required to lodge a return?	Yes		Mark Goodlet - Chief Executive Officer
11	s5.89A(1), (2) & (3) Admin Reg 28A	Did the CEO keep a register of gifts which contained a record of disclosures made under sections 5.87A and 5.87B, in the form prescribed in Admin Reg 28A?	Yes		Mark Goodlet - Chief Executive Officer
12	s5.89A(5) & (5A)	Did the CEO publish an up-to-date version of the gift register on the local government's website?	Yes		Mark Goodlet - Chief Executive Officer
13	s5.89A(6)	When a person ceases to be a person who is required to make a disclosure under section 5.87A or 5.87B, did the CEO remove from the register all records relating to that person?	Yes		Mark Goodlet - Chief Executive Officer



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No	Reference	Question	Response	Comments	Respondent
14	s5.89A(7)	Have copies of all records removed from the register under section 5.89A (6) been kept for a period of at least five years after the person ceases to be a person required to make a disclosure?	Yes		Mark Goodlet - Chief Executive Officer
15	Rules of Conduct Reg 11(1), (2) & (4)	Where a council member had an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person, did they disclose the interest in accordance with Rules of Conduct Reg 11(2)?	Yes		Mark Goodlet - Chief Executive Officer
16	Rules of Conduct Reg 11(6)	Where a council member disclosed an interest under Rules of Conduct Reg 11 (2) was the nature of the interest recorded in the minutes?	Yes		Mark Goodlet - Chief Executive Officer
17	s5.70(2) & (3)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to council or a committee, did that person disclose the nature and extent of that interest when giving the advice or report?	Yes		Mark Goodlet - Chief Executive Officer
18	s5.71A & s5.71B (5)	Where council applied to the Minister to allow the CEO to provide advice or a report to which a disclosure under s5.71A(1) relates, did the application include details of the nature of the interest disclosed and any other information required by the Minister for the purposes of the application?	Yes		Mark Goodlet - Chief Executive Officer
19	s5.71B(6) & s5.71B(7)	Was any decision made by the Minister under subsection 5.71B(6) recorded in the minutes of the council meeting at which the decision was considered?	Yes		Mark Goodlet - Chief Executive Officer
20	s5.103 Admin Regs 34B & 34C	Has the local government adopted a code of conduct in accordance with Admin Regs 34B and 34C to be observed by council members, committee members and employees?	Yes		Mark Goodlet - Chief Executive Officer
21	Admin Reg 34B(5)	Has the CEO kept a register of notifiable gifts in accordance with Admin Reg 34B(5)?	Yes		Mark Goodlet - Chief Executive Officer

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Where the local government disposed of property other than by public auction or tender, did it dispose of the property in accordance with section 3.58(3) (unless section 3.58(5) applies)?	N/A		Peter Mickleson - Director Planning & Development
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property?	N/A		Peter Mickleson - Director Planning & Development



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Elections					
No	Reference	Question	Response	Comments	Respondent
1	Elect Regs 30G(1) & (2)	Did the CEO establish and maintain an electoral gift register and ensure that all disclosure of gifts forms completed by candidates and donors and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the forms relating to each candidate?	Yes		Mark Goodlet - Chief Executive Officer
2	Elect Regs 30G(3) & (4)	Did the CEO remove any disclosure of gifts forms relating to an unsuccessful candidate, or a successful candidate that completed their term of office, from the electoral gift register, and retain those forms separately for a period of at least two years?	Yes		Mark Goodlet - Chief Executive Officer
3	Elect Regs 30G(5) & (6)	Did the CEO publish an up-to-date version of the electoral gift register on the local government's official website in accordance with Elect Reg 30G(6)?	Yes		Mark Goodlet - Chief Executive Officer

Finance					
No	Reference	Question	Response	Comments	Respondent
1	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act?	Yes		Reshma Jahmeerbacus - Manager Financial Services
2	s7.1B	Where the council delegated to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority?	N/A		Reshma Jahmeerbacus - Manager Financial Services
3	s7.3(1) & s7.6(3)	Was the person or persons appointed by the local government to be its auditor appointed by an absolute majority decision of council?	Yes		Reshma Jahmeerbacus - Manager Financial Services
4	s7.3(3)	Was the person(s) appointed by the local government under s7.3(1) to be its auditor a registered company auditor or an approved auditor?	Yes		Reshma Jahmeerbacus - Manager Financial Services
5	s7.9(1)	Was the auditor's report for the financial year ended 30 June 2020 received by the local government by 31 December 2020?	No	Audit in progress.	Reshma Jahmeerbacus - Manager Financial Services
6	s7.12A(3)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken, did the local government ensure that appropriate action was undertaken in respect of those matters?	N/A		Reshma Jahmeerbacus - Manager Financial Services



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No	Reference	Question	Response	Comments	Respondent
7	s7.12A(4)(a)	Where matters identified as significant were reported in the auditor's report, did the local government prepare a report that stated what action the local government had taken or intended to take with respect to each of those matters?	N/A		Reshma Jahmeerbacus - Manager Financial Services
8	s7.12A(4)(b)	Where the local government was required to prepare a report under s.7.12A(4)(a), was a copy of the report given to the Minister within three months of the audit report being received by the local government?	N/A		Reshma Jahmeerbacus - Manager Financial Services
9	s7.12A(5)	Within 14 days after the local government gave a report to the Minister under s7.12A(4)(b), did the CEO publish a copy of the report on the local government's official website?	N/A		Reshma Jahmeerbacus - Manager Financial Services
10	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives and scope of the audit, a plan for the audit, details of the remuneration and expenses paid to the auditor, and the method to be used by the local government to communicate with the auditor?	Yes		Reshma Jahmeerbacus - Manager Financial Services
11	Audit Reg 10(1)	Was the auditor's report for the financial year ending 30 June received by the local government within 30 days of completion of the audit?	No	Audit in progress	Reshma Jahmeerbacus - Manager Financial Services

Integrated Planning and Reporting

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 19C	Has the local government adopted by absolute majority a strategic community plan? If Yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes	22 May 2018	Stacey Gibson - PA to Director Corporate & Strategy
2	Admin Reg 19DA (1) & (4)	Has the local government adopted by absolute majority a corporate business plan? If Yes, please provide the adoption date or the date of the most recent review in the Comments section?	Yes	Adopted 20 June 2013. Review sent to Ordinary Council Meeting 27 October 2020.	Mark Goodlet - Chief Executive Officer
3	Admin Reg 19DA (2) & (3)	Does the corporate business plan comply with the requirements of Admin Reg 19DA(2) & (3)?	No	Does not comply with (1) - prepared but not adopted in 20/21.	Mark Goodlet - Chief Executive Officer



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Local Government Employees					
No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve a process to be used for the selection and appointment of the CEO before the position of CEO was advertised?	N/A		Shelley Mettam - Manager Human Resources
2	s5.36(4) & s5.37 (3) Admin Reg 18A	Were all CEO and/or senior employee vacancies advertised in accordance with Admin Reg 18A?	Yes		Shelley Mettam - Manager Human Resources
3	Admin Reg 18E	Was all information provided in applications for the position of CEO true and accurate?	N/A		Shelley Mettam - Manager Human Resources
4	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position under section 5.36(4)?	N/A		Shelley Mettam - Manager Human Resources
5	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss senior employee?	Yes		Shelley Mettam - Manager Human Resources
6	s5.37(2)	Where council rejected a CEO's recommendation to employ or dismiss a senior employee, did it inform the CEO of the reasons for doing so?	N/A		Shelley Mettam - Manager Human Resources

Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Has the local government designated a senior employee as defined by section 5.37 to be its complaints officer?	Yes		Mark Goodlet - Chief Executive Officer
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that resulted in a finding under section 5.110(2)(a)?	Yes		Mark Goodlet - Chief Executive Officer
3	s5.121(2)	Does the complaints register include all information required by section 5.121 (2)?	Yes		Mark Goodlet - Chief Executive Officer
4	s5.121(3)	Has the CEO published an up-to-date version of the register of the complaints on the local government's official website?	Yes		Mark Goodlet - Chief Executive Officer

Optional Questions					



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No	Reference	Question	Response	Comments	Respondent
1	Financial Management Reg 5 (2)(c)	Did the CEO review the appropriateness and effectiveness of the local government's financial management systems and procedures in accordance with Financial Management Reg 5(2)(c) within the three years prior to 31 December 2020? If yes, please provide the date of council's resolution to accept the report.	Yes	5 August 2018	Mark Goodlet - Chief Executive Officer
2	Audit Reg 17	Did the CEO review the appropriateness and effectiveness of the local government's systems and procedures in relation to risk management, internal control and legislative compliance in accordance with Audit Reg 17 within the three years prior to 31 December 2020? If yes, please provide date of council's resolution to accept the report.	Yes	2 March 2018. Due for review 2021.	Mark Goodlet - Chief Executive Officer
3	s5.87C(2)	Where a disclosure was made under sections 5.87A or 5.87B, was the disclosure made within 10 days after receipt of the gift?	N/A	No declarations of gifts.	Mark Goodlet - Chief Executive Officer
4	s5.87C	Where a disclosure was made under sections 5.87A or 5.87B, did the disclosure include the information required by section 5.87C?	N/A	No declarations of gifts.	Mark Goodlet - Chief Executive Officer
5	s5.90A(2)	Did the local government prepare and adopt by absolute majority a policy dealing with the attendance of council members and the CEO at events?	No		Mark Goodlet - Chief Executive Officer
6	s.5.90A(5)	Did the CEO publish an up-to-date version of the attendance at events policy on the local government's official website?	No		Mark Goodlet - Chief Executive Officer
7	s5.96A(1), (2), (3) & (4)	Did the CEO publish information on the local government's website in accordance with sections 5.96A(1), (2), (3), and (4)?	Yes		Mark Goodlet - Chief Executive Officer
8	s5.128(1)	Did the local government prepare and adopt (by absolute majority) a policy in relation to the continuing professional development of council members?	No		Mark Goodlet - Chief Executive Officer
9	s5.127	Did the local government prepare a report on the training completed by council members in the 2019/2020 financial year and publish it on the local government's official website by 31 July 2020?	No		Mark Goodlet - Chief Executive Officer
10	s6.4(3)	By 30 September 2020, did the local government submit to its auditor the balanced accounts and annual financial report for the year ending 30 June 2020?	Yes	Confirmed with Director Corporate & Strategy	Mark Goodlet - Chief Executive Officer



Tenders for Providing Goods and Services					
No	Reference	Question	Response	Comments	Respondent
1	F&G Reg 11A(1) & (3)	Does the local government have a current purchasing policy that complies with F&G Reg 11A(3) in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$250,000 or less or worth \$250,000 or less?	Yes		Bill Byrne - Procurement Coordinator
2	F&G Reg 11A(1)	Did the local government comply with its current purchasing policy in relation to the supply of goods or services where the consideration under the contract was, or was expected to be, \$250,000 or less or worth \$250,000 or less?	Yes		Bill Byrne - Procurement Coordinator
3	s3.57 F&G Reg 11	Subject to F&G Reg 11(2), did the local government invite tenders for all contracts for the supply of goods or services where the consideration under the contract was, or was expected to be, worth more than the consideration stated in F&G Reg 11(1)?	Yes		Bill Byrne - Procurement Coordinator
4	F&G Regs 11(1), 12(2), 13, & 14(1), (3), and (4)	When regulations 11(1), 12(2) or 13 required tenders to be publicly invited, did the local government invite tenders via Statewide public notice in accordance with F&G Reg 14(3) and (4)?	Yes		Bill Byrne - Procurement Coordinator
5	F&G Reg 12	Did the local government comply with F&G Reg 12 when deciding to enter into multiple contracts rather than a single contract?	Yes		Bill Byrne - Procurement Coordinator
6	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer notice of the variation?	Yes		Bill Byrne - Procurement Coordinator
7	F&G Regs 15 & 16	Did the local government's procedure for receiving and opening tenders comply with the requirements of F&G Regs 15 and 16?	Yes		Bill Byrne - Procurement Coordinator
8	F&G Reg 17	Did the information recorded in the local government's tender register comply with the requirements of F&G Reg 17 and did the CEO make the tenders register available for public inspection and publish it on the local government's official website?	Yes	The Tender Register was available for public inspection. No, The City of Nedlands website does not have the facility to publish the tender register. This is a request from Procurement and will be included in the new City website when it becomes available.	Bill Byrne - Procurement Coordinator
9	F&G Reg 18(1)	Did the local government reject any tenders that were not submitted at the place, and within the time, specified in the invitation to tender?	No		Bill Byrne - Procurement Coordinator



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
10	F&G Reg 18(4)	Were all tenders that were not rejected assessed by the local government via a written evaluation of the extent to which each tender satisfies the criteria for deciding which tender to accept?	Yes		Bill Byrne - Procurement Coordinator
11	F&G Reg 19	Did the CEO give each tenderer written notice containing particulars of the successful tender or advising that no tender was accepted?	Yes		Bill Byrne - Procurement Coordinator
12	F&G Regs 21 & 22	Did the local government's advertising and expression of interest processes comply with the requirements of F&G Regs 21 and 22?	N/A	No Expressions of Interest were processed	Bill Byrne - Procurement Coordinator
13	F&G Reg 23(1) & (2)	Did the local government reject any expressions of interest that were not submitted at the place, and within the time, specified in the notice or that failed to comply with any other requirement specified in the notice?	N/A	No Expressions of Interest were processed	Bill Byrne - Procurement Coordinator
14	F&G Reg 23(3)	Were all expressions of interest that were not rejected assessed by the local government?	N/A	No Expressions of Interest were processed	Bill Byrne - Procurement Coordinator
15	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services as an acceptable tenderer?	N/A	No Expressions of Interest were processed	Bill Byrne - Procurement Coordinator
16	F&G Reg 24	Did the CEO give each person who submitted an expression of interest a notice in writing of the outcome in accordance with F&G Reg 24?	N/A	No Expressions of Interest were processed	Bill Byrne - Procurement Coordinator
17	F&G Regs 24AD(2) & (4) and 24AE	Did the local government invite applicants for a panel of pre-qualified suppliers via Statewide public notice in accordance with F&G Reg 24AD(4) and 24AE?	Yes		Bill Byrne - Procurement Coordinator
18	F&G Reg 24AD(6)	If the local government sought to vary the information supplied to the panel, was every reasonable step taken to give each person who sought detailed information about the proposed panel or each person who submitted an application notice of the variation?	Yes		Bill Byrne - Procurement Coordinator
19	F&G Reg 24AF	Did the local government's procedure for receiving and opening applications to join a panel of pre-qualified suppliers comply with the requirements of F&G Reg 16, as if the reference in that regulation to a tender were a reference to a pre-qualified supplier panel application?	Yes		Bill Byrne - Procurement Coordinator
20	F&G Reg 24AG	Did the information recorded in the local government's tender register about panels of pre-qualified suppliers comply with the requirements of F&G Reg 24AG?	Yes		Bill Byrne - Procurement Coordinator



Department of
**Local Government, Sport
and Cultural Industries**

No	Reference	Question	Response	Comments	Respondent
21	F&G Reg 24AH(1)	Did the local government reject any applications to join a panel of pre-qualified suppliers that were not submitted at the place, and within the time, specified in the invitation for applications?	N/A		Bill Byrne - Procurement Coordinator
22	F&G Reg 24AH(3)	Were all applications that were not rejected assessed by the local government via a written evaluation of the extent to which each application satisfies the criteria for deciding which application to accept?	Yes		Bill Byrne - Procurement Coordinator
23	F&G Reg 24AI	Did the CEO send each applicant written notice advising them of the outcome of their application?	Yes		Bill Byrne - Procurement Coordinator
24	F&G Regs 24E & 24F	Where the local government gave regional price preference, did the local government comply with the requirements of F&G Regs 24E and 24F?	N/A		Bill Byrne - Procurement Coordinator

I certify this Compliance Audit Return has been adopted by council at its meeting on _____

Signed Mayor/President, Nedlands

Signed CEO, Nedlands

13.5 City of Nedlands Mayoral Election

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil.
Executive Officer	Nicole Ceric
CEO	Jim Duff, Acting Chief Executive Officer
Attachments	1. Election Timetable
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Youngman
 Seconded – Councillor Mangano

Council Resolution

Council:

- 1. fixes in accordance with section 4.9(1) of the *Local Government Act 1995* the date of the extraordinary election to fill the vacancy of Mayor to be on Friday 18 June 2021 as per the timeline (attachment 1) provided by the Western Australian Electoral Commission; and**
- 2. approves in accordance with section 6.8(1)(b) of the *Local Government Act 1995* the unbudgeted expenditure of \$50,000 for the carrying out of the extraordinary election for the vacancy of Mayor.**

**CARRIED BY ABSOLUTE MAJORITY 7/5
 (Against: Deputy Mayor McManus Crs. Hodsdon
 Poliwka Wetherall & Senathirajah)**

Recommendation 1 to Council

Council:

1. instructs the Acting Chief Executive Officer to write to the Electoral Commissioner of the Western Australian Electoral Commission requesting the vacancy of Mayor remain unfilled until the October 2021 Ordinary Election; and
2. in the event the request is denied fixes in accordance with section 4.9(1) of the *Local Government Act 1995* the date of the extraordinary election to fill the vacancy of Mayor to be on Friday 18 June 2021 as per the timeline (attachment 1) provided by the Western Australian Electoral Commission and approves in accordance with section 6.8(1)(b) of the *Local Government Act 1995* the unbudgeted expenditure of \$50,000 for the carrying out of the extraordinary election for the vacancy of Mayor.

ABSOLUTE MAJORITY REQUIRED

OR

Recommendation 2 to Council

Council:

2. fixes in accordance with section 4.9(1) of the *Local Government Act 1995* the date of the extraordinary election to fill the vacancy of Mayor to be on Friday 18 June 2021 as per the timeline (attachment 1) provided by the Western Australian Electoral Commission; and
2. approves in accordance with section 6.8(1)(b) of the *Local Government Act 1995* the unbudgeted expenditure of \$50,000 for the carrying out of the extraordinary election for the vacancy of Mayor.

ABSOLUTE MAJORITY REQUIRED

Executive Summary

This report is provided for Council to consider options in relation to filling the vacancy of Mayor. Options for an extraordinary election and deferral to the October 2021 Ordinary Election have been provided.

Discussion/Overview

Background

Mayor de Lacy tendered her resignation to the Chief Executive Officer on the 21st February 2021 effective from the 25th February 2021 therefore, leaving the Mayoral position vacant.

Mayor de Lacy's term was due to expire at the October 2023 Ordinary Election. Any Extraordinary Election held now to fill this vacancy would only be for the balance of this term.

Risk Management

The holding of elections is highly regulated by the Local Government Act 1995, consequently, there is a risk of the City being non-compliant if it does not act expediently to arrange the extraordinary election or request for the vacancy to remain unfilled until the October 2021 Ordinary Election.

Required by Legislation

Local Government Act 1995

4.9. Election day for extraordinary election

- (1) Any poll needed for an extraordinary election is to be held on a day decided on and fixed —
 - (a) by the mayor or president, in writing, if a day has not already been fixed under paragraph (b); or
 - (b) by the council at a meeting held within one month after the vacancy occurs, if a day has not already been fixed under paragraph (a).
- (2) The election day fixed for an extraordinary election is to be a day that allows enough time for the electoral requirements to be complied with but, unless the Electoral Commissioner approves or section 4.10(b) applies, it cannot be later than 4 months after the vacancy occurs.
- (3) If at the end of one month after the vacancy occurs an election day has not been fixed, the CEO is to notify the Electoral Commissioner and the Electoral Commissioner is to —
 - (a) fix a day for the holding of the poll that allows enough time for the electoral requirements to be complied with; and
 - (b) advise the CEO of the day fixed.

6.8. Expenditure from municipal fund not included in annual budget

- (1) A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure —
 - (a) is incurred in a financial year before the adoption of the annual budget by the local government; or
 - (b) is authorised in advance by resolution*; or
 - (c) is authorised in advance by the mayor or president in an emergency.

Key Relevant Previous Council Decisions:

Extract Council Minutes – 23 April 2019 – Item 13.5 Future Elections and Polls to 2023

“Council:

1. declares, in accordance with section 4.20(4) of the Local Government Act 1995, the Western Australian Electoral Commissioner to be responsible for the conduct of all future elections and polls until the end of 2023; and
2. decides, in accordance with section 4.61(2) of the Local Government Act 1995 that the method of conducting all future elections or polls will be as a postal election.”

Consultation

As this is a requirement under the Local Government Act 1995 the decision only requires consultation with the Deputy Mayor, the Western Australian Electoral Commission (WAEC) and Council.

Administration has consulted with Deputy Mayor McManus regarding setting a day for a Mayoral Election as required however, Deputy Mayor McManus declined to set a date and advised it would be more appropriate for Council as a whole to make a decision due to the timing and the associated unbudgeted expenditure which requires a Council resolution.

Administration have consulted with the Western Australian Electoral Commission who have provided the timeline (attachment 1) and requirements to run an extraordinary election and also the option to request the vacancy remain unfilled until the October 2021 Ordinary Election.

The necessary consultation and advertising required to run the election is set out in Part 4 of the Act and will be the responsibility of the returning officer appointed by the Western Australian Electoral Commission.

Strategic Implications

N/A

Budget/Financial Implications

The City held an extraordinary election in August 2020 to fill a vacancy in the Dalkeith Ward at a cost of \$17,021.44 which was unbudgeted, holding a second extraordinary election in the current financial year 2020/21 would be the second unbudgeted expenditure for this financial year.

The Western Australian Electoral Commission have provided a cost estimate of \$50,000 which has not been budgeted for in 2020/21 to run an extraordinary election.

Council would need to approve the unbudgeted expenditure, pursuant to section 6.8(1)(b) of the Local Government Act 1995 should they wish to provide with an extra ordinary election.

The Western Australian Electoral Commission have also provided a cost estimate of \$5,000 to hold the Mayoral election in conjunction with the Ordinary Election in October 2021 which would be included in the annual budget for 2021/22 in addition to the \$75,000 to be included for the October 2021 Ordinary Election. Therefore, a total \$80,000 would need to be allocated for this purpose in the 2021/22 annual budget.

Section 4.16(4) provides that a Council may apply to the Electoral Commissioner to have an election for an Extraordinary Vacancy that occurs between the first Saturday in January and the first Saturday in July prior to an Ordinary Election, deferred until that Ordinary Election. Therefore, Council can seek approval from the Western Australian Electoral Commission requesting that this vacancy remain unfilled until the October 2021 Ordinary Election which would be the most cost effective and appropriate course of action.

Advice from the Western Australian Electoral Commission is that the Electoral Commissioner would agree to the vacancy remaining unfilled until the October 2021 Ordinary Election if requested by the City of Nedlands and this would be their preference however, the Western Australian Electoral Commission will conduct an extraordinary election if required to do so but having the vacancy unfilled until the October Ordinary Election would be a significant saving of \$45,000 for the City of Nedlands.

Conclusion

In conclusion due to the significant unbudgeted amount, which is the second for this financial year, administration is recommending that Council make a request to the Electoral Commission to leave the position of Mayor unfilled until the October 2021 Ordinary Election.

A second recommendation has been provided should Council wish to proceed with an extraordinary election.



ELECTION TIMETABLE

Nedlands Mayoral Extraordinary Election

Days to Polling Day	Local Government Act	References to Act/Regs	Day	Date	
80	Last day for agreement of Electoral Commissioner to conduct postal election.	LGA 4.20 (2)(3)(4)	Tue	30/03/2021	
80	A decision made to conduct the election as a postal election cannot be rescinded after the 80th day.	LGA 4.61(5)	Tue	30/03/2021	
70	Electoral Commissioner to appoint a person to be the Returning Officer of the Local Government for the election.	LGA 4.20 (4)	Fri	9/04/2021	
70	Between the 70th/56th day the CEO is to give Statewide public notice of the time and date of close of enrolments.	LGA 4.39(2)	Fri	9/04/2021	
to	Preferred date Wednesday 14 April 2021		to	to	
56			Fri	23/04/2021	
56	Advertising may begin for nominations from 56 days and no later than 45 days before election day. Preferred date Wednesday 28 April 2021	LGA 4.47(1)	Fri	23/04/2021	
Roll Close	50	Close roll 5.00pm	LGA 4.39(1)	Thu	29/04/2021
	45	Last day for advertisement to be placed calling for nominations.	LGA 4.47(1)	Tue	4/05/2021
Nominations Open	44	Nominations Open First day for candidates to lodge completed nomination paper, in the prescribed form, with the Returning Officer. Nominations period is open for 8 days.	LGA 4.49(a)	Wed	5/05/2021
	38	If a candidate's nomination is withdrawn not later than 4pm on the 38th day before election day, the candidate's deposit is to be refunded.	Reg. 27(5)	Tue	11/05/2021
Nominations Close	37	Close of Nominations 4.00pm on the 37th day before election day.	LGA 4.49(a)	Wed	12/05/2021
	36	CEO to prepare an owners' & occupiers' roll for the election. Electoral Commissioner to prepare residents' roll.	LGA 4.41(1) LGA 4.40(2)	Thu	13/05/2021
	28	Lodgement of election packages with Australia Post. Week Commenceing	Approx	Fri	21/05/2021
	22	The preparation of any consolidated roll under subregulation (1) be completed on or before 22nd day before election day.	Reg. 18(2)	Thu	27/05/2021
	19	Last day for the Returning Officer to give Statewide public notice of the election. Preferred date Wednesday 19 May 2021	LGA 4.64(1)	Sun	30/05/2021
	4	Commence processing returned election packages	Approx	Mon	14/06/2021
Election Day	0	Election Day Close of poll 6.00pm	LGA 4.7	Fri	18/06/2021

Post Polling Day	Post Declaration	References to Act/Regs		Date
5	Election result advertisement.	LGA 4.77	Wed	23/06/2021
14	Report to Minister. The report relating to an election under section 4.79 is to be provided to the Minister within 14 days after the declaration of the result of the election.	Reg.81	Fri	2/07/2021
28	An invalidity complaint is to be made to a Court of Disputed Returns, constituted by a magistrate, but can only be made within 28 days after notice is given of the result of the election.	LGA 4.81(1)	Fri	16/07/2021

13.6 Review of Wards & Representation

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil
CEO	Jim Duff, Acting Chief Executive Officer
Attachments	<ol style="list-style-type: none"> 1. A Review of Wards and Councillor Numbers for the City of Nedlands - Options & Discussion Paper – December 2020 2. Review of Wards - Overall Summary
Confidential Attachments	<ol style="list-style-type: none"> 1. Survey Responses - Review of Wards - Submission Forms

Councillor Youngman left the meeting at 10.32 pm.

Regulation 11(da) – Council noted the community submissions received but agreed that no change was needed.

Moved – Councillor Mangano
 Seconded – Councillor Bennett

Council Resolution

That the City of Nedlands Council recommends to the Local Government Advisory Board that the current four wards structure and twelve (12) councillors, three (3 per ward) remain unchanged.

Councillor Youngman returned to the meeting at 10.34 pm.

**CARRIED BY ABSOLUTE MAJORITY 8/4
 (Against: Deputy Mayor McManus Crs. Poliwka Wetherall & Senathirajah)**

Recommendation to Council

That the City of Nedlands Council recommends to the Local Government Advisory Board that:

1. the current four wards structure remain unchanged; and
2. an order be made under section 2.18(3) of the *Local Government Act 1995* to reduce the number of offices of councillor on the Council from twelve (12) to eight (8) and designate the following number of offices of councillor for each ward: Coastal (2), Dalkeith (2), Hollywood (2) and Melvista (2).

ABSOLUTE MAJORITY REQUIRED

Executive Summary

Local Governments are required to assess Wards and Councillors numbers every eight years. This report concludes this process following public consultation as required under the Local Government Act 1995.

The last review of the wards in the City of Nedlands was undertaken in 2012 and it is now due to carry out another review.

Discussion/Overview

Background

Schedule 2.2 of the Act requires local governments with wards to carry out reviews of the ward boundaries and the number of councillor representation for each ward and that no more than eight years elapses between successive reviews.

The City of Nedlands undertook its last review of wards and representation in 2012 and therefore as required a review is now due.

The City of Nedlands has four wards; Coastal, Hollywood, Melvista and Dalkeith.

The City of Nedlands has 12 councillors and a Mayor. Three councillors are elected for each ward.

Table: City of Nedlands elector to Councillor ratios - current situation

Ward	Number of Electors ¹	Number of Councillors	Councillor/ Elector Ratio	% Ratio Deviation
Coastal	4,320	3	1:1,440	+12.16%
Hollywood	4,046	3	1:1,349	+5.04%
Melvista	3,508	3	1:1,169	-8.92%
Dalkeith	3,533	3	1:1,178	-8.28%
Total	15,407	12	1:1,284	Not applicable

1. Number of electors at close of roll for the 19 October 2019 ordinary election.

The current local government reform process is considering prescribing councillor numbers to population though this has no legal standing presently. It would likely reduce the number of councillors in the City of Nedlands if it went forward.

The Review Process

The review process involves a number of mandatory steps:

- The Council resolves to undertake the review and advertise (this report)
- Public submission period opens
- Information provided to the community for discussion
- Public submission period closes
- The Council considers all submissions and relevant factors and makes a decision
- The Council submits a report to the Local Government Advisory Board (the Board) for its consideration
- If a change is proposed, the Board submits a recommendation to the Minister for Local Government (the Minister).

Any changes approved by the Minister will be in place for the next ordinary election where possible.

Implementation of Proposed Changes

The local government can indicate to the Board when it prefers the implementation of proposed changes to take place. In most cases this will be at the next ordinary elections day however, there may be some instances where proposed changes to representation (e.g., a reduction in the number of offices of councillor created by a vacancy can take place the day after the date of gazettal) occur as soon as possible.

When offices of councillor are to be redistributed into new wards, or there is a reduction or increase in the number of offices of councillor, the implementation method should give consideration to clauses 1 and 2 of Schedule 4.2 of the *Local Government Act 1995*. As near as practical to half of the total number of councillors are to retire every two years and as near as practical to half of the councillors representing each ward are to retire every two years.

Key Relevant Previous Council Decisions:

The most recent ward and councillor numbers assessment was carried out in 2012.

No changes were made to the ward boundaries or councillor representation per ward at that time.

At the 27 October 2020 Ordinary Council Meeting the following was resolved:

“That the item be deferred to an informal Councillor discussion.”

This discussion occurred on the 18 November 2020, and the matter was presented for Council determination for advertising purposes on the 15 December 2020 where Council Resolved the following:

Ordinary Council Meeting 15 December 2020 – Item 13.7 Review of Wards and Councillor Numbers

“Council Resolution

Council:

1. receives the Ward Review and Councillor Numbers Discussion Paper for the purposes of seeking public submissions; and
2. instructs the Chief Executive Officer to give local public notice of its intention to carry out a review of Wards and Councillor numbers and invites submissions as required under Clause 6(1) of Schedule 2.2 of the Local Government Act 1995.”

Consultation

A Ward Review and Councillor Numbers Discussion Paper was created to use in the Community Consultation to assist community members of understanding the review process and provide feedback.

The purpose of the community consultation was for the community to review the Ward Review and Councillor Numbers Discussion Paper and provide feedback on their preferred options.

The City undertook community consultation for six weeks from the 16 January - 1 March 2021.

The review was advertised in the Post newspaper on the 16 January 2021 and also advertised in the full page Nedlands News advertisement in the Post on the 6 February 2021. It was also advertised on Your Voice, the City’s engagement hub from that date as well.

The community were encouraged to complete a Submission Form with their preferences online during the consultation period and a total of 21 submissions were received.

21 submissions were received over the 48 days the community consultation was open.

To understand the reports from Your Voice Nedlands, stakeholders are classified as follows:

Aware –a visitor to Your Voice is aware when they have made one single visit to our project page.

Informed – a visitor who has taken the ‘next step’ from being aware and clicked on something on the Your Voice site e.g. A document or a photo.

Engaged – a visitor who has contributed to a survey (submission) or asked a question.

There was a total of 247 visits to the project page.

With 21 engaged visitors who completed a submission form.

93 visitors became informed.

215 visitors became aware.

58 visitors downloaded or viewed 66 documents from the document library.

14 visitors downloaded or viewed the FAQs relating to the review.

Note: Totals listed below show more than 21 submissions due to some people selecting more than one option in a few of the questions which causes the disparity in submission numbers.

The outcomes of Wards and Councillor numbers are list below with the residents preference of the current four wards with a reduction of Councillors from twelve(12) to eight (8) (two 2 per ward instead of the current 3 per ward):

The options for Wards are	Outcome
No Wards *	1
Two Wards	6 *
Three Wards	3
Four Wards	14

*One engaged visitor selected three options in Q6 (2, 3 and 4 Wards)

Options for Councillor numbers	Outcome
12 Councillors*	8
8 Councillors*	10
6 Councillors	4
Other **	1 -

* One engaged visitor suggested two options of 12 Councillors and 8 Councillors

** Other - Suggestion of three wards with 9 Councillors (3 per ward).

As a small local government, it appears the community believes there is too much representation and believes savings can be made by reducing the number of Councillors but retain the current four ward structure.

Key Comments:

- City of Nedlands contains diverse demographics and land uses. Ward Councillors are important to make sure that the needs of these different stakeholders and uses are understood and properly represented.
- Have a North/South boundary best for a small City like Nedlands. Half the Councillors to six to save the City unnecessary additional expenses e.g., Legal fees for Councillors, travel and accommodation for Conferences, meals, workshops etc.
- Most support retaining four wards but with reduced Councillor representation, so they still provide a reasonable representation of ratepayers to councillors ratio. Believe there are too many Councillors which do not contribute effectively. Elected on basis of a certain interest group.



Strategic Implications

How well does it fit with our strategic direction?

Engagement is a core part of the City’s community engagement strategy so fits with the strategic direction under the 2018-2028 Community Strategic Plan.

Who benefits?

The community benefits under this proposal as more funds can be directed to other City initiatives with the savings from accepting the reduction in Councillor Numbers.

Does it involve a tolerable risk?

Yes, as the City is a small local government and at present is overrepresented by having 4 wards with three Councillors per ward. The risk is greater by retaining the higher Councillor Numbers as it impacts on effective Council decision making.

Do we have the information we need?

Yes, the Your Voice reports are provided in full to support the summary information in this report.

Does this affect any CEO Key Result Areas?

Yes, effective community engagement and improvement of existing processes is one of the CEO's KRAs.

Budget/Financial Implications

Can we afford it?

The direct impact of councillor number reductions is discussed in the options paper in Attachment 1. It is not possible to quantify indirect financial impacts of different ward or councillor numbers in terms of decision-making and strategic direction.

How does the option impact upon rates?

The direct impact of councillor number reductions is discussed in the options paper in Attachment 1.

Conclusion

It is noted that more feedback was received during this review compared to the last review done in 2012.

With only 21 community members providing input on behalf of over 22,000 residents, the City of Nedlands may need to consider further consultation to get an increase in feedback before accepting any recommendation to change.

However, as this decision does not directly relate to the City of Nedlands services or a rate increase, I believe the impact is low and acceptable. Reason for this is due to the review being advertised in the Post newspaper on two occasions and on our Your Voice engagement hub:

- Standalone advertisement in the Post on 16 January 2021
- Advertised in the Post in the City's full page advertisement (Nedlands News) on 6 February 2021
- Online advertising via a dedicated Review page on Your Voice.

The Post has the largest readership in the Western Suburbs and based on this, community members had sufficient opportunity to see this information and provide feedback.

A reduction in Councillor numbers resulting in a reduction of associated costs, is something the community feel strongly about as mentioned in their feedback. The community has mentioned that for such a small local government of only 22,000 residents, feedback implies that having 12 Councillors is too many and impacts on the City's ability to function effectively.

Therefore, following the required community consultation this report now concludes the required review process and it is recommended that Council adopts the recommendation to the Local Government Advisory Board to keep the current four (4) ward structure but reduce its representation to two (2) councillors per ward rather than three (3) as per the Community Feedback.

A Review of Wards and Councillor Numbers for the City of Nedlands

Options and Discussion

December 2020

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This document has been prepared based on information written by the Department of Local Government, Sport and Cultural Industries (the Department) for the review of ward boundaries and for the description of the role of councillors. City of Nedlands specific information is included for assessment of its wards and Councillor numbers.

Throughout this document information written by the Department is followed by **, for referencing purposes.

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Background

The City of Nedlands is undertaking a review of its ward system to comply with the requirements of the *Local Government Act 1995* (the Act).

Schedule 2.2 of the Act requires local governments with wards to carry out reviews of the ward boundaries and the number of councillors for each ward from time to time so that no more than eight years elapse between successive reviews.

The last review of wards in the City of Nedlands was undertaken in 2012 and it is now due to carry out another review.

Current situation

Currently the City of Nedlands has twelve (12) councillors elected from four (4) wards as follows:

Table: City of Nedlands elector to Councillor ratios - current situation

Ward	Number of Electors ¹	Number of Councillors	Councillor/Elector Ratio	% Ratio Deviation
Coastal	4,320	3	1:1,440	+12.16%
Hollywood	4,046	3	1:1,349	+5.04%
Melvista	3,508	3	1:1,169	-8.92%
Dalkeith	3,533	3	1:1,178	-8.28%
Total	15,407	12	1:1,284	Not applicable

1. Number of electors at close of roll for the 19 October 2019 ordinary election.

Review process**

The review process involves a number of steps:

- The Council resolves to undertake the review
- Public submission period opens
- Information provided to the community for discussion
- Public submission period closes
- The Council considers all submissions and relevant factors and makes a decision
- The Council submits a report to the Local Government Advisory Board (the Board) for its consideration
- If a change is proposed, the Board submits a recommendation to the Minister for Local Government (the Minister).

Any changes approved by the Minister will be in place for the next ordinary election where possible.

Factors to be considered**

When considering changes to wards and representation, Schedule 2.2 of the Act specifies five factors that must be taken into account by a local government as part of the review process:

1. Community of interest
2. Physical and topographic features
3. Demographic trends
4. Economic factors
5. Ratio of Councillors to Electors in the various wards.

The Board offers the following interpretation of these factors.

1. Community of interest**

The term community of interest has a number of elements. These include a sense of community identity and belonging, similarities in the characteristics of the residents of a community and similarities in the economic activities. It can also include dependence on the shared facilities in a district as reflected in the catchment areas of local schools and sporting teams, or the circulation areas of local newspapers. Neighbourhoods, suburbs and towns are important units in the physical, historical and social infrastructure and often generate a feeling of community and belonging.

2. Physical and topographic features**

These may be natural or man-made features that will vary from area to area. Water features such as rivers and catchment boundaries may be relevant considerations. Coastal plain and foothills regions, parks and reserves may be relevant as may other man-made features such as railway lines and freeways.

3. Demographic trends

Several measurements of the characteristics of human populations, such as population size, and its distribution by age, sex, occupation and location provide important demographic information. Current and projected population characteristics will be relevant as well as similarities and differences between areas within the local government.** Further information on the demographics of the City of Nedlands is available at the Australian Bureau of Statistics website at the following link <https://www.abs.gov.au/>.

4. Economic factors**

Economic factors can be broadly interpreted to include any factor that reflects the character of economic activities and resources in the area. This may include the industries that occur in a local government area (or the release of land for these) and the distribution of community assets and infrastructure such as road networks.

5. Ratio of Councillors to Electors in the various wards**

This matter has two distinct components. The first is the ratio of councillors to electors. The second is the overall number of councillors.

Ratio of councillors to electors

On the first component, it is expected that each local government will have similar ratios of electors to councillors across the wards of its district. Intuitively it is easy to see that under a ward system it is only fair that electors receive equal representation by ward councillors. This safeguards against deliberate or inadvertent ward bias by Council. The only other matter that arises here is whether to abolish wards. Without wards all councillors represent all electors equally, in principle.

Number of councillors

A review of councillor numbers should consider the effectiveness and efficiency of the councillor in both their individual and collective Council roles as defined by the Local Government Act 1995, s2.10.

2.10. Role of councillors

A councillor —

- a) represents the interests of electors, ratepayers and residents of the district; and
- b) provides leadership and guidance to the community in the district; and
- c) facilitates communication between the community and the council; and
- d) participates in the local government's decision-making processes at council and committee meetings; and
- e) performs such other functions as are given to a councillor by this Act or any other written law.

Performing the role of the councillors and Council, is about being able to successfully meeting the objectives, roles and functions ascribed to them in the Local Government Act 1995 (the Act), its subsidiary legislation (Regulations and Local Laws) and other legislation that requires the local government to play a part. The measure of success is about considering whether there is an ideal number of councillors by which the City can meet these councillor and Council objectives, roles and functions. In addressing this matter, the various roles of the councillor are discussed below, and are based on information provided by the Department of Local Government, Sport and Cultural Industries at the following link.

<https://www.dlgsc.wa.gov.au/local-government/local-governments/council-elections/the-role-of-a-council-member>

Representation

Representation refers to the act of speaking on behalf of someone. The more councillors per resident the greater the likelihood that representation is able to occur. One of the benefits of a large number of councillors is that the distribution of views across the councillors is more likely to be representative of the community itself. This does not take into account demographic differences but goes to the notion that a higher sample population (of councillors) will be more statistically representative of the main population, the electors.

Councillors represent the community's interests in many ways. They can pass on electors' views, support initiatives, and report complaints and problems they perceive, by informing the CEO or raising such matters in Council meetings. The representation of electors' views is complicated in Councils that operate under a ward system. Here, the councillor has both a duty to present the views of electors in his or her ward and to consider the good of the district as a whole when making a decision.

In terms of representation effectiveness there cannot be too many councillors. The more councillors the better the representation effectiveness.

In terms of "**effectiveness**" a ratio of one councillor to 200 electors provides better representation than one councillor per 1000 electors. This works two ways. The councillors are more able to make direct contact with the electors and provide the representation, leadership, guidance and communication roles of a councillor, under section 2.10 of the Act. Collectively also, when in a Council or committee meeting, the higher the number of Councillors, the more likely it becomes statistically, that the views of the electors are reflected in the decisions of Council or committee.

In terms of "**efficiency**" representation is about whether the number of councillors, either too many or too few, leads to an inefficient decision-making process, or an unnecessary cost burden to the ratepayer. This can be affected by the systems and committees set up to support Council.

As a starting point the table below shows the population per councillor across all Western Australian local governments, in comparison to the City of Nedlands.

AREA	Local Government District Population per Councillor
City of Nedlands	1,732
Western Australia	1,675
Inner Metropolitan Area	3,888
Inner + Outer Metropolitan Area	5,323
Metropolitan Lowest (Peppermint Grove)	244
Metropolitan Highest (Stirling)	15,713

The graph below shows the City of Nedlands as the 7th lowest population per Councillor for the Perth Inner and Outer Metropolitan local government districts. This suggests high representation effectiveness for the City of Nedlands electors in comparison to other Perth Inner and Outer Metropolitan local government districts.

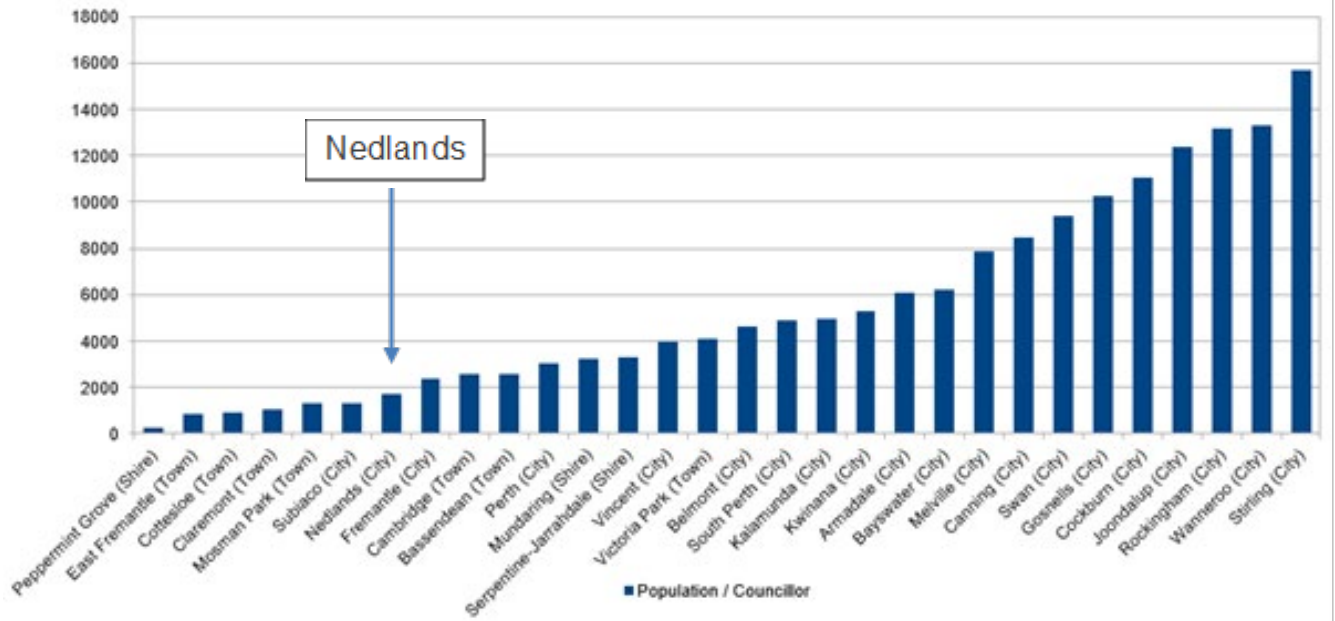


Figure 1. Graph of Population per Councillor for the Perth Inner and Outer Metropolitan Local Government Districts

The Cost of Representation

The fees, allowances, expenses paid to each Councillor totals \$26,730. For 12 councillors this is \$320,760. Expense and overheads per Councillor are \$5,138, totalling \$61,656 for 12 Councillors. This is broken down below.

Meeting fee per Councillor	\$ 23,230
Allowances per Councillor	\$ 3,500
Sub-total	\$ 26,730

Expenses per Councillor	\$ 3,346
Overheads per Councillor	\$ 1,792
Sub-total	\$ 5,138

Total per Councillor \$ 31,868

Total for 12 Councillors \$384,416

A reduction from 12 to 8 councillors would yield \$127,472 in savings.

A reduction from 12 to 6 councillors would yield \$191,208 in savings.

These figures exclude Mayor costs, given they are not affected by the discussion on councillor numbers.

The administrative productivity yield for a reduction in councillor numbers would occur although noting some transfer of responsibility to remaining councillors and not all overheads are reduced (e.g. depreciation).

The question of cost and representation is one that may be a question best answered by community feedback, as it is the ratepayer who ultimately foots the bill for representation.

Representation KPIs

Representation is effective
Representation is efficient
Representation is cost efficient.

Providing leadership and guidance to the community

The Act doesn't provide specific information on how leadership and guidance are to be implemented in a local government by councillors, though civic leadership by the Mayor is well understood.**

People often look to their elected representatives to provide leadership and guidance. This can be done by highlighting directions that could be followed, putting forward options, and presenting arguments or possible solutions to a problem at community forums and council meetings.**

Developing a vision for the community and deciding what needs to be done to achieve that vision is an important role for council members. Convincing the community to endorse and follow that vision (and associated plans) requires leadership.**

It is important to recognise that the most fundamental task is trying to achieve a strong sense of shared purpose and commitment. The needs and desires of the community are constantly changing and evolving. Councillors must be prepared to initiate new policies and activities in response to these changes.**

The matters to be considered for the number of members of a board are summarised by the Australian Institute of Company Directors (AID) in the following link. Given some similarities between Councils and Boards this information may be considered of value.

https://aicd.companydirectors.com.au/~media/cd2/resources/director-resources/director-tools/pdf/05446-3-1-mem-director-tools-gr-number-of-directors_a4-web.ashx

Leadership and Guidance KPIs

Options are put forward and well considered.
Council has a clear vision
The Community has a strong shared purpose and commitment.
New policies are initiated and implemented in response to change

Facilitating communication between the community and the council

To be effective, councillors need to understand the views of the people they represent. Communication is a multi-faceted process that needs to flow both ways to be effective.

Councillors provide information to the community about the policies and decisions of council, and the community relays its desires, concerns and opinions to the Council through the councillors.**

To represent both electors and the council effectively, a councillor needs to be a good communicator and keep in touch with the local community.**

Councillors can keep in touch with electors in a variety of ways including:

- attending meetings of local organisations;
- being available and responding to residents who wish to raise issues or concerns;
- attending events arranged by the local government;
- participating in functions held in the local area;
- communicating with the community via a newsletter, email or website; and
- reading the local newspaper.**

Communication KPIs

Attending meetings of local organisations
Being available and responding to residents who wish to raise issues or concerns
Attending events arranged by the local government
Participating in functions held in the local area
Communicating with the community via a newsletter, email or website
Reading the local newspaper

Decision making

Decision making occurs across a range of matters for councillors in committee and Council meetings, including:

- Policy making and review;
- Planning for the future (Integrated Strategic Planning)
- Managing assets in the Corporate Business Plan, Asset Management Plans and in budgetting;
- Finances;
- Strategic and Statutory Planning**

Decision-making KPIs

Determining and reviewing policy and local laws
Planning for the future
Managing Assets
Finances
Strategic and Statutory planning

Other Duties - Attending meetings

Council members have a duty to attend all Council meetings to ensure that electors are adequately represented. Committee meeting attendance is also necessary where councillors are nominated to these.**

Many local governments operate using a system of committees to reduce the work at Council meetings. These committees are established to consider specific aspects of a local government's operation such as finance, works, community services or planning. Each committee usually includes a small number of councillors who generally make recommendations to full council. Many Councils also operate using committees which include non-elected members such as employees, consultants or community members.**

The number of meetings a councillor must attend each month will vary according to the frequency of Council meetings and the number of committees on which the elected member sits. (Most local governments have monthly, or fortnightly council meetings and committee meetings may be held several days prior to the full council meeting or on the same day.)**

Some local governments have other types of meetings outside the formal Council meeting framework which allow councillors and officers to meet and discuss matters.**

Other Duties KPIs.

Council meetings
Committee meetings
Other meetings

Other matters raised by the Department on the Number of Councillors**

The preferred number of councillors for a local government is a matter for the local government. There is a diverse range of councillor/elector ratios across Western Australia reflecting sparsely populated remote areas and the highly populated urban areas. The size and structure of a local government will impact on the deliberations involved in determining the number of elected members needed to service the local government.

The **advantages** of a reduction in the number of elected members may include the following:

- The decision-making process may be more effective and efficient if the number of elected members is reduced. It is more timely to ascertain the views of a fewer number of people and decision making may be easier. There is also more scope for team spirit and cooperation amongst a smaller number of people.
- The cost of maintaining elected members is likely to be reduced.
- Consultation with the community can be achieved through a variety of means

- in addition to individuals and groups contacting their local elected member.
- A reduction in the number of elected members may result in an increased commitment and interest and participation in Council's affairs by elected members generally.
- Fewer elected members are more readily identifiable to the community.
- Fewer positions on Council may lead to greater interest in elections with contested elections and those elected obtaining a greater level of support from the community.
- There is a State wide trend in reductions in the number of elected members and many local governments have found that fewer elected members has improved their decision making process.

The **disadvantages** of a reduction in the number of elected members may include the following:

- A smaller number of elected members may result in an increased workload for incumbent members and may reduce efficiency and effectiveness.
- There is the potential for dominance in the Council by a particular interest group.
- A reduction in the number of elected members may limit the diversity of interests around the Council table.
- Opportunities for community participation in Council's affairs may be reduced if there are fewer elected members for the community to contact.

Options to consider

Council will consider the following options and members of the community may suggest others.

The Options for Wards are as follows:

- Option 1: No wards**
- Option 2: Two wards**
- Option 3: Three wards**
- Option 4: Four wards (current)**

The Options for Councillor numbers are as follows:

- Option A: 12 councillors (current)**
- Option B: 8 councillors**
- Option C: 6 councillors**

Note that for 3 wards 8 councillors is not an option. All other combinations are available.

Note that for 4 wards 6 councillors is not an option. All other combinations are available.

Submissions on alternative Ward and Councillor Numbers, not considered here, can also be made.

WARD NUMBER OPTIONS

The four ward number options are discussed below.

OPTION 1: No Wards

In this option the ward system is abolished.

Advantages of this option include:

1. Community of Interest. The City of Nedlands is relatively homogenous local government in terms of its self-identity as a residential district, although the Hollywood ward and Coastal wards contain significant areas of civic purposed land.
2. Physical and topographical features. Nil.
3. Demographic Trends. The City shares a family led demographic. The impact of Local Planning Scheme 3 will not cross ward boundaries.
4. Economic Factors. Nil.
5. Ratio of councillors to electors is no longer an issue as all councillors represent all areas of the City.

Additional factors for consideration are discussed below in support of a no ward system.

- Elected members are elected by the whole community not just a section of it.
- Knowledge and interest in all areas of the Council's affairs would result broadening the views beyond the immediate concerns of those in a ward.
- Members of the community who want to approach an elected member can speak to any elected member.
- Social networks and communities of interest are often spread across a local government and elected members can have an overview of these.
- Elected members can use their specialty skills and knowledge for the benefit of the whole local government.
- There is balanced representation with each elected member representing the whole community.
- The election process is much simpler for the community to understand and for the Council to administer.
- Elected members can become too focused on their wards and less focused on the affairs of other wards and the whole local government.
- An unhealthy competition for resources can develop where electors in each ward come to expect the services and facilities provided in other wards, whether they are appropriate or not.
- The community and elected members may regard the local government in terms of wards rather than as a whole community.
- Ward boundaries may appear to be placed arbitrarily and may not reflect the social interaction and communities of interest of the community.
- Balanced representation across the local government may be difficult to achieve, particularly if the local government area is not homogenous.

Disadvantages of this option include:

1. Community of Interest. While there are commonalities in the community of interest across the City, Council may lose some ability to focus on the specific differences in the communities of interest across the City (identified in option 4).
2. Physical and topographical features. Council may lose some ability to specifically focus on the specific differences in the physical and topographical features across the City.
3. Demographic Trends. Nil.
4. Economic factors. The City is economically diverse geographically with light industrial/ commercial areas, large education facilities and large areas set aside for state and federal government purposes. A no ward system may lead to local government imbalance in outcomes.
5. Ratio of councillors to electors. Nil.

Benefits of Wards

Many local governments have a ward system and find that it works well for them. Having a ward system may include:

- Different sectors of the community can be represented ensuring a good spread of representation and interests amongst elected members.
- There is more opportunity for elected members to have a greater knowledge and interest in the issues in the ward.
- It may be easier for a candidate to be elected if they only need to canvass one ward.
- Electors may feel that they are not adequately represented if they don't have an affinity with any of the elected members.
- Elected members living in a certain area may have a greater affinity and understanding of the issues specific to that area.
- There is potential for an interest group to dominate the Council.
- Elected members may feel overwhelmed by having to represent all electors and may not have the time or opportunity to understand and represent all the issues.
- It may be more difficult and costly for candidates to be elected if they need to canvass the whole local government area.

OPTION 2: Two Wards

In this option the Coastal Hollywood wards are combined to become the "Coast" or "North" Ward and the Melvista and Dalkeith wards are combined to become the "River" or "South" Ward, so named due to proximity their adjacent water bodies. The boundary is Stirling Highway.

Advantages of this option include:

1. Community of Interest. Both wards share a common community of interest overall as a residential, village-based community. A ward system allows for specific focus on the ward-based community of interest factors.
2. Physical and topographical features. Both wards have a defining and attractive water feature boundary, the ocean to the west and the river to the east. There is a simple and clearly delineated ward boundary.
3. Demographic Trends. Both wards share a family led demographic. Both wards share the Local Planning Scheme 3 infill, including along a common boundary. This creates a unifying effect for Council as it deals with the issues associated with infill.
4. Economic Factors. The wards are economically diverse with light industrial/commercial areas, large education facilities and large areas set aside for state and federal government purposes. A ward system allows for specific focus on the ward based economic factors, although to a lesser extent than a four-ward system.
5. Ratio of councillors to electors is less than 10% Ratio Deviation maximum recommended by the Department. This is unaffected by the number of councillors and will remain the same whether there are 6, 8 or 12 councillors. 8 councillors is used below for illustration purposes.

Option 2 Table: Two Wards % Ratio Deviation

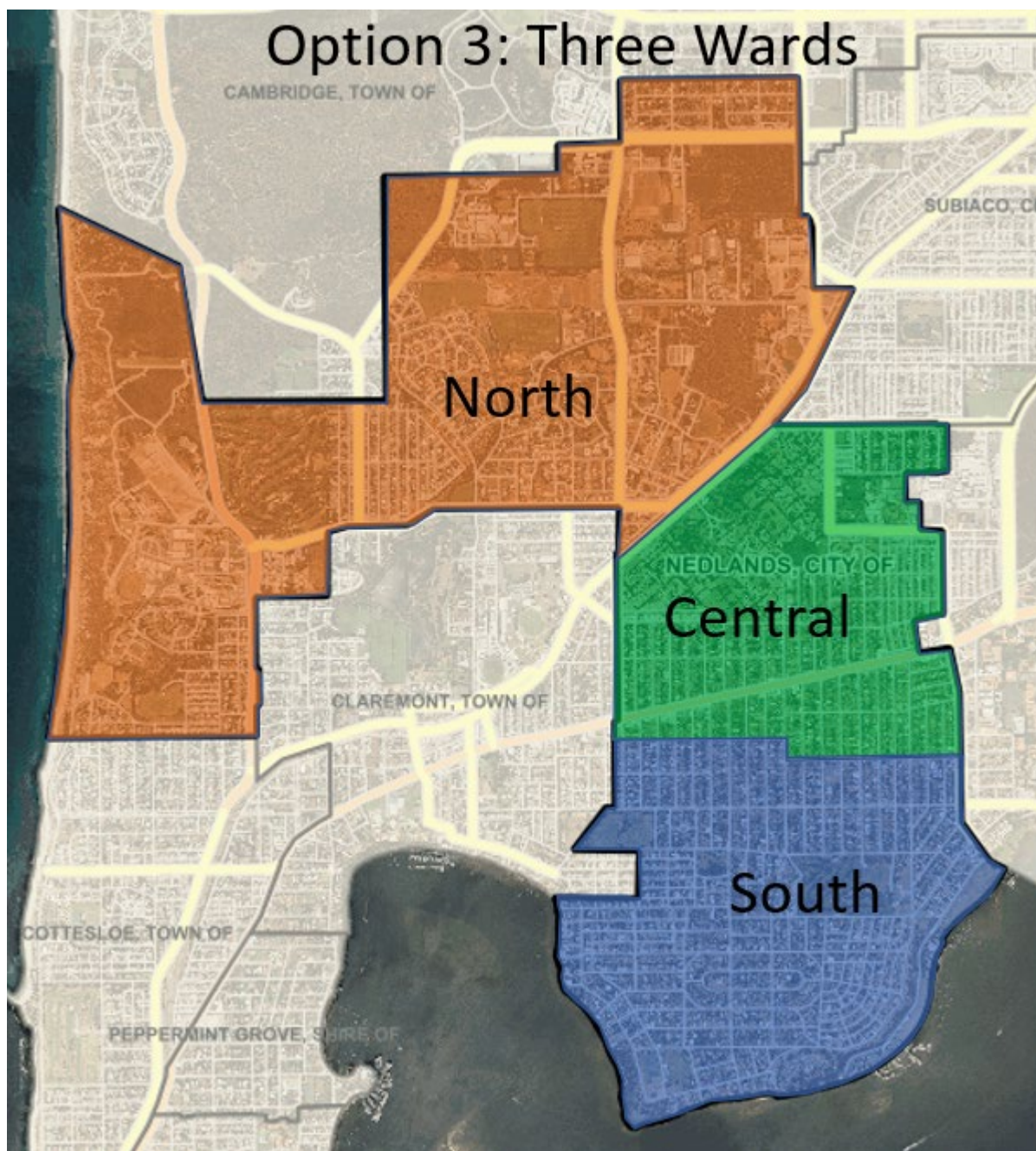
Ward	Number of Electors ¹	Number of Councillors	Councillor/Elector Ratio	% Ratio Deviation
Coast (North)	8,366	4	1:2,092	+8.60%
River (South)	7,041	4	1:1,760	-8.60%
Total	15,407	8	1:1,926	Not applicable

Disadvantages of this option include:

1. Community of Interest. Nil.
2. Physical and topographical features. Nil.
3. Demographic Trends. Nil.
4. Economic Factors. Nil.
5. Ratio of councillors to electors. Nil.

OPTION 3: Three Wards

In this option there are three Wards, North, Central and South. The map below shows how this might look. Final boundaries would need confirmation and are based on an estimate of a balanced number of electors in each ward.



Advantages of this option include:

1. Community of Interest. Nil.
2. Physical and topographical features. Nil.
3. Demographic Trends. Nil.
4. Economic Factors. The North and Central wards have economically diversity with light industrial and commercial areas, large education facilities and large areas set aside for state and federal government purposes. A three ward system allows for specific focus on the ward based economic factors, although to a lesser extent than a four-ward system.

5. Ratio of councillors. Final ward boundaries would need confirmation and are based on an estimate of a balance number of electors in each ward. Under this scenario % Ratio Deviation will comply with Department recommendations.

Disadvantages of this option include:

1. Community of Interest. North ward is largely residential and civic. Central ward is also largely residential and civic. However, it contains most of the new up-coded land. South ward is largely residential.
2. Physical and topographical features. The North and South wards have defining and attractive water feature boundaries, the ocean to the west and the river to the east. The Central ward is land bound.
3. Demographic Trends. The Central ward takes the bulk of the up-coded area and will be subject to population growth ahead of the other two wards.
4. Economic Factors. Nil.
5. Ratio of councillors to electors. Nil.

OPTION 4: Four Wards (current)

A map showing the current ward boundaries is shown below.



Current Ward Features and Landmarks (not exhaustive)

COASTAL WARD
Feature / Landmark
Swanbourne Beach
Allen Park
Allen Park Heritage Precinct (buildings)
Graylands Hospital
Mt Claremont Library
Mt Claremont Community Centre
Swanbourne Primary School
Swanbourne Army Complex including Campbell Barracks
HBF / Challenge Stadium
John XX111 College
Cottesloe Golf Course
McGillvray Ovals

Light Industrial Area – John 23 rd Ave and Brockway
Asquith Village Precinct

HOLLYWOOD WARD
Feature / Landmark
Hollywood Hospital
Aged Care Precinct
Irwin Barracks
Karakatta Cemetery
Carrington St Commercial Precinct
Lemnos Precinct Light Industrial Area and Not For Profit Area
Perth War Cemetery (Commonwealth War Graves), (West Australian Garden of Remembrance), (Dutch War Graves)
Hollywood Primary School
Shenton Park Bush Land Reserve
Highview Park and Hollywood Bowling Club
Lawler Park
Hamden Road Commercial Area
CSIRO Research Facility
Subiaco Wastewater Facility
Railway Line
Stirling Highway Mixed Use Area

MELVISTA WARD
Feature / Landmark
Melvista Park
College Park
Drabble House
City Administration Centre
Peace Memorial Rose Garden
Tresillian Community Centre
Nedlands Public Library
Windsor Theatre
Nedlands Primary School
Loreto Primary School
Stirling Highway Mixed Use Area

DALKEITH WARD
Feature / Landmark
Gallop House
Sunset Site
(former) Tawarri Site
All Abilities Play Space
Dalkeith Gunners Memorial Birdwood Parade
Melvista Reserve
Waratah Village Precinct
Point Resolution Reserve
David Cruikshank Reserve

Masons Gardens
Dalkeith Hall
Carmelite Monastery
Nedlands Yacht Club and Flying Squadron Yacht Club
Nedlands Foreshore
Nedlands Golf Course

Advantages of this option include:

1. Community of Interest. All wards share a common community of interest overall as a residential, village-based community. A ward system allows for specific focus on the ward-based community of interest factors.
2. Physical and topographical features. There is some variability in the physical and topographical features. There is a simple and clearly delineated ward boundary.
3. Demographic Trends. Nil.
4. Economic Factors. The wards are economically diverse with light industrial/commercial areas, large education facilities and large areas set aside for state and federal government purposes. A ward system allows for specific focus on the ward based economic factors.
5. Ratio of councillors to electors. Nil.

Disadvantages of this option include:

1. Community of Interest. Nil.
2. Physical and topographical features. Nil.
3. Demographic Trends. The wards have disparate demographic impacts due to the Local Planning Scheme 3 infill.
4. Economic Factors. Nil.
5. Ratio of councillors to electors is more than 10% Ratio Deviation maximum recommended by the Department.

This is unaffected by the number of councillors and will remain the same whether there are 6, 8 or 12 councillors. 12 councillors is used below for illustration purposes.

Option 4 Table: City of Nedlands elector to councillor ratios - current situation

Ward	Number of Electors ¹	Number of Councillors	Councillor/Elector Ratio	% Ratio Deviation
Coastal	4,320	3	1:1,440	+12.16%
Hollywood	4,046	3	1:1,349	+5.04%
Melvista	3,508	3	1:1,169	-8.92%
Dalkeith	3,533	3	1:1,178	-8.28%
Total	15,407	12	1:1,284	Not applicable

1. Number of electors at close of roll for the 19 October 2019 ordinary election.

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio for the whole local government and the councillor/elector ratio for each ward.

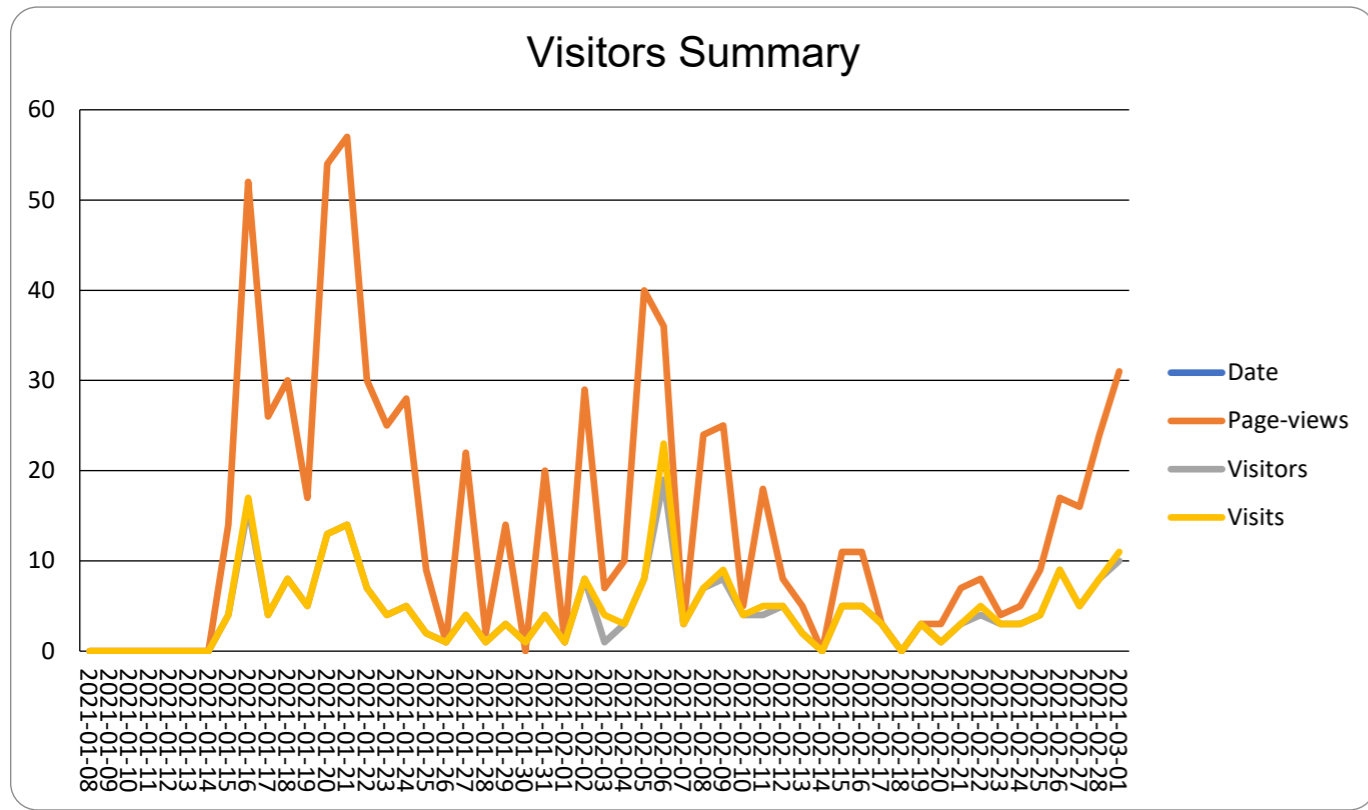
It can be seen that there is some imbalance in representation with the Coastal Ward being underrepresented by more than 12.16%. A balanced representation would be reflected in the % ratio deviation being within plus or minus 10%.

Under normal circumstances an imbalance of greater than 10% would prompt a ward boundary realignment. However, the 2019 adoption of the new Local Planning Scheme 3 will put infill development into the Melvista and Hollywood Wards and to a lesser extent into the Dalkeith Ward followed by a small amount in the Coastal Ward. Based on current surge in development applications (about 120 currently with the City) the changes in Ward elector numbers will start to occur in the next year as developments are built.

The Coastal Ward deviation ratio may decrease and fall within the 10 % range in coming years, although this is uncertain. The Hollywood and Melville Wards deviation ratios will trend upward and to a lesser extent, so might Dalkeith, although this depends on the pace of development in each ward.

A ward boundary adjustment to balance elector numbers would need to adjust all inter-ward boundaries, given the higher number of electors to councillor imbalance is in both the Coastal and Hollywood wards. It is not readily obvious, given that the existing boundaries are lined up along main roads how the realignment would occur given that a realignment may impact on other considerations such as community of interest, demographics and economic factors.

Project Report:	Review of Wards		11-Feb-2016	to	01-Mar-2021
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Project Highlights

Total Visits	247
New Registrations	1
Video views	0
Photo Views	0
Document Downloads	66

ENGAGED PARTICIPANTS	21		
Engaged Actions Performed	Registered	Unverified	Anonymous

Contributed on Forums	0	0	0
Participated in Surveys	21	0	0
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

INFORMED PARTICIPANTS	93
Informed Actions Performed	Participants

Viewed a video	0
Viewed a photo	0
Downloaded a document	58
Visited the Key Dates page	1
Visited an FAQ list Page	14
Visited Instagram Page	0
Visited Multiple Project Pages	71
Contributed to a tool (engaged)	21

AWARE PARTICIPANTS	215
Aware Actions Performed	Participants

Visited at least one Page 215

ENGAGEMENT TOOLS SUMMARY									
Forum Topics	0	Guestbooks	0	Places	0	News Feeds	1	Ideas	0
Qandas	1	Quick Polls	0	Stories	0	Survey Tools	1		

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question	Published	3	0	0	0
SurveyTools	Review of Wards - Submission Form	Archived	33	21	0	0

INFORMATION WIDGET SUMMARY									
DOCUMENTS	1	PHOTOS	0	VIDEOS	0	FAQS	1	KEY DATES	1

Widget Type	Engagement Tool Name	Visitors	Downloads/Views
Document	Review of Wards - Options and Discussion Paper	58	66
FAQ	faqs	14	15
Key Dates	Key Date	1	1

13.7 Appointment of Acting Chief Executive Officer

Council	23 March 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	Nil.
CEO	Jim Duff, Acting Chief Executive Officer
Attachments	1. Policy for Temporary Employment or Appointment of Acting CEO
Confidential Attachments	Nil.

Regulation 11(da) – Council agreed and end date for the acting period should be identified for clarity.

Moved – Councillor Youngman
 Seconded – Councillor Smyth

Council Resolution

Council appoints Mr Ed Herne, to the Acting CEO role from 7 April 2021 for the period of 3 months maximum or until an interim CEO is appointed.

Councillor Hodsdon left the meeting at 11.15 pm.

CARRIED UNANIMOUSLY 11/-

Recommendation to Council

Council appoints Mr Ed Herne, to the Acting CEO role from 7 April 2021.

Executive Summary

CEO Mark Goodlet resigned his position with the City of Nedlands his last working day was the 24 February 2021.

Mr Jim Duff, Director Technical Services is the current Acting CEO however, as per Council resolution of 2 February 2021 Council resolved to share the role among the three directors. Jim Duff, Director Technical Services has currently been in the role for 1 month ending on 6 April 2021 and therefore, Mr Ed Herne, Director Corporate & Strategy is now nominated for appointment by Council.

This appointment will see the continuation of the oversight of administrative functions and good governance of the City, it is necessary to have a higher duties Acting CEO with appropriate skills to bridge the gap.

In accordance with s5.39C of the Local Government Act 1995, a Policy for Temporary Employment or Appointment of an Acting CEO is now required.

Discussion/Overview

Mr Edmund (Ed) Herne, interim Director Corporate and Strategy

Mr Herne has over 35 years' experience in senior positions in both the private and public sectors. Ed's experience includes the role of Director Corporate Services for 13 years at the City of Stirling where he was responsible for the suite of corporate services including financial management, ICT, human resources and strategic asset management. Prior to joining the City of Stirling Ed held a similar position at Murdoch University.

Mr Herne holds a Bachelor of Business Degree and has been a CPA since 1981.

Key Relevant Previous Council Decisions:

11 February 2020

Council:

1. revokes Council Resolution, Item 10 "Chief Executive Officer Recruitment" to adopt the Terms of Reference and approve appointment of recruitment agents, of the Special Council Meeting 2 February 2021;
2. requests to the CEO that the Director Corporate and Strategy, Director Technical Services and Director Planning & Development share the position of Acting CEO on higher duties from 25 February 2021 until Council determines an interim or long-term CEO;
3. requests the CEO to advise the respondents to RFQ 2020-21.137 that no respondent has been selected;
4. requests the CEO to undertake a further request for quotation process to seek suitably experienced organisations from a wide field to provide recruitment services for (a) Interim CEO and (b) Long term CEO.

5. adopts the revised CEO Recruitment and Selection Committee 2021 Terms of Reference below, with deletions shown as strike through and additions shown in bold.
 1. The CEO Recruitment and Selection Committee is to be an interim Committee for the life of the CEO recruitment and selection processes.
 2. In accordance with Local Government Operational Guidelines Number 10 – Appointing a CEO (updated April 2019) and in the interests of professionalism for all parties and the reputation of the City, matters discussed and information relating to executive search companies that are commercial in confidence or relating to applicants and their details will be treated in the strictest confidence. All Councillors and staff dealing with the CEO recruitment and selection processes are to sign a confidentiality agreement.
 3. The role of respective members of the Committee are to be clarified and confirmed – that is, the roles of the Mayor and Committee members and the roles of alternate Committee members, including whether the alternate Committee members are to act as proxies. That the alternate Committee members are to act as proxies, with voting rights if the respective Committee members cannot attend.
 4. The CEO Recruitment and Selection Committee, will refine the requirements for the selection of the CEO and will assist with coordination of the process. The CEO Recruitment and Selection Committee may request the assistance of an independent human resources consultant.
 5. The CEO Recruitment and Selection Committee will coordinate the end-to-end recruitment process, including working with an Executive Search consultancy as required to advertise for and search and select appropriate candidates.
 6. The CEO Recruitment and Selection Committee will report back to Council at important points in the process as approved by Council and enable Council to make the final decision regarding selection and appointment of the interim CEO and the long-Term CEO.
 7. The CEO recruitment process will operate in accordance with;
 - a. section 5.39A “Model standards for CEO recruitment, performance and termination” of the Local Government Act 1995;
 - b. regulation 18FA. “Model standards for CEO recruitment, performance and termination” of the Local Government (Administration) Regulations 1996;

- c. Schedule 2 — “Model standards for CEO recruitment, performance and termination” of the Local Government (Administration) Regulations 1996;
 - d. prior to the determination of the position description and selection criteria for the long-term CEO, the independent person be appointed to the Committee; and
 - e. that the Committee’s Recommendations for appointing the independent person be in accordance with the Department of Local Government Guidelines for CEO Recruitment; and
6. notes that the next meeting of the CEO Recruitment and Selection Committee 2021 will make recommendations to Council that comply with the new requirements under the Local Government Act 1995 and its subsidiary legislation, including, but not limited to;
- a. Inclusion of an independent person on the committee;
 - b. Determining the position description; and
 - c. Determining the selection criteria.

Consultation

N/A

Strategic Implications

Ensures appropriate management and good governance.

Budget/Financial Implications

Within existing budget.

Can we afford it?

Backfilling essential positions ensures the continuation of the leadership and management of the City and is within existing budget.

How does the option impact upon rates?

No impact on rates as is within existing budget.

Conclusion

Council to endorse Ed Herne as the Acting CEO, pending the recruitment and appointment of an interim CEO.

Appointment of Acting Chief Executive Officer

Status	Council
Responsible Division	Office of the Chief Executive Officer
Objective	To ensure compliance with Local Government Act 1995 s5.39C by having a policy regarding the employment of an acting Chief Executive Officer.
Context	To provide a framework and guidelines for the employment of an acting CEO.

Statement

Section 5.39C of the Local Government Act requires the adoption of a policy regarding the employment of an acting Chief Executive Officer (CEO).

Council delegates to the CEO, appointment of an internal employee higher duties Acting CEO subject to the following conditions:

1. The appointment is to be for a period of no more than 3 months; and
2. The person appointed is to be suitably qualified, experienced and knowledgeable for the Acting CEO role; and
3. The appointment not being due to a vacancy of the CEO's position.

The Chief Executive Officer must inform the elected members of all proposed Acting CEO arrangements.

For CEO vacancy periods over 3 months the appointment of the Acting CEO shall be determined by Council.

The CEO shall report to Council any proposal to fill an Acting CEO role over three months with as much advanced notice as possible. In this case the CEO may recommend a suitable internal candidate for higher duties and must also provide an alternative recommendation to Council, to convene a CEO Recruitment and Selection Committee to progress the Acting CEO recruitment.

If the Chief Executive Officer's position becomes vacant, all acting arrangements are to be determined by the Council.

Related Documentation

Nil.

Related Local Law / Legislation

- Local Government Act 1995 s5.39C, (which also refers to any prescribed matters but as at the date of adoption of this Policy, there were no such prescribed matters).

Related Delegation

Delegation to CEO under Section 5.39C of the Local Government Act.

Review History

Adopted by Council 23 February 2021

Please note this item was brought forward see page 45.

13.8 Consideration of Responsible Authority Report for 10 Multiple Dwellings at Lot 372 (No. 12) Philip Road, Dalkeith

Council	23 March 2021
Applicant	Stewart Urban Planning Pty Ltd
Landowner	Gunner Development Pty Ltd
Director	Tony Free, Interim Director Planning and Development Services
Employee Disclosure under section 5.70 Local Government Act 1995 and section 10 of the City of Nedlands Code of Conduct for Impartiality.	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants. Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia.
Report Type Information Purposes	Item provided to Council for information purposes.
Reference	DA20-57964 (DAP/20/01922)
Previous Item	Nil
Delegation	Not applicable – Joint Development Assessment Panel application.
Attachments	2. Responsible Authority Report and Attachments

LOT 372 (NO. 12) PHILIP ROAD, DALKEITH – MULTIPLE DWELLING DEVELOPMENT (10 APARTMENTS)

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Inner-North JDAP
Local Government Area:	City of Nedlands
Applicant:	Stewart Urban Planning Pty Ltd
Owner:	Gunner Development Pty Ltd
Value of Development:	\$5.8 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)
Responsible Authority:	City of Nedlands
Authorising Officer:	Tony Free, Interim Director Planning and Development Services
LG Reference:	DA20-57964
DAP File No:	DAP/20/01922
Application Received Date:	3 December 2020
Report Due Date:	24 March 2021
Application Statutory Process Timeframe:	90 Days with an additional 20 days agreed by the applicant (total 110 days).
Attachment(s):	<ol style="list-style-type: none"> 1. Aerial and Zoning Map 2. Feature Survey dated 3 December 2020 3. Development Plans dated 11 March 2021 4. Visitor Bay B85 Manoeuvring Plan dated 26 February 2021 5. Overshadowing Analysis dated 26 February 2021 6. Landscape Plans dated 9 March 2021 7. Waste Management Plan dated 11 March 2021 8. Acoustic Report dated 9 March 2021 9. Traffic Impact Statement 3 December 2020 10. Architect Peer Design Review Comments dated 14 March 2021 11. Landscape Architect Peer Design Review Comments dated 10 March 2021 12. Summary of Submissions 13. R-Codes Volume 2 Assessment 14. Applicant Planning Statement dated 15 December 2020 15. Applicant Design Principles Report dated 3 December 2020 16. Applicant Justification and Design Review Response dated 26 February 2021
	<input type="checkbox"/> Yes Complete Responsible Authority <input type="checkbox"/> N/A Recommendation section

Is the Responsible Authority Recommendation the same as the Officer Recommendation?		
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

The Responsible Authority Recommendation of the Council will be provided following its 23 March 2021 Council Meeting (and prior to submission of this RAR to the Metro Inner-North JDAP).

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	City of Nedlands Local Planning Scheme No. 3
Local Planning Scheme - Zone/Reserve	Residential R80
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Residential 'P' (Multiple Dwelling)
Lot Size:	1136m ²
Existing Land Use:	Residential (Single House)
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input checked="" type="checkbox"/> Other – Design Review by single practitioner
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Proposed Land Use	Multiple Dwelling
Proposed Plot Ratio	1.29 in lieu of 1.0
Proposed No. Storeys	4
Proposed No. Dwellings	10

It is proposed to develop on Lot 372 (No.12) Philip Road, Dalkeith (the site), a four (4) storey Multiple Dwelling development comprising of 10 apartments. The proposed development is summarised as follows:

Basement Level

- 20 resident car parking spaces

- 3 visitor car parking spaces
- Bulk waste compound storage
- Fire pump and tanks
- One-way ramp access for vehicles located on the eastern lot boundary

Ground Level

- Two x 2-bedroom apartments
- Location of ten (10) storerooms
- Five (5) bicycle rails for residents and one (1) bicycle rail for visitors (a total of 6)
- 26m² bin store and 360L bin compactor
- Pedestrian path located along the eastern lot boundary to access laneway
- Resident lobby
- Entry colonnade with trellis and canopy cover along the western lot boundary
- Deep soil planting areas (a total of 129m²)

Level 1 and 2

- One (1) x 2-bedroom apartments
- Two (2) x 3-bedroom apartments
- On-structure planter boxes

Level 3

- Two (2) x 3-bedroom apartments
- On-structure planter boxes

Roof Level

- Private outdoor living areas for Apartments 301 and 302 (no public access)
- Lift core overrun and air conditioning units located in the middle of the roof space
- Photovoltaic array collection panels located on the western side of the roof

Background:

Location and Zoning

The site is located within the street block bounded by Philip Road to the north, Adelma Road to the east, Waratah Avenue to the south and Alexander Road to the west. An aerial and zoning map is provided in **Attachment 1**.

The site is 1,136m² in area and there is a slope in natural ground level of approximately 2.5m from the front boundary (north) to the rear boundary (south). The site is zoned R80 and has its street frontage to Philip Road. The land to the south has been rezoned R-AC3 and forms the Waratah Village.

The southern lot boundary of the site abuts a 7.0m wide laneway owned by the City of Nedlands. However, this laneway is landlocked by private property.

Vehicle access from the rear laneway was not able to be achieved as no agreement between the site and 81 Waratah Avenue, Dalkeith (Waratah Village) was reached to allow vehicle access though to Waratah Village car park and exit/enter through Waratah Avenue.

Existing Context and Character of Locality

The site is located in an existing residential neighbourhood which has undergone some more recent subdivision and redevelopment. The area has been up coded from R10, R12.5 and R20 to R60, R80 and R-AC3. This is intended to accommodate additional built form and density centred on Waratah Village.

There is a mix of lot sizes, lot widths and dwelling styles along the section of Philip Road between Alexander Road and Adelma Road. The street accommodates a mix of dwelling styles. There are examples of recently constructed contemporary double storey duplex / townhouse style developments with skillion or flat roofs, double width garages and driveways. There are also remnant examples of single storey interwar and post war dwellings with gabled roofs, single width driveways and low or absent front fencing.

The dwellings generally maintain a detached appearance when viewed from the street being set back from side and rear boundaries. Although there are variations to the extent of front setbacks for instance 14 Philip Road has a front tennis court in front of the two storey dwelling. The surrounding dwellings sit within a landscaped setting, which is further reinforced by several mature canopy street trees, and the recent planting of new street tree stock.

Desired Future Context

The City's Local Planning Scheme No.3 (LPS3) was gazetted in April 2019, creating significant density code changes to some areas of the City of Nedlands. Under the previous Town Planning Scheme No.2 (TPS2), the site was zoned Residential with a density code of R10. Under LPS3, the site's zoning remains Residential, however the density code has increased to R80. The subject site falls within the Waratah Village Precinct area.

➤ *Draft Local Planning Policy – Waratah Village Precinct Context and Character*

The City has commissioned a consultant to complete a local character and distinctiveness study, which has been used as a supporting document for the City's Draft Local Planning Policy – Waratah Village Precinct Context and Character (Waratah Village Precinct LPP). This Draft Waratah Village Precinct LPP has been presented to Council for its consent to advertise at the 23 February 2021 Ordinary Meeting of Council.

Built form modelling of the Waratah Village Precinct is currently being undertaken by a consultant on behalf of the City. The built form modelling and context and character documents are intended to provide a sound evidence base for the City to determine the areas desired future character and produce nuanced built form controls for the up coded areas surrounding Waratah Avenue.

These built form controls will be focussed on retaining the unique character of the Waratah Village area through built form elements including setbacks, colours and materials and landscaping. These nuanced controls are not intended to stifle the area's

potential for development under LPS3. Rather, they will encourage the provision of high-quality developments that are respectful of the desired future character of the Waratah Village Precinct.

Whilst the status of the Waratah Village Precinct LPP is currently in a preliminary stage, it is nonetheless considered appropriate that an assessment against it is undertaken, for reasons of compatibility of the proposal with the future character of the locality.

Desired Future Character Statement	Officer Comment
<p>The Waratah Village Precinct will provide for more diverse housing options for residents within high amenity and attractive streetscapes.</p>	<p>Statement Satisfied.</p> <p>The development will provide an additional 10 dwellings. The apartment configuration is as follows:</p> <ul style="list-style-type: none"> • Four (4) x 2-bedroom apartments. • Six (4) x 3-bedroom apartments. <p>Based on the above, it is considered that the development provides a range of apartment sizes and designs to accommodate various demographic groups.</p>
<p>New development will identify and reference opportunities for a public plaza, creating a civic heart for the local centre in Dalkeith.</p>	<p>Statement Satisfied.</p> <p>The sites proximity to Waratah Avenue will assist in accommodating additional built form and density centred on Waratah Village (zoned R-AC3).</p>
<p>Landscaping and deep soil in new developments will contribute to the leafy-green sense of place, appropriate to the density of each site.</p>	<p>Statement Satisfied.</p> <p>The amount of landscaping and new tree plantings exceeds the minimum requirements of the R-Codes.</p> <p>A substantial portion of the proposed landscaping is to be located along the primary street and eastern lot boundary to provide a suitable interface with the landscaped streetscape along Philip Road and the adjoining neighbours to the east of the site.</p>
<p>Built form and landscaping will be designed to provide appropriate transitions between low and medium density development.</p>	<p>Statement Satisfied.</p> <p>The proposal's built form is centred to the middle of the site to ensure appropriate setbacks, building mass and height as well as adequate separation is provided to neighbouring lots.</p> <p>At the rear of the proposal, the building façade provides a suitable transition to the rear R-AC3 coded lot along Waratah Avenue.</p>

Desired Future Character Statement	Officer Comment
<p>New development will reference the traditional built form character of the area through the integration of design elements and a high-quality palette of materials and finishes.</p>	<p>Statement Satisfied.</p> <p>The development is considered to be of a built form that references the existing character of the locality. It also proposes a varied palette of materials and finishes for the building itself.</p> <p>In this regard, the City's Architect Consultant provided the following relevant comments:</p> <p><i>"The form, material selections and landscape, set in a tree lined street with adjacent high quality neighbouring apartment buildings results in a 'Village Centre' that would be a good contribution to the building stock in this locality.</i></p> <p><i>The building design is of high quality and is well suited to the context and community."</i></p>
<p>New development will interact with the street to enhance the pedestrian environment, and include appropriate land uses on the ground floor in the Mixed-Use Zone that connect the private and public realms.</p>	<p>Statement Satisfied</p> <p>It is considered that the development provides an active frontage to Philip Road through the use of a generous primary street setback and clearly defined pedestrian and vehicle routes at street level, which is further enhanced by high quality landscaping.</p>
<p>Land uses will be suitable to the scale of the Waratah Village Precinct, which functions as a local centre for the surrounding residential neighbourhood.</p>	<p>Statement Satisfied</p> <p>The proposed development is consistent with the R80 density coding of the site. The site is located in an existing residential neighborhood which has undergone some more recent subdivision and redevelopment, having been up coded from R10, R12.5 and R20 to R60, R80 and R-AC3, is intended to accommodate additional built form and density suitable to the scale of the Waratah Village Precinct.</p>

Based on the above, the proposal is considered consistent with desired future character statement of the draft Waratah Village Precinct LPP and is therefore acceptable.

➤ *Local Planning Strategy*

The City's Local Planning Strategy (the Strategy) was endorsed by the Western Australian Planning Commission in 2017. The Strategy identifies Dalkeith as a low

density, predominantly residential suburb with large lots, often more than 1000m² in area.

Waratah Avenue is noted as the exception, as a road that has been established as a link between Nedlands and Claremont and has organically developed into a small commercial hub. The Strategy notes that the recent development along Waratah Avenue will see the emergence of multiple dwellings, as evidenced by the already existing mixed-use commercial and multiple dwelling development at 87 Waratah Avenue.

The Strategy identifies that the Waratah Avenue neighbourhood centre has the potential to provide approximately 65 dwellings over the medium term. However, the density delivered under LPS3 is not entirely aligned with the Strategy's vision, and it is likely that the Waratah Avenue Precinct will deliver a higher number of dwellings than the Strategy predicted.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Development Assessment Panel) Regulations 2011*
- *Metropolitan Region Scheme*
- *City of Nedlands Local Planning Scheme No. 3 – clauses 9, 16, 18, 32 and 34*

State Government Policies

- *State Planning Policy 7.0 – Design of the Built Environment (SPP7.0)*
- *State Planning Policy 7.2 – Precinct Planning (SPP7.2)*
- *State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2)*

Local Policies

- *Local Planning Policy – Consultation of Planning Proposals*
- *Local Planning Policy – Waste Management*

Consultation:

Public Consultation

In accordance with the City's Local Planning Policy – Consultation of Planning Proposals (Consultation Policy), the development proposal is considered a Complex Application. The application was advertised from 22 January 2021 and concluded on 16 February 2021.

Additional consultation time was granted to accommodate the rescheduled community information session that was cancelled due to the WA Government mandatory lockdown between 31 January – 5 February 2021.

In accordance with the Consultation Policy, the following consultation methods was undertaken:

- Letters sent to all City of landowners and occupiers within a 200m radius of the site;
- A sign on site was installed at the site’s street frontage for the duration of the advertising period;
- An advertisement was published on the City’s website with all documents relevant to the application made available for viewing during the advertising period;
- An advertisement was placed in *The Post* newspaper published on 23 January 2021;
- A Social media post was made on one of the City’s Social Media platforms;
- A notice was affixed to the City’s Noticeboard at the City’s Administration Offices; and
- A community information session was held by City Officers on 15 February 2021, where there were approximately 17 attendees.

Administration received a total of 29 submissions during the public consultation period, of which:

- 2 submissions were in support of the application;
- 3 submissions were neither supportive nor objecting; and
- 24 submissions objected to the proposal.

The schedule of the issues raised during the public consultation are tabled below.

Issue Raised	Officer comments
<p>The development exceeds the permitted Acceptable Outcomes of the R-Codes Vol. 2 as follows:</p> <ul style="list-style-type: none"> • building height of 4 storey results in an excessive number of floors; • wall heights exceed 15m; • building on boundary wall heights are too excessive; • plot ratio; • side setbacks are not compliant; • building separation is not compliant; • pedestrian access to the building is not compliant; • overshadowing; and • visual privacy. 	<p>23 submissions from surrounding properties were received on this matter.</p> <p>This issue is discussed in detail in the Planning Assessment section of this report.</p>
<p>The development is not in keeping with the existing built form and context of the suburb which is characterised by low density development, large leafy blocks and a quiet neighbourhood along Philip Road.</p>	<p>22 submissions from surrounding properties were received on this matter.</p> <p>It is noted that the proposed development is consistent with the R80 density coding of the site. The site is located in an existing residential neighborhood which has undergone some more recent subdivision and redevelopment, having been up coded from R10, R12.5 and R20 to R60, R80 and</p>

Issue Raised	Officer comments
	<p>R-AC3, is intended to accommodate additional built form and density.</p> <p>The proposed development has been assessed to meet the element objectives for primary controls within the Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2) and is considered to be an appropriate form of development for the subject site.</p>
<p>The development results in excessive bulk and scale contrary to the context and character of the area.</p>	<p>21 submissions from surrounding properties were received on this matter.</p> <p>In terms of the scale and built form, the scale of development is considered appropriate for a mid-rise neighborhood center as per the R-Codes.</p> <p>Overall, the development will contribute to the emerging medium rise residential area along Philip Road and the surrounding area.</p> <p>A detailed assessment of the building height and setbacks is discussed in detail in the Planning Assessment section of this report.</p>
<p>There is a lack of open space for the proposed development and no deep soil areas for trees. No retention of existing trees on site.</p>	<p>7 submissions from surrounding properties were received on this matter.</p> <p>This issue is discussed in detail in the Planning Assessment section of this report.</p>
<p>Development will result in an undesirable level of traffic along Philip Road which is already overcrowded with street parking issues.</p>	<p>14 submissions from surrounding properties were received on this matter.</p> <p>A Traffic Impact Statement (TIS) has been provided which demonstrates that the anticipated traffic generation for the development can be accommodated for within the existing traffic network. The TIS has been reviewed by the City and have agreed with this finding.</p> <p>The development meets the acceptable outcomes and element objectives for car parking.</p>
<p>The proposal will result in more residents moving in and creating noise from balconies impacting the peaceful neighborhood and surrounding properties</p>	<p>6 submissions from surrounding properties were received on this matter.</p>

Issue Raised	Officer comments
	The Acoustic Report (Attachment 8) shall be implemented to ensure the development comply with the Environmental Protection (Noise) Regulations 1997.

Referrals/consultation with Government/Service Agencies

No external referrals were required for this application.

Design Review Advice

The City of Nedlands currently does not have an active Design Review Panel (DRP). In the absence of a Panel, the City refers the application for architectural and landscape architectural design review by suitably qualified practitioners.

For this application, an architectural and landscape architectural design review was undertaken. A copy of the architectural and landscape architectural design review against State Planning Policy 7.0 - Design of The Built Environment (SPP 7.0) is contained as **Attachment 10 and 11**. A meeting was also held to allow the applicants an opportunity to present to the City’s consultants and address any queries.

A summary of the proposal against SPP 7.0 is provided below, noting that since the original application was submitted, further information and amended development plans were provided by the applicant in response to the initial comments of the City’s consultants. The table below demonstrates aspects of the development proposal that the City’s consultants are supportive of.

Legend		
3	Supported	
2	<i>Supported with conditions</i>	
1	<i>Further information required</i>	
0	<i>Not supported</i>	
SPP 7.0 Principles	Architectural design review	Landscape Architectural design review
Principle 1: Context and Character	3	N/A
Principle 2: Landscape Quality	3	3
1. 3.2 Orientation		3
2. 3.3 Tree Canopy and Deep Soil Areas		3
3. 3.4 Communal Open Space		3
4. 3.6 Public Domain Interface		3
5. 4.12 Landscape Design		3
6. 4.16 Water Management Conservation		3
Principle 3: Built Form and Scale	3	N/A
Principle 4: Functionality and Built Quality	3	N/A
Principle 5: Sustainability	2	N/A
Principle 6: Amenity	2	N/A
Principle 7: Legibility	3	N/A
Principle 8: Safety	2	N/A

Principle 9: Community	3	N/A
Principle 10: Aesthetics	3	N/A

Whilst the City acknowledges that an individual architectural and landscape architectural design review is not a substitute for a formal DRP, their comments have nonetheless assisted the City in the consideration of the application against SPP 7.0.

A review of the comments that have been raised by both the architectural and landscape architectural design review that are highlighted in orange are discussed further below.

Architectural Design Review

The City’s Architect Consultant has reviewed the revised plans and provided the following advice:

In regard to Principle 5 – Sustainability:

1. *The applicant has verified an energy statement will be provided post approval. As noted above proposal is acceptable and supported.*

The development proposes a number of sustainability measures such as photovoltaic cells on the roof, energy efficient heating devices and solar powered lighting to external open spaces. However, it is recommended a condition be placed to ensure compliance with minimum NATHERS requirements by 0.5 stars such as an energy statement.

In regard to Principle 6 – Amenity:

2. *The applicant has provided supporting diagrams to communicate observations made regarding apartment planning. Elevations have been revised.*

In regard to Principle 8 – Safety:

3. *The applicant has provided supporting diagrams to communicate observations made regarding safety.*
4. *The proposal is acceptable within its context. Safety in design features are a Building code compliance issue and will be addressed in later stages.*

Points 2, 3 and 4 are noted.

Landscape Architectural Design Review

The City’s Landscape Architect Consultant has reviewed the revised plans and is supportive of the proposed landscaping for this proposal. However, it should be noted that the Landscape Consultant did make the following comment regarding Principle 2 – Landscape Quality:

1. *One existing street tree was already proposed to be retained; the updated documents show an additional tree to be retained- the tree was formerly to be replaced. The tree is a well- established Queensland Box street tree on the eastern side of the Phillip Road verge. Whilst close to the proposed crossover it has been noted to be assessed during the construction process in order to attempt to retain this tree.*

The established Queensland Box street tree (City Tree Asset ID 1019) has been annotated on the Development Plans and Landscape Plans confirming that the applicant will only remove the street tree if safety and vehicle visual sightlines will be

impacted based on the close proximity between the street tree and the proposed crossover location. The City is supportive of this approach.

In the event of a JDAP approval, it is recommended that a condition be placed to ensure that the street tree can be retained where possible, however removal will be granted if the street tree impacts upon vehicle safety and visual sightlines.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the Scheme and State and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

- Aims of the Scheme
- Matters to be considered (Deemed Provisions clause 67)
- Residential Zone Objectives
- State Planning Policy 7.2 *Precinct Planning*
- State Planning Policy 7.3 *Residential Design Codes Volume 2*
 - Building height
 - Side and rear setbacks
 - Plot ratio
 - Building separation
 - Orientation
 - Tree Canopy and Deep Soil Areas
 - Visual privacy
 - Pedestrian access and entries
 - Managing the impact of noise

These matters are outlined and discussed below. A full assessment of the proposal against the Residential Design Codes Volume 2 (R-Codes) is included at **Attachment 13**.

Aims of the Scheme

The City has assessed the development against the relevant provisions of the LPS3 as set out below.

Aims of LPS3			
Item	Requirement	Officer Response	Satisfies
9 – Aims of Scheme	Protect and enhance local character and amenity	The development has been assessed as compliant with the Element Objectives of the R-Codes. The proposal is considered to be generally consistent with the existing and desired future character of the area due to its setbacks, landscaping and aesthetics. The proposal is also consistent with the intended building envelope for a multiple	Satisfied

		dwelling development within the Residential R80 density code.	
Respect the community vision for the development of the district;		<p>The community vision is provided under Section 8.1.2 City of Nedlands Strategic Community Plan (2013) on page 49 of the Local Planning Strategy. It is as follows:</p> <p><i>“Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place.”</i></p> <p>The proposed multiple dwelling development is consistent with the community vision outlined above as it does not adversely affect any of the objectives contained within the vision statement.</p>	Satisfied
Achieve quality residential built form outcomes for the growing population;		The development meets all element objectives of the R-Codes. It is noted that the City’s Architect and Landscape Architect design review consultants are supportive of the proposed architectural design and form of the development and landscape qualities.	Satisfied
To develop and support a hierarchy of activity centres		The development will provide a higher number of dwellings to support the Mixed-Use Waratah Village which abuts the application site to the south (rear).	N/A
To integrate land use and transport systems		The proposal is generally consistent with the development expectations attributable to the R80 higher density code. The R80 coded land, forms part of a transitional area around the Waratah Village. The proposal therefore supports the provision of higher density development around a mixed-use node and along a transport corridor being within 70m of Waratah Avenue (Bus 24).	Satisfied

	Facilitate improved multi-modal access into and around the district	The development includes bicycle parking (racks) for residents and visitors.	Satisfied
	Maintain and enhance the network of open space	The development does not impact the City's network of open space.	Satisfied
	Facilitate good public health outcomes	The development will not adversely affect the desired public health outcomes.	Satisfied
	Facilitate a high-quality provision of community services and facilities	A development proposal of this type and scale is not required to include community services or facilities.	N/A
	Encourage local economic development and employment opportunities	Whilst being built, the development will positively contribute to local businesses.	Satisfied
	To maintain and enhance natural resources	Solar panels are proposed to the roof, and the development maximises its northern orientation.	Satisfied
	Respond to the physical and climatic conditions	The development maintains solar access to adjoining properties by having appropriate setbacks.	Satisfied
	Facilitate efficient supply and use of essential infrastructure	The development does not negatively impact this objective.	Satisfied
16.2 – Land Use	Not applicable	Permitted Use, Residential (Multiple Dwellings).	Satisfied
32.1(1) - Parking	Except for development to which the R-Codes apply, every development shall provide on-site car parking spaces in accordance with any applicable local planning policy adopted by the local government.	Residential parking for this development is governed by the Residential Design Codes.	N/A
32.1(2-6) - Parking	Cash-in-lieu of parking	The City does not have a Car Parking Strategy to guide cash-in-lieu.	N/A

		Therefore, these scheme provisions cannot be applied.	
32.4(5) – Development Standards	In relation to developments that are not subject to the R-Codes, where development standards are not specified in an approved structure plan, local development plan, and/or activity centre plan, the development standards are subject to the applicable R-Code.	The application has been assessed in accordance with the relevant provisions of the R-Codes. Refer Attachment 13 and below.	Satisfied

Planning and Development (Local Planning Schemes) Regulations 2015

The City has assessed the application against with Clause 67(2) of Schedule 2 of the LPS Regulations. The assessment of which is provided in the table below against the relevant provisions:

Provision	Assessment
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	Refer to assessment of clause 9 of LPS3 – Aims of Scheme.
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	The development proposal has achieved all relevant element objectives of the R-Codes and is consistent with the expected development within Residential R80.
<i>(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height,</i>	The Zoning Table in the Scheme classifies all residential development as a 'P' use in the Residential Zone. The suitability of the land use is not therefore, in question.

Provision	Assessment
<i>bulk, scale, orientation and appearance of the development;</i>	<p>The development itself is either generally consistent with or exceeds the default primary controls of the R-Codes.</p> <p>Whilst the development is a departure from the existing built form, it is consistent with the expected built form of the medium density code (R80) to which it relates.</p>
<p>(n) <i>the amenity of the locality including the following —</i></p> <ul style="list-style-type: none"> (i) <i>environmental impacts of the development;</i> (ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i> 	<ul style="list-style-type: none"> (i) With recommended conditions of approval, the development is considered to achieve the element objectives for water and energy efficiency. (ii) The development is considered to respond to the prevailing character of the locality. (iii) Given the scale of the residential development, the City is of the view that there are no identifiable social impacts that further residents would pose.
<p>(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation should be preserved.</i></p>	<p>The applicant has provided a landscaping plan which outlines the varying number of plant species to be proposed on site. A number of large, medium and small trees will be planted in Deep Soil Areas to be integrated into the development. The City's Landscape design review consultant is satisfied with the proposed landscaping for the development.</p>
<p>(s) <i>the adequacy of —</i></p> <ul style="list-style-type: none"> (i) <i>the proposed means of access to and egress from the site; and</i> (ii) <i>arrangements for the loading, unloading, manoeuvring and parking of vehicles.</i> 	<p>The applicant has provided a Transport Impact Statement (TIS). The City's Technical Services reviewed the TIS and supports the proposed access and egress, manoeuvring and parking of vehicles.</p>
<p>(t) <i>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;</i></p>	<p>The applicant has provided a Transport Impact Statement (TIS) which concluded that the trip generation from a development of this type and size is unlikely to materially impact the local road network.</p>
<p>(y) <i>any submissions received on the applications</i></p>	<p>All submissions have been given due regard in accordance with this provision. A summary of the submissions was provided to the applicant and where possible have been addressed (See Attachment 12)</p>
<p>(zb) <i>any other planning consideration the local government considers appropriate.</i></p>	<p>The City is currently preparing for the introduction of a Design Review Panel. However, it is not operational as yet. In</p>

Provision	Assessment
	the meantime, a process of design review of the proposal has been undertaken using a qualified architectural consultant. The design review has assessed the development against the principles of design incorporated into SPP 7.0.

Residential Zone Objectives

The table below outlines the objectives for the Residential Zone, and how the development addresses these.

Objective	Assessment	Satisfies
<i>To provide for a range of housing and a choice of residential densities to meet the needs of the community</i>	The development will provide medium density housing in a multiple dwelling format.	Satisfied
<i>To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.</i>	The development seeks to reflect the prevailing character of the area. The quality of development meets the Element Objectives of the R-Codes.	Satisfied
<i>To provide for a range of non-residential uses, which are compatible with and complementary to residential development.</i>	This development proposes residential use only.	N/A
<i>To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.</i>	The development is four storeys in height and setback sufficiently to provide a landscaped front area. This has been undertaken to ensure the building sits well within the streetscape, which is characterised by large front setbacks. The development is now considered to strike a balance between achieving the built form expectations of the R80 density code and responding appropriately to the local context.	Satisfied

Given the above, the application is considered to meet the objectives for the residential zone.

State Planning Policy 7.2 Precinct Design

SPP 7.2 and its associated guidelines have been recently introduced by the State Government. Whilst the Policy relates primarily to the creation of precinct plans, it does require subdivision and development to apply the Policy and Guidelines where a precinct plan is not in place, in particular to areas which are within a precinct boundary.

The City’s comments on the extent the development addresses the design elements is outlined below.

Design Element 1: Urban Ecology

O1.1 To protect, enhance and respond to the ecological systems of the precinct.	The applicant has provided a landscaping plan which outlines the varying number of plant species to be proposed on site. A number of large, medium and small trees will be planted in Deep Soil Areas to be integrated into the development.
O1.2 To enhance sense of place by recognising and response to Aboriginal, cultural and built heritage.	There is no Aboriginal heritage on or near the site that is known to the City. The development attempts to respond to nearby built heritage through context and character.
O1.3 To reduce the environmental and climate change impacts of the precinct development.	The development can be conditioned to meet the acceptable outcomes of the R-Codes relating to energy and water efficiency.

Design Element 2: Urban Structure

O2.1 To ensure the pattern of blocks, streets, buildings and open space responds and contributes to distinct, legible precinct character.	The development fronts onto the existing street layout.
O2.2 To promote an urban structure that supports accessibility and connectivity within and outside the precinct.	The development is designed to be accessible.
O2.3 To ensure the urban structure supports the built form, public realm and activity intended for the precinct.	The development is considered to be consistent with the future character outlined in the draft Local Planning Policy – Waratah Village Precinct Context and Character.
O2.4 To ensure an adaptable urban structure that can respond to and facilitate change within a precinct.	The development is located in a residential precinct and is intended to remain in this guise.

Design Element 3: Public Realm

O3.1 To ensure the public realm is designed to promote community health and wellbeing.	Not applicable
O3.2 To enable local character and identity to be expressed in public realm to enhance a sense of place.	Not applicable
O3.3 To ensure than key environmental attributes are protected and enhanced within the public realm.	Not applicable
O3.4 To ensure the public realm is designed to be inclusive, safe and accessible for different users and people of all ages and abilities.	Not applicable
O3.5 To ensure public realm design is integrated with the built form, movement network and landscape of the precinct.	Not applicable

Design Element 4: Movement

O4.1 To ensure the movement network supports the function and ongoing development of the precinct.	The development utilises the existing movement network.
O4.2 To ensure a resilient movement network that prioritises affordable, efficient, sustainable and healthy modes of transport.	The development includes bicycle parking. It is also located close to a bus route along Waratah Avenue (Bus 24) within walking distance (less than 100m).
O4.3 To enable a range of transport choices that meet the needs of residents, workers and visitors.	The site is located in an area that provides transport choice.
O4.4 To ensure the quantity, location, management and design of parking supports the vision of the precinct.	<p>The City is currently developing a precinct vision for the Waratah Village Precinct area through a draft Local Planning Policy – Precinct Plan following community engagement workshops in 2019. This will inform car parking management for the Waratah Village Precinct area.</p> <p>The development has provided sufficient on-site car parking to ensure there is no reliance on street parking. The car parking area is also located beneath the building (basement level) and is not visible from the primary streetscape.</p>

Design Element 5: Land Use

O5.1 To ensure current and planned land uses respond to the needs and expectations of the community.	The proposed residential use is consistent with the Local Planning Strategy as the current reflection of community expectations.
O5.2 To ensure the planned land use types contribute positively to the precinct character and amenity.	The precinct character and level of amenity has not been determined. However, the proposal is generally consistent with the development expectations attributable to the R80 higher density code. The R80 coded land, forms part of a transitional area around the Waratah Village.
O5.3 To achieve a mix of land uses and activity that supports the precinct vision.	Not applicable

Design Element 6: Built Form

O6.1 To ensure that the built form is responsive to the purpose, context and intended character of the precinct.	The bulk and scale of the development is considered to be consistent with the planned future character of the area as a medium rise suburban area (R80).
O6.2 To ensure building placement, scale and massing is appropriate for the intended precinct and streetscape character.	The building achieves the acceptable outcomes of the R-Codes for building height, setbacks, plot ratio and building depth and separation.

<p>O6.3 To ensure that built form design reduces energy demand across the precinct by facilitating climate-responsive design.</p>	<p>The development seeks to maximise the northern aspect of the site. However, the overall sustainability of the design has not been fully demonstrated and a condition has been recommended to address this aspect.</p>
<p>O6.4 To ensure that built form design is responsive to the streetscape and contributes to a safe and comfortable public realm.</p>	<p>The building and landscaping have been designed to respond to the streetscape. The use of limestone and other materials found on housing in the area is supported by a landscape design that includes a relatively high number of small and medium trees. This reflects the 'leafy green' character of the streetscape.</p>

State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments

The purpose of State Planning Policy 7.3 - Residential Design Codes Volume 2 - Apartments (R-Codes) is to provide planning and design standards for residential apartments, including those within a mixed use development and activity centres context. In this regard, the R-Codes specifies a series of elements, with associated objectives, which developments are to achieve.

This can generally be achieved by meeting the acceptable outcomes. However, these are not to be read as prescribed deemed-to-comply standards as they do not necessarily guarantee a positive design outcome. Alternatively, or in addition to the acceptable outcomes, a proposal can also seek consideration based on achieving the related Design Guidance and the Element Objectives.

An assessment of the proposal against the R-Codes is detailed in full in **Attachment 13**. Those elements that were raised as the main areas of concern during public consultation or which require the imposition of conditions are detailed below. They are summarised below for ease of reference.

Building height

The table below outlines the compliance of the proposal with the R-Codes Element 2.2 Objectives for building height:

Element Objectives	Assessment
<p>O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.</p>	<p><u>Objective achieved</u></p> <p>The overall building height of the proposed development is 15.7m high above the Natural Ground Level (NGL) in lieu of 15m taken from the highest roof point.</p> <p>The building presents as four (4) storeys to the primary street and five (5) storeys to the rear. However, in accordance with the definition of 'storey', the basement floor is not considered to be a storey and is excluded from the building height calculation.</p>

Element Objectives	Assessment
	The four (4) storey development is consistent with the acceptable outcomes building height for the R80 code. In the absence of a local planning policy that articulates the desired height for the location, the City must defer to the heights set out in Table 2.1 of the R-Codes.
O2.2.2 – The height of buildings within a development responds to changes in topography.	<u>Objective achieved</u> The site slopes from the primary street (north). The development seeks to utilise the slope of the site by maintaining a four (4) storey development from the primary street whilst filling the rear of the site. This reduces the height of the building at the primary street when compared to the rear of the building.
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	<u>Objective achieved</u> The roof design is of a relatively low pitch and articulated design to minimise roof structure mass. There is no rooftop communal open space.
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	<u>Objective achieved</u> The proposed development complies with the default overshadowing requirement. The neighbouring property to the south (87 Waratah Avenue, Dalkeith) will be overshadowed by the development by 62m ² or 2% of its total area at 12pm on 21 June 2020 (worst case).

Side and rear setbacks

The table below outlines the compliance of the proposal with the R-Codes Element 2.4 Objectives for side and rear setbacks:

Element Objectives	Assessment
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	<u>Objective achieved</u> There is adequate separation between neighbouring properties due to compliance with the acceptable outcomes for side/rear setbacks from the ground floor and above. However, it is noted that the proposed boundary walls as a result of the basement level on the eastern, western and southern lot boundaries results in the following variations to the Acceptable Outcomes as follows: <ul style="list-style-type: none"> • Walls on three (3) boundaries in lieu of one lot boundary only. • Proposed boundary walls exceed 2/3 length as follows: <ul style="list-style-type: none"> - East side: 88% in lieu of 66.66% in length. - South side: 93% in lieu of 66.66% in length.

Element Objectives	Assessment
	<p>It should be noted that the boundary wall height is less than two storeys high which is consistent with the acceptable outcome for boundary wall heights.</p> <p>The proposed western boundary wall abuts an existing 14m in length boundary wall on 14 Philip Road. The southern (rear) boundary wall abuts an existing 7.0m wide laneway for the entire length. The proposed boundary walls still provide adequate separation from adjoining properties for a development of this nature and scale.</p>
<p>O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>	<p><u>Objective achieved</u></p> <p>Side and rear setbacks for single houses are varied within the street block. More modern homes provide side and rear setbacks less than 3.0m in some cases. The development has achieved an average rear setback of 4.0m from the ground floor and above, which is consistent with the provision of a ‘back yard’ as seen on surrounding properties.</p>
<p>O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p>	<p><u>Objective achieved</u></p> <p>The existing street trees along Philip Road will remain. All existing trees on site will be removed. However, extensive tree plantings are proposed to the eastern Deep Soil Area.</p>
<p>O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	<p><u>Objective achieved</u></p> <p>The property to the south is coded R-AC3, and there is currently a four (4) storey Mixed Use development on 87 Waratah Avenue, Dalkeith. The height, bulk and setback of this development is of similar bulk and scale to the existing development at 87 Waratah Avenue.</p>

Plot ratio

The table below outlines the compliance of the proposal with the R-Codes Element 2.5 Objectives for plot ratio:

Element Objectives	Assessment
<p>O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>	<p><u>Objective achieved</u></p> <p>The development proposes a plot ratio of 1.29 in lieu of the acceptable outcome of 1.0, which is 335m² or 29.5% of additional floor space.</p> <p>Administration acknowledges that the proposed development represents a significant departure from</p>

Element Objectives	Assessment
	<p>the existing bulk and scale of the surrounding single houses built or renovated under the previous Residential R10 code along Philip Road.</p> <p>The proposed development is consistent with the intended building envelope for a multiple dwelling development within the Residential R80 density code.</p> <p>The overall bulk and scale of the development responds to the relatively narrow lot, where this building is provided with setbacks that meet or exceed acceptable outcomes from the side and rear. The setbacks of the building are consistent with the existing streetscape, particularly to the eastern, western and southern lot boundaries.</p>

Building Separation

The table below outlines the compliance of the proposal with the R-Codes Element 2.7 Objectives for building separation:

Element Objectives	Assessment
<p>O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.</p>	<p><u>Objective achieved</u></p> <p>The building height and setbacks will allow for appropriate separation should adjoining properties be developed in the future.</p> <p>The proposed side and rear setbacks allow for a detached built form complementing the surrounding residential character.</p> <p>The proposal provides opportunity for passive surveillance, with half of all apartment balconies overlooking the street. The proposed setbacks are considered to achieve the desired R80 streetscape pattern.</p>
<p>O2.7.2 – Building separation is in proportion to building height.</p>	<p><u>Objective achieved</u></p> <p>The building is four (4) storeys high and will achieve acceptable outcomes for building separation.</p>
<p>O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.</p>	<p><u>Objective achieved</u></p> <p>Visual privacy meets the R80 acceptable outcomes of Element 3.5. Separation to the property boundaries is sufficient to allow daylight access and natural ventilation. Windows and balconies have been placed to allow outlook without impacting on visual privacy.</p>
<p>O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and</p>	<p><u>Objective achieved</u></p> <p>The relatively compliant eastern side setback allows for provision of a Deep Soil Area (DSA) and another</p>

Element Objectives	Assessment
landscaping between buildings	<p>DSA within the primary street setback area (a total of 129m²). This area will allow for plantings of 1 x large trees, 3 x medium tree and 5 x small trees in the area.</p> <p>The northern setback area will provide for a landscaped area between the primary street and the building.</p>

Orientation (overshadowing)

The table below outlines the compliance of the proposal with the R-Codes Element 3.2 Objectives for orientation and overshadowing:

Element Objectives	Assessment
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	<p><u>Objective achieved</u></p> <p>The building maximises daylight access by reducing the number of apartments that rely solely on south-facing openings (six (6) apartments take advantage of the eastern and western orientation). Four (4) apartments are oriented to the street to activate the frontage.</p>
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	<p><u>Objective achieved</u></p> <p>The proposed development complies with the default overshadowing requirement. The proposal does not overshadow any solar collectors or major openings to adjoining properties at mid-winter.</p> <p>Due to the design and lot orientation, the maximum shadow cast at mid-winter is 2% of the rear property at 87 Waratah Avenue which is zoned R- AC3. It is noted that this falls over the balconies of the ground floor and first floor units of 87 Waratah Avenue units facing the laneway. However, it is also noted that the extent of mid-winter overshadowing to 87 Waratah Avenue is below the permitted percentage of overshadowing for a site coded Residential R25 or lower.</p>

Tree Canopy and Deep Soil Areas

The table below outlines the compliance of the proposal with the R-Codes Element 3.3 Objectives for tree canopy and deep soil areas:

Element Objectives	Assessment
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.	<p><u>Objective achieved with Condition</u></p> <p>There is no arboriculture assessment of trees on or adjoining the application site. All trees located on site are to be removed. In the event that an approval is contemplated, a condition is recommended requiring an arboriculture assessment of the impacts of the</p>

Element Objectives	Assessment
	development on adjoining trees, and the implementation of any associated recommendations.
<p>O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.</p>	<p><u>Objective achieved with Condition</u></p> <p>Arboriculture advice with respect to the proposed development's impact on trees on the adjoining properties is to be managed by way of condition in the event of approval.</p> <p>Although no trees are retained onsite, the applicant has demonstrated a greater increase to the overall tree canopy within the proposed development through new plantings.</p>
<p>O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.</p>	<p><u>Objective achieved with Condition</u></p> <p>The acceptable outcome for deep soil area has been exceeded by the development (proposed 129m² in lieu of 114m²).</p> <p>In the event of JDAP approval, it is recommended that a condition for a Landscape Management Plan be imposed to ensure all landscaped areas will be maintained and managed appropriately as a condition of approval.</p>

Visual Privacy

The table below outlines the compliance of the proposal with the R-Codes Element 3.5 Objectives for visual privacy:

Element Objectives	Assessment
<p>O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p><u>Objectives achieved with Condition</u></p> <p>The development is consistent with the acceptable outcomes for visual privacy as follows:</p> <ul style="list-style-type: none"> • All major openings to bedroom and study windows are setback 3.0m. • All major openings to habitable rooms other than bedroom and studies are setback 4.5m • All balconies are setback 6.0m from the eastern and western lot boundaries. • All balconies facing the south lot boundary- the visual cone falls within a 7.0m wide laneway for the entire southern lot boundary. • Proposed screening is 1.6m high from the finished floor level (FFL). <p>The façades of the proposed development are articulated with portions stepping in and out, along with balconies and vegetation limiting direct overlooking.</p>

Element Objectives	Assessment
	<p>If the abutting side lots are redeveloped in the future, they will need to be designed in accordance with the R-Codes. This will ensure adequate separation is provided between any new balconies/major openings and those currently proposed by the subject development.</p> <p>Furthermore, it is considered the orientation and design of the proposal has tried to minimise direct overlooking to the eastern, western and southern lots.</p> <p>In the event of JDAP approval, it is recommended that a condition be placed that requires the balustrading to the balconies of Apartments 4, 5, 7, 8 and 10 to be obscure glaze or solid to prevent downwards views into adjoining properties*.</p> <p>*Council will require all balustrades to be obscure glaze, and this has been upheld by JDAP previously.</p>

Pedestrian Access and Entries

The table below outlines the compliance of the proposal with the R-Codes Element 3.7 Objectives for pedestrian access and entries:

Element Objectives	Assessment
<p>O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p><u>Objectives achieved</u></p> <p>The pedestrian entry is located on the western side of the building and is not directly visible from the primary street being Philip Road.</p> <p>The entry into the building is at grade located to the western side of the building. The entry to the building is identified via a welcoming entry colonnade with trellis and canopy cover. This allows it to be easily accessed and identified which should encourage an attractive street presence along Philip Road.</p>
<p>O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p>	<p>The entrance will be lit for safe entry at night.</p>
<p>O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.</p>	

Managing the Impact of Noise

The table below outlines the compliance of the proposal with the R-Codes Element 4.7 Objectives for visual privacy:

Element Objectives	Assessment
<p>O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.</p>	<p><u>Objective achieved – conditions required</u></p> <p>The development appears to locate noise sources appropriately to maintain residential amenity. The updated acoustic report dated 9 March 2021 has been reviewed by the City. The recommendations made within the acoustic report are recommended to be placed as a condition on the approval to achieve compliance with the assigned noise levels of the <i>Environmental Protection (Noise) Regulations 1997</i>.</p>
<p>O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.</p>	<p><u>Objective achieved – condition required</u></p> <p>This objective is addressed at the working drawings stage (building plans). A condition is recommended in the event of approval requiring compliance with this objective.</p>

Demolition and Construction Management

During public consultation, concern was raised regarding the potential noise and traffic impacts as a result of construction of the development.

Based on the scale of the development and having regard to access to the site, it is considered appropriate that a Demolition and Construction Management Plan (DCMP) be prepared to ensure no adverse amenity or safety impacts to surrounding properties and pedestrian and vehicle traffic along Philip Road.

The DCMP will need to detail matters such as construction vehicle traffic and parking management for contractors, vibration, dust and noise management, method of excavation and land retention/piling methods.

The DCMP will need to detail matters such as construction vehicle traffic and parking management for contractors, vibration, dust and noise management, method of excavation and land retention/piling methods.

Parking and Traffic

Car and bicycle parking is controlled by Element 3.9 of the R-Codes. The development proposes 20 resident car parking bays, three (3) visitor parking bays and six (6) bicycle spaces. This provision meets the acceptable outcome requirements. No motorcycle parking is required in order to meet acceptable outcomes.

A Traffic Impact Statement (TIS) has been provided which demonstrates that the anticipated traffic generation for the development can be accommodated for within the existing traffic network. The TIS has been reviewed by the City and have agreed with this finding.

Waste Management

Waste management is controlled by Element 4.17 of the R-Codes and the City’s Local Planning Policy and Guidelines relating to Waste Management. A Waste Management Plan has been prepared and reviewed by the City and were supportive of the management plan.

A condition is recommended to be placed on any approval that requires the preparation, approval and implementation of a Waste Management Plan in accordance with the City's Waste Management Guidelines.

Conclusion:

The application has been assessed in accordance with the planning framework. In instances where the proposal does not satisfy a provision or statute, a condition has been recommended to address the requirement.

The City acknowledges the proposal represents a change to the character of existing properties that adjoin the site. That notwithstanding, there are multiple sites within the street that are likely to take advantage of the R80 and R60 density codes over time. Philip Road provides an important transition between the newly coded Mixed Use RAC-3 (along Waratah Avenue) and lower density areas beyond with a default height of six (6) storey to a default height of four (4) storey for R80.

The potential changes in the form of subdivision, grouped dwellings and multiple dwellings can be managed through appropriate siting and design. Administration is of the view that the subject application has appropriately considered façade, street setback, form and streetscape presentation in order to achieve the relevant element objectives of the R-Codes or can be made capable by the application of conditions.

Officer Recommendation

It is recommended that the Metro Inner-North JDAP resolves to:

1. **Approve** DAP Application reference DAP/20/01922 and accompanying plans (attachment 13) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions:

Conditions

General

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. 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.

Landscaping

4. Prior to the issue of a building permit, a detailed Landscaping Management Plan shall be submitted to and approved by the City of Nedlands and such landscaping is to be installed and maintained by the landowner in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands. (Planning / Park Services)
5. Prior to the issue of a building permit, an Arborist Report shall be submitted to the City of Nedlands, demonstrating that the construction and built development will not adversely affect the health of trees on the verge and to adjoining properties, to the satisfaction of the City of Nedlands. (Planning / Park Services)
6. Prior to the issue of a building permit, the established Queensland Box Street Tree (City Tree Asset ID 1019) can be removed only if the street tree impacts upon vehicle safety and visual sightlines of the development which will be further investigated by the applicant, to the satisfaction of the City of Nedlands. (Planning / Technical / Park Services)

Demolition, Construction and Dilapidation Management

7. Prior to the issue of a building permit, the Demolition and Construction Management Plan and Dilapidation Report is to apply:
 - a) A Demolition and Construction Management Plan addressing the control of; vibration, dust, noise, waste, sand, sediment, temporary fencing, hoardings, gantries, site access / egress, site deliveries, heavy construction machinery and traffic control shall be provided to the City of Nedlands with or before the demolition permit and building permit approval applications are submitted.
 - b) Dilapidation Reports shall be conducted prior to demolition and/or excavation works for all adjoining property owners at the cost of the development applicant.
 - 10A and 10B Philip Road, Dalkeith
 - 14 Philip Road, Dalkeith
 - c) All adjoining property owners, as listed in b, will be notified in writing at least 14 days prior to the commencement of demolition and/or excavation works.

The Demolition and Construction Management Plan and Dilapidation Report is to undertaken to undertaken to the satisfaction of the City of Nedlands. (Building / Environmental Health / Waste / Technical Services)

Visual Privacy

8. Visual Privacy Screening:
 - a) Screening of balconies as shown on the approved plans to be installed prior to occupation and at least 1.6m high from the finished floor level.
 - b) Balcony balustrading to be obscure glaze or solid material for Apartments 4, 5, 7, 8 and 10 prior to occupation.

All visual privacy screening is to be installed for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands. (Planning Services)

Noise Management

9. Prior to the issuing of a building permit, the applicant is to demonstrate compliance with the recommendations within the Acoustic Report by Sealhurt Acoustic Design and Engineering dated 9 March 2021 to the satisfaction of the City of Nedlands. Where detailed acoustic assessment is recommended to achieve compliance with the requirements of the Environmental Protection (Noise) Regulations 1997 this is to be undertaken. (Environmental Health Services)
10. Prior to the issue of a building permit, a Noise Management Plan is to be submitted detailing measures that will be undertaken to ensure noise levels are kept within levels prescribed in the Environmental Protection (Noise) Regulations 1997. The plan is to be prepared by a suitably qualified consultant and is to include:
 - a) sound proofing measures used in the design and construction of the development;
 - b) separation of noise-emitting equipment from bedroom windows and walls to habitable rooms;
 - c) predictions of noise levels;
 - d) control measures to be undertaken (including monitoring procedures);
 - e) a complaint response procedure; and
 - f) demonstration of all dwellings exceeding the minimum requirements of the National Construction Code as it relates to acoustic management.

All sound attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times. (Environmental Health Services)

Lighting Management

11. Prior to the issue of a building permit, the applicant shall arrange a suitably qualified consultant to prepare a Lighting Management Plan which demonstrates that the proposed development will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard:
 - a) a full site plan indicating the proposed siting of lighting columns including details of their proposed height;
 - b) times of operation;
 - c) a Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
 - d) details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity; and

- e) details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard.

The Lighting Management Plan implemented for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands. (Environmental Health Services)

Vehicle Access, Car and Bicycle Parking

- 12. Prior to occupation, the car park ramp is to be managed by a priority-controlled system comprising of signage, traffic-controlled light system and appropriate set of mirrors to give priority to vehicles entering the development from Philip Road first as detailed in the Transport Impact Statement dated 3 December 2020, to the satisfaction of the City of Nedlands. (Technical Services)
- 13. All car parking dimensions, manoeuvring areas, crossovers and driveways shall comply with Australian Standard AS2890.1 to the satisfaction of the City of Nedlands. (Technical Services)
- 14. The visitor parking bays are to be clearly marked, signposted and made available to visitors at all times through use of an intercom system or similar, to the satisfaction of the City of Nedlands. (Technical Services)
- 15. The bicycle rack shall be installed prior to occupation of the development and maintained for the life of the development to the satisfaction of the City of Nedlands. (Planning Services)

Energy Efficiency / Liveable Housing

- 16. Prior to the issue of a building permit, the applicant shall provide a report to the City that demonstrates that all dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars in accordance with A4.15.1 of State Planning Policy 7.3 - Residential Design Codes - Volume 2 Apartments. (Building Services)
- 17. Prior to the issue of a Building Permit, a minimum of 5 dwellings shall meet the 'Silver' performance level or 2 dwellings meet the 'Platinum' performance level as defined by the Liveable Housing Australia's Liveable Housing Design Guidelines and in accordance with A4.9.1 of State Planning Policy 7.3 - Residential Design Codes - Volume 2 Apartments. (Planning Services)

Waste Management

- 18. The Waste Management Plan dated 11 March 2021 prepared in accordance with the City of Nedlands Waste Management Local Planning Policy and Guidelines is to be implemented prior to occupation and maintained at all times, to the satisfaction of the City of Nedlands. (Waste Services)

Materials and Services

- 19. Upon lodgement of the Building Permit, the materials, finishes and colours (as shown and annotated on the approved plans) shall be shown on the Building Permit plans (unless otherwise approved by the City) enacted prior to practical

completion of the development and thereafter remain in place for the life of the development to the satisfaction of the City. (Planning Services)

20. Prior to occupation of the development the finish of the parapet / retaining 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. (Planning Services)
21. Prior to occupation of the development, each dwelling unit shall be provided with mechanical clothes driers or alternatively shall have an adequate area provided for drying clothes. Any drying area shall be screened from view from any adjacent public place to the satisfaction of the City of Nedlands. (Environmental Health Services)
22. 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, secondary street to the satisfaction of the City of Nedlands. (Environmental Health Services)
23. Prior to occupation of the development, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the building shall be located or screened so as not to be highly visible from beyond the boundaries of the development site to the satisfaction of the City of Nedlands. (Environmental Health Services)
24. All dwellings to be individually metered for water usage prior to occupation. (Planning Services)

Stormwater

25. All stormwater generated on site is to be retained on site. An onsite storage/infiltration system is to be provided within the site for at least 1 in 100-year storm event. No stormwater will be permitted to enter the City of Nedlands's stormwater drainage system unless otherwise approved. (Technical Services)

Advice Notes

General Advice

1. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Development Approval must be submitted to the City of Nedlands. (Planning)

2. A Certified Building Permit must be obtained prior to construction and thereafter an Occupancy Permit must be obtained; the applicant and owner should liaise with the City's Building Services in this regard. (Building)
3. The applicant is advised that the responsible entity (landowner) is responsible for the maintenance of any common property within the development. (Technical Services)
4. Any public spaces within the development which are proposed for activities (temporary or permanent) that are deemed to be a public building under the Health (Public Buildings) Regulations 1992, will need to comply fully with those Regulations. (Environmental Health)

Landscaping Advice

5. 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. (Parks Services)
6. 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). (Parks Services)
7. Prior to commencing landscaping of the nature strip / verge, refer to the City of Nedlands' Nature Strip Improvement Guidelines to ascertain if there is a requirement to obtain a Nature Strip Improvement Permit. (Parks Services)

Demolition, Construction and Dilapidation Management Advice

8. In relation to the Demolition and Construction Management Plan, the applicant is advised that the plan is to address but is not limited to the following matters:
 - a) hours of construction;
 - b) traffic management;
 - c) parking management;
 - d) access management;
 - e) management of loading and unloading of vehicles;
 - f) heavy vehicle access;
 - g) dust management;
 - h) waste management (where applicable);
 - i) protection of infrastructure and street trees within the road reserve;
 - j) the need for a dilapidation report of adjoining properties;
 - k) if required, details of and reasons for construction work on the construction site that is likely to be carried out other than between 7.00 am and 7.00 pm on any day which is not a Sunday or public holiday;
 - l) if required, details of and duration of activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed

under regulation 7 of the Environmental Protection (Noise) Regulations 1997;

- m) predictions of noise emission on the construction site;
- n) use of City car parking bays for construction related activities;
- o) protection of infrastructure and street trees within the road reserve;
- p) security fencing around construction sites;
- q) gantries;
- r) dewatering management plan;
- s) contact details;
- t) site offices;
- u) details of measures to be implemented to control noise (including vibration) emissions;
- v) complaint response procedure to be adopted;
- w) details of how dust will be suppressed (e.g. by use of water tanker, independently powered water pumps, high volume hoses) or whether an approval from the water corporation for hydrant standpipe has been granted;
- x) details of how dust and sand drift will be controlled in the event that the landscape remains bare for any period of time after demolition (consideration of more permanent dust suppression or sand drift measures such as hydromulching); and
- y) any other relevant matters.

(Building / Environmental Health / Waste / Technical Services)

9. The applicant is advised that 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.
(Environmental Health Services)

10. The applicant is advised that dust control measures are to be applied during construction in accordance with City of Nedlands Health Local Laws 2017 and Department of Water and Environmental Regulation requirements. (Environmental Health Services)

Noise Management Advice

11. The applicant is advised to consult the City's Acoustic Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration 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 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. (Environmental Health Services)

Lighting Management Advice

12. The applicant is advised that in relation to the Lighting Management Plan:
 - a) a Suitably qualified lighting consultant – is to be a Member of the Illuminating Engineering Society of Australia and New Zealand;
 - b) the Relevant Australian Standard is Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting; and
 - c) certification by a suitably qualified lighting consultant shall demonstrate that the development is in compliance with the relevant Australian Standard. On completion of the installation, the consultant is to confirm that the lighting conforms to the relevant Australian Standard and if not, remedial measures are to be undertaken to rectify the situation and bring about compliance with the relevant Australian Standard. The requirement for confirmation certification on completion of the installation is to be included as a condition on all planning approvals granted by the City.

(Environmental Health Services)

Vehicle Access, Car and Bicycle Parking Advice

13. The applicant is advised that 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. (Technical Services)
14. A new crossover or modification to an existing crossover will require a separate approval from the City of Nedlands prior to construction commencing. (Technical Services)
15. All redundant crossovers to be removed and the verge and kerbing reinstated prior to occupation of the development to the satisfaction of the City of Nedlands. (Technical Services)

Waste Management Advice

16. The responsible entity (strata/corporate body) shall be liable for all bin replacement costs and/or repair costs relating to damage caused as a result of the bin compaction process. (Waste Services)
17. Recyclable waste stream waste bins shall not be compacted. (Waste Services)
18. Prior to the occupation of the development the responsible entity (strata/corporate body) shall confirm written service agreement for the 360L waste compactor. (Waste Services)
19. The applicant is advised that as the proposal consists of more than 3 dwellings, the City's Health Local Laws 2017 require an enclosure for the storage and

cleaning of waste receptacles to be provided on the premises, per the following requirements:

- a) sufficient in size to accommodate all receptacles used on the premises;
- b) constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
- c) walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self-closing gate;
- d) smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
- e) easily accessible to allow for the removal of the receptacles;
- f) provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City;
- g) provided with a tap connected to an adequate supply of water;
- h) adequately ventilated, such that they do not create a nuisance to residences (odour); and
- i) the location of all exhaust systems, ductwork and any other mechanical service is not to be such that it will cause a nuisance for residents.

(Environmental Health Services)

Materials and Services Advice

20. The applicant is advised that:

- a) All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, lobby or staircase, are to 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
- b) Laundry facilities are to be provided in accordance with the Building Code of Australia, and adequately ventilated to reduce condensation, in accordance with AS1668.2 The use of mechanical ventilation and Air-conditioning in buildings.

(Environmental Health Services)

Stormwater Advice

21. The applicant is advised that all downpipes from guttering are to 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 100-year recurrent storm event. Soak-wells are to be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development. (Technical Services)
22. The applicant is advised that a sewage treatment and effluent disposal system or greywater reuse or treatment system is not to be installed unless an Approval to Construct or Install an Apparatus for the Treatment of Sewage has been issued by the City beforehand. (Technical Services)

Swimming Pool Advice

23. 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. (Environmental Health Services)

Telecommunications Advice

24. The applicant is advised by the City's Planning Services that developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, they need to contract a carrier to install telecommunications infrastructure in their new development. If you choose National Broadband Network (NBN) to service your development, you will need to enter into a developer agreement with NBN. The first step is to register the development via <http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments.html>, once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least six months before the required service date. All telecommunications infrastructure should be built to NBN guidelines found at <http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments/builders-designers.html>

Reasons for Officer Recommendation

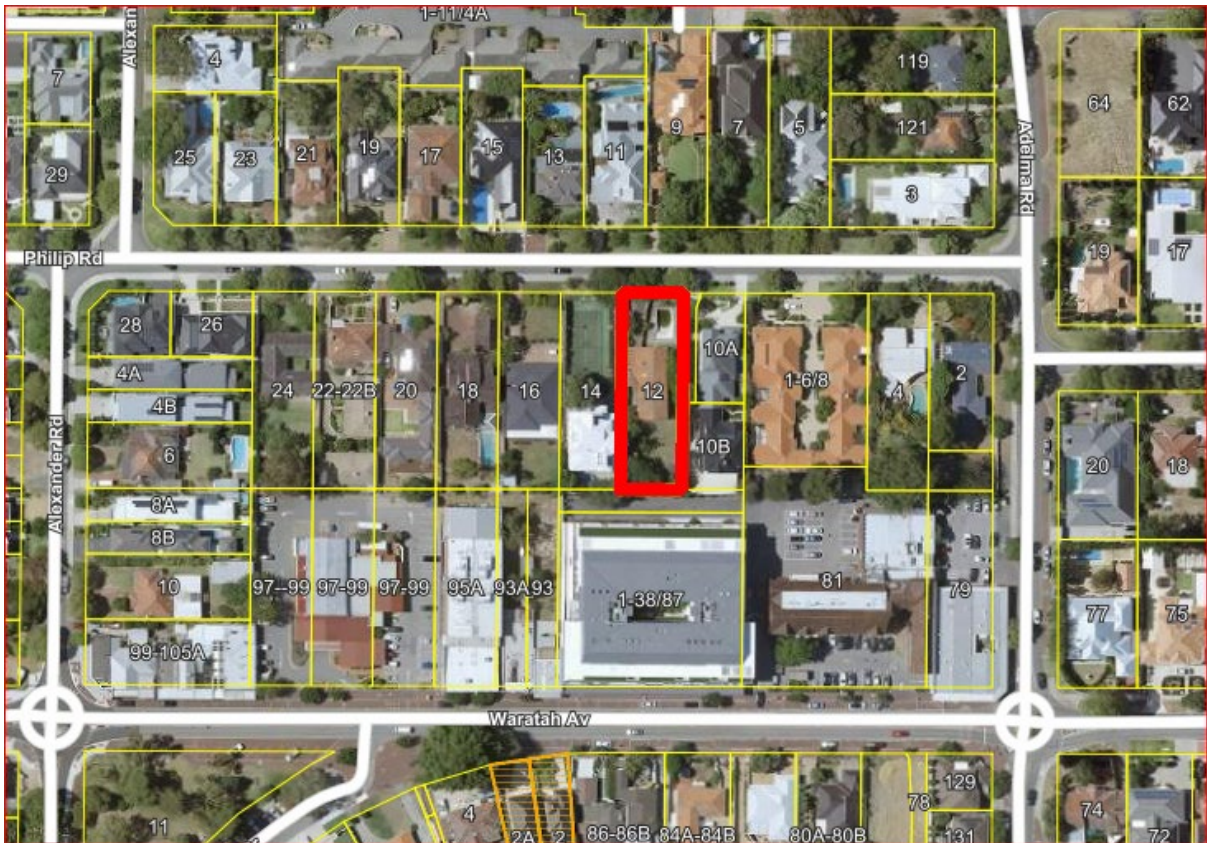
The proposal provides an appropriate transition from its R80 to the abutting rear R-AC3 coded lots. The built form of the proposal meets the elements of the R-Codes, particularly with respect to the building envelope and height.

The development is on balance able to be supported given that no significant areas of discretion applied, with all element objectives having been appropriately achieved

For the above reasons, it is recommended that the application be approved, subject to conditions.

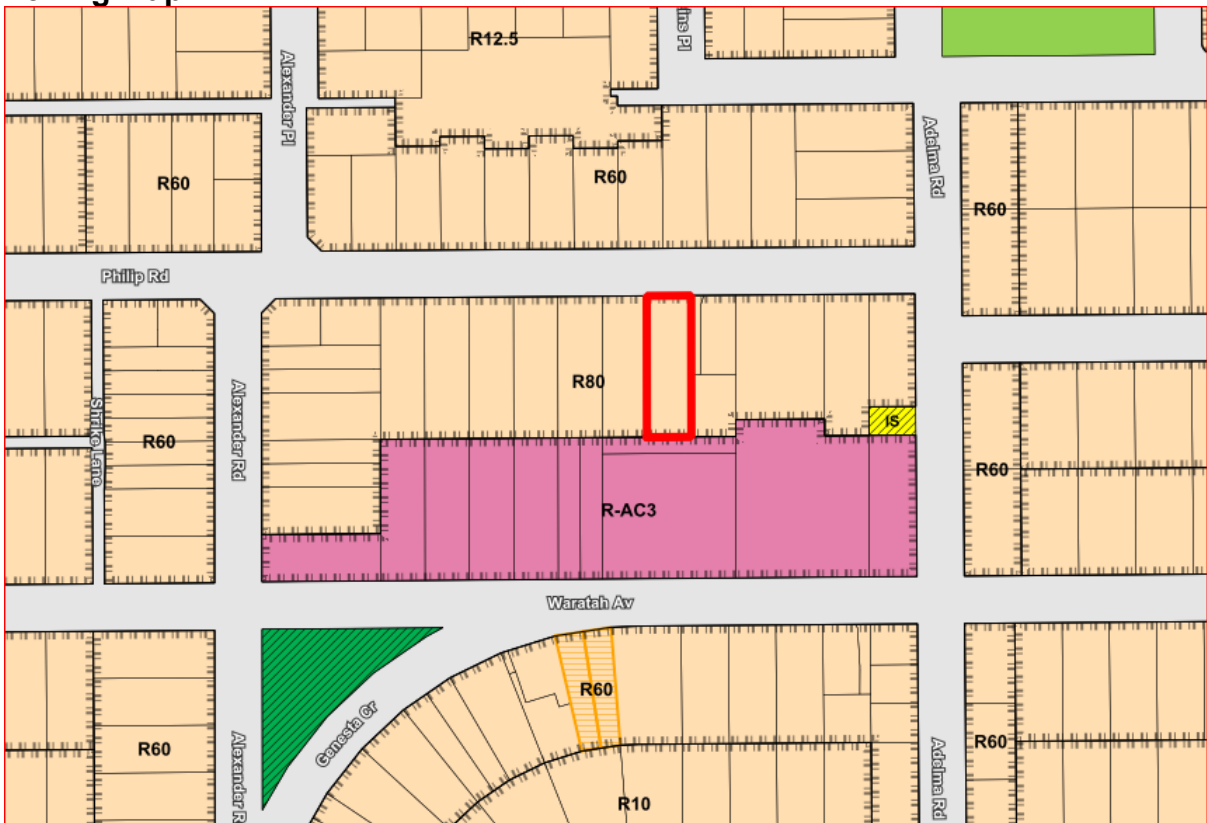
Attachment 1- Aerial and Zoning Map

Aerial Plan



(Intramaps 2021)

Zoning Map



(Intramaps 2021)

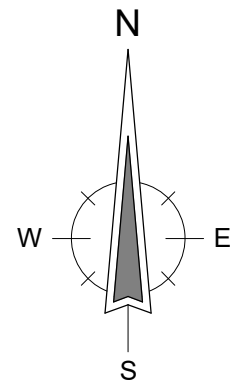
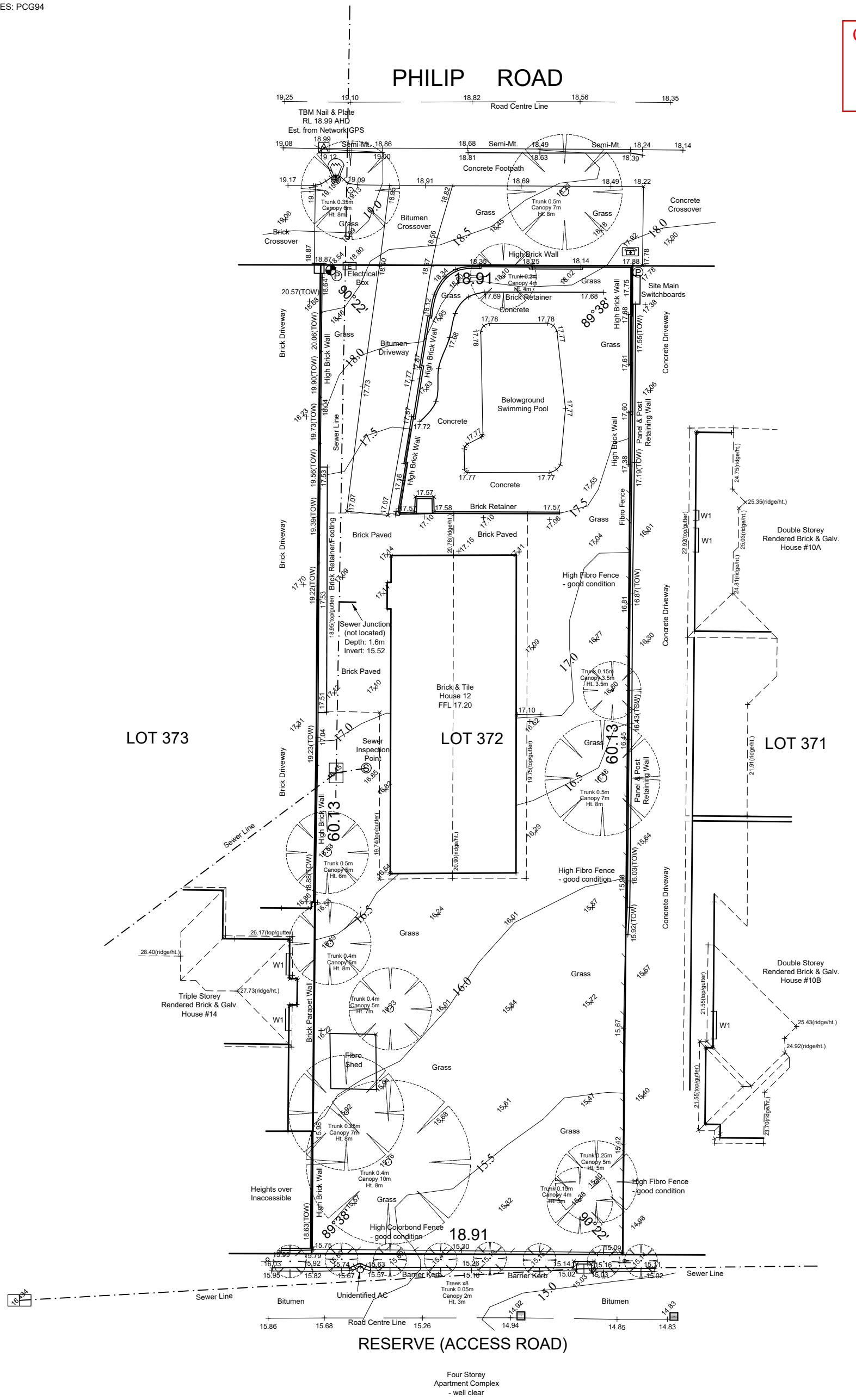
FEATURE SURVEY	STREET NAME : PHILIP ROAD	LOT # : 372	HOUSE # : 12	SUBURB : DALKEITH	LOCAL AUTHORITY : CITY OF NEDLANDS	LOT AREA : 1136m ²	R CODE : R80	SURVEY DATE : 13/07/2020	SCALE AT A3 SIZE : 1:250
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CLIENTS DETAILS :	
PROEKT	
LEVEL DATUM : AHD (Approx.)	DWG REF : Philip 12 F - 3D PCG94 v1.0

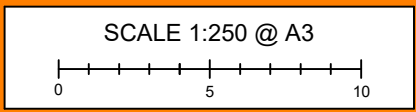
LEGEND									

CO-ORDINATES: PCG94

City of Nedlands
Received
03 December
2020



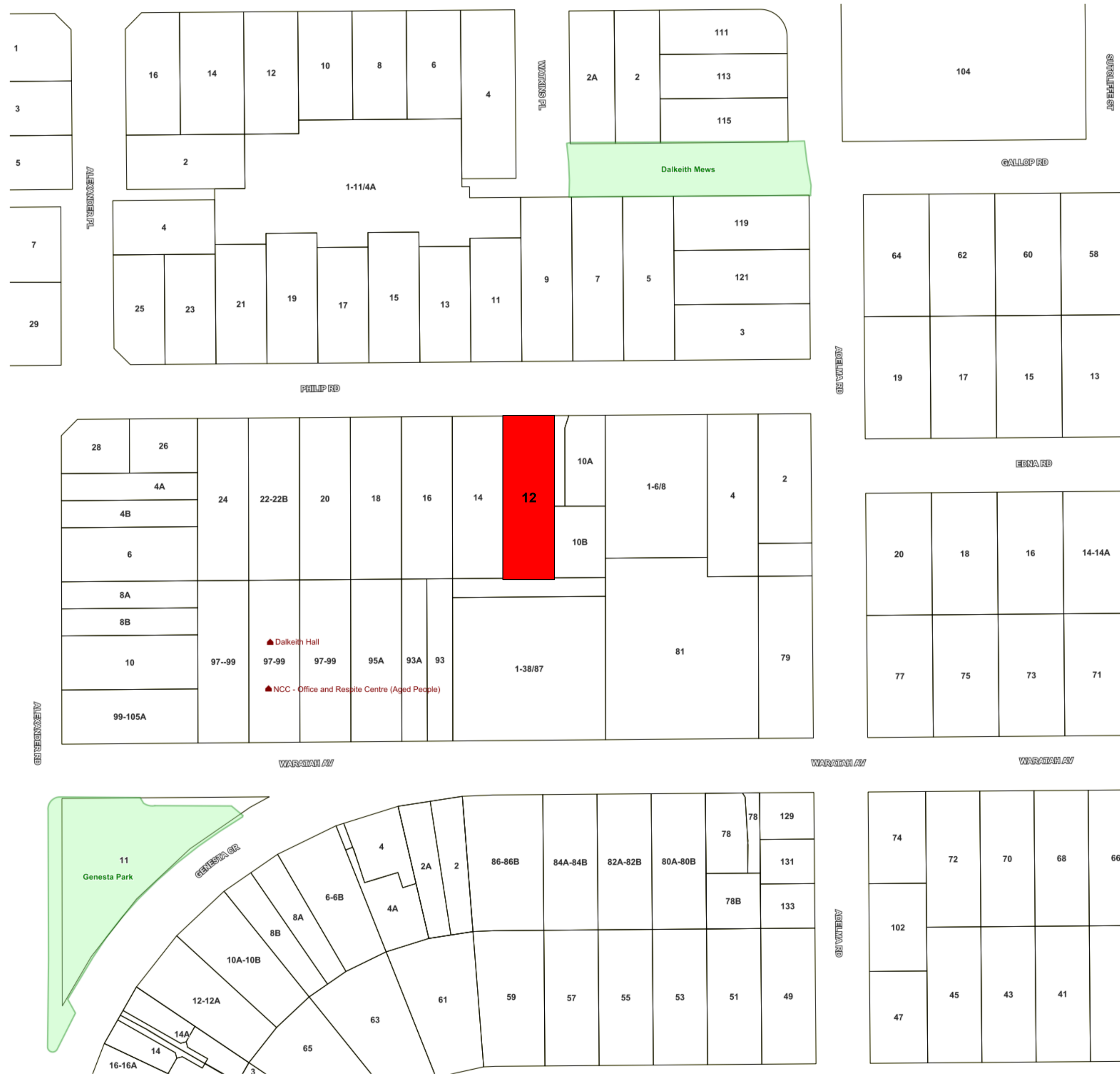
T: (08) 6144 0000 F: (08) 6144 0099
59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au



PLAN / DIAG / SP	P3395	TELSTRA	YES
ELECTRICITY	UNDERGROUND	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

IMPORTANT NOTES:
THE BOUNDARY CANNOT BE VERIFIED DUE TO LACK OF SURVEY MARKS/ PEGS. ALL BUILDING DIMENSIONS & FEATURES ARE APPROXIMATE ONLY. BOUNDARY POSITIONS HAVE BEEN TAKEN FROM BUILDINGS, FENCING, RETAINING WALLS AND OTHER TYPICAL FEATURES LOCATED ON THE BOUNDARY WHICH MAY OR MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED.
BEFORE ANY WORK IS STARTED ON SITE OR PLANS ARE PRODUCED BY DESIGNERS/ ARCHITECTS, THE BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS MEASURED TO EXISTING STRUCTURES AND FENCING. VISION SURVEYS ACCEPTS NO RESPONSIBILITY FOR ANY CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING BUT NOT LIMITED TO ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.
THIS PLAN IS INTENDED FOR THE DEPT OF PLANNING & INFRASTRUCTURE ONLY.
SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK WITH APPROPRIATE AUTHORITY BEFORE ADOPTION OF POSITION.
CHECK TITLE FOR EASEMENTS / COVENANTS ETC.





LOCATION PLAN
1:1000

DRAWING LIST		
NUMBER	TITLE	REV
A0.00	Cover Page	D
A1.00	Survey + Demolition Plan	B
A1.01	Site Plan	B
A2.00	Basement Plan	B
A2.01	Ground Floor Plan	D
A2.02	Level 01 Plan	A
A2.03	Level 02 Plan	A
A2.04	Level 03 Plan	A
A2.05	Roof Plan	B
A3.00	Elevations	B
A3.01	Elevations	B
A4.00	Sections	B
A5.00	Solar Access & Ventilation Diagrams	A
A5.01	Solar Access & Ventilation Diagrams	A
A8.00	Apt G01/G02 - Types A & B	A
A8.01	Apt 101 & 201 - Type C	A
A8.02	Apt 102/202 & 103/203 - Types D & E	B
A8.03	Apt 301 - Type F	A
A8.04	Apt 302 - Type G	A

12 PHILIP ROAD DALKEITH DA PLANNING UPDATES SET 11/03/2021

City of Nedlands
Amended Plans
Received
11 March 2021

N
DA SET

Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.
Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.
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rev	date	title
A	18.12.20	DA Set Updates
B	25.02.21	DA Planning Updates
C	09.03.21	Additional DA Planning Updates
D	11.03.21	DA Planning Set Store Update

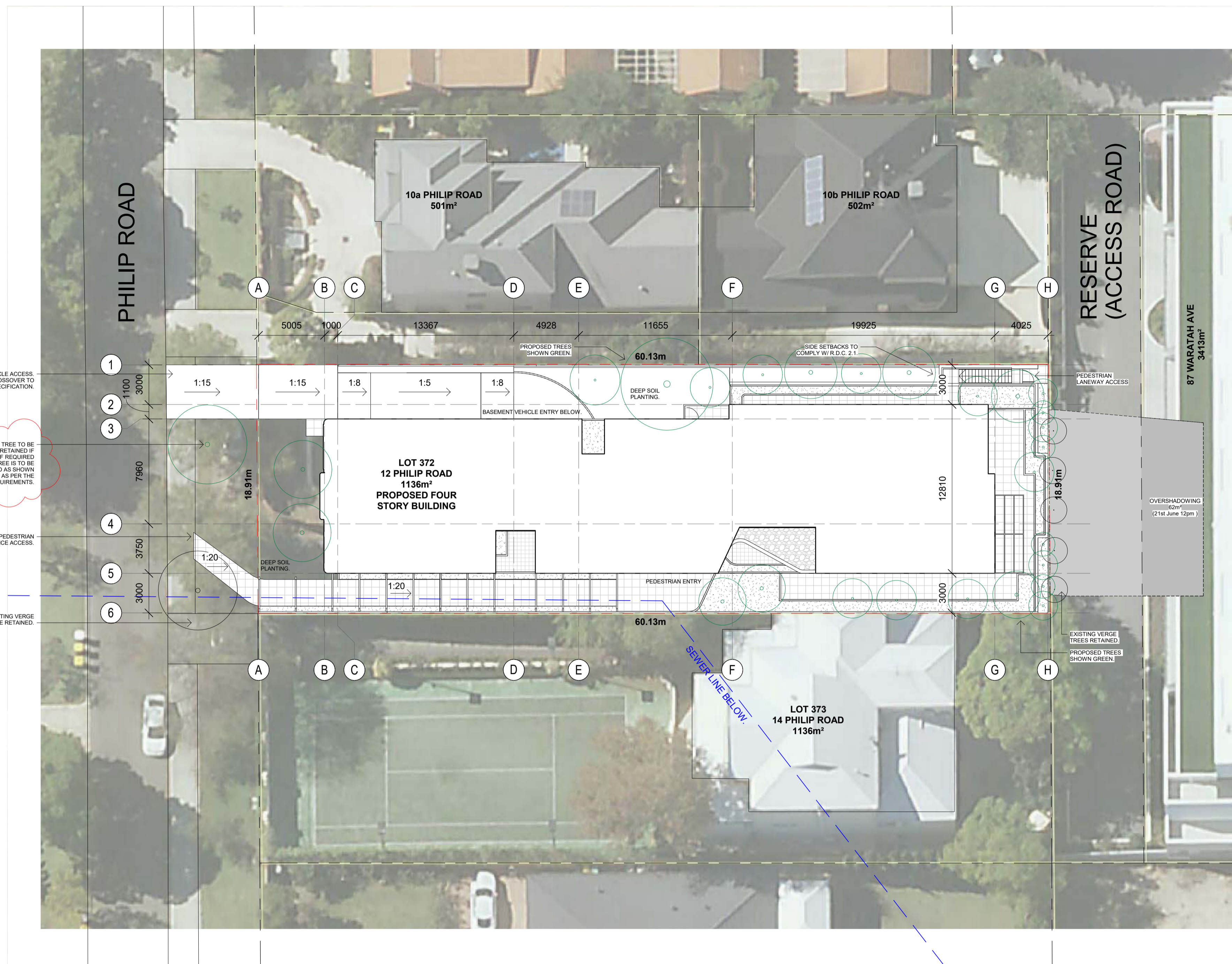
M&S
MATTHEWS & SCAVALLI
ARCHITECTS

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p: (08) 9316 0531
f: (08) 9316 0488
w: www.mandsarchitecture.com.au

Project: 12 Philip Rd, Dalkeith
Client: Gunner Developments Pty Ltd

Drawing Title: Cover Page

designed	date	scale	drawing no	rev
M&S				
project no	2008	1:1000 _{PA1}	A0.00	D



2 Site Plan
1 : 200

City of Nedlands
Amended Plans
Received
11 March 2021

DA SET

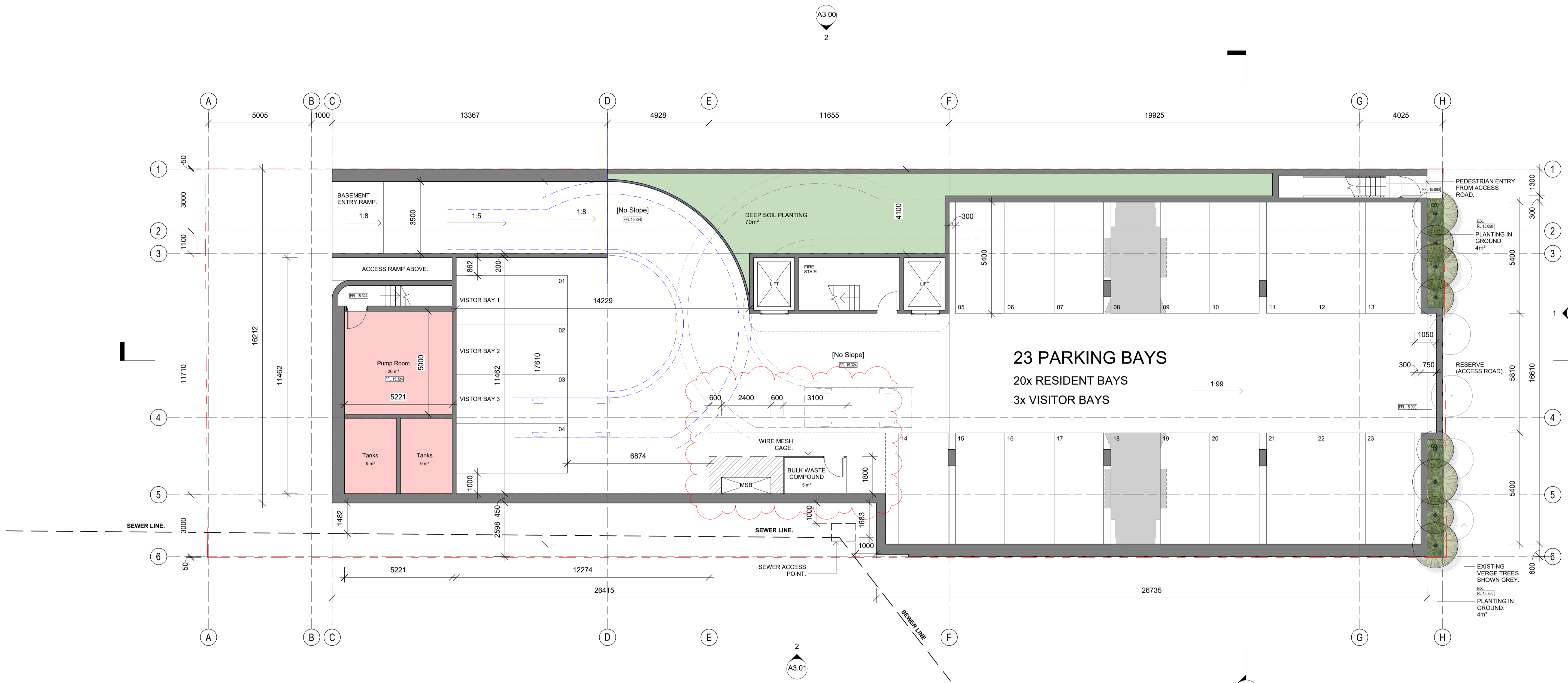
Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.
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rev	date	DA Set Updates	title
A	18.12.20	DA Set Updates	
B	09.03.21	Additional DA Planning Updates	

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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Site Plan				
designed	date	scale	drawing no	rev
M&S				
project no	20008	scale	1 : 200	drawing no
			A1	A1.01
				B



1 Basement
1 : 100

City of Nedlands
Amended Plans
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11 March 2021

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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title: **Basement Plan**

designed	date	scale	drawing no	rev
M&S				
M&S				

project no: 20008
scale: 1 : 100
drawing no: A2.00
rev: B



1 Ground Floor Plan
1 : 100

Apartment Schedule						
Lot	Level	Apt	Apt Type	Layout Type	Internal Area	Plot Ratio Area
Lot 01	Ground Floor	Apt G01	Type A	2 x 2	106 m ²	114 m ²
Lot 02	Ground Floor	Apt G02	Type B	2 x 2	112 m ²	118 m ²
Lot 03	Level 1	Apt 101	Type C	3 x 3	161 m ²	174 m ²
Lot 04	Level 1	Apt 102	Type D	3 x 2	137 m ²	153 m ²
Lot 05	Level 1	Apt 103	Type E	2 x 2	90 m ²	98 m ²
Lot 06	Level 2	Apt 201	Type C	3 x 3	161 m ²	174 m ²
Lot 07	Level 2	Apt 202	Type D	3 x 2	137 m ²	153 m ²
Lot 08	Level 2	Apt 203	Type E	2 x 2	90 m ²	98 m ²
Lot 09	Level 3	Apt 301	Type F	3 x 3	194 m ²	210 m ²
Lot 10	Level 3	Apt 302	Type G	3 x 3	162 m ²	179 m ²
Total Apartments: 10					1350 m ²	1471 m ²

Site Area: 1135.6m²
R80 Allowable Plot Ratio: 1136m² (1.0)
R100 Allowable Plot Ratio: 1476m² (1.3)
 Current Plot Ratio Total: 1471m² (5m² under R100)

City of Nedlands
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rev	date	description	title
A	18.12.20	DA Set Updates	
B	25.02.21	DA Planning Updates	
C	09.03.21	Additional DA Planning Updates	
D	11.03.21	DA Planning Bin Store Update	

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Project: 12 Philip Rd, Dalketh
 Client: Gunner Developments Pty Ltd
 Drawing Title: Ground Floor Plan
 designed: M&S
 date: M&S
 project no: 2008
 scale: 1 : 100
 drawing no: A2.01
 rev: D



1 Level 1
1 : 100

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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title: Level 01 Plan

designed	drawn	checked	approved
M&S	M&S		

project no: 20008
 scale: 1 : 100
 drawing no: A2.02
 rev: A



1 Level 2
1 : 100

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Project 12 Philip Rd, Dalketh
 Client Gunner Developments Pty Ltd

Drawing Title: Level 02 Plan

designed	drawn	checked	scale	drawing no	rev
M&S	M&S		1 : 100	A2.03	A

project no: 20008



1 Level 3
1 : 100

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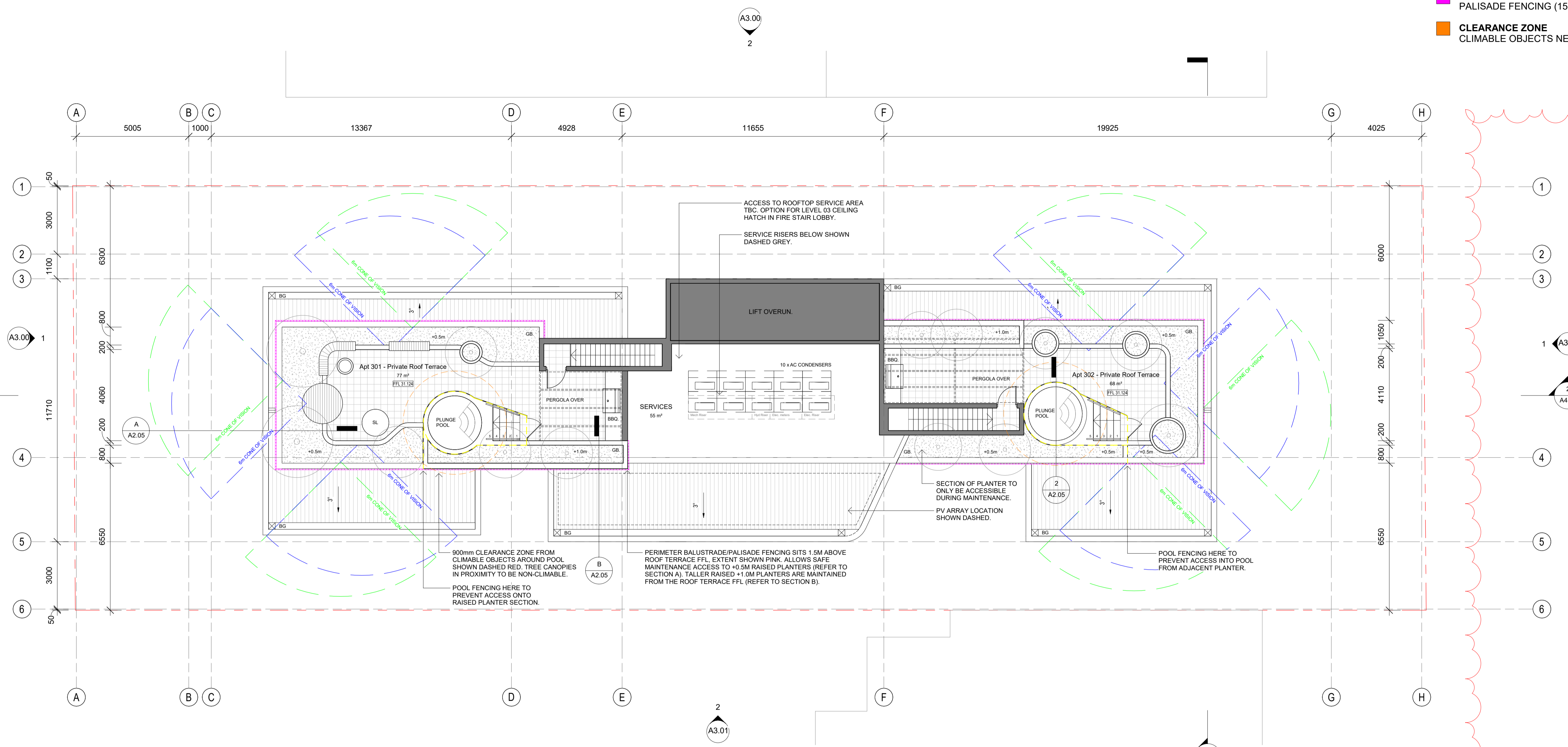
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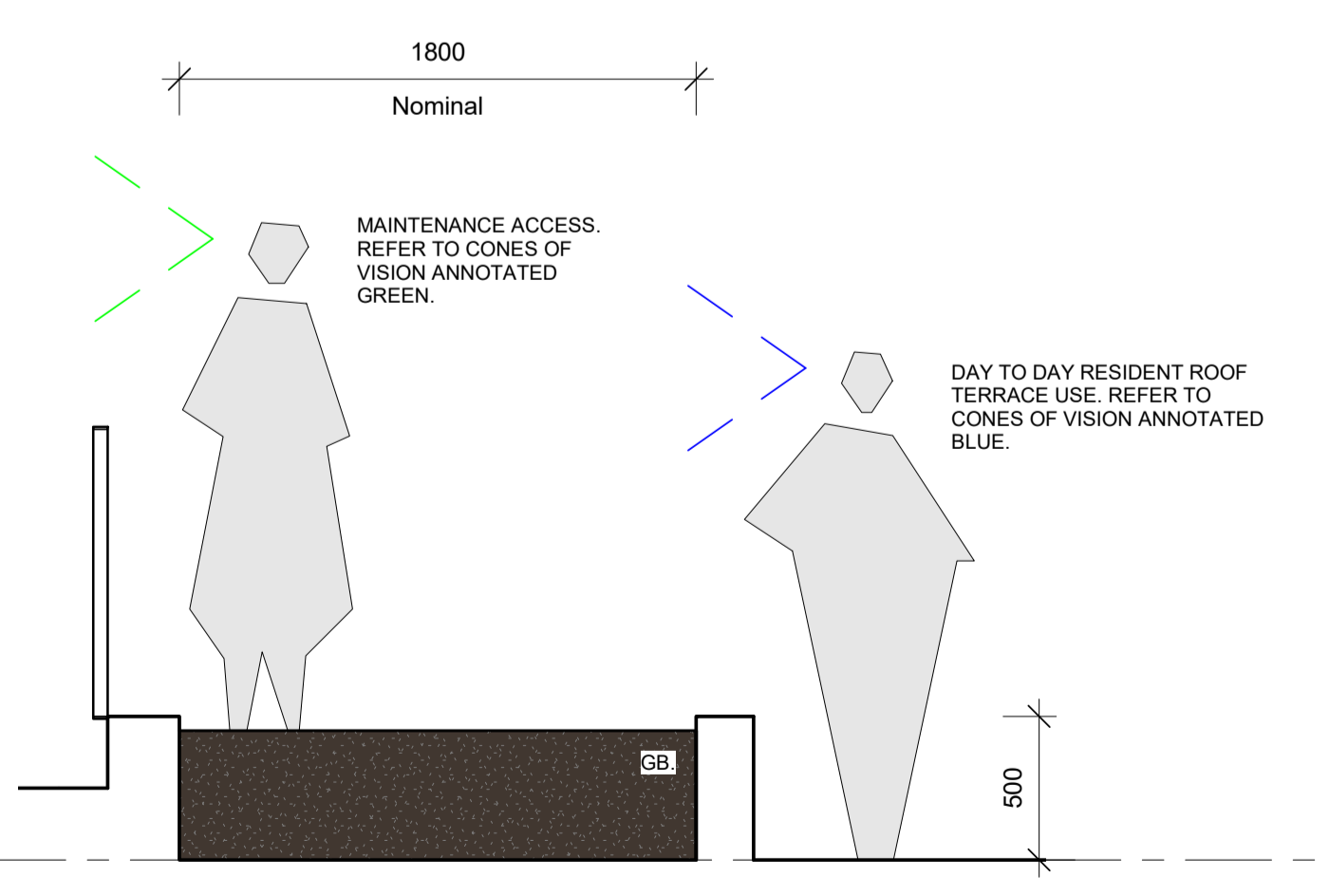
Drawing Title: Level 03 Plan

designed	drawn	checked	scale	drawing no	rev
M&S	M&S		1 : 100	A2.04	A

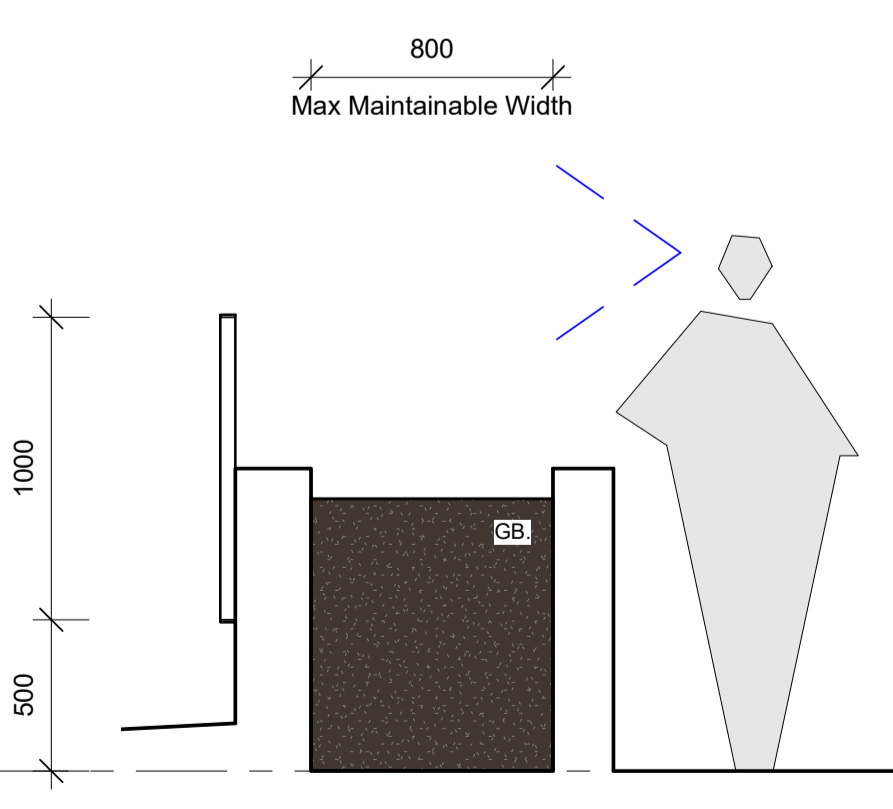
- LINWORK LEGEND**
- POOL FENCING (1200mm)
 - CONE OF VISION (6000mm) MAINTENANCE ACCESS
 - CONE OF VISION (6000mm) DAY TO DAY RESIDENT USE
 - PERIMETER BALUSTRADE PALISADE FENCING (1500mm)
 - CLEARANCE ZONE CLIMBABLE OBJECTS NEAR POOL (900mm)



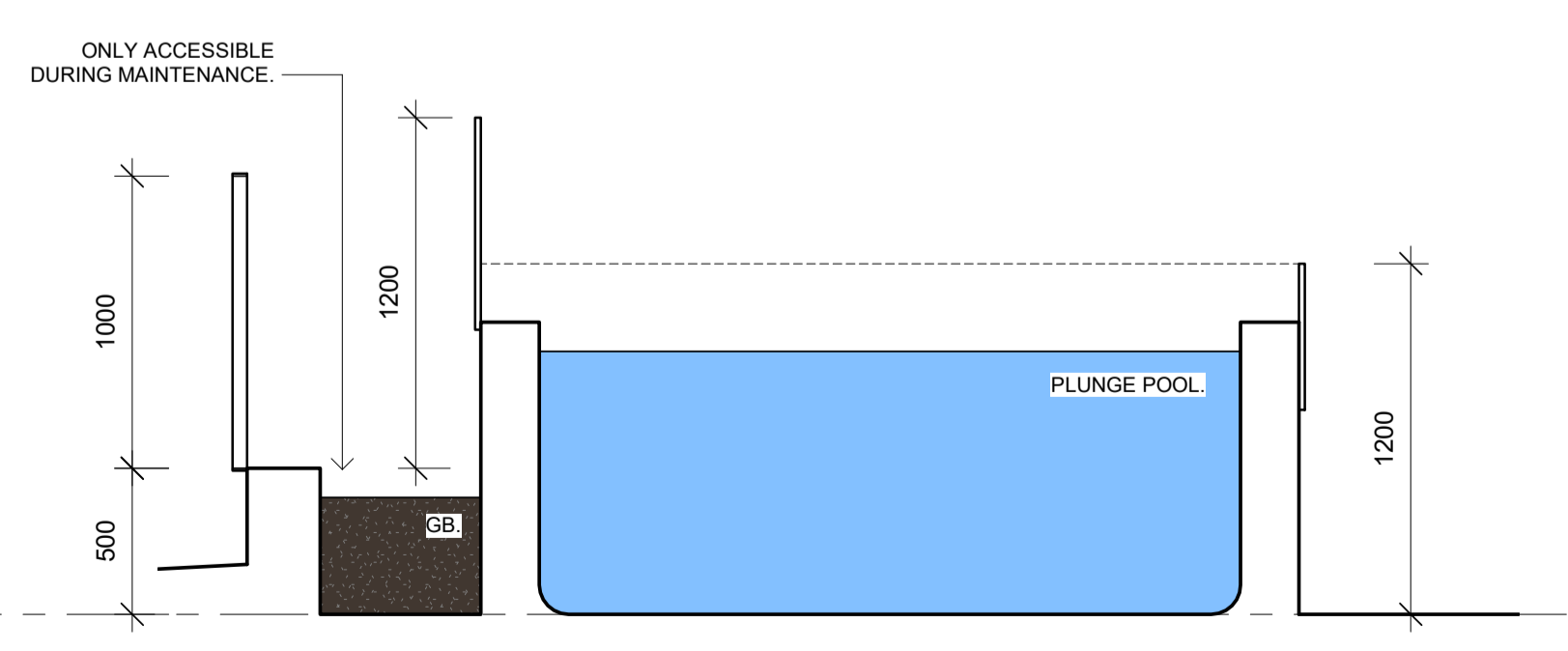
1 Roof Terrace
1 : 100



A Roof Terrace Planter Section A
1 : 25



B Roof Terrace Planter Section B
1 : 25



2 Roof Terrace Plunge Pool Section C
1 : 25

City of Nedlands
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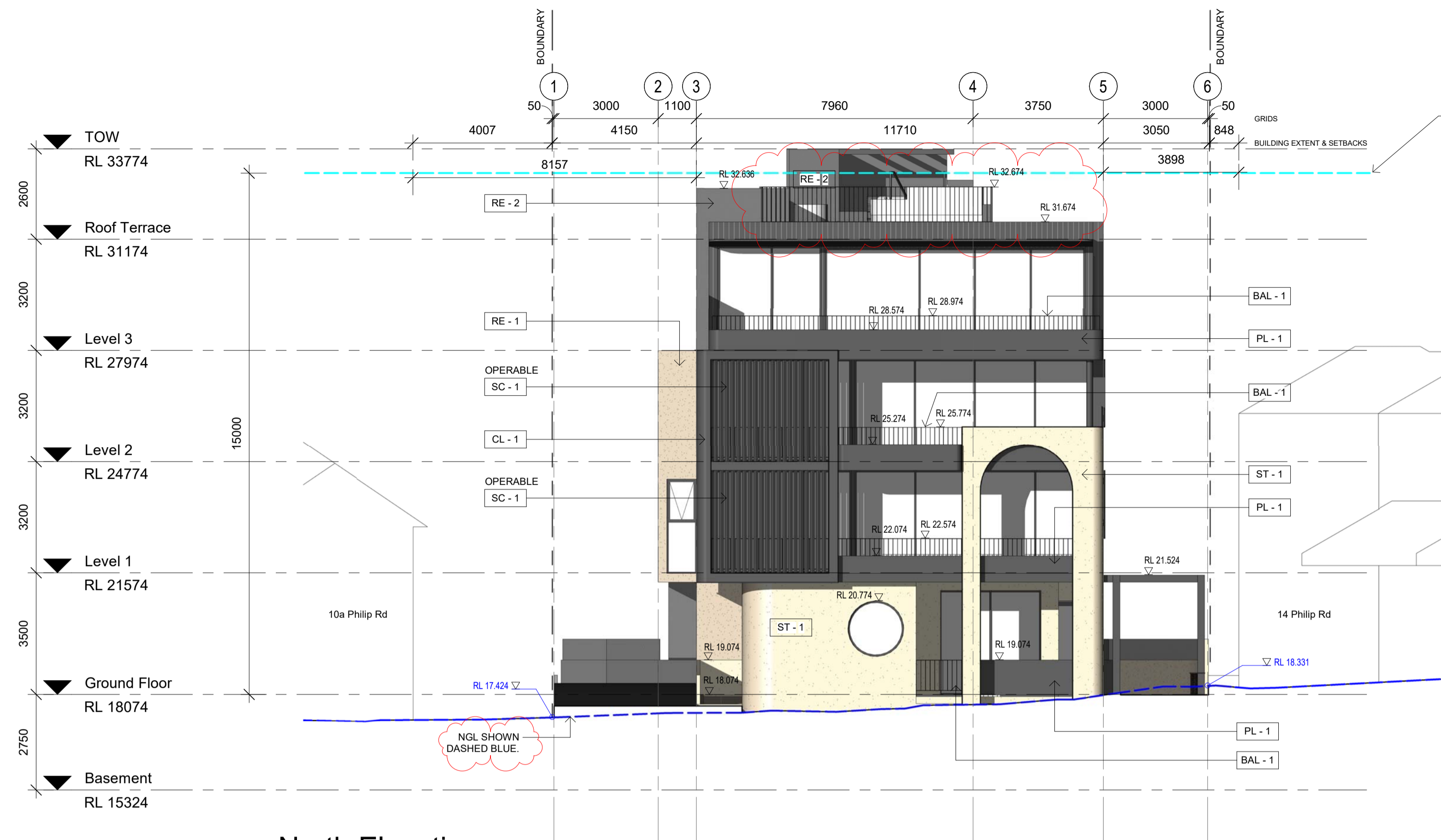
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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title: **Roof Plan**

designed	drawn	checked	approved
M&S	M&S		

project no	scale	drawing no	rev
20008	As indicated	A2.05	B



1 North Elevation
1 : 100

MATERIALS KEY

- BAL - 1 Vertical Flat Bar Metal Balustrade
- CL - 1 Metal Cladding - Type 1
- FE - 1 Palisade Fence
- PG - 1 Fluted Privacy Glass
- PL - 1 Planter Box - Metal
- RE - 1 Texture Coat Render - Type 1
- RE - 2 Texture Coat Render - Type 2
- SC - 1 Vertical Aluminium Louvred Screen
- SC - 2 Perforated Aluminium Screen
- ST - 1 Limestone Cladding - Type 1
- ST - 2 Limestone Cladding - Type 2



2 East Elevation
1 : 100

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11 March 2021

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B	25.02.21	DA Planning Updates	

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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title:
Elevations

designed	M&S	scale	drawing no	rev
date	M&S	1 : 100	A3.00	B
project no	2008			



MATERIALS KEY

- BAL - 1 Vertical Flat Bar Metal Balustrade
- CL - 1 Metal Cladding - Type 1
- FE - 1 Palisade Fence
- PG - 1 Fluted Privacy Glass
- PL - 1 Planter Box - Metal
- RE - 1 Texture Coat Render - Type 1
- RE - 2 Texture Coat Render - Type 2
- SC - 1 Vertical Aluminium Louvred Screen
- SC - 2 Perforated Aluminium Screen
- ST - 1 Limestone Cladding - Type 1
- ST - 2 Limestone Cladding - Type 2



City of Nedlands
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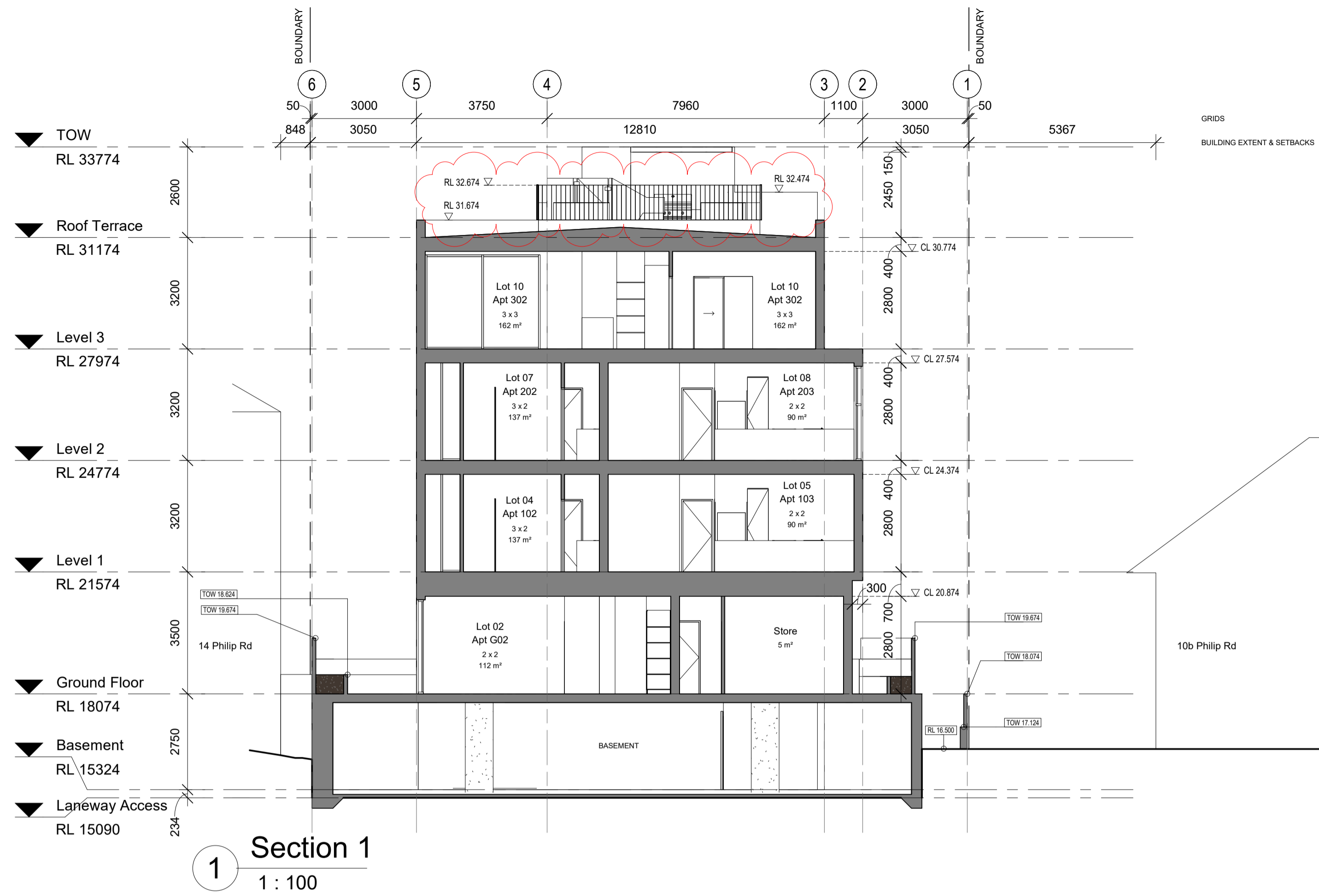
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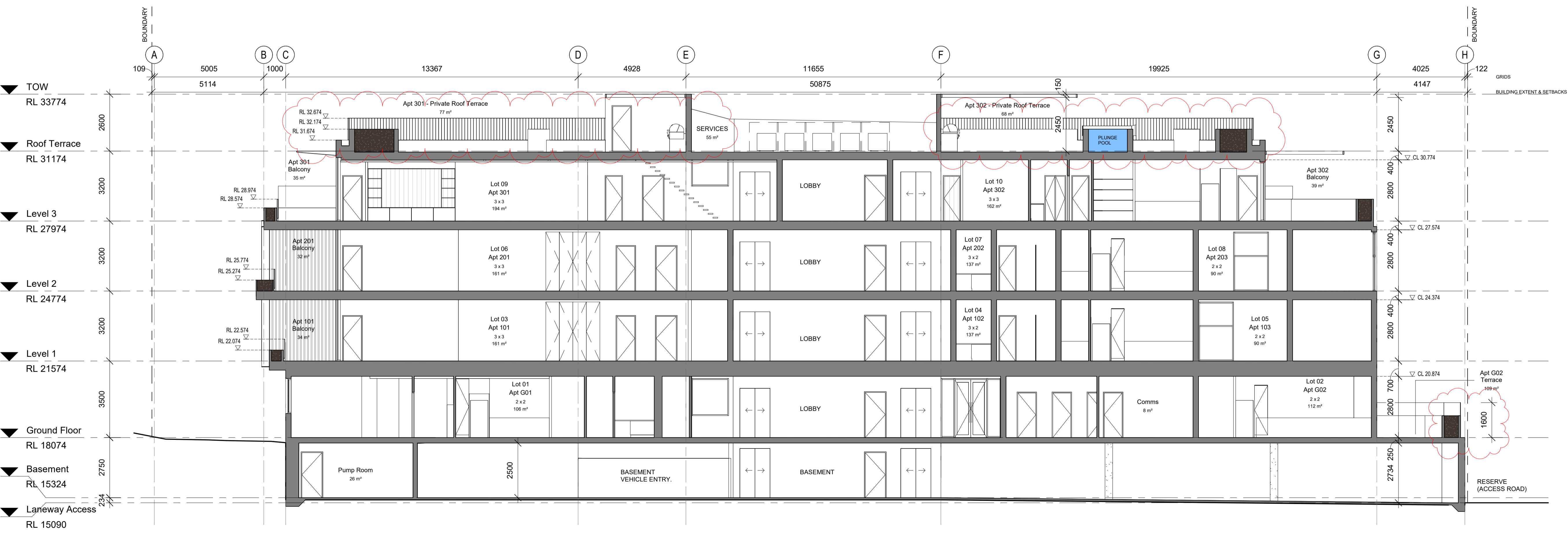
Drawing Title: Elevations

designed	drawn	checked	approved
M&S	M&S		

project no	scale	drawing no	rev
2008	1 : 100	A3.01	B



1 Section 1
1 : 100



2 Section 2
1 : 100

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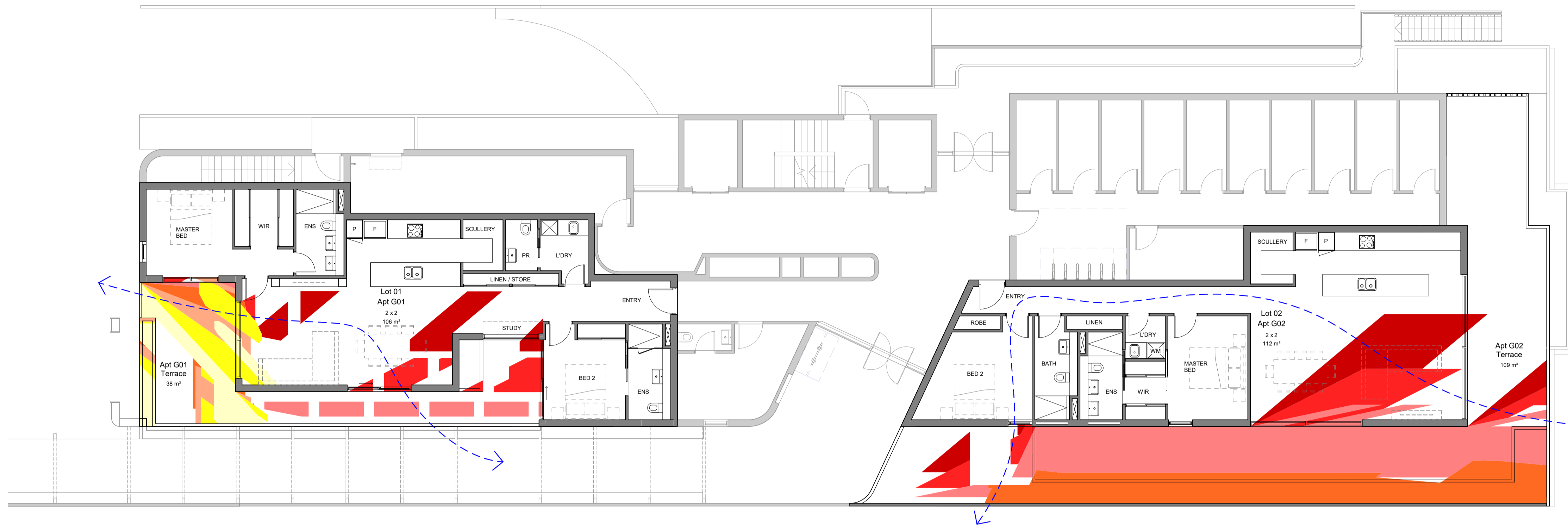
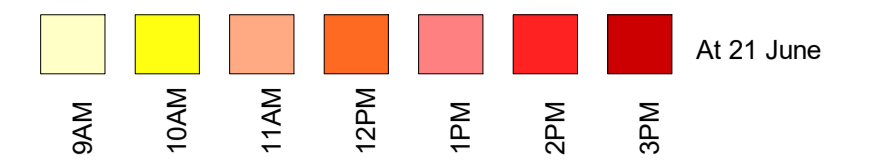
rev	date	DA Set Updates	title
A	18.12.22	DA Set Updates	
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Client Gunner Developments Pty Ltd

Sections					
designed	M&S	date	M&S	title	
project no	2008	scale	1 : 100	drawing no	A4.00
rev					B

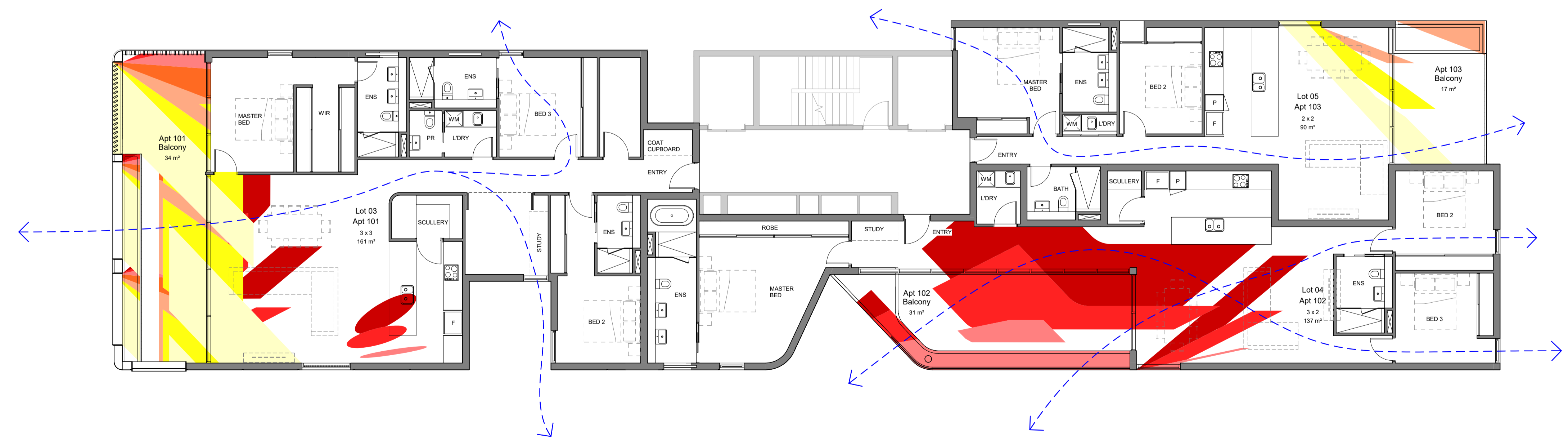


APT TYPE	DIRECT SUN HRS PER APARTMENT	NATURAL VENTILATION
APT G01	7 HRS	✓
APT G02	3 HRS	✓
APT 101	7 HRS	✓
APT 102	3 HRS	✓
APT 103	3 HRS	✓
APT 201	7 HRS	✓
Apt 202	3 HRS	✓
Apt 203	3 HRS	✓
Apt 301	7 HRS	✓
Apt 301	5 HRS	✓

TOTAL APRTMENTS: 10
 100% of total apartments receive at least 3 hours of sunlight between 9am - 3pm.

Ground: 100%
 Level 01: 100%
 Level 02: 100%
 Level 03: 100%
 TOTAL: 100%

1 Ground Floor - Daylight Analysis
 1 : 100



2 Level 01 - Daylight Analysis
 1 : 100

City of Nedlands
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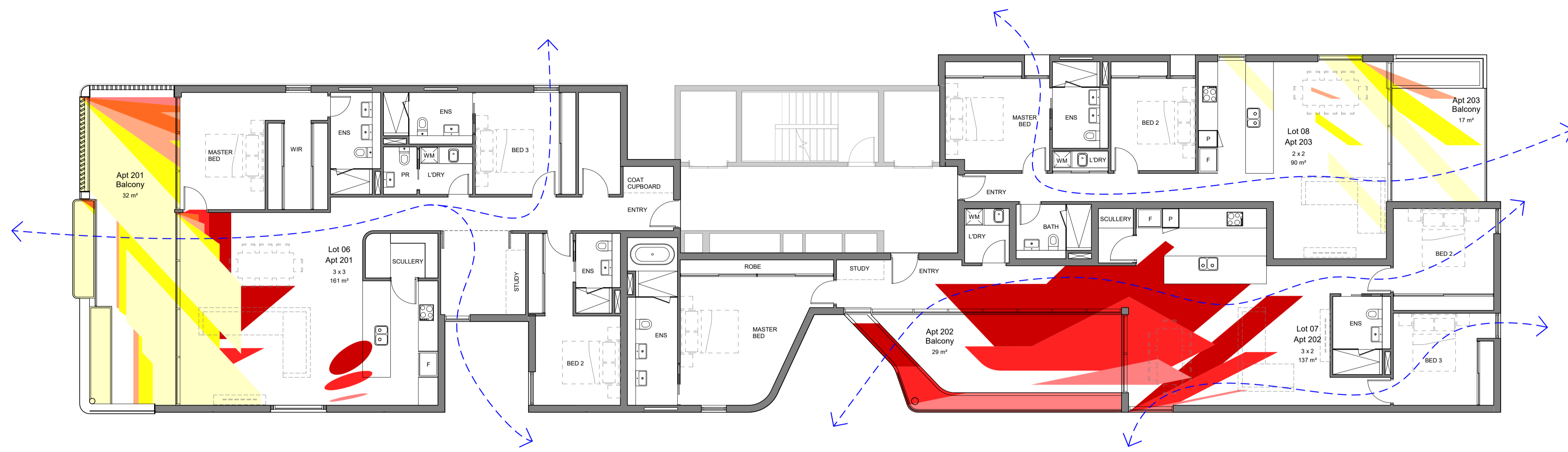
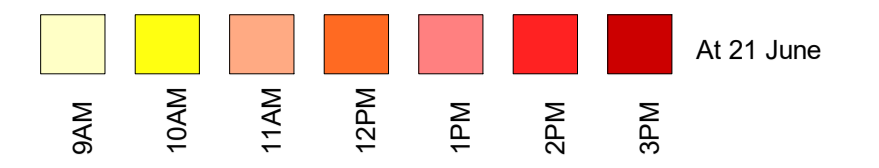
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Project: 12 Philip Rd, Dalketh
 Client: Gunner Developments Pty Ltd
 Drawing Title: Solar Access & Ventilation Diagrams

designed	drawn	checked	scale	drawing no	rev
M&S	M&S		1 : 100	A1	A



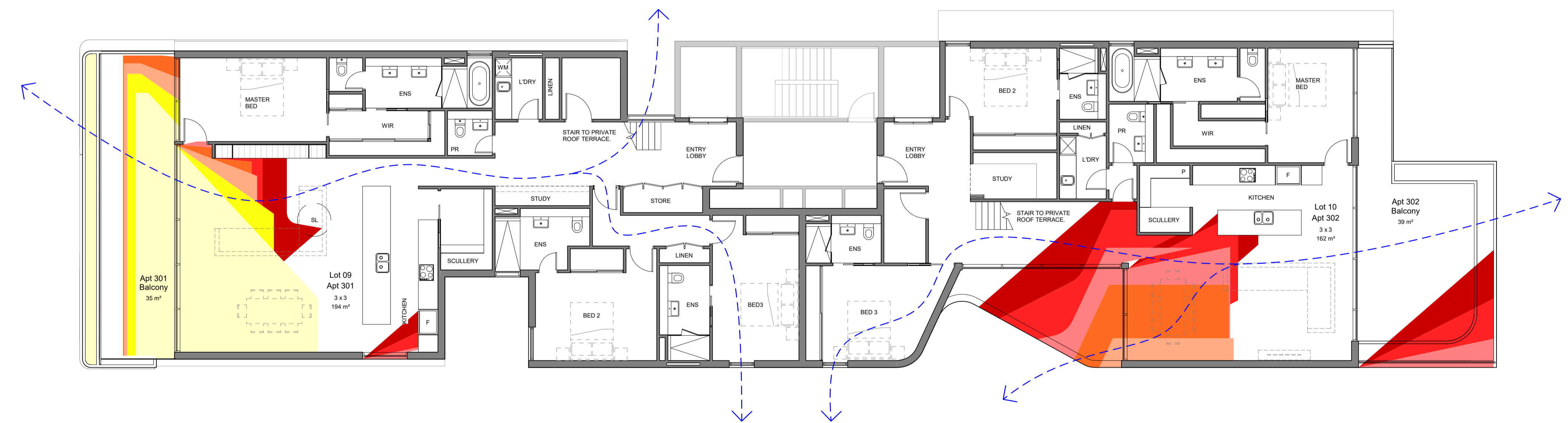
APT TYPE	DIRECT SUN HRS PER APARTMENT	NATURAL VENTILATION
APT G01	7 HRS	✓
APT G02	3 HRS	✓
APT 101	7 HRS	✓
APT 102	3 HRS	✓
APT 103	3 HRS	✓
APT 201	7 HRS	✓
Apt 202	3 HRS	✓
Apt 203	3 HRS	✓
Apt 301	7 HRS	✓
Apt 301	5 HRS	✓

TOTAL APRTMENTS: 10

100% of total apartments receive at least 3 hours of sunlight between 9am - 3pm.

- Ground: 100%
- Level 01: 100%
- Level 02: 100%
- Level 03: 100%
- TOTAL: 100%

1 Daylight Analysis - 2 Second Floor
1 : 100



2 Daylight Analysis - 3 Third Floor
1 : 100

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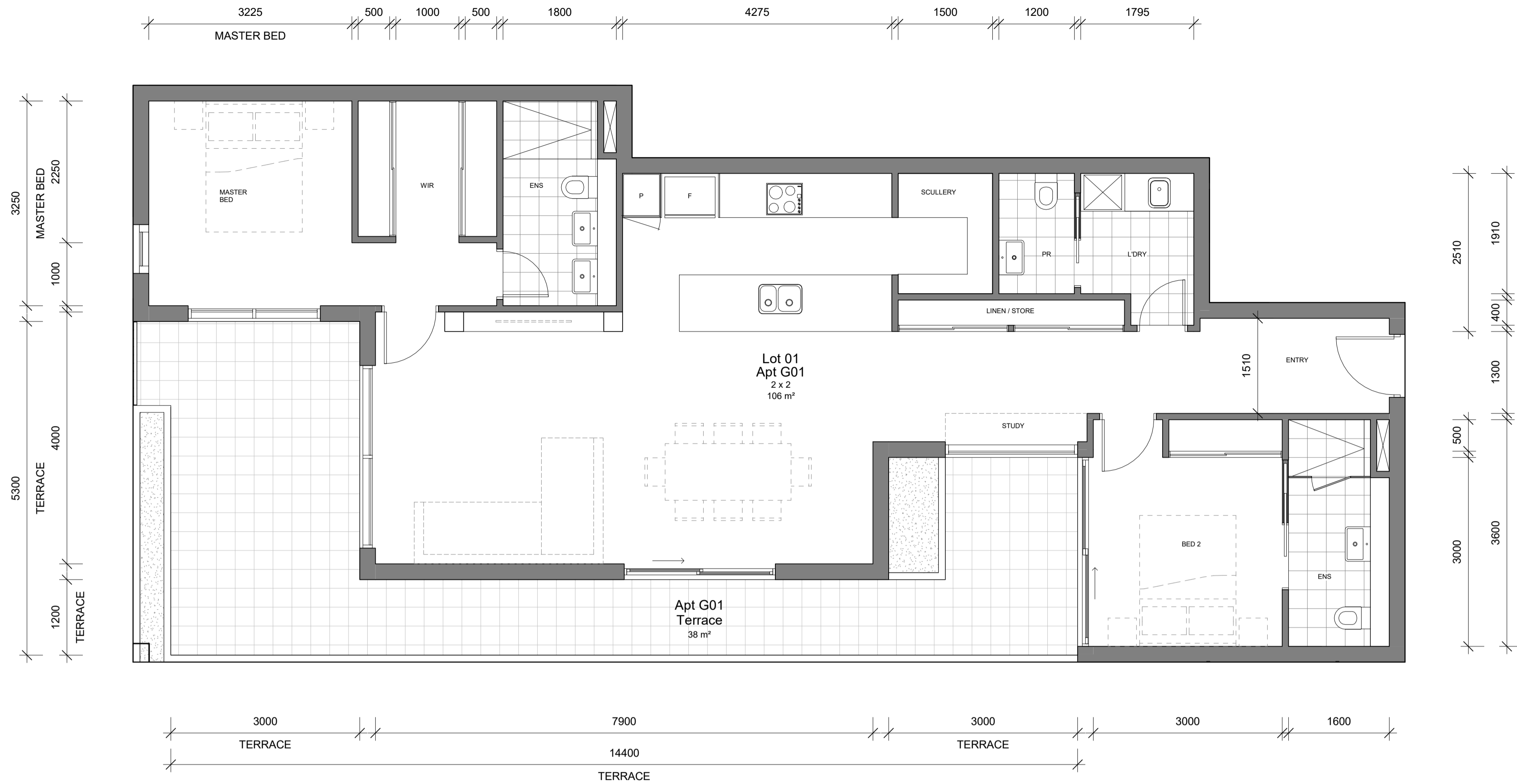
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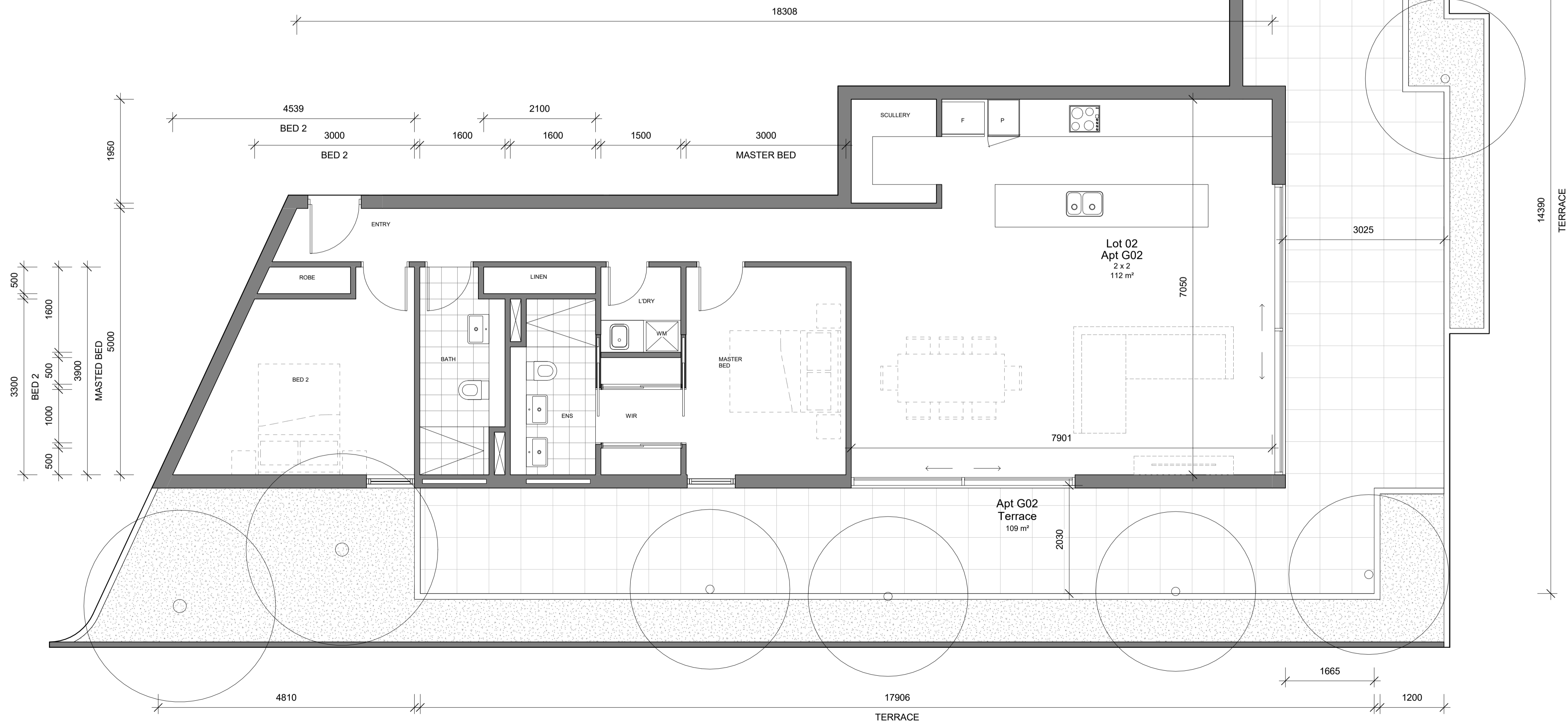
Project: 12 Philip Rd, Dalketh
Client: Gunner Developments Pty Ltd
Drawing Title: Solar Access & Ventilation Diagrams

designed	drawn	scale	drawing no	rev
M&S	M&S	1 : 100	A5.01	A



Lot Number	Apt Name	Apt Type	Level	Layout Type (Bed x Bath)	Internal Area	Plot Ratio	Store	Terrace
Lot 01	Apt G01	Type A	Ground Floor	2 x 2	106 m ²	114 m ²	5m ² (Ground Floor)	38m ²
Lot 02	Apt G02	Type B	Ground Floor	2 x 2	112 m ²	118 m ²	5m ² (Ground Floor)	109m ²

1 Apt G01 - Type A
1 : 50



2 Apt G02 - Type B
1 : 50

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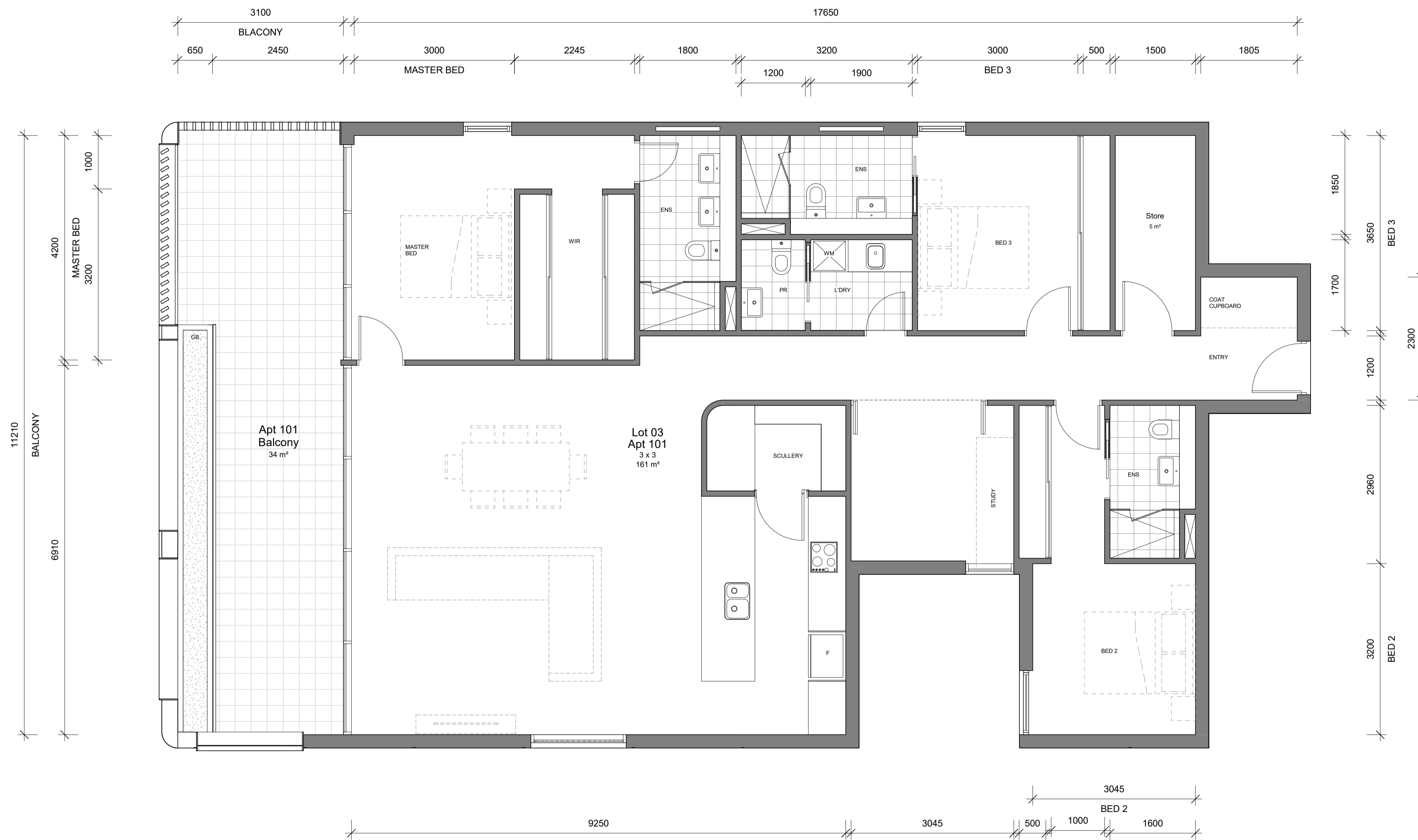
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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd
Drawing Title
Apt G01/G02 - Types A & B
designed M&S
drawn M&S
project no 20008
scale 1 : 50
drawing no A8.00
rev A



1 Apt 101 & 201 - Type C
1 : 50

Lot Number	Apt Name	Apt Type	Level	Layout Type (Bed x Bath)	Internal Area	Plot Ratio	Store	Balcony
Lot 03	Apt 101	Type C	Level 1	3 x 3	161 m ²	174 m ²	5m ² (Apartment) & 5m ² (Ground Floor)	34m ²
Lot 06	Apt 201	Type C	Level 2	3 x 3	161 m ²	174 m ²	5m ² (Apartment) & 5m ² (Ground Floor)	32m ²

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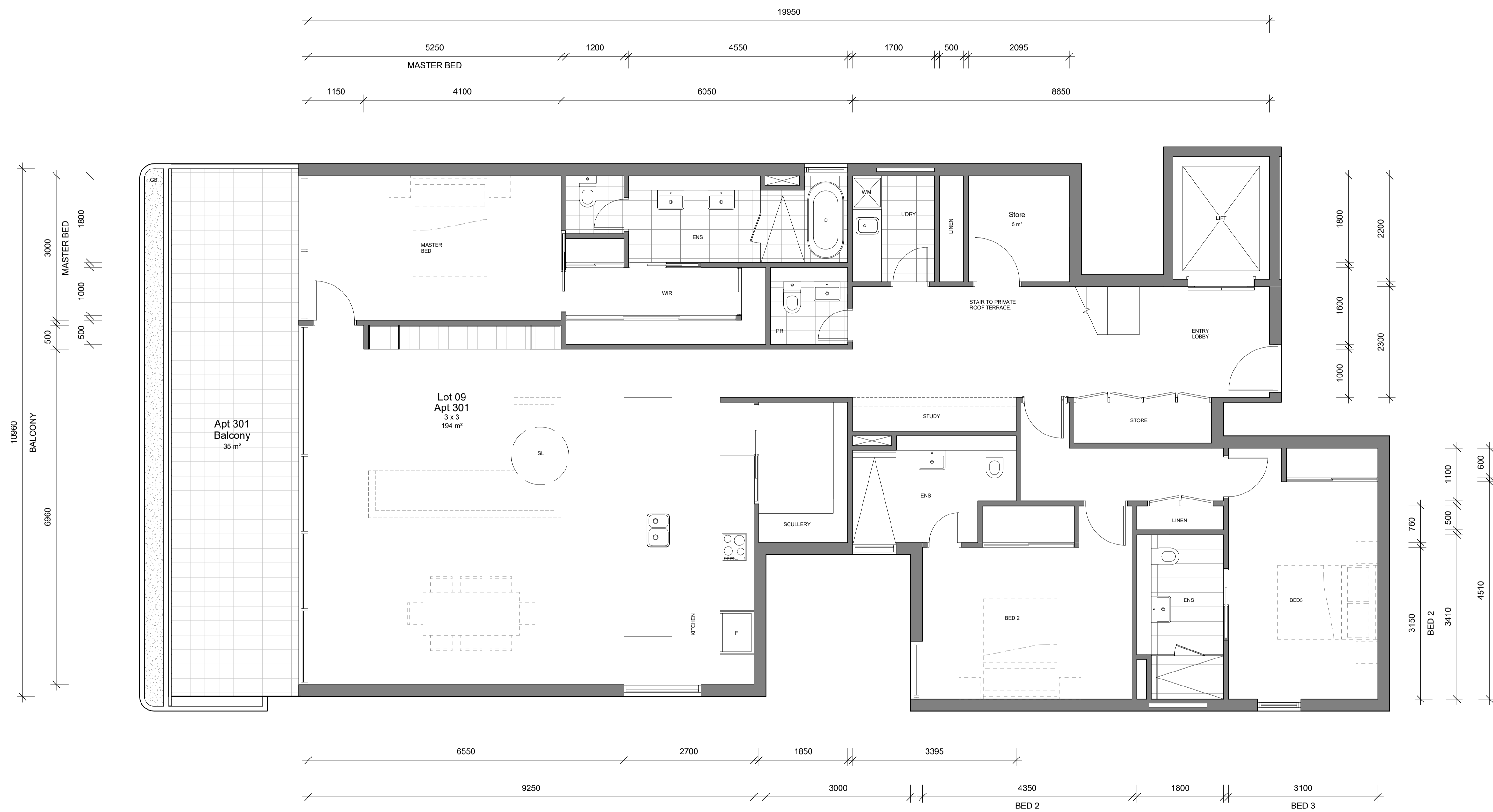
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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title
Apt 101 & 201 - Type C

designed	drawn	checked	scale	drawing no	rev
M&S	M&S		1 : 50	A8.01	A



1 Apt 10 - Type F
1 : 50

Lot Number	Apt Name	Apt Type	Level	Layout Type (Bed x Bath)	Internal Area	Plot Ratio	Store	Balcony
Lot 09	Apt 301	Type F	Level 3	3 x 3	194 m ²	210 m ²	5m ² (Apartment) & 5m ² (Ground Floor)	35m ²

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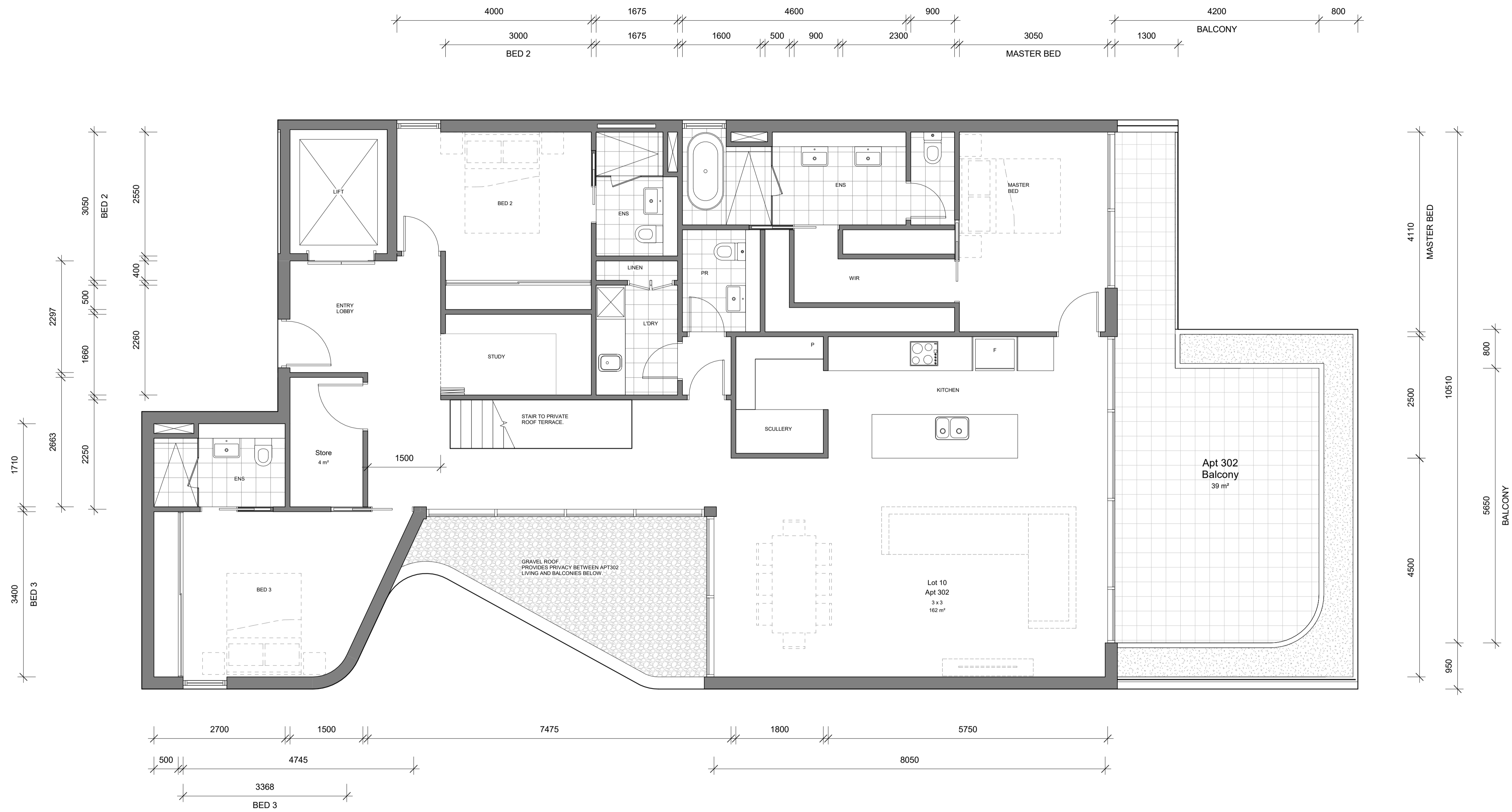
rev	date	DA Set Updates	title
A	18.12.20	DA Set Updates	

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Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title
Apt 301 - Type F

designed	date	scale	drawing no	rev
M&S		1 : 50	A8.03	A



1 Apt 11 - Type G
1 : 50

Lot Number	Apt Name	Apt Type	Level	Layout Type (Bed x Bath)	Internal Area	Plot Ratio	Store	Balcony
Lot 10	Apt 302	Type G	Level 3	3 x 3	162 m ²	179 m ²	4m ² (Apartment) & 5m ² (Ground Floor)	39m ²

City of Nedlands
Amended Plans
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DA SET

Architectural documents are to be read in conjunction with relevant structural, fire services, mechanical, hydraulic, electrical, civil and landscaping documents. Drawings are to be read in conjunction with the appropriate sections of technical applications.
Do not scale drawings. Use figured dimensions only. Inform Architect of any conflict between the site conditions and documents. Contractor to verify all dimensions on site before commencing work.
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rev	date	DA Set Updates	title
A	18.12.20	DA Set Updates	

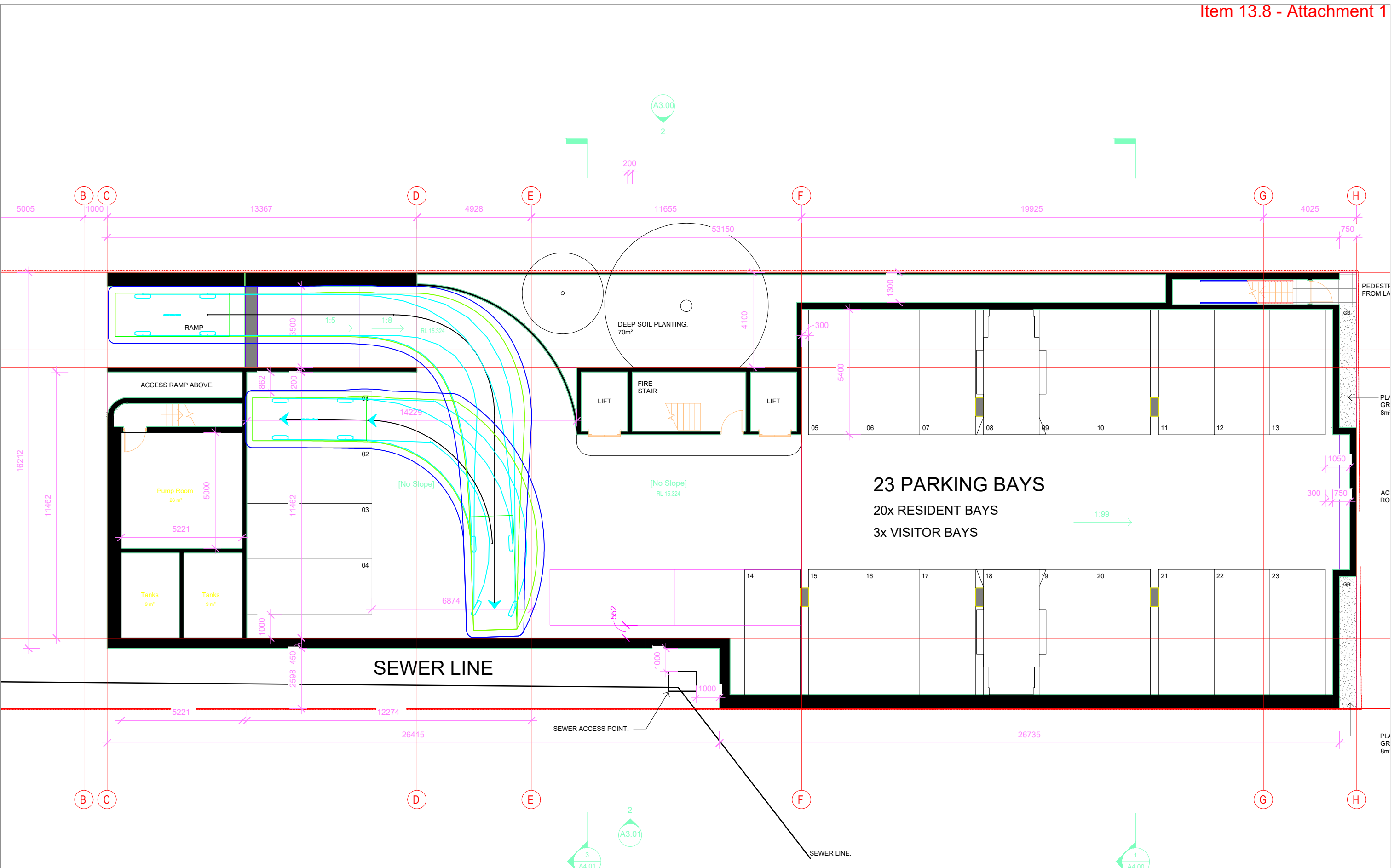
M&S
MATTHEWS & SCAVALLI
ARCHITECTS

e: info@mandsarchitects.com.au
a: PO Box 131 Applecross 6953 WA
p: (08) 9316 0531
f: (08) 9316 0488
w: www.mandsarchitecture.com.au

Project 12 Philip Rd, Dalketh
Client Gunner Developments Pty Ltd

Drawing Title: Apt 302 - Type G

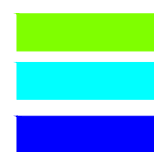
designed	drawn	checked	scale	drawing no	rev
M&S	M&S		1 : 50	A8.04	A



12 Philip Road, Dalkeith
 B85 Passenger Vehicle
 Passenger Vehicle Entry to Bay 1

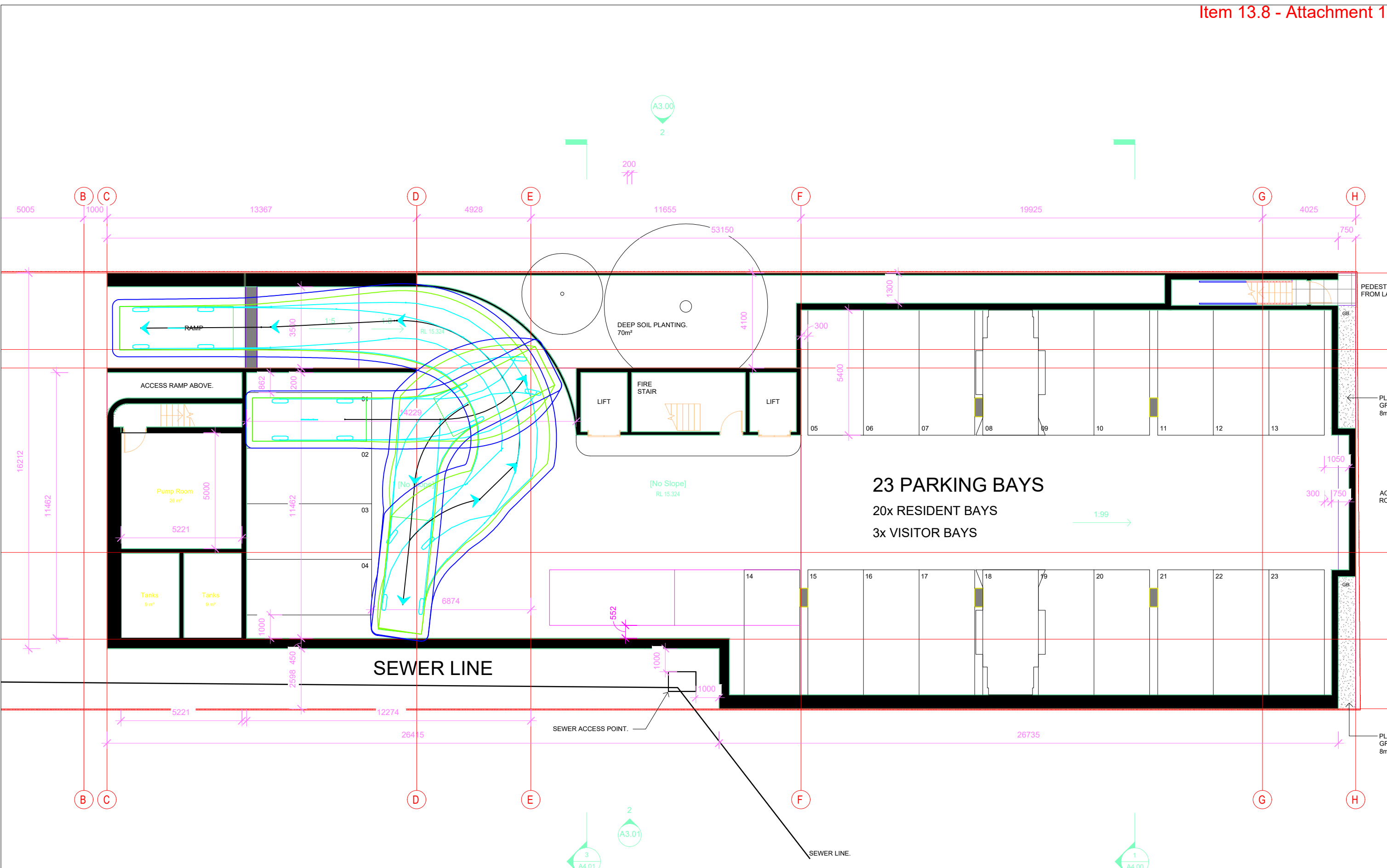
City of Nedlands
 Received
 26 February 2021

LEGEND
 Vehicle Body
 Wheel Path
 300mm Clearance



t20.170.sk01
 22/02/2021
 Scale: 1:150 @ A3

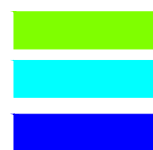




12 Philip Road, Dalkeith
 B85 Passenger Vehicle
 Passenger Vehicle Exit from Bay 1

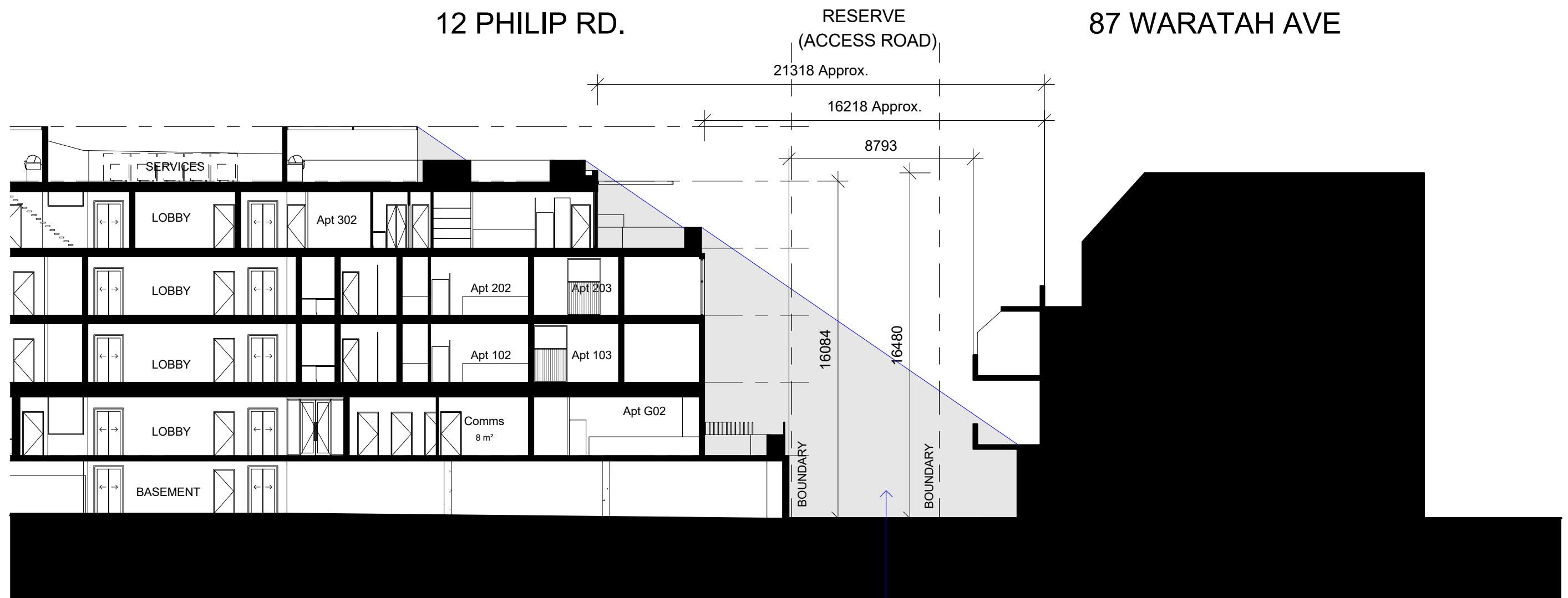
City of Nedlands
 Received
 26 February 2021

LEGEND
 Vehicle Body
 Wheel Path
 300mm Clearance



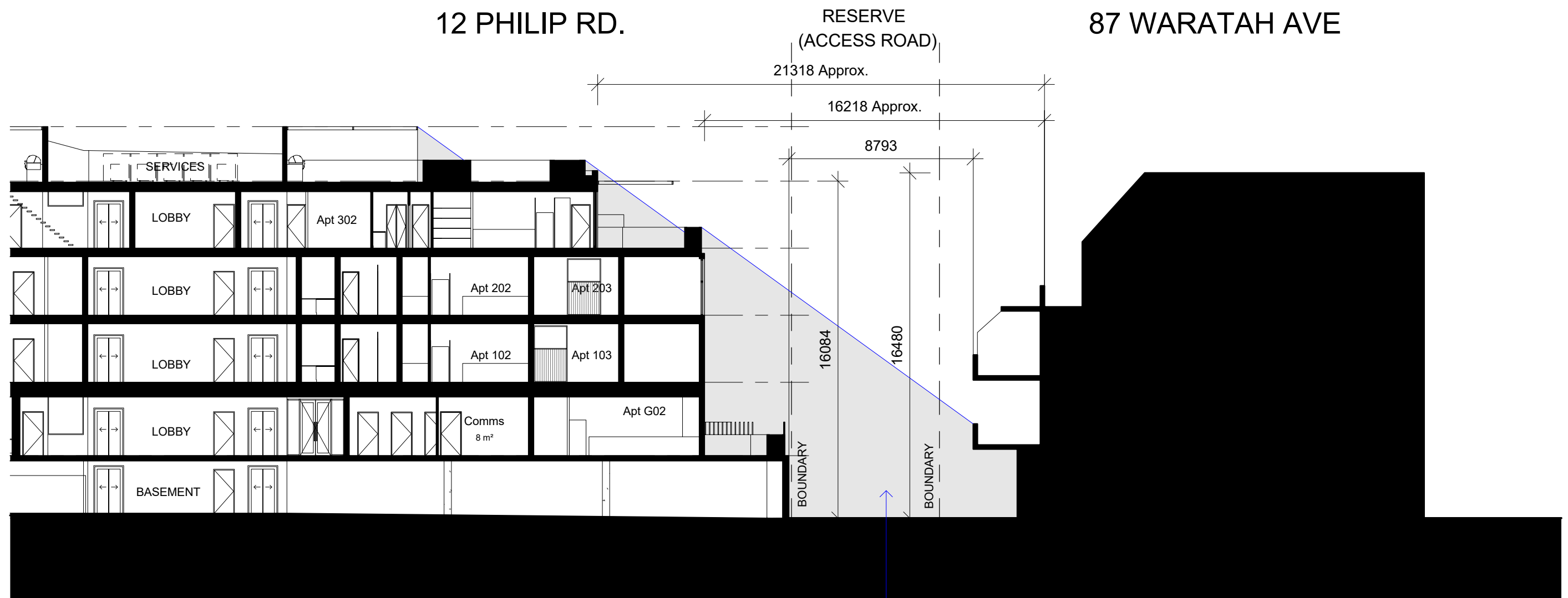
t20.170.sk02
 22/02/2021
 Scale: 1:150 @ A3





WINTER OVERSHADOWING DIAGRAM. SUN SHOWN ON JUNE 21st (WINTER SOLSTICE) @ 34.5°

City of Nedlands
Amended Plans
Received
26 February 2021



WINTER OVERSHADOWING DIAGRAM. SUN SHOWN ON JUNE 1st & JULY 12th @ 35.9°

City of Nedlands
Amended Plans
Received
26 February 2021

12 Philip Road Dalkieth

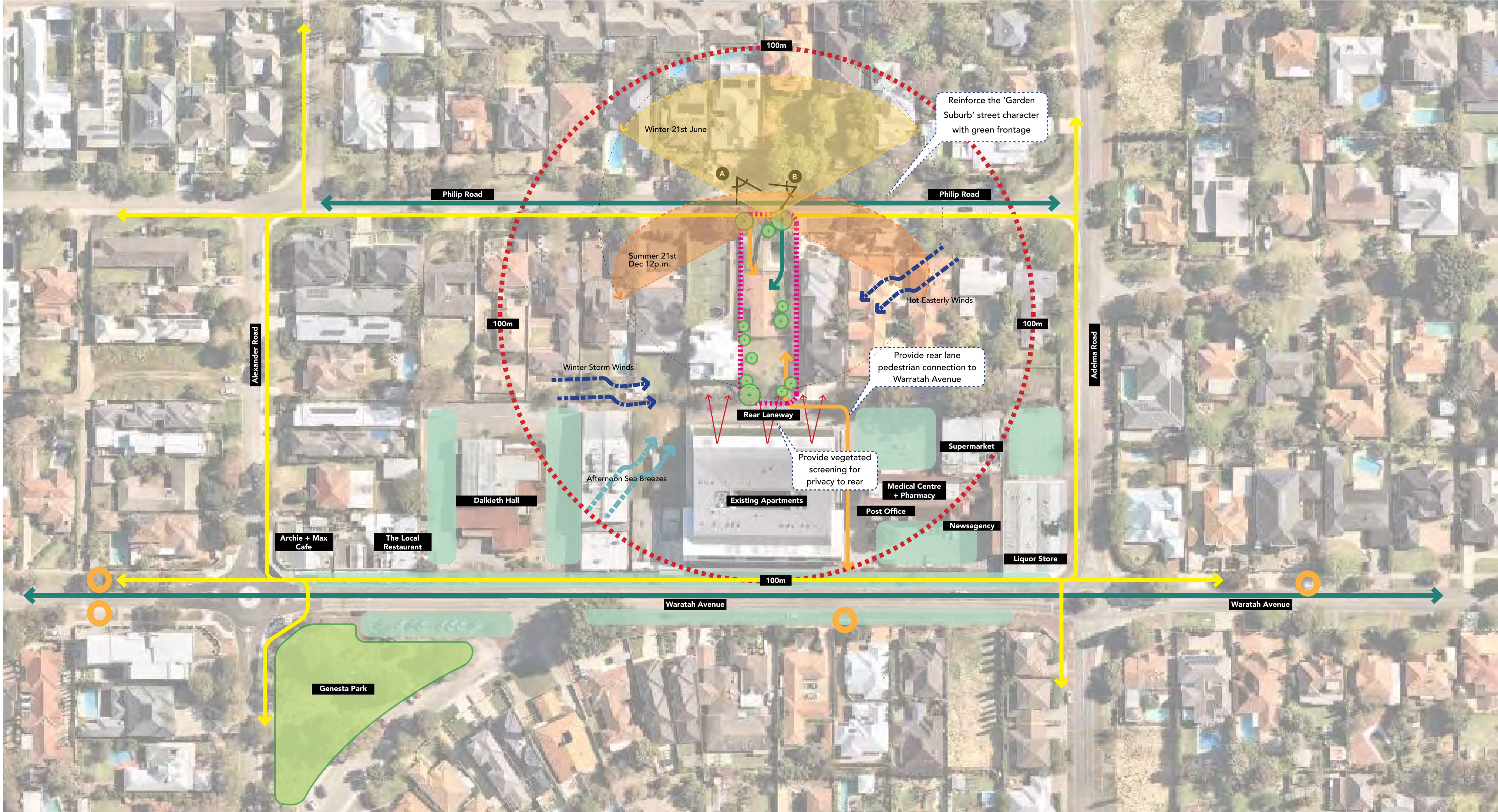
Landscape Development Application

December 2020

City of Nedlands
Amended Plans
Received
09 March 2021

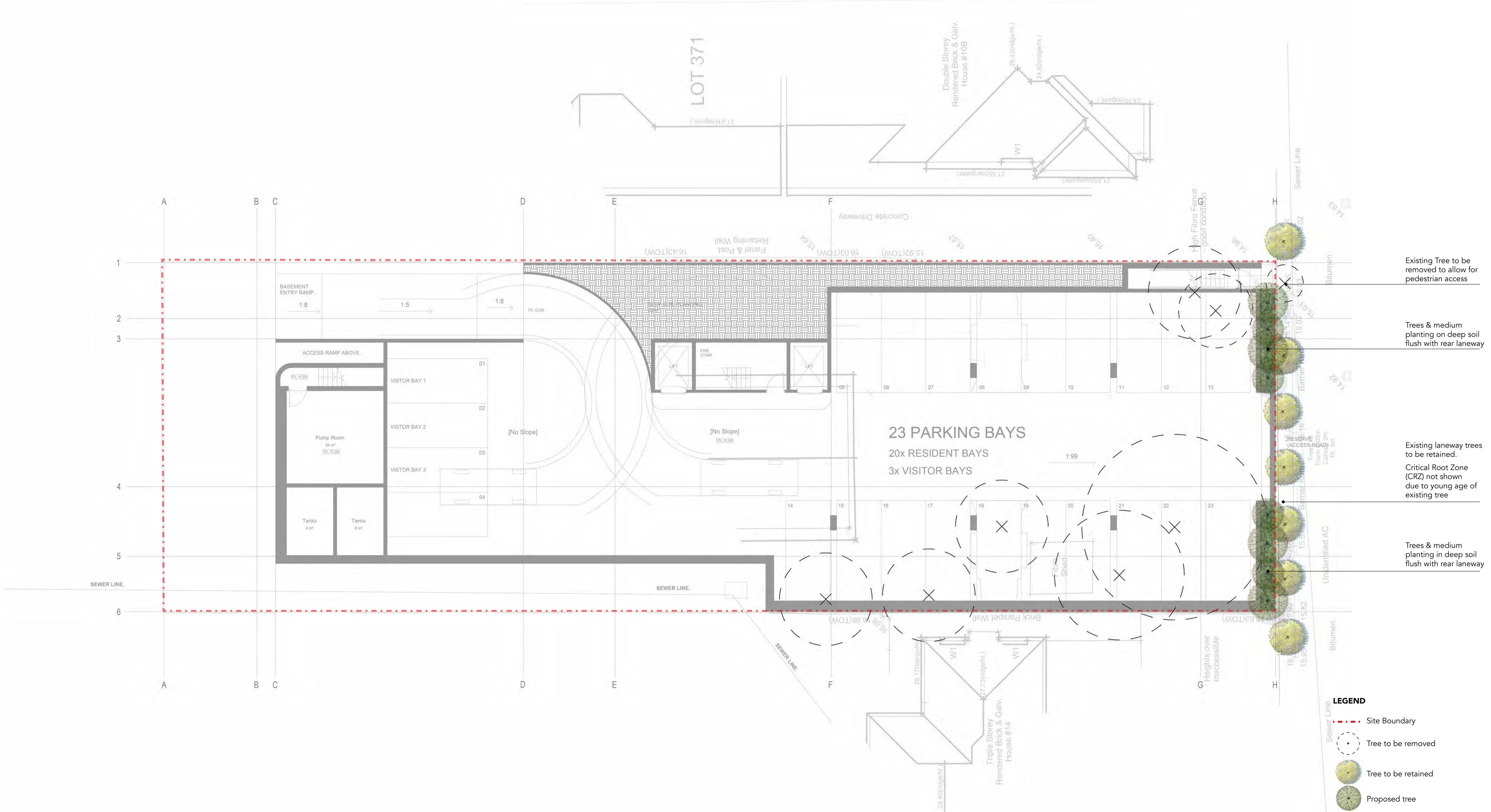
Rev C

1.1 Site Context Analysis



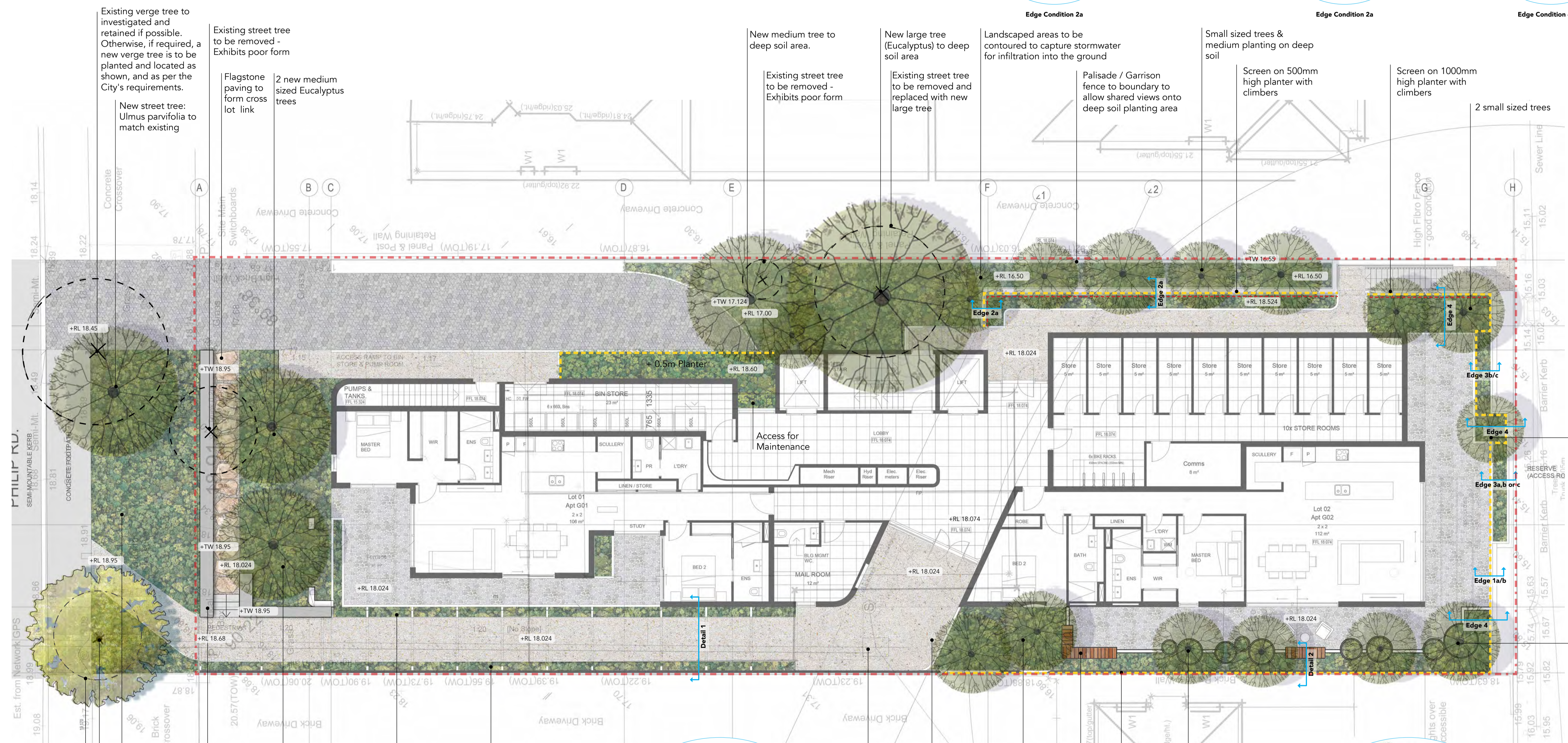
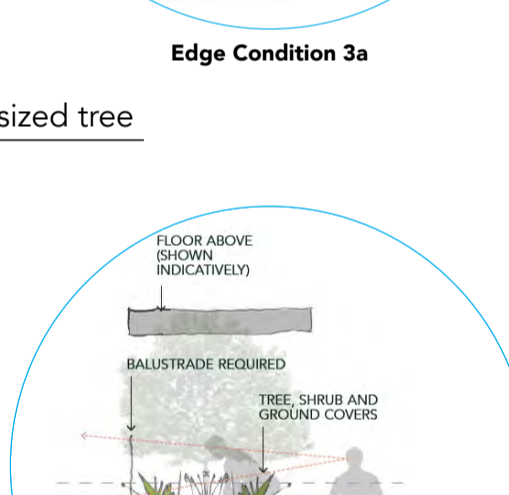
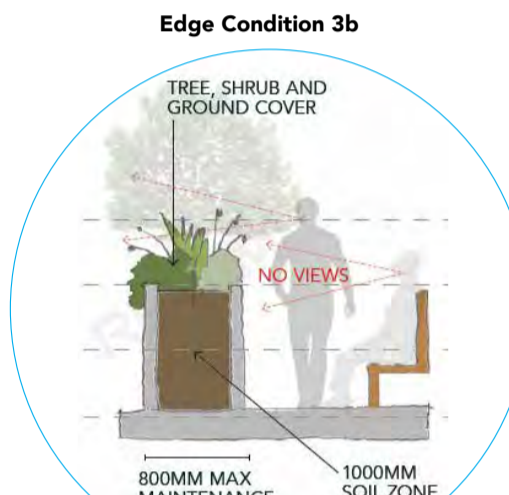
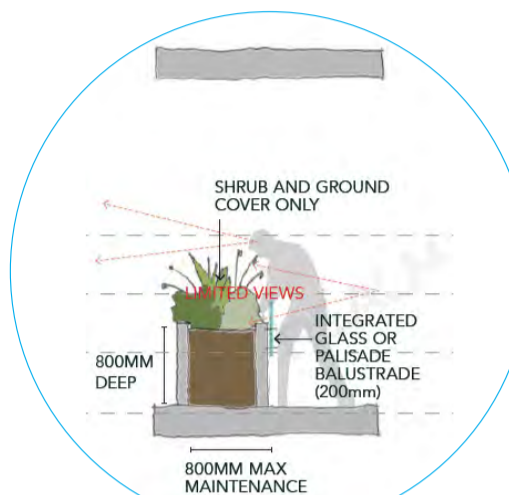
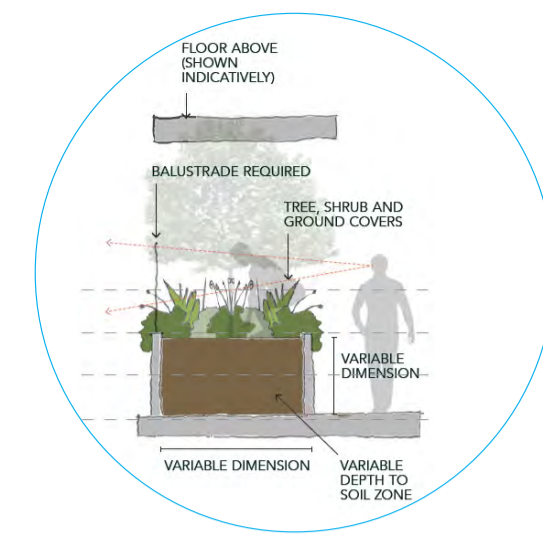
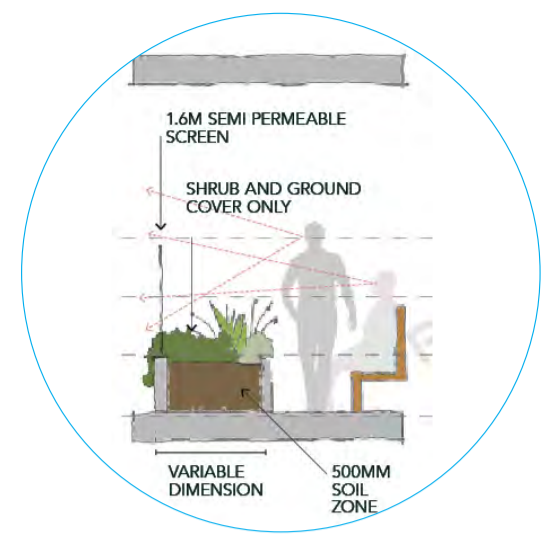
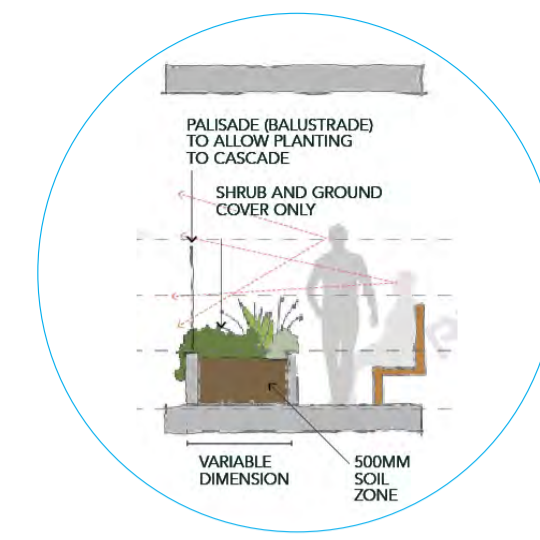
- LEGEND**
- Site
 - Existing Pedestrian Link
 - Proposed Rear Lane
 - Pedestrian Link
 - Vehicular Movement
 - Wind Direction
 - ↔ View Mitigation
 - Carparking
 - Public Open Space
 - Transperth Bus Stop
 - ✕ Site Views
 - Existing Trees

City of Nedlands
Amended Plans
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09 March 2021

NOTE: Construction management is required to ensure protection of root, trunk and canopy of existing trees nominated for retention. Management to include fencing and protection as per AS 4970-2009. An arborist is required to provide a pre-construction report and advise on site if significant roots are to be cut (as per AS 4970-2009)



Indicative Critical Root Zone (CRZ) shown dashed and based on survey provided

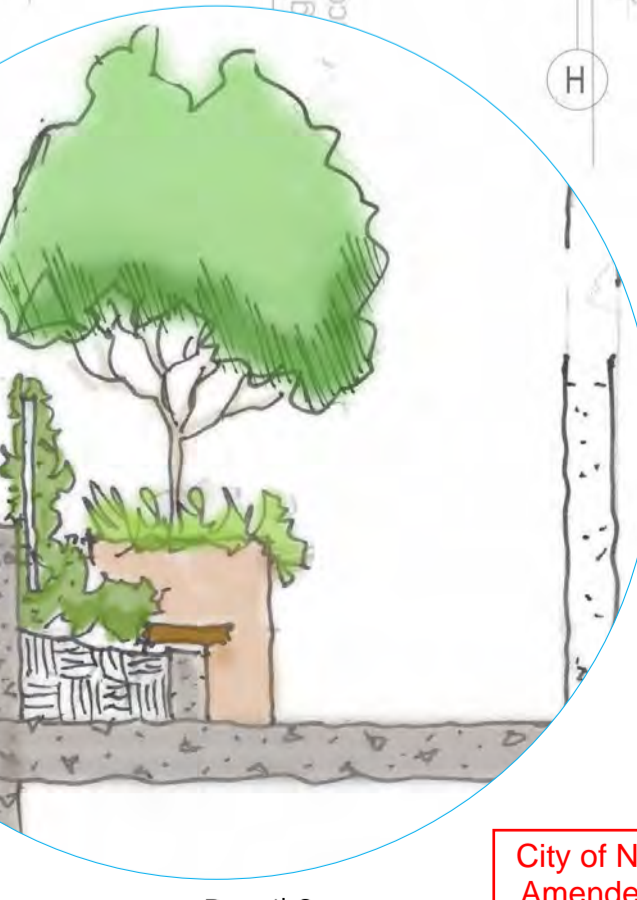
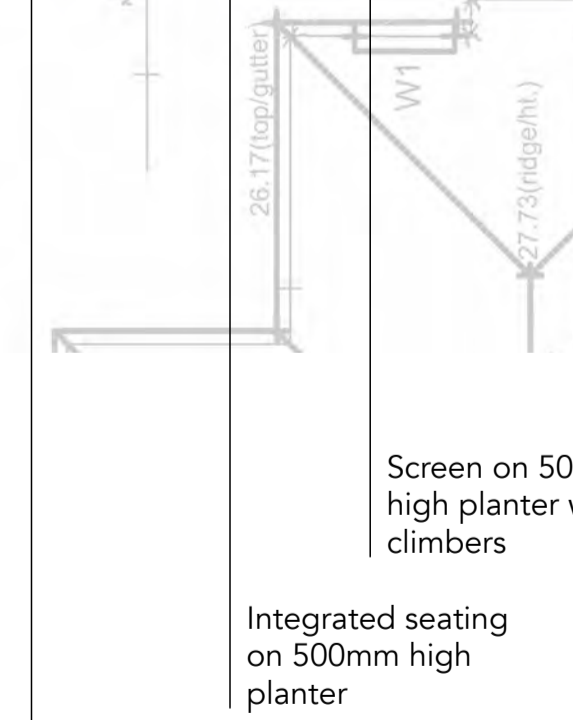
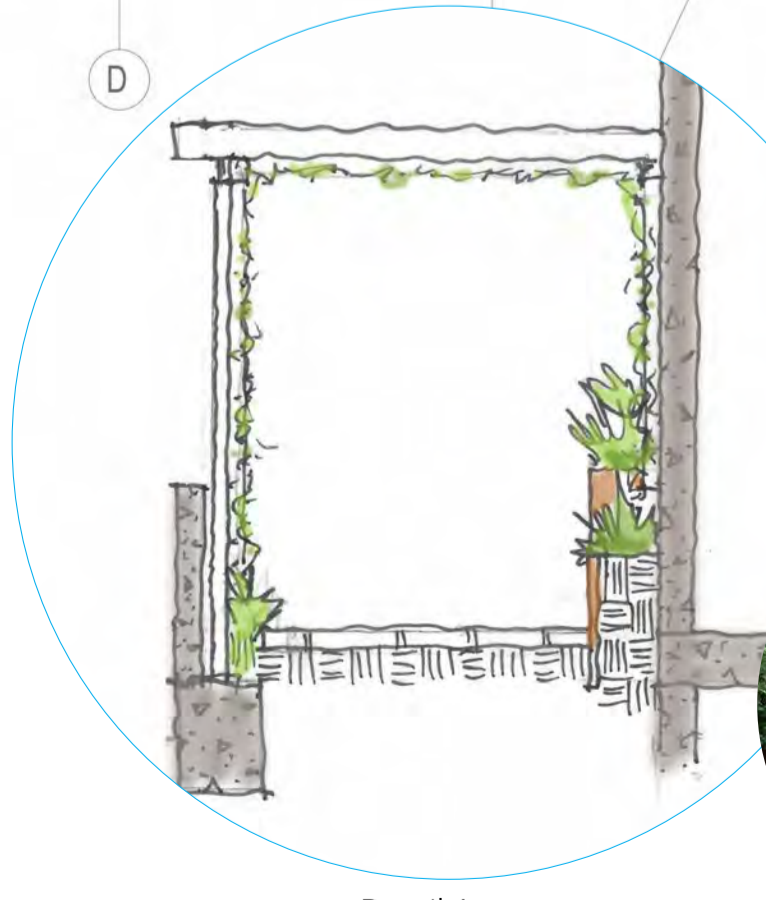
Existing tree to be retained

Low concrete seating / retaining wall

Landscaped areas to be contoured to capture stormwater for infiltration into the ground

500mm Planter + 1600 Semi-permeable Screen with climbing plants e.g Ficus pumila

Climbers trellis with ground covers + screening/hedging



- LEGEND**
- Site Boundary
 - Safety line (balustrade)
 - Screen line
 - Tree to be removed
 - Tree to be retained
 - Proposed tree

NOTE: Construction management to is required to ensure protection of root, trunk and canopy of existing trees nominated for retention. Management to include fencing and protection as per AS 4970-2009. An arborist is required to provide a pre-construction report and advise on site if significant roots are to be cut (as per AS 4970-2009)

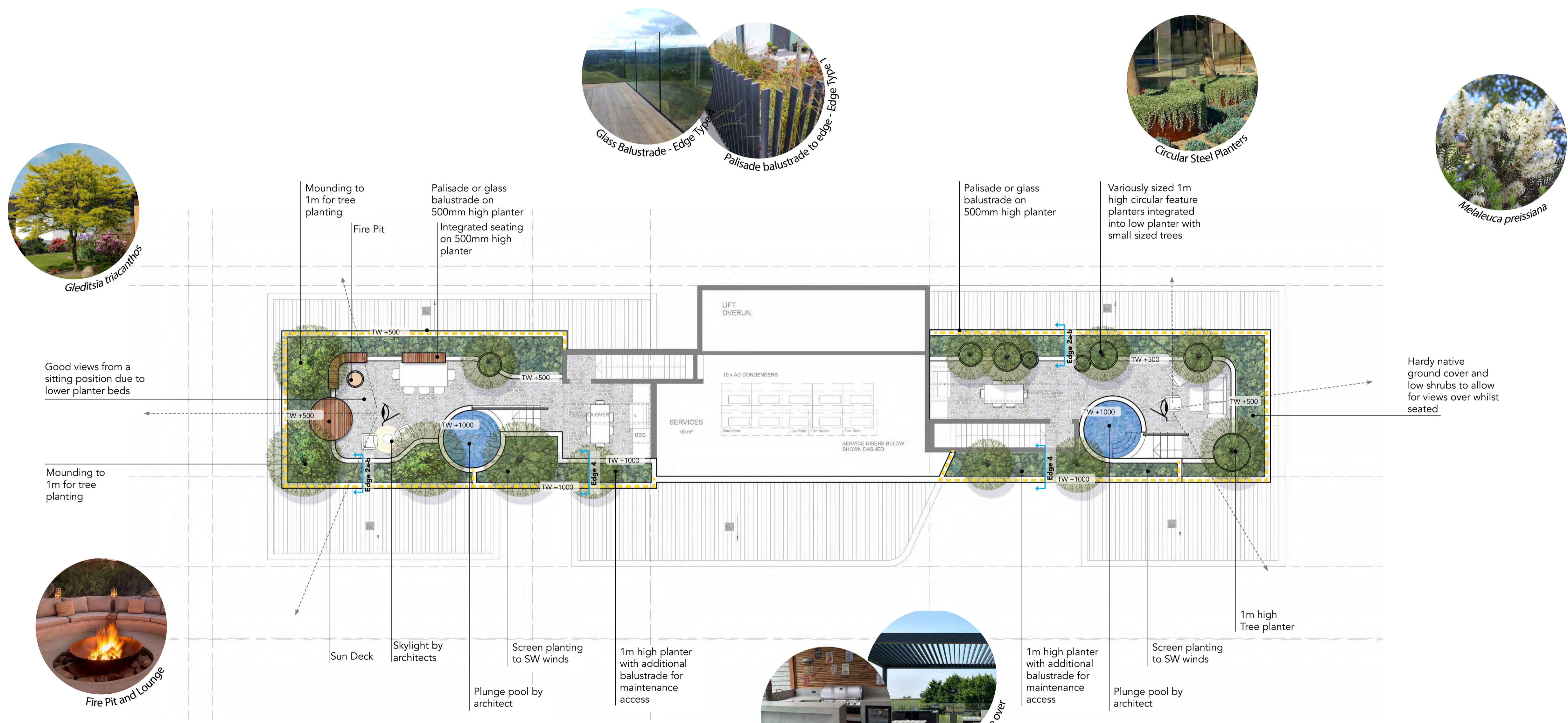
City of Nedlands Amended Plans Received 09 March 2021







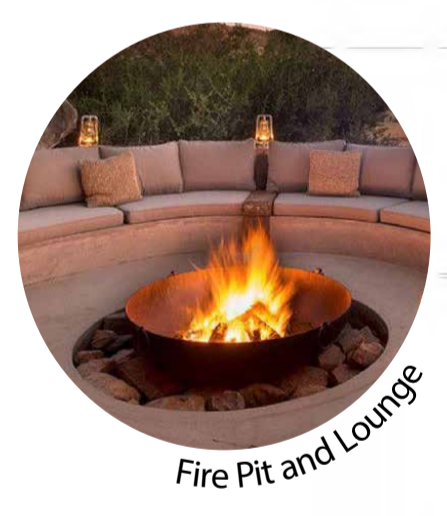
- LEGEND**
- - - Site Boundary
 - - - Safety line (balustrade)



Good views from a sitting position due to lower planter beds

Mounding to 1m for tree planting

Hardy native ground cover and low shrubs to allow for views over whilst seated



Sun Deck

Skylight by architects

Screen planting to SW winds

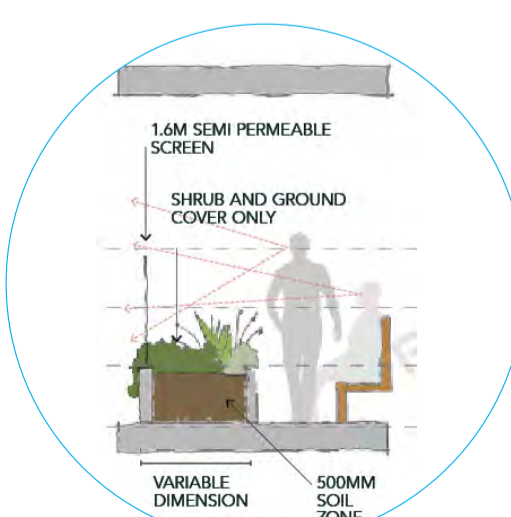
1m high planter with additional balustrade for maintenance access



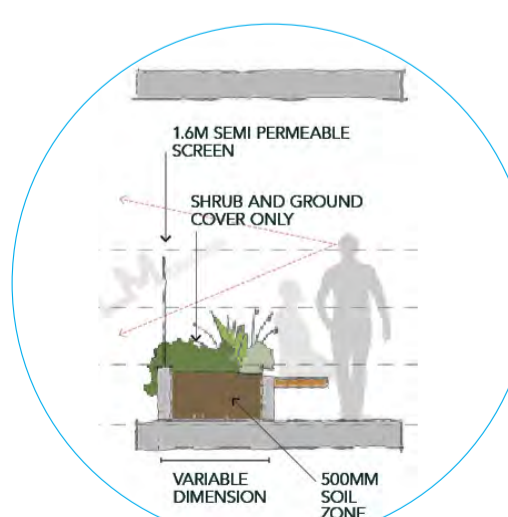
1m high planter with additional balustrade for maintenance access

Screen planting to SW winds
Plunge pool by architect

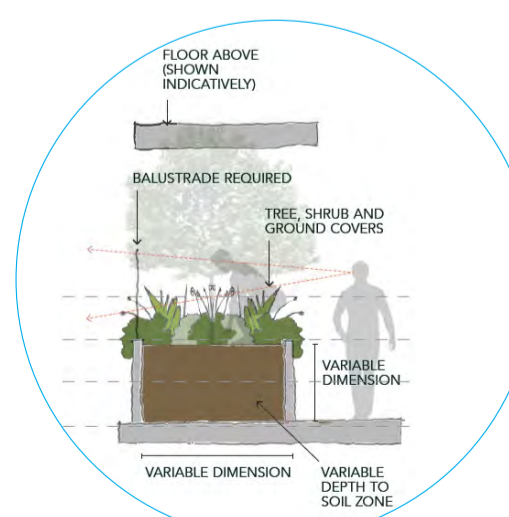
1m high Tree planter



Edge Condition 2a



Edge Condition 2b



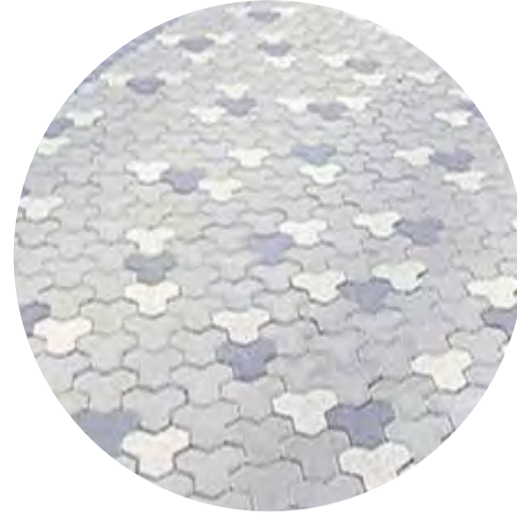
Edge Condition 4

LEGEND

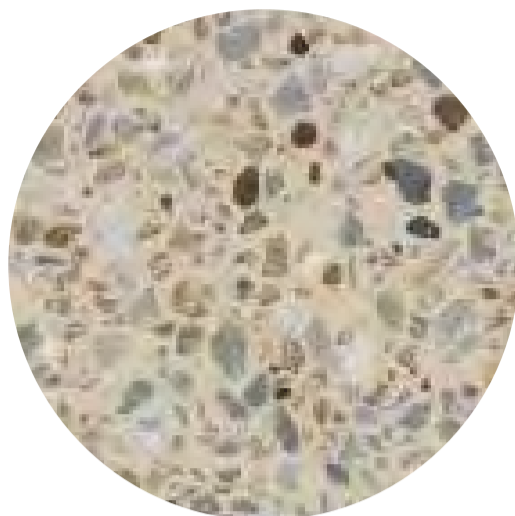
- - - Site Boundary
- - - Safety line (balustrade)

Material Schedule

Pavement



Permeable Paving Driveway



Exposed Insitu Concrete Pedestrian Zone



Flagstone to all Balconies on Structure



Gravel & flagstone paving to form cross lot link

Structures



Climbers trellis to structures



Shade structure on Rooftop



Kitchen and BBQ area



Ethanol Fire pit on Rooftop

Walls



Concrete wall to entrance

Pot Planters



Integrated Circular Steel Planters on structure



Rectangular Steel Planters to entrance

Seating



Composite Timber On Concrete wall

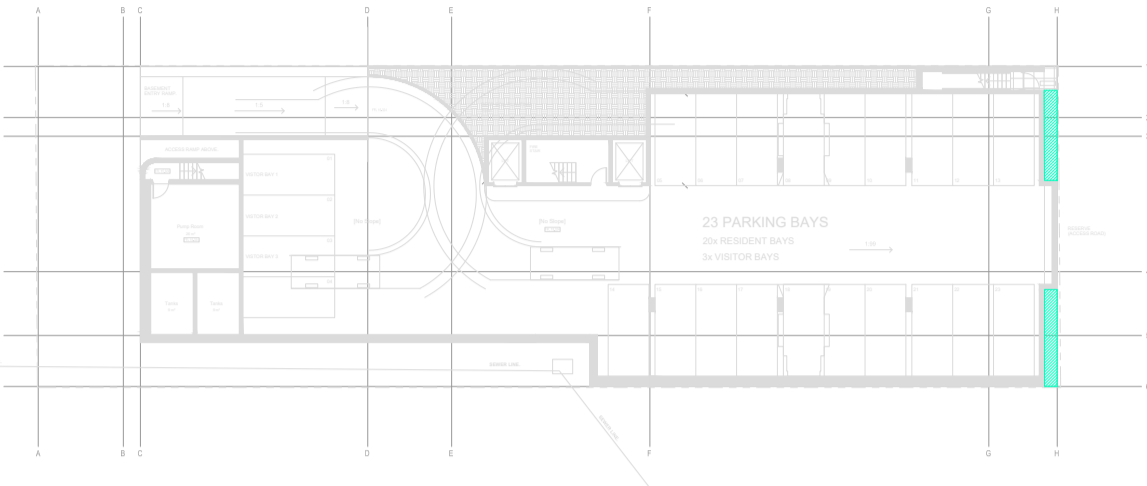
Fence



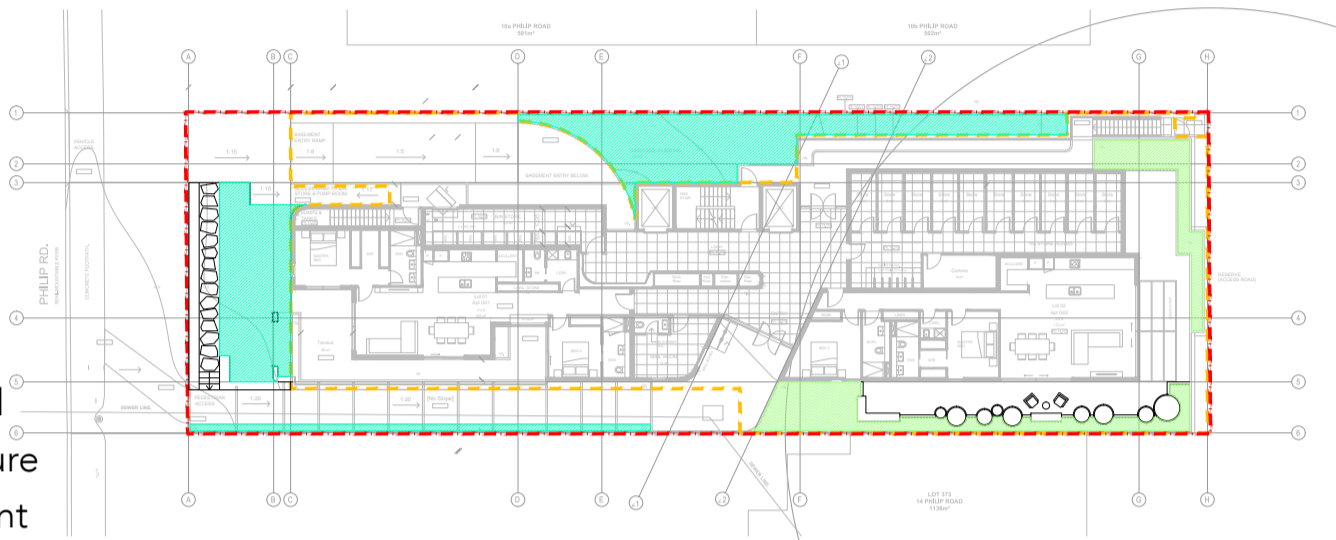
Palisade Balustrade

Deep Soil Assessment

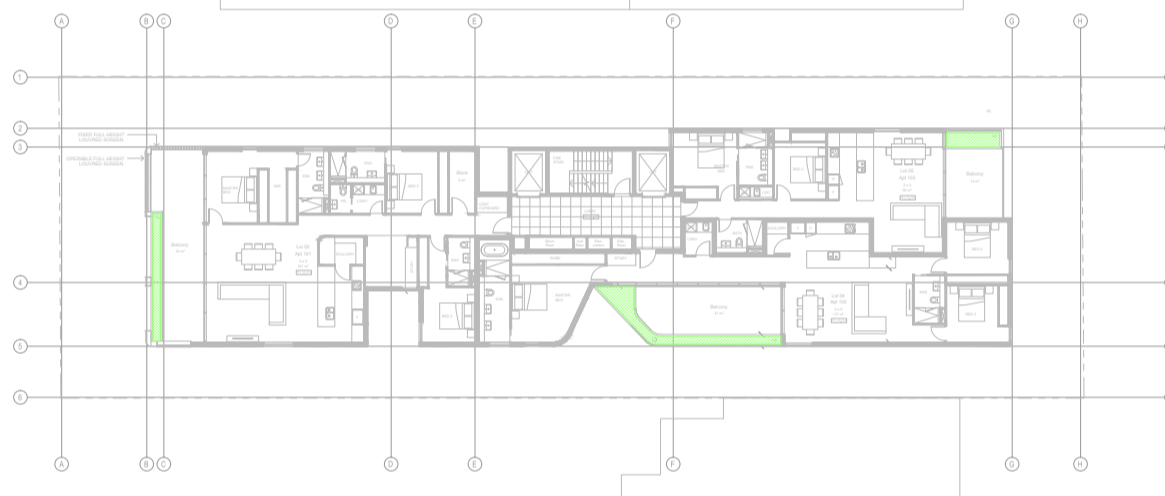
Basement
8.3 sqm Deep Soil



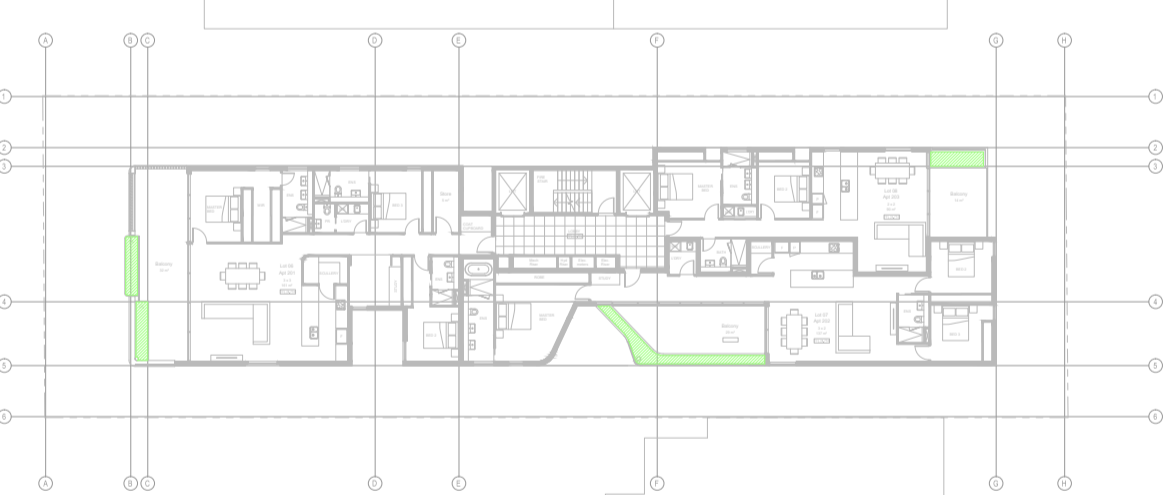
Ground Level
121 sqm Deep Soil
45 sqm On structure
Extent of Basement



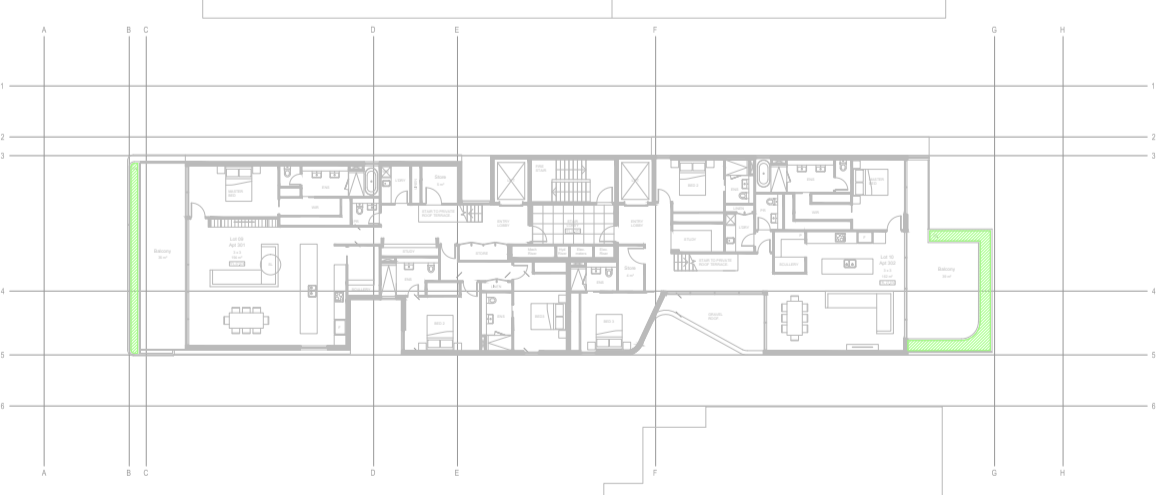
First Level
13 sqm On structure



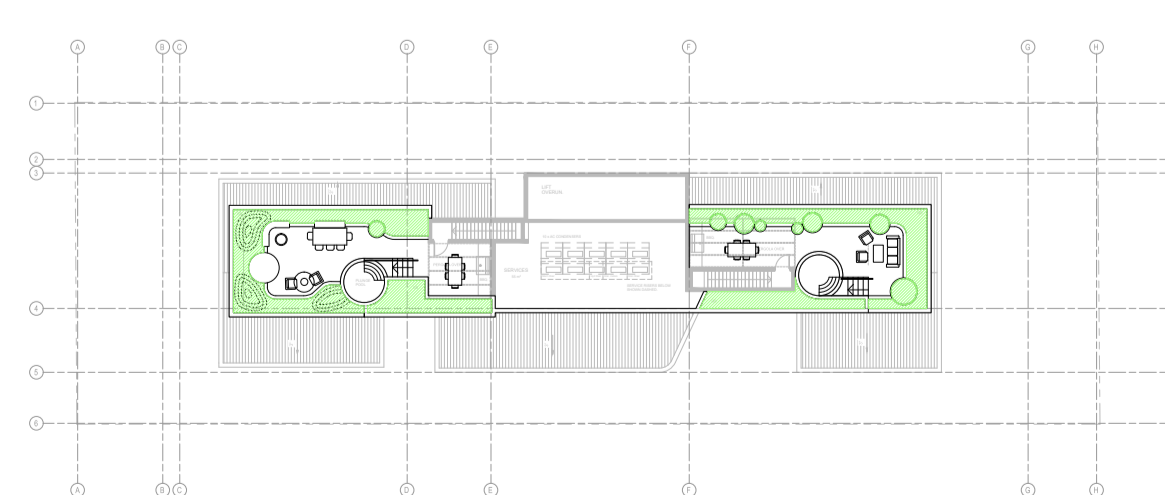
Second Level
13 sqm On structure



Third Level
13 sqm On structure



Roof Level
63 sqm On structure



Deep Soil Calculation

DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
SITE AREA	1135.6 sqm
REQUIRED DEEP SOIL PLANTING (10% site area)	113.5 sqm

GROUND FLOOR DSA	
DEEP SOIL AREA	129 sqm

PLANTING ON STRUCTURE	
PLANTING ON STRUCTURE	147 sqm
TOTAL DSA + PLANTING ON STRUCTURE	276 sqm

DESIGN WA MINIMUM TREE REQUIREMENT	
NUMBERS FOR 1135.6 sqm	1 LARGE & 1 MEDIUM TREES OR
	1 LARGE TREES & SMALL TREES TO SUIT AREA

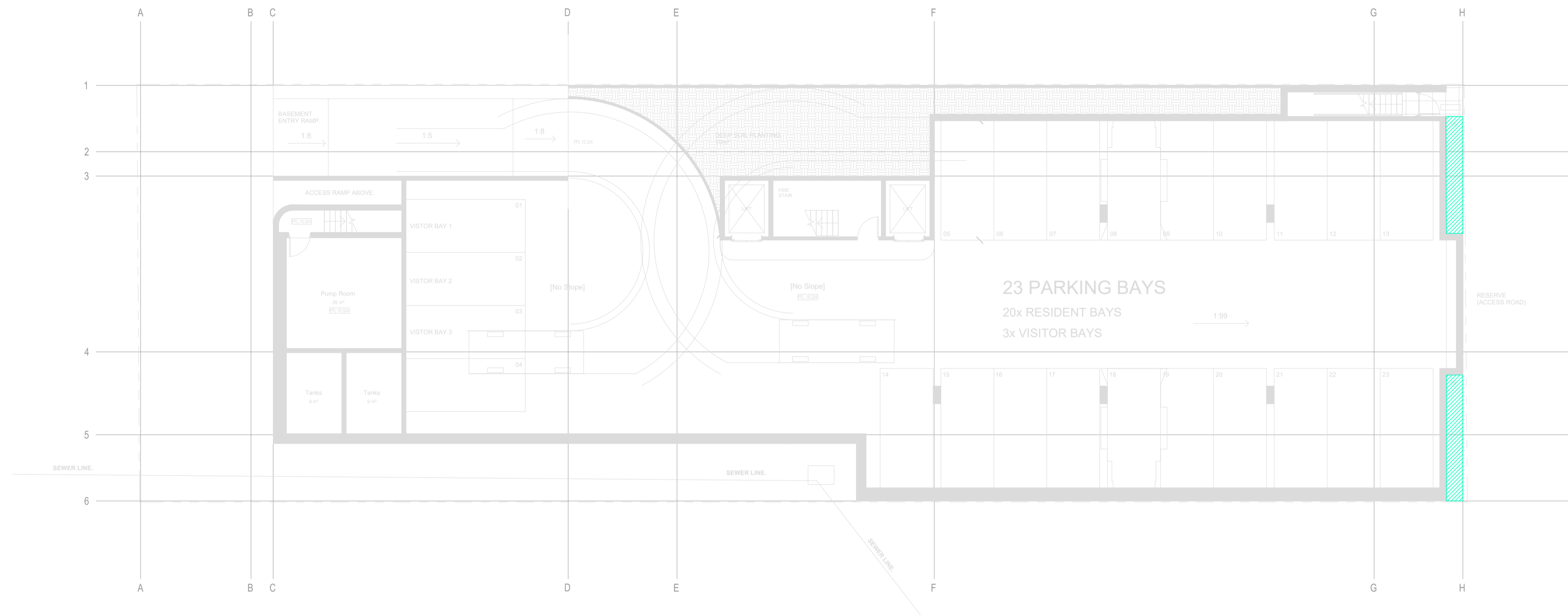
DEEP SOIL TREE PLANTING	
LARGE	1
MEDIUM	3
SMALL	14

ON STRUCTURE TREE PLANTING	
SMALL	22

Deep Soil Assessment

Deep Soil Calculation

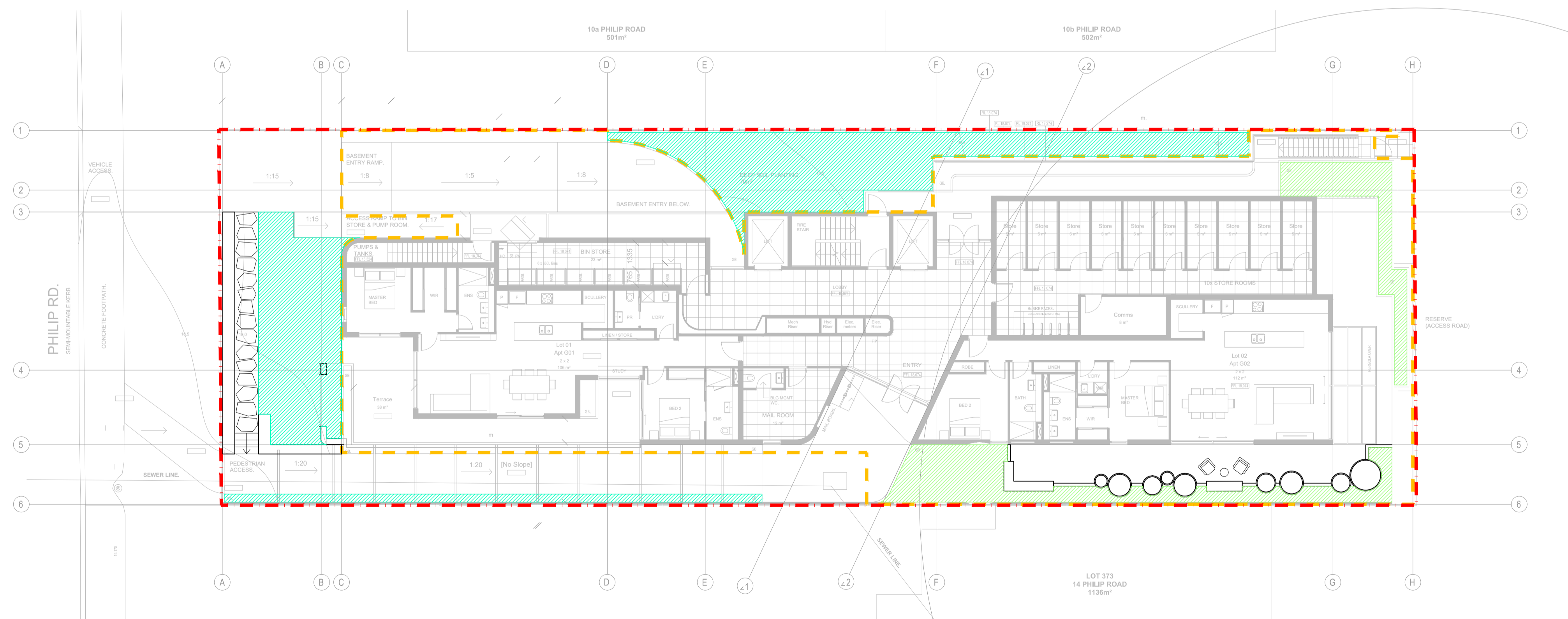
Basement
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DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
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REQUIRED DEEP SOIL PLANTING (10% site area)	113.5 sqm

GROUND FLOOR DSA	
DEEP SOIL AREA	129 sqm

Ground Level
 121 sqm Deep Soil
 45 sqm On structure
 Extent of Basement



City of Nedlands
 Amended Plans
 Received
 09 March 2021

Plant Schedule

CAD Code	Botanic Name	Common Name	Mature Height (m)	Mature Spread (m)	Spacing (m)	Pot Size
Native Trees						
AGO fle	Agonis flexuosa	WA Peppermint	7	5	4.0	90Lt
BAN att	Banksia attenuata	Candle Banksia/Blara	7	3	2.4	100Lt
BAN lit	Banksia littoralis	Swamp Banksia	10	8	6.4	100Lt
BAN pri	Banksia prionotes	Saw-toothed Banksia	5	3	2.4	100Lt
CAL cap	Callistemon viminalis 'Captain Cook'	Weeping Bottlebrush	2.5	2	1.6	100Lt
CUP ana	Cupaniopsis anarcardioides	Tuckeroo	8	7	5.6	100Lt
EUC gom	Eucalyptus gomphocephala	Tuart	30	20	16.0	500Lt
EUC sid	Eucalyptus sideroxylon	Red Iron Bark	18	10	8.0	200Lt
EUC tod	Eucalyptus todtiana	Coastal Blackbutt/Dwutta	6	5	4.0	100Lt
EUC vic	Eucalyptus victrix	Little Ghost Gum / Western Coolibah	7	5	4.0	100Lt
MAC rie	Macrozamia riedlei	Zamia Palm, Baian	3	3	2.4	100Lt
MEL pre	Melaleuca preissiana	Modong, Moonah	10	5	4.0	100Lt
MEL qui	Melaleuca quinquinervia	Broaf Leaf Paperbark	10	8	6.4	90Lt
CYA coo	Cyathea cooperii	Lacy Tree Fern	3	2	1.6	5Lt
Exotic Trees						
DEL reg	Delonix regia	Poinciana	12	8	6.4	100Lt
GLE tsm	Gleditsia triacanthos 'Shademaster'	Honey Locust 'Shademaster'	8	8	6.4	100Lt
LAG ffc	Lagerstroemia fauriei 'Fantasy Crepe Myrtle'	Fantasy Crepe Myrtle	9	8	6.4	100Lt
SAP seb	Sapium sebiferum	Chinese Tallow	10	8	6.4	100Lt
Australian Native Shrubs						
ACA sal	Acacia saligna	Coojong	7	5	4.0	130mm
ANI hum	Anigozanthos humilis	Cats Paw	0.5	0.5	0.4	130mm
BAN ble	Banksia blechnifolia	Groundcover Banksia	0.3	1.5	1.2	150mm
BAN niv	Banksia nivea	Couch Honeypot, Bulgalla	0.75	1	0.8	150mm
BEA ele	Beaufortia elegans	Elegant Beaufortia	0.8	1	0.8	170mm
CAL qlr	Calothamnus quadrifidus 'Little Ripper'	One Sided Bottlebrush	0.6	1	0.8	5Lt
ERE gkc	Eremophila glabra 'Kalbarri Carpet'	Tar Bush	0.2	2	1.6	150mm
GRE cri	Grevillea crithmifolia (prostrate form)	Green carpet	0.5	3	2.4	150mm
MEL nes	Melaleuca nesophila 'Little Nessie'	Little Nessie	2	1.5	1.2	150mm
OLE axi	Olearia axillaris	Little Smokie FBR	1	1	0.8	130mm
ORT lax	Orthrosanthus laxus	Morning Iris	0.4	0.5	0.4	130mm
PAT occ	Paterosonia occidentalis	Native Iris/Komma	0.3	0.4	0.3	150mm
SCA nit	Scaevola nitida	Shining Fanflower	1	2	1.6	150mm
WES fab	Westringia fruticosa 'Aussie Box'	Westringia 'Aussie Box'	0.8	0.95	0.7	150mm
Ferns						
ASP aus	Asplenium australasicum	Birds Nest Fern	0.8	1	0.8	170mm
BLE gib	Blechnum gibbum 'Silver Lady'	Silver Lady Fern	0.8	0.8	0.6	170mm
CYA coo	Cyathea cooperii	Lacey Tree Fern	4	3	2.4	100Lt
Exotic Shrubs						
CLI min	Clivea miniata	Fire Lily	0.6	0.6	0.4	130mm
COR fna	Cordylina fruticosa 'Negra'	Cordylina Negra	2.5	1	0.8	5Lt
HEM lrw	Hemerocallis 'Li'l Red Wagon'	Li'l Red Wagon Daylily	0.5	0.5	0.4	130mm
LIR gig	Liriope gigantea 'Evergreen Giant'	Evergreen Giant Lilyturf	0.8	0.8	0.6	130mm
PHO cbm	Phormium cookianum 'Black Magic'	Lillypilly 'Cascade'	0.45	0.3	0.2	130mm
SYZ lue	Syzgium luehmannii 'Weeping Gem'	Lillypilly 'Cascade'	4	2	1.6	25Lt
Native Australian Ground Cover						
CAR app	Carex appressa	Tall Sedge	1.25	0.7	0.5	130mm
CAS gci	Casuarina glauca 'Cousin It'	Cousin It/Prostrate Casuarina	0.15	1.2	0.9	130mm
CON acu	Conostylis aculeata	Prickly Conostylis	0.4	0.3	0.2	130mm
CON can	Conostylis candicans	Grey Cottonheads	0.3	0.3	0.2	130mm
DIA rev	Dianella revoluta	Blueberry Flax Lily	0.8	0.9	0.7	130mm
DIA rlr	Dianella revoluta 'Little Rev'	Little Rev	0.4	0.4	0.3	130mm
DIA tva	Dianella tasmanica 'Variegata'	Variegated Flax Lily	0.5	0.5	0.4	130mm
FIC nod	Ficinia nodosa	Knobbly Club Rush	0.8	0.4	0.3	130mm
GAH tri	Gahnia trifida	Coast Saw-sedge	0.7	0.7	0.5	150mm
GRE cgc	Grevillea crithmifolia prostrate 'Green Carpet'	Green Carpet	0.6	3	2.4	130mm
GRE the	Grevillea thelemanniana	Spider Net Grevillea	0.3	1.2	0.9	150mm
HAR vwo	Hardenbergia violacea 'White Out'	Native Wisteria	0.5	2	1.6	170mm
HEM pun	Hemandra pungens	Snakebush	0.1	0.8	0.6	130mm
ISO nod	Isolepis nodosa see Ficinia nodosa	Nodding Club-rush	0.3	0.3	0.9	150mm
JUN kra	Juncus kraussii	Shore Rush	1	1	0.8	130mm
LOM ltf	Lomandra longifolia x confertifolia subsp. pallida 'Lime Tuff'	Lomandra 'Lime Tuff'	0.5	0.5	0.4	130mm
MYO ins	Myoporum insulare 'Coastal Carpet'	Coastal Carpet	0.2	1	0.8	130mm
POA lab	Poa labillardierei	Common Tussock Grass	1	1	0.8	130mm
SCA apf	Scaevola aemula 'Purple Fanfare'	Purple Fanfare	0.3	1	0.8	130mm
Climber						
FIC pum	Ficus pumila	Creeping Fig	0.3	3	2.4	150mm
Native Climber						
HAR vps	Hardenbergia violacea 'Purple Spray'	Native Wisteria	1.5	1.5	1.2	130mm
HIB sca	Hibbertia scandens	Snake Vine	4	5	4.0	130mm
PAN jld	Pandorea jasminoides 'Lady Di'	White Bower Vine	3	5	4.0	5Lt
Succulents						
ALO idn	Aloe 'Ivory Dawn'	Aloe Ivory Dawn	0.8	1	0.8	5Lt
CRA ccf	Crassula capitella 'Campfire'	Campfire Crassula	0.3	1	0.8	140mm
ECH per	Echeveria 'Perle von Nurnberg'	Echeveria 'Perle von Nurnberg'	0.2	0.2	0.1	140mm
KAL tom	Kalanchoe tomentosa	Pussy Ears	0.2	0.3	0.2	140mm
SED aut	Sedum 'Autumn Joy'	Sedum Autumn Joy	0.3	0.3	0.2	140mm
SED rub	Sedum rubrotinctum	Jelly Beans	0.1	0.3	0.2	140mm
SEN man	Senecio mandraliscae 'Dwarf'	Dwarf Blue Chalk Sticks	0.2	1	0.8	140mm

Selected species



Banksia attenuata
Candle Banksia/Blara



Eucalyptus gomphocephala
Tuart



Eucalyptus sideroxylon rosea
Red Flowering Ironbark



Lagerstroemia fauriei 'Fantasy Crepe Myrtle'
Fantasy Crepe Myrtle



Acacia saligna
Coojong



Beaufortia elegans
Elegant Beaufortia



Eremophila glabra 'Kalbarri Carpet'
Tar Bush



Hemerocallis 'Li'l Red Wagon'
Li'l Red Wagon Daylily



Liriope gigantea 'Evergreen Giant'
Evergreen Giant Lilyturf



Phormium cookianum 'Black Magic'



Conostylis aculeata
Prickly Conostylis



Scaevola nitida
Shining Fanflower



Lomandra longifolia x confertifolia subsp. pallida 'Lime Tuff'
Lomandra 'Lime Tuff'



Ficus pumila
Creeping Fig



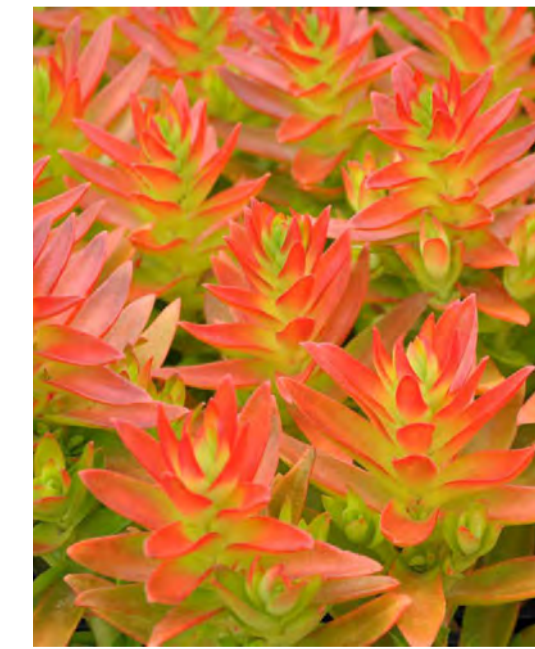
Hardenbergia violacea 'White Out'
Native Wisteria



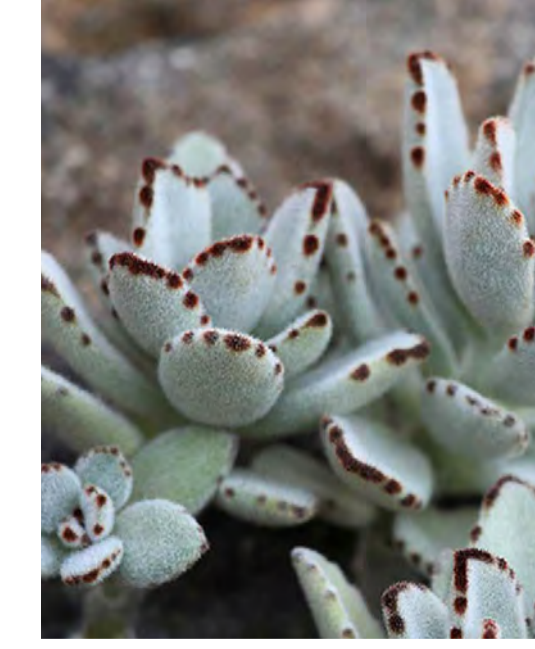
Hibbertia scandens
Snake Vine



Pandorea jasminoides 'Lady Di'
White Bower Vine



Crassula capitella 'Campfire'
Campfire Crassula



Kalanchoe tomentosa
Pussy Ears



Senecio radicans
Fish Hook Succulent

SHRUBS

CLIMBERS

SUCCULENTS



Waste Management Plan

City of Nedlands
Received
11 March 2021

Introduction

This Waste Management Plan ('WMP') has been prepared for the proposed residential apartment development at Lot 372 (No.12) Philip Road, Dalkeith ('site').

The WMP has been prepared in accordance with the City's Waste Management Local Planning Policy and Guidelines. The WMP sets out anticipated waste generation levels, bin storage requirements and waste collection approach for the development.

Subject to any relevant conditions of Development Approval, waste collection and disposal is to be undertaken in accordance with this WMP.

Proposed Development

- Land Use: Residential
- Number of Apartments: 10
 - 2-Bed Apartments: 4
 - 3-Bed Apartments: 6

Waste Generation Rates

The Waste Management Guidelines specify the following minimum waste capacity rates for residential apartments.

Dwellings	General Waste	Recyclable Waste
Two Bedrooms (4)	120 Litres / Week	240 Litres / Week
Three Bedrooms (6)	120 Litres / Week	240 Litres / Week
Total Weekly Waste	1,200 Litres	2,400 Litres

Bin Selection

Type and Number of Bins

	General Waste	Recyclable Waste
Proposed Bin Size	360 Litre	360 Litre
Required Bins	$1,200 / 360 = 3.3$	$2,400 / 360 = 6.6$
Proposed Bins ^{NOTE 1}	2	7
Total Bins	9 x 360 Litre Bins	

NOTE 1

Refer below for details of General Waste compaction. Recyclable waste stream waste bins will not be compacted.



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General Waste Compaction

A total of 2 x 360 Litre bins will be provided for general waste. For this reason, a general waste compactor (2 to 1 compaction ratio) will be installed in the Bin Compound:

- Brand: Orwak
- Model: Flexi 4360 Single
- Bin Size: 360 Litre
- Noise Level: 62.3 dba
- Dimensions:
 - Width: 0.95m
 - Depth: 0.98m
 - Height: 1.79m

Installation

In accordance with the recommendations in Clause 3.2.8 of the Acoustic Report dated 8 March 2021, the compactor is to be mounted on anti-vibration spring mounts with sufficient load-bearing capacity for the compaction unit weight plus the weight of a full bin.

Operation, Maintenance and Repairs

Provisions relating to the operation of the compactor will be included in the Strata Management Statement, including:

- Compactor to be operated by dedicated personnel only (cleaner or caretaker);
- Compactor to be operated between 7am and 7pm only;
- Strata owners shall be responsible for regular maintenance of the compactor;
- Strata owners shall enter into an agreement with a suitable contractor to regularly service the compactor and carry out any urgent repairs within a maximum time period of 24 hours;
- Strata owners shall be responsible for the cost of any replacement bins as a result of damage caused by the compactor.

Refer **Appendix 1 – Details of Compactor**

<https://www.orwakcompactors.com.au/balers-and-waste-compactors/orwak-flex/>

Frequency of Collection

- General Waste: Weekly
- Recyclable Waste: Fortnightly

Bin Compound

The Bin Compound is shown on the drawings for the Development Application and is of sufficient size to accommodate 9 x 360 Litre bins and a general waste compactor, as illustrated below.

Food and Organic Waste

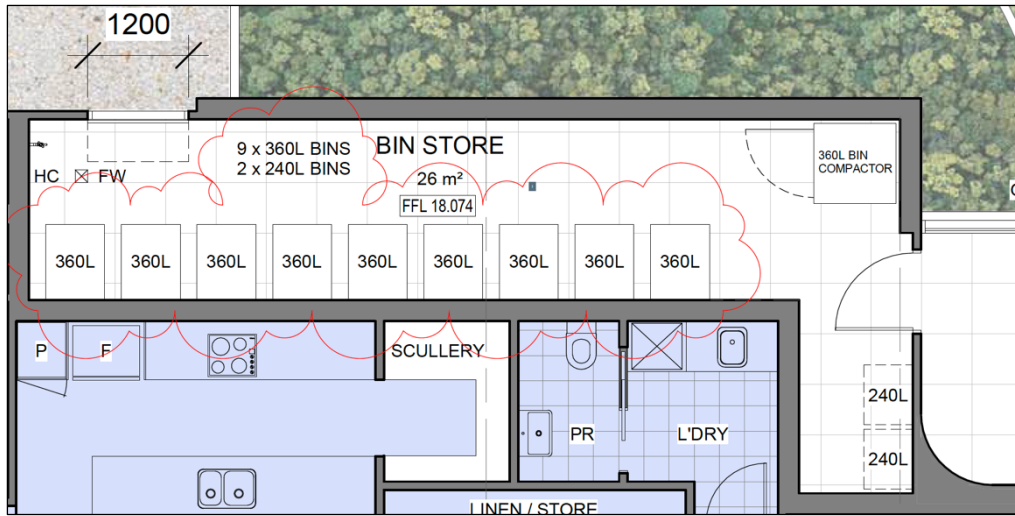
Provision has been made within the Bin Compound to accommodate 2 x 240 Litre bins should the City introduce a Food and Organic Waste ('FOGO') service.



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Design

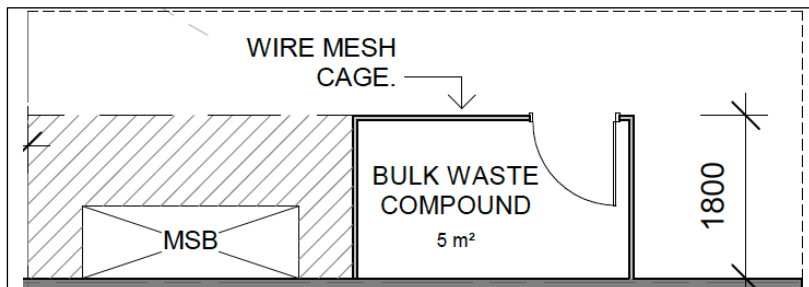
The Bin Compound is designed in accordance with Clause 9.3 of the Guidelines. A water tap and drain will be installed in the Bin Compound for bin washing.



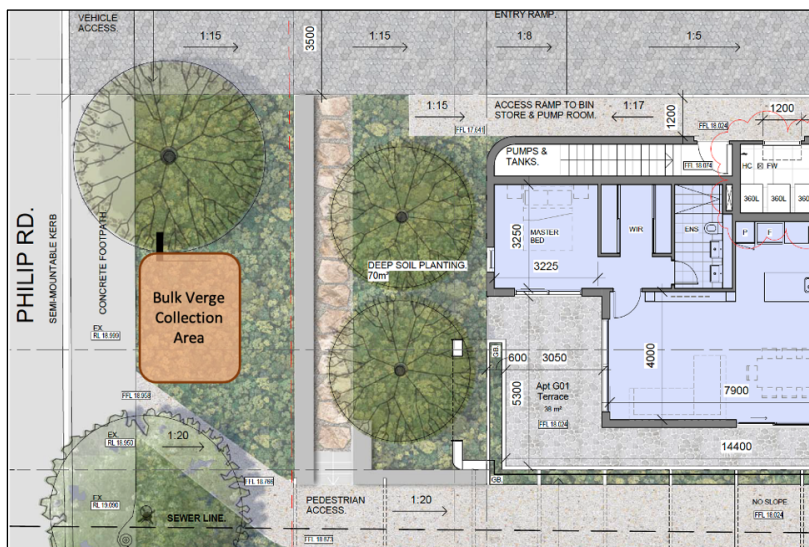
Bin Compound

Bulk Waste

The City provides a bulk waste verge collection service twice a year. A separate compound for temporary storage of bulk waste will be provided in the Basement. Bulk waste will be moved to the verge by the residents for collection by the City.



Bulk Waste Store in Basement



Bulk Waste Verge Collection Zone



Bin Collection

Location

Philip Road Verge.

Collector

City of Nedlands (or the City's nominated contractor).

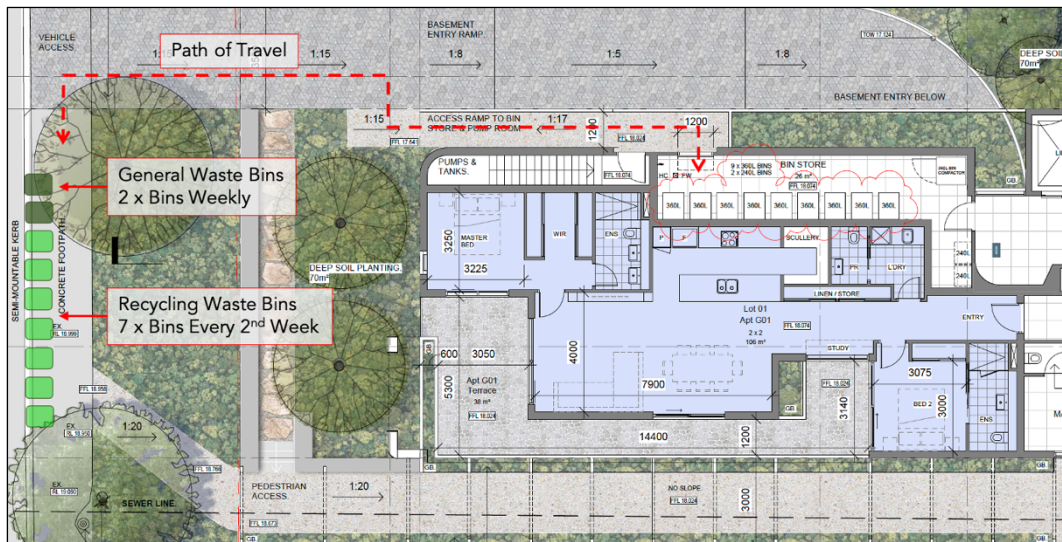
Presentation of Bins

Strata Management will be responsible for wheeling bins to the verge in the evening before the day of collection and returning bins to the Bin Compound after collection.

The collection point is illustrated below. Bins will be placed on the footpath adjacent to the carriageway for ease of collection by the City's side-loader waste truck. Bins will be placed 0.5 metres apart.

In the week when both general and recyclable waste is collected, up to 9 x 360 Litre waste bins will be placed on the verge (7 recyclable waste and 2 general waste bins).

In the week when recyclables are not collected, a maximum of 2 x 360 Litre general waste bins will be placed on the verge.



Proposed Bin Collection Point & Travel Path

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Appendix 1 – Details of Compactor

<https://www.orwakcompactors.com.au/balers-and-waste-compactors/orwak-flex/>

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ORWAK

FLEX 4360

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FLEX

COMPACT GENERAL WASTE IN 360 L BINS IN OUR NEW WASTE COMPACTOR FLEX 4360!

It is a robust and reliable machine with a compact and lightweight design. The 4360 is easy, safe and convenient to use! The multiple-chamber unit offers a top-loading setup, while the single-chamber version is based on the principle "Roll in! Compact! Roll out!".



Safety



Orwak benefits

MORE PRODUCTIVE USE OF TIME

Less time spent on waste handling, more time for your core activities!

MORE SPACE & ORDER

Our balers rapidly minimizes the space the waste takes up, keeping aisles free and tidy.

LESS COSTS, MORE VALUE

More compaction = less waste volume to transport. Fewer transports required results in lower transportation costs and reduced CO₂ emissions. Sorting at source yields a higher quality of waste material for recycling.



Why Orwak Flex?

- + Versatile compaction for many different application areas
- + Hygienic and safe compaction and disposal of mixed or hazardous waste
- + Special solutions for special needs

ORWAK FLEX 4360

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Item 13.8 - Attachment 1

ORWAK FLEX 4360 IS OPTIMIZED FOR:

SEMI-DRY WASTE

+ General waste

*Best suited for dry or semi-dry waste
destined for landfill or incineration*

Smart in-bin compaction solution

ORWAK FLEX 4360 is an in-bin waste compactor for standard two-wheeled 360 L bins.

IDEAL FOR GENERAL WASTE

The 4360 is perfect for the hotel and restaurant sector, where general waste needs to be disposed of in waste bins. The in-bin compactor provides impressive volume reduction, contributing to valuable space-saving and a more profitable waste management.

SAFE AND USER-FRIENDLY

Model 4360 is user-friendly! The multi-chamber version is a convenient top-loading installation, while the single-chamber version has an easy wheel-in, wheel-out operation. Safety and quality are our hallmarks and the compactor provides maximum personal safety both for the operator and those in the immediate vicinity. A bin indicator assures that the machine can only start, when the bin is in the right position.

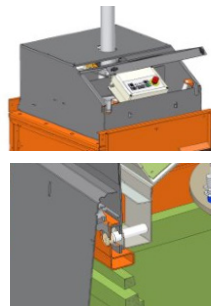


Designed to fit the standard 360 Liter bins in the market.

SMART DESIGN - EASILY EXTENDABLE

The 4360 is a robust and stable machine that, thanks to its compact design, occupies little floor space. A good finish and easy access make cleaning quick and simple.

The compactor is easily extended with additional chambers. The front door on the single-chamber unit is then replaced by an apron for effortless movement of the press head from one chamber to the next.



Full protection and no access to moving parts: safety switches on the hatch and the front door/apron



The single-chamber unit with swing door



The multiple-chamber unit equipped with an apron with two handles

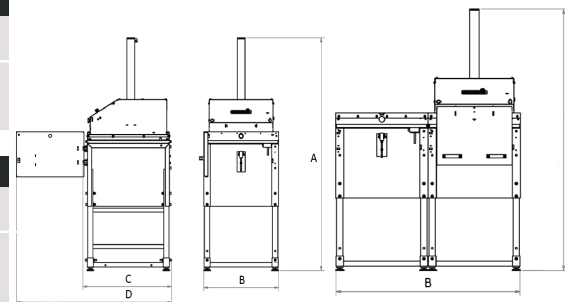
DIMENSIONS & SPECIFICATIONS

DIMENSIONS ORWAK FLEX 4360

A	B	C	D	TRANSPORT HEIGHT
Single: 2275 mm	Single: 950 mm	Single: 980 mm	Single: 1790 mm	Single: 2100 mm
Double: 2275 mm	Double: 1900 mm	Double: 1060 mm		Double: 2100 mm

MACHINE WEIGHT

TOTAL WEIGHT	PRESS UNIT	SINGLE STAND
Single: 240 kg	120 kg	120 kg
Double: 360 kg		



TECHNICAL SPECIFICATIONS

BIN SIZE	CYCLE TIME	PRESS FORCE	NOISE LEVEL	PROTECTION CLASS	OPERATING POWER
360 L	29 secs	1.5 ton, 15 kN	62.3 db (A)	IP 55	1x230 V, 50 Hz, 10 A

We reserve the right to make changes to specifications without prior notice. Bale/bag/bin weights are dependent upon material type.



Hughes Advisory

**12 Philip Road, DALKIETH - 10-Unit Multi-Residential
Apartment Development**

Acoustics - Schematic Design Assessment for DA (Rev1)

08 MAR 2021




Hughes Advisory

12 Philip Road, DALKEITH - 10-Unit Multi-Residential Apartment Development

Acoustics - Schematic Design Assessment for DA

MAR 2021

QA INFORMATION	
Project No	SEA-2020-032
Project Name	12 Philip Road, DALKEITH - 10-Unit Multi-Residential Apartment Development
Client	Hughes Advisory
Report Title	Acoustics - Schematic Design Assessment for DA
Filename	SEA-2020-032 RPT001_Rev1 DA
Revision	Rev 1
Reason For Issue	Revised issue for DA submission, responding to predicted noise scenario requests
Authored By	Daryl Thompson
Authorised By	
Issue Date	08 MAR 2021



PROJECT PARTNERS

Discipline	Entity	
Client	Hughes Advisory	The logo for Hughes Advisory, consisting of the letters 'HAD' in a large, bold, serif font, followed by 'Hughes Advisory' in a smaller, sans-serif font.
Architectural Design	Matthews & Scavalli	The logo for Matthews & Scavalli, featuring the letters 'M&S' in a white serif font inside a green circle, with 'MATTHEWS & SCAVALLI' in a smaller, sans-serif font below it.
Planning Consultant	Stewart Urban Planning	The logo for Stewart Urban Planning, featuring a large, bold, sans-serif number '3' followed by 'STEWART URBAN PLANNING' in a smaller, sans-serif font.

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REPORT ABSTRACT

REPORT ABSTRACT

Sealhurst were appointed by Hughes Advisory to provide acoustic engineering consultancy and assessment(s) relating to the proposed multi-residential apartment development design, to be located at No. 12 Philip Road, in the suburb of DALKEITH, Western Australia. The project is in the process of submitting documentation to the City of Nedlands to pursue a Development Application process, in accordance with the City's *Local Planning Scheme No. 3* Policy(s) relevant to this type of development.

The City's Development Application Checklist, item 16 seeks an "Acoustic / Noise Attenuation Report", applicable "Where an application gives causes for concern for increased noise a noise attenuation report may be required". In discussion with the City's Environmental Health Department, the reporting requirements at DA are intended to address potential noise emissions of any proposed new sources of noise which form part of the development.

The *WA Environmental Protection (Noise) Regulations 1997 (Incl. amendments)* is the statutory legislation governing all sources of noise which are introduced when a new building is constructed. Assessment under *the Regulations* is via the application of the *Prescribed Methodology* from which a set of Assigned Noise Level (ANL) limits are calculated applicable at the nearest relevant Noise-Sensitive Receiver (NSR) location(s).

The process is designed to ensure that all noise emissions are able to comply with the *WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)*;

Our original report (*Ref: SEA-2020-032 RPT001 DA*) dated November 2020 presented our early stage (DA) assessment of anticipated building services air conditioning plant serving residential units located at roof level, to ensure the eventual building services components are able to meet the applicable noise emission *Regulations* limits, assessed at the nearest off-site Noise Sensitive (residential) Receivers, NSRs 1 (10 Philip Road, at the east property boundary), and 2 (14 Philip Road, at the west property boundary).

Council have requested additional noise receiving properties be considered as NSR's – 10B Philip Road, and 87 Waratah Avenue which are at greater distances from the identified roof top plant enclosure and significantly screened by built form. Council have also requested that "On-site" apartments be considered under the *WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)*, which has been incorporated into assessments using noise predictions from example (typical) mechanical services external plant selections.

Subsequent amendments to the concept waste management scheme for the development have incorporated an electrical waste compactor machine (*Ref: Appendix Error! Reference source not found.*) in order to manage waste volumes and comply with the City's collection protocols. These changes have been assessed in this revised report *SEA-2020-022 RPT001_Rev1 DA*.

As the development site is for multi-residential provision, the project also requires demonstration of additional design compliance elements under the National Construction Code, specifically relating to separating walls and floors as condition(s) of future Building Permit approval(s). These aspects are also covered in the scope of this report for completeness of Schematic Design.

The report is intended to form a basis of design reference at DA stage, allowing informed amendments where prospective changes may occur during the Detailed Design and construction phase(s).

REPORT ABSTRACT

EXECUTIVE SUMMARY

Sealhurst were appointed by Hughes Advisory to provide acoustic engineering consultancy and assessment(s) relating to the proposed multi-residential apartment development design, to be located at No. 12 Philip Road, in the suburb of DALKEITH, Western Australia.

The project is in the process of submitting documentation to the City of Nedlands pursuant to securing Development Application approval, in accordance with the City's *Local Planning Scheme No. 3* Policy(s) relevant to this type of development. Specifically, the City's Development Application Checklist, item 16 seeks an "Acoustic / Noise Attenuation Report", applicable "Where an application gives causes for concern for increased noise a noise attenuation report may be required".

This report (Ref: *SEA-2020-032 RPT001_Rev1 DA*) presents our early stage (DA) Schematic Design assessment of the project covering anticipated noise emissions from building services plant serving residential units, the building structure and design of separation between individual apartment dwellings, and internal services noise levels to ensure the eventual building services components are able to meet the applicable noise emission *Regulations* limits, and the development complies with the minimum requirements of Section F5 under the National Construction Code Volume 1.

ENVIRONMENTAL NOISE EMISSIONS COMPLIANCE

The *WA Environmental Protection (Noise) Regulations 1997 (inc. amendments)* represent the applicable statutory legislation covering all noise emissions from the new development. Assigned Noise Level (ANL) limits have been determined based upon an Influencing Factor of 1, resulting in limits of:

- 46 dB L_{A10} during daytime periods, 0700 – 1900;
- 41 dB L_{A10} during evening periods, 1900 – 2200; And,
- 36 dB L_{A10} during night-time periods, 2200 – 0700;

The calculated ANL limits are applicable at the nearest Noise Sensitive Receiver (NSR) location(s), identified as existing adjacent residential property(s) at:

- NSR 1 – 10 Philip Road, east property boundary, approx. 25.6m from rooftop plant enclosure;
- NSR 2 – 14 Philip Road, west property boundary, approx. 24.4m from rooftop plant enclosure;
- NSR 3 – 10B Philip Road, west property boundary, approx. 23.9m from rooftop plant enclosure;
- NSR 4 – 87 Waratah Avenue, south property boundary, approx. 41.2m from rooftop plant enclosure;

ANL limits apply to all noise emissions – identified herein as a bank of residential Air Conditioning Condenser Units, (AC CU) located at roof level. The location takes advantage of natural visual (and acoustic) screening to both NSRs due to the building height and height of nearest receiving bedroom window(s);

Our assessment uses "Heating Mode" (highest noise emission) in all cases taken from 10x typical residential CU selections (1 per dwelling); Assessment is calculated at 24.4m (nearest unscreened) distance to NSR 2 (14 Philip Rd) and includes a conservative allowance for screening from the roof to assess the "worst" (i.e. highest noise) case.

At NSR's 1, 3 and 4 separation distances and screening by heavyweight concrete walls result in predicted external Condenser Unit noise being inaudible when compared to existing background noise levels at these receiving premises' facades.

REPORT ABSTRACT

At 24.4m plus a conservative attenuation allowance for building geometry screening, the cumulative predicted Sound Pressure Levels at NSR 2 is 37.8dB(A) which is able to comply with *the Regulations* Assigned Noise Level limits during the day, and evening, though represents a minor exceedence during night-time hours of 1.8dB(A).

To address this minor exceedence during Schematic Design the following options are available:

- (i) Reselection of each individual CU units with a maximum Sound Power Level (SWL) rating of 62dB(A)
- (ii) Ensure selection and activation of CU systems with "Night Mode" settings which automatically reduce fan duty (and consequential noise levels by up to 10dB(A) after a 10PM; OR,
- (iii) Introduce a weather-proof (visual) louver screen wall to enclose the CU banks to the west – details and visual reference are provided in Section 3.2.3.

In all options (for preliminary CU selections) adopting one of the preliminary noise control options ((i) to (iii) above) result in full compliance with the *Regulations* night-time limit of 36dB LA10.

Council have requested apartment units belonging to the 12 Philip Road development be assessed in terms of *WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)* from anticipated noise emissions from the roof top CU plant enclosure.

The building geometry is such that the heavyweight concrete roof will effectively screen all CU noise to internal spaces, which are predicted to be inaudible where external noise propagation calculations are derived.

In terms of noise to the private roof top terraces, the building geometry screening walls which surround the plant deck are also shown as heavyweight concrete, which will shield the roof top terrace areas to the west south and north;

It is anticipated that any changes to CU unit specification, location, and/or enclosure design will be determined during the Detailed Design phase – where the CU selections and locations carry through to procurement, no further mitigation will be required for off-site noise emissions.

Residential-grade external Condenser Units (CUs) are typically broadband and steady-state in nature, hence tonality, modulation and impulsive penalties are not anticipated. Sealhurst recommend any proposed selections for procurement be reviewed prior, in terms of octave band sound levels, to determine compliance, and where any additional noise emissions sources not yet identified, be assessed to ensure the building is able to comply with the limits at all times.

We recommend the locations of CUs be reviewed in coordination with the determination of the proposed built form construction methodology, as these particulars become known, to ensure "on-site" and "off-site" noise amenity is achieved. External CUs will also require to be mounted on appropriate, load rated anti-vibration mounts, to avoid hum/noise disturbance from the CUs emanating into structure;

WASTE COMPACTION NOISE

We understand that as part of the Waste Management Plan provisioning for the development, a waste compaction device is proposed to compress residents' household waste, understood to be located within the Ground Floor Bin Store area. The ORWAK FLEX 4360 unit is proposed (See Appendix C.1).

In order to provide a reliable prediction model of the waste compaction system operations for comparison to the appropriate *Regulations* Assigned Noise Level limits, the following assumptions and application of the *Regulations* are set forward:

- (i) Manufacturer-quoted Sound Pressure Level of SPL_{1m} 62.3dB is used to determine reference Sound Power Level (SWL) of **70.1dB(A)**, noting manufacturer noise data measured to *ISO 11200:2014 Acoustics — Noise emitted by machinery and equipment — Guidelines for the use of basic standards*

REPORT ABSTRACT

for the determination of emission sound pressure levels at a work station and at other specified positions);

- (ii) Enclosing Bin Store materials to be finished in 110mm loadbearing face brick (Rw 46dB) with solid concrete roof over to apartments above; Tiled flooring, and solid core doorsets are shown;
- (iii) Given the estimated compaction processing times of maximum 4 minutes per week, carried out by a professional waste contractor on site within the Bin Stores between the hours of **7AM-7PM** only, the appropriate applicable limit under *the Regulations* is the L_{A1} index, defined as **56dB L_{A1}** .
- (iv) Distance to NSR 2 (nearest) property at 10 Philip Road is estimated at 8m from the Bin Store external door;

Resulting noise breakout level during the 4 minute weekly compaction process is predicted at 44dB(A at 8m distance from the masonry Bin Store doorset, which complies with the applicable L_{A1} index of 56dB for short term noise sources during day time hours.

We note that as the compaction machine is electrically driven, the compaction noise levels will be dependent upon the type of waste being compacted. The overall "noise impact" is likely to be equivalent to residents walking their bins to the verge hence is not expected to generate a nuisance over and above existing weekly refuse collection processes.

For noise to "On-Site" residents, we recommend the ORWAK FLEX 4360 unit is mounted on anti-vibration spring mounts to avoid potential transmission of structure-borne sound to pass into adjacent residential apartments via machine couplings to heavyweight construction (e.g. concrete floor slab/walls.

Suitable spring mounts will be load-rated to carry the total compaction unit weight of 240kg (OR 360kg, pending single or double compaction unit selection) – PLUS the weight of the maximum "wheelie bin" refuse capacity, to ensure anti vibration efficiency is maintained in the mount system during operation.

SEPARATING CONSTRUCTION PERFORMANCE BETWEEN RESIDENTIAL APARTMENTS

WALLS

Multi-residential development must comply with the requirements of the National Construction Code (NCC) as the prevalent national legislation providing minimum requirements for acoustic separation for acoustic performance of separating walls and floors between apartment spaces, and for shared building services concealment.

The development is shown to comply with the minimum criteria, with detailed notes presented in Section 4.3 regarding proposed wall types and their application; Corresponding detailed mark ups are presented in Appendix B.1 which show where compliance criteria is applicable, notes on potential areas for additional consideration, and where practical at this stage, means to meet or exceed the standard for separating walls.

FLOOR/CEILING CONSTRUCTIONS

Clause FP5.1 of Section F5 of the *NCC* requires that separating floor constructions be designed to provide resistance to both **airborne** and **impact** sound transmission between residential apartments.

Vertical separation (floors) between Ground Floor and First Floor residential units are to be provided by reinforced concrete slab, (assumed depth 200 – 257mm), and may be supplemented below by a suspended ceiling, as design is progressed. This detail will meet/exceed the airborne criteria of $>Rw+C_{tr}$ 50dB, though consideration must be made of the floor coverings and build up detail to achieve the NCC minimum performance criteria for impact sound.

REPORT ABSTRACT

Impact sound isolation describes the transfer of footfall, furniture movement and impact generated sound, and in multi-residential settings, impact sound isolation performance is directly linked to perception so quality and privacy. Integral to the achieved ratings and resultant amenity of impact sound isolation are floor coverings:

- Use of carpet on foam underlay, over a 200 mm thick structural slab provides exceptional degree of impact sound isolation performance, typically rated at $\sim 45\text{dB } L_{n,w}$, which is significantly below the NCC minimum;
- Modern aesthetics and market expectation may imply use of hard floor coverings (such as timber flooring, tiles and the like) - where hard floor coverings are applied, the monolithic nature of a concrete mass floor slab equates to efficient transmission of impact noise, and additional treatments to the bare slab are required to achieve the minimum *NCC* impact sound isolation performance, (for compliance) and further improvements are often required to provide satisfactory amenity;

Section 4.5 sets out an informative section regarding end user amenity and compliance with the NCC in terms of impact sound isolation – this may be used as a partial reference where end client (apartment owner) preference for alternative floor finishes may arise. Sealhurst minimum recommended treatment to timber and tiled (e.g. hard) floor finishes is put forward at SD, proposing the use of a min. 4mm thick resilient matting layer, installed between hard floor finish and structural substrate, with suspended plasterboard ceiling in the receiving apartment unit(s) below.

This build-up is presented for information only at this stage and would fully comply with (and exceed) NCC impact sound isolation criteria of $<62\text{dB } L_{n,w}$.

CONCEALED SERVICE DUCT WALLS

Formal advice is given for building services duct and concealment/isolation able to comply with the minimum services duct wall provisions of the NCC as applicable to residential apartments. Minimum construction types and advice is set out in Section 4.3.1, and applicable to all building services.

All penetrations through rated walls must be acoustically sealed – general detailing specification is provided, to be integrated with services specifications as final penetration locations are resolved during construction.

BUILDING SERVICES - INTERNAL NOISE

MECHANICAL SERVICES

Mechanical services systems generating internal noise in this project is expected to be limited to internal apartment Air Conditioning (AC) FCUs only. Based upon our experience with typical residential AC split system Fan Coil Units (FCUs), we anticipate the internally generated noise levels from internal FCUs will be within the acceptable criteria under *AS2107:2016* using readily available standard units. To ensure this occurs, an example specification would be to select FCUs with sound pressure level ratings of $<41\text{dB(A)}$ at 1m on "Medium" power setting from the unit.

A selection of external Condenser Units (CUs) are understood to be proposed to be located on individual apartment balconies, screened from view in vented cabinets. We recommend the locations of CUs be reviewed in coordination with the determination of the proposed built form construction methodology, as these particulars become known, to ensure "on-site" and "off-site" noise amenity is achieved. External CUs will also require to be mounted on appropriate, load rated anti-vibration mounts, to avoid hum/noise disturbance from the CUs emanating into structure;

NB – the internal fan coil unit (FCU) is as distinct from the external condenser unit (CU) component of the split system - specific advice re: sound power level limits are specified to ensure all residential AC system(s) meet environmental noise emissions *Regulations* limits.

REPORT ABSTRACT

SERVICES PENETRATIONS

All penetrations into services duct risers, plant room walls or any other acoustically rated wall to allow pipe reticulation must be acoustically sealed so as not to introduce degradation to the rated wall acoustic performance. Minimum sealing detail requirements are to pack any gap/void around pipe/duct with fibreglass insulation batt off cuts and then seal with a 10mm dense mastic bead.

Where larger gaps are present, gaps can be filled with 2 x 13mm plasterboard sections cut to fit, and then packed with fibreglass insulation off-cuts and sealed a with a 10mm dense mastic bead.

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1 INTRODUCTION

1 INTRODUCTION

1.1 General Appreciation

Sealhurst were appointed by Hughes Advisory to provide acoustic engineering consultancy and assessment(s) relating to the proposed multi-residential apartment development design, proposed to be located at No. 12 Philip Road, in the suburb of DALKEITH, Western Australia.

The project is to present 10 x individual apartment dwellings on an existing residential Lot which is to be demolished as part of the development project. The site is situated within the established residential suburb of DALKEITH, with rear aspect backing on to local amenities.

In accordance with item 16 requirements under City of Nedlands' DA application checklist process, this report (Ref: SEA-2020-032 RPT001_Rev1 DA) presents our early stage (DA) assessment of anticipated building services plant serving residential units, to ensure the eventual building services components are able to meet the applicable noise emission *Regulations* limits, assessed at the nearest off-site noise sensitive (residential) receiver(s).

As the development site is for multi-residential provision, the project requires demonstration of additional design compliance elements under the National Construction Code, specifically relating to separating walls and floors as condition(s) of future Building Permit approval(s). These aspects are also covered in the scope of this report for completeness of Schematic Design.

1.1.1 Project Status

The project is in the process of submitting DA documentation to the City of Nedlands for approval, pursuant to commencing the detailed design stage of the development.

1.2 Applicable Acoustic Design Criteria

1.2.1 Standard Multi-Residential Acoustic Design Framework

As a multi-residential development, the City's combined structure plan and development Policy(s) reference or imply the application of a range of acoustic criteria, drawn from a national design framework of design codes and standards encompassed by *AS2107:2016, Section F5 of the National Construction Code (NCC, formerly the BCA)*, and *WA Environmental Protection (Noise) Regulations 1997 (Incl. amendments)*.

The range of referenced acoustic criteria and consequential assessment(s) address the 3 primary components of multi-residential development design:

- i. **External Noise Ingress** - Demonstrating the building internal spaces are able to achieve internal design sound levels, from external noise levels in accordance with referenced Australian Standard *AS 2107:2016: Acoustics – Recommended design sound levels and reverberation times for building interiors*;
- ii. **Separation between Adjacent Residences** - Ensuring the proposed separating constructions (e.g. walls, floor/ceilings and the like) between adjacent individual dwellings are able to comply with Section F5 of the current edition of the *National Construction Code (NCC, formerly the BCA)*;
- iii. **Control of Noise Emissions** - Ensuring that all noise emissions are able to comply with the *WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)*;

1 INTRODUCTION

The scope assessment in this report relates to items (ii) and (iii) – separation between dwellings and control of noise emissions.

1.2.2 Control of Noise Emissions – Early Assessment

Item 16 of the City's DA application checklist process identifies the requirement to provide an "Acoustic / Noise Attenuation Report", applicable "Where an application gives causes for concern for increased noise a noise attenuation report may be required".

The *Environmental Protection (Noise) Regulations 1997 (Incl. amendments)* is the applicable legislation governing all sources of noise which are introduced when the new building is constructed, and applicable at the nearest Noise-Sensitive Receiver (NSR). Assessment under the *Regulations 1997* is achieved via the application of the *Prescribed Methodology* from which a set of Assigned Noise Level (ANL) limits are calculated, applicable at the nearest noise sensitive receiver location(s).

The City have provided the following advice regarding the nature and details of what an acoustic report must cover (where applicable) in order to satisfy item 16 at DA stage, as follows:

- (i) *Projected sound power levels of likely noisy equipment and activities and how they will be managed (i.e. early/late deliveries/collections (particularly waste), plant room design, location and orientation, roof or wall mounted air conditioner and venting units (location, design and projected sound power levels – including some indication of what could be expected at noise sensitive premises). This would need to be modelled on appropriate noise modelling software. ;*
- (ii) *Details and requirement for any acoustic shrouding and /or walls surrounding the development generally (including all significant plant and noise generating equipment, such as the lifts).;*
- (iii) *LA10 figures to be used for noise sensitive premises by the acoustic consultant, in addition to LA1 figures;*
- (iv) *Projected noise levels for deliveries and collections need to be modelled and a comparison made of noise received at neighbouring noise sensitive premises (including reversing beepers and the like);*
- (v) *Detail on plant, in terms of fans and whether timed or variable speed fans etc will be used to minimise noise impacts on noise sensitive receivers.*

The early assessment process is designed to ensure that all noise emissions are able to comply with the WA *Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)* in the finished project;

1.2.3 Schematic Design Report Aims

The primary aim of our report is assess the development against the framework of acoustic standards and hence communicate how the overall proposal has been acoustically designed for the purpose of minimising the effects of compliance with the National Construction Code, and in the control of noise emissions, sufficient to meet the *Regulatory* limits. Our report will achieve this by presenting a technical assessment of each applicable element of via detailed site appraisal and current project design information.

The report is intended to form a basis of design reference at DA stage, allowing informed amendments where prospective changes may occur during the Detailed Design and construction phase(s).

1.3 Project Inputs

1.3.1 Schedule of Architectural Drawings

The following Architectural design drawings have been provided by Matthews & Scavalli Architects and have been used for our assessment. Details are current at the date of this report (08 MAR 2021).

2 PROJECT CONTEXT

2.1 Development Definition

2.1.1 Proposed Development Site –12 Philip Rd, DALKEITH

The project site is currently disposed as a single residential Lot occupied by a brick and tile home and associated landscaping, which are to be demolished to allow the proposed development to be constructed.

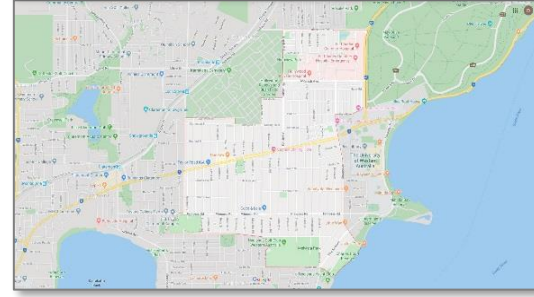
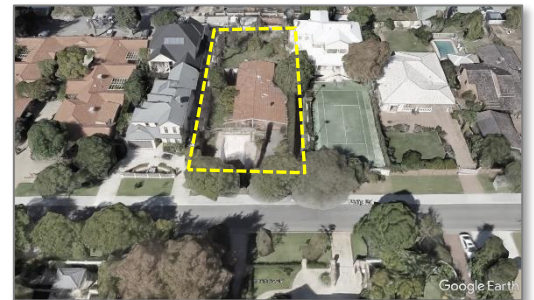
The Lot will be redeveloped to present 10 individual apartments with basement car parking in a four-storey construction, joining a row of existing single and double storey residential homes, located close to a local amenities. The images (right) present the current site condition (top) and immediate neighbouring property – successive images show the site, existing streetscape, (courtesy Google Earth) and geographic context with proposed architectural render of the development design in -situ.

The development design provides a significant redevelopment of the existing site, replacing the single residential dwelling with 10 x individual apartments in a multi-residential building, in a more modern style, in keeping with current and recently completed residential development nearby.

In the area(s) immediately surrounding the site, Philip Road runs parallel to Waratah Avenue which passes Dalkeith Village town centre amenities. A short walking distance to the south lies Dalkeith Primary School. Perth Transport bus routes pass along Waratah Ave, linking the local area to Stirling Highway via periodic perpendicular road routes, and onward to Cottesloe and Fremantle to the south west, and Perth CBD to the north-east, which presents excellent transport amenity to and from the CBDs.

Although intermittent construction noise is apparent during the daytime hours on nearby residential development sites, the site is fairly benign in terms of existing (fixed) noise sources which presents an excellent opportunity for this type of infill residential development.

Where accompanied by careful selection of mechanical building services plant equipment for heating and cooling, the project design can be successfully integrated to engage with the local environmental noise sources whilst providing the required amenity from (and contribution to) local external noise.



3 NOISE EMISSIONS TO ENVIRONMENT

3 NOISE EMISSIONS TO ENVIRONMENT

3.1 Applicable Criteria

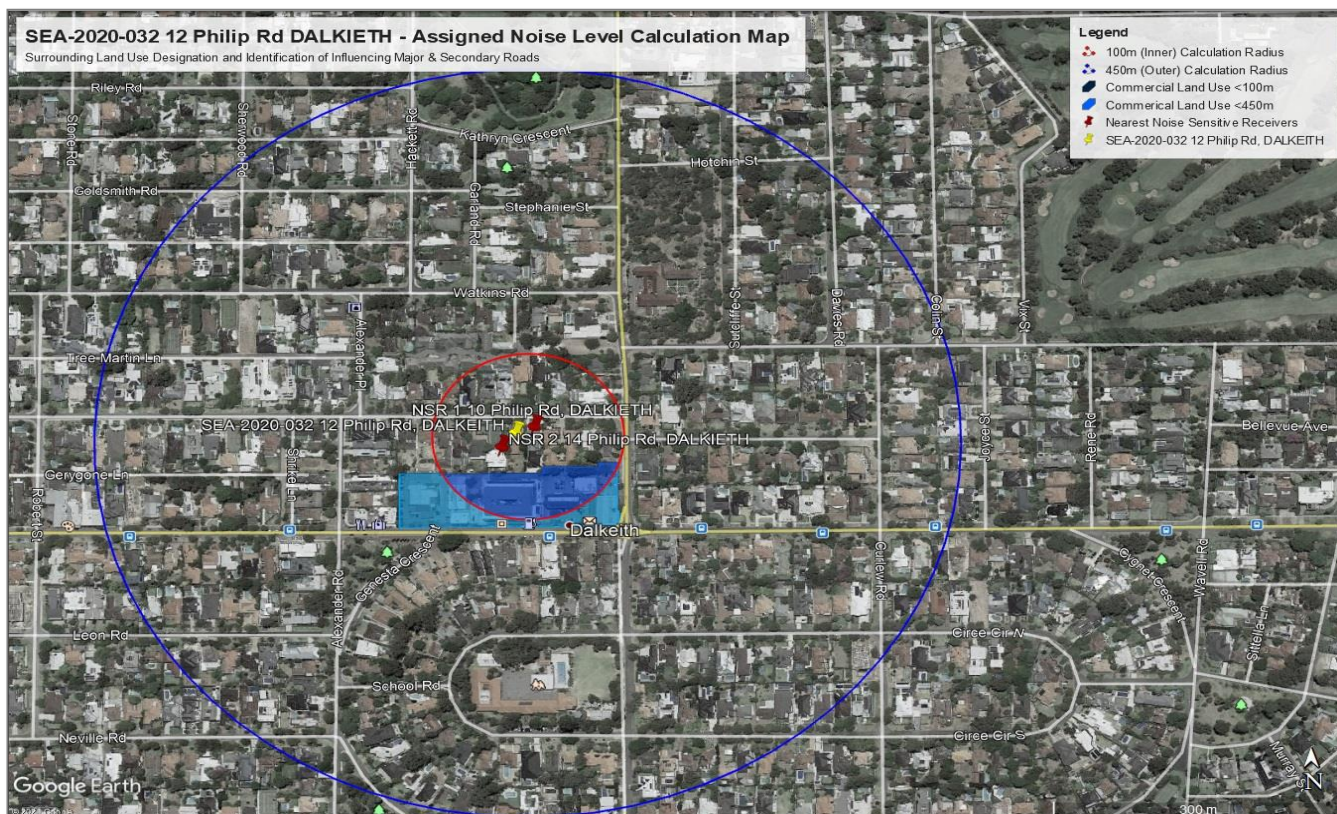
3.1.1 WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)

The *Environmental Protection (Noise) Regulations 1997 (inc amendments)* is the applicable legislation governing all sources of noise which are introduced when the new building is constructed, and **applicable at the nearest Noise-Sensitive Receiver (NSR)**. The *Regulations 1997* prescribe a specific methodology from which to calculate the Assigned Noise Level (ANL), which is the formal, objective and allowable noise emission limit due to the development. The ANL is different for each NSR, and is based upon an appraisal of the percentage Commercial and Industrial land surrounding the nearest noise sensitive receiver (NSR), and the volume and composition of road traffic in the vicinity of 450m (outer) and 100m (inner) boundary areas surrounding the designated NSR.

3.1.2 Determination of Land Use

The land use determinations surrounding the proposed development site and NSR(s) is of an established residential suburb. The image below presents an overview of the calculation of surrounding land use area in the "Inner" and "Outer" calculation radii in the vicinity of the site and nearest NSRs. ANL limits were calculated on the basis of 24% Commercial (C) Land Use in the "Inner" circle calculation radius, and 1% Commercial Use in the "Outer" circle; No Industrial Land Use or nearby "Major" or "Secondary" road transport infrastructure have been identified which affect the site in terms of ANL calculation - as classified under the *Regulations' Prescribed Methodology*.

Where residential-only land uses are determined, the land use remains neutral in the calculation of the Assigned Noise Level.



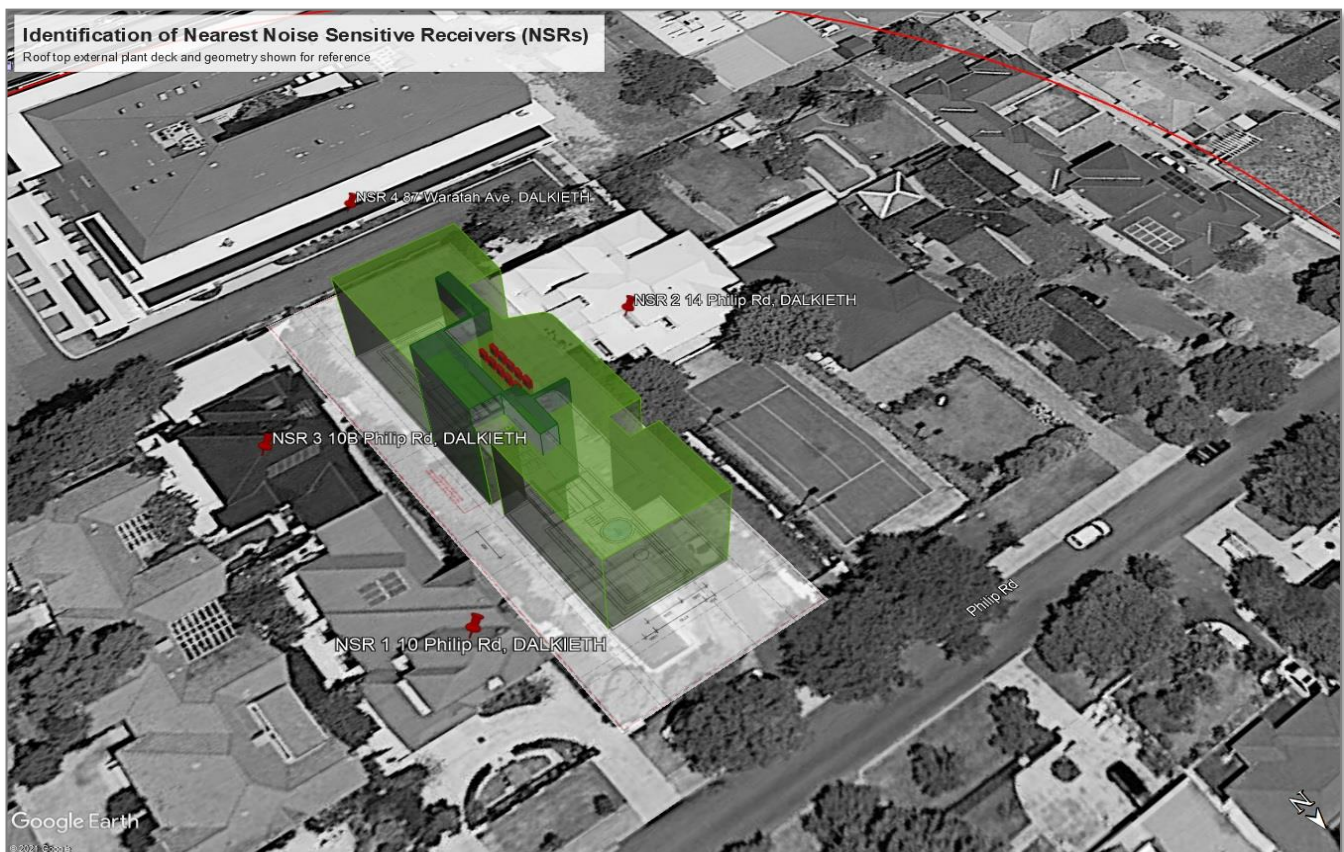
3 NOISE EMISSIONS TO ENVIRONMENT

3.1.3 Identification of Nearest Noise-Sensitive Receiver (NSR)

When calculating an Assigned Noise Level (ANL) limit, one must consider the nearest existing noise-sensitive receiver(s), NSR(s), as prescribed under *Schedule 1 Part C, Environmental Protection (Noise) Regulations 1997*, as the defining receiving location for noise emissions from a new development. The nearest NSRs have been identified as existing adjacent residential property(s) – including Council’s requested assessment points at properties further afield:

- NSR 1 – 10 Philip Road, east property boundary;
- NSR 2 – 14 Philip Road, west property boundary;
- NSR 3 – 10B Philip Road, west property boundary; And,
- NSR 4 – 87 Waratah Avenue, south property boundary

The schematic image below shows the development site with NSR locations to the south, west and east of the rooftop plant enclosure – building geometry is shown to demonstrate extent of screening to the south and west properties:



3.1.4 Separation Distance to NSRs

Air Conditioning plant is shown at roof level. The roof level location would be expected to take advantage of natural visual (and acoustic) screening to the nearest “Off-site” noise receivers due to the height of the building as compared to the receiving buildings;

In these locations, estimated separation distances apply, of:

- 25.6m between First Floor Bedroom window at NSR 1 (10 Philip Rd) and **SCREENED** AC CU bank;
- 24.4m between First Floor Bedroom windows NSR 2 (14 Philip Rd) and AC CU bank;

3 NOISE EMISSIONS TO ENVIRONMENT

- 23.9m between First Floor Bedroom window at NSR 3 (10B Philip Rd) and **SCREENED** AC CU bank;
- 36.6m between Third Floor windows at NSR 4 (87 Waratah Ave) and **SCREENED** AC CU bank;

For the purposes of our noise emission compliance assessment, predicted noise emissions from Air Conditioning Condenser Unit (AC CU) locations and consequential noise emission predictions are calculated at the NSR positions using these minimum distances, in accordance with inverse square law, and any influencing building geometry, i.e. parapet wall and roof pitch geometry screening. The indicative arrangement is shown in Section 3.2.2 with preliminary determination of noise emissions compliance results from typical (example) CU selections for this type of duty.

3.1.5 Calculated Noise Emission Limits

ANL limits were calculated on the basis of 24% Commercial (C) Land Use in the "Inner" circle, and 1% Commercial Land Use in the "Outer" circle calculation radii, with no identified Industrial Land Use or nearby "Major" or "Secondary" road transport infrastructure, as classified under the *Regulations' Prescribed Methodology*. Based upon this calculation methodology, an Influencing Factor (IF) has been calculated as 1.

The Table below presents the resultant Assigned Noise Level limits, applicable at the nearest NSR(s):

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	46	56	66
	0900 to 1900 hours Sundays and public holidays	41	51	66
	1900 to 2200 hours all days	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	36	46	56
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

Appendix C presents the calculation methodology and assumptions used in our assessment.

3.1.6 Noise Source Character

In addition to the ANL limits, particular noise sources can attract additional punitive dB levies based upon the noise source characteristics. *Regulation 7* prescribes that the noise character must be "free" of annoying characteristics - specifically:

- tonality (e.g. whining, droning)
- modulation (e.g. cyclical change in character, such as a siren)
- impulsiveness (e.g. banging, thumping)

Penalties apply up to a maximum of +15dB, for tonality (+5dB), modulation (+5dB) and impulsiveness (+10dB), where the noise source is NOT music.

3 NOISE EMISSIONS TO ENVIRONMENT

3.2 Identified Noise Emission Sources

3.2.1 Individual Dwelling A/C Condenser Units – Noise Source Definition

Each individual residential dwelling is anticipated to be heated and cooled by internal Fan Coil Units (FCUs) connected to external Condenser Units (CUs) located in a central bank at Roof level. In order to provide a realistic preliminary assessment of likely noise emissions, typical CU units for this type and size of apartment have been applied to the CU locations to determine received Sound Pressure Level (SPL) at the nearest NSR.

Noise data from various manufacturers is often presented in a range of formats, with quoted numbers referring to of Sound Power Level (SWL) or measured Sound Pressure Levels at alternate distances/conditions; Hence a firm grasp of noise data format is essential to ensure accurate and reliable predictions. To avoid any ambiguity in the referenced terms, and homogenise the assessment (and any dependent calculations), we have presented the source data and adjustments for clarity – acoustic data used in our assessment(s) is highlighted orange as follows:

Preliminary CU - Make Model	dB(A)	Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
Details									
Daikin RZQS140AV1 (CU)¹									
Cooling Mode²									
Manufacturer single figure Sound Pressure Level dB(A)	54dB(A)								
Quoted Octave Band Sound Pressure Level, measured at 1m in anechoic conditions ³ ;		56	53	53	53	49	45	39	31
Adjusted to reference Sound Power Level, SWL (dB(A)) using First Principles	65dB(A)	66.8	63.8	63.8	63.8	59.8	55.8	49.8	41.8
Heating Mode⁴									
Manufacturer single figure Sound Pressure Level dB(A)	56dB(A)								
Not Provided – *Assumed ⁵ Octave Band Sound Pressure Level, spectrally adjusted based upon single figure value;		58	55	55	55	51	47	41	33
Adjusted to reference Sound Power Level, SWL (dB(A)) using First Principles	67dB(A)	68.8	65.8	65.8	65.8	61.8	57.8	51.8	43.8
Panasonic S140 PE1R5B⁶ (CU)									
Cooling Mode									
Manufacturer single figure Sound Pressure Level dB(A)	54dB(A)								
Quoted Octave Band Sound Pressure Level, measured at 1m in anechoic conditions;		52	54	51	50	50	48	39	31
Adjusted to reference Sound Power Level, SWL using First Principles	65.1dB(A)	62.8	64.8	61.8	60.8	60.8	58.8	49.8	41.8
Heating Mode									
Manufacturer single figure Sound Pressure Level dB(A)	55dB(A)								
Quoted Octave Band Sound Pressure Level, measured at 1m in anechoic conditions;		56	54	53	52	50	49	41	33
Adjusted to reference Sound Power Level, SWL using First Principles	66dB(A)	66.8	64.8	63.8	62.8	60.8	59.8	51.8	43.8

¹ NOTE – Manufacturer data quotes “EPA SWL” at 69dB for a 53/55 unit, indicating a drop of 14-16dB(A) between measured SPL and reference SWL in anechoic chamber tests;

² Cooling mode generally emits lower sound pressure levels at low frequency due to the physics relating to condenser operation to generate cold coil conditions;

³ “Anechoic” conditions describes acoustic test chambers which are heavily insulated, and devoid of any reflected sound; The resulting measurement is not influenced by reflections, as occurs in the installed environment;

⁴ Heating mode generally emits slightly higher sound pressure levels at low frequency relating to condenser operation whining generate heated coil conditions;

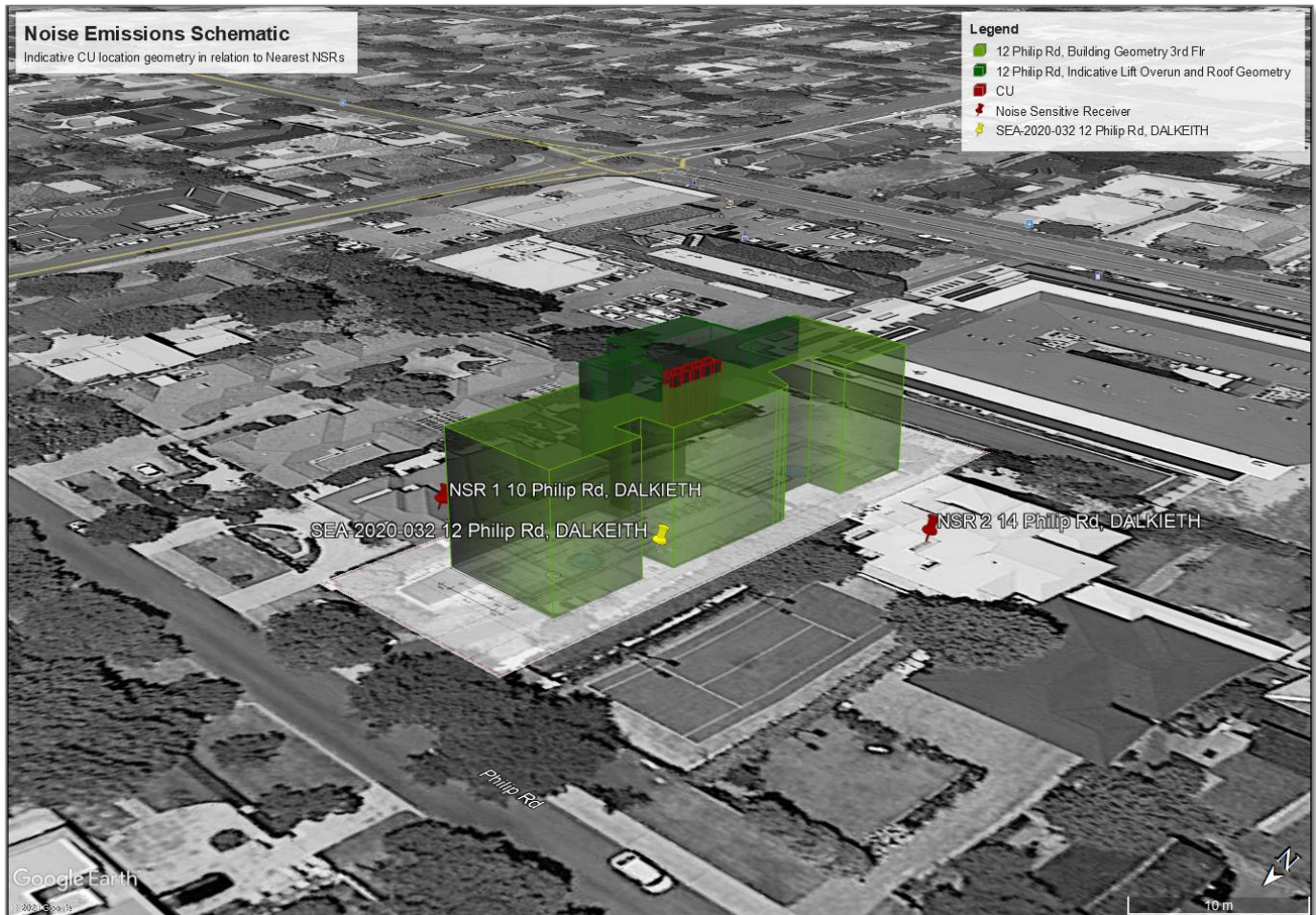
⁵ *Assumed* spectrum applies spectral characteristics of the condenser unit to the slightly increased sound pressure level quoted for Heating mode, to generate a spectrum for analysis;

⁶ Note, octave band spectral data supplied is for “S140 PE1R5A” not “B” – exact model designation TBC during Detailed Design, prior to procurement to allow checking and verification;

3 NOISE EMISSIONS TO ENVIRONMENT

3.2.2 Schematic CU Locations

Air Conditioning Condenser Units, (AC CU) are shown as a bank of 10 x units located at roof level; CU locations are represented schematically below, as used in our noise emissions assessment:



3.2.3 Condenser Unit Operations – Noise Compliance Summary to “Off-Site” Receivers

Our assessment uses “Heating Mode” (highest noise emission) in all cases, emanating from cumulative 10x CU units (1 per dwelling);

Given the layout of the site, distances from the CU banks and natural visual (and acoustic) screening to the south and west “Off-site” receivers. “Worst Case” assessments are therefore calculated at 24.4m (nearest unscreened) distance to NSR 2 (14 Philip Rd) and include a conservative allowance for building geometry screening from the roof location(s), to assess the potential “highest noise” case:

NB – regards “nearest unscreened distance” NSR’s 1 (10 Philip Rd) and 3 (10B Philip Rd) have similar separation distances, however, both receiving property(s) are located behind lift overrun and surrounding structural wall geometry which provides significant additional screening to the west, north and south.

At 24.4m plus a conservative attenuation allowance for roof screening, the cumulative predicted Sound Pressure Levels received at the nearest NSR (NSR 2) from 10 x Condenser Unit operations are calculated as 37.8dB(A):

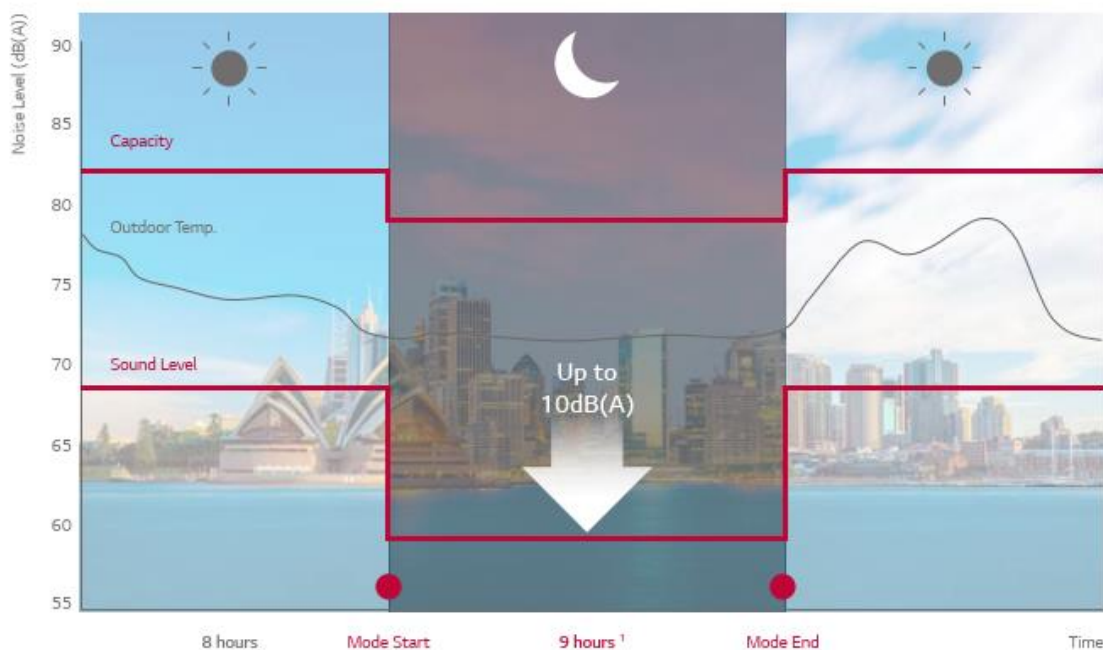
The results are valid using either the example Daikin or Panasonic CU selections;

3 NOISE EMISSIONS TO ENVIRONMENT

This result demonstrates the proposed CU bank will be able to comply with *the Regulations* Assigned Noise Level limits during day, and evening hours, however, a minor exceedence is predicted during night-time hours of 1.8dB(A);

To address this during Schematic Design the following options are available:

- (i) Reselection of CU units with a maximum Sound Power Level (SWL) rating of 62dB(A) reduces the predicted Sound Pressure Level (SPL) at NSR 2 to 32.8dB(A) which is fully compliant with the *Regulations* night-time limit of 36dB L_{A10} and would be expected to be inaudible at the receiving property against typical background noise levels.
- (ii) CU systems are readily available with "Night Mode" settings which automatically reduce fan duty after a 10PM. Reductions of up to 10dB(A) are available using the night mode – see extract from current LG brand CU brochure below indicating typical performance:



A reduction of 10dB(A) after 10PM reduces the predicted Sound Pressure Level (SPL) at NSR 2 to 26.8dB(A) which is fully compliant with the *Regulations* night time limit of 36dB L_{A10} and would be inaudible at the receiving property against typical background noise levels.

- (iii) Using the example CUs in our calculations, a weather proof (visual) louver screen wall could be installed to enclose the CU banks to the west. Typical Sound Pressure Levels (SPL) through a weather-proof louver screen wall will drop by between 5 – 9 dB(A) pending blade arrangement and open area.

Typical Roof Mounted Condenser Screening



The resulting predicted Sound Pressure Level (SPL) at NSR 2 would be conservatively reduced to 31.8dB(A) which is fully compliant with the *Regulations* night time limit of 36dB L_{A10} and would be inaudible at the receiving property against typical background noise levels.

3 NOISE EMISSIONS TO ENVIRONMENT

Note – these results are based upon a preliminary selection of typical CU units only. It is anticipated that any CU unit specification will be undertaken at the appropriate time once mechanical heating and cooling loads are determined as design progresses. Any physical or specification requirements will be determined during the Detailed Design phase – where the CU selections and locations carry through to procurement, no further mitigation will be required for off-site noise emissions.

3.2.4 Condenser Unit Operations – Noise Compliance Summary to “On-Site” Receivers

Council have requested apartment units belonging to the 12 Philip Road development be assessed in terms of *WA Environmental Protection (Noise) Regulations 1997 (Incl. Amendments)* from anticipated noise emissions from the roof top CU plant enclosure.

The building geometry is such that the heavyweight concrete roof will effectively screen all CU noise to internal spaces, which are predicted to be inaudible where external noise propagation calculations are derived.

In terms of noise to the private roof top terraces, the building geometry screening walls which surround the plant deck are also shown as heavyweight concrete, which will shield the roof top terrace areas to the west south and north;

3.2.5 Note on Tonality

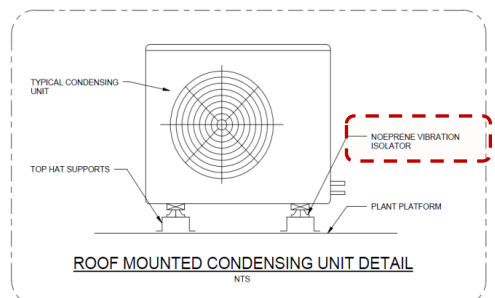
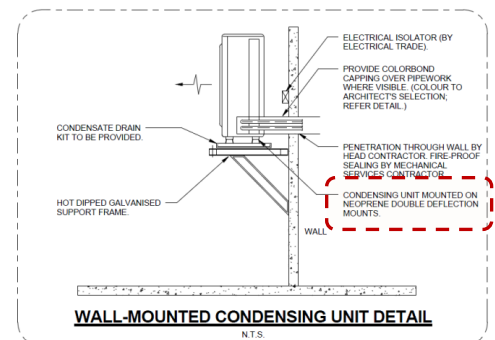
Residential CU units are typically broadband and steady-state in nature, hence tonality, modulation and impulsive penalties are not anticipated. Sealhurst recommend the final selections for procurement be reviewed prior to installation, in terms of octave band sound levels, to determine and any additional noise emissions sources not yet identified, be assessed to ensure the building is able to comply with the limits at all times.

3.2.6 Anti Vibration Mountings

For the avoidance of doubt, where any Condenser Units (CU) or building mechanical plant is mounted on ground or on framed stand(s), all units are to be mounted on anti-vibration mounts, or isolation hangers, or using neoprene double deflection footings, as per schematic detail (right).

Where CU units are anticipated to be fixed directly to the floor slab or underside of the concrete slab above or mounted in steel frame trusses, FCUs must be installed to include a neoprene or rubber anti vibration mounts on hanging mechanism to avoid direct transmission of fan operating motion into the structure.

It is essential these or equivalent anti vibration mounting system(s) such as those nominated by the manufacturer of the ACC units, are installed and checked on site during the construction phase. Failure to install anti vibration or isolation mountings will introduce structural vibration into the roof frame and sheeting and any connected structural elements. Loose laid waffle pad is not sufficient.



3 NOISE EMISSIONS TO ENVIRONMENT

3.2.7 Noise From Waste/Refuse Collection

The following extract is taken from the Waste Management Plan for the development:

Regards waste/deliveries, the collection of refuse by public service vehicles is deemed exempt from noise emissions compliance under the Regulations Clause 14A, hence no treatments or additional mitigation is required/appropriate to be included in the development in this case.

We understand the refuse/bin collection point is located at the roadside - as the area is already served by weekly refuse collection, no additional impact upon local noise amenity is anticipated due to existing bin pick-up services.

3.2.8 Noise from On-Site Waste Compaction

We understand that as part of the Waste Management Plan provisioning for the development, a waste compaction device is proposed to compress residents' household waste, understood to be located within the Ground Floor Bin Store area. The ORWAK FLEX 4360 unit is proposed (See Appendix C.1).

In order to provide a reliable prediction model of the waste compaction system operations for comparison to the appropriate *Regulations* Assigned Noise Level limits, the following assumptions and application of the *Regulations* are set forward:

- (i) Manufacturer-quoted Sound Pressure Level of SPL_{1m} 62.3dB is used to determine reference Sound Power Level (SWL) of **70.1dB(A)**, noting manufacturer noise data measured to *ISO 11200:2014 Acoustics — Noise emitted by machinery and equipment — Guidelines for the use of basic standards for the determination of emission sound pressure levels at a work station and at other specified positions*;
- (ii) Enclosing Bin Store materials to be finished in 110mm loadbearing face brick (Rw 46dB) with solid concrete roof over to apartments above; Tiled flooring, and solid core doorsets are shown;
- (iii) Given the estimated compaction processing times of maximum 4 minutes per week, carried out by a professional waste contractor on site within the Bin Stores between the hours of **7AM-7PM** only, the appropriate applicable limit under *the Regulations* is the L_{A1} index, defined as **56dB L_{A1}** .
- (iv) Distance to NSR 2 (nearest) property at 10 Philip Road is estimated at 8m from the Bin Store external door;

Resulting noise breakout level during the 4 minute weekly compaction process is predicted at 44dB(A at 8m distance from the masonry Bin Store doorset, which complies with the applicable L_{A1} index of 56dB for short term noise sources during day time hours.

We note that as the compaction machine is electrically driven, the compaction noise levels will be dependent upon the type of waste being compacted. The overall "noise impact" is likely to be equivalent to residents walking their bins to the verge hence is not expected to generate a nuisance over and above existing weekly refuse collection processes.

For noise to "On-Site" residents, we recommend the ORWAK FLEX 4360 unit is mounted on anti-vibration spring mounts to avoid potential transmission of structure-borne sound to pass into adjacent residential apartments via machine couplings to heavyweight construction (e.g. concrete floor slab/walls).

Suitable spring mounts will be load-rated to carry the total compaction unit weight of 240kg (OR 360kg, pending single or double compaction unit selection) – PLUS the weight of the maximum "wheelie bin" refuse capacity, to ensure anti vibration efficiency is maintained in the mount system during operation.

3 NOISE EMISSIONS TO ENVIRONMENT

3.3 Additional Notes on Predicted vs Completed Noise Amenity

3.3.1 Detailed Design Process

The project is at pre-DA stage, therefore this report sets out design compliance(s) for the DA stage and appropriate level of detail. It is expected that this report will inform a subsequent Detailed Design process, to a greater level of detail such as is required to demonstrate compliance and approval to proceed to Building Permit stage.

3.3.2 Installation Detailing

It is important to note that beyond design phase, and at the time of completion, noise levels measured following building completion will be a combination of the CUs installed for procurement, external noise sources, building services operation noise and noise from adjacent units.

Internal ambient conditions will ultimately depend on the quality of workmanship conducted during construction phase and adherence to the advice and specific detailing requirements at window frame, between window frame and facade concrete walls, and at junctions between external wall elements as set out in this report, and the anticipated Detailed Design works to follow.

3.3.3 Design Review, Inspection and QA

Effective site inspections and QA/checking procedures on site during construction phase are critical in ensuring the design acoustic performances are not compromised by omissions, incomplete detailing, poorly sealed junctions and interstitial spaces in construction elements or other voids gaps introduced due to site tolerances and the like. Sealhurst recommend early site inspections be carried out during construction phase to coincide with acoustically critical installations of separating walls, floor/ceiling construction installations, glazing and window frame installations and roof construction sealing to establish and advise site staff of the standard of detailing to seek in regular day-to-day QA checks.

3.4 Noise & Vibration during Construction Stage

The project will necessarily undertake a schedule of demolition and forward works to prepare the site for the new construction. This phase of works will inherently cause a period of potentially intrusive noise and vibration to the adjacent residential buildings.

Strictly speaking, all environmental noise emissions must demonstrate compliance with *Regulation 7* of the *WA Environmental Protection (Noise) Regulations 1997 (inc amendments)* which sets out the prescribed standard for calculating Assigned Noise Level limits for noise emissions, when received at the nearest noise sensitive neighbour.

3.4.1 Extract from Sub-Regulation 13, Clause (6)

In practice, and especially with particular temporary noise sources such as construction works, limits applicable under the *Regulations* can present an impractical target - for such purposes, the legislation affords alternative guidance under *Regulation 13* whereby a noise management plan is to be established to manage and control noise Extract from Regulation 13 Clause (6)

Construction noise and vibration to surrounding residents is usually a condition of Building Permit approvals, and is satisfied by the creation of a suitable noise management plan to outline appropriate mitigation and administrative conditions to control construction noise, to the satisfaction of the approving local Council.

3 NOISE EMISSIONS TO ENVIRONMENT

Clause (6) of Regulation 13 sets out the requirements for a Noise Management Plan, which are as follows:

-(6) A noise management plan prepared under sub regulation (3) (c) or (4) is to include, but is not limited to -
- (a) details of, and reasons for, construction work on the construction site that is likely to be carried out other than between 0700 hours and 1900 hours on any day which is not a Sunday or public holiday;
 - (b) details of, and the duration of, activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7;
 - (c) predictions of noise emissions on the construction site;
 - (d) details of measures to be implemented to control noise (including vibration) emissions;
 - (e) procedures to be adopted for monitoring noise (including vibration) emissions;
 - (f) complaint response procedures to be adopted.

3.4.2 Noise & Vibration Management Plan

Noise management plans engage the Contractor and affected nearby residents in an agreed plan which sets out a responsible and practical route to controlling or preparing for construction noise. A noise management plan can be extremely effective in maintaining good relations with neighbouring properties during potentially disruptive construction phases.

To address the issue of noise and vibration during construction phase, Sealhurst recommend a detailed noise management plan be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's demolition, forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach has been considered by the D&C team in terms of noise management.

In the event that Council require a more detailed noise management plan during construction phase, Sealhurst are able to prepare detailed noise and vibration management plan documentation for the planning, control and mitigation of noise and vibration during the Forward Works phase of the project.

A noise management plan (NMP) and vibration management plan (VMP) can be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach will be considered by the D&C team in terms of noise and vibration management.

3.4.3 AS 2436:2010 Guidelines

In lieu of Council request or requirement for a detailed construction noise and vibration management plan, to assist the developer and/or Main Contractor, we refer Section 4.6 of *AS 2436:2010 Guide to noise and vibration control on construction, demolition and maintenance sites*. Contained therein are generic practical approaches to be employed during construction which will allow compliance with the Standard.

The application of the principles in Section 4.6 of *AS 2436:2010* coupled with a public information service such as flyers to local residents and businesses setting out the extent and duration of potential works is often sufficient to limit potential complaint.

3.4.4 Detailed Noise & Vibration Management Plan

In circumstances where noise and vibration is a particular concern, and practical compliance with the Assigned Noise Level limits is not possible, the legislation affords alternative guidance under *Regulation 13* whereby a noise management plan is to be established to manage and control noise emissions as much as is reasonably practicable, where potential exceedences are identified

3 NOISE EMISSIONS TO ENVIRONMENT

In the event that Council require a more detailed noise management plan during construction phase, Sealhurst are able to prepare detailed noise and vibration management plan documentation for the planning, control and mitigation of noise and vibration during the Forward Works phase of the project.

A noise management plan (NMP) and vibration management plan (VMP) can be established in accordance with *Regulation 13, Clause (6)* and in conjunction with the Contractor's forward works and construction schedules, to demonstrate that as much as practicable, a responsible and practical approach will be considered by the D&C team in terms of noise and vibration management.

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4.1 Applicable Criteria – Class 2 Residential Areas

4.1.1 Section F5 NCC - Noise Isolation Between Dwellings

As the principle standard for the design and construction of buildings in Australia, the *National Construction Code (NCC, formerly the BCA)* defines aspects of performance applicable to each type of classification of building, depending upon its use.

In areas of the development defined as Class 2 multi-residential apartment space(s), minimum acoustic separation is determined by the *NCC Section F5 - Sound Transmission and Insulation*, which regulates acoustic (separation) performance between adjacent apartments via the prescription of minimum standards for the design and construction of separating wall and floor constructions.

The following general Performance (FP) clauses apply:

Clause FP5.1 - Floors separating-

- (a) *sole-occupancy units*; Or,
- (b) a *sole-occupancy units* [sic] from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or part of a different classification

must provide insulation against the transmission of airborne and impact generated sound sufficient to prevent illness or loss of amenity to the occupants.

Clause FP5.2 - Walls separating sole occupancy units, or a *sole-occupancy unit* from a plant room, lift *shaft*, stairway, *public corridor*, public lobby, or the like, or part of a different classification, must provide insulation against the transmission of-

- (a) airborne sound; and
- (b) impact generated sound, if the wall is separating a bathroom, *sanitary compartment*, laundry or kitchen in one *sole-occupancy unit* from a *habitable room* (other than a kitchen) in an adjoining unit,

sufficient to prevent illness or loss of amenity to the occupants

Clause FP5.3 - The *required* sound insulation of a floor or a wall must not be compromised by-







- (a) the incorporation or penetration of a pipe or other service element; or
- (b) a door assembly.

In addition to general performance clauses FP5.1, FP5.2 and FP5.3, additional specific clauses applicable to Class 2 buildings are detailed under "*Deemed-to-Satisfy*" Provisions. Clauses **F5.4 (a) (i) and (ii)**, for floor constructions, **F5.5 (e)** for full height walls, and **F5.6 (a) (i) and (ii)** for concealed service duct walls are also directly applicable.

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4.1.2 Summary of Acoustic Criteria Requirements

The application of the above Clauses has been simplified and summarised in the Table below, and coordinated with the Performance criteria and "Deemed-to-Satisfy" provisions of the NCC. Detailed mark ups of the applicable criteria are presented in Appendix B.1, which shows minimum performance requirements for all separating constructions, and any additional notes pertinent to compliance.

Clause	Performance Requirement	Applicable To	Mark Up Annotation
FP5.2 (a)	R_w+C_{tr} of <u>not less</u> than 50dB for a wall separating "like-spaces" in adjacent <i>sole-occupancy units</i>	Separating walls between like-spaces e.g. "habitable-to-habitable"	
FP5.2 (a)	R_w of <u>not less</u> than 50dB for a wall separating a <i>sole-occupancy unit</i> from an adjoining part of a different classification the development	Separating walls between <i>sole-occupancy units</i> and parts of a different classification e.g. "public corridors, stairway etc."	
FP5.2 (b)	R_w+C_{tr} of <u>not less</u> than 50dB AND incorporating a discontinuous construction between habitable (e.g. living room, bedroom) and wet area (e.g. bathroom, laundry, kitchen) adjacencies; OR between a <i>sole-occupancy unit</i> and a plant room or public corridor	Specific separating walls between <i>sole-occupancy units</i> and kitchen, bathroom, laundry, plant room or lift <i>shaft</i>	
F5.6 (a)(i)	R_w+C_{tr} of <u>not less</u> than 40dB between habitable rooms and soil, waste and water supply pipes serving more than one <i>sole-occupancy unit</i>	Service duct walls passing adjacent to "habitable" areas	
F5.6 (a)(ii)	R_w+C_{tr} of <u>not less</u> than 25dB between non-habitable rooms and soil, waste and water supply pipes serving more than one <i>sole-occupancy unit</i>	Service duct walls passing adjacent to "non-habitable" areas	
F5.5 (b)	A door may be incorporated in a wall in a Class 2 or 3 building that separates a sole-occupancy unit from a stairway, public corridor, public lobby or the like, provided the door assembly has an R_w <u>not less</u> than 30dB	Doors separating sole-occupancy units from public areas	
FP5.1 / F5.4 (a)	R_w+C_{tr} of <u>not less</u> than 50dB for a floor separating sole-occupancy units or separating a sole-occupancy unit from a plant room, lift shaft, stairway, public corridor, public lobby etc.	Separating floors between <i>sole-occupancy units</i> or between <i>sole-occupancy units</i> and a plant room, public corridor etc.	Floors (noted on Mark ups as required)
FP5.1 / F5.4 (a)	$L_{n,w}$ (impact) of <u>not more</u> than 62dB for a floor separating <i>sole-occupancy units</i> OR a sole-occupancy unit from a plant room, lift shaft, stairway or public corridor	Separating floors between sole-occupancy units or between sole-occupancy units and plant room, public corridors etc.	Floors (noted on Mark ups as required)
F5.5 (e)	Where a wall that is required to have a min. sound insulation performance has a floor or roof above, the wall must continue to the underside of the floor or roof or a ceiling that has the same sound insulation as the wall	Separating walls to underside of adjoining roof structure	Noted on Mark ups as required

4.1.3 Notes on Discontinuous Wall Construction Requirements

The application of **discontinuous** construction in addition to the minimum R_w+C_{tr} rating of 50dB is a requirement of the NCC which seeks to provide adequate resistance to impact-generated sound transmission. The rating is applied in specific circumstances determined by the nature and use of adjacent spaces, typically where non-habitable (wet) areas (e.g. bathrooms, kitchens, WC, laundry and the like) are adjacent to habitable areas (e.g. sleeping and living areas) in adjacent apartment units, OR where plant rooms or lift shafts are adjacent to any part of an apartment unit.

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4.1.4 Building Services Penetrations

R_w/R_w+C_{tr} values describe direct airborne sound transmission performance through a particular partition type when tested in laboratory conditions and under strictly controlled circumstances. A fully sealed, field-installed partition without penetrations may be expected to meet an equivalent field performance of separation. However, once separating walls are penetrated, the penetrations can severely undermine the design performances, and hence must be treated.

NCC Section F5 Clause FP5.6 of states:

"The required sound insulation of a floor or a wall must not be compromised by the incorporation or penetration of a pipe or other service element"

Where building services penetrate acoustically-rated separating walls, each penetration should be subject to a "pack-and-seal" detail. All void space between the penetration aperture and building service must be packed with a mineral wool or glassfibre insulation batt off-cut, and sealed with a dense mastic bead of minimum depth 10mm, in all cases. This standard acoustic detail should be documented as part of the Construction Drawings documentation set. Site QA during construction phase can then be referenced to the Standard Detail to ensure weaknesses that would negate the design performance of the separating wall are not introduced on site.

4.2 Construction "Deemed-to-Satisfy" for Separating Wall Elements

Section F5 of the referenced *NCC* states:

*"Where masonry walls require wall ties, but are also required to be of **discontinuous construction**, the wall ties must be of resilient type".*

Regarding masonry and concrete slabs, *NCC Specification F5.2, Clause 2(a) Masonry* and *Clause 2(b) Concrete Slabs* states:

*"(a) **Masonry** – Units are to be laid with all joints filled solid, including those between the masonry and any adjoining construction*

*b) **Concrete slabs** – Joints between concrete slabs or panels and any adjoining construction must be filled solid"*

Regarding sheeting materials, *BCA Specification F5.2, Clause 2(c) Sheeting materials* states:

*"(c) **Sheeting materials** –*

*(i) if one layer is **required** on both sides of a wall, it must be fastened to the studs with joints staggered on opposite sides; and*

*(ii) if two layers are **required**, the second layer must be fastened over the first layer so that the joints do not coincide with those of the first layer; and*

(iii) joints between sheets or between sheets and any adjoining construction must be taped and filled solid. "

Regarding timber or steel-framed construction, *NCC Specification F5.2, Clause 2(d) Timber or steel-framed construction* states:

*"(d) **Timber or steel-framed construction** – Perimeter framing members must be securely fixed to the adjoining structure and-*

(i) bedded in resilient compound

(ii) the joints must be caulked so that there are no voids between the framing.

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4.2.1 Full Height Walls to Underside of Roof Construction

Clause F5.5 (f)(i) Section F5 of the NCC states:

"Where a wall that is required to have a min. sound insulation performance has a floor or roof above, the wall must continue to the underside of the floor or roof or a ceiling that has the same sound insulation as the wall".

In the case of Ground Floor and First Floor loadbearing walls, any acoustically-rated separating wall constructions are inherently full height and sealed to the underside of the supported slab over, hence complies. In the case of Upper Floor party and apartment boundary (acoustically-rated) walls, these walls are also required to be sealed to underside of roof construction over – either concrete slab where appropriate, or lightweight roof sheeting over, in order to comply with NCC Clause F5.5 (f)(i).

Where full height walls to underside of roof sheeting is not preferred, an equivalent full height sealing detail is to be incorporated at the head of Upper Floor wall junctions with roof sheeting over. Void space between partition apex and roof sheet must be clad with an infill wall of double skin 13mm FR plasterboard on framing detail, hand-packed/stuffed with a mineral wool or fibreglass insulation batt off-cut, and sealing with a dense mastic bead, min 10mm depth. The infill wall detail must be installed to continue the separating wall to the underside of roof sheeting, and be packed and sealed as above to form an effective acoustic (and fire) seal.

4.3 Assessment of Proposed Separating Wall Constructions

4.3.1 Separating Walls between Adjacent Apartments

Under NCC Section F5, *"Walls directly separating adjacent habitable spaces, or adjacent wet areas in separate apartments must meet or exceed $Rw+Ctr 50 dB$ ".* We understand the primary construction wall type has not yet been determined. For a development of this type/scale, options at this stage could be anticipated as either:

- (i) Cavity masonry 250mm (90/70/90) using standard brick (e.g. min. 5.7kg per unit or greater, solid core) brick, rated at $Rw+Ctr 52dB$;

Though not a requirement, the addition of an insulation quilt (e.g. 50mm thick, min density $11kgm^{-3}$), between masonry leaves significantly increases the airborne sound separation performance of the cavity masonry, and may be included at developer discretion;

- (ii) In-situ Concrete Panels, min 150mm thick concrete, rated at $Rw+Ctr 51dB$;
- (iii) Lightweight stud walls, w/concealed concrete columns – using a twin stud arrangement (e.g. 2 x 64mm or 76mm studs), a suitable construction build-up is recommended for 2 x 13mm FR P/Board to one side of the stud(s), with a min. 40mm clear air gap to the opposite study, to be clad with 1 x 13mm FR P/Board; Internal cavity to be insulation lined with 2 x 75mm Glasswool insulation batt, min $14kgm^{-3}$ density;

This lightweight system is rated at $Rw+Ctr 53dB$ under laboratory conditions, which is 3dB higher than NCC "requirements". However, experience demonstrates that lesser lightweight stud wall systems can underperform in field conditions where designed to the absolute limit of $Rw+Ctr 50dB$ only;

Our minimum recommended lightweight wall system (using total 3 x 13mm FR P/Board sheets per lineal metre) is considered a reliable construction when installed in field scenarios, and will ensure compliance in the finished building, where installed full height and appropriately sealed and detailed.

NB – Wall construction option TBC during Detailed Design;

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4.3.2 Separating Walls between Adjacent Apartments – Discontinuous Construction

Where walls directly separate adjacent apartment areas of a different type (e.g. habitable to wet area adjacency), the NCC applies the additional requirement of **discontinuous construction** – that is, any wall must meet or exceed $R_w + C_{tr} 50$ dB and have a clear 20mm cavity between adjacent two separate leaves, as a means to control impact generated sound.

In the case of the prospective options presented for Schematic Design:

- (i) For cavity masonry, the NCC requires that to comply with this criteria, resilient-type wall ties must be used;
- (ii) For in-situ (or Pre-cast) concrete panels, a separate leaf of either 64mm stud work (or 90mm brickwork), must be installed a clear 20mm air gap between concrete and stud frame of brick leaf, with no adjoining mechanical connection, except at periphery;
- (iii) For lightweight twin stud construction, the twin studs are already “discontinuous” by virtue of the 40mm (recommended) clear air gap between studs, hence would comply;

Detailed mark ups in Appendix B1.1 shows the applicable area(s) and notes.

4.3.3 Separating Walls to Stairwells

Walls directly separating residential apartment from (external) public access corridors are subject to NCC minimum acoustic performance criteria of $R_w 50$ dB ONLY. The cavity masonry (or blockwork) construction shown at 250mm (90/70/90) is typically shown. This type of construction is anticipated to exceed the minimum rating of $R_w 50$ dB, therefore fully complies with the minimum requirements.

Requirements are indicated in detailed mark-ups, presented in Appendix B.1.

4.3.4 Separating Walls to Lift Shafts

Walls directly separating residential apartments 103, 203 and 302 from the lift shaft are subject to NCC minimum acoustic performance criteria of $R_w 50$ dB plus discontinuous criteria. The discontinuous systems are assumed to be heavyweight (i.e. masonry) construction for structural requirements, hence an additional separated wall leaf will be required to the apartment side. Using one of the options for discontinuous construction identified in 4.3.2 would be anticipated to exceed the minimum rating of $R_w 50$ dB and incorporate discontinuous construction, therefore would fully comply with the NCC minimum requirements.

Requirements are indicated in detailed mark-ups, presented in Appendix B.1.

4.3.5 Perimeter Perpendicular Junctions to Building Envelope Wall

All perpendicular party wall junctions to building envelope (external) walls must be sealed air tight with sufficient mass equivalent to abutting separating wall construction to avoid introduction of flanking sound transmission paths which would otherwise negate the airborne sound insulation performance of the installed party wall.

Detailing junction to ALL minimum rated wall junctions with building envelope/facade wall, for example where window sub-frame meets building aperture, MUST be addressed during construction to ensure adequate seal and control of flanking sound transmission. Specific detailing advice will be provided where appropriate during Detailed Design as design is developed.

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4.4 Separating Floor Construction – NCC Minimum Requirements

Clause FP5.1 Section F5 of the NCC requires that separating floor constructions be designed to provide resistance to both airborne and impact sound transmission between residential apartments.

4.4.1 Airborne Sound Transmission

The minimum NCC airborne sound insulation performance of **Rw+Ctr 50 dB** is required to be achieved between vertically adjacent residential apartments.

With an in-situ or precast concrete floor the minimum mass of a 200mm thick concrete slab is considered a "Deemed-to-Satisfy" construction for airborne sound transmission, regardless of the floor covering applied or presence of suspended ceiling to the apartment beneath.

4.4.2 Impact Sound Insulation

The minimum NCC impact sound isolation performance of **Ln,w 62dB** is required to be achieved between vertically adjacent residential apartments. Impact sound isolation describes the transfer of footfall, furniture movement and impact generated sound, and in multi-residential settings, impact sound isolation performance is directly linked to perception so quality and privacy.

Integral to the achieved ratings and resultant amenity of impact sound isolation are floor coverings:

- Use of carpet on foam underlay, over a 200 mm thick structural slab provides exceptional degree of impact sound isolation performance, typically rated at ~45dB Ln,w, which is significantly below the NCC minimum;
- Modern aesthetics and market expectation may imply use of hard floor coverings (such as timber flooring, tiles and the like) - where hard floor coverings are applied, the monolithic nature of a concrete mass floor slab equates to efficient transmission of impact noise, and additional treatments to the bare slab are required to achieve the minimum NCC impact sound isolation performance, (for compliance) and further improvements are often required to provide satisfactory amenity;

In order to demonstrate compliance, the onus is placed upon a design which can be shown to comply either by the application of a laboratory tested resilient damping layer(s) OR by verification by field performance tests which demonstrate a compliant solution.

Typically, two practical approaches are available to achieve effective impact isolation between separating floors. Using resilient matting allows partial isolation of the hard floor finish from the concrete slab, and incorporating an insulated suspended ceiling to the receiving apartment below reduces noise transmission due to sound interaction with an insulated cavity. Further isolation can be provided by resiliently mounting the suspended ceiling.

It should be noted that the NCC minimum impact rating requirement represents a relatively low level of performance, and the transmission of impact generated sound typically represents one of the major complaints in multi-residential buildings. Consequently, Sealhurst recommend that separating floor constructions be designed in excess of the NCC minimum, preferably using a combination of resilient matting and suspended plasterboard ceilings

The integration of floor finishes should be considered as early as possible in the project design development, to ensure the desired end-performance for impact sound isolation amenity is able to be achieved with the preferred underlying structure and architecture, and preferred interior finishes. Our experience over a number of years/projects demonstrates **impact sound performance** to be one of the fundamental yardsticks by which

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prospective purchasers will ultimately judge the subjective impression of the “acoustics” of their purchased apartment.

Further, general (subjective) perception in finished buildings which have been specified to achieve the base NCC minimum compliance criteria, **Ln,w 62dB only** for impact sound isolation (e.g. footfall, furniture movement, impact generated sound) indicates this performance can be considered inadequate in terms of modern marketplace expectation of quality, thus presenting the risk of high likelihood of dissatisfied purchasers and subsequent complaint. Therefore in this project we recommend an impact rating performance target of ≤55dB Ln,w (exceeds NCC minima) to align with potential expectations of quality.

4.5 Separating Floor/Ceiling Construction –

4.5.1 Example Detailing & Ratings

The following Table is intended to demonstrate a range of soft and hard floor coverings, assuming a minimum 200mm thick reinforced concrete slab construction. The table ascribes ratings to idealised separating floor/ceiling construction build ups, that are able to meet the *NCC* minimum performance criteria and greater levels of isolation for impact sound insulation performance, as may be determined appropriate for the concrete slab/suspended ceiling combination(s) as the design develops

The table is intended to assist in providing a functional understanding for developers, architects and the like regarding the application of impact sound ratings, and demonstrate how the addition of suspended ceiling void(s), addition of void insulation and use of resilient matting or mountings can affect the base bare slab, by direct comparison between each system - all based upon a 200 to 257 mm thick slab.

The table provides notional Ln,w ratings, with subjective/practical description of what can be expected for a given rating:

Floor slab thickness	Suspended Ceiling	Insulated void	Floor Covering	Notional impact sound isolation rating, Ln,w (dB)	Subjective Description
200mm – 257mm	None	n/a	Bare Slab	Ln,w 70dB	Ln,w 70dB included for illustration only, to add subjective context to the Ln,w dB ratings - Does not comply with NCC minimum performance;
200mm – 257mm	None	n/a	Carpet on foam underlay	Ln,w <45dB	Excellent floor isolation “at source” due to soft floor covering; resultant transmission barely audible, even under heavy load;
200mm – 257mm	None	n/a	Tiles/Timber, no resilient matting	Ln,w 65dB	Ln,w 65dB does not comply with NCC minimum performance; subjectively, very poor footfall characteristics, high levels of intrusive noise from movement in the apartment above;
200mm – 257mm	None	n/a	Tiles/Timber, on standard (4mm thickness) resilient matting	Ln,w 60 - 62dB	Ln,w 60dB complies with NCC minimum performance, though resultant “amenity” in the apartment below would be characterised by very clear and intrusive footfall noise; There is a risk of non-compliance (i.e. a result of >62dB LnT,w under field testing), due to varying/site tolerances etc;

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Floor slab thickness	Suspended Ceiling	Insulated void	Floor Covering	Notional impact sound isolation rating, Ln,w (dB)	Subjective Description
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	No Insulation	Tiles/Timber, no resilient matting	Ln,w 59 - 62dB	Ratings of Ln,w 60 – 62dB can be achieved using suspended ceiling only, with no insulating void quilt, or resilient matting installed, however, there is risk of non-compliance in individual installations (i.e. a result of LnT,w 63dB under field test scenario), and resultant “amenity” in the apartment below would be characterised by a slightly dulled, but clearly audible and intrusive footfall noise, received in the unit below;
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	50mm Insulation quilt, 11kgm-3 density	Tiles/Timber, no resilient matting	Ln,w 57 - 60dB	Ratings of Ln,w 57 – 60dB can be achieved using suspended ceiling with the addition of an insulation quilt, but with no resilient matting installed; Not including the resilient matting does imply a risk of non-compliance in individual installations (i.e. a result of >LnT,w 62dB under field test scenario) - this risk is increased where solid AFS-type wall constructions form party walls without stud frame/linings - this is due to transmission of impact/footfall noise directly into the connected wall and down radiated into the apartment below; Notwithstanding potential homogenous (i.e. AFS type) wall transfer issues, resultant “amenity” in the apartment below would be characterised by a dulled, audible footfall noise, noticeably less intrusive, as received in the unit below;
200mm – 257mm	Nominal 50 - 100mm depth void to 13mm flush plasterboard	50mm Insulation quilt, 11kgm-3 density	Tiles/Timber, on standard (4mm thickness) resilient matting	Ln,w 50 - 55dB	Ratings of Ln,w 50 – 55dB can be achieved using suspended ceiling with the addition of an insulation quilt, AND resilient matting installed; The disconnection between floor covering and slab, in addition to the insulated suspended ceiling below the slab implies no risk of non-compliance, and high likelihood of satisfactory amenity in the finished building, characterised by significantly dulled, perhaps just audible footfall noise, hence greater degree of perceived privacy

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Notwithstanding notional (idealised) system ratings, the key points from the table, and for the Schematic Design are that:

- (i) Targeting and achieving the NCC impact rating (62dB Ln,w) ONLY will likely produce subjectively very poor performance, despite NCC compliance;
- (ii) The lower the Ln,w rating value, the better noise amenity/perception of quality/privacy in the receiving apartment below;
- (iii) Impact sound isolation performance is not necessarily influenced by the depth of the concrete slab;
- (iv) Impact sound isolation performance is strongly influenced by the inclusion of resilient layers (matting below tiles/screed, or hanging points for suspended ceilings below slab);
- (v) Regards resilient hanging points (mounts), these may be used where installation of resilient matting is not preferred - that is, where installation of moisture barrier or other installation issues cause construction programming conflict/lack of efficiency, with the installation of a resilient matting - an important note must be made that the isolation performance of resilient mounts are largely negated when installed with an in-situ (e.g. AFS) type wall system without internal room wall lining/cladding;
- (vi) In the case where in-situ (e.g. AFS) type party walls (unlined) are preferred, and standard resilient matting is not preferred, alternative then is to use resilient matting beneath the screed, to avoid potential construction programming conflict;
- (vii) Overall impact sound isolation rating may be further improved by 1– 3 dB, by the inclusion of an insulating quilt (notionally 50 mm thick, 11 kg/m³ density) laid in the suspended ceiling void;

A few performance principles for the assumed 200 – 257 mm thick concrete slab build-ups rated above –

- Better Ln,w dB ratings can be achieved using 150 mm thick slab and isolation mounted suspended ceilings, than a 3c/257mm thick without resilient mounts.
- Skim coat u/side of exposed concrete ceiling with hard floor surface above, using standard resilient matting, in our opinion does not create a suitable end-product acoustic;
- Where skim coat u/side of exposed concrete ceiling with hard floor surface above is the project preference, a higher performance resilient matting (e.g. Regupol Sound 17, dimpled, 9mm thickness) in conjunction with an isolated topping screed (~60mm) should be considered from the outset;

And,

- Where timber floor finish is proposed, recommend equivalent treatment; where isolated/floated screed is not preferred, 12-13mm engineered timber flooring, on standard resilient matting (e.g. 4mm thickness), and incorporating a suspended ceiling w/50mm thick 11kgm-3 insulation quilt in the formed void below the slab, is recommended.

4.5.2 Schematic Design – Prelim Minimum Recommendations for Separating Floor/Ceiling Construction

Our minimum recommendations to install appropriate (compliant) treatment(s) under soft and hard floor coverings are as follows:

SOFT FLOOR COVERINGS

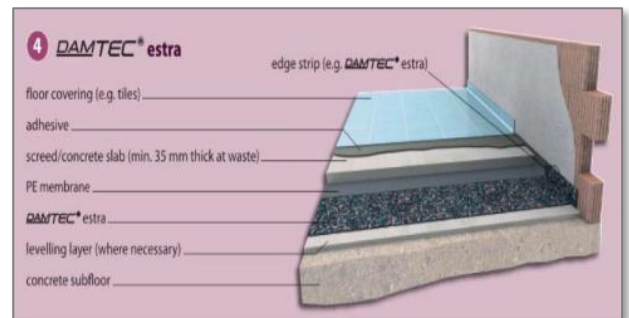
Apartments which are finished with a soft floor covering such as carpet on a foam underlay over a minimum 200mm thick reinforced concrete slab meets the "*Deemed-To-Satisfy*" provision for impact sound, and can be expected to significantly exceed the NCC minimum impact sound insulation performance requirement of Ln,w ≤ 62 dB, by virtue of the isolation of impact generated sound at source.

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HARD FLOOR COVERINGS

Our standard minimum recommended design solution where concrete slab floors have hard floor finish and suspended ceiling below is to install a resilient damping layer in all areas with a hard (i.e. timber or tiles) floor covering, in addition to a suspended plasterboard ceiling with insulated ceiling cavity layer below.

A recommended resilient damping layer product is DAMTEC Estra® at 4mm thickness (or equivalent performing) beneath the screed layer of the tiled floor finish and detailed at floor edges and perimeter junctions as per manufacturer's installation instructions:

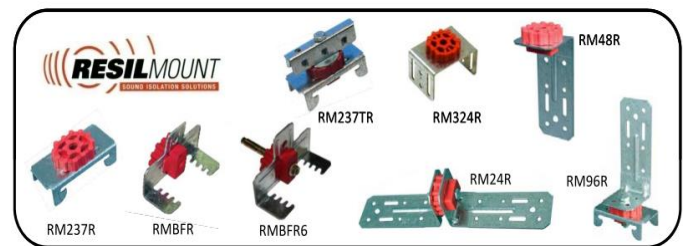


The product has been laboratory tested to provide an increase in impact sound insulation performance of $\Delta 19\text{dB } L_w$ when used in conjunction with a standard bare concrete floor⁷.

4.5.3 Alternative Installation for Tiled Floor Areas

Alternative solutions to meet the minimum *NCC* performance exist where resilient matting is not preferred for construction, installation or other non-acoustic factors;

An example of an alternative proprietary system would be resilient hangers systems can be incorporated below the slab to suspended ceilings below to partially isolate impact sound transmission, in conjunction with an insulated ceiling void space.



It must be noted that resilient mount systems are not suitable in all circumstances and are particularly limited when isolating vertically adjacent apartments with concrete slab floors, which also have integrally connected concrete perimeter walls, such as found in in-situ (e.g. AFS) concrete/in-situ concrete construction systems. In these circumstances, impact sound travels down the concrete walls and is radiated as impact sound from walls, UNLESS walls are also appropriately lined with either resiliently mounted or discontinuous plasterboard linings, or insulated cavity linings.

In all instances, systems are designed to meet the *NCC* minimum criteria, which must be acknowledged as the national design target, below which compliance is not achieved. A number of systems exist which can significantly increase impact sound isolation, to lower (more stringent) targets, such as those used by hoteliers, and in luxury homes. Such systems are likely to be engineered and make use of one or more resilient floor /ceiling products, in conjunction with concrete floor slab and insulated ceiling voids below.

⁷ Standard bare concrete floor is defined as 140mm depth, as prescribed in *ISO 140:8 Acoustics – Measurement of sound insulation in buildings and of building elements – Part 8: Laboratory measurements of the reduction of transmitted impact noise by floor coverings on a heavyweight standard floor.*

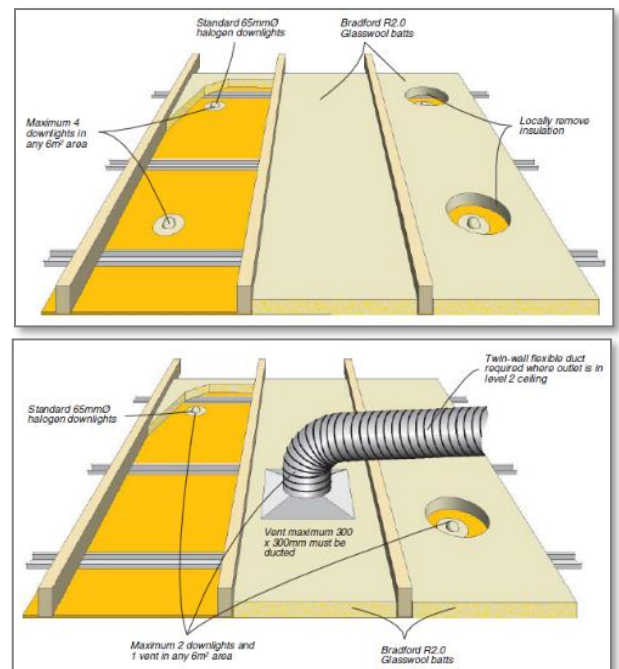
4 INTERNAL SOUND TRANSMISSION & INSULATION

4.5.4 Installation of Downlights and Services in Acoustically Rated Bulkhead Floor/Ceilings

Where plasterboard ceilings are used over wet areas there are typically mechanical exhaust systems, hydraulic pipework and lighting installed above which must be treated appropriately to retain the acoustic performance of the ceiling layer for noise from the apartment unit above, and from resisting sound from the exhaust system and hydraulic pipework systems.

The installation diagrams are an extract from the CSR Redbook and show ideal construction arrangements whereby insulation is cut away around down lights, to a maximum number of 4 lights per 6m² of plasterboard ceiling area to avoid reducing the effectiveness of the plasterboard layer as an acoustic barrier.

For toilet exhaust fan (TEF) terminals, grilles are shown as having a maximum dimension of 300mm x 300mm.



4.5.5 Coordination with Building Services in Ceiling Voids

Wet area services (e.g. hydraulic and mechanical building services) are also typically installed above or suspended below wet areas, concealed behind suspended plasterboard ceilings. Whilst the addition of a suspended plasterboard ceiling improves both airborne and impact sound, additional treatment will be required for services concealment.

Within concealed services voids over wet areas, a 50mm insulation quilt must be installed, laid loose over the plasterboard layer as per minimum services concealment requirements (Rw+Ctr 25dB) presented in Section 4.1.

4.5.6 Balconies over External Terraces/Balconies

The *NCC* performance standards regarding impact sound insulation between apartment spaces applies to **internal** living spaces only and as such, balconies that are directly above terraces/balconies below are not subject to the same airborne and impact sound insulation performance requirements (or any other rigidly defined codes).

A resilient layer may be applied to outdoor balcony areas, at the discretion of the developer, in order to decrease flanking transmission of structure-borne noise which may occur when occupants use the balcony space. The developer may also wish to consider the application of rubber 'feet' on balcony furniture legs as a mechanism to reduce noise from furniture scraping.

Balconies located over internal apartment areas must be treated to achieve the minimum impact sound insulation performance as discussed in Section 4.5.

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4.6 Additional Minimum Construction Requirements

4.6.1 Entry Door Sets

All entry door sets to guest rooms from entry lobbies must be capable of achieving $R_w30\text{dB}$ or greater. This performance can typically be achieved through use of a solid core door, minimum thickness 40mm or greater, hung in a well-fitted door frame and incorporating effective compressible seals at both jambs and at the head of the frame. Brush seals can also be used at the threshold, providing the obstruction to airflow does not circumvent any relief air mechanism, which may be required as part of any mechanical ventilation strategy.

Sealhurst recommend the installation of soft close mechanisms and neoprene pads where apartment entry doors meet door frames to minimise the introduction of intrusive structure-borne noise from the closing or slamming of entry doors being propagated throughout the building.

4.6.2 Notes Regarding Soft Close Mechanisms to Kitchen Fixed Furniture

In addition to the inclusion of a secondary wall leaf (**discontinuous construction**) between adjacent kitchen spaces, Sealhurst further **recommend** all fixed furniture components such as kitchen tops, cupboards and drawers be fitted using isolating rubber grommet type fixings where structural connection with the wall is apparent, to further isolate transmission of impact sound from worktops into the surrounding structure. All closing cupboards and drawers should be fitted with soft-close mechanisms.

NB – isolating rubber grommet type fixings and soft close mechanisms are **recommended** in all kitchen joinery applications across the development. Benefits include reduced structural noise transmission from cupboard door slams, resulting in an improved sense of privacy, coupled with an increase in the subjective perception of quality within apartment units.

Floor standing whitegoods such as refrigerators and dishwashers should also incorporate an isolation treatment. Fitting rubber castor cups underneath the feet of these items will reduce the direct transmission of noise and vibration into the floor.

4.6.3 Balconies over External Terraces/Balconies

A resilient layer may be applied to outdoor balcony areas, at the discretion of the developer, in order to decrease flanking transmission of structure-borne noise which may occur when occupants use the balcony space. The developer may also wish to consider the application of rubber 'feet' on balcony furniture legs as a mechanism to reduce noise from furniture scraping.

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4.7 NCC Minimum Requirements for Building Services

4.7.1 Overview of Requirements



In addition to separating walls and floors, the *NCC* requires shared building services to be acoustically separated from adjacent residential apartment spaces to a performance deemed adequate to meet the minimum NCC criteria, by the provision acoustic " R_w+C_{tr} " ratings for the concealment of pipe work, service ducts and the like.

The following section advises on applicable criteria and minimum provisions to meet NCC requirements – it is envisaged the project will be assessed at completion of detailed design stage, prior to application for Building Permit at the appropriate time.

4.7.2 Applicable Criteria

The table below refers the prescription of *Section F5* of the *NCC* regarding minimum airborne sound insulation parameters for building services noise isolation. The criteria relate to acoustic performance for concealed service duct walls (e.g. risers, suspended ceilings and the like) which separate shared building services from individual guest room spaces.

The performance criteria are designed to ensure a minimum level of acoustic amenity is provided for building occupants - minimum acoustic performance(s) for concealed services can be summarised as follows:

Performance Requirement	Applicable To	Mark Up Annotation
R_w+C_{tr} of not less than 40dB between habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing habitable areas	
R_w+C_{tr} of not less than 25dB between non-habitable rooms and soil, waste and water supply pipes serving more than one dwelling	Service duct walls passing wet areas	

The acoustic performances of such service duct walls and their required constructions can be interpreted as follows, when applied to ceiling voids containing SHARED services:

Clause F5.6 (a) (i):

*Where plant/ducting/pipes servicing a single unit located above a floor slab, are hung below the slab and separated from the unit below the slab by a suspended ceiling system AND the space below the slab is separating an upstairs space from a downstairs **habitable** room (i.e. living room, bedroom and the like), the concealment mechanism must achieve R_w+C_{tr} 40dB or greater.*

The minimum performance(s) are also required for shared downpipes and drainage stacks located in cavities or dedicated building services risers which pass adjacent to **habitable** spaces; And,

Clause F5.6 (a) (ii):

*Where ducts/pipes servicing a single unit above a floor slab, are hung below the slab and separated from the unit below the slab by a suspended ceiling system AND the space below the slab is considered a **non-habitable room** (i.e. kitchen, bathroom, laundry, WC and the like), the suspended layer must achieve the lesser performance of R_w+C_{tr} 25dB or above.*

The minimum performance(s) are required for shared downpipes and drainage stacks located in cavities or dedicated building services risers which pass **non-habitable** spaces (e.g. wet areas).

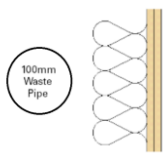
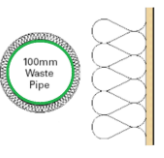
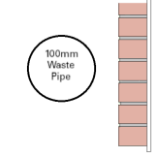
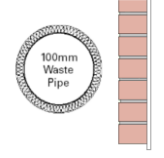
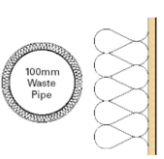
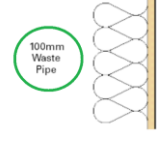
4 INTERNAL SOUND TRANSMISSION & INSULATION

4.1 Building Services Duct Walls - Rated Minimum Constructions in Residential Areas

Hydraulic and mechanical services layouts will often show the intention for reticulated pipe and ductwork to be arranged behind concealed layers and routed to vertical services ducts throughout the building. From an acoustic compliance perspective, the concealing element/duct wall must meet the performances/treatments prescribed in the referenced *NCC Clauses Clause F5.6 (a) (i) and Clause F5.6 (a) (ii)*.


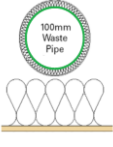
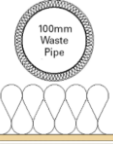
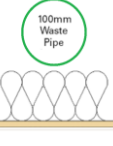
The following table(s) present minimum rated services concealment constructions to meet the minimum standard – the table has been updated to reflect use of rated “laminated pipe wall” hydraulic pipework, (shown green) and the applications of suitable pipe wrapping, and combinations thereof which are able to practically achieve the NCC services requirements, and hence can be shown to comply;

4.1.1 Services Concealed in Vertical Ducts

Application	Specification	Schematic	Est. Rating (R _w +C _{tr})	NCC Compliant
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Unlagged Standard PVC Pipe, mounted on rubber isolation pipe clips behind 2 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm ⁻³)		40dB	COMPLIES
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Laminated wall (rated) pipe, wrapped with Pyrotek Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 1 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm ⁻³)		43dB	COMPLIES
Concealment of shared services, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Alternative masonry solution - Unlagged Standard PVC Pipe, mounted on rubber isolation pipe clips behind 1 x 90mm brickwork leaf with render/plaster set over		40dB	COMPLIES
Concealment of shared services, or services to/from an adjacent apartment which are routed next to an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms, etc)	Upgraded masonry solution - Standard PVC Pipe, wrapped with Pyrotek Soundlag 4525C or equivalent performing pipe lagging material, mounted on rubber isolation pipe clips behind 1 x 90mm brickwork leaf with render/plaster set over		>45dB	COMPLIES
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's NON-HABITABLE AREAS (wet areas etc)	Standard PVC pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 1 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm ⁻³)		25dB	COMPLIES
Concealment of shared services riser/duct wall, or services to/from an adjacent apartment which are routed next to an adjoining apartment's NON-HABITABLE AREAS (wet areas etc)	Laminated wall (rated) pipe, mounted on anti-vibration pipe clips behind 1 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm ⁻³)		25dB	COMPLIES

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4.1.2 Services Concealed in Horizontal (Ceiling Space) Ducts

Application	Specification	Schematic	Est. Rating (Rw+Ctr)	NCC Compliant
<p>Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms etc)</p> <p>*Typically over habitable area ceiling spaces*</p>	<p>Standard PVC pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on rubber isolation pipe clips behind 2 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm⁻³)</p>		43dB	COMPLIES
<p>Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's HABITABLE AREAS (living rooms, bedrooms etc)</p> <p>*Typically over habitable area ceiling spaces*</p>	<p>Laminated wall (rated) pipe, wrapped with Pyrotek Soundlag 4525C or equivalent performing pipe lagging material, mounted on anti-vibration pipe clips behind 1 x 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm⁻³)</p>		43dB	COMPLIES
<p>Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's NON-HABITABLE AREAS (bathrooms, laundry, WC etc)</p> <p>*Typically over wet area ceiling spaces*</p>	<p>Standard PVC pipe lagged with Soundlag 4525C or equivalent performing pipe lagging material, mounted on rubber isolation pipe clips behind 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm⁻³)</p>		25dB	COMPLIES
<p>Concealment of shared services, or services to/from an adjacent apartment which are routed over an adjoining apartment's NON-HABITABLE AREAS (bathrooms, laundry, WC etc)</p> <p>*Typically over wet area ceiling spaces*</p>	<p>Laminated wall (rated) pipe, mounted on rubber isolation pipe clips behind 13mm plasterboard sheet, with 50mm cavity insulation (min density 11kgm⁻³)</p>		25dB	COMPLIES

Coordination of minimum concealed services ducts/suspended ceilings is critical in achieving compliance with the minimum requirements of the NCC.

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4.2 Ancillary Construction Requirements for Concealed Services Duct Walls

4.2.1 All Services

The *NCC* makes provision of additional criteria specific to the placement and function of mechanical building services. Specification F5.2 makes the following '*Deemed-To-Satisfy*' provisions under Clause 2:

2. Construction deemed to satisfy

(e) Services

(i) Services must not be chased into concrete or masonry elements

(ii) A door or access panel required to have a certain R_w+C_{tr} that provides access to a duct, pipe or other service must –

(A) not open into any **habitable** room (other than a kitchen); and

(B) be firmly fixed such that the rebate or frame is overlapped by the access panel by not less than 10mm, be fitted with a sealing gasket along all edges and be constructed of-

(aa) wood, particleboard or block board >33mm thick

(bb) compressed fibre reinforced cement sheeting >9mm thick

(cc) Other suitable material with mass per unit area >24.4 kgm⁻²

(iii) A water supply pipe must –

(A) Only be installed in the cavity of a discontinuous construction; and

(B) In the case of a pipe that serves only one sole-occupancy unit, not be fixed to the wall leaf on the side adjoining any other sole-occupancy unit, and have a clearance of at least 10mm to the other leaf

(iv) Electrical outlets must be offset from each other –

(A) In masonry walling, not less than 100mm; and

(B) In timber or steel framed walling, not less than 300mm

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4.3 Mechanical Building Services Noise Control

4.3.1 Residential AC System FCUs

Mechanical services systems generating internal noise in this project is limited to internal apartment Air Conditioning (AC) FCUs only. We understand the proposed AC system's exact models have yet to be selected. Based upon our experience with typical residential units, we anticipate the internally generated noise levels from internal FCUs will be within the acceptable criteria under *AS2107:2016*.

NB – the internal FCU is as distinct from the external condenser unit (CU) component of the split system - specific advice re: sound power level limits are specified to ensure all residential AC system(s) meet environmental noise emissions *Regulations* limits, as required under Sound Attenuation Objectives' noise emissions criteria;

In addition to internal noise levels, the external Condenser Unit connected to the internal FCU unit must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see Section 3.

4.3.2 Toilet and General Exhaust Fans

Noise from the operation of the bin store exhaust system, inclusive of fan, ducting, duct routing, and discharge point(s) must be designed so as not to impact the internal noise amenity of residents.

In addition to internal noise levels, any General Exhaust Fans (GEF) must also comply with *Environmental Protection (Noise) Regulations 1997* limits at the nearest noise sensitive receiver - see Section 3.

4.3.3 Residential Components - Anti-Vibration Mountings

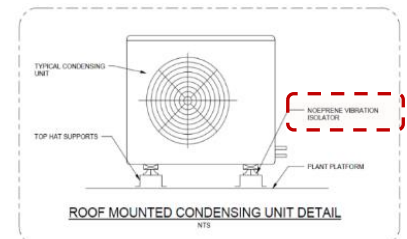
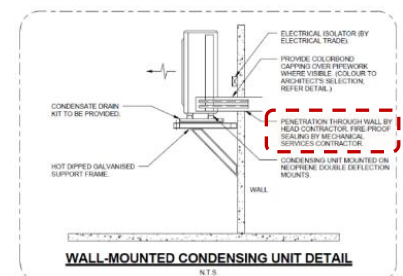
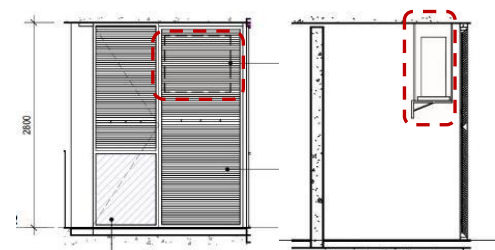
For the avoidance of doubt, where any residential CU, TEF, EVAP unit or other piece of reciprocating building plant equipment is mounted to the primary structure - that is on individual balcony Store room floor/wall mounts, roof level located CU banks, or framed stand areas on any future roof plant deck enclosure(s), each equipment item is to be isolated from structure using either:

- (i) Mounted on anti-vibration mounts;
- (ii) Isolation hangers;
- (iii) Using neoprene double deflection footing mountings, as per schematic detail (right).

Where internal FCU units are anticipated to be fixed directly to the underside of the concrete slab above in ducted systems, or mounted on steel frame trusses, FCUs must be installed to include a neoprene or rubber anti vibration mount hanging mechanism to avoid direct transmission of fan operating motion into the structure.

It is essential these or equivalent anti vibration mounting system(s) such as those nominated by the manufacturer of the AC units, are installed and checked on site during the construction phase.

Failure to install anti vibration or isolation mountings will introduce structural vibration into primary structure, and/or roof frame and sheeting and any connected structural elements. Loose laid waffle pad is not sufficient.



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4.4 Hydraulic Building Services Noise Control

4.4.1 Hydraulic Services Treatments

For the purposes of this report, “hydraulic services” refers to all piping installations relating to sewerage, storm water, hot and cold water supply and gas; “hydraulic services noise treatments” refers to “hydraulic services” which are reticulated in services ducts adjacent to apartments.

4.4.2 Use of Pipe Wrapping

For the avoidance of doubt, ALL standard PVC hydraulic pipe work (inclusive of down pipes, storm water pipes, hot and cold water supply pipes, drainage and foul waste pipes) reticulated within services ducts/risers/concealed ceiling voids adjacent to apartments is to be wrapped in a suitable loaded vinyl or mineral wool pipe wrapping.

4.4.3 Use of Acoustically Rated Hydraulic Pipework

The option to use an alternative to standard PVC hydraulic pipe work and associated NCC-compliant services details is presented as a potential cost-efficient addition to the hydraulic design – See Tables in Section 4.1.1 (vertical ducts) and 4.1.2 (Horizontal (ceiling) ducts) for reference.

REHAU RAUPIANO PLUS™, VALSIR and similar systems utilise a laminate pipe wall construction to provide an integrally sound-insulated system of abrasion-resistant and smoothed processed polymer inner layer (1); a highly rigid middle layer made from mineral reinforced processed polymer (2) and an impact-resistant/shock-proof external skin.

The system has been well-established in Europe since 1996, undergoing testing to German (DIN 4109), and UK acoustic standards, and has been recently tested and verified against local Australian Standards in a practical laboratory test set up in the National Acoustics Laboratory (NAL).

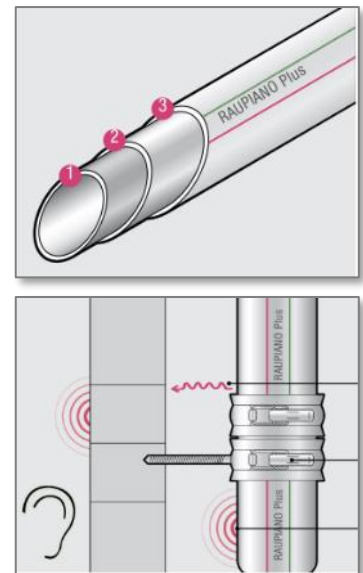
Test results (using plasterboard duct walls) have shown equivalent or better noise insulation results when compared to a standard PVC pipe wrapped in pipe wrapping product **when installed behind a concealed services duct wall WITH an insulation quilt** in the cavity space.

The product offers potential cost efficiencies per lineal metre over standard PVC pipe plus lagging, therefore as a coordinated cost-benefit Sealhurst can recommend the use of the REHAU RAUPIANO PLUS™ acoustically rated pipe system work in place of lagged PVC pipe work, as a minor cost benefit should the project wish to pursue this strategy, **on the proviso that services ducts carry insulation quilt laid in the void space**, as per our standard minimum details presented in Section 4.1.1 and 4.1.2.

4.4.4 Anti-Vibration Pipe Clips

All pipes should be secured in cavities, voids or service risers using resilient pipe clip connections which incorporate an isolating rubber or neoprene collar, to avoid introducing pipe-borne noise into the surrounding structural elements.

Pipe clips should be installed OVER pipe wrapping where installed, and not overtightened so as to reduce/remove the isolation effect of the rubber inserts.



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4.4.5 Penetrations into Services Ducts/Riser Walls

All penetrations into services duct risers, plant room walls or any other acoustically rated wall to allow pipe reticulation must be acoustically sealed so as not to introduce degradation to the rated wall acoustic performance. Minimum sealing detail requirements are to pack any gap/void around pipe/duct with fibreglass insulation batt off cuts and then seal with a 10mm dense mastic bead.

Where larger gaps are present, gaps can be filled with 2 x 13mm plasterboard sections cut to fit, and then packed with fibreglass insulation off-cuts and sealed a with a 10mm dense mastic bead.

NB - Expanding foam MUST NOT be used to seal gaps/voids in acoustically rated riser/duct walls, as this can be severely detrimental to the separation performance (R_w) of the wall.

4.4.6 Sound Isolation of Pumps

Section F5.7 of the NCC states:

"A flexible coupling must be used at the point of connection between the service pipes in a building and any other circulating or other pump".

Therefore all pipe runs connected to hydraulic circulation pumps or similar plant equipment must be connected via flexible couplings to avoid the introduction of structure borne noise through rigid connections.

Sealhurst recommend the following note be appended to the GENERAL NOTES section on all services Hydraulic Services layout drawings for completeness:

- (i) **It is the responsibility of the Hydraulics Consultant to make provision for flexible couplings to all pumps**
- (ii) **It is the responsibility of the Hydraulics Contractor to install all flexible couplings in accordance with the Specification.**

4.4.7 Emergency Fire Pump – Maintenance Operations

Under emergency operation, Fire pump plant noise emissions are exempt from any *Regulatory* requirements. However, Fire pump plant is subject to mandatory routine maintenance operations under AS 1851, which is considered as a regular noise emission source, requiring some degree of noise attenuation.

Where fire pump equipment is left untreated, the combination of diesel pumps, combustion engine exhaust muffler and water flow noise through piping and valve systems can generate significant levels of noise (> 100dB(A)) potentially causing significant disturbance to residents during testing, and to nearby off-site noise-sensitive receivers.

The fire pump room is currently shown located at Basement Level in the north-west corner of the building footprint – pending mechanical ventilation strategy, pump room doors and/or walls may require ventilation louvers to allow air flow for diesel engine operation which act as noise leak points.



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4.4.8 Recommended Fire Pump Noise Containment Strategy

In terms of consideration for "noise" containment, advice for bounding construction and overall strategy is provided below:

Considering the various noise emission paths and cumulative treatment costs, our recommended strategy for Fire Pump plant test noise control is to apply purpose-built Enviropac plant enclosure system.

The Enviropac enclosure (estimated cost to install ~\$15,000 anecdotally from previous projects) reduces in-room noise levels during testing from >100dB(A) to 78dB(A), significantly reducing noise controls for mechanical ventilation air path noise control requirements, and largely removing OH&S requirement for hearing protection and mandatory signage.

Vibration Isolation Mounts - All fire pump plant equipment and connected pipe and ductwork are to be mounted in anti-vibration isolation mounts; Primary plant skid mounts are to be load-rated to the static and dynamic load requirements of the plant, TBC;

Secondary controls can be applied to the Fire Pump room internal surfaces in the form of acoustically absorptive wall and ceiling surface treatments, though would be much less effective at reducing noise levels – typical maximum in-room noise reduction from 100% absorptive treatment to all surfaces (except flooring) would be of the order of 4dB(A) only, hence \$ cost-per dB reduction when factoring in materials and labour is maximised using the Enviropac system.

To further minimise the risk of potential noise nuisance during maintenance testing, each test should be scheduled to occur during weekdays, preferably in the mid-afternoon period, when generated noise is likely to be effectively masked by the presence of external local noise.

Fire Pump Room doorsets, application of "Enviropac" residential specification for muffler and jacket, and mechanical supply and exhaust air paths to/from atmosphere TBC as these details become known.

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4.5 Electrical Building Services Noise Control

The following notes are of significance to the acoustic design, to be coordinated with the Electrical design consultant and installation Contractor:

4.5.1 Location of Back-to-Back Sockets in Acoustically Rated Walls

Typical apartment layouts are shown - where apartment types are back-to-back, the following clauses apply:

"Electrical outlets must be offset from each other -

(A) in masonry walling, not less than 100mm; and

(B) in timber or steel framed walling, not less than 300mm."

Offset can be vertical or horizontal.

4.5.2 Electrical Services Penetrations

All electrical services penetrations into services duct risers, plant room walls or any other acoustically rated wall to allow electrical cable reticulation (including cable trays) must be acoustically sealed. Minimum sealing detail requirements are to pack any gap/void around cable/cable tray penetration with fibreglass insulation batt off cuts and then seal with a 10mm dense mastic bead.

Where larger spaces are present, the open penetration area can be filled with 2 x 13mm plasterboard sections cut to fit, and then packed with fibreglass insulation off-cuts and sealed with a 10mm dense mastic bead.

NB - Expanding foam MUST NOT be used to seal gaps/voids in acoustically rated walls, as this can be severely detrimental to the separation performance (R_w) of the wall.

A. SCHEDULES OF INFORMATION

A.1 Architectural Drawings

The following Architectural design drawings have been provided by Matthews & Scavalli Architects and have been used for our assessment – acoustic design compliance and advice is based upon the information contained within these drawings:

DWG. REF	TITLE	DATE	REV	ISSUE STATUS
A2.00	BASEMENT PLAN	10.08.20	A	DRAFT DA
A2.01	GROUND FLOOR PLAN	10.08.20	A	DRAFT DA
A2.02	LEVEL 01 PLAN	10.08.20	A	DRAFT DA
A2.03	LEVEL 02 PLAN	10.08.20	A	DRAFT DA
A2.04	LEVEL 03 PLAN	10.08.20	A	DRAFT DA
A2.05	ROOF PLAN	10.08.20	A	DRAFT DA



B ARCHITECTURAL MARK UPS

B. ARCHITECTURAL MARK UPS

B.1 NCC Compliance - Minimum Wall Requirements

C. CALCULATION OF NOISE EMISSIONS LIMITS

An Assigned Noise Level is calculated for each noise sensitive receiver using a combination of environmental factors local to the receiver. A standard set of ANL's exist to provide a base level of acoustic amenity, as shown in the Table below. These levels are modified by an Influencing Factor (IF) to reflect noise sensitivity in the specific environment relative to the subject development.

To calculate the additional Influencing Factor (IF), concentric circles are drawn around the nearest noise-sensitive reception point; one at 450m radius and one at 100m radius. Percentages are calculated for the amount of land area within the circles used for noise emitting purposes (e.g. industrial or commercial uses) which are compared to the total area encompassed by the concentric circles.

Traffic volume is taken into account in order to reach an acceptable ANL, or noise reception level, appropriate for the area in which the receiver is to be situated.

Part of Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises at locations within 15m of a building directly associated with a noise sensitive use	0700 to 1900 hours Monday to Saturday	45 + influencing factor	55 + influencing factor	65 + influencing factor
	0900 to 1900 hours Sundays and public holidays	40 + influencing factor	50 + influencing factor	65 + influencing factor
	1900 to 2200 hours all days	40 + influencing factor	50 + influencing factor	55 + influencing factor
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and public holidays	35 + influencing factor	45 + influencing factor	55 + influencing factor
Noise sensitive premises at locations further than 15m of a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All hours	60	75	80
Industrial and Utility premises	All hours	65	80	90

C CALCULATION OF NOISE EMISSIONS LIMITS

Calculation of Influencing Factor (IF)

The Influencing Factor (IF) is calculated using the following equation:

$$\text{Influencing Factor (IF)} = I + C + TF$$

Where;

$$I = (\% \text{ of industrial land usage within } 100\text{m} + \% \text{ industrial land usage within } 450\text{m}) \times 1 / 10$$

$$C = (\% \text{ of commercial land usage within } 100\text{m} + \% \text{ commercial land usage within } 450\text{m}) \times 1 / 20$$

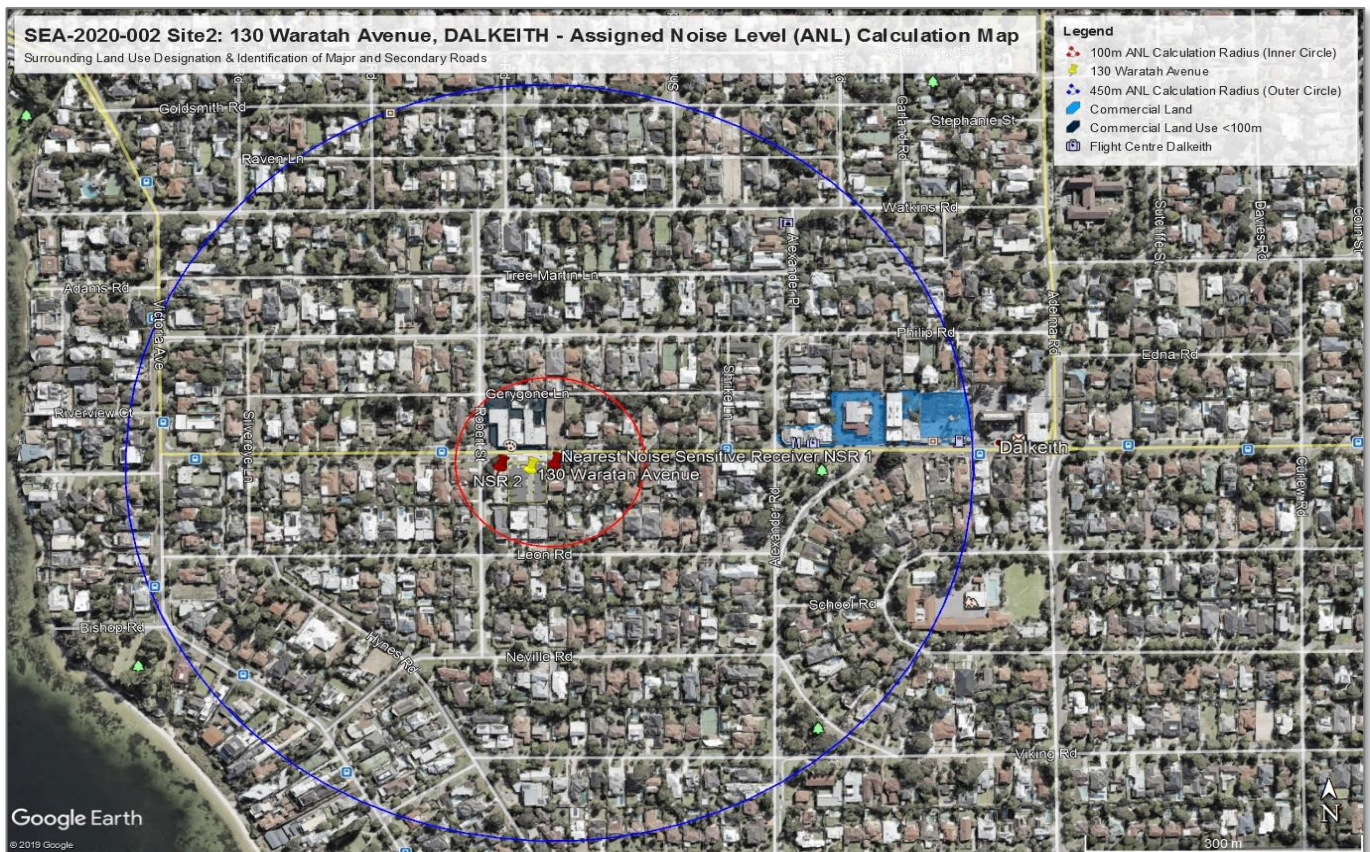
$$TF = \begin{aligned} &+6 \text{ if there is a major road within } 100\text{m of the development} \\ &+2 \text{ if there is a major road within } 450 \text{ m of the development} \\ &+ 2 \text{ if there is a secondary road within } 100\text{m of the development} \end{aligned}$$

The maximum value the transport factor (TF) can reach is 6;

A major road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 15,000 vehicle movements per day. A secondary road is defined as having Annual Average Weekday Traffic (AAWT) flows in excess of 6,000 vehicle movements per day.

Identification of Land Use

The image below presents review and classification of surrounding Commercial (C) and Industrial (I) land use in the inner and outer radii in the vicinity of the site and nearest NSR. ANL limits were calculated on the basis of 14% Commercial (C) Land Use in the Inner Circle and 2% in the surrounding Outer Circle calculation radius only. The calculated ANL limits are applicable to all noise emissions:



C CALCULATION OF NOISE EMISSIONS LIMITS

ASSIGNED NOISE LEVEL LIMITS – SUMMARY CALCULATION TABLE

Land Use Type & IF Calculation					
Industrial					"I"
% Area in Inner Circle	0%				0.0
% Area in Outer Circle	0%				
Commercial					"C"
% Area in Inner Circle	20%				+0.76
% Area in Outer Circle	1%				
Roads	Location	Estimated vehicle Movements per day	Classification	Result	"TF"
<i>Not Applicable</i>					0
INFLUENCING FACTOR					+0.76

The resultant IF therefore equals **1**, determining the applicable Assigned Noise Level limits at the NSR.



C CALCULATION OF NOISE EMISSIONS LIMITS

C.1 ORWAK FLEX 4360 Waste Compactor Product Technical Data

ORWAK FLEX 4360

COMPACT GENERAL WASTE IN 360 L BINS IN OUR NEW WASTE COMPACTOR FLEX 4360!

It is a robust and reliable machine with a compact and lightweight design. The 4360 is easy, safe and convenient to use! The multiple-chamber unit offers a top-loading setup, while the single-chamber version is based on the principle "Roll in! Compact! Roll out!".



Safety



Orwak benefits

MORE PRODUCTIVE USE OF TIME

Less time spent on waste handling, more time for your core activities!

MORE SPACE & ORDER

Our balers rapidly minimizes the space the waste takes up, keeping aisles free and tidy.

LESS COSTS, MORE VALUE

More compaction = less waste volume to transport. Fewer transports required results in lower transportation costs and reduced CO₂ emissions. Sorting at source yields a higher quality of waste material for recycling.



Why Orwak Flex?

- + Versatile compaction for many different application areas
- + Hygienic and safe compaction and disposal of mixed or hazardous waste
- + Special solutions for special needs

ORWAK FLEX 4360

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09 March 2021

Item 13.8 - Attachment 1

Smart in-bin compaction solution

ORWAK FLEX 4360 IS OPTIMIZED FOR:

SEMI-DRY WASTE

+ General waste

Best suited for dry or semi-dry waste destined for landfill or incineration

ORWAK FLEX 4360 is an in-bin waste compactor for standard two-wheeled 360 L bins.

IDEAL FOR GENERAL WASTE

The 4360 is perfect for the hotel and restaurant sector, where general waste needs to be disposed of in waste bins. The in-bin compactor provides impressive volume reduction, contributing to valuable space-saving and a more profitable waste management.

SAFE AND USER-FRIENDLY

Model 4360 is user-friendly! The multi-chamber version is a convenient top-loading installation, while the single-chamber version has an easy wheel-in, wheel-out operation. Safety and quality are our hallmarks and the compactor provides maximum personal safety both for the operator and those in the immediate vicinity. A bin indicator assures that the machine can only start, when the bin is in the right position.

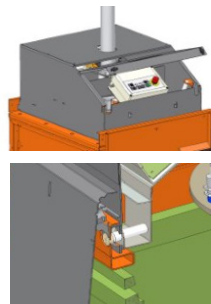


Designed to fit the standard 360 Liter bins in the market.

SMART DESIGN - EASILY EXTENDABLE

The 4360 is a robust and stable machine that, thanks to its compact design, occupies little floor space. A good finish and easy access make cleaning quick and simple.

The compactor is easily extended with additional chambers. The front door on the single-chamber unit is then replaced by an apron for effortless movement of the press head from one chamber to the next.



Full protection and no access to moving parts: safety switches on the hatch and the front door/apron



The single-chamber unit with swing door



The multiple-chamber unit equipped with an apron with two handles

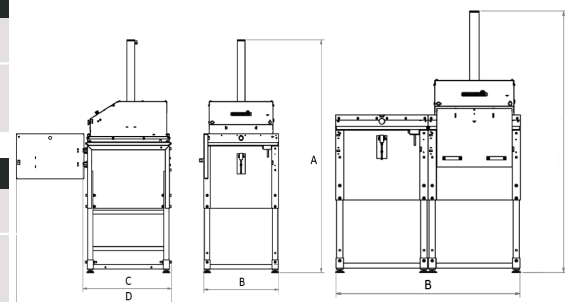
DIMENSIONS & SPECIFICATIONS

DIMENSIONS ORWAK FLEX 4360

A	B	C	D	TRANSPORT HEIGHT
Single: 2275 mm	Single: 950 mm	Single: 980 mm	Single: 1790 mm	Single: 2100 mm
Double: 2275 mm	Double: 1900 mm	Double: 1060 mm		Double: 2100 mm

MACHINE WEIGHT

TOTAL WEIGHT	PRESS UNIT	SINGLE STAND
Single: 240 kg	120 kg	120 kg
Double: 360 kg		



TECHNICAL SPECIFICATIONS

BIN SIZE	CYCLE TIME	PRESS FORCE	NOISE LEVEL	PROTECTION CLASS	OPERATING POWER
360 L	29 secs	1.5 ton, 15 kN	62.3 db (A)	IP 55	1x230 V, 50 Hz, 10 A

We reserve the right to make changes to specifications without prior notice. Bale/bag/bin weights are dependent upon material type.

D. ACOUSTIC GLOSSARY

Acoustic Measurement Parameter Definitions

dB

Decibel: a logarithmic scale applied to acoustic units such as sound pressure and sound power. Decibels are always the ratio between two numbers. Sound Pressure in Pascals becomes "Sound Pressure Level re $2 \times 10^{-5} \text{Pa}$ " in decibels. Sound Power in watts becomes "Sound Power Level re 10^{-12}W " in decibels. It is also used for sound reduction or sound insulation and is the ratio of the amount of sound energy incident upon a partition and the proportion of that energy which passes through the partition. The result is stated as a "decibel reduction".

dB(A)

A-weighting: This is an electronic filter which attenuates sound levels at some frequencies relative to the sound levels at other frequencies. The weighting is designed to produce the relative response of a human ear to sound at different frequencies. The A-weighted sound level is therefore a measure of the subjective loudness of sound rather than physical amplitude. A-weighting is used extensively and is denoted by the subscript A as in L_{A10} , L_{Aeq} etc. (Levels given without the subscript 'A', are linear sound levels without the A-weighting applied, e. g. L_{10} , L_{eq} etc.).

Sound Power Level, (SWL)

Sound power level refers to the reference value of acoustic power (of a noise source, e.g. building services plant unit). Given a well-defined operation condition, (i.e. steady state), the sound power level of a machine is a fixed value and describes the rate at which sound energy is emitted, reflected, transmitted or received, per unit time. The SI unit of sound power is the watt (W), and is expressed as a logarithmic ratio of sound power versus reference sound power, re 10^{-12}W in decibels (dB), or A-Weighted decibels, dB(A);

Sound power level (SWL) is the acoustic energy emitted by a source which produces a resulting Sound Pressure Level (SPL) at some distance. While the Sound Power Level (SWL) of a given source is fixed, the resultant Sound Pressure Level (SPL) at a given receiver location depends upon the distance and angle from the noise source, and the acoustic characteristics of the area in which the receiver is located;

Sound Pressure Level, (SPL)

Sound Pressure Level (SPL) is a measure for the resulting effect of the energy (Sound Power Level, SWL) of an acoustic source (or a collection of sources) and is dependent upon the distance and angle between the source(s) and receiver location, the acoustic properties of the surrounding geometry and influencing surface finishes between the source-receiver path;

Sound Pressure Level (SPL) is always depends on position and environment.

$L_{Aeq,T}$

The "A" weighted equivalent continuous sound pressure level. This may be thought of as the "average" sound level over a given time "T". It is used for assessing noise from various sources: industrial and commercial premises, construction sites, railways and other intermittent noises.

$L_{A90,T}$

The "A" weighted sound pressure level that is exceeded for 90% of the time T. It reflects the quiet periods during that time and is often referred to as the "background noise level". It is used for setting noise emission limits for industrial and commercial premises.

L_{Amax}

The maximum "A" weighted sound pressure level during a given time on fast or slow response.

L_{pA}

The "A" weighted sound pressure Level. The sound pressure level is filtered through a standard frequency weighting known as A-weighting. This filter copies the frequency response of the human ear, so that the resulting sound level closely represents what people actually hear.

R

Is the sound reduction index of a construction element in octave or 1/3 octave bands and can only be measured in a laboratory. There must be no flanking transmission.

R'

Is the sound reduction index of a construction element in octave or 1/3 octave bands measured on site, and normally includes flanking transmission (i.e. where sound travels via paths other than straight through the element being tested, such as columns, ducts, along external walls, etc.).

R_w

To get the weighted sound reduction index (R_w) of a construction, the R values are measured in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The curve is adjusted so that the unfavourable deviation (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The value of the curve at 500Hz is the R_w .

R'_w

The apparent sound reduction index, which is determined in exactly the same way as the R_w but on site where there is likely to be some flanking transmission.

D

This is the "level difference". It is determined by placing a noise source in one room and measuring the noise levels in that room (the "source room") and an adjacent room (the "receiver room"). The level difference is calculated by simply deducting the "receiver" noise level (dB) from the "source" noise level (dB).

D_w

This is the weighted level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. The D values are compared to a standard weighting curve. The curve is adjusted so that the "unfavourable deviation" (or shortfall of the actual measurements below this standard curve) averaged over all the octave or 1/3 octave bands is not greater than 2dB. The D_w is then the value of the curve at 500Hz.

D_{nw}

This is the weighted normalised level difference. D is measured on site in octave or 1/3 octave bands covering the range of 100Hz to 3150Hz. As the level difference is affected by the area of the common wall/ floor and the volume of the receiving room, as well as the amount of absorption in the receiving room, in the case of the $D_{nT,w}$, the results are "normalised" by a mathematical correction to 10m² of absorption (D_n). The same weighting curve as for D_w is used to obtain the single figure: D_{nw} .

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Proposed Residential Development 12 Philip Road, Dalkeith Transport Impact Statement

PREPARED FOR:
Gunner Developments Pty Ltd

December 2020

Document history and status

Author	Revision	Approved by	Date approved	Revision type
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Author: Waihin Tun

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Client: Gunner Developments Pty Ltd

Project: 12 Philip Road, Dalkeith

Document revision: r01a

Project number: t20.170

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APPENDIX A: PROPOSED DEVELOPMENT PLAN

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1.0 Introduction

This Transport Impact Statement has been prepared by Transcore on behalf of Gunner Developments Pty Ltd with regard to the proposed four-storey residential development to be located at 12 Philip Road, Dalkeith in the City of Nedlands.

The Transport Impact Assessment Guidelines (WAPC, Vol 4 – Individual Developments, August 2016) states: “A *Transport Impact Statement* is required for those developments that would be likely to generate moderate volumes of traffic¹ and therefore would have a moderate overall impact on the surrounding land uses and transport networks”. **Section 5.0** of Transcore’s report provides details of the estimated trip generation for the proposed development.

Accordingly, as the total peak hour vehicular trips are estimated to be less than 100 trips, a Transport Impact Statement is deemed appropriate for this development.

The subject site is presently occupied by a residential property with vehicular access to the subject site currently available from Philip Road.

The subject site of approximately 1,136m² total area is bound by Philip Road to the north, commercial properties to the south and residential properties to the immediate east and west as shown in **Figure 1**.

Key issues that will be addressed in this report include the traffic generation and distribution of the proposed development, access and egress arrangements and parking demand and supply.

¹ Between 10 and 100 vehicular trips per hour



Figure 1. Location of the subject site

2.0 Proposed Development

The subject site is presently occupied by a residential property. The Development Application (DA) proposes replacement of the existing single residential dwelling at the subject site with a four-storey apartment building with associated basement car park facility. The proposed development provides for a total of 10 apartments (mix of two and three-bedroom units).

The breakdown of floorspace for each level is detailed in **Table 1**.

Table 1. Land Use Schedule

Level	Two-bedroom	Three-bedroom
Ground floor	2	-
Level 1	1	2
Level 2	1	2
Level 3	-	2
Total	4	6

All parking associated with the development will be provided on-site through the basement carpark with access onto Philip Road. The Philip Road full-movement crossover connects to the ramp leading directly into the basement carpark. Total car parking provision includes 23 bays.

The waste and recycle bin storage area is located at the ground floor and is accessible via the access ramp. It is anticipated that the waste collection will take place from the frontage road which is typical for these types of developments.

Pedestrians can access the site directly via the existing pedestrian footpath on the southern side of Philip Road.

Refer to **Appendix A** for plan of the proposed development.

3.0 Vehicle Access and Parking

3.1 Vehicle Access

The proposed development will be served by a single, full movement crossover on Philip Road, as shown in **Figure 2**. The proposed crossover is located at the northeast corner of the subject site.

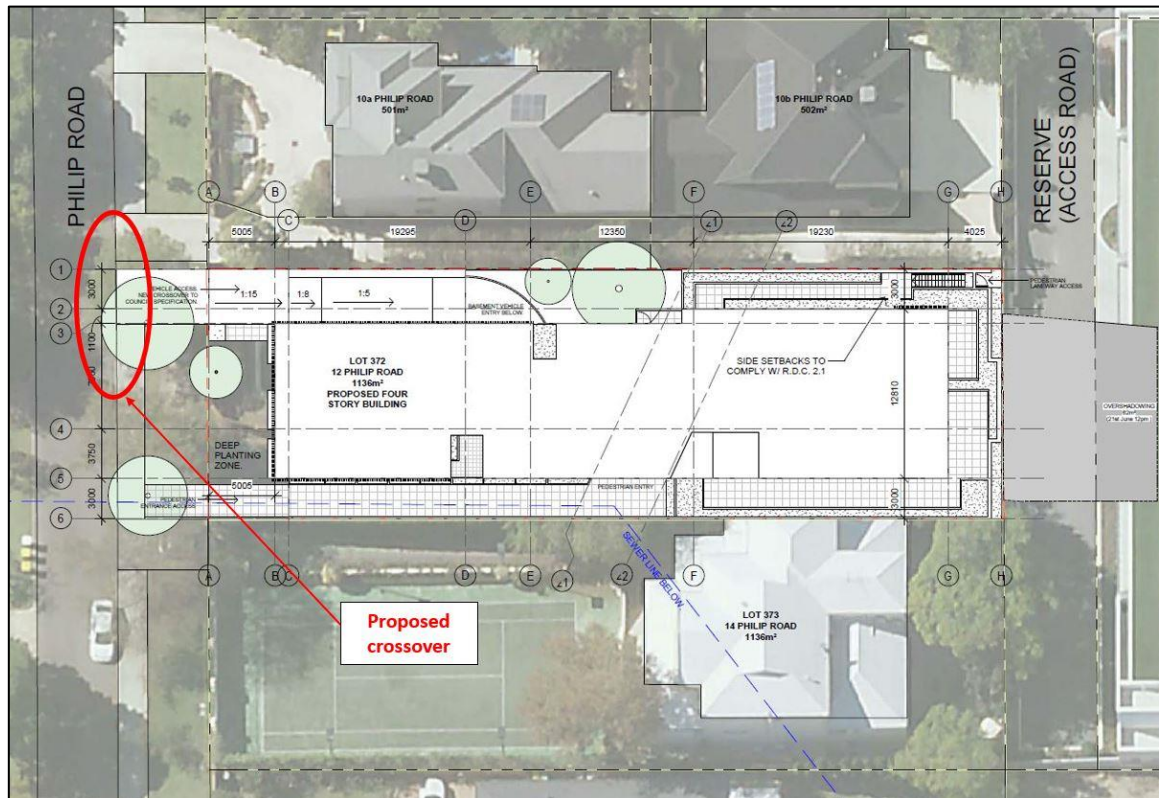


Figure 2: Proposed development crossover

3.2 Parking

On-site parking for the proposed development consists of 23 car parking bays, all located at the basement. It is understood that the proposed car parking supply is in accordance with the relevant parking requirements and as such it is expected that the proposed parking provision is sufficient to meet the parking demand of the proposed development.

The basement car park is accessed via a 4.1m wide crossover on Philip Road leading into the car park via a straight 3.5m wide ramp.

3.2.1 Ramp Management System

The car park ramp is designed to accommodate single-directional traffic at any one time (one-way ingress or one-way egress). Therefore, it is proposed to be managed by a priority-controlled system with priority granted to vehicles entering the carpark. It is advised that the priority-controlled system should consist of the appropriate signage, including a "Give Way to Incoming Traffic" sign installed near the exit of the car park, traffic-control light system triggered by sensors built into the driveway and the appropriate set of mirrors.

It also should be noted that the proposed ramp is straight and serves only 23 parking bays. Further, as the development is residential and frontage road is a local road, the traffic flows in and out of the car park are expected to be "tidal". This means that in the morning, the vast majority (if not all) of the traffic would exit the carpark while in the afternoon/early evening the vast majority (if not all) of the traffic would enter the carpark. Therefore, no traffic conflicts at the ramp are expected under normal circumstances.

Moreover, the parking management system should be communicated to all the residents in writing so that users of the ramp and driveway are familiar with the car park operation principles.

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4.0 Provision for Service Vehicles

The waste collection for the proposed development is anticipated to take place off Philip Road which is the current arrangement for all the adjacent properties. The rubbish bins will be wheeled out from the bin store area to the ground level and lined up along Philip Road for pick up on designated collection days.

5.0 Daily Traffic Volumes and Vehicle Types

5.1 Existing Development Trip Generation

The subject site is currently occupied by a residential dwelling and therefore assumed to generate negligible traffic volume.

5.2 Proposed Development Trip Generation

The traffic volumes likely to be generated by the proposed development have been estimated based on the proposed land uses in accordance with the *ITE Trip Generation Manual 10th Edition*. The adopted trip rates are conservative resulting in a robust assessment considering the site location, surrounding land uses and adjacent roads traffic.

Accordingly, the trip rates which were used to estimate the proposed development traffic generation are as follows:

Multifamily Housing (Mid-Rise) – 221

- ✚ Weekday daily: 5.44 trips per dwelling;
- ✚ Weekday AM peak hour: 0.36 trips per dwelling; and,
- ✚ Weekday PM peak hour: 0.44 trips per dwelling.

Accordingly, it is estimated that the traffic generations for the proposed residential apartment development are:

- ✚ Weekday daily: $5.44 \times 10 = 54\text{vpd}$;
- ✚ Weekday AM peak hour: $0.36 \times 10 = 4\text{vph}$; and,
- ✚ Weekday PM peak hour: $0.44 \times 10 = 5\text{vph}$.

Accordingly, it is estimated that the proposed residential development would generate a total of approximate **54** daily vehicle trips with about **4** and **5** trips during the AM and PM peak hour periods. These trips include both inbound and outbound vehicle movements. It is anticipated that most of the vehicle types would be passenger cars and to the lesser extent 4WDs since the developments is a luxury residential apartment complex.

The peak hour traffic generation and peak hour split detailed in **Table 2** was based on the following directional split assumptions for peak hour periods referenced from ITE Trip Generation Manual:

- ✚ Daily split estimated at 50%/50% for inbound/ outbound trips associated with residential development;
- ✚ Morning (AM) peak split estimated at 26%/74% for inbound/ outbound trips associated with residential development; and,

- Afternoon (PM) peak split estimated at 61%/39%, for inbound/ outbound trips associated with residential development.

Table 2. Estimated peak hour trips for the proposed development

Land Use	Daily			AM Peak			PM Peak		
	Traffic Split	In	Out	Traffic Split	In	Out	Traffic Split	In	Out
Multi-Storey Residential Development	50% in	27		26% in	1		61% in	3	
	50% out		27	74% out		3	39% out		2
Total		54			4			5	

With respect to the location of the development, permeability and layout of the surrounding road network and the actual traffic operation conditions at local intersections, the assumed distribution for traffic arriving to the site is assumed as follows:

- 35% to and from the west of Philip Road;
- 50% to and from the north of Adelma Road; and,
- 15% to and from the south of Adelma Road.

The directional morning, afternoon and total daily trip distribution of the development-generated traffic is illustrated in **Figure 3**.



Figure 3. Estimated traffic movements for the subject development – morning, afternoon peak and total daily trips

5.3 Impact on Surrounding Road Network

The WAPC *Transport Impact Assessment Guidelines (2016)* provides guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore, any section of road where the development traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

It is clear that the traffic increase from the proposed development would be significantly less than the critical threshold (100vph per lane) with the most pronounced traffic increases being 3vph on Philip Road (east of the development) during the peak hours. Therefore, the impact on the surrounding road network is not considered to be significant.

6.0 Traffic Management on the Frontage Streets

Philip Road is constructed as single-carriageway, two-lane undivided road, with pedestrian footpath on southern side of the road. Refer to **Figure 4** for more details.

Philip Road is classified as an *Access Road* in the *Main Roads WA Functional Road Hierarchy* and it operates under a default build-up area 50km/h speed limit regime. There are no formal traffic counts available for this road. However, based on its function it is estimated that this road carries low traffic.



Figure 4. Westbound view along Philip Road

7.0 Public Transport Access

According to the current Transperth bus network map, the subject site does not have direct access to the public transport system. The closest bus route is Transperth route 24 operating on Waratah Avenue which is approximately 60m south of the subject site. The nearest bus stop is located on Waratah Avenue approximately 330m walking distance from the subject site. The nearest bus stop is accessible from the subject site via the existing footpaths and pedestrian crossing facilities. The bus route of 24 provides links to Claremont Primary School, QE2 medical centre, Kings Park and the Perth CBD.

In addition, bus service No. 23 operates along Victoria Parade and the nearest bus stop is located approximately 870m walking distance from the subject site. This bus route provides links to Claremont Primary School and Elizabeth Quay bus station.

Nearby public transport services are illustrated in the relevant Transperth service map (see **Figure 5** for more details.)



Figure 5. Local bus map (Source: Transperth)

8.0 Pedestrian Access

Pedestrian access to the proposed residential development is available directly from the existing extensive footpath network within the locality. The existing footpath network provides direct and convenient access to and from local food and beverage, retail, medical centre and other commercial amenities.

Moreover, the proposed development provides an access to Waratah Avenue via the set of stairs at the rear of the building and an existing 1.0m wide easement that runs through the site to the south for ease of access to the local commercial centre.

Pedestrian crossing facilities are available at either end of Philip Road.

9.0 Cycle Access

The Department of Transport Bike Maps series within the vicinity of the subject site shows a good cyclist connectivity near the subject site as illustrated in **Figure 6**.

As can be seen from the illustration, a Perth Bicycle Network (PBN) with continuous signed route is in place along Waratah Avenue, to the south of the subject site, while Adelma Road, to the east of the subject site, is classified as a “good road riding environment”.

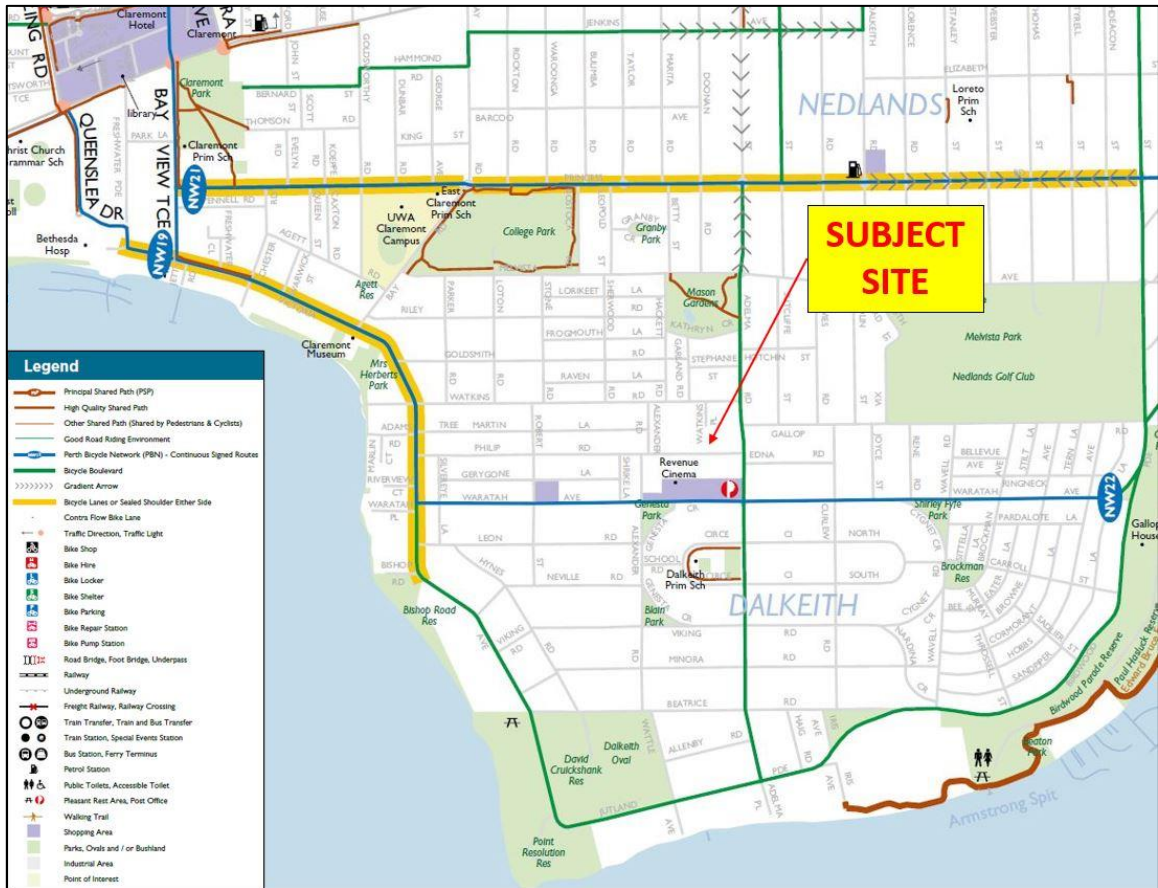


Figure 6. Perth bike map series – local area (source: Department of Transport)

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10.0 Site Specific Issues

No particular site-specific issues have been identified for the proposed development.

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11.0 Safety Issues

No particular traffic related safety issues have been identified for the proposed development.

12.0 Conclusions

This Transport Impact Statement has been prepared by Transcore on behalf of Gunner Developments Pty Ltd with regard to the proposed four-storey residential apartment development to be located at 12 Philip Road, Dalkeith in the City of Nedlands. The proposed development entails a total of 10 apartments over ground and three floors with a basement car park.

The subject site is presently occupied by a residential dwelling with vehicular access onto Philip Road. As part of the development, a total of 23 parking bays are provided on site for the use of residents. The car park access/egress is facilitated via the proposed full-movement crossover on Philip Road coupled with an internal ramp. It is advised that the carpark ramp will be managed by a priority-controlled system comprising signage, traffic-control light system and appropriate set of mirrors.

The site features good accessibility by the existing pedestrian/cyclist path network and has a convenient access to the public transport services operating in immediate vicinity.

The traffic analysis undertaken in this report shows that the traffic generation of the proposed development is estimated to be in the order of 54 daily trips, 4 morning peak hour trips and 5 afternoon peak hour trips, respectively (inbound and outbound movements combined). Accordingly, the traffic impact of the proposed development is relatively low and as such would not have any significant impact on the surrounding road network.

No particular transport or safety issues have been identified for the proposed development.

Finally, it is concluded that traffic-related issues should not form an impediment to the approval of the proposed development.

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03 December
2020

Appendix A



PROPOSED DEVELOPMENT PLAN

Architectural Peer Review Assessment
(State Planning Policy 7.0 Design of the Built Environment; Schedule 1 - Design Principles)
12 Phillip Road, Dalkeith

Design quality evaluation

Apply the applicable rating to each Design Principle	3	<i>Supported</i>
	2	<i>Supported with conditions</i>
	1	<i>Further information required</i>
	0	<i>Not supported</i>
Principle 1 - Context and character	3	<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 3.9, 4.10, 4.11, 4.12 as relevant.</i></p>
		<p>1a. COMMENTS</p> <ul style="list-style-type: none"> The application would be the 2nd proposal of its scale in the immediate environs. This locality is in transition from suburban sub-division to higher density suburban communities in a 'Village Centre'. The proposed design is appropriate to its use, function and target market within the context of Perth western suburbs. <p>1b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> The proposed design is successful within its context.
Principle 2 - Landscape quality	3	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.</i></p>
		<p>1a. COMMENTS</p> <ul style="list-style-type: none"> The landscape proposals are well designed. The successful integration compliments and support the design proposals. <p>1b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> The proposed design is successful within its context.
Principle 3 - Built form and scale	3	<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 4.10 and 4.11 as relevant.</i></p>
		<p>3a. COMMENTS</p> <ul style="list-style-type: none"> The proposal is based on the height, form and density guidance noted in the CoN TPS. The site is well suited to benefit from the public and social infrastructure of Dalkeith and Nedlands. The proponents put forward a sound justification for exceeding the plot ratio limits. Namely compliance with height and form guidance and efficient floorplates due to large unit size and good general arrangement planning. <p>3b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> The proposal is appropriate to its physical context within the framework of

		the current and future TPS.
Principle 4 - Functionality and build quality	3	<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i></p> <p><i>As informed by SPP7.3 Element Objectives 4.3, 4.4, 4.6, 4.7, 4.12, 4.15, 4.17, 4.18 as relevant.</i></p>
		<p>4a. COMMENTS</p> <ul style="list-style-type: none"> The general arrangement planning of the proposal is well considered and would be successful for the building residents. The building amenity- such as bin, stores, entrance, parking are functional and efficient. <p>4b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> The proposed design is successful within its context.
Principle 5 - Sustainability	2	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.9, 4.1, 4.2, 4.3, 4.11, 4.12, 4.15, 4.16, 4.17 as relevant.</i></p>
		<p>5a. COMMENTS</p> <ul style="list-style-type: none"> The application documents communicate that the project achieves the minimum standard of environmental sustainability credentials. Based on the proposed target market- it is a missed opportunity to aim so low. In my opinion a minimum expectation in this market is the use of renewable energy. <p>5b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> The proposal is acceptable within its context. 2ND REVIEW- Applicant has verified an energy statement will be provided post approval. As noted above proposal is acceptable and supported.
Principle 6 - Amenity	2	<p><i>Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3,4.4, 4.5, ,4.7, 4.9, 4.11, 4.12, 4.15, 4.16, 4.17,4.18 as relevant.</i></p>
		<p>6a. COMMENTS</p> <ul style="list-style-type: none"> 1st review. Overall the general arrangement planning is successful. 1st Review. Comments was made in the design presentation regarding the planning around long apartment on the western flank. The corridor length and planning around the entrance and balcony may be better resolved. <p>6b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> 1st Review. The proposal is acceptable within its context. 1st Review. Please reconsider apartment planning as noted above to aid plan functionality and the knock-on effects of the composition of elevations. 2ND REVIEW- Applicant has provided supporting diagrams to communicate observations made regarding apartment planning. Elevations have been revised.

		<ul style="list-style-type: none"> • Proposal is acceptable and supported.
Principle 7 - Legibility	3	<p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4,3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p>7a. COMMENTS</p> <ul style="list-style-type: none"> • The general arrangement planning is skilfully executed. • In particular the street level pedestrian and vehicle thresholds and routes are clearly defined and well resolved within the streetscape. <p>7b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> • The proposal is successful within its context.
Principle 8 - Safety	2	<p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1,3.4, 3.6, 3.7, 3.8,3.9, 4.5 as relevant.</i></p>
		<p>8a. COMMENTS</p> <ul style="list-style-type: none"> • 1st Review. Please re-consider the appropriateness and safety measures around the resident's roof garden and amenity, in particular the plunge pool. • 2ND REVIEW- Applicant has provided supporting diagrams to communicate observations made regarding safety. <p>8b. RECOMMENDATIONS</p> <ul style="list-style-type: none"> • 1st Review. The proposal is not supported in its current form. • 1st Review. Please address safety concerns around pool barriers and planter maintenance. • 2nd Review. Proposal is acceptable within its context. Safety in design features are a Building code compliance issue and will be addressed in later stages.
Principle 9 - Community	3	<p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.5, 4.9,4.18 as relevant.</i></p>
		<p>9a. COMMENTS</p> <ul style="list-style-type: none"> • The design is a good contribution to the 'Village Centre' and would provide additional residential choices for this community. The increased density will help to support the local economy of the sub-urban independent shops and community amenity. <p>9b. RECOMMENDATIONS / STATEMENT</p> <ul style="list-style-type: none"> • The proposal is successful within its context.
Principle 10 Aesthetics	3	<p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.</i></p>

10a. COMMENTS

- 1st Review. Overall the design is well considered and (with minor exceptions) is of high quality.
- 1st Review. The form, material selections and landscape, set In a tree lined street with adjacent high quality neighbouring apartment buildings results in a 'Village Centre' that would be a good contribution to the building stock in this locality.
- 1st Review. The design is well connected for pedestrians with links for residents at the front and rear. There is a coherent and legible entrance and parking arrangement for residents and visitors.
- 1st Review. The building has one area that with minor amendment could be improved. The building will be viewed primarily from its long flank elevations. It is considered that the East Elevation is the least successful. The uniformity of the design is bi-sected with a blacked-out section of wall that backs onto the lift shaft. By unifying material selections across the building, the built form would present as a singular mass along this long flank. Windows could be introduced to the stairwell to animate the composition on this façade.
- 2nd Review. The building design is of high quality and is well suited to the context and community.

10b. RECOMMENDATIONS / STATEMENT

- 1st Review. The proposal is acceptable in its current form.
- 1st Review. Suggest a reconsideration of the east elevation to achieve a cohesive form from long street vistas.
- 2nd Review. The proposal is acceptable and supported.

*Landscape Peer Review Assessment
 (State Planning Policy 7.0 Design of the Built Environment; Schedule 1 - Design Principles)*

Design quality evaluation

Apply the applicable rating to each Design Principle	3	<i>Supported</i>
	2	<i>Supported with conditions</i>
	1	<i>Further information required</i>
	0	<i>Not supported</i>
Principle 1 - Context and character	<p><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 3.9, 4.10, 4.11, 4.12 as relevant.</i></p>	
	<p>1a.[Comments]</p> <p>1b. [Recommendations]</p>	
Principle 2 - Landscape quality	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.</i></p>	
	<p>3 Siting the development</p> <p><u>3.2 Orientation</u></p> <ul style="list-style-type: none"> • The proponent has provided a plan detailing trees to be retained/ removed as part of the updated set. • One existing street tree was already proposed to be retained, the updated documents show an additional tree to be retained- the tree was formerly to be replaced. The tree is a well- established Queensland Box street tree on the eastern side of the Phillip Road verge. Whilst close to the proposed crossover it has been noted to be assessed during the construction process in order to attempt to retain this tree. • The proposed development appears to present well to the street. <p>3 – Supported</p> <p><u>3.3 Tree Canopy and Deep Soil Areas</u></p> <p>3.3.1</p> <ul style="list-style-type: none"> • Two existing trees are proposed for retention on the northern street verge and a number of small trees (five shown adjacent site) are to be retained on the southern laneway boundary. • A significant number of canopy trees are proposed for the new development <p>3.3.2</p> <ul style="list-style-type: none"> • The proposed extent of DSA is shown to exceed the minimum requirement. <p>3 – Supported</p> <p><u>3.4 Communal Open Space</u></p> <p>3.4.1</p>	

- Communal open space is somewhat limited to access ways with outdoor access largely focused upon to exclusive private courts/ balconies. The access ways have natural light are proposed to utilise quality materials and attention to soft landscape detailing
- The area of external communal spaces however is considered appropriate given the low number of residents.

3 – Supported

3.6 Public Domain Interface

- The articulation of the façade and the incorporation of broad ground level planting areas is supported. This is particularly pertinent to the proposed large tree at the termination of the driveway.
- The open nature of the façade facing Phillip Road and the incorporation of additional tree planting between the building and the road is supported.
- The use of planting to create a garden environment to the access ways serves to enhance the amenity of the streetscape.

3 – Supported

4.12 Landscape design

4.12.1

The overall design appears to be a result of close collaboration within the consultant team with consideration for the landscape treatment and character.

- The landscape materials and finishes complement the development, and the clear use of the precedent images and local context are clearly expressed in the proposals.
- Consideration should be given to the proposed dark planters to the upper balconies and the associated difficulties of generated heat to the planting medium.
- The design input to the various edge interfaces is acknowledged and supported drainage treatments to these conditions to be included prior to commencement.

4.12.2

- The selection of sensory plantings that complement the garden character of the surrounding urban context is supported
- Plantings on Levels 1 and 2 show the same varieties in full sun and full shade. More detail should be provided to demonstrate how plants will thrive with differing solar conditions.

4.12.3

- The intention to irrigate all softscape areas is supported in order to establish and maintain the verdant nature of the proposed development.
- Additional information should be provided to demonstrate best practice water wise irrigation.

3 – Supported

4.16 Water Management and Conservation

- An approach to water management is not outlined in the proposal. The proponent has committed to provide additional information prior to commencement.

3 – Supported

2b. [Recommendations]

Principle 3 - **Built form and scale**

Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.

As informed by SPP7.3 Element Objectives 3.2, 3.3, 4.10 and 4.11 as relevant.

- 3a. [Comments]
 3b. [Recommendations]

Principle 4 - **Functionality and build quality**

Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.

As informed by SPP7.3 Element Objectives 4.3, 4.4, 4.6, 4.7, 4.12, 4.15, 4.17, 4.18 as relevant.

- 4a. [Comments]
 4b. [Recommendations]

Principle 5 - **Sustainability**

Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.

As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.9, 4.1, 4.2, 4.3, 4.11, 4.12, 4.15, 4.16, 4.17 as relevant.

- 5a. [Comments]
 5b. [Recommendations]

Principle 6 - **Amenity**

Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.

As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3, 4.4, 4.5, 4.7, 4.9, 4.11, 4.12, 4.15, 4.16, 4.17, 4.18 as relevant.

- 6a. [Comments]
 6b. [Recommendations]

Principle 7 - **Legibility**

Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.

As informed by SPP7.3 Element Objectives 3.1, 3.4, 3.6, 3.7, 3.8, 3.9, 4.5 as relevant.

	7a. [Comments] 7b.[Recommendations]
Principle 8 - Safety	<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i> <i>As informed by SPP7.3 Element Objectives 3.1,3.4, 3.6, 3.7, 3.8,3.9, 4.5 as relevant.</i>
	8a.[Comments] 8b.[Recommendations]
Principle 9 - Community	<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i> <i>As informed by SPP7.3 Element Objectives 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.5, 4.9,4.18 as relevant.</i>
	9a.[Comments] 9b.[Recommendations]
Principle 10 Aesthetics	<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i> <i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.</i>
	10a.[Comments] 10b.[Recommendations]

Summary of Consultation Comments – 12 Philip Road, Dalkeith

1.0	Built Form Comments	Respondents who raised issue	Planning Response	Applicant Response
1.1	<p>The development exceeds the permitted Acceptable Outcomes of the R-Codes Vol. 2 as follows:</p> <ul style="list-style-type: none"> • building height of 4 storey results in an excessive number of floors; • wall heights exceed 15m; • building on boundary wall heights are too excessive; • side setbacks are not compliant; • building separation is not compliant; and • pedestrian access to the building is not compliant. 	<p>2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 24, 25, 26, 27, 28, 29 Total: 23</p>	<p>As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13) and the Responsible Authority Report (RAR), the proposal meets the element objectives for:</p> <ul style="list-style-type: none"> • Building height • Side and rear setbacks • Plot ratio • Building separation • Orientation • Tree Canopy and Deep Soil Areas • Visual privacy • Pedestrian access and entries • Managing the impact of noise <p>A detailed assessment of the points raised above is further discussed in the RAR.</p>	<p><u>Height of Four Storeys</u> The Acceptable Outcome for R80 is four storeys. As explained in our Planning Statement, neither the Basement nor the roof-top level fall within the definition of ‘storey’ under SPP7.3 Volume 2.</p> <p><u>Indicative Heights</u> Table 2.2 in SPP7.3 shows <u>indicative</u> building heights only, which do not form part of the Acceptable Outcome. Table 2.2 indicates an indicative height of 15 metres for a four storey building, comprising a 4 metre height for the ground floor, 3 metres for upper floors, and “at least” 2 metres for rooftop articulation. Table 2.2 does take into consideration topography and measures the indicative height from the finished level of the ground floor.</p> <p><u>Boundary Walls</u> Detailed justification for the proposed boundary walls is provided in the Planning Statement.</p> <p>The boundary walls are much lower than the maximum contemplated by the Acceptable Outcomes and with the exception of the portion at the site’s south-west corner, the boundary walls abut driveways, a right of way or the existing boundary wall of the dwelling to the west.</p> <p>The side basement wall to the east boundary is setback off the boundary to accommodate a landscape planter. The majority of the wall on the east boundary is a low level (1 to 1.6m) retaining wall for the driveway and deep soil landscape area. Most of the wall to the west boundary is a retaining wall for the pedestrian walkway and has a similar height to the existing brick boundary wall that runs adjacent to the neighbour’s driveway.</p>

				<p>It is not considered the boundary walls have any adverse impact on the amenity of the adjoining properties.</p> <p><u>Side Setbacks</u> Excluding the boundary walls to the Basement level (refer above), the side and rear setbacks of the building satisfy the Acceptable Outcome being a 3 metre minimum setback and 3.5 metre average setback.</p> <p><u>Building Separation</u> We have reviewed the Building Separation distances and confirm that all Acceptable Outcomes are satisfied, with the exception of one variation.</p> <p>The rear portion of the outdoor terrace for Apartment G02 is not screened to a height of 1.6 metres where it abuts the rear Right of Way. This terrace is setback 1 to 2 metres from the Right of Way, which is 7 metres in width. The 1st Floor balconies to the existing apartments on the other side of the Right of Way are at the equivalent level of the proposed Ground Floor apartments and appear to be setback in the order of 1.5 metres from the boundary of the Right of Way, resulting in a total balcony-to-balcony separation of 9.5 to 10.5 metres, whereas the Acceptable Outcome is 12 metres.</p> <p>Having reviewed this issue, the Architectural Drawings have been amended to include a 1.6 metre high screen along the southern (rear) side of the Ground Floor terrace to Apartment G02, to maintain an acceptable level of privacy for the residents of the development to the rear.</p> <p><u>Pedestrian Access</u> Justification for the position of the pedestrian entry doors to the lobby is provided in the Planning Statement.</p>
<p>1.2</p>	<p>The development is not in keeping with the existing built form and context of the suburb which is characterised by low</p>	<p>2, 3, 5, 6, 7, 9, 10, 12, 14, 15, 16, 18,</p>	<p>It is noted that the proposed development is consistent with the R80 density coding of the site. The site is located in an existing</p>	<p>The development is consistent with the future desired built form for the locality, consistent with the R80 density code.</p>

	<p>density development, large leafy blocks and a quiet neighbourhood along Philip Road.</p>	<p>20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Total: 22</p>	<p>residential neighborhood which has undergone some more recent subdivision and redevelopment, having been up coded from R10, R12.5 and R20 to R60, R80 and R-AC3, is intended to accommodate additional built form and density.</p> <p>The proposed development has been assessed to meet the element objectives for primary controls within the Residential Design Codes Volume 2 – Apartments (R-Codes Vol. 2) and is therefore considered to be an appropriate form of development for the subject site.</p>	<p>The built form is consistent in scale with the existing apartments to the rear. The building is four storeys in height, with the Basement, lift core and roof-top structures not visible when viewed by a pedestrian standing in front of the site on Philip Road. The dwellings to the east are two storeys and the house to the west is three storeys.</p> <p>The proposed height of 4 storeys is not totally disproportionate to the scale of the adjacent buildings.</p>
<p>1.3</p>	<p>The development results in excessive bulk and scale contrary to the context and character of the area.</p>	<p>2, 3, 5, 6, 7, 10, 12, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 Total: 21</p>	<p>In terms of the scale and built form, the scale of development is considered appropriate for an a Mid-rise neighborhood center as per the R-Codes.</p> <p>Overall, the development will contribute to the emerging medium rise residential area along Philip Road and the surrounding area.</p> <p>A detailed assessment of the building height and setbacks is further discussed in the RAR.</p>	<p>When a higher density code is introduced to an area, it is inevitable that the scale of new development will be different to that existing, as the area transitions from low to higher density development.</p> <p>The built form of the development, including its height, scale, materials and architecture, has been endorsed by the City’s Architectural Peer Review process.</p>
<p>1.4</p>	<p>Development creates overshadowing issues for surrounding properties.</p>	<p>4, 6, 11, 15, 18, 20, 21, 22, 24, 25, 26, 27, 28 Total: 13</p>	<p>As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13) and RAR, the proposal meets the acceptable outcomes and the element objectives for orientation, which takes into account overshadowing of adjoining properties.</p>	<p>The development satisfies the overshadowing Acceptable Outcomes of SPP7.3V2. Notwithstanding, following the Community Information Session that the Applicant attended, further modelling was undertaken of the extent of shadow that falls directly upon the north-facing elevation of the apartments to the rear at noon 21st June each year.</p> <p>Refer attached Shadow Analysis.</p> <p>This modelling confirmed that all of the apartments on the Second, Third and Mezzanine Floors of the adjoining development remain in direct sunlight at this time of year.</p> <p>The modelling also confirmed that the internal floor area of the apartments on the Ground Floor of the adjoining development remain in sunlight at 21st June.</p>

				<p>The modelling indicates that at noon 21st June, the balcony to three centrally located apartments on the First Floor of the adjoining development will partially be in shade. The other three balconies on the First Floor will not be in shade at noon 21st June but would be in shade in either the morning or afternoon. As the shadow passes from west to east during the day, all six First Floor balconies in the adjoining development will receive direct sunlight at some point during the day.</p> <p>We have also modelled the date before and after 21st June when the midday shadow from the proposed development does not impact any of the balconies on the First Floor of the adjoining development. These dates are from 1st June to 12th July each year (refer Shadow Analysis). This means that for approximately 323 days of the year (almost 90% of the year), the shadow from the proposed development does not have any impact on the adjoining apartments to the south.</p> <p>Notes on Shadow Analysis:</p> <ol style="list-style-type: none"> 1. The Ground Floor of the adjoining development does not contain any apartments. 2. The adjoining apartments depicted in the Shadow Analysis is based on information available to the Applicant. The precise position and design of the development may be slightly different to that shown.
1.5	Insufficient balcony setbacks and height of the proposal will result in visual privacy and overlooking impacts to those living near the proposed development.	11, 13, 18, 20, 21, 22, 24, 26, 27, 28 Total: 10	As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13) and RAR, the proposal meets the acceptable outcomes and the element objectives for visual privacy, building height and side setbacks for the development.	The building height satisfies the Acceptable Outcomes. All balconies are setback in accordance with required visual privacy setbacks and / or screened to a height of 1.6 metres. As noted above, screening has been added to the rear of the terrace to Apartment G02 on the Ground Floor.
1.6	The proposal will set a dangerous precedent for the area.	13, 15, 16, 18, 20, 21, 22, 24, Total: 8	Noted. The City's Local Planning Scheme No.3 (LPS3) was gazetted in April 2019, creating significant density code changes to some areas of the City of Nedlands. Under the previous Town Planning Scheme No.2	Each Application must be considered on its merits having regard to site context and planning considerations.

			(TPS2), the site was zoned Residential with a density code of R10. Under LPS3, the site's zoning remains Residential, however the density code has increased to R80. It is unlikely the site zoning will be down coded.	
1.7	Plot ratio is non-compliant for the development proposed at 1.29 in lieu of 1.0 which is a 335m ² increase and is unacceptable.	3, 7, 10, 14, 20, 25, 26 Total: 7	As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13) and RAR, the proposal meets the element objectives for plot ratio.	The plot ratio of the development is addressed in the Planning Statement for the Application. Given the building satisfies the Acceptable Outcomes with respect to setbacks and height, the plot ratio simply becomes a calculation of the internal areas of the building, with little influence on the bulk and scale of the building. The City's Architectural Peer Reviewer stated the " <i>proponents put forward a sound justification for exceeding the plot ratio limits</i> ".
1.8	As a Nedlands resident who is keen to raise issues of planning where I see them, I would like on this occasion to commend the developers of 12 Philip Road and this development to the Council. While my personal preference is always for a development which reinforces and builds on the character of Nedlands, I am also aware that Dalkeith has its own character and this development will not appear out-of-place in Dalkeith. As such, I am very pleased to support this development.	17, 19 Total: 2	Noted.	The Applicant is pleased to see there is a level of support within the community for the proposed development.
1.9	Unattractive bulky design, blank walls and boxy architectural style.	6, 15 Total: 2	The proposed development has been independently reviewed by an architectural professional appointed by the City of Nedlands to undertake an assessment of the architectural quality of the building against the ten principle of good design outlined under SPP7. The assessment provided support and support with conditions. These have been appropriately addressed through the provision of amended plans and material for the City's assessment.	Considerable effort has gone into designing a building with an architectural style that is appropriate to its context, including the materials, design and landscaping (refer to the Architect's Design Principles Report). The design and architecture of the development has been endorsed by the City's Architectural Peer Review process.

			A detailed assessment of the Peer Design Review Advice is further discussed in the RAR.	
1.10	The proposal does not response to the natural topography of the site.	20 Total: 1	Noted.	<p>The site falls by 4 metres from front to rear. The proposed finished level of the Ground Floor is set slightly lower than the level of the site at the street frontage, while the level of the Basement at the rear of the site matches that of the Right of Way.</p> <p>We are aware of the City's desire to create a mid-block laneway through Waratah Village Centre and whilst the site cannot legally obtain access to Waratah Avenue from the Right of Way, the Basement level is intended to allow for future rear access via the Right of Way should this become available, including for the collection of waste.</p> <p>In addition, landscaped areas on the east side of the building have been 'terraced' to reduce the height of boundary retaining and create a 'soft' landscaped edge.</p>
1.11	The roof design does not minimise nor prevent glare to adjoining residents.	27 Total: 1	Noted.	The roof is higher than adjacent buildings meaning any glare will not affect adjacent residents.
2.0	Planning Framework Comments	Respondents who raised issue	Planning Response	Applicant Response
2.1	The site is zoned R80 and is not appropriate for the area.	18, 24, 28 Total: 3	Please refer to response in 1.6.	It is agreed the existing zoning is R80. The R80 code allows for a transition in densities between the Waratah Village Centre to the rear and the R60 area to the north.
3.0	Landscaping Comments	Respondents who raised issue	Planning Response	Applicant Response
3.1	There is a lack of open space for the proposed development and deep soil areas for trees.	2, 8, 11, 12, 24 Total: 5	<p>The R-Codes Volume 2, Table 3.3a requires a minimum deep soil area (DSA) of 113.6m² (ie. 10% of the 1,135.6m² lot size), given no tree is retained on site.</p> <p>A total of 129m² of DSA is provide for the site and complies with the R-Codes Volume 2.</p>	The amount of Deep Soil Area (11.3%) exceeds the Acceptable Outcome (10%). The amount of in-ground tree planting (14 small, 3 medium, 1 large tree) exceeds the Acceptable Outcome (1 large / 1 medium tree)
3.2	No retention of existing trees on site.	2, 8, 11, 12, 24 Total: 5	Noted. Although no trees are retained onsite, the applicant has demonstrated a greater increase to the trees being planted within the proposed development.	It was determined that none of the existing trees were worthy of retention, with a tree on the eastern side of the site difficult to retain and protect during construction. Instead, to compensate for the removal of trees, 18 in-

				ground trees will be planted (14 small, 3 medium, 1 large tree), plus trees planted in structure.
3.3	How is the development going to protect existing established and mature trees on adjoining neighbors properties without damaging root systems and tree canopies?	4, 8 Total: 2	Arboriculture assessment with respect to the proposed development's impact on trees on the adjoining properties is to be managed by way of condition.	<p>Detailed investigations of any nearby trees will be undertaken prior to commencement.</p> <p>The trees mentioned in this submission appear to be the trees running along the driveway of the adjacent site to the east. These appear to be slender trees that do not encroach into the subject site. We expect the root system would also be contained within the adjacent site.</p> <p>Regardless, the development includes a substantial deep soil area and landscape strip along this boundary. While some excavation for the driveway is required, and a boundary wall will be provided to retain the landscaping where it is above NGL, we do not envisage works in this area will have a significant impact on the adjacent trees.</p> <p>A condition of approval can be imposed to ensure suitable investigations are carried out.</p>
3.4	Can the developer consider a hedge to fence height for screening along lot boundaries to allow enough sunlight to adjoining trees on neighbouring lots.	4 Total: 1	Noted. This is not a planning requirement. However, this is up to the discretion of the applicant.	A detailed Landscape Plan has been submitted and it is presumed that a condition of approval will be imposed requiring the final details of all planting to be submitted and agreed to by the City, prior to installation.
3.5	The proposed tree species are not water wise and large canopies will impact adjoining neighbours such as the Agonis Flexuosa, Banksia Attenuate Candle Banksia, Banksia Littorailis Swamp Banksia, Eucalyptus Gomphocephala Tuart and the Eucalyptus Sideroxylon Iron Bark.	8 Total: 1	<p>The proposed development has been independently reviewed by a landscape architect professional appointed by the City of Nedlands to undertake an assessment of the landscape quality of the development against the principles for good landscape quality outlined under SPP7. The assessment provided support and support with conditions. These have been appropriately addressed through the provision of amended landscape plans.</p> <p>A detailed assessment of the Peer Design Review Advice is further discussed in the RAR.</p>	
3.6	The Acacia Saligna plant and Dianella species can become a weed and is considered a pest in South Africa. Can	8 Total: 1	Noted. Please refer to response in 3.6.	

4.0	Traffic, Parking and Access Comments	Respondents who raised issue	Planning Response	Applicant Response
4.1	Development will result in an undesirable level of traffic along Philip Road which is already overcrowded with street parking issues.	2, 6, 10, 11, 13, 14, 16, 20, 22, 23, 24, 25, 27, 29 Total: 14	A Traffic Impact Statement (TIS) has been provided which demonstrates that the anticipated traffic generation for the development can be accommodated for within the existing traffic network. The TIS has been reviewed by the City's Technical Services, who agreed with this finding. As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13), the development meets the acceptable outcomes and element objectives for car parking.	The Traffic Impact Statement for the Application states: <i>"...it is estimated that the proposed residential development would generate a total of approximately 54 daily vehicle trips with about 4 and 5 trips during the AM and PM peak hour periods. These trips include both inbound and outbound vehicle movements."</i> As a result of the low level of traffic generated by a development with only 10 apartments, the Traffic Impact Statement concludes that the <i>"impact on the surrounding road network is not considered to be significant."</i>
4.2	Increased traffic along Philip Road will impact upon pedestrians and cyclists	2, 6, 11, 20, 22, 23, 24, Total: 7	Noted. Please refer to response in 4.1.	Refer above. There is an existing footpath of 2 metres in width that runs along Philip Rd, positioned adjacent to the kerb, in full visibility of vehicles entering / exiting the site.
4.3	Parking for 20 residents and 3 visitors - 20 additional cars in Philip Road is far too many, and 3 visitor bays is simply inadequate. If further developments like this eventuate, traffic and parking will become unmanageable along Philip Road.	5, 10, 16, 24 Total: 4	Noted. Please refer to response in 4.1.	Refer above.
4.4	The development has inadequate car parking for residents and visitors.	10, 15, 20 Total: 3	Noted. Please refer to response in 4.1.	The amount of parking provided satisfies the Acceptable Outcomes and is deemed sufficient to meet demand, with each apartment having two car bays. For a development of only 10 dwellings, the provision of 3 visitor bays is considered adequate to meet demand.
4.5	No traffic studies have been undertaken for the proposed development.	6, 27 Total: 2	Noted. Please refer to response in 4.1.	Refer to Traffic Impact Statement lodged with the Application.
4.6	The health of residents living close by to the development will be impacted upon by exhaust fumes/gases from extra vehicles in the area.	10, 21 Total: 2	Noted.	As stated above, the development is expected to generate only 54 daily vehicle trips (inbound and outbound), which is not significant.
4.7	Safety of pedestrians along Philip Road will be compromised from the vehicles	11, 20 Total: 2	The City's Technical Services Unit have reviewed development and determined the	The vehicle driveway has excellent sight lines with no structures proposed where the driveway / crossover meets the existing footpath, which is

	entering and existing the development from poor vehicle sightlines.		parking areas and access areas are acceptable.	aligned adjacent to the kerb. All structures within the site adjacent to the driveway at the front property boundary are low level and do not restrict driver visibility.
4.8	The development proposes no loading bays for huge delivery trucks which they would ultimately park along Philip Road.	10 Total: 1	Noted. There is no requirement under the R-Codes Volume 2 for the development to provide loading bays.	The development only has 10 dwellings and will not require any large delivery trucks to visit the site apart from when residents move in / out, which will occur infrequently.
5.0	Noise, Waste and Light Impacts	Respondents who raised issue	Planning Response	Applicant Response
5.1	The proposal will result in more residents moving in and creating noise from balconies impacting the peaceful neighborhood and surrounding properties	2, 6, 11, 18, 23, 28 Total: 6	The Acoustic Report (prepared by Sealhurst dated 9 March 2021) shall be implemented to ensure the development comply with the Environmental Protection (Noise) Regulations 1997.	This is subjective and relates to behavior of future residents, which is not a relevant consideration.
5.2	The development will result in undesirable noise within the surrounding area.	11, 18, 23, 28 Total: 4	Noted. Please refer to response in 5.1.	The Application is accompanied by an Acoustic Assessment which makes a series of recommendations to ensure noise from mechanical equipment and services, as well as noise received by residents within the development, will be within acceptable levels.
5.3	Waste management is poorly managed and will result in waste trucks services block Philip Road making it unsafe for vehicles and pedestrians.	11, 22 Total: 2	The Waste Management Plan (prepared by Stewart Urban Planning dated 11 March 2021) in accordance with the City of Nedlands Waste Management Local Planning Policy and Guidelines is to be implemented prior to occupation and maintained at all times.	Discussions have been held with the City's Coordinator of Waste Services who has advised that a verge collection is appropriate given the small scale of the development. A revised Waste Management Plan has been submitted.
5.4	Light spill from the development and all the residents will have an impact to existing residents. How is the development going to manage this?	22, 29 Total: 2	A condition will be recommended for a Lighting Management Plan which demonstrates that the proposed development will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard.	Lighting will be carefully planned and installed to minimize light spill to adjacent properties. This is a detailed design issue that can be addressed by a condition of approval.
5.5	Construction noise from the development will be undesirable to surrounding properties.	21 Total: 1	Noted. The City is aware of the issues of noise, parking and traffic that will result from the construction of the development if approved. A standard condition for a Construction Management Plan will be submitted and approved by the City to reduce impacts of noise, traffic and construction disruptions.	A Construction Management Plan will be submitted. All construction noise is required to comply with the maximum assigned noise levels under the Environmental Protection (Noise) Regulations.
5.6	The proposed pools on the roof will generate much undesirable noise at this height and impact adjoining residents.	28 Total: 1	Noted. Please refer to response in 5.1.	The Application is accompanied by an Acoustic Assessment which makes a series of recommendations to ensure noise from mechanical equipment and services, as well as

Item 13.8 - Attachment 1

6.0	Other Matters	Respondents who raised issue	Planning Response	Applicant Response
6.1	Why has the developer not considered town houses instead multiple dwellings which are out of character with the surrounding area.	5, 16, 22, 23, 24 Total: 5	Noted.	It is the proponent's choice to determine the housing typology that they wish to seek approval for. By way of comparison, the site is of sufficient size to be developed with 9 townhouses (grouped dwellings) or up to 14 single bedroom grouped dwellings.
6.2	The small unit sizes do not encourage families into the development and will lead to antisocial behavior in the area.	6, 18, 23 Total: 3	As discussed in the SPP7.3 R-Codes Vol. 2 Assessment (Attachment 13), the proposal meets the acceptable outcomes and the element objectives for apartment size.	The average apartment size in the development is 135m ² , which is not "small" and well above the minimum recommended areas set out in State Planning Policy 7.3.
6.3	A Dilapidation Report is to be done, of either side homes and behind the development prior to the start of any works on site to protect adjoining neighbours.	4, 27 Total: 2	A condition will be recommended for a Dilapidation Report be undertaken prior to any demolition and excavation works.	This is not a relevant planning consideration. This is an issue for the contracted builder who will undertake the construction works.
6.4	The developers and architects have not even tried to consult with the community prior to lodging their development application which is disrespectful to existing residents.	10, 15 Total: 2	Noted.	There is no requirement to consult prior to lodgement. After lodgement, the proponent has attended both a Councilor Briefing and Community Information Meeting.
6.5	The proposal will decrease property values and will adjacent properties to the development be compensated	18, 21 Total: 2	Noted. Not a planning consideration.	This is subjective and not a relevant planning consideration.
6.6	Under the section "Your questions answered", for the proposed development, it states the subject is zoned 'Mixed Use' under the City of Nedlands Local Planning Scheme No.3 and has a density coding of R-AC3. It is my understanding that the zoning of the proposed development site is R80. Can you please clarify this for me?	1 Total: 1	This is an error on the City's behalf on YourVoice. 12 Philip Road, Dalkeith is zoned Residential R80.	Noted.
6.7	The security of the neighborhood will be compromised since there is no stopping owners of units renting their place out and sold to investors rather than families. This decreases the sense of community with residents not intending the stay in the area long term.	23 Total: 1	Noted.	This is subjective and not a relevant planning consideration.

Submissions

	Respondents	Total
Objection	2, 3, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29	24
Support	17, 19	2
Neither support nor object	1, 4, 8	3
	TOTAL	29

ELEMENT 2.2		BUILDING HEIGHT	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	<p>Acceptable Outcome A2.2.1 Satisfied ✓</p> <p>The development satisfies the four storey height limit applicable to R80. As per the definitions of 'Storey' and 'Basement', the calculation of the number of storeys excludes the Basement. The calculation of the number of storeys excludes the Basement.</p> <p>The term Storey is defined in SPP7.3 V2 as:</p> <p>Storey - the portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include:</p> <ul style="list-style-type: none"> – a basement – a space that contains only a lift shaft, stairway or meter room – a mezzanine – a loft. 	<p>Objective achieved</p> <p>The building presents as 4 storeys to the primary street and 5 storeys to the rear. However, in accordance with the definition of 'storey', the basement floor is not considered to be storey and is excluded from the building height.</p> <p>The building presents as 4 storeys to the primary street and 5 storeys to the rear. However, in accordance with the definition of 'storey', the basement floor is not considered to be storey and is excluded from the building height.</p> <p>The 4 storey development is consistent with the default building height for the R80 code. In the absence of a local planning policy that articulates the desired height for the location, the City must defer to the heights set out in Table 2.1 of the R-Codes Vol 2.</p>	
O2.2.2 – The height of buildings within a development responds to changes in topography.	<p>The term Basement is defined in SPP7.3 V2 as:</p> <p>Basement – a building floor level in which 50 per cent or more of its volume is below natural ground level.</p> <p>More than 50% of the Basement volume is below natural ground level:</p> <ul style="list-style-type: none"> • Volume of Basement Above NGL: 907m² 48.3% • Volume of Basement Below NGL: 973m² 51.7% 	<p>Objective achieved</p> <p>The site slopes from the primary street (north) to the rear (south) by approximately 2.5m high. The development seeks to utilise the slope of the site by maintaining a 4 storey development from the primary street whilst filling the rear of the site. This reduces the height of the building at the primary when compared to the rear of the building.</p>	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	<p>Refer to diagram below.</p>	<p>Objective achieved</p> <p>The roof design is of a relatively low pitch and articulated design to minimise roof structure mass. There is no rooftop communal open space.</p>	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.		<p>Objective achieved</p> <p>The proposed development complies with the default overshadowing requirement. The neighbouring property to the south (87 Waratah Avenue, Dalkeith) will be overshadowed by the development by 62m² or 2% of its total area at 12pm on 21 June 2020 (worst case).</p>	
ACCEPTABLE OUTCOMES			
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			

A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.

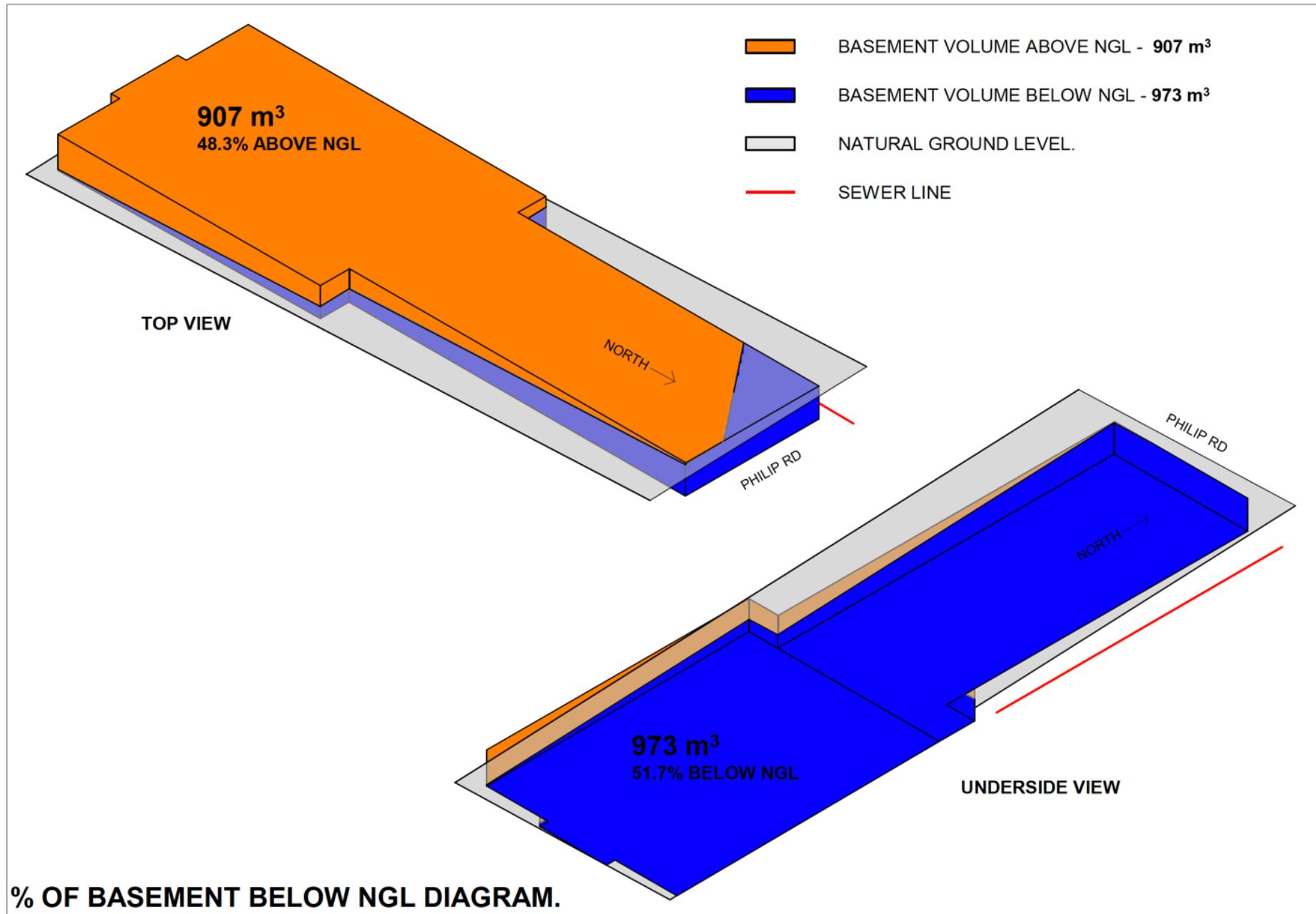
(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	

Acceptable Outcome achieved:

The building will be four storeys in height (maximum of 4 storeys in R80 density). However Maximum height to top of roof is 15.7m above natural ground level (15m acceptable outcome).

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	In the absence of a local planning policy that articulates the desired height for the location, the City must defer to the heights set out in Table 2.1 of the R-Codes Vol 2.



ELEMENT 2.3 STREET SETBACKS		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
Development is to achieve the following Element Objectives		

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.

O2.3.2 – The street setback provides a clear transition between the public and private realm.

O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.

O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.

Acceptable Outcome A2.3.1 Satisfied ✓

- Required Setback: 2m
- Proposed Setback: 5m to 6m

Objective achieved

The development will be setback a minimum of 5.0m from the northern street boundary. The front setback is articulated along the façade, with setbacks varying from 6m from the ground floor and 5.0m from the upper floors.

Objective achieved

The ground floor area between the front lot boundary and the building is comprised of a landscaped areas and a clear pedestrian path to the building. These elements are considered to provide a clear transition between the public and private realms.

Objective achieved

There is one ground floor apartment facing the street. There are a total of 3 upper floor apartments that face the street. The privacy for the ground floor apartment is achieved through landscaping. The upper floor apartments utilise balconies to increase the setbacks to indoor living areas and bedrooms.

Objective achieved

Each apartment that faces the street includes balconies and indoor living areas with passive surveillance to the street. There are windows and balconies that directly overlook the pedestrian and vehicle entries into the development.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		

- (4) Minimum secondary street setback 1.5m
- (5) Nil setback applicable if commercial use at ground floor

Acceptable Outcome Achieved

R80 provides a minimum 2m setback. The proposed development achieves a minimum of 5m from the primary street.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	In the absence of a local planning policy that articulates the desired primary street setback for the location, the City must defer to the street setbacks set out in Table 2.1 of the R-Codes Vol 2.

ELEMENT 2.4	SIDE AND REAR SETBACKS
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.	<p>Acceptable Outcome A2.4.1 Partially Satisfied</p> <p>Building Setbacks – Ground & Upper Storeys ✓</p> <p>Minimum Side / Rear Setback</p> <ul style="list-style-type: none"> • Required: 3m • Proposed: 3m Side / 4m Rear <p>Average Side Setback</p> <ul style="list-style-type: none"> • Required: 3.5m • Proposed: 3.6m West / 4.1 East <p>Building Setbacks – Walls Built to Boundary ✗</p> <p>Acceptable Outcome</p> <ul style="list-style-type: none"> • Boundary Wall of 2-Storeys where it abuts an existing wall. • Boundary Wall of 2-Storeys permitted to one boundary only and not • exceeding two-thirds the length of the boundary (2/3 of 60m = 40m). <p>Element Objective Assessment</p> <p>O2.4.1 is satisfied for the following reasons:</p>	<p><u>Objective achieved</u></p> <p>There is adequate separation between neighbouring properties due to compliance with the acceptable outcomes for side/rear setbacks from the ground floor and above.</p> <p>However, it is noted that the proposed boundary walls as a result of the basement level on the eastern, western and southern lot boundaries results in the following variations to the Acceptable Outcomes as follows:</p> <ul style="list-style-type: none"> • Proposed 3 boundary walls in lieu of one lot boundary only. • Proposed boundary walls exceed 2/3 length as follows: <ul style="list-style-type: none"> - East side: 88% in lieu of 66.66% in length. - South side: 93% in lieu of 66.66% in length. <p>The proposed western boundary wall abuts an existing 14m in length boundary wall on 14 Philip Road and the southern (rear) boundary wall abuts an existing 7.0m wide laneway for the entire length. The proposed boundary walls still provide adequate separation from adjoining properties for a development of this nature and scale.</p>

<p>O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>	<ul style="list-style-type: none"> • The Basement wall is proposed to be built to the rear boundary and southernmost portions of the side boundaries of the site. • The Basement wall (including the portion setback 1.3m from the eastern boundary) has a combined length of 69 metres, being less than 50% of the combined length of the side and rear boundaries. This excludes stand-alone boundary retaining walls and fencing to the pedestrian entry, vehicle access ramp and deep soil area. 	<p><u>Objective achieved</u></p> <p>Side and rear setbacks for single houses are varied within the street block. More modern homes provide side and rear setbacks less than 3.0m in some cases. The development has achieved an average rear setback of 4.0m from the ground floor and above, which is consistent with the provision of a 'back yard' as seen on surrounding properties.</p>
<p>O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p>	<ul style="list-style-type: none"> • Excluding the setback portions of the Basement wall, the length of wall that is actually built to the boundary is 40 metres, being equivalent to the length allowed by A2.4.1 to one side boundary only. • The Basement wall is lower than the 2-storey height limit under SPP7.3 V2. 	<p><u>Objective achieved</u></p> <p>The existing street trees along Philip Road will remain. All existing trees on site will be removed. However, extensive tree plantings are proposed to the eastern DSA.</p>
<p>O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>	<ul style="list-style-type: none"> • The height of the boundary wall adjacent to the site's eastern boundary ranges from 3.0m to 4.5m above natural ground level, measured to the top of the visual privacy screen (1.7m above the external walkway floor level). • The height of the boundary wall adjacent to the site's western boundary ranges from 2.7m to 3.9m above natural ground level, measured to the top of the visual privacy screen (1.7m above the terrace floor level). • The Basement wall on the western boundary has a length of 26.5 metres, of which 14 metres abuts the existing parapet wall of the adjoining dwelling. • The portion of the boundary wall to the north of the existing adjoining parapet wall is situated adjacent to a driveway, while the retaining / screen wall to the pedestrian entry also abuts a driveway and is of a similar height to an existing boundary wall in this location. • The boundary wall on the eastern side of the site also abuts an existing driveway, while the Basement wall to the rear boundary abuts a Right of Way. • These surrounding driveways provide a buffer between the development and adjoining residential properties and ensure that the proposed boundary walls have minimal impact on the amenity of the adjoining properties. • With the exception of the small portion of the wall at the south-west corner of the site, none of the boundary walls abut any adjoining outdoor living areas. 	<p><u>Objective achieved</u></p> <p>The property to the south is coded R-AC3, and there is currently a 4 storey Mixed-Use development on 87 Waratah Avenue. The height, bulk and setback of this development is of similar bulk and scale to the existing development at 87 Waratah Avenue.</p>

- Landscaping to the eastern boundary will reduce the visual impact of the wall where it is setback from the boundary.
- The Basement boundary walls are located on the rear portion of the site and will have limited, if any, impact on the streetscape and setting of Philip Road.
- It is not considered the boundary walls, being less than two storeys in height to 50% of the combined length of the side / rear boundaries, will have any impact on the amenity of adjoining properties. Refer to diagram below for an illustration of proposed boundary walls.

Acceptable Outcome A2.4.2 Satisfied ✓

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:

- a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR**
- b) a greater setback is required to address 3.5 *Visual privacy*.

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	
Boundary wall height (storeys) ^{1,2} <i>refer 2.4</i>	1 ³		1 ³	2 ³	2 ³		2	3	4		
Minimum side setbacks ⁶ <i>refer 2.4</i>	2m	3m	3m		3m		Nil				
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

(2) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions

(3) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code

- (4) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.
- (6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

Side and Rear Setbacks

3m for side and rear setbacks is required to meet acceptable outcomes. This development meets this requirement as follows:

- East side – 3.0m
- West side – 3.0m
- South side (rear)– 4.0m

Acceptable Outcome achieved

Boundary Walls

Proposed boundary walls as follows:

- Proposed boundary wall height of 2 storeys (Acceptable Outcome is 2 storeys),
- Proposed 3 boundary walls in lieu of one lot boundary only.
- Proposed boundary walls exceed 2/3 length as follows:
 - East side: 88% in lieu of 66.66% in length.
 - West side: 44% in lieu of 66.66% in length.
 - South side: 93% in lieu of 66.66% in length.

Acceptable Outcome not achieved

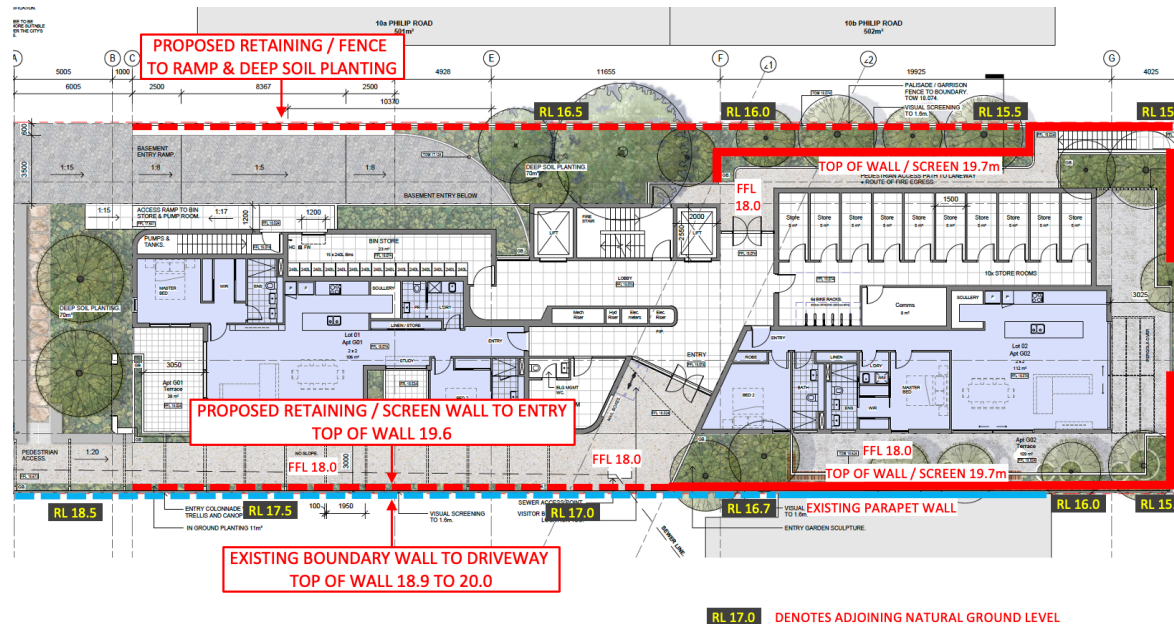
The development is generally consistent with the visual privacy separation acceptable outcomes. This matter will be addressed in Element 3.5.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 *Building separation*, 3.3 *Tree canopy and deep soil areas*, 3.5 *Visual privacy* and 4.1 *Solar and daylight access*.

Acceptable Outcome achieved

Elements 2.7, 3.3, 3.5 and 4.1 have been achieved by this development.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.



ELEMENT 2.5		PLOT RATIO	
ELEMENT OBJECTIVES		APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>		<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>		<p>Acceptable Outcome A2.5.1 Not Satisfied ✘</p> <p>Acceptable Outcome</p> <ul style="list-style-type: none"> Permitted: 1.0 1,136m² Proposed: 1.29 1,471m² <p>The plot ratio of the building has been calculated in accordance with the definition of 'Plot Ratio Area' in SPP7.3 V2. Refer to diagram below.</p> <p>Element Objective Assessment</p> <p>O2.5.1 is satisfied for the following reasons:</p> <ul style="list-style-type: none"> The proposed development satisfies the Acceptable Outcomes of SPP7.3 V2 with respect to: <ul style="list-style-type: none"> - building height; 	<p>Objective achieved</p> <p>Administration acknowledges that the proposed development represents a significant departure from the existing bulk and scale of the surrounding single houses built or renovated under the previous Residential R10 code along Philip Road under Town Planning Scheme No.2 which has been since replaced by the City's current Local Planning Scheme No.3 adopted on 16 April 2019.</p> <p>The proposed development is, however, consistent with the intended building envelope for a multiple dwelling development within the Residential R80 density code.</p>

- side / rear boundary setbacks (ground and upper floors); and
- visual privacy.
- The proposed development exceeds the Acceptable Outcomes of SPP7.3 V2 with respect to:
 - primary street setback (2 metres permitted; 5 to 6 metres proposed);
 - deep soil landscaping (114m² required; 145m² proposed);
 - tree planting;
 - outdoor living areas; and
 - access to sunlight and ventilation.
- For these reasons, the plot ratio floor area does not add to the bulk and scale of the building and does not have any adverse impact on the amenity of the locality or adjoining properties.
- In the circumstances of this Application, the plot ratio of the building is essentially a mathematical calculation of how the spaces within the building envelope are used, with no corresponding town planning impacts.
- Consistent with the intent of WAPC Planning Bulletin 113/2015, the proposed plot ratio represents a variation of 25% and does not exceed the plot ratio (1.3:1) applicable to the next higher density code of R100 under SPP7.3 V2.
- The site abuts the Waratah Village mixed use activity centre which is coded R-AC3 where a plot ratio of 2:1 is permitted.
- A five storey mixed use building occupies the abutting land to the south within the Waratah Village R-AC3 area.
- The proposed bulk and scale of the building is appropriate to the existing and planned character of the area and achieves a suitable transition between the R60 coded areas to the north and the R-AC3 activity centre to the south.

The overall bulk and scale of the development responds to the relatively narrow lot, where this building is provided with setbacks that meet or exceed acceptable outcomes from the side and rear. The setbacks of the building is consistent with the existing streetscape, particularly to the eastern, western and southern lot boundaries.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio ⁷ <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

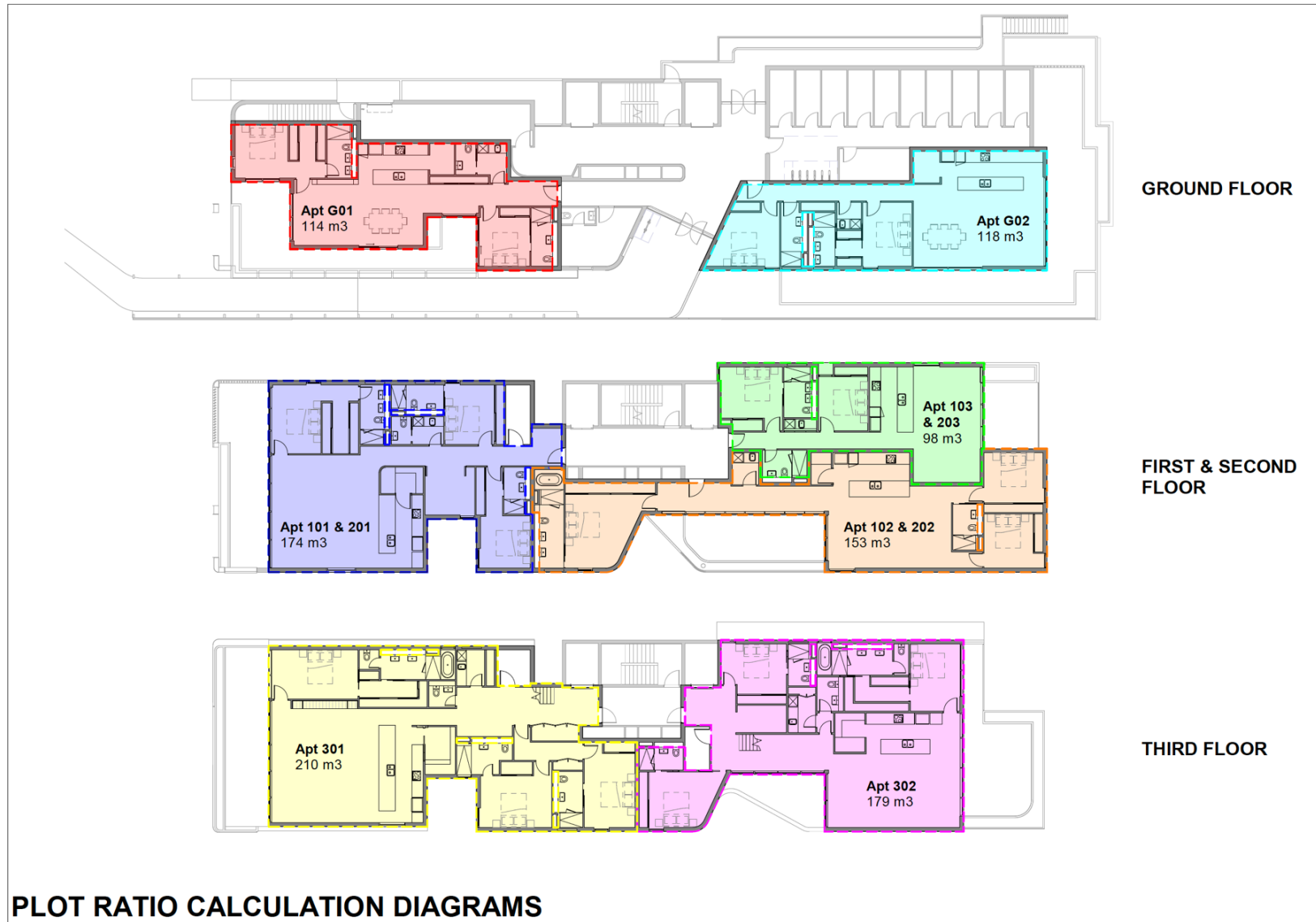
Acceptable Outcome not achieved

Plot ratio area for the development has been calculated at 1135.6m². The acceptable outcome of 1.0 for R80 is 1135.6m².

The proposed plot ratio for the development is 1.29 or 1,471m² in lieu of 1.0 or 1135.6m².

The development is proposing an additional 0.29 or 335.4m² of additional plot ratio.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.



ELEMENT 2.6 BUILDING DEPTH	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT
	ASSESSOR COMMENT
<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	

<p>O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.</p>	<p>Acceptable Outcome A2.6.1 Satisfied ✓ No single aspect apartments are proposed.</p>	<p>Objective achieved The proposed apartments are well planned and propose a building depth which provides sufficient access to daylight and natural ventilation. Each apartment includes an outdoor living area and several major openings which allows for optimal daylight, solar access and natural ventilation to penetrate into each residential unit.</p>
<p>O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.</p>		<p>Objective achieved The proposal optimises the site’s northern aspect, minimising the number of dwellings with no northern light. All of the apartments have a floor to ceiling height of at least 2.8m and meet the acceptable outcomes for solar and daylight access and natural ventilation.</p>
<p>O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.</p>		

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to *4.1 Solar and daylight access* and *4.2 Natural ventilation*.

Acceptable Outcome achieved
There is no single aspect apartment in the proposed development.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 2.7 BUILDING SEPARATION

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.</p>	<p>Acceptable Outcome A2.7.1 Satisfied ✓</p>	<p>Objective achieved The building height and setbacks will allow for appropriate separation should adjoining properties by developed in the future.</p>

		<p>The proposed side and rear setbacks allow for a detached built form complementing the surrounding residential character. The proposal provides opportunity for passive surveillance, with half of all apartment balconies overlooking the street. The proposed setbacks are considered to achieve the desired R80 streetscape pattern.</p>
<p>O2.7.2 – Building separation is in proportion to building height.</p>		<p>Objective achieved</p> <p>The building is 4 storeys high and will achieve acceptable outcome for building separation.</p>
<p>O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.</p>		<p>Objective achieved</p> <p>Visual privacy meets the R80 acceptable outcomes of Element 3.5. Separation to the property boundaries is sufficient to allow daylight access and natural ventilation. Windows and balconies have been placed to allow outlook without impacting on visual privacy.</p>
<p>O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings</p>		<p>Objective achieved</p> <p>The relatively compliant eastern side setback allows for provision of a deep soil area (DSA) and another DSA within the primary street setback area (a total of 129m²). This area will allow for plantings of 1 x large trees, 3 x medium tree and 5 x small trees in the area.</p> <p>The northern setback area will provide for a landscaped area between the primary street and the building.</p>

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.7.1 – Development complies with the separation requirements set out in Table 2.7.

Table 2.7 Building separation

	Separation between:	Building height		
		≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)
Within site boundary	Habitable rooms/balconies	12m	18m	24m
	Habitable and non-habitable rooms	7.5m	12m	18m
	Non-habitable rooms	4.5m	6m	9m
To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 <i>Side and rear setbacks</i> (Table 2.1) and 3.5 <i>Visual privacy</i> (Table 3.5)	9m	12m

Distances apply from major openings of rooms, or the inside of balustrading of balconies.
Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.

Acceptable Outcome achieved

Within site boundary

Yes – the development meets the acceptable outcomes.

To adjoining property boundaries

Yes – the development meets the acceptable outcomes for 2.4 and 3.5.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT 3.2 ORIENTATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
<p>O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.</p>	<p>Acceptable Outcome A3.2.1 Satisfied ✓</p> <p>Acceptable Outcome A3.2.2 N/A ✓</p> <p>Acceptable Outcome A3.2.3 Satisfied ✓</p> <p>All abutting properties are coded R80 or higher.</p>	<p><u>Objective achieved</u></p> <p>The building maximises daylight access by reducing the number of apartments that rely solely on south-facing openings (6 apartments takes advantage of the eastern and western orientation). Four apartments are oriented to the street to activate the frontage.</p>
<p>O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.</p>	<p>Acceptable Outcome A3.2.4 N/A ✓</p>	<p><u>Objective achieved</u></p> <p>The proposed development complies with the default overshadowing requirement. The proposal does not overshadow any solar collectors or major openings to adjoining properties at mid-winter.</p> <p>Due to the design and lot orientation, the maximum shadow cast at mid-winter is 2% of the rear property at 87 Waratah Avenue which is zoned R- AC3 It is noted that this falls over the balconies of the ground floor and first floor units of 87 Waratah Avenue units facing the laneway. However, it is also noted that the extent of mid-winter overshadowing to 87 Waratah Avenue is below the permitted percentage of overshadowing for a site coded Residential R25 or lower.</p>

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.

Acceptable Outcome achieved

A total of 3 apartments directly face the street. Direct access is provided between the street and the lobby entrance.

A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.

Acceptable Outcome not applicable

A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed:

- adjoining properties coded R25 and lower – 25% of the site area¹
- adjoining properties coded R30 – R40 - 35% of the site area¹
- adjoining properties coded R50 – R60 – 50% of the site area¹
- **adjoining properties coded R80 or higher – Nil requirements.**

(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)

Acceptable Outcome achieved

The adjoining property to the south is coded R-AC3. Acceptable Outcome is nil requirements. The neighbouring property to the south (87 Waratah Avenue, Dalkeith) will be overshadowed by the development by 62m² or 2% of its total area at 12pm on 21 June 2020 (worst case).

A3.2.4– Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.

Acceptable Outcome not applicable**LOCAL PLANNING FRAMEWORK****REQUIREMENT**

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:

Nil.

ELEMENT 3.3**TREE CANOPY AND DEEP SOIL AREAS****ELEMENT OBJECTIVES**

Development is to achieve the following Element Objectives

APPLICANT COMMENT**ASSESSOR COMMENT**

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

<p>O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.</p>	<p>Acceptable Outcome A3.3.1 to A3.3.2 ✓ The existing vegetation on the site is not considered to meet the criteria listed in A3.3.1 and a better landscape solution can be achieved by planting advanced trees in designated landscape areas around the building.</p> <p>Acceptable Outcome A3.3.3 Satisfied ✓ The development does not have any detrimental impact on any trees on the adjoining sites. One verge tree will be removed and replaced.</p>	<p><u>Objective achieved with Condition</u></p> <p>There is no arboriculture assessment of trees on or adjoining the application site. All trees located on site are to be removed. In the event that an approval is contemplated, a condition is recommended requiring an arboriculture assessment of the impacts of proposal on adjoining trees, and the implementation of any associated recommendations.</p>
<p>O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.</p>	<p>Acceptable Outcome A3.3.4 to A3.3.6 Satisfied ✓ Deep Soil Areas (In Ground) • 129m² (11.3%).</p> <p>Tree Planting (In Ground) • 14 small sized trees. • 3 medium sized tree. • 1 large sized tree.</p>	<p><u>Objective achieved with Condition</u></p> <p>Arboriculture advice with respect to the proposed development’s impact on trees on the adjoining properties is to be managed by way of condition.</p> <p>Although no trees are retained onsite, the applicant has demonstrated a greater increase to the overall tree canopy within the proposed development.</p>
<p>O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.</p>	<p>Tree Planting (In Structure) • 22 small sized trees in structure.</p> <p>Acceptable Outcome A3.3.7 N/A ✓</p>	<p><u>Objective achieved with Condition</u></p> <p>The acceptable outcome for deep soil area (A3.3.4) has been exceeded by the development.</p> <p>In the event of JDAP approval, it is recommended that a condition for a Landscape Management Plan be imposed to ensure all landscaped areas will be maintained and managed appropriately as a condition of approval.</p>

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.3.1 – Retention of existing trees on the site that meet the following criteria:

- healthy specimens with ongoing viability **AND**
- species is not included on a State or local area weed register **AND**
- height of at least 4m **AND/OR**
- trunk diameter of at least 160mm, measured 1m from the ground **AND/OR**
- average canopy diameter of at least 4m.

Acceptable Outcome not achieved
No existing trees on the site are proposed to be retained.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

Acceptable Outcome not achieved
No arborist report was submitted.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

Acceptable Outcome achieved

The surrounding properties incorporate small and medium trees into the landscaping in the rear and along the side boundaries. The setbacks of the proposed development will ensure against impact on trees located on neighbouring properties.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²	10% OR	1 medium tree and small trees to suit area
700 – 1,000m ²		2 medium trees OR 1 large tree and small trees to suit area
> 1,000m ²	7% if existing tree(s) retained on site (% site area)	1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

¹ Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes

Acceptable Outcome achieved

As no trees are to be retained, 10% of the site area (113.6²) is to be deep soil area. A total of 129m² of deep soil area is proposed.

In the front DSA facing between the street and building, a total of 2 x medium streets are proposed.

In the eastern DSA, a total of 1 x large trees, 1 x medium tree and 5 x small trees are proposed.

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes

Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

Acceptable Outcome achieved**Trees within the DSA within the front setback area:**

- 2 x Medium trees at 200L are proposed.
- The 2 medium trees located in DSA with a minimum width of 3.0m and minimum 4m² DSA with RSZ greater than 1.0m in depth.

Trees within the eastern DSA:

- 1 x Large tree at 500L is proposed.
- 1 x Medium tree at 200L is proposed.
- 5 x Small trees at 100L are proposed.
- The 1 large tree is located in DSA with a minimum width of 6.0m and minimum 4.5m² DSA with RSZ greater than 1.5m in depth.
- The 1 medium trees located in DSA with a minimum width of 3.0m and minimum 2m² DSA with RSZ greater than 1.0m in depth.
- The 5 small trees located in DSA with a minimum width of 2.0m and minimum 5m² DSA with RSZ greater than 1.0m in depth.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

Acceptable Outcome achieved

Yes - the DSA calculation noted above excludes paved areas.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

Acceptable Outcome not applicable

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.</p> <p>O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.</p> <p>O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.</p>	<p>Acceptable Outcome A3.4.1 to A3.4.7</p> <p>Satisfied ✓</p> <p>Communal Open Space not required for 10 dwellings.</p>	<p>Objective achieved</p> <p>The overall communal open space requirement for up to 10 dwellings under Table 3.4 is informal seating associated with deep soil or other landscaped areas. There is no applicable minimum dimensions or areas.</p> <p>The development proposes informal space at the entrance to the building and within the front setback area and along the eastern lot boundary. These areas are can be used by residents or visitors to sit as there are low concrete seating provided.</p>

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.4.1 – Developments include communal open space in accordance with Table 3.4

Table 3.4 Provision of communal open space

Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA
More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m

Acceptable Outcome achieved

The overall communal open space requirement for up to 10 dwellings under Table 3.4 is informal seating associated with deep soil or other landscaped areas. There is no applicable minimum dimensions or areas.

The development proposes informal space at the entrance to the building and within the front setback area and along the eastern lot boundary.

A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.

Acceptable Outcome not applicable

A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.

Acceptable Outcome not applicable

<p>A3.4.4– Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.</p> <p>Acceptable Outcome not applicable</p>	
<p>A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.</p> <p>Acceptable Outcome not applicable</p>	
<p>A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.</p> <p>Acceptable Outcome not applicable</p>	
<p>A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.</p> <p>Acceptable Outcome not applicable</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>Nil.</p>

ELEMENT 3.5		VISUAL PRIVACY	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<p><i>Development is to achieve the following Element Objectives</i></p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>		
<p>O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p>Acceptable Outcome A3.5.1 to A3.5.4 Satisfied ✓ All visual privacy setbacks are achieved, as follows:</p> <p><u>Major Openings to Bedrooms / Studies</u></p> <ul style="list-style-type: none"> • 3 metre setback provided to all bedrooms and studies. <p>Open Access Walkways</p> <ul style="list-style-type: none"> • 3 metre setback provided; or • Screened to height of 1.6 metres where the ‘cone of vision’ to the west and east side boundaries is less than 3 metres <p><u>Major Openings to Habitable Rooms other than Bedrooms</u></p> <ul style="list-style-type: none"> • 4.5 metre setback provided; or 	<p>Objective achieved with Condition</p> <p>The development is consistent with the acceptable outcomes for visual privacy.</p> <p>The façades of the proposed development is articulated with portions stepping in and out, along with balconies and vegetation limiting direct overlooking.</p> <p>If the abutting side lots are redeveloped in the future, they will need to be designed in accordance with the R-Codes Volume 2. This will ensure adequate separation is provided between any new balconies/major openings and those currently proposed by the subject development.</p>	

- Obscure glass below a height of 1.6 metres above floor level.
- Unenclosed Private Outdoor Terraces and Balconies
- Ground Floor: Screened to a height of 1.6 metres facing west side boundary;
 - 1st to 3rd Floors: Screened to a height of 1.6 metres where the 'cone of vision' to the side boundaries is less than 6 metres;
 - Roof Terraces: 6 metre setback provided.
 - Rear Boundary: 6 metre 'cone of vision' setback measured to south side of abutting Right of Way consistent with SPP7.3 Volume 1.

Furthermore, it is considered the orientation and design of the proposal has tried to minimise direct overlooking to the eastern, western and southern lots.

In the event of JDAP approval, it is recommended that a condition be placed on any approval that requires the balustrading to the balconies of Apartments 4, 5, 7, 8 and 10 to be obscure glaze or solid to prevent downwards views into adjoining properties.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.

Table 3.5 Required privacy setback to adjoining sites

Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

Acceptable Outcome achieved

Adjoining properties are coded R80 to the east and west and R-AC3 to the south.

All cone of vision complies as follows:

- All major openings to bedroom and study windows are setback 3.0m.
- All major openings to habitable rooms other than bedroom and studies are setback 4.5m
- All balconies are setback 6.0m from the eastern and western lot boundaries.
- All balconies facing the south lot boundary- the visual cone falls within a 7.0m wide laneway for the entire southern lot boundary.
- All proposed screening is 1.6m high from the FFL.

A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

Acceptable Outcome achieved

All units meet this acceptable outcome.

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

<p><u>Acceptable Outcome achieved</u> All living rooms have an external outlook to the courtyard/balcony.</p>	
<p>A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.</p>	
<p><u>Acceptable Outcome achieved</u> No habitable room is solely provided with a highlight window. As noted in the Building Separation section above, visual privacy is maintained due to compliant side and rear setbacks.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 3.6	PUBLIC DOMAIN INTERFACE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.</p>	<p>Acceptable Outcome A3.6.1 to A3.6.9 Satisfied ✓</p>	<p><u>Objective achieved</u></p> <p>The public-private interface for the development incorporates an open landscape front area between the street and the building and passive surveillance from all four apartments that front the street.</p>
<p>O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.</p>		<p><u>Objective achieved</u></p> <p>Two trees are proposed along the street boundary with will provide shade. The landscaping is open in nature to prevent concealment and to demarcate the public-private interface.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.</p>		
<p><u>Acceptable Outcome achieved</u> Apartment 1 fronts the street. The development plans show direct access between the master bed, courtyard and the front setback area.</p>		
<p>A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).</p>		

Acceptable Outcome achieved

The proposed car parking area is located in the basement level. The vehicle entry is integrated into the building design.

A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.

Acceptable Outcome achieved

Apartments 3, 6 and 9 include balconies and windows that overlook the primary street.

A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.

Acceptable Outcome achieved

Glass balustrading is proposed to the street-facing balconies. Privacy screening is proposed for the side elevations of the balconies facing the eastern and western lot boundaries.

A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.

Acceptable Outcome achieved

There is no significant level change between the street and the building or surrounding gardens.

A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.

Acceptable Outcome not applicable

No front fencing is proposed.

A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.

Acceptable Outcome achieved

The landscaped area within the front setback area of the building is open and will eliminate areas for concealment.

A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.

Acceptable Outcome achieved

Bins will be located within an integrated bin storage room that is located within the building. The store will screen bins from view.

A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage.¹

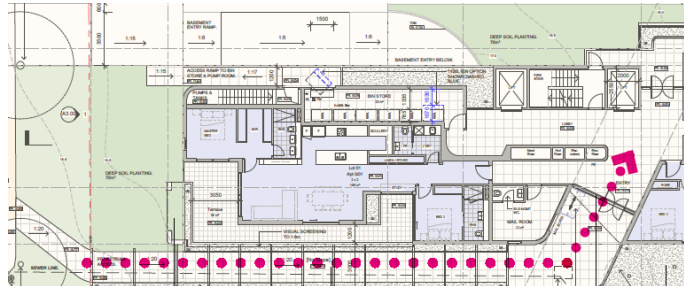
- (1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.

Acceptable Outcome achieved

Meter boxes are located within a room on the ground floor of the building and will not be viewable from the street.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT 3.7 PEDESTRIAN ACCESS AND ENTRIES

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
<p>O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p>	<p>Acceptable Outcomes A3.7.1 and A3.7.2 Satisfied ✓</p> <p>Acceptable Outcome A3.7.3 Partially Satisfied ✗</p> <p>Element Objective Assessment The entry doors to the lobby are not visible from the street and for this reason A3.7.3 is not satisfied. The design of the entry satisfies the Element Objectives as the pedestrian path leading to the lobby is clearly defined, universally accessible, visible from the street, well lit at night, and connected to the footpath. The small size of the project does not require wayfinding for visitors.</p>	<p>Objective achieved</p> <p>The entry into the building is at grade located to the western side of the building. The entry to the building is identified via a welcoming entry colonnade with trellis and canopy cover. This allows it to be easily accessed and identified which should encourage an attractive street presence along Philip Road.</p> <p>The entrance will be lit for safe entry at night.</p>
<p>O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.</p>	 <p><i>Pedestrian Entry from Footpath to Lobby</i></p> <p>Acceptable Outcomes A3.7.4 to A3.7.7 Satisfied ✓</p>	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

<p>A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.</p> <p>Acceptable Outcome achieved The pedestrian entry is located on the western side of the building and will be readily identifiable as the entry point into the development. There is a straight line of travel from the street into the building and to the lift and stairs.</p>	
<p>A3.7.2 – Pedestrian entries are protected from the weather.</p> <p>Acceptable Outcome achieved The entry pathway for pedestrians will be partially covered with a trellis and canopy cover that will provide shade.</p>	
<p>A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.</p> <p>Acceptable Outcome not achieved The pedestrian entry is located on the western side of the building and not directly visible from the primary street being Philip Road.</p>	
<p>A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.</p> <p>Acceptable outcome not applicable</p>	
<p>A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.</p> <p>Acceptable Outcome achieved All services and utilities are located away from the entry and concealed.</p>	
<p>A3.7.6 – Bins are not located at the primary pedestrian entry.</p> <p>Acceptable Outcome achieved Bins are located away from the entry in the bin storage room.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 3.8		VEHICLE ACCESS	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<p><i>Development is to achieve the following Element Objectives</i></p>			

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

<p>O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.</p>	<p>Acceptable Outcome A3.8.1 to A3.8.7</p> <p>Satisfied ✓</p> <ul style="list-style-type: none"> • One driveway is provided to Philip Rd. • The driveway does not serve more than 10 dwellings. • The driveway is 3.5m in width and 0.6m from side (east) boundary. • No structures or planting is proposed within the visual sight line truncations where driveway meets the front boundary. • Driveway width restricted to a functional minimum commensurate with the low number of car parking bays that it services. • A traffic management system (signage) will be installed to give priority to cars entering the basement. 	<p><u>Objective achieved</u></p> <p>The vehicle access point is located perpendicular to the street and provided with appropriate sight lines to Philip Road, which is a local access road.</p>
<p>O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.</p>		<p><u>Objective achieved</u></p> <p>The vehicle access point is limited to a single crossover and driveway located towards the eastern lot boundary of the site. The driveway will be integrated into the building and landscaping.</p>

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.

Acceptable Outcome achieved
There is one vehicle access point into the property. The frontage of the property is 18.91m wide.

A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.

Acceptable Outcome achieved
The vehicle access is visible from the street and is integrated into the building. The driveway leads under the building to the car parking area in the basement level.

A3.8.3 – Vehicle entries have adequate separation from street intersections.

Acceptable Outcome achieved
The crossover will be located approximately 95m from the nearest street intersection (Adelma Road).

A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.

Acceptable Outcome achieved
The driveway is separated from the ground floor apartments via a stairwell. This will avoid headlights shining into Apartment 1. The driveway will elevate downwards to the basement and should reduce the impact of headlights from vehicles to and from the site.

A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.

Acceptable Outcome achieved

The driveway is proposed at 4.4m, which will allow for vehicles to pass, consistent with A3.8.6.

A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:

- the driveway serves more than 10 dwellings
- the distance from an on-site car parking to the street is 15m or more **OR**
- the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road.

Acceptable Outcome achieved

As there are 10 dwellings, one-way access has been provided. All vehicles will be able to exit in forward gear.

A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).

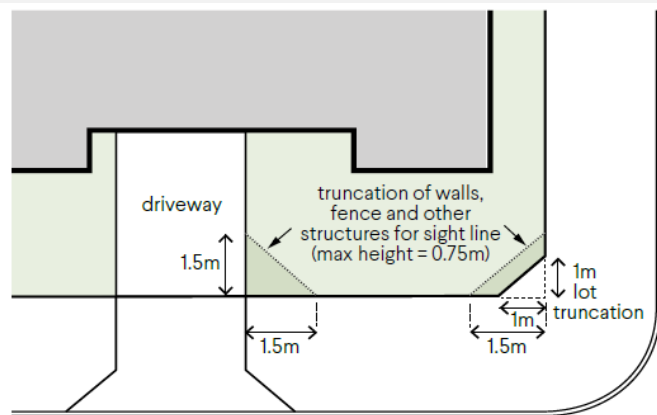


Figure 3.8a Truncation at street corner to provide sightlines (refer A3.8.7).

Acceptable Outcome achieved

No front fence is proposed or structures greater than 0.75m high is located within the 1.5m x 1.5m truncation area.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	Acceptable Outcome A3.9.1 to A3.9.6 Satisfied ✓ Acceptable Outcome A3.9.7 Satisfied ✓ The visitor parking bays (3) are located in the basement and will be positioned to be visible from (and close to) the driveway entry point to the basement. The visitor car bays will be marked “Visitor Parking”. Visitors will be able to access the basement via the building’s intercom system.	Objective achieved The development proposes 20 resident car parking bays, 3 visitor parking bays and 6 bicycle spaces. This provisions meets the acceptable outcome requirements. No motorcycle parking is required in order to meet acceptable outcomes.
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	Acceptable Outcome A3.9.8 to A3.9.9 N/A ✓ Acceptable Outcome A3.9.10 Satisfied ✓ Basement does not protrude more than 1m above natural ground level at the front of the site. Where the basement protrudes above natural ground level, it is fully concealed from view to prevent any negative visual impact on the streetscape of Philip Road. The reduced width of the driveway to the basement also assists with reducing visual impacts on the streetscape.	Objective achieved Car parking provision meets the acceptable outcome requirements for Location B for residential parking (20 provided, 12.5 required). Visitor parking provision meets the acceptable outcome of 3 spaces.=
O3.9.3 – Car parking is designed to be safe and accessible.	Acceptable Outcome A3.9.10 Satisfied ✓ Basement does not protrude more than 1m above natural ground level at the front of the site. Where the basement protrudes above natural ground level, it is fully concealed from view to prevent any negative visual impact on the streetscape of Philip Road. The reduced width of the driveway to the basement also assists with reducing visual impacts on the streetscape.	Objective achieved Car parking has been designed to AS2890.1 as required by acceptable outcomes. The City’s Technical Services Unit has also reviewed the car parking layout and is satisfied with the proposal.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	Acceptable Outcome A3.9.10 Satisfied ✓ Basement does not protrude more than 1m above natural ground level at the front of the site. Where the basement protrudes above natural ground level, it is fully concealed from view to prevent any negative visual impact on the streetscape of Philip Road. The reduced width of the driveway to the basement also assists with reducing visual impacts on the streetscape.	Objective achieved The car parking area is located at basement level and is completely screened from the view of the street.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.		

Table 3.9 Parking ratio

Parking types		Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling	1 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling	1.25 bays per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above	
Bicycle parking ¹	Resident	0.5 space per dwelling	
	Visitor	1 space per 10 dwellings	
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays		
¹ Calculations of parking ratios shall be rounded up to the next whole number. ² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.			
Definitions: Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre. Location B: not within Location A.			

Acceptable Outcome achieved

Bicycle parking requirement: 5 spaces + 1 visitor space = 6 required. A total of 6 bicycle racks are provided.

The bicycle parking area is located in an accessible area within the storage area and accessed through the lobby.

A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.

Acceptable Outcome achieved

Development site is Location B.

Resident car parking requirement: 10 x 1.25 bays per dwelling = 12.5 required. A total of 20 car bays provided for residents.

Visitor car parking requirement: 10 x 1 bay per 4 dwellings = 3 required. A total of 3 car bays provided for visitors.

Motorcycle bays are not required as the development does not exceed 20 units. Only 10 units proposed.

A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9

Acceptable Outcome achieved

A total of 24 spaces are provided, whereas the amount that is double the minimum requirement is 31 bays.

A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.

Acceptable Outcome achieved

The design has been assessed as meeting the Australian standard.

A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.

Acceptable Outcome achieved

All car parking is located within the basement level and is screened from the street.

<p>A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.</p> <p>Acceptable Outcome achieved All car parking is located within the basement level and is screened from the street.</p>	
<p>A3.9.7 – Visitor parking is clearly visible from the driveway, is signed ‘Visitor Parking’ and is accessible from the primary entry or entries.</p> <p>Acceptable Outcome achieved – condition recommended Visitor car parking bays are located in the basement level. A condition is recommended in the event of approval that requires the visitor car parking to be signed appropriately.</p>	
<p>A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.</p> <p>Acceptable Outcome not applicable</p>	
<p>A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.</p> <p>Acceptable Outcome not applicable</p>	
<p>A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.</p> <p>Acceptable Outcome achieved The basement parking does not protrude above 1.0m above ground level as viewed from the streetscape being Philip Road.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 4.1 SOLAR AND DAYLIGHT ACCESS		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	<p><i>Objective achieved</i></p>
<p>O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to</p>	<p>Acceptable Outcome A4.1.1 to A4.1.4 Satisfied ✓</p>	<p>All the apartments have living rooms and private open space that will receive at least 3 hours of direct sunlight between 9am - 3pm. This is more than the minimum 70%</p>

<p>private open space and via windows to habitable rooms.</p>	<ul style="list-style-type: none"> • 100% of dwellings receive the required minimum 2 hours of direct sunlight to habitable rooms or external living areas between 9am and 3pm 21st June • 100% of dwellings receive 3 hours and 50% receive 5+ hours. 	<p>of dwellings having living rooms and private open space to obtain at least 2 hours of direct sunlight.</p> <p>In addition, it is considered that the building maximises orientation to its northern aspect, having regard to its adequate separation from surrounding properties. It is also noted that the City's consultant architect did not raise any specific concerns regarding solar/daylight access.</p>
<p>O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.</p>		<p><u>Objective achieved</u></p> <p>The proposal does not rely on lightwells or skylights as the primary daylight source for any habitable room.</p> <p>In addition, for each apartment, every habitable room is provided with at least one window, visible from all parts of the room, with their being more than 10% of the total floor area of the respective room owing to the floor-to-ceiling glazed portion.</p>
<p>O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare:</p> <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 		<p><u>Objective achieved</u></p> <p>Covered balconies are provided to shade openings into living areas.</p>

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.1.1 – In climate zones 4, 5 and 6 only:

- a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June **AND**
- b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June.

Acceptable Outcome achieved

All 10 apartments will have direct sunlight into living rooms and private open space for at least 3 hours on June 21 between 9am-3pm (100%).

A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.

Acceptable Outcome achieved

Each habitable room is provided with a minimum glazed area of 10% of the floor area, all of which is clear glaze.

A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.

Acceptable Outcome achieved

Each room has an external window as the primary source of daylight.

<p>A4.1.4 – The building is oriented and incorporates external shading devices in order to:</p> <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). <p>Acceptable Outcome achieved All covered balconies are provided.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT 4.2	NATURAL VENTILATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	<p>Acceptable Outcome A4.2.1 to A4.2.4</p> <p>Satisfied ✓</p> <ul style="list-style-type: none"> • 100% of dwellings are naturally cross-ventilated. • No single aspect apartments are proposed, with all dwellings having an external wall with openings to at least two sides of the apartment. • No habitable rooms rely upon light wells. 	Objective achieved All apartments achieves natural ventilation. This is considered to be maximised given compliant side and rear setbacks to achieve natural ventilation.
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		Objective achieved Each habitable room in the development is provided with a relatively large window with openings. The acceptable outcome for distance between openings in a room has been achieved.
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		Objective achieved No single aspect apartments are proposed.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
Acceptable Outcome achieved All rooms achieve this requirement.		
A4.2.2 –		

- (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building
- (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have:
 - ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction **AND**
 - room depth no greater than 3 × ceiling height
- (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings.

Acceptable Outcome achieved

All apartments are capable of cross ventilation (100%).

No single aspect apartment is proposed.

The development is only 4 storeys.

A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.

Acceptable Outcome not applicable

A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.

Acceptable Outcome achieved

All rooms are provided with external windows.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT 4.3	SIZE AND LAYOUT OF DWELLINGS
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.	Acceptable Outcome A4.3.1 to A4.3.4 Satisfied ✓	<u>Objective achieved</u> The overall size and internal dimensions of the dwellings are considered adequate and functional for the intended household size.
O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.		<u>Objective achieved</u> Floor to ceiling heights of minimum 2.8m are provided throughout the development to provide for well-

Level	Apt	Apt Type	Layout Type	Internal Area
Ground Floor	Apt G01	Type A	2 x 2	103 m ²
Ground Floor	Apt G02	Type B	2 x 2	112 m ²
Level 1	Apt 101	Type D	3 x 3	161 m ²
Level 1	Apt 102	Type E	3 x 2	137 m ²
Level 1	Apt 103	Type F	2 x 2	90 m ²
Level 2	Apt 201	Type D	3 x 3	161 m ²
Level 2	Apt 202	Type E	3 x 2	137 m ²
Level 2	Apt 203	Type F	2 x 2	90 m ²
Level 3	Apt 301	Type G	3 x 3	194 m ²
Level 3	Apt 302	Type H	3 x 3	165 m ²

All habitable rooms (bedrooms and living areas) satisfy the minimum area and dimensions in Table 4.3b (refer Architectural Drawings).

proportioned spaces. Dwellings are provided with appropriate ventilation and solar access, as addressed in 4.1 and 4.2 above.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m ²
1 bed	47m ²
2 bed x 1 bath ¹	67m ²
3 bed x 1 bath ¹	90m ²

¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.

Acceptable Outcome achieved

- 4 x 2 Bed Apartments: 67m² required floor area. Proposed minimum of 98m².
- 6 x 3 Bed Apartments: 90m² required floor area. Proposed minimum of 153m².

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m ²	3m
Other bedrooms	9m ²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
¹ Excluding robes		

Acceptable Outcome achieved

All rooms now meet acceptable outcome requirements.

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

Acceptable Outcome achieved

A ceiling height of 2.8m is achieved for the development.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

Acceptable Outcome not applicable

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES	
ELEMENT OBJECTIVES	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>

<p>O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.</p>	<p>Acceptable Outcome A4.4.1 to A4.4.2 Satisfied ✓</p> <ul style="list-style-type: none"> • All dwellings are provided with balconies or terraces that exceed the minimum area and dimension set out in Table 4.4 (refer Architectural Drawings). • Only partial screening required with >25% unscreened to all balconies. 	<p>Objective achieved</p> <p>All apartments are provided with generous areas of private open space which either meet or exceed acceptable outcomes for minimum dimensions and overall size. The location and orientation of private open spaces maximise outlook to the street and/or deep soil areas. The proposed private open spaces are therefore considered to positively contribute to residential amenity for each apartment.</p>
<p>O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.</p>	<p>Acceptable Outcome A4.4.3 Satisfied ✓</p> <ul style="list-style-type: none"> • Refer to Landscape Plan for integration of landscaping with building design. 	<p>Objective achieved</p> <p>Private open spaces are well integrated into the building design and are all provided with landscaped areas.</p>
<p>O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.</p>	<p>Acceptable Outcome A4.4.4 Satisfied ✓</p> <ul style="list-style-type: none"> • All fixtures and services will be integrated into the building and screened. 	<p>Objective achieved</p> <p>The balconies have been well articulated and are provided with a mix of visually-permeable balustrades and 1.6m high screening. Overall, the balconies are considered to be well integrated into the overall architectural form and detail of the building.</p>

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m

¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

Acceptable Outcome achieved

All Apartments are provided with private open space that meets the size and dimension requirements of Table 4.4.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

Acceptable Outcome achieved

<p>Screening is proposed on balconies for except got Apartments 1 and 2. The entire open space is not screened and outlook is not obscured.</p>	
<p>A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.</p>	
<p><u>Acceptable Outcome achieved</u> The balconies are fully integrated into the design of the building. The ground floor private open space areas are integrated into the landscaping of the development.</p>	
<p>A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.</p>	
<p><u>Acceptable Outcome achieved</u> No services are shown on the private open space areas.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 4.5	CIRCULATION AND COMMON SPACES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.</p>	<p>Acceptable Outcome A4.5.1 to A4.5.5 Satisfied ✓</p>	<p><u>Objective achieved</u> In addition to the lift, there is a stairway that links all floors. This provides additional capacity. There are limited opportunities for concealment. The corridors widths on direction on the ground floor are offset by a 1.5m wide corridor at those points. The main area of concealment would be the stairway and associated doors. This can be managed by lighting and integration of glazed panels to the doors (if these are not required to be fire rated). This matter is not considered sufficient to warrant a condition on any planning approval granted.</p>
<p>O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.</p>		<p><u>Objective achieved</u> The circulation corridors and common spaces will be lit and allow for social interaction to occur, particularly in the communal area on the ground floor.</p>
ACCEPTABLE OUTCOMES		
<p><i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		

<p>A4.5.1 – Circulation corridors are a minimum 1.5m in width.</p> <p><u>Acceptable Outcome achieved</u> The minimum width of circulation corridors is 1.5m.</p>	
<p>A4.5.2 – Circulation and common spaces are designed for universal access.</p> <p><u>Acceptable Outcome achieved</u> Circulation corridors are a minimum of 1.5m, which is sufficient to allow for universal access. All doorways and thresholds into the lift are at grade. All apartments meet silver level criteria of the Liveable Housing Design Guidelines, which ensures access into each dwelling is universally accessible.</p>	
<p>A4.5.3 – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.</p> <p><u>Acceptable Outcome achieved</u> The circulation corridors are straight on upper floors. On the ground floor, there are a number of right-angle bends in the corridor. However, these are offset by relatively wide corridor widths.</p>	
<p>A4.5.4 – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.</p> <p><u>Acceptable Outcome achieved</u> The circulation corridors are capable of being lit. There are no windows directly into apartments that would create a nuisance.</p>	
<p>A4.5.5 – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.</p> <p><u>Acceptable Outcome achieved</u> There are no windows and major openings that open directly onto the circulation corridors.</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 4.6 STORAGE		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	

A4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.

Acceptable Outcome A4.6.1 to A4.6.3
Satisfied ✓

Location of Ground Level Stores

Objective achieved

All apartments are provided with a secure, weatherproof storeroom located within the dwelling. All stores are appropriately dimensioned, conveniently located and not readily visible from common areas.

ACCEPTABLE OUTCOMES
 Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.

Table 4.6 Storage requirements

Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹
Studio dwelling	3m ²	1.5m	2.1m
1 bedroom dwelling	3m ²		
2 bedroom dwellings	4m ²		
3 bedroom dwellings	5m ²		

¹ Dimensions exclusive of services and plant.

Acceptable Outcome achieved

A minimum storeroom area of 5m² is provided. The minimum dimension provided is 1.5m. Minimum height is 2.8m. Each of the 10 store rooms exceeds the minimum area and height of the acceptable outcomes.

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.

Acceptable Outcome achieved

All storerooms are located directly off the circulation corridors which increases manoeuvrability.

A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space¹, is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.

Acceptable Outcome achieved

Storerooms are all located within the building and not viewable from the public domain.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT 4.7		MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT	
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>		
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.	Acceptable Outcome A4.7.1 to A4.7.3 Satisfied ✓ Refer to Acoustic Assessment.	Objective achieved – conditions required The development appears to locate noise sources appropriately to maintain residential amenity. The updated acoustic report dated 9 March 2021 has been reviewed by the City's Environmental Health Unit and the recommendations made within the acoustic report be placed as a condition on the approval to achieve compliance with the assigned noise levels of the <i>Environmental Protection (Noise) Regulations 1997</i> .	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.		Objective achieved – condition required This objective is addressed at the working drawings stage (building plans). A condition is recommended in the event of approval requiring compliance with this objective.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent). Acceptable Outcome achieved – condition recommended. An acoustic report has been provided which has been assessed. The updated acoustic report dated 9 March 2021 is has been reviewed by the City's Environmental Health Unit and the recommendations made within the acoustic report be placed as a condition on the approval to achieve compliance with the assigned noise levels of the <i>Environmental Protection (Noise) Regulations 1997</i>.			
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			

<p><u>Acceptable Outcome achieved</u> Major noise emitters shown on the development plans include the bin store, service area, building services and mechanical equipment are not located adjacent to any habitable rooms.</p>	
<p>A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.</p>	
<p><u>Acceptable Outcome achieved</u> The development is located in a residential area with limited external noise sources. The main noise source is Smyth Road, which is a local access road. The majority of the development is located away from the street.</p>	
<p>LOCAL PLANNING FRAMEWORK</p>	<p>REQUIREMENT</p>
<p>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</p>	<p>Nil.</p>

ELEMENT 4.8	DWELLING MIX	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>	<p><u>Objective achieved</u></p> <p>The development provides a mix of four 2 bed apartments and six 3 bed apartments. There is a distribution of each type throughout the development. It is considered that the development will cater generally for singles or couples, small families and downsizers. In the context of the location, the dwelling mix is considered appropriate.</p>
<p>O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.</p>	<p>Acceptable Outcome A4.8.1 to A4.8.2 Satisfied ✓</p> <ul style="list-style-type: none"> • 4 (40%) 2-bed dwellings and 6 (60%) 3-bed dwellings are proposed. • The number of dwellings does not exceed 10. • Apartment types are distributed throughout the building. 	<p><u>Objective achieved</u></p> <p>The development provides a mix of four 2 bed apartments and six 3 bed apartments. There is a distribution of each type throughout the development. It is considered that the development will cater generally for singles or couples, small families and downsizers. In the context of the location, the dwelling mix is considered appropriate.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A4.8.1 –</p> <ul style="list-style-type: none"> a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers. <p><u>Acceptable Outcome achieved</u></p> <ul style="list-style-type: none"> a) There is currently no local housing strategy or local planning instrument that provides guidance on dwelling mix. b) A minimum of 2 dwellings are required to have differing bedroom numbers. The development proposes 40% 2 bedroom and 60% 3 bedroom apartments. 		
<p>A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.</p>		

Acceptable Outcome achieved

Differing dwelling types are located on each floor as follows:

- Ground: 2 x 2 bed
- Level 1: 1 x 2 bed and 2 x 3 bed
- Level 2: 1 x 2 bed and 2 x 3 bed
- Level 3: 2 x 3 bed

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT 4.9	UNIVERSAL DESIGN	
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	Acceptable Outcome A4.9.1 ✓ • Apartments 102 and 202 are designed to meet Silver Level requirements.	<u>Objective achieved</u> The provision of two Silver Level apartments (Apartments 102 and 202) provide dwelling options for people living with disabilities or limited mobility, and also supports aging in place.
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.9.1 –		
<ul style="list-style-type: none"> a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). 		
<u>Acceptable Outcome achieved</u>		
The development is proposing Apartments 102 and 202 meeting silver level requirements.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.	

ELEMENT 4.10 FAÇADE DESIGN		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>04.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.</p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	<p>Objective achieved</p> <p>The façade incorporates a number of materials and textures to provide visual relief. The employment of a concealed help reduce the building bulk. The balconies and limestone feature provide interest to the primary façade.</p> <p>The use of materials and finishes found on surrounding housing provides a connection back to the existing character. The façade presents a modern contemporary building design which will fit with the existing streetscape of Philip Road.</p>
<p>04.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.</p>	<p>Acceptable Outcome A4.10.1 and A4.10.4 Satisfied ✓</p> <p>Acceptable Outcome A4.10.2 N/A ✓</p> <p>Acceptable Outcome A4.10.3 N/A ✓</p> <p>There are no adjoining buildings of an appropriate design to reference key datum points for the façade design.</p> <p>Acceptable Outcome A4.10.5 N/A ✓</p> <p>Acceptable Outcome A4.10.6 N/A ✓</p> <div style="border: 1px solid black; width: 100%; height: 100%; margin-top: 10px;"></div> <p><i>Detail of Front Facade</i></p>	<p>Objective achieved</p> <p>The entry into the building is well-defined by the presence of the entry colonnade with trellis and canopy over the pedestrian path to the building entrance. Upper floor balconies provide visual interest and identify the location of apartments.</p> <p>All building servicing are located within the building in the basement and ground floor levels which will not be visible from the primary street.</p> <p>The use of a number of materials, colour, angles and textures reduces the impression of the building being box-like.</p>
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A4.10.1 – Façade design includes:</p> <ul style="list-style-type: none"> – scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm – rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour. <p>Acceptable Outcome achieved</p> <p>A mix of materials including limestone, render, metal and glass are used in the façade to provide visual interest and to draw attention towards the entry. The façade is articulated by being broken into horizontal and circular segments.</p>		

<p>A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.</p> <p>Acceptable Outcome not applicable</p>	
<p>A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.</p> <p>Acceptable Outcome achieved Both adjacent buildings on Philip Road are two storey residential homes with relatively high wall and roof pitches. The façade has incorporated materials commonly seen on housing in the street, such as face brick and render.</p>	
<p>A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.</p> <p>Acceptable Outcome achieved All services will be located within the building and not visible from the street.</p>	
<p>A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that:</p> <ul style="list-style-type: none"> - define and provide weather protection to entries - are integrated into the façade design - are consistent with the streetscape character. <p>Acceptable Outcome not applicable</p>	
<p>A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.</p> <p>Acceptable Outcome not applicable</p>	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>

ELEMENT 4.11 ROOF DESIGN		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	<p><i></i></p>
<p>O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.</p>	<p>Acceptable Outcome A4.11.1 to A4.11.3 Satisfied ✓</p>	<p>Objective achieved</p>

- The roof is integrated into the design of the building and not visible from the surrounding public realm.
- Private roof terraces are provided for Apartments 9 and 10 below.
- Roof top services are screened from view.

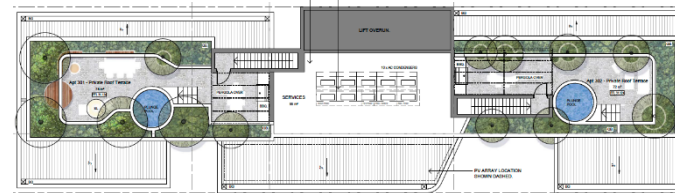
The roof design has been designed to be concealed as much as possible to reduce the building bulk of the proposed development.

The roof design is fully integrated into the façade to break up the height and bulk of the building when viewed from the street.

O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.



Concealed / Integrated Roof Design



Private Roof Terraces with Landscaping to Edges

Objective achieved

The roof space has been utilised as private open space areas for only Apartments 301 and 302 only. The private roof space meets visual privacy setbacks requirements and minimises overlooking through extensive landscaping around the edge space of the roof space of the development.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.

Acceptable Outcome achieved

The roof design has been designed to be concealed as much as possible to reduce the building bulk of the proposed development.

A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.

Acceptable Outcome achieved

Services such as the lift core overrun, air conditioning units are shown on the roof. The bulk of the services are located in the middle portion of the development and will not be visually obtrusive when viewed from the street.

A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.

Acceptable Outcome achieved

The roof space has been utilised as private open space areas for only Apartments 301 and 302 only. The private roof space meets visual privacy setbacks requirements and minimises overlooking through extensive landscaping around the edge space of the roof space of the development.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	Nil.

ELEMENT 4.12 LANDSCAPE DESIGN

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
<p>O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.</p>	<p>Acceptable Outcome A4.12.1 to A4.12.4 Satisfied ✓ Refer to Landscape Plan.</p>	<p><u>Objective achieved</u> The Landscape Plans includes low shrub plantings and two medium trees within the front setback area. This will provide visual relief to the building, as well as provide shade in the front setback open space area.</p> <p>The overall landscape design will provide an attractive outlook for apartments looking down into the site and reduce the bulk and scale of the building.</p>
<p>O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.</p>		<p><u>Objective achieved</u> The revised Landscaping Plans have been reviewed by the City’s Landscape Architect Consultant who advised the species selection was appropriate for the site and their proposed planting locations within the development.</p>
<p>O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.</p>		<p><u>Objective achieved</u> The revised Landscape Plan and irrigation via soft landscaped areas have been assessed by the City’s Landscape Architect Consultant as being acceptable for a project of this scale for the proposed development.</p> <p>Due to the size of the development, water harvesting has not been achieved.</p>
<p>O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built</p>		<p><u>Objective achieved</u></p>

form, materiality, key functional areas and sustainability strategies.		The landscaping has been integrated into the built form outcomes, particularly in relation to the open space areas, ground floor private open space areas and the private outdoor living areas on the roof.
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ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.

Acceptable Outcome achieved
Updated Landscape Plans by Realm Studios dated 9 March were submitted.

A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.

Acceptable Outcome achieved
A significant number of trees are proposed to be planted within the DSA areas and on structure within balcony areas and the roof space. The landscape areas are considered to improve the amenity to each apartment unit for residents.

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.

Table 4.12 Planting on structure: minimum soil standards for plant types and sizes

Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m ³	1,200mm	64m ² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m ³	1,000mm	36m ² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m ³	800mm	3m × 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m ³	800mm	2m × 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--

Acceptable Outcome achieved
Updated Landscape Plans by Realm Studios dated 9 March were submitted, showing on structure plantings.

A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive.

Acceptable Outcome achieved

Building services have been integrated inside the building within the basement and ground floor levels and will not impact on landscaped areas.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT 4.13	ADAPTIVE REUSE
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	Element 4.13 Not Applicable ✓	<u>Objectives not applicable</u> This proposal is not retaining the existing dwelling.
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.		

ACCEPTABLE OUTCOMES
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.
<u>Acceptable Outcome not applicable</u>
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.
<u>Acceptable Outcome not applicable</u>

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

ELEMENT 4.14	MIXED USE
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ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	Element 4.14 Not Applicable ✓	<u>Objectives not applicable</u> The proposal is only for a multiple dwelling development only.
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses. <u>Acceptable Outcome not applicable</u>		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street. <u>Acceptable Outcome not applicable</u>		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable. <u>Acceptable Outcome not applicable</u>		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements. <u>Acceptable Outcome not applicable</u>		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents. <u>Acceptable Outcome not applicable</u>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.	

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>	
<p>O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.</p>	<p>Acceptable Outcome A4.15.1 Satisfied ✓</p> <p>The development includes:</p> <ul style="list-style-type: none"> • An array of PV solar panels on the roof; • Energy efficient heating devices; • Solar powered lighting to external open space and common areas. <p>Consistent with Element 4.15 of SPP7.3V2, it is proposed that all dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars. This will be achieved through the selection of water and energy saving fixtures and fittings during the detailed design phase. An energy efficiency statement can be provided prior to commencement of works, pursuant to a condition of approval.</p>	<p><u>Objective met – condition recommended</u></p> <p>A number of measures have been listed by the proponent, including photovoltaic cells on the roof. However, it is recommended a condition be placed to ensure compliance with the acceptable outcome as a minimum.</p>
<p>ACCEPTABLE OUTCOMES</p> <p><i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>		
<p>A4.15.1 –</p> <p>a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p>b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p> <p><u>Acceptable Outcome achieved – condition recommended</u></p> <p>Photovoltaic cells are proposed on the western aspect of the roof.</p> <p>It is recommended that a condition be placed that requires the incorporation of at least one significant energy efficiency initiative, or all dwellings to exceed the minimum NATHERS requirements by 0.5 stars.</p>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>Nil.</p>	

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.	Acceptable Outcome A4.16.1 to A4.16.3 Satisfied ✓ All dwellings will be individually metered for water usage. Landscaped deep soil areas will be contoured to capture stormwater for direct infiltration into the ground during small rainfall events (refer Landscape Plan). Details of stormwater management from major rainfall events, including overland flow paths, on-site detention systems and overflow into the local drainage system, will be provided prior to commencement.	<u>Objective achieved – condition recommended</u> It is recommended that a condition be placed on any approval that requires individual metering of water usage.
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		<u>Objective achieved – condition recommended</u> A standard stormwater management condition placed on any approval will ensure this objective is achieved.
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		<u>Objective achieved</u> The site slopes by approximately 2.5, from the primary street to the rear. The finished level of the ground floor will be at ground level or above.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage. <u>Acceptable Outcome achieved – condition recommended</u> It is recommended that a condition be placed on any approval requiring individual metering.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site. <u>Acceptable Outcome achieved – condition recommended</u> Stormwater run-off is to be accommodated by on-site soak wells. It is recommended that a condition be placed on any approval granted requiring this outcome.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system. <u>Acceptable Outcome achieved</u> Stormwater management will be controlled through standard conditions in the event of approval.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.	

ELEMENT 4.17 WASTE MANAGEMENT

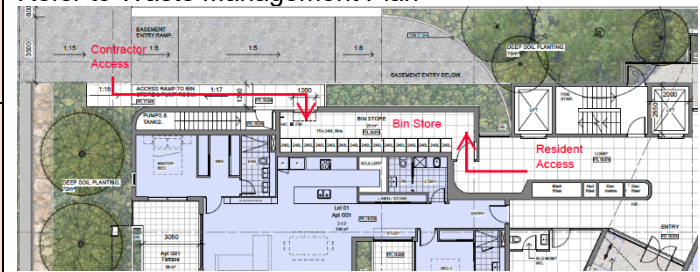
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	<p>APPLICANT COMMENT</p>	<p>ASSESSOR COMMENT</p>
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04.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.

Acceptable Outcome A4.17.1 Satisfied ✓
Refer to Waste Management Plan

Objective achieved
The bin storage areas are located in the basement and ground floor levels and have been incorporated into the development. The bin store areas will not be visible from the street.

04.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.



Plan of Ground Level Bin Store & Access Points

Objective achieved
The Waste Management Plan has been assessed by the City and is considered to be generally in compliance with the City's Waste Management Guidelines.

The City's Waste Services Unit has reviewed the Waste Management Plan and were supportive of the management plan.

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the *WALGA Multiple Dwelling Waste Management Plan Guidelines* (or local government requirements where applicable).

Acceptable Outcome achieved
A Waste Management Plan (WMP) has been prepared in accordance with the City's Waste Management Local Planning Policy and Guidelines.

A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A* (or equivalent local government requirements).

Acceptable Outcome achieved
The submitted WMP has been prepared and has been assessed as appropriate. The City's Waste Services Unit has reviewed the WMP and were supportive of the management plan.

A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the *WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)* (or local government requirements where applicable).

Acceptable Outcome achieved
The submitted WMP has identified a dedicated area for bulk bin storage in the basement level.

A sufficient sized bin store area located on the ground floor (26m²) that is to accommodate 9 x 360L bins and 2 x 240L bins and a 360L bin compactor.

A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.

Acceptable Outcome achieved

The bin storage areas are located in the basement and ground floor levels and have been incorporated into the development.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	The updated Waste Management Plan dated 11 March 2021 and waste arrangements have been assessed against the City’s Waste Management Local Planning Policy. The WMP has been assessed as compliant with the policy in the event approval is granted.

ELEMENT 4.18 UTILITIES		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	<p>Acceptable Outcome A4.18.1 to A4.18.4</p> <p>Satisfied ✓</p> <ul style="list-style-type: none"> • All utilities and services will be concealed from view from the street. • Fire pumps and tanks are located in the basement. • Services in the front setback area will be integrated into the design of the building or landscaping, with details to be provided prior to commencement. • It is intended that the development will be fibre to-premises ready. • Laundries are provided internally to each apartment. 	<u>Objective achieved</u>
O4.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.		<u>Objective achieved</u>
O4.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.		<u>Objective achieved</u>
O4.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.		<u>Objective achieved</u>
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		

A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.

Acceptable Outcome achieved

Utility meters will be located within the building on the ground floor opposite of the lift and stairs which will be screened not visually intrusive.

A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.

Acceptable Outcome achieved

This is a standard requirement of NBN Co for new developments. An advice note will be included on any approval granted.

A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.

Acceptable Outcome achieved

The location of air conditioner units are concealed and located at the roof level.

The provision has been made for clothes dryers in laundry areas are provided for 8 apartment and laundry cupboards are provided for 2 apartments.

A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.

Acceptable Outcome achieved

Laundry facilities are located within each apartment. These take the form of a laundry cupboard and a laundry room that contain sufficient space for a trough, washing machine and dryer. Ventilation and function of laundry areas will be subject to Health requirements in the event of approval.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	Nil.

Town Planning Statement

10 Multiple Dwellings

Lot 372 (No.12) Philip Road, Dalkeith

prepared by



STEWART URBAN PLANNING

on behalf of

Gunner Developments Pty Ltd

15 December 2020



1.0 Introduction

Stewart Urban Planning acts for Gunner Developments Pty Ltd, the owner of Lot 372 (No.12) Philip Road, Dalkeith ('site').

This Town Planning Statement has been prepared in support of an Application for Development Approval ('Application') to construct 10 Multiple Dwellings on the site.

1.1 Technical Reports

The Application is accompanied by the following technical documents.

Report	Consultant
Feature Survey	Vision Surveys
Architectural Drawings	Matthews and Scavalli
Landscape Concept Plan	Realm Studios
Town Planning Statement	Stewart Urban Planning
Acoustic Assessment	Sealhurst
Traffic Impact Statement	Transcore
Waste Management Plan	Suez



2.0 Site Description

2.1 Overview

Local Authority	City of Nedlands
Address	No.12 Philip Road, Dalkeith
Cadastral	Lot 372 on Plan 3395
Certificate of Title	Volume 9 Folio 379A
Land Area	1,136m ²
Frontage	Philip Road 18.91m
Existing Land Use	Single House

2.2 Analysis

Site Context

Regional Context

The site is approximately 7 kilometres south-west of the Perth central area in the locality of Dalkeith, in the City of Nedlands ('City'). The site is within 2 kilometres of the Claremont Activity Centre and 6 kilometres of the Subiaco Activity Centre. The University of Western Australia is 2.5 kilometres to the north-east.

Refer Figure 1 – Regional Context.

Local Context

This site is located on the south side of Philip Road, between Alexander Road and Adelma Road, in the Waratah Village mixed use neighbourhood centre.

Philip Road has a low-density residential character, comprising one and two storey dwellings with established landscaping. Verge trees are provided to both sides of Philip Road, with a footpath running along the southern verge parallel to the road carriageway. Three properties on the south side of Philip Road, between Alexander Road and Adelma Road, are occupied by strata-titled grouped dwellings.

The adjoining property to the west of the site is occupied by a two-storey house positioned on the rear (southern) portion of the site. A single-storey wall of 14 metres in length is built to the common boundary with the subject site. A tennis court occupies the front (northern) portion facing Philip Road, with the driveway running along the eastern side boundary adjacent to the site. The adjoining site to the east is occupied by two double-storey grouped dwellings, with the driveway running along the western side boundary adjacent to the site.

To the rear of the site is a five-storey mixed use building fronting Waratah Avenue known as 'Dalkeith on Waratah', comprising commercial tenancies on the ground floor and 31 apartments on the upper floors.

Refer Figure 2 – Local Context.



To the rear of 'Dalkeith on Waratah' is a Right of Way known as Reserve 52486 and held on Lot 300 on Strata Plan 654678. Vehicle access to the Right of Way from Waratah Avenue is obtained via an existing reciprocal right of carriageway between the land occupied by 'Dalkeith on Waratah' and the adjoining site to the east occupied by 'Dalkeith Village Shopping Centre'. Pedestrian access to the Right of Way from Waratah Avenue is available via a 1 metre wide Easement in Gross running along the eastern side of 'Dalkeith on Waratah' and held within the Common Property of Strata Plan 654678.

Whilst Reserve 52486 is a public Right of Way, it is presently 'landlocked' with lawful vehicle access limited to the beneficiaries of the right of carriageway over 'Dalkeith Village Shopping Centre'. Those beneficiaries are limited to the owners, occupants, invited guests and authorised contractors of the 'Dalkeith on Waratah' building. Although the subject site enjoys access rights over the Right of Way, lawful access between the site and Waratah Avenue is presently only available to pedestrians and cyclists, via the Right of Way and Easement in Gross on Strata Plan 654678.

Refer Figure 3 – Local Access Plan.

Site Characteristics

The existing single storey house on the site was constructed in the early 1970's. Numerous trees and shrubs have been planted around the house and two trees are located in the verge abutting the site.

The site falls by approximately 4 metres, from a level of approximately 19 metres at the north-west corner of the site adjacent to Philip Road to approximately 15 metres at the rear south-east corner.

Access to the site is presently obtained from an existing bitumen crossover off Philip Road. An existing Water Corporation sewer traverses the front western portion of the site. The sewer has a depth of 1.6 metres below ground level.

Refer Figure 4 – Site Characteristics.

Further site details are shown on the Feature Survey accompanying the Application.



3.0 Description of Proposed Development

The Application proposes the demolition of the existing house on the site and the construction of 10 Multiple Dwellings.

Item	Proposed						
Storeys	4						
Plot Ratio	1,471m ² 1.29:1						
Apartment Mix	Floor	2 Bed		3 Bed		Total	
		No.	m ²	No.	m ²	No.	m ²
	Ground	2	230	-		2	230
	First	1	98	2	327	3	425
	Second	1	98	2	327	3	425
	Third	-	-	2	391	2	391
	Total	4	426	6	1,045	10	1,471
Car Parking	Resident Bays			20			
	Visitor Bays			3			
Bike Parking	Resident Bays			6 dual bike racks			
	Visitor Bays			1 dual bike rack			
Store Rooms	14						
Waste Management	Waste Bins			Option 1: 6 x 660 litre bins Option 2: 15 x 240 litre bins			
Landscaping	Deep Soil Planting			129m ²			
	Planting on Structure			147m ²			
	<u>Trees</u>			<u>Front Verge</u>	<u>Rear Verge</u>	<u>Site</u>	
	• Removed			1	1	10	
• Retained			1	5	0		
• Proposed (In Ground)			1	0	18		
• Proposed (In Structure)			0	0	22		
Environmental	Cross-Ventilated Dwellings			10 (100%)			
	<u>Sunlight 9am-3pm 21st June</u>			<u>Number of Dwellings</u>			
	• No Direct Sunlight			0			
	• 3 Hours of Sunlight			10 (100%)			
	• 5+ Hours of Sunlight			5 (50%)			



4.0 Town Planning Considerations

4.1 Metropolitan Region Scheme

Zoning

The site is zoned 'Urban' under the Metropolitan Region Scheme ('MRS').

Reserves

The site is not reserved for any purposes under the MRS.

4.2 State Planning Policies

State Planning Policy 4.2 – Activity Centres for Perth and Peel

State Planning Policy 4.2 ('SPP4.2') establishes a hierarchy of activity centres for Perth and Peel and contains guidance for the planning and development of centres.

The City's 'Waratah Village Local Distinctiveness Study and Context Analysis' states that Waratah Village is designated as a Neighbourhood Centre under the City's Local Planning Strategy.

Clause 5.1.2 of SPP4.2 describes the role and purpose of Neighbourhood Centres:

- (1) *Neighbourhood centres are important local community focal points that help to provide for the main daily to weekly household shopping and community needs. They are also a focus for medium density housing. There are also many smaller local centres such as delicatessens and convenience stores that provide for the day-to-day needs of local communities.*
- (2) *Neighbourhood and local centres play an important role in providing walkable access to services and facilities for communities. These centres should be recognised in local planning strategies, and also in structure plans for new urban areas.*

Clause 5.2.2 of SPP4.2 provides guidance for residential densities in and around activity centres:

- (1) *Commercial and residential growth should be optimised through appropriately-scaled buildings and higher-density development in walkable catchments of centres.*
- (2) *Higher-density housing should be incorporated within and immediately adjacent to activity centres to establish a sense of community and increase activity outside normal business hours. Performance targets for residential density are in Table 3.*

For Neighbourhood Centres, Table 3 of SPP4.2 suggests a walkable catchment of 200 metres with a residential density target of 15 to 25 dwellings per gross hectare.

The proposed development of the site with medium-density housing, in a four storey built form typology, is consistent with the intent of SPP4.2 with respect to residential densities in and around defined Neighbourhood Centres.



State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 – Design of the Built Environment ('SPP7.0') contains 10 Design Principles to be applied to significant built form development proposals. The Application is accompanied by a Design Principles Report prepared by the Project Architect that responds to the 10 Design Principles in SPP7.0.

Other State Planning Policies

No other State Planning Policies are relevant to the consideration of this Application. Discussion of State Planning Policy 7.3 – Residential Design Code Volume 2 Apartments ('SPP7.3 V2') is provided below.

4.3 City of Nedlands Local Planning Scheme No.3

4.3.1 Zoning

The site is zoned 'Residential' with a density code of R80 under Local Planning Scheme No.3 ('LPS3').

The area to the north is zoned Residential R60, while the area to the south, comprising the land on the north side of Waratah Avenue between Alexander Road and Adelma Road, is zoned Mixed Use with a density code of R-AC3.

Refer Figure 5 – LPS3 Zoning Map.

4.3.2 Land Use

The proposed Multiple Dwellings fall within the Use Class of 'Residential' under the LPS3 Zoning Table, which is a permitted ('P') use in the Residential zone.

4.3.3 Deemed Provisions

Deemed Provision 67 of LPS6 sets out a range of matters that a decision-maker is required to consider in determining this Application. The table below explains how the Application addresses each of the matters in Deemed Provision 67.

Deemed Provision 67		Response
(a)	Local Planning Scheme	The Application is capable of approval under LPS3.
(b)	Orderly and proper planning	No seriously entertained planning proposals relevant to the Application. Consideration has been given to the Waratah Village Local Distinctiveness Study and Context Analysis.
(c)	State Planning Policies	State Planning Policy 4.2 – Activity Centres for Perth & Peel State Planning Policy 7.0 – Design of the Built Environment State Planning Policy 7.3 – Residential Design Codes (V2)
(d)	Environmental Protection Policies	None applicable
(e)	Any policy of the WAPC	None applicable
(f)	Any policy of the State	None applicable
(g)	Local Planning Policies	<ul style="list-style-type: none"> • Waratah Village Laneway Requirements • Waste Management • Landscape Plans



(h)	Structure Plans, Centre Plans and Local Development Plans	Not applicable		
(i)	Review of Local Planning Scheme	Not applicable		
(j)	Reserved land	Not applicable		
(k)	Built heritage conservation	Not applicable		
(l)	Cultural heritage significance	The development does not have any effect on the cultural heritage significance of the area. The site is not within a place of Aboriginal heritage significance.		
(m)	Compatibility with setting	The scale of the building is consistent with the desired built form of the locality, as envisaged by the R80 density code, and will retain the residential character of the area. At four storeys, the development is similar in scale to the 'Dalkeith on Waratah' building to the rear.		
(n)	Amenity of the locality:			
	(i) Environmental impacts	The proposal will not have any adverse environmental impacts.		
	(ii) Character of locality	The development will reinforce the residential character of the area and satisfies the Design Principles of SPP7.0.		
	(iii) Social impacts	The development will not have any adverse social impacts.		
(o)	Effect on natural environment	The development will not have an adverse effect on the natural environment.		
(p)	Landscaping and tree retention	One existing verge tree in Philip Road will be retained. Landscaping, including deep soil areas, planting in structure and tree planting (verge and site) is proposed. The landscaping to the front setback area will retain the established garden setting of the locality.		
(q)	Environmental risks	None		
(r)	Risk to human health or safety	None		
(s)	Access and parking	Parking for 23 cars is provided, consistent with SPP7.3 V2. Access is proposed from Philip Road. No other lawful means of vehicle access is available. A new crossover is proposed to Philip Road and an existing crossover will be removed and the verge made good.		
(t)	Traffic impacts	The traffic generated by the development will not have an adverse effect on traffic flow and safety.		
(u)	(i) Public Transport	The site is serviced by public transport (bus service).		
		<u>Bus Stop No.</u>	<u>Location</u>	<u>Bus Service</u>
		17639 / 17645	Waratah Ave	24 East Perth - Claremont
	(ii) Public Utilities	All utilities required to service the development are available, including water, sewer, and power.		
	(iii) Waste Management	A Waste Management Plan accompanies the Application.		
	(iv) Pedestrian & Cyclist Access	Bicycle parking is provided in accordance with SPP7.3 V2. Pedestrian access is proposed from Philip Road and Waratah Avenue via an existing Easement and Right of Way.		
(v) Elderly & Disability Access	Not applicable to the size and use of the car park.			



(v)	Loss of community benefit or service	The Application will not result in any loss of a community benefit or service.
(w)	History of the site	No relevant site history.
(x)	Impact on the community	The development will not have any adverse community impacts.
(y)	Submissions on the proposal	To be determined
(za)	Comments from agencies	To be determined
(zb)	Other planning considerations	None

4.4.4 Development Standards

Clause 25 of LPS3 confirms the Residential Design Codes ('RD Codes') form part of LPS3 and apply to residential development in accordance with the density code depicted on the Scheme Map. Modifications to the RD Codes are set out in Clause 26 of LPS3. None of the modifications apply to land with a density code of R80.

Residential Design Codes – Volume 2 Apartments

The RD Codes Assessment in Appendix 1 demonstrates how the development fulfils the Objectives of each Design Element under SPP7.3 V2. The development satisfies the majority of relevant Acceptable Outcomes, as applicable to land coded R80, with the exception of the following:

- Acceptable Outcome A2.4.1 - Side & Rear Setbacks (Boundary Walls);
- Acceptable Outcome A2.5.1 - Plot Ratio; and
- Acceptable Outcome A3.7.3 - Pedestrian Entry.

Whilst these Acceptable Outcomes are not satisfied, it is emphasised the Acceptable Outcomes are not intended to function as 'deemed-to-comply' provisions. As stated in SPP7.3 V2:

This is a performance-based policy. Applications for development approval need to demonstrate that the design achieves the objectives of each design element. While addressing the Acceptable Outcomes is likely to achieve the Objectives, they are not a deemed-to-comply pathway and the proposal will be assessed in context of the entire design solution to ensure the Objectives are achieved. Proposals may also satisfy the Objectives via alternative means or solutions.

It is acknowledged further details may need to be submitted to demonstrate how the proposal will satisfy some of the Design Elements under SPP7.3 V2, such as energy efficiency measures and stormwater management systems. Conditions of approval should be imposed, as deemed appropriate by the decision-maker, to provide a statutory mechanism for such details to be submitted prior to commencement.



4.4.5 Local Planning Policies

Local Planning Policy – Waratah Village Laneway

The Objectives of the Waratah Village Laneway Local Planning Policy are:

1. *To provide for the ceding of land for the creation of the Waratah Village Laneway.*
2. *To provide better access throughout the Waratah Village Precinct.*
3. *To ensure that vehicle crossover locations do not detract from the safety and visual amenity of the public realm.*
4. *To consolidate and conceal vehicle access from Waratah Avenue*

The laneway abutting the site's southern boundary is held as a Right of Way on the Strata Plan for 'Dalkeith on Waratah'. However, the Right of Way is effectively 'landlocked' as lawful vehicle access between the Right of Way and Waratah Avenue is only available to 'Dalkeith on Waratah' and the adjacent 'Dalkeith Village Shopping Centre.' For this reason, the proposed development is not able to obtain vehicle access from the rear of the site and is therefore designed with legal access from Philip Road only. Notwithstanding this, the Basement is designed to accommodate vehicle access from the Right of Way, should this become available in the future.

With respect to pedestrian access, the development proposes a walkway and stairs between the Ground Floor entry lobby and the Right of Way, to provide residents with convenient access to Waratah Village via the existing 1 metre wide Easement in Gross registered over Common Property on the Strata Plan for 'Dalkeith on Waratah'.

Local Planning Policy – Waste Management

The Application is accompanied by a Waste Management Plan that addresses the relevant provisions of the Waste Management Local Planning Policy. The proposed development includes a bin store capable of accommodating 15 x 240 litre bins, which provides sufficient capacity to meet the waste generation needs of the development. The bin store is located on the Ground Floor in a convenient location for residents and the waste service provider, with separate access provided from the lobby and driveway. The bin store is not visible from the public realm.

Local Planning Policy – Landscaping Plans

The Application is accompanied by a Landscape Plan prepared in accordance with the requirements of the Landscaping Local Planning Policy.

4.4.6 Other Considerations

Waratah Village Study

The Waratah Village Study comprises three deliverables:

1. Local Distinctiveness Study;
2. Context Analysis; and
3. Built Form Modelling.

The purpose of the Waratah Village Study is to inform the preparation of Local Planning Policies to guide development proposals in the Waratah Village Precinct.



The 'Waratah Village Local Distinctiveness Study and Context Analysis' (July 2020) represents the first two deliverables and was presented to the Council meeting of 25 August 2020, when Council resolved to:

City of Nedlands
Received
15 December 2020

1. Receive the local distinctiveness studies and context analyses for the Broadway, Nedlands Town Centre and Waratah Village Precincts;
2. Instruct the CEO to include reference to the local distinctiveness studies and context analysis in assessment of development applications, and where relevant current scheme amendments, within these precincts to inform assessment of existing local character; and
3. Note that the local distinctiveness studies and context analyses will inform the development of the built form modelling and subsequent localised built form controls for these precincts.

The table below summarises how the design of the development responds to relevant aspects of the Waratah Village Study.

Issue	Response
Activity and Land Use	The Application provides greater diversity in housing typologies to support a mix of land uses in the Village.
Topography	The development responds to the site's topography: the Ground Floor is finished at a similar level to Philip Road and the Basement is graded to achieve a similar level at the rear boundary to facilitate future access from the Right of Way.
Edge Treatments	The development incorporates appropriate edge treatments to boundaries, including deep soil areas and tree planting, to maintain the residential character and landscaped setting of the locality.
Building Heights & Setbacks	The built form of the development, including the design, scale and setbacks, achieves a transition between the R60 coded residential area to the north and the mixed use centre to the south. The development has a front setback of 6 metres to the Ground Floor, 5 metres to upper level balconies and 8.3 metres to the upper level façade, consistent with the prevailing setbacks (6 to 9 metres) along Philip Road, as noted by the Waratah Village Study,
Building Footprint	The building footprint is designed to provide a generous front setback area with deep soil planting to create an established landscaped setting reflective of the Philip Road streetscape. The position of the building is appropriate to its context with the rear Right of Way providing a buffer between the development and the five storey 'Dalkeith on Waratah' building to the south.
Materials	The development utilises contemporary materials to facades with natural tones and finishes consistent with the character of the area.
Landscape Character	A high quality landscaped setting is proposed for the building, with deep soil areas and advanced tree planting, to soften the building appearance and retain the area's garden setting.
Movement	Pedestrian access is provided from the rear of the site to Waratah Avenue, via the Right of Way and easement on the 'Dalkeith on Waratah' site, to enhance access to Waratah Village.



Specification for the Construction of Crossovers

The driveway for the proposed development will be accessed via a new crossover to Philip Road. In accordance with the City's Specification for the Construction of Crossovers, the crossover will be positioned 0.6 metres from the alignment of the site's eastern boundary and have a width of 4 metres.

The crossover will be less than 2 metres from an existing verge tree. In accordance with Clause 3.9 of the Specification for the Construction of Crossovers, the advice of the City's Parks Services will be obtained prior to installation of the crossover. It is anticipated the tree will need to be removed due to its proximity to the crossover. The proponent will pay for the cost of removing the tree and planting a replacement tree in a more central position within the verge, as depicted on the Landscape Plan. An existing verge tree near the site's western boundary will be retained and the existing bitumen crossover to the site will be removed and the verge made good.



5.0 Conclusion

This Town Planning Statement has been prepared in support of an Application for Development Approval for 10 Multiple Dwellings at Lot 372 (No.12) Philip Road, Dalkeith.

The development is designed having regard to the site's context and will retain the established residential character of Philip Road. The scale of the building is consistent with the desired built form of the locality, as envisaged by the R80 density code, and will provide an appropriate transition between the medium density R60 area to the north and the higher density mixed use activity centre to the south.

The development satisfies the majority of Acceptable Outcomes under State Planning Policy 7.3 – Volume 2 Apartments, with the exception of:

- plot ratio;
- walls built to the boundary; and
- pedestrian access (location of entry doors only).

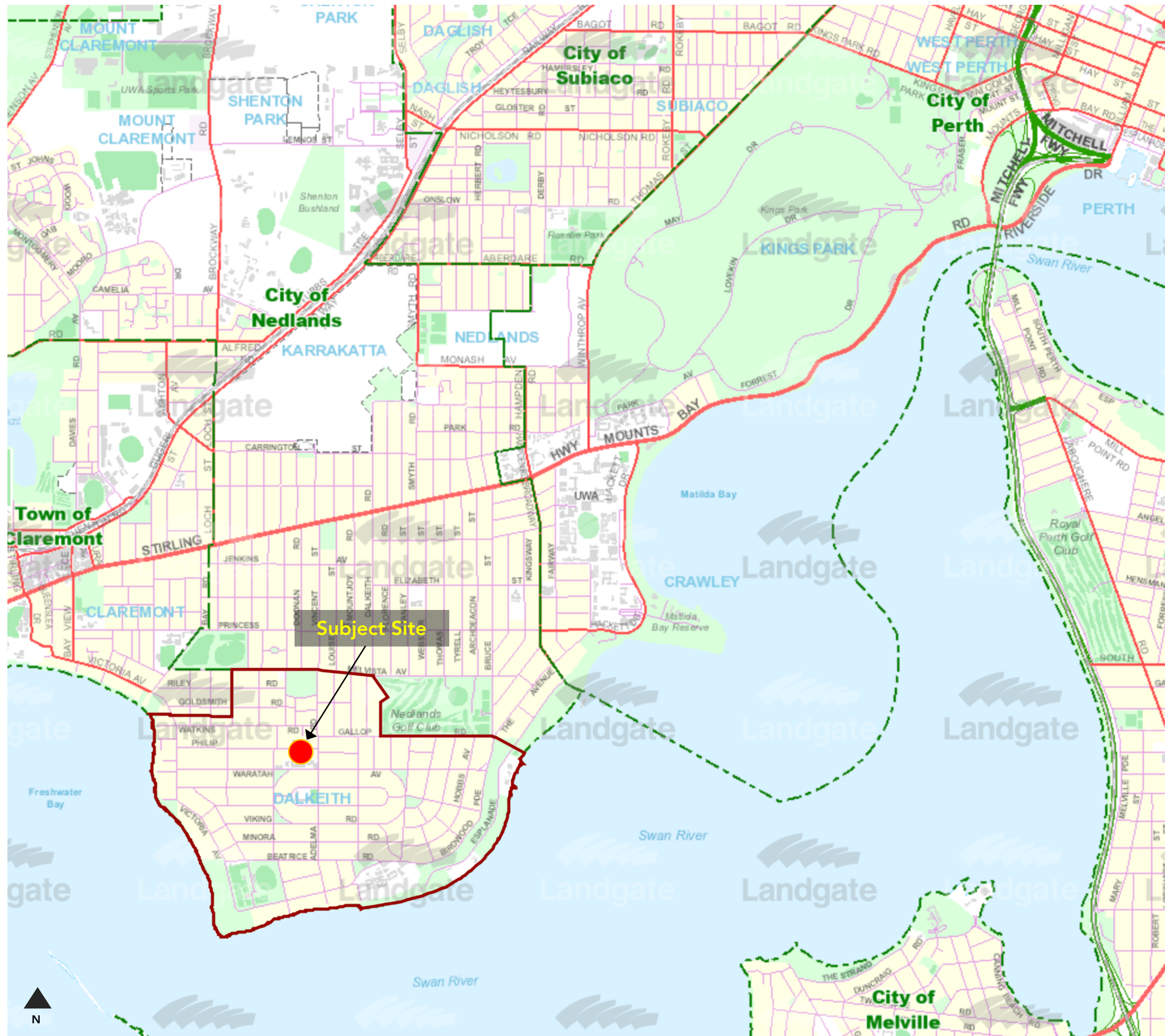
For these items, the development achieves the Objectives of the relevant Design Element under SPP7.3 V2.

The proposed development satisfies the relevant considerations listed in Deemed Provision 67 of LPS3, is consistent with the principles of orderly and proper planning and will not have any detrimental impact on the amenity of the locality.



Figures

Figure 1
Regional Context



Reference 0109
Project 10 Multiple Dwellings
Address Lot 372 (No.12) Philip Road, Dalkeith
Map Source Landgate

Figure 2
Local Context



Reference 0109
 Project 10 Multiple Dwellings
 Address Lot 372 (No.12) Philip Road, Dalkeith
 Map Source Landgate

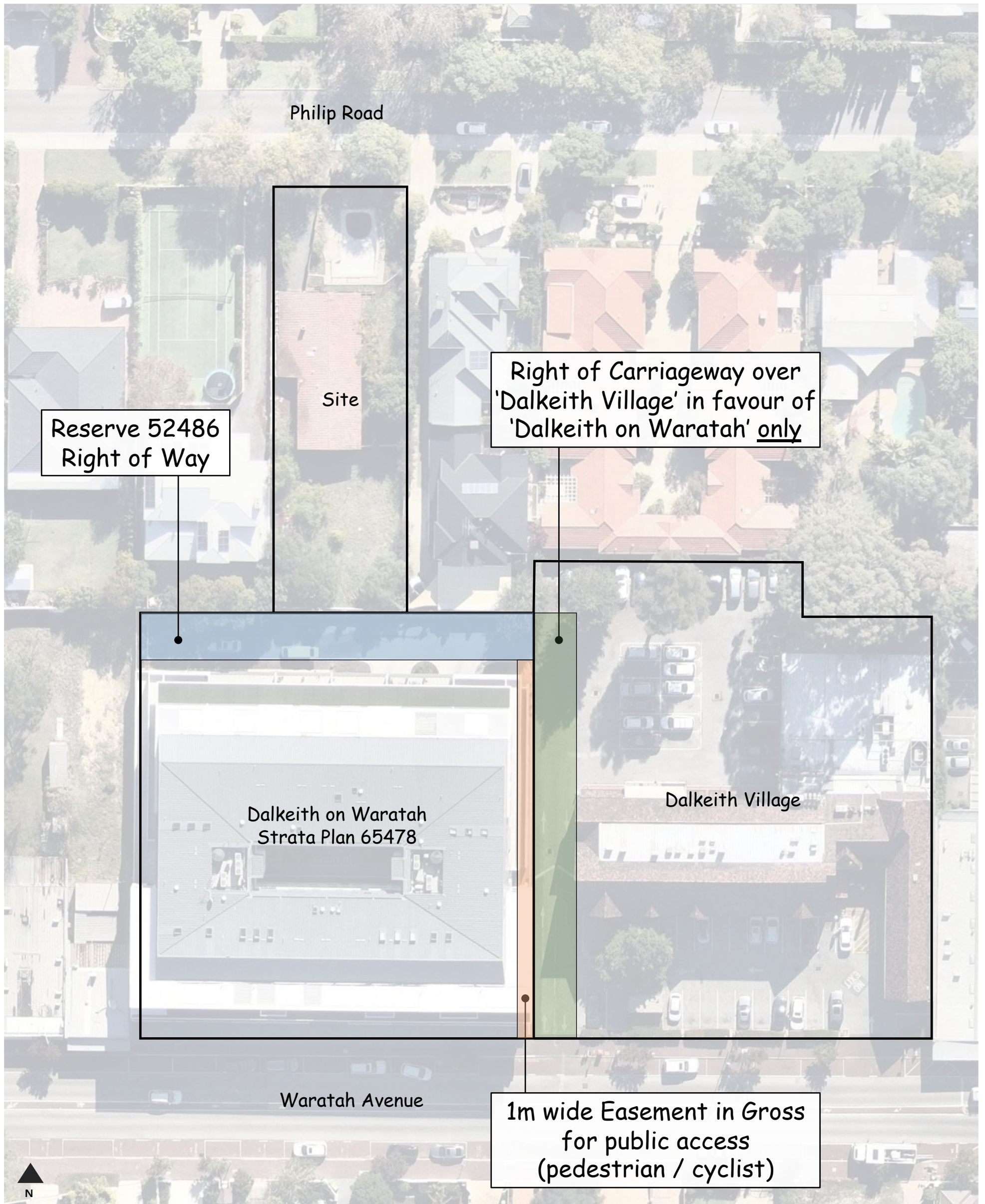


Figure 3
Local Access Plan

City of Nedlands
Received
15 December 2020



Reference 0109
Project 10 Multiple Dwellings
Address Lot 372 (No.12) Philip Road, Dalkeith
Map Source NearMap

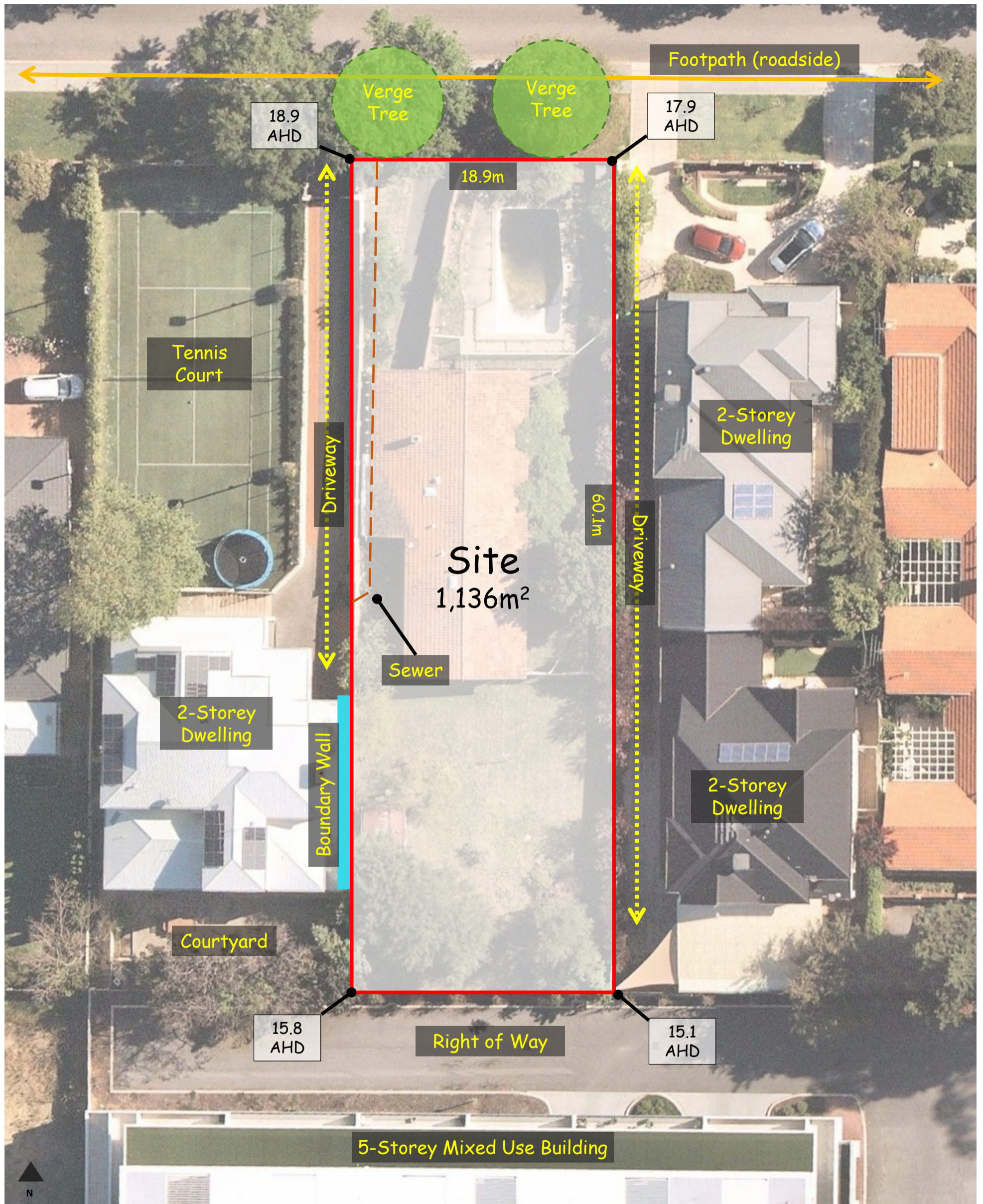


Figure 4
Site Characteristics

City of Nedlands
Received
15 December 2020



Reference 0109
Project 10 Multiple Dwellings
Address Lot 372 9No.12) Philip Road, Dalkeith
Map Source NearMap

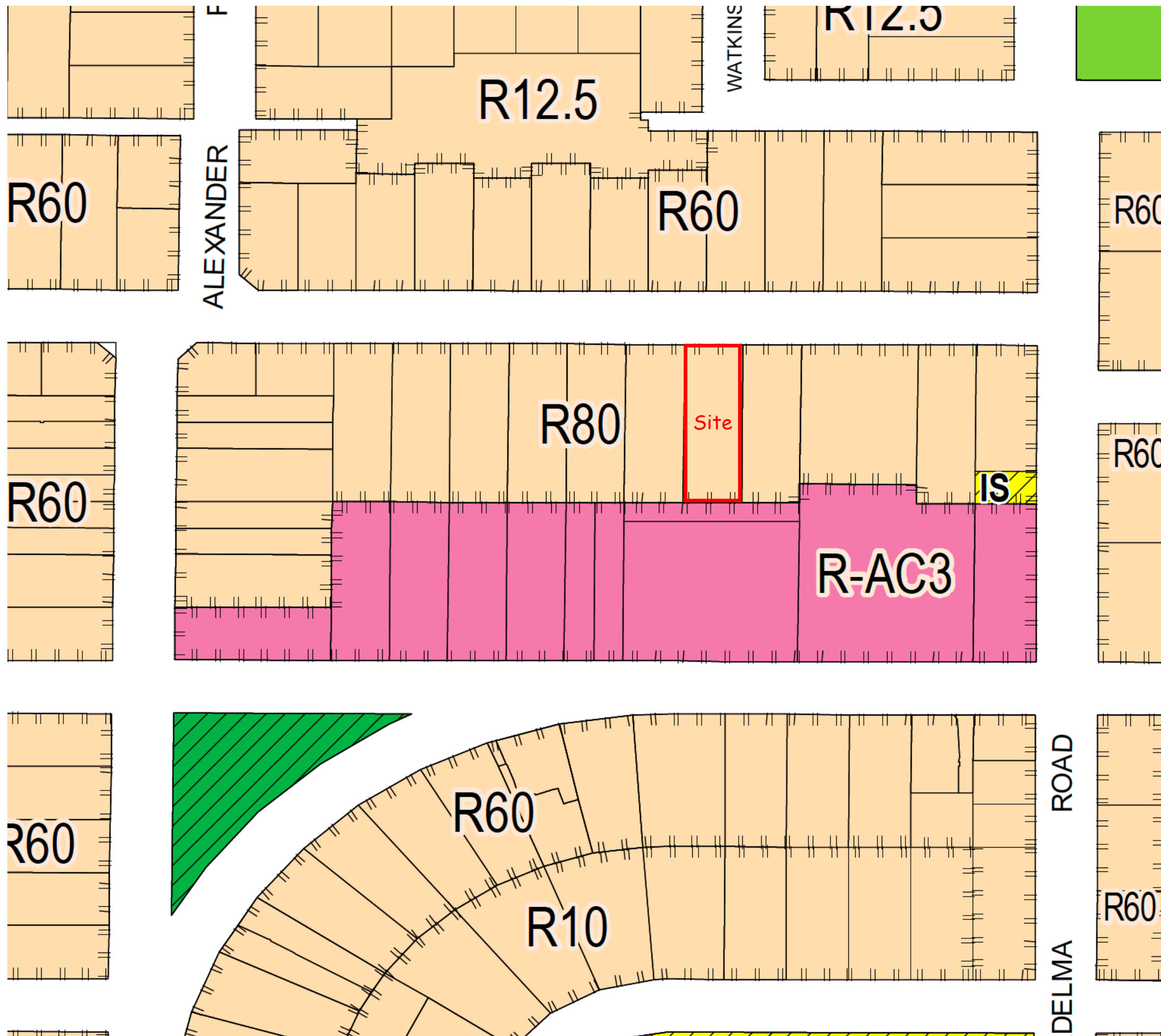


Figure 5
Local Planning Scheme No.3
Zoning Map



Reference 0109
Project 10 Multiple Dwellings
Address Lot 372 9No.12) Philip Road, Dalkeith
Map Source NearMap



Appendix 1

RD Codes Assessment

10 Multiple Dwellings

Lot 372 (No.12) Philip Road, Dalkeith

ELEMENT 2.2 BUILDING HEIGHT	
ELEMENT OBJECTIVES	APPLICANT COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O2.2.1 – The height of development responds to the desired future scale and character of the street and local area, including existing buildings that are unlikely to change.	<p style="text-align: right; color: green; font-size: 2em;">✓</p> <p>Acceptable Outcome A2.2.1 Satisfied</p> <p>The development satisfies the four storey height limit applicable to R80.</p> <p>As per the definitions of ‘Storey’ and ‘Basement’, the calculation of the number of storeys excludes the Basement.</p> <p>The term Storey is defined in SPP7.3 V2 as:</p> <p>Storey - the portion of a building which is situated between the top of any floor and the top of the floor next above it and if there is no floor above it, that portion between the top of the floor and the ceiling above it but does not include:</p> <ul style="list-style-type: none"> – a basement – a space that contains only a lift shaft, stairway or meter room – a mezzanine – a loft. <p>The term Basement is defined in SPP7.3 V2 as:</p> <p>Basement – a building floor level in which 50 per cent or more of its volume is below natural ground level.</p> <p>More than 50% of the Basement volume is below natural ground level:</p> <ul style="list-style-type: none"> • Volume of Basement Above NGL: 907m² 48.3% • Volume of Basement Below NGL: 973m² 51.7% <p>Refer to diagram below.</p>
O2.2.2 – The height of buildings within a development responds to changes in topography.	
O2.2.3 – Development incorporates articulated roof design and/or roof top communal open space where appropriate.	
O2.2.4 – The height of development recognises the need for daylight and solar access to adjoining and nearby residential development, communal open space and in some cases, public spaces.	
ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A2.2.1 – Development complies with the building height limit (storeys) set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the building height limit set out in the applicable local planning instrument.	
<i>(Excerpt from table 2.1)</i>	

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Site R-Coding											
Building height (storeys) <i>refer 2.2</i>	2	3	3	4	4	5	3	6	7	9	

LOCAL PLANNING FRAMEWORK	REQUIREMENT
Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:	

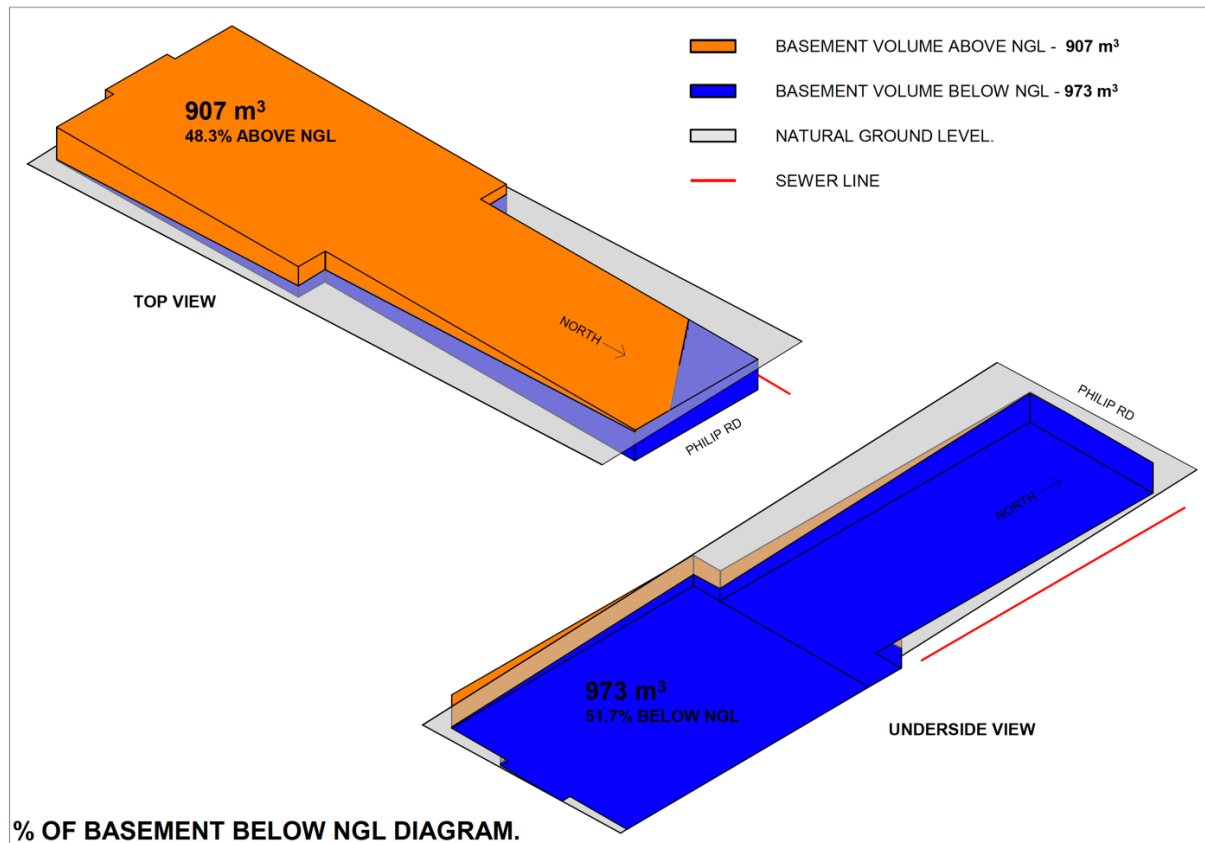



Diagram Confirming >50% of Basement Volume is Below NGL

ELEMENT 2.3		STREET SETBACKS																																												
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT					ASSESSOR COMMENT																																							
		Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.																																												
O2.3.1 – The setback of the development from the street reinforces and/or complements the existing or proposed landscape character of the street.		Acceptable Outcome A2.3.1 Satisfied  <ul style="list-style-type: none"> Required Setback: 2m Proposed Setback: 5m to 6m 																																												
O2.3.2 – The street setback provides a clear transition between the public and private realm.																																														
O2.3.3 – The street setback assists in achieving visual privacy to apartments from the street.																																														
O2.3.4 – The setback of the development enables passive surveillance and outlook to the street.																																														
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																																														
A2.3.1 – Development complies with the street setback set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the street setback set out in the applicable local planning instrument <i>(Excerpt from table 2.1)</i> <table border="1" data-bbox="98 852 1346 1168"> <thead> <tr> <th rowspan="2">Streetscape contexts and character <i>refer A2</i></th> <th colspan="2">Low-rise</th> <th colspan="2">Medium-rise</th> <th colspan="2">Higher density residential</th> <th>Neighbourhood centre</th> <th>Mid-rise urban centres</th> <th colspan="2">High density urban centres</th> <th>Planned areas</th> </tr> <tr> <th>R40</th> <th>R50</th> <th>R60</th> <th>R80</th> <th>R100</th> <th>R160</th> <th>R-AC4</th> <th>R-AC3</th> <th>R-AC2</th> <th>R-AC1</th> <th>R-AC0</th> </tr> </thead> <tbody> <tr> <td>Minimum primary and secondary street setbacks <i>refer 2.3</i></td> <td>4m ⁴</td> <td>2m</td> <td>2m</td> <td></td> <td>2m</td> <td></td> <td>2m or Nil ⁵</td> <td>2m or Nil ⁵</td> <td>2m or Nil ⁵</td> <td></td> <td></td> </tr> </tbody> </table>												Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0	Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵		
Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas																																			
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0																																			
Minimum primary and secondary street setbacks <i>refer 2.3</i>	4m ⁴	2m	2m		2m		2m or Nil ⁵	2m or Nil ⁵	2m or Nil ⁵																																					
(4) Minimum secondary street setback 1.5m (5) Nil setback applicable if commercial use at ground floor																																														
LOCAL PLANNING FRAMEWORK						REQUIREMENT																																								
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																																														

ELEMENT 2.4	SIDE AND REAR SETBACKS																																																	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT																																																
<p>O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties.</p>	<p>Acceptable Outcome A2.4.1 Partially Satisfied</p> <p>Building Setbacks – Ground & Upper Storeys ✓</p> <p><u>Minimum Side / Rear Setback</u></p> <ul style="list-style-type: none"> • Required: 3m • Proposed: 3m Side / 4m Rear <p><u>Average Side Setback</u></p> <ul style="list-style-type: none"> • Required: 3.5m • Proposed: 3.6m West / 4.1 East <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #D9E1F2;"> <th rowspan="2">Storey</th> <th colspan="3">West Side Setback</th> <th colspan="3">East Side Setback</th> </tr> <tr style="background-color: #D9E1F2;"> <th>Area (m²)</th> <th>Length</th> <th>Average</th> <th>Area (m²)</th> <th>Length</th> <th>Average</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>215</td> <td>52</td> <td>4.1</td> <td>216</td> <td>52</td> <td>4.1</td> </tr> <tr> <td>First</td> <td>170</td> <td>51</td> <td>3.3</td> <td>199</td> <td>51</td> <td>3.9</td> </tr> <tr> <td>Second</td> <td>170</td> <td>51</td> <td>3.3</td> <td>199</td> <td>51</td> <td>3.9</td> </tr> <tr> <td>Third</td> <td>183</td> <td>51</td> <td>3.6</td> <td>224</td> <td>51</td> <td>4.4</td> </tr> <tr style="font-weight: bold;"> <td>Total</td> <td>185</td> <td>51.25</td> <td>3.6</td> <td>209</td> <td>51.25</td> <td>4.1</td> </tr> </tbody> </table> <p><u>Calculation of Average Side Setback</u></p> <p>Building Setbacks – Walls Built to Boundary ✗</p> <p><u>Acceptable Outcome</u></p> <ul style="list-style-type: none"> • Boundary Wall of 2-Storeys where it abuts an existing wall. • Boundary Wall of 2-Storeys permitted to one boundary only and not exceeding two-thirds the length of the boundary (2/3 of 60m = 40m). <p><u>Element Objective Assessment</u></p> <p>O2.4.1 is satisfied for the following reasons:</p> <ul style="list-style-type: none"> • The Basement wall is proposed to be built to the rear boundary and southern-most portions of the side boundaries of the site. 	Storey	West Side Setback			East Side Setback			Area (m ²)	Length	Average	Area (m ²)	Length	Average	Ground	215	52	4.1	216	52	4.1	First	170	51	3.3	199	51	3.9	Second	170	51	3.3	199	51	3.9	Third	183	51	3.6	224	51	4.4	Total	185	51.25	3.6	209	51.25	4.1	
Storey			West Side Setback			East Side Setback																																												
		Area (m ²)	Length	Average	Area (m ²)	Length	Average																																											
Ground		215	52	4.1	216	52	4.1																																											
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Third	183	51	3.6	224	51	4.4																																												
Total	185	51.25	3.6	209	51.25	4.1																																												
<p>O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character.</p>																																																		
<p>O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management.</p>																																																		
<p>O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development.</p>																																																		

- The Basement wall (including the portion setback 1.3m from the eastern boundary) has a combined length of 69 metres, being less than 50% of the combined length of the side and rear boundaries. This excludes stand-alone boundary retaining walls and fencing to the pedestrian entry, vehicle access ramp and deep soil area.
- Excluding the setback portions of the Basement wall, the length of wall that is actually built to the boundary is 40 metres, being equivalent to the length allowed by A2.4.1 to one side boundary only.
- The Basement wall is lower than the 2-storey height limit under SPP7.3 V2.
- The height of the boundary wall adjacent to the site's eastern boundary ranges from 3.0m to 4.5m above natural ground level, measured to the top of the visual privacy screen (1.7m above the external walkway floor level).
- The height of the boundary wall adjacent to the site's western boundary ranges from 2.7m to 3.9m above natural ground level, measured to the top of the visual privacy screen (1.7m above the terrace floor level).
- The Basement wall on the western boundary has a length of 26.5 metres, of which 14 metres abuts the existing parapet wall of the adjoining dwelling.
- The portion of the boundary wall to the north of the existing adjoining parapet wall is situated adjacent to a driveway, while the retaining / screen wall to the pedestrian entry also abuts a driveway and is of a similar height to an existing boundary wall in this location.
- The boundary wall on the eastern side of the site also abuts an existing driveway, while the Basement wall to the rear boundary abuts a Right of Way.
- These surrounding driveways provide a buffer between the development and adjoining residential properties and ensure that the proposed boundary walls have minimal impact on the amenity of the adjoining properties.
- With the exception of the small portion of the wall at the south-west corner of the site, none of the boundary walls abut any adjoining outdoor living areas.
- Landscaping to the eastern boundary will reduce the visual impact of the wall where it is setback from the boundary.
- The Basement boundary walls are located on the rear portion of the site and will have limited, if any, impact on the streetscape and setting of Philip Road.
- It is not considered the boundary walls, being less than two storeys in height to 50% of the combined length of the side / rear boundaries, will have any impact on the amenity of adjoining properties.

Refer to diagram below for an illustration of proposed boundary walls.

Acceptable Outcome A2.4.2 Satisfied



ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.4.1 - Development complies with the side and rear setbacks set out in Table 2.1, except where:

- a) modified by the local planning framework, in which case development complies with the side and rear setbacks set out in the applicable local planning instrument **AND /OR**
- b) a greater setback is required to address 3.5 *Visual privacy*.

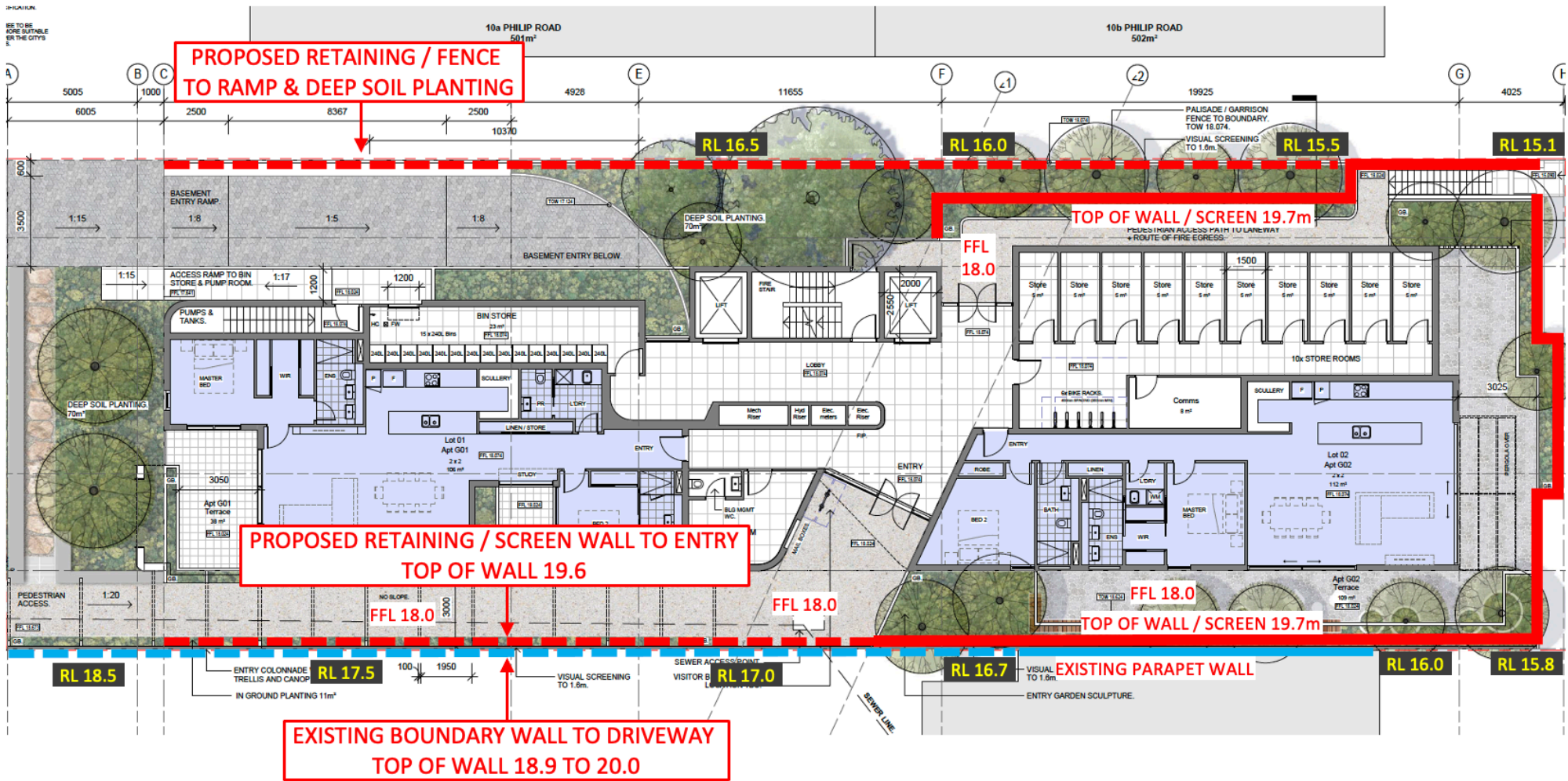
(Excerpt from table 2.1)

Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160			R-AC4	R-AC3	
Boundary wall height (storeys) ^{1,2} <i>refer 2.4</i>	1 ³		1 ³	2 ³	2 ³		2	3	4		
Minimum side setbacks ⁶ <i>refer 2.4</i>	2m	3m	3m		3m		Nil				
Minimum rear setback <i>refer 2.4</i>	3m		3m		6m		6m	Nil	Nil		
Average side setback where building length exceeds 16m <i>refer 2.4</i>	2.4m	3.5m	3.5m	3.5m	3.5m	4.0m	NA	NA	NA		

- (1) Wall may be built up to a lot boundary, where it abuts an existing or simultaneously constructed wall of equal or greater proportions
- (2) Where the subject site and an affected adjoining site are subject to different density codes, the length and height of any boundary wall on the boundary between them is determined by reference to the lower density code
- (3) Boundary wall only permitted on one boundary, and shall not exceed 2/3 length.
- (6) Boundary setbacks will also be determined by provisions for building separation and visual privacy within this SPP and building separation provisions of the NCC.

A2.4.2 – Development is setback from the boundary in order to achieve the Objectives outlined in 2.7 *Building separation*, 3.3 *Tree canopy and deep soil areas*, 3.5 *Visual privacy* and 4.1 *Solar and daylight access*.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	



Details of Basement Boundary Wall

ELEMENT 2.5	PLOT RATIO							
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT						
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>							
<p>O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.</p>	<p>Acceptable Outcome A2.5.1 Not Satisfied ✘</p> <p>Acceptable Outcome</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">• Permitted:</td> <td style="width: 20%; text-align: center;">1.0</td> <td style="width: 30%; text-align: right;">1,136m²</td> </tr> <tr> <td>• Proposed:</td> <td style="text-align: center;">1.29</td> <td style="text-align: right;">1,471m²</td> </tr> </table> <p>The plot ratio of the building has been calculated in accordance with the definition of 'Plot Ratio Area' in SPP7.3 V2. Refer to diagram below.</p> <p>Element Objective Assessment O2.5.1 is satisfied for the following reasons:</p> <ul style="list-style-type: none"> • The proposed development <u>satisfies</u> the Acceptable Outcomes of SPP7.3 V2 with respect to: <ul style="list-style-type: none"> - building height; - side / rear boundary setbacks (ground and upper floors); and - visual privacy. • The proposed development <u>exceeds</u> the Acceptable Outcomes of SPP7.3 V2 with respect to: <ul style="list-style-type: none"> - primary street setback (2 metres permitted; 5 to 6 metres proposed); - deep soil landscaping (114m² required; 145m² proposed); - tree planting; - outdoor living areas; and - access to sunlight and ventilation. • For these reasons, the plot ratio floor area does not add to the bulk and scale of the building and does not have any adverse impact on the amenity of the locality or adjoining properties. • In the circumstances of this Application, the plot ratio of the building is essentially a mathematical calculation of how the spaces within the building envelope are used, with no corresponding town planning impacts. 	• Permitted:	1.0	1,136m ²	• Proposed:	1.29	1,471m ²	
• Permitted:	1.0	1,136m ²						
• Proposed:	1.29	1,471m ²						

- Consistent with the intent of WAPC Planning Bulletin 113/2015, the proposed plot ratio represents a variation of 25% and does not exceed the plot ratio (1.3:1) applicable to the next higher density code of R100 under SPP7.3 V2.
- The site abuts the Waratah Village mixed use activity centre which is coded R-AC3 where a plot ratio of 2:1 is permitted.
- A five storey mixed use building occupies the abutting land to the south within the Waratah Village R-AC3 area.
- The proposed bulk and scale of the building is appropriate to the existing and planned character of the area and achieves a suitable transition between the R60 coded areas to the north and the R-AC3 activity centre to the south.

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A2.5.1 – Development complies with the plot ratio requirements set out in Table 2.1, except where modified by the local planning framework, in which case development complies with the plot ratio set out in the applicable local planning instrument.

(Excerpt from table 2.1)

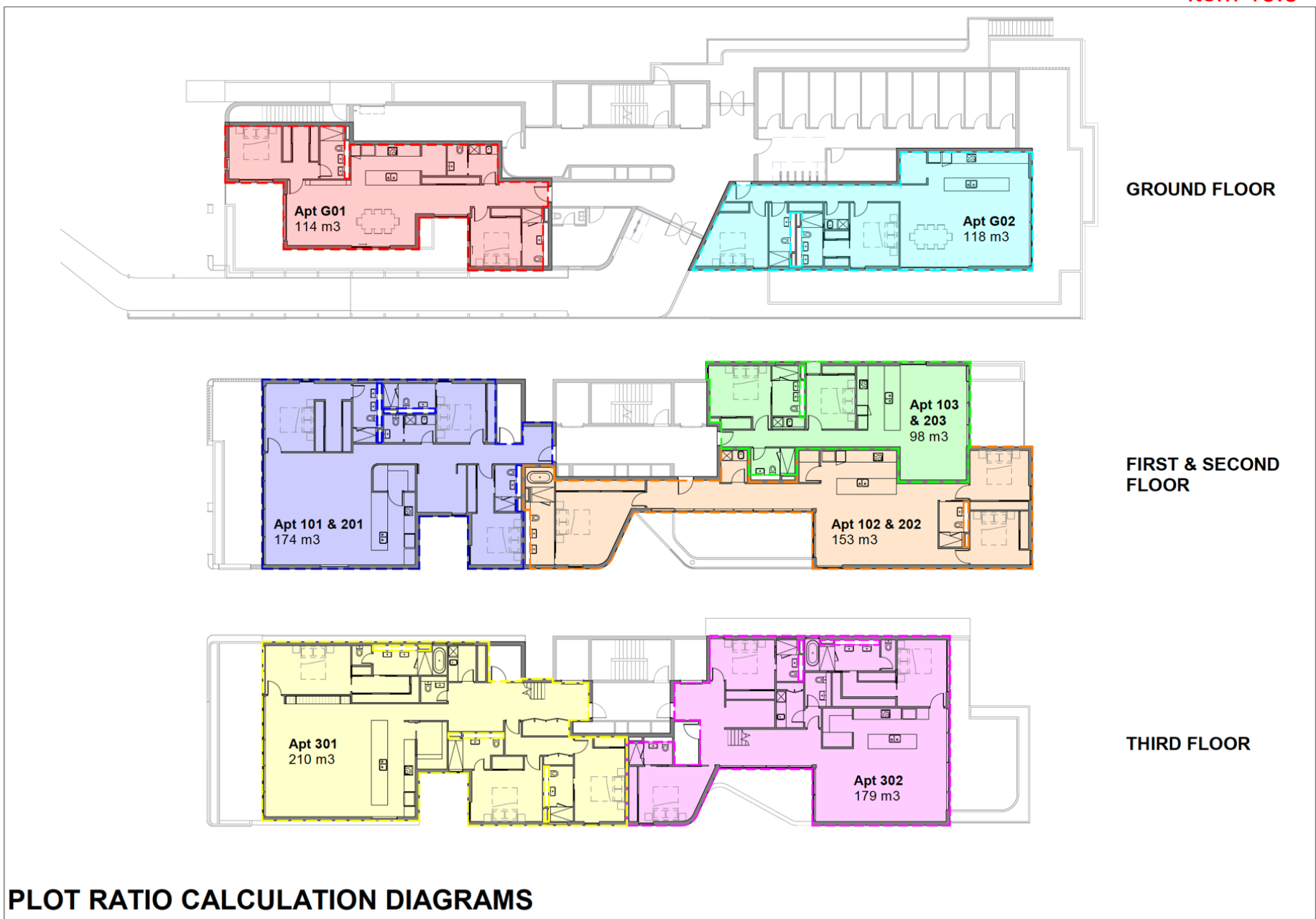
Streetscape contexts and character <i>refer A2</i>	Low-rise		Medium-rise		Higher density residential		Neighbourhood centre	Mid-rise urban centres	High density urban centres		Planned areas
	R40	R50	R60	R80	R100	R160	R-AC4	R-AC3	R-AC2	R-AC1	R-AC0
Plot ratio ⁷ <i>refer 2.5</i>	0.6	0.7	0.8	1.0	1.3	2.0	1.2	2.0	2.5	3.0	

(6) Refer to Definitions for calculation of plot ratio

LOCAL PLANNING FRAMEWORK

REQUIREMENT

Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:



Plot Ratio Diagram

City of Nedlands
Received
15 December 2020

ELEMENT 2.6 BUILDING DEPTH	
<p>ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i></p>	
	<p>APPLICANT COMMENT</p> <p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
	<p>ASSESSOR COMMENT</p>
<p>O2.6.1 – Building depth supports apartment layouts that optimise daylight and solar access and natural ventilation.</p>	<p>Acceptable Outcome A2.6.1 Satisfied ✓</p> <p>No single aspect apartments are proposed.</p>
<p>O2.6.2 – Articulation of building form to allow adequate access to daylight and natural ventilation where greater building depths are proposed.</p>	
<p>O2.6.3 – Room depths and / or ceiling heights optimise daylight and solar access and natural ventilation.</p>	
<p>ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A2.6.1 – Developments that comprise single aspect apartments on each side of a central circulation corridor shall have a maximum building depth of 20m. All other proposals will be assessed on their merits with particular consideration to 4.1 Solar and daylight access and 4.2 Natural ventilation.</p>	
<p>LOCAL PLANNING FRAMEWORK</p> <p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>	<p>REQUIREMENT</p>

ELEMENT 2.7	BUILDING SEPARATION																													
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT			ASSESSOR COMMENT																										
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>																													
O2.7.1 – New development supports the desired future streetscape character with spaces between buildings.	Acceptable Outcome A2.7.1 Satisfied ✓ Note:																													
O2.7.2 – Building separation is in proportion to building height.																														
O2.7.3 – Buildings are separated sufficiently to provide for residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook.																														
O2.7.4 – Suitable areas are provided for communal and private open space, deep soil areas and landscaping between buildings																														
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>																														
A2.7.1 – Development complies with the separation requirements set out in Table 2.7.																														
<p>Table 2.7 Building separation</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th rowspan="2">Separation between:</th> <th colspan="3">Building height</th> </tr> <tr> <th>≤ 4 storeys (up to 15m)</th> <th>5-8 storeys (up to 28m)</th> <th>≥ 9 storeys (over 28m)</th> </tr> </thead> <tbody> <tr> <td rowspan="3">Within site boundary</td> <td>Habitable rooms/balconies</td> <td>12m</td> <td>18m</td> <td>24m</td> </tr> <tr> <td>Habitable and non-habitable rooms</td> <td>7.5m</td> <td>12m</td> <td>18m</td> </tr> <tr> <td>Non-habitable rooms</td> <td>4.5m</td> <td>6m</td> <td>9m</td> </tr> <tr> <td>To adjoining property boundaries</td> <td>Habitable rooms/balconies and boundary</td> <td>Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)</td> <td>9m</td> <td>12m</td> </tr> </tbody> </table> <p><small>Distances apply from major openings of rooms, or the inside of balustrading of balconies. Average dimensions may be applied subject to major openings meeting other requirements for privacy, daylight and the like.</small></p>						Separation between:	Building height			≤ 4 storeys (up to 15m)	5-8 storeys (up to 28m)	≥ 9 storeys (over 28m)	Within site boundary	Habitable rooms/balconies	12m	18m	24m	Habitable and non-habitable rooms	7.5m	12m	18m	Non-habitable rooms	4.5m	6m	9m	To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)	9m	12m
	Separation between:	Building height																												
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To adjoining property boundaries	Habitable rooms/balconies and boundary	Refer 2.4 Side and rear setbacks (Table 2.1) and 3.5 Visual privacy (Table 3.5)	9m	12m																										
LOCAL PLANNING FRAMEWORK		REQUIREMENT																												
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>																														

ELEMENT 3.2		ORIENTATION	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.2.1 – Building layouts respond to the streetscape, topography and site attributes while optimising solar and daylight access within the development.	Acceptable Outcome A3.2.1 Satisfied	✓	
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter.	Acceptable Outcome A3.2.2 N/A	✓	
	Acceptable Outcome A3.2.3 Satisfied All abutting properties are coded R80 or higher.	✓	
	Acceptable Outcome A3.2.4 N/A	✓	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.2.1 – Buildings on street or public realm frontages are oriented to face the public realm and incorporate direct access from the street.			
A3.2.2 – Buildings that do not have frontages to streets or public realm are oriented to maximise northern solar access to living areas.			
A3.2.3 – Development in climate zones 4, 5 and 6 shall be designed such that the shadow cast at midday on 21st June onto any adjoining property does not exceed: <ul style="list-style-type: none"> – adjoining properties coded R25 and lower – 25% of the site area¹ – adjoining properties coded R30 – R40 - 35% of the site area¹ – adjoining properties coded R50 – R60 – 50% of the site area¹ – adjoining properties coded R80 or higher – Nil requirements. 			
<small>(1) Where a development site shares its southern boundary with a lot, and that lot is bound to the north by other lot(s), the limit of shading at A3.2.3 shall be reduced proportionally to the percentage of the affected properties northern boundary that abuts the development site. (Refer to Figure A7.2 in Appendix 7)</small>			
A3.2.4 – Where adjoining sites are coded R40 or less, buildings are oriented to maintain 4 hours per day solar access on 21 June for existing solar collectors on neighbouring sites.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 3.3		TREE CANOPY AND DEEP SOIL AREAS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.3.1 – Site planning maximises retention of existing healthy and appropriate and protects the viability of adjoining trees.		Acceptable Outcome A3.3.1 to A3.3.2 ✓	
O3.3.2 – Adequate measures are taken to improve tree canopy (long term) or to offset reduction of tree canopy from pre-development condition.		The existing vegetation on the site is not considered to meet the criteria listed in A3.3.1 and a better landscape solution can be achieved by planting advanced trees in designated landscape areas around the building.	
O3.3.3 – Development includes deep soil areas, or other infrastructure to support planting on structures, with sufficient area and volume to sustain healthy plant and tree growth.		Acceptable Outcome A3.3.3 Satisfied ✓	
		The development does not have any detrimental impact on any trees on the adjoining sites. One verge tree will be removed and replaced.	
		Acceptable Outcome A3.3.4 to A3.3.6 Satisfied ✓	
		<u>Deep Soil Areas (In Ground)</u> <ul style="list-style-type: none"> • 129m² (11.3%). <u>Tree Planting (In Ground)</u> <ul style="list-style-type: none"> • 14 small sized trees. • 3 medium sized tree. • 1 large sized tree. <u>Tree Planting (In Structure)</u> <ul style="list-style-type: none"> • 22 small sized trees in structure. 	
		Acceptable Outcome A3.3.7 N/A ✓	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.3.1 – Retention of existing trees on the site that meet the following criteria: <ul style="list-style-type: none"> – healthy specimens with ongoing viability AND – species is not included on a State or local area weed register AND – height of at least 4m AND/OR – trunk diameter of at least 160mm, measured 1m from the ground AND/OR 			

- average canopy diameter of at least 4m.

A3.3.2 – The removal of existing trees that meet any of the criteria at A3.3.1 is supported by an arboriculture report.

A3.3.3 – The development is sited and planned to have no detrimental impacts on, and to minimise canopy loss of adjoining trees.

A3.3.4 – Deep soil areas are provided in accordance with Table 3.3a. Deep soil areas are to be co-located with existing trees for retention and/or adjoining trees, or alternatively provided in a location that is conducive to tree growth and suitable for communal open space.

Table 3.3a Minimum deep soil area and tree provision requirements

Site Area	Minimum deep soil area	Minimum requirement for trees ¹
Less than 700m ²	10% OR 7% if existing tree(s) retained on site (% site area)	1 medium tree and small trees to suit area
700 – 1,000m ²		2 medium trees OR 1 large tree and small trees to suit area
> 1,000m ²		1 large tree and 1 medium tree for each additional 400m ² in excess of 1000m ² OR 1 large tree for each additional 900m ² in excess of 1000m ² and small trees to suit area

¹ Minimum requirement for trees includes retained or new trees
Refer Table 3.3b for tree sizes

A3.3.5 – Landscaping includes existing and new trees with shade producing canopies in accordance with Tables 3.3a and 3.3b.

Table 3.3b Tree sizes


Tree size	Indicative canopy diameter at maturity	Nominal height at maturity	Required DSA per tree	Recommended minimum DSA width	Minimum DSA width where additional rootable soil zone (RSZ) width provided ¹ (min 1m depth)	Indicative pot size at planting
Small	4-6m	4-8m	9m ²	2m	1m (DSA) + 1m (RSZ)	100L
Medium	6-9m	8-12m	36m ²	3m	2m (DSA) + 1m (RSZ)	200L
Large	>9m	>12m	64m ²	6m	4.5m (DSA) + 1.5m (RSZ)	500L

¹ Rootable areas are for the purposes of determining minimum width only and do not have the effect of reducing the required DSA.

A3.3.6 – The extent of permeable paving or decking within a deep soil area does not exceed 20 per cent of its area and does not inhibit the planting and growth of trees.

A3.3.7 – Where the required deep soil areas cannot be provided due to site restrictions, planting on structure with an area equivalent to two times the shortfall in deep soil area provision is provided.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.4 COMMUNAL OPEN SPACE													
ELEMENT OBJECTIVES	APPLICANT COMMENT												
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>												
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	Acceptable Outcome A3.4.1 to A3.4.7 Satisfied  Communal Open Space not required for 10 dwellings.												
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents.													
O3.4.3 – Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.													
ACCEPTABLE OUTCOMES													
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>													
A3.4.1 – Developments include communal open space in accordance with Table 3.4													
Table 3.4 Provision of communal open space													
	<table border="1"> <thead> <tr> <th>Development size</th> <th>Overall communal open space requirement</th> <th>Minimum accessible / hard landscape area (included in overall area requirement)</th> <th>Minimum open space dimension</th> </tr> </thead> <tbody> <tr> <td>Up to 10 dwellings</td> <td>Informal seating associated with deep soil or other landscaped areas</td> <td>NA</td> <td>NA</td> </tr> <tr> <td>More than 10 dwellings</td> <td>Total: 6m² per dwelling up to maximum 300m²</td> <td>At least 2m² per dwelling up to 100m²</td> <td>4m</td> </tr> </tbody> </table>	Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension	Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA	More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m
Development size	Overall communal open space requirement	Minimum accessible / hard landscape area (included in overall area requirement)	Minimum open space dimension										
Up to 10 dwellings	Informal seating associated with deep soil or other landscaped areas	NA	NA										
More than 10 dwellings	Total: 6m ² per dwelling up to maximum 300m ²	At least 2m ² per dwelling up to 100m ²	4m										
A3.4.2 – Communal open space located on the ground floor or on floors serviced by lifts must be accessible from the primary street entry of the development.													
A3.4.3 – There is 50 per cent direct sunlight to at least one communal open space area for a minimum of two hours between 9am and 3pm on 21 June.													
A3.4.4 – Communal open space is co-located with deep soil areas and/or planting on structure areas and/ or co-indoor communal spaces.													
A3.4.5 – Communal open space is separated or screened from adverse amenity impacts such as bins, vents, condenser units, noise sources and vehicle circulation areas.													
A3.4.6 – Communal open space is well-lit, minimises places for concealment and is open to passive surveillance from adjoining dwellings and/or the public realm.													
A3.4.7 – Communal open space is designed and oriented to minimise the impacts of noise, odour, light-spill and overlooking on the habitable rooms and private open spaces within the site and of neighbouring properties.													
LOCAL PLANNING FRAMEWORK	REQUIREMENT												
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>													

ELEMENT 3.5	VISUAL PRIVACY	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, while maintaining daylight and solar access, ventilation and the external outlook of habitable rooms.</p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>Acceptable Outcome A3.5.1 to A3.5.4 Satisfied ✓</p> <p>All visual privacy setbacks are achieved, as follows:</p> <p><u>Major Openings to Bedrooms / Studies</u></p> <ul style="list-style-type: none"> 3 metre setback provided to all bedrooms and studies. <p><u>Open Access Walkways</u></p> <ul style="list-style-type: none"> 3 metre setback provided; or Screened to height of 1.6 metres where the ‘cone of vision’ to the west and east side boundaries is less than 3 metres <p><u>Major Openings to Habitable Rooms other than Bedrooms</u></p> <ul style="list-style-type: none"> 4.5 metre setback provided; or Obscure glass below a height of 1.6 metres above floor level. <p><u>Unenclosed Private Outdoor Terraces and Balconies</u></p> <ul style="list-style-type: none"> Ground Floor: Screened to a height of 1.6 metres facing west side boundary; 1st to 3rd Floors: Screened to a height of 1.6 metres where the ‘cone of vision’ to the side boundaries is less than 6 metres; Roof Terraces: 6 metre setback provided. Rear Boundary: 6 metre ‘cone of vision’ setback measured to south side of abutting Right of Way consistent with SPP7.3 Volume 1. 	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<p>A3.5.1 – Visual privacy setbacks to side and rear boundaries are provided in accordance with Table 3.5.</p>		

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Table 3.5 Required privacy setback to adjoining sites


Cone of vision from unscreened:	First 4 storeys		5th storey and above
	Adjoining sites coded R50 or lower	Adjoining sites coded higher than R50	
Major opening to bedroom, study and open access walkways	4.5m	3m	Refer Table 2.7
Major openings to habitable rooms other than bedrooms and studies	6m	4.5m	
Unenclosed private outdoor spaces	7.5m	6m	

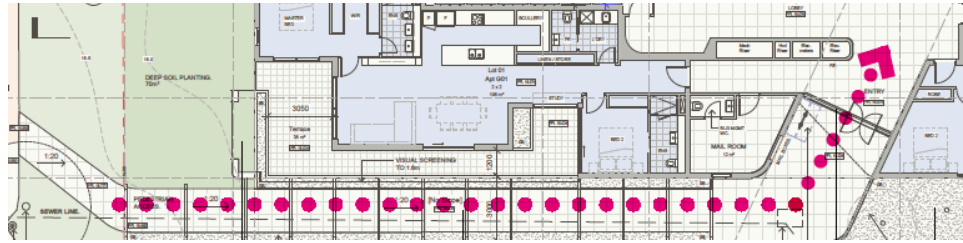
A3.5.2 – Balconies are unscreened for at least 25 per cent of their perimeter (including edges abutting a building).

A3.5.3 - Living rooms have an external outlook from at least one major opening that is not obscured by a screen.

A3.5.4 – Windows and balconies are sited, oriented, offset or articulated to restrict direct overlooking, without excessive reliance on high sill levels or permanent screening of windows and balconies.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	


ELEMENT 3.6 PUBLIC DOMAIN INTERFACE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.6.1 – The transition between the private and public domain enhances the privacy and safety of residents.	Acceptable Outcome A3.6.1 to A3.6.9 Satisfied 	
O3.6.2 – Street facing development and landscape design retains and enhances the amenity and safety of the adjoining public domain, including the provision of shade.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A3.6.1 – The majority of ground floor dwellings fronting onto a street or public open space have direct access by way of a private terrace, balcony or courtyard.		
A3.6.2 – Car-parking is not located within the primary street setback; and where car parking is located at ground level behind the street setback it is designed to integrate with landscaping and the building façade (where part of the building).		
A3.6.3 – Upper level balconies and/or windows overlook the street and public domain areas.		
A3.6.4 – Balustrading includes a mix of visually opaque and visually permeable materials to provide residents with privacy while maintaining casual surveillance of adjoining public domain areas.		
A3.6.5 – Changes in level between private terraces, front gardens and the ground floor level of the building and the street level average less than 1m and do not exceed 1.2m.		
A3.6.6 – Front fencing includes visually permeable materials above 1.2m and the average height of solid walls or fences to the street does not exceed 1.2m.		
A3.6.7 – Fencing, landscaping and other elements on the frontage are designed to eliminate opportunities for concealment.		
A3.6.8 – Bins are not located within the primary street setback or in locations visible from the primary street.		
A3.6.9 – Services and utilities that are located in the primary street setback are integrated into the design of the development and do not detract from the amenity and visual appearance of the street frontage. ¹		
<small>(1) Firefighting and access to services such as power and water meters require careful consideration in the design of the front façade. Consult early with relevant authorities to resolve functional requirements in an integrated design solution.</small>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 3.7 PEDESTRIAN ACCESS AND ENTRIES	
ELEMENT OBJECTIVES	APPLICANT COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>
<p>O3.7.1 – Entries and pathways are universally accessible, easy to identify and safe for residents and visitors.</p>	<p>Acceptable Outcomes A3.7.1 and A3.7.2 Satisfied ✓</p>
<p>O3.7.2 – Entries to the development connect to and address the public domain with an attractive street presence.</p>	<p>Acceptable Outcome A3.7.3 Partially Satisfied ✗</p> <p>Element Objective Assessment</p> <p>The entry doors to the lobby are not visible from the street and for this reason A3.7.3 is not satisfied. The design of the entry satisfies the Element Objectives as the pedestrian path leading to the lobby is clearly defined, universally accessible, visible from the street, well lit at night, and connected to the footpath. The small size of the project does not require wayfinding for visitors.</p>  <p><i>Pedestrian Entry from Footpath to Lobby</i></p>
	<p>Acceptable Outcomes A3.7.4 to A3.7.7 Satisfied ✓</p>
ACCEPTABLE OUTCOMES	
<p><i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i></p>	
<p>A3.7.1 – Pedestrian entries are connected via a legible, well-defined, continuous path of travel to building access areas such as lift lobbies, stairs, accessways and individual dwelling entries.</p>	
<p>A3.7.2 – Pedestrian entries are protected from the weather.</p>	
<p>A3.7.3 – Pedestrian entries are well-lit for safety and amenity, visible from the public domain without opportunity for concealment, and designed to enable casual surveillance of the entry from within the site.</p>	
<p>A3.7.4 – Where pedestrian access is via a shared zone with vehicles, the pedestrian path is clearly delineated and/or measures are incorporated to prioritise the pedestrian and constrain vehicle speed.</p>	
<p>A3.7.5 – Services and utilities that are located at the pedestrian entry are integrated into the design and do not detract from the amenity of the entry.</p>	
<p>A3.7.6 – Bins are not located at the primary pedestrian entry.</p>	

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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 3.8		VEHICLE ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.8.1 – Vehicle access points are designed and located to provide safe access and egress for vehicles and to avoid conflict with pedestrians, cyclists and other vehicles.		Acceptable Outcome A3.8.1 to A3.8.7 Satisfied  <ul style="list-style-type: none"> • One driveway is provided to Philip Rd. • The driveway does not serve more than 10 dwellings. • The driveway is 3.5m in width and 0.6m from side (east) boundary. • No structures or planting is proposed within the visual sight line truncations where driveway meets the front boundary. • Driveway width restricted to a functional minimum commensurate with the low number of car parking bays that it services. • A traffic management system (signage) will be installed to give priority to cars entering the basement. 	
O3.8.2 – Vehicle access points are designed and located to reduce visual impact on the streetscape.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A3.8.1 – Vehicle access is limited to one opening per 20m street frontage that is visible from the street.			
A3.8.2 – Vehicle entries are identifiable from the street, while being integrated with the overall façade design and/ or located behind the primary building line.			
A3.8.3 – Vehicle entries have adequate separation from street intersections.			
A3.8.4 – Vehicle circulation areas avoid headlights shining into habitable rooms within the development and adjoining properties.			
A3.8.5 – Driveway width is kept to a functional minimum, relative to the traffic volumes and entry/egress requirements.			
A3.8.6 – Driveways designed for two way access to allow for vehicles to enter the street in forward gear where: <ul style="list-style-type: none"> – the driveway serves more than 10 dwellings – the distance from an on-site car parking to the street is 15m or more OR – the public street to which it connects is designated as a primary distributor, district distributor or integrated arterial road. 			
A3.8.7 – Walls, fences and other structures truncated or reduced to no higher than 0.75m within 1.5m of where walls, fences, other structures adjoin vehicle access points where a driveway meets a public street and where two streets intersect (refer Figure 3.8a).			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 3.9 CAR AND BICYCLE PARKING

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport.	Acceptable Outcome A3.9.1 to A3.9.6 Satisfied ✓	
O3.9.2 – Car parking provision is appropriate to the location, with reduced provision possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	Acceptable Outcome A3.9.7 Satisfied ✓ The visitor parking bays (3) are located in the basement and will be positioned to be visible from (and close to) the driveway entry point to the basement. The visitor car bays will be marked “Visitor Parking”. Visitors will be able to access the basement via the building’s intercom system.	
O3.9.3 – Car parking is designed to be safe and accessible.		
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	Acceptable Outcome A3.9.8 to A3.9.9 N/A ✓ Acceptable Outcome A3.9.10 Satisfied ✓ Basement does not protrude more than 1m above natural ground level at the front of the site. Where the basement protrudes above natural ground level, it is fully concealed from view to prevent any negative visual impact on the streetscape of Philip Road. The reduced width of the driveway to the basement also assists with reducing visual impacts on the streetscape.	

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A3.9.1 – Secure, undercover bicycle parking is provided in accordance with Table 3.9 and accessed via a continuous path of travel from the vehicle or cycle entry point.

Table 3.9 Parking ratio

Parking types	Location A	Location B
Car parking ¹	1 bedroom dwellings	0.75 bay per dwelling
	2+ bedroom dwellings	1 bay per dwelling
	Visitor	1 bay per four dwellings up to 12 dwellings 1 bay per eight dwellings for the 13th dwelling and above
Bicycle parking ¹	Resident	0.5 space per dwelling
	Visitor	1 space per 10 dwellings
Motorcycle/ Scooter parking ²	Developments exceeding 20 dwellings provide 1 motorcycle/scooter space for every 10 car bays	

¹ Calculations of parking ratios shall be rounded up to the next whole number.
² For each five motorcycle/scooter parking bays provided in accordance with Table 3.9, car parking bays may be reduced by one bay.


Definitions:
Location A: within 800m walkable catchment of a train station and/or 250m of a transit stop (bus or light rail) of a high-frequency route and/or within the defined boundaries of an activity centre.
Location B: not within Location A.

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A3.9.2 – Parking is provided for cars and motorcycles in accordance with Table 3.9.	
A3.9.3 – Maximum parking provision does not exceed double the minimum number of bays specified in Table 3.9	
A3.9.4 – Car parking and vehicle circulation areas are designed in accordance with AS2890.1 (as amended) or the requirements of applicable local planning instruments.	
A3.9.5 – Car parking areas are not located within the street setback and are not visually prominent from the street.	
A3.9.6 – Car parking is designed, landscaped or screened to mitigate visual impacts when viewed from dwellings and private outdoor spaces.	
A3.9.7 – Visitor parking is clearly visible from the driveway, is signed 'Visitor Parking' and is accessible from the primary entry or entries.	
A3.9.8 – Parking shade structures, where used, integrate with and complement the overall building design and site aesthetics and have a low reflectance to avoid glare into apartments.	
A3.9.9 – Uncovered at-grade parking is planted with trees at a minimum rate of one tree per four bays.	
A3.9.10 – Basement parking does not protrude more than 1m above ground, and where it protrudes above ground is designed or screened to prevent negative visual impact on the streetscape.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.1	SOLAR AND DAYLIGHT ACCESS	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.1.1 – In climate zones 4, 5 and 6: the development is sited and designed to optimise the number of dwellings receiving winter sunlight to private open space and via windows to habitable rooms.	<p>Acceptable Outcome A4.1.1 to A4.1.4 Satisfied ✔</p> <ul style="list-style-type: none"> 100% of dwellings receive the required minimum 2 hours of direct sunlight to habitable rooms or external living areas between 9am and 3pm 21st June 100% of dwellings receive 3 hours and 50% receive 5+ hours. 	
O4.1.2 – Windows are designed and positioned to optimise daylight access for habitable rooms.		
O4.1.3 – The development incorporates shading and glare control to minimise heat gain and glare: <ul style="list-style-type: none"> – from mid-spring to autumn in climate zones 4, 5 and 6 AND – year-round in climate zones 1 and 3. 		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.1.1 – In climate zones 4, 5 and 6 <u>only</u> : <ul style="list-style-type: none"> a) Dwellings with a northern aspect are maximised, with a minimum of 70 per cent of dwellings having living rooms and private open space that obtain at least 2 hours direct sunlight between 9am and 3pm on 21 June AND b) A maximum of 15 per cent of dwellings in a building receiving no direct sunlight between 9am and 3pm on 21 June. 		
A4.1.2 – Every habitable room has at least one window in an external wall, visible from all parts of the room, with a glazed area not less than 10 per cent of the floor area and comprising a minimum of 50 per cent of clear glazing.		
A4.1.3 – Lightwells and/or skylights do not form the primary source of daylight to any habitable room.		
A4.1.4 – The building is oriented and incorporates external shading devices in order to: <ul style="list-style-type: none"> – minimise direct sunlight to habitable rooms: <ul style="list-style-type: none"> ▪ between late September and early March in climate zones 4, 5 and 6 only AND ▪ in all seasons in climate zones 1 and 3 – permit winter sun to habitable rooms in accordance with A 4.1.1 (a). 		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.2 NATURAL VENTILATION		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.2.1 – Development maximises the number of apartments with natural ventilation.	Acceptable Outcome A4.2.1 to A4.2.4 Satisfied  <ul style="list-style-type: none"> • 100% of dwellings are naturally cross-ventilated. • No single aspect apartments are proposed, with all dwellings having an external wall with openings to at least two sides of the apartment. • No habitable rooms rely upon light wells. 	
O4.2.2 – Individual dwellings are designed to optimise natural ventilation of habitable rooms.		
O4.2.3 – Single aspect apartments are designed to maximise and benefit from natural ventilation.		
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.2.1 – Habitable rooms have openings on at least two walls with a straight line distance between the centre of the openings of at least 2.1m.		
A4.2.2 – <ul style="list-style-type: none"> (a) A minimum 60 per cent of dwellings are, or are capable of, being naturally cross ventilated in the first nine storeys of the building (b) Single aspect apartments included within the 60 per cent minimum at (a) above must have: <ul style="list-style-type: none"> ▪ ventilation openings oriented between 45° – 90° of the prevailing cooling wind direction AND ▪ room depth no greater than 3 × ceiling height (c) For dwellings located at the 10th storey or above, balconies incorporate high and low level ventilation openings. 		
A4.2.3 – The depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m.		
A4.2.4 – No habitable room relies on lightwells as the primary source of fresh-air.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.3 SIZE AND LAYOUT OF DWELLINGS

ELEMENT OBJECTIVES


Development is to achieve the following Element Objectives

O4.3.1 – The internal size and layout of dwellings is functional with the ability to flexibly accommodate furniture settings and personal goods, appropriate to the expected household size.

O4.3.2 – Ceiling heights and room dimensions provide for well-proportioned spaces that facilitate good natural ventilation and daylight access.

APPLICANT COMMENT

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

Acceptable Outcome A4.3.1 to A4.3.4 Satisfied 

Level	Apt	Apt Type	Layout Type	Internal Area
Ground Floor	Apt G01	Type A	2 x 2	103 m ²
Ground Floor	Apt G02	Type B	2 x 2	112 m ²
Level 1	Apt 101	Type D	3 x 3	161 m ²
Level 1	Apt 102	Type E	3 x 2	137 m ²
Level 1	Apt 103	Type F	2 x 2	90 m ²
Level 2	Apt 201	Type D	3 x 3	161 m ²
Level 2	Apt 202	Type E	3 x 2	137 m ²
Level 2	Apt 203	Type F	2 x 2	90 m ²
Level 3	Apt 301	Type G	3 x 3	194 m ²
Level 3	Apt 302	Type H	3 x 3	165 m ²

All habitable rooms (bedrooms and living areas) satisfy the minimum area and dimensions in Table 4.3b (refer Architectural Drawings).

ASSESSOR COMMENT

ACCEPTABLE OUTCOMES

Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.3.1 – Dwellings have a minimum internal floor area in accordance with Table 4.3a.

Table 4.3a Minimum floor areas for dwelling types

Dwelling type	Minimum internal floor area
Studio	37m ²
1 bed	47m ²
2 bed x 1 bath ¹	67m ²
3 bed x 1 bath ¹	90m ²

¹An additional 3m² shall be provided for designs that include a second or separate toilet, and 5m² for designs that include a second bathroom.

A4.3.2 – Habitable rooms have minimum floor areas and dimensions in accordance with Table 4.3b.

Table 4.3b Minimum floor areas and dimensions for habitable rooms

Habitable room type	Minimum internal floor area	Minimum internal dimension
Master bedroom	10m ²	3m
Other bedrooms	9m ²	3m
Living room – studio and 1 bed apartments	N/A	3.6m
Living room – other dwelling types	N/A	4m
¹Excluding robes		

A4.3.3 – Measured from the finished floor level to finished ceiling level, minimum ceiling heights are:

- Habitable rooms – 2.7m
- Non-habitable rooms – 2.4m
- All other ceilings meet or exceed the requirements of the NCC.

A4.3.4 – The length of a single aspect open plan living area is equal to or less than 3 x the ceiling height. An additional 1.8m length may be provided for a kitchen, where the kitchen is the furthest point from the window in an open plan living area provided that the maximum length does not exceed 9m.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.4 PRIVATE OPEN SPACE AND BALCONIES

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.4.1 – Dwellings have good access to appropriately sized private open space that enhances residential amenity.	<p>Acceptable Outcome A4.4.1 to A4.4.2 Satisfied ✓</p> <ul style="list-style-type: none"> • All dwellings are provided with balconies or terraces that exceed the minimum area and dimension set out in Table 4.4 (refer Architectural Drawings). • Only partial screening required with >25% unscreened to all balconies. <p>Acceptable Outcome A4.4.3 Satisfied ✓</p> <ul style="list-style-type: none"> • Refer to Landscape Plan for integration of landscaping with building design. <p>Acceptable Outcome A4.4.4 Satisfied ✓</p> <ul style="list-style-type: none"> • All fixtures and services will be integrated into the building and screened. 	
O4.4.2 – Private open space is sited, oriented and designed to enhance liveability for residents.		
O4.4.3 – Private open space and balconies are integrated into the overall architectural form and detail of the building.		

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.4.1 – Each dwelling has private open space accessed directly from a habitable room with dimensions in accordance with Table 4.4.

Table 4.4 Private open space requirements

Dwelling type	Minimum Area ¹	Minimum Dimension ¹
Studio apartment + 1 bedroom	8m ²	2.0m
2 bedroom	10m ²	2.4m
3 bedroom	12m ²	2.4m
Ground floor / apartment with a terrace	15m ²	3m

¹ Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

A4.4.2 – Where private open space requires screening to achieve visual privacy requirements, the entire open space is not screened and any screening is designed such that it does not obscure the outlook from adjacent living rooms.

A4.4.3 – Design detailing, materiality and landscaping of the private open space is integrated with or complements the overall building design.

A4.4.4 – Services and fixtures located within private open space, including but not limited to air-conditioner units and clothes drying, are not visible from the street and/or are integrated into the building design.

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LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.5	CIRCULATION AND COMMON SPACES
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ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.5.1 – Circulation spaces have adequate size and capacity to provide safe and convenient access for all residents and visitors.	Acceptable Outcome A4.5.1 to A4.5.5 Satisfied ✓	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>
O4.5.2 – Circulation and common spaces are attractive, have good amenity and support opportunities for social interaction between residents.		

ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>
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- A4.5.1** – Circulation corridors are a minimum 1.5m in width.
- A4.5.2** – Circulation and common spaces are designed for universal access.
- A4.5.3** – Circulation and common spaces are capable of passive surveillance, include good sightlines and avoid opportunities for concealment.
- A4.5.4** – Circulation and common spaces can be illuminated at night without creating light spill into the habitable rooms of adjacent dwellings.
- A4.5.5** – Bedroom windows and major openings to living rooms do not open directly onto circulation or common spaces and are designed to ensure visual privacy and manage noise intrusion.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.6 STORAGE

ELEMENT OBJECTIVES
Development is to achieve the following Element Objectives

APPLICANT COMMENT

ASSESSOR COMMENT

O4.6.1 – Well-designed, functional and conveniently located storage is provided for each dwelling.

Acceptable Outcome A4.6.1 to A4.6.3 Satisfied ✓

Location of Ground Level Stores

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.6.1 – Each dwelling has exclusive use of a separate, ventilated, weatherproof, bulky goods storage area. This can be located either internally or externally to the dwelling with dimensions in accordance with Table 4.6.

Table 4.6 Storage requirements

Dwelling type	Storage area ¹	Minimum dimension ¹	Minimum height ¹
Studio dwelling	3m ²	1.5m	2.1m
1 bedroom dwelling	3m ²		
2 bedroom dwellings	4m ²		
3 bedroom dwellings	5m ²		

¹ Dimensions exclusive of services and plant.

A4.6.2 – Bulky good stores that are not directly accessible from the dwelling/private open space are located in areas that are convenient, safe, well-lit, secure and subject to passive surveillance.


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A4.6.3 – Storage provided separately from dwellings or within or adjacent to private open space¹, is integrated into the design of the building or open space and is not readily visible from the public domain.

(1) Storage on/adjacent to private open space is additional to required open space area and dimensions.


LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	


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ELEMENT 4.7		MANAGING THE IMPACT OF NOISE	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.7.1 – The siting and layout of development minimises the impact of external noise sources and provides appropriate acoustic privacy to dwellings and on-site open space.		Acceptable Outcome A4.7.1 to A4.7.3 Satisfied  Refer to Acoustic Assessment.	
O4.7.2 – Acoustic treatments are used to reduce sound transfer within and between dwellings and to reduce noise transmission from external noise sources.			
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.7.1 – Dwellings exceed the minimum requirements of the NCC, such as a rating under the AAAC Guideline for Apartment and Townhouse Acoustic Rating (or equivalent).			
A4.7.2 – Potential noise sources such as garage doors, driveways, service areas, plant rooms, building services, mechanical equipment, active communal open space and refuse bins are not located adjacent to the external wall of habitable rooms or within 3m of a window to a bedroom.			
A4.7.3 – Major openings to habitable rooms are oriented away or shielded from external noise sources.			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.8 DWELLING MIX	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT
	ASSESSOR COMMENT
O4.8.1 – A range of dwelling types, sizes and configurations is provided that caters for diverse household types and changing community demographics.	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p> <p>Acceptable Outcome A4.8.1 to A4.8.2 Satisfied ✓</p> <ul style="list-style-type: none"> • 4 (40%) 2-bed dwellings and 6 (60%) 3-bed dwellings are proposed. • The number of dwellings does not exceed 10. • Apartment types are distributed throughout the building.
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.8.1 –	
<p>a) Dwelling mix is provided in accordance with the objectives, proportions or targets specified in a local housing strategy or relevant local planning instrument OR</p> <p>b) Where there is no local housing strategy, developments of greater than 10 dwellings include at least 20 per cent of apartments of differing bedroom numbers.</p>	
A4.8.2 – Different dwelling types are well distributed throughout the development, including a mix of dwelling types on each floor.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

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ELEMENT 4.9		UNIVERSAL DESIGN	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>		APPLICANT COMMENT	ASSESSOR COMMENT
		<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.		Acceptable Outcome A4.9.1  <ul style="list-style-type: none"> • Apartments 102 and 202 are designed to meet Silver Level requirements. 	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>			
A4.9.1 – <ul style="list-style-type: none"> a) 20 per cent of all dwellings, across a range of dwelling sizes, meet Silver Level requirements as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia) OR b) 5 per cent of dwellings are designed to Platinum Level as defined in the Liveable Housing Design Guidelines (Liveable Housing Australia). 			
LOCAL PLANNING FRAMEWORK		REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>			

ELEMENT 4.10 FAÇADE DESIGN	
ELEMENT OBJECTIVES	APPLICANT COMMENT
<p><i>Development is to achieve the following Element Objectives</i></p>	<p><i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i></p>
<p>O4.10.1 – Building façades incorporate proportions, materials and design elements that respect and reference the character of the local area.</p>	<p>Acceptable Outcome A4.10.1 and A4.10.4 Satisfied ✓</p>
<p>O4.10.2 – Building façades express internal functions and provide visual interest when viewed from the public realm.</p>	<p>Acceptable Outcome A4.10.2 N/A ✓</p> <p>Acceptable Outcome A4.10.3 N/A ✓</p> <p>There are no adjoining buildings of an appropriate design to reference key datum points for the façade design.</p> <p>Acceptable Outcome A4.10.5 N/A ✓</p> <p>Acceptable Outcome A4.10.6 N/A ✓</p>  <p><i>Detail of Front Facade</i></p>

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ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.10.1 – Façade design includes:
- scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm
- rhythm and visual interest achieved by a combination of building articulation, the composition of different elements and changes in texture, material and colour.

A4.10.2 – In buildings with height greater than four storeys, façades include a defined base, middle and top for the building.

A4.10.3 – The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.

A4.10.4 – Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.

A4.10.5 – Development with a primary setback of 1m or less to the street includes awnings that:
- define and provide weather protection to entries
- are integrated into the façade design
- are consistent with the streetscape character.

A4.10.6 – Where provided, signage is integrated into the façade design and is consistent with the desired streetscape character.

LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.11 ROOF DESIGN

ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
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Development is to achieve the following Element Objectives

Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.

O4.11.1 – Roof forms are well integrated into the building design and respond positively to the street.

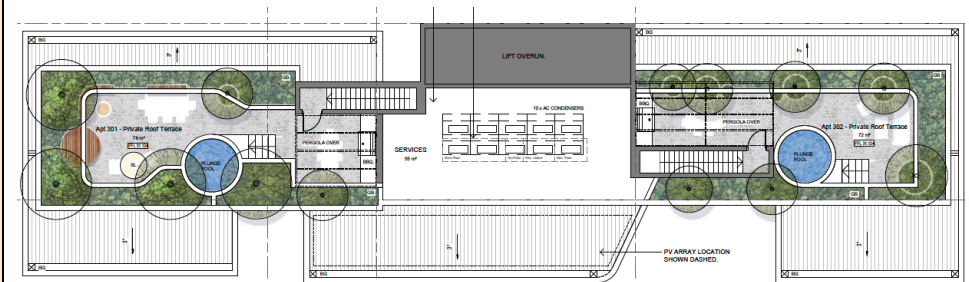
Acceptable Outcome A4.11.1 to A4.11.3 Satisfied ✓

O4.11.2 – Where possible, roof spaces are utilised to add open space, amenity, solar energy generation or other benefits to the development.

- The roof is integrated into the design of the building and not visible from the surrounding public realm.
- Private roof terraces are provided for Apartments 9 and 10 below.
- Roof top services are screened from view.



Concealed / Integrated Roof Design



Private Roof Terraces with Landscaping to Edges

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ACCEPTABLE OUTCOMES	
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.11.1 – The roof form or top of building complements the façade design and desired streetscape character.	
A4.11.2 – Building services located on the roof are not visually obtrusive when viewed from the street.	
A4.11.3 – Useable roof space is safe for users and minimises overlooking and noise impacts on private open space and habitable rooms within the development and on adjoining sites.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.12 LANDSCAPE DESIGN

ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
	Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.	
O4.12.1 – Landscape design enhances streetscape and pedestrian amenity; improves the visual appeal and comfort of open space areas; and provides an attractive outlook for habitable rooms.	<p>Acceptable Outcome A4.12.1 to A4.12.4 Satisfied ✓</p> <p>Refer to Landscape Plan.</p>	
O4.12.2 – Plant selection is appropriate to the orientation, exposure and site conditions and is suitable for the adjoining uses.		
O4.12.3 – Landscape design includes water efficient irrigation systems and where appropriate incorporates water harvesting or water re-use technologies.		
O4.12.4 – Landscape design is integrated with the design intent of the architecture including its built form, materiality, key functional areas and sustainability strategies.		

ACCEPTABLE OUTCOMES
Acceptable Outcome pathway may not be applicable where a performance solution is provided

A4.12.1 – Submission of a landscape plan prepared by a competent landscape designer. This is to include a species list and irrigation plan demonstrating achievement of Waterwise design principles.

A4.12.2 – Landscaped areas are located and designed to support mature, shade-providing trees to open space and the public realm, and to improve the outlook and amenity to habitable rooms and open space areas.

A4.12.3 – Planting on building structures meets the requirements of Table 4.12.


Table 4.12 Planting on structure: minimum soil standards for plant types and sizes


Plant type	Definition	Soil volume	Soil depth	Soil area
Large tree	Over 12m high, crown spread at maturity	76.8m³	1,200mm	64m² with minimum dimension 7m
Medium tree	8-12m high, crown spread at maturity	36m³	1,000mm	36m² with minimum dimension 5m
Small tree	4-8m high, crown spread at maturity	7.2m³	800mm	3m x 3m
Small ornamentals	3-4m high, crown spread at maturity	3.2m³	800mm	2m x 2m
Shrubs	--	--	500-600mm	--
Ground cover	--	--	300-450mm	--
Turf	--	--	200mm	--


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Item 13.8 - Attachment 1

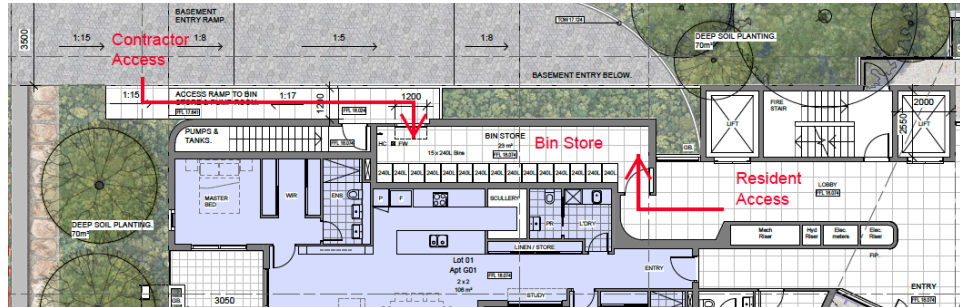
A4.12.4 – Building services fixtures are integrated in the design of the landscaping and are not visually intrusive	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	

ELEMENT 4.16 WATER MANAGEMENT AND CONSERVATION		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.16.1 – Minimise potable water consumption throughout the development.	Acceptable Outcome A4.16.1 to A4.16.3 Satisfied  All dwellings will be individually metered for water usage. Landscaped deep soil areas will be contoured to capture stormwater for direct infiltration into the ground during small rainfall events (refer Landscape Plan). Details of stormwater management from major rainfall events, including overland flow paths, on-site detention systems and overflow into the local drainage system, will be provided prior to commencement.	
O4.16.2 – Stormwater runoff from small rainfall events is managed on-site, wherever practical.		
O4.16.3 – Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal.		
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.16.1 – Dwellings are individually metered for water usage.		
A4.16.2 – Stormwater runoff generated from small rainfall events is managed on-site.		
A4.16.3 – Provision of an overland flow path for safe conveyance of runoff from major rainfall events to the local stormwater drainage system.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.13 ADAPTIVE REUSE		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.13.1 – New additions to existing buildings are contemporary and complementary and do not detract from the character and scale of the existing building.	Element 4.13 Not Applicable 	
O4.13.2 – Residential dwellings within an adapted building provide good amenity for residents, generally in accordance with the requirements of this policy.		
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.13.1 – New additions to buildings that have heritage value do not mimic the existing form and are clearly identifiable from the original building.		
A4.13.2 – New additions complement the existing building by referencing and interpreting the scale, rhythm and materiality of the building.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.14 MIXED USE		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
O4.14.1 – Mixed use development enhances the streetscape and activates the street.	Element 4.14 Not Applicable 	
O4.14.2 – A safe and secure living environment for residents is maintained through the design and management of the impacts of non-residential uses such as noise, light, odour, traffic and waste.		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
A4.14.1 – Where development is located within a mixed use area designated within the local planning framework, ground floor units are designed for future adaption to non-residential uses.		
A4.14.2 – Ground floor uses including non-commercial uses, such as communal open space, habitable rooms, verandahs and courtyards associated with ground floor dwellings, address, enhance and activate the street.		
A4.14.3 – Non-residential space in mixed use development is accessed via the street frontage and/or primary entry as applicable.		
A4.14.4 – Non-residential floor areas provided in mixed use development has sufficient provision for parking, waste management, and amenities to accommodate a range of retail and commercial uses in accordance with the requirements		
A4.14.5 – Mixed use development is designed to mitigate the impacts of non-residential uses on residential dwellings, and to maintain a secure environment for residents.		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.15 ENERGY EFFICIENCY		
ELEMENT OBJECTIVES	APPLICANT COMMENT	ASSESSOR COMMENT
<i>Development is to achieve the following Element Objectives</i>	<i>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</i>	
O4.15.1 – Reduce energy consumption and greenhouse gas emissions from the development.	<p>Acceptable Outcome A4.15.1 Satisfied ✓</p> <p>The development includes:</p> <ul style="list-style-type: none"> An array of PV solar panels on the roof; Energy efficient heating devices; Solar powered lighting to external open space and common areas. 	
ACCEPTABLE OUTCOMES		
<i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<p>A4.15.1 –</p> <p style="margin-left: 20px;">a) Incorporate at least one significant energy efficiency initiative within the development that exceeds minimum practice (refer Design Guidance) OR</p> <p style="margin-left: 20px;">b) All dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars.¹</p> <p>Compliance with the NCC requires that development shall achieve an average star-rating across all dwellings that meets or exceeds a nominated benchmark, and that each unit meets or exceeds a slightly lower benchmark. Compliance with this Acceptable Outcome requires that each unit exceeds that lower benchmark by at least half a star.</p>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>		

ELEMENT 4.17 WASTE MANAGEMENT		
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT	ASSESSOR COMMENT
<p>O4.17.1 – Waste storage facilities minimise negative impacts on the streetscape, building entries and the amenity of residents.</p>	<p>Acceptable Outcome A4.17.1 Satisfied ✓</p> <p>Refer to Waste Management Plan</p>  <p><i>Plan of Ground Level Bin Store & Access Points</i></p>	<p>Outline the rationale demonstrating that the proposal has met the Element Objectives, through either a performance based solution or using the Acceptable Outcomes. The Design Guidance provided in the policy may be of assistance.</p>
<p>O4.17.2 – Waste to landfill is minimised by providing safe and convenient bins and information for the separation and recycling of waste.</p>		
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>		
<p>A4.17.1 – Waste storage facilities are provided in accordance with the Better Practice considerations of the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines</i> (or local government requirements where applicable).</p>		
<p>A4.17.2 – A Level 1 Waste Management Plan (Design Phase) is provided in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Appendix 4A</i> (or equivalent local government requirements).</p>		
<p>A4.17.3 – Sufficient area is provided to accommodate the required number of bins for the separate storage of green waste, recycling and general waste in accordance with the <i>WALGA Multiple Dwelling Waste Management Plan Guidelines - Level 1 Waste Management Plan (Design Phase)</i> (or local government requirements where applicable).</p>		
<p>A4.17.4 – Communal waste storage is sited and designed to be screened from view from the street, open space and private dwellings.</p>		
LOCAL PLANNING FRAMEWORK	REQUIREMENT	
<p><i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i></p>		

ELEMENT 4.18 UTILITIES	
ELEMENT OBJECTIVES <i>Development is to achieve the following Element Objectives</i>	APPLICANT COMMENT
	ASSESSOR COMMENT
04.18.1 –The site is serviced with power, water, gas (where available), wastewater, fire services and telecommunications/broadband services that are fit for purpose and meet current performance and access requirements of service providers.	<p>Acceptable Outcome A4.18.1 to A4.18.4 Satisfied ✔</p> <ul style="list-style-type: none"> All utilities and services will be concealed from view from the street. Fire pumps and tanks are located in the basement. Services in the front setback area will be integrated into the design of the building or landscaping, with details to be provided prior to commencement. It is intended that the development will be fibre to-premises ready. Laundries are provided internally to each apartment.
04.18.2 – All utilities are located such that they are accessible for maintenance and do not restrict safe movement of vehicles or pedestrians.	
04.18.3 – Utilities, such as distribution boxes, power and water meters are integrated into design of buildings and landscape so that they are not visually obtrusive from the street or open space within the development.	
04.18.4 – Utilities within individual dwellings are of a functional size and layout and located to minimise noise or air quality impacts on habitable rooms and balconies.	
ACCEPTABLE OUTCOMES <i>Acceptable Outcome pathway may not be applicable where a performance solution is provided</i>	
A4.18.1 – Utilities that must be located within the front setback, adjacent to the building entry or on visible parts of the roof are integrated into the design of the building, landscape and/or fencing such that they are accessible for servicing requirements but not visually obtrusive.	
A4.18.2 – Developments are fibre-to-premises ready, including provision for installation of fibre throughout the site and to every dwelling.	
A4.18.3 – Hot water units, air-conditioning condenser units and clotheslines are located such that they can be safely maintained, are not visually obtrusive from the street and do not impact on functionality of outdoor living areas or internal storage.	
A4.18.4 – Laundries are designed and located to be convenient to use, secure, weather-protected and well-vented; and are of an overall size and dimension that is appropriate to the size of the dwelling.	
LOCAL PLANNING FRAMEWORK	REQUIREMENT
<i>Does the local planning framework amend or replace the above stated controls? If yes, state the applicable requirement:</i>	



The Residences, Dalkeith
12 Philip Road

Design Principles

PRINCIPLE 1

CONTEXT AND CHARACTER



PRINCIPLE 1

CONTEXT AND CHARACTER - PLANNING FRAMEWORK

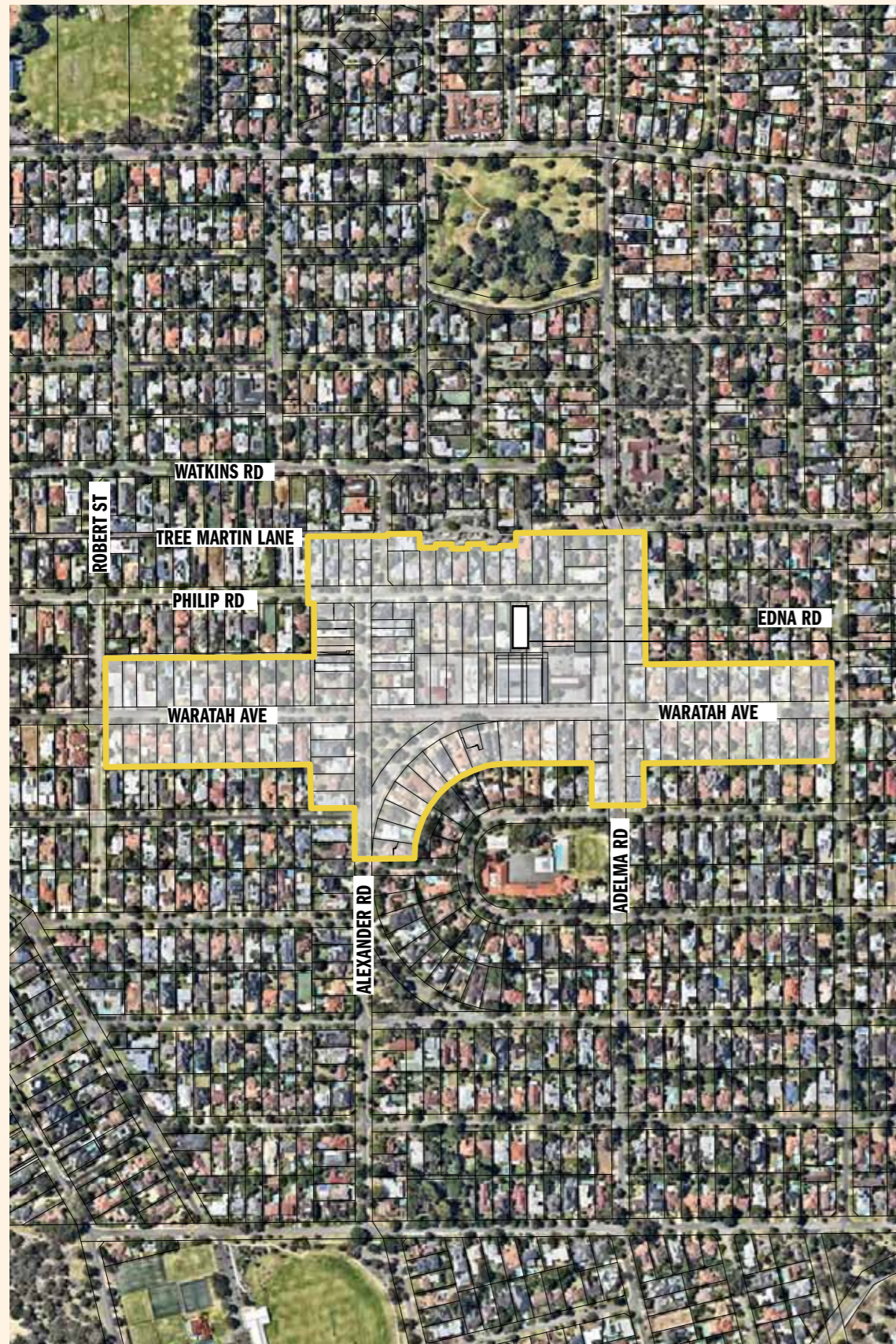


Figure 1: Precinct Plan

12 PHILIP ROAD

Legend:

— Precinct Boundary

Aerial map sourced from Nearmap (file dated 2020)

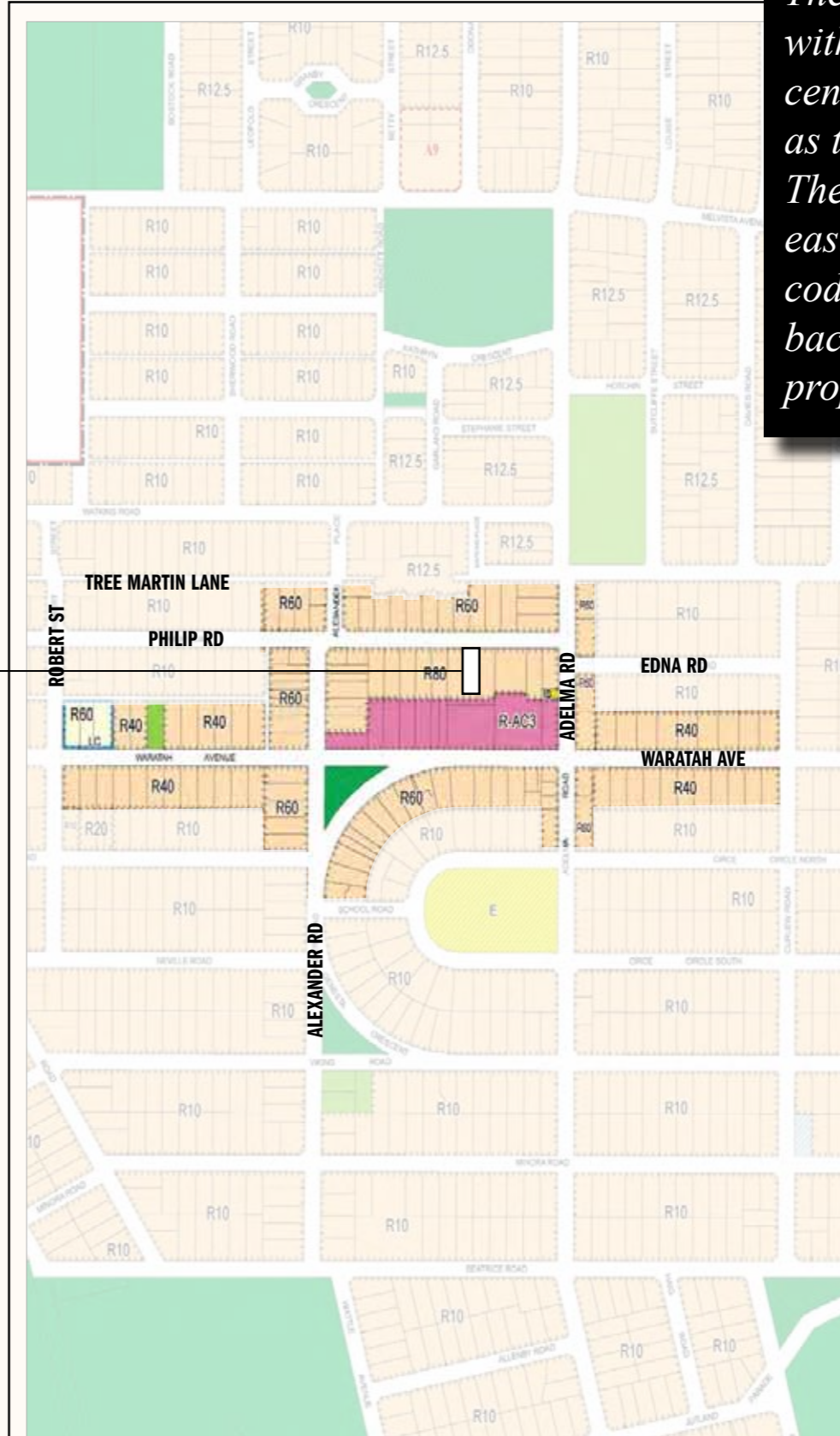


Figure 59: City of Nedlands Local Planning Scheme No.3 identifies areas for increased residential development, within the Neighbourhood Centre.

The proposal is located within a R80 site in the centre of what is regarded as the Waratah Village. The site is bordered to the east and west by similarly coded properties and backs onto R-AC3 zoned properties to the south.

LOCAL SCHEME RESERVES	
Community	Government Reserves
Club and Community	Infrastructure Reserves
Open Space	Public Open Space
Educational	Recreational
Environmental Conservation	

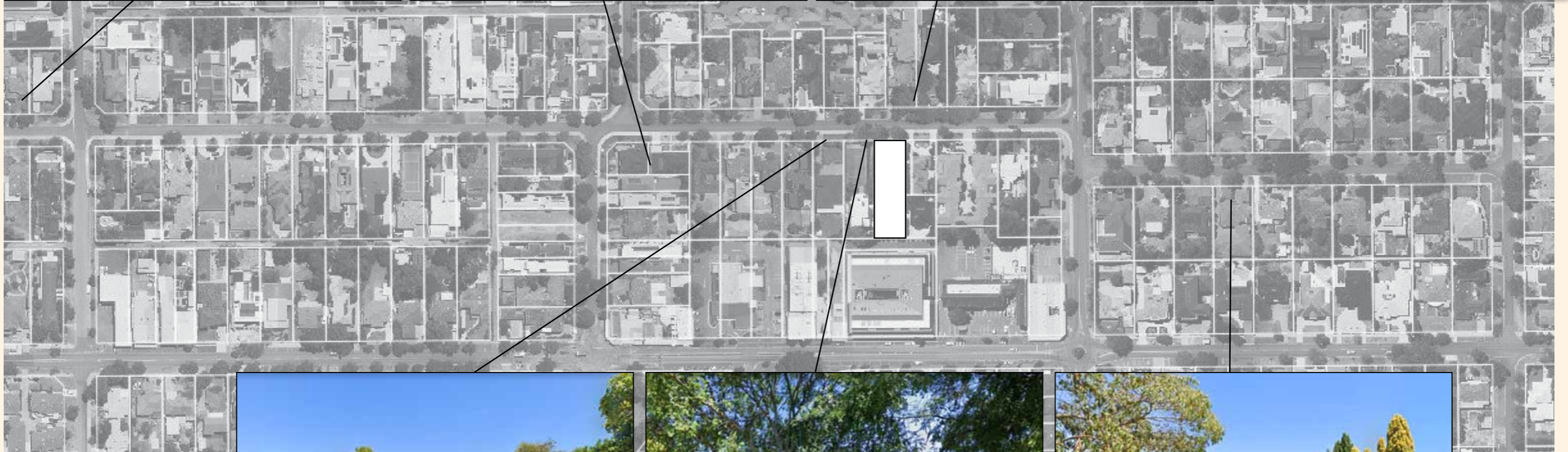
LOCAL SCHEME ZONES	
Local Centre	Service Commercial
Mixed Use	Special Use
Public Community Purpose	Urban Development
Residential	

PRINCIPLE 1

CONTEXT AND CHARACTER



The existing built character along Philip road is predominantly newer homes with much of the original building stock already demolished. Homes are generally large with large yards.

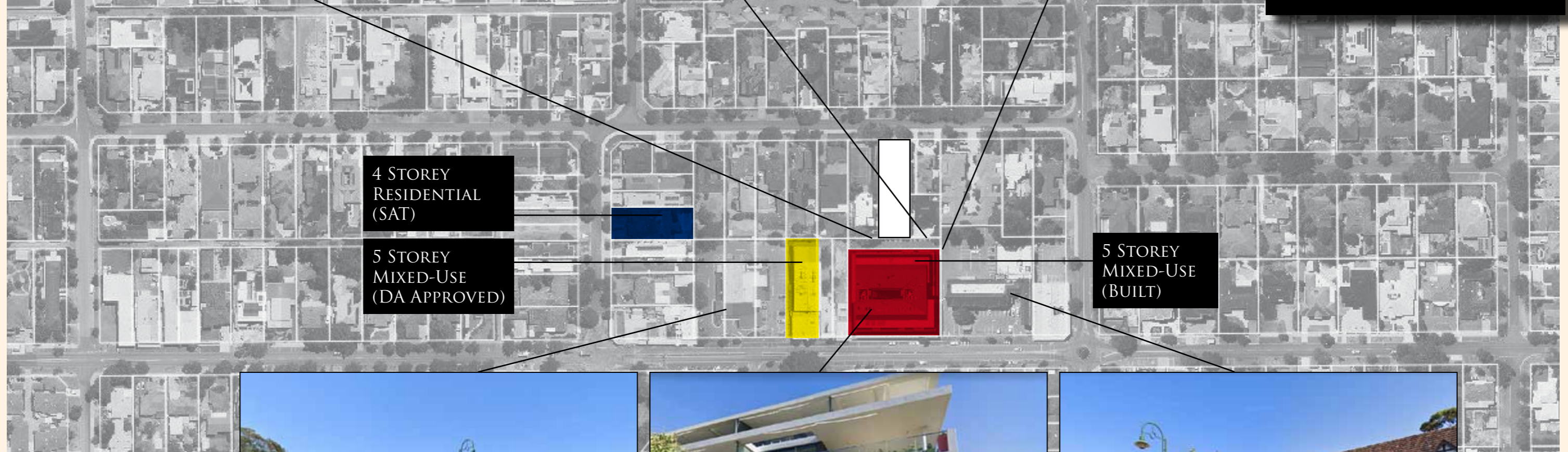


PRINCIPLE 1

CONTEXT AND CHARACTER



Certain opportunities to utilise the laneway are in fact severely limited. The R-AC3 zoned area to the south is in a state of 'flux' with a significant development already constructed and a recent development approved in March 2020



4 STOREY RESIDENTIAL (SAT)

5 STOREY MIXED-USE (DA APPROVED)

5 STOREY MIXED-USE (BUILT)

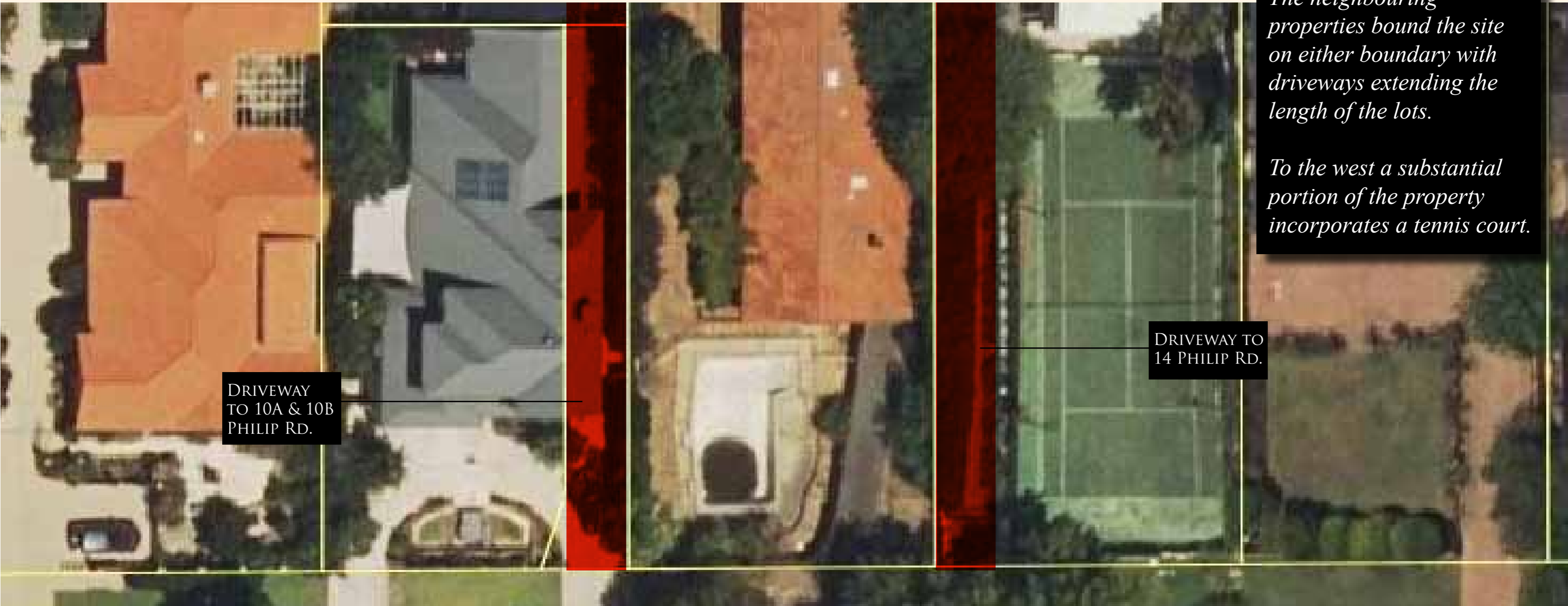


PRINCIPLE 1

CONTEXT AND CHARACTER - STREETScape



12 PHILIP ROAD



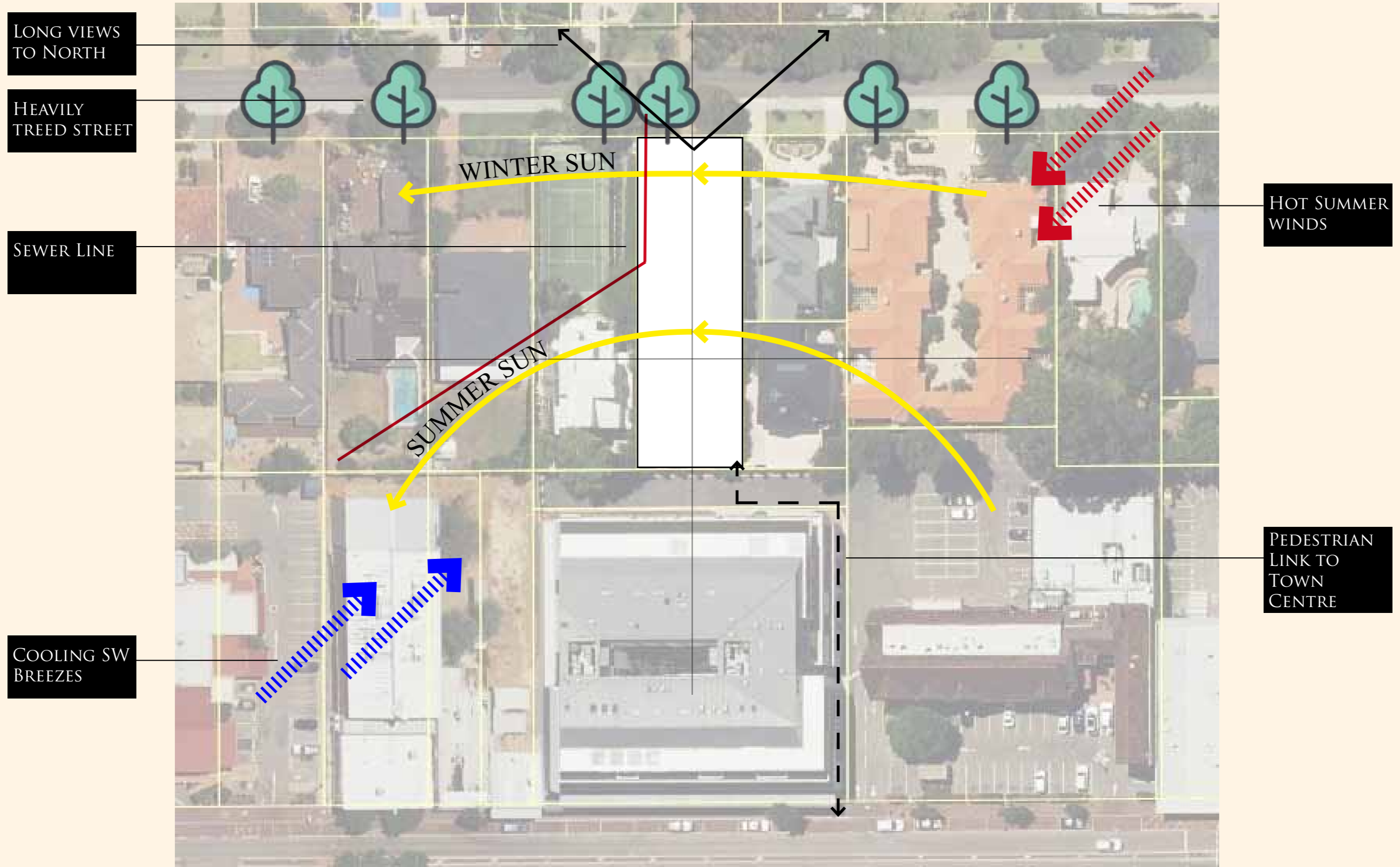
The neighbouring properties bound the site on either boundary with driveways extending the length of the lots.

To the west a substantial portion of the property incorporates a tennis court.



PRINCIPLE 1

CONTEXT AND CHARACTER



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PRINCIPLE 1

CONTEXT AND CHARACTER - MATERIAL CUES



LIMESTONE FOUNDATION AT 8 EDNA ROAD



ORIGINAL LIMESTONE WALL AROUND CARMELITE CONVENT

The materiality of the proposal takes cues from the geological make up of the Swan River foreshore, as well as historical domestic foundations and plinths typically utilized in the era.



LIMESTONE FORMATIONS ON THE SWAN RIVER



LIMESTONE BLOCK WALLING / CLADDING



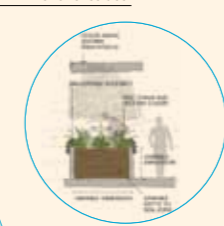
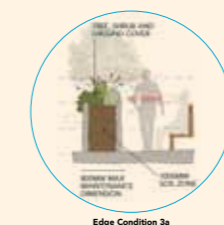
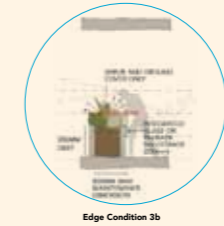
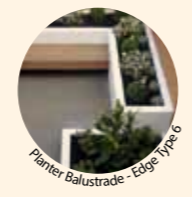
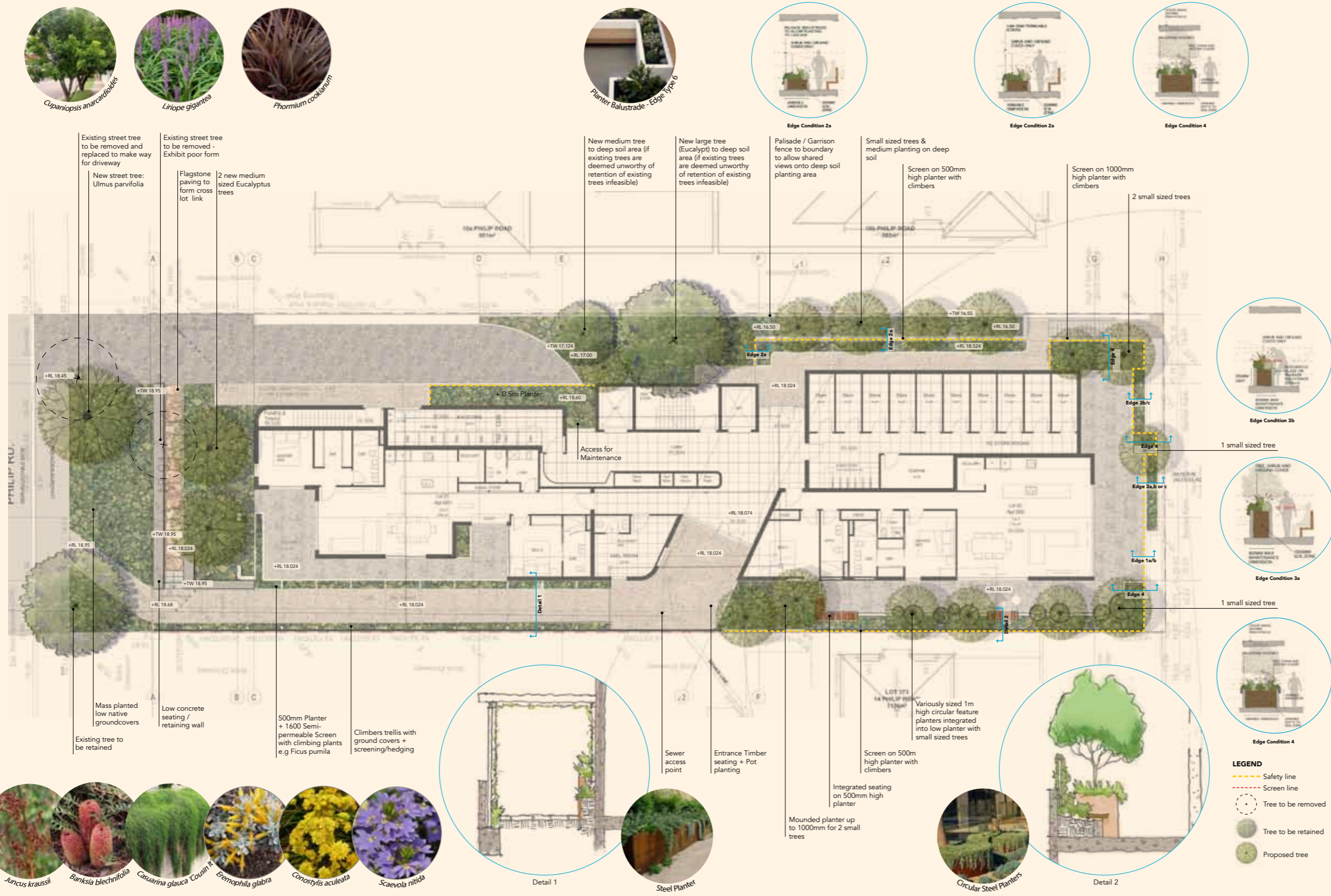
HONED LIMESTONE TILED CLADDING



City of Nedlands
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03 December
2020

PRINCIPLE 2
LANDSCAPE QUALITY

Taking cues from the local area and with a view to creating a 'verdant' address REALM have proposed a landscape solution that exceeds minimum planting requirements.



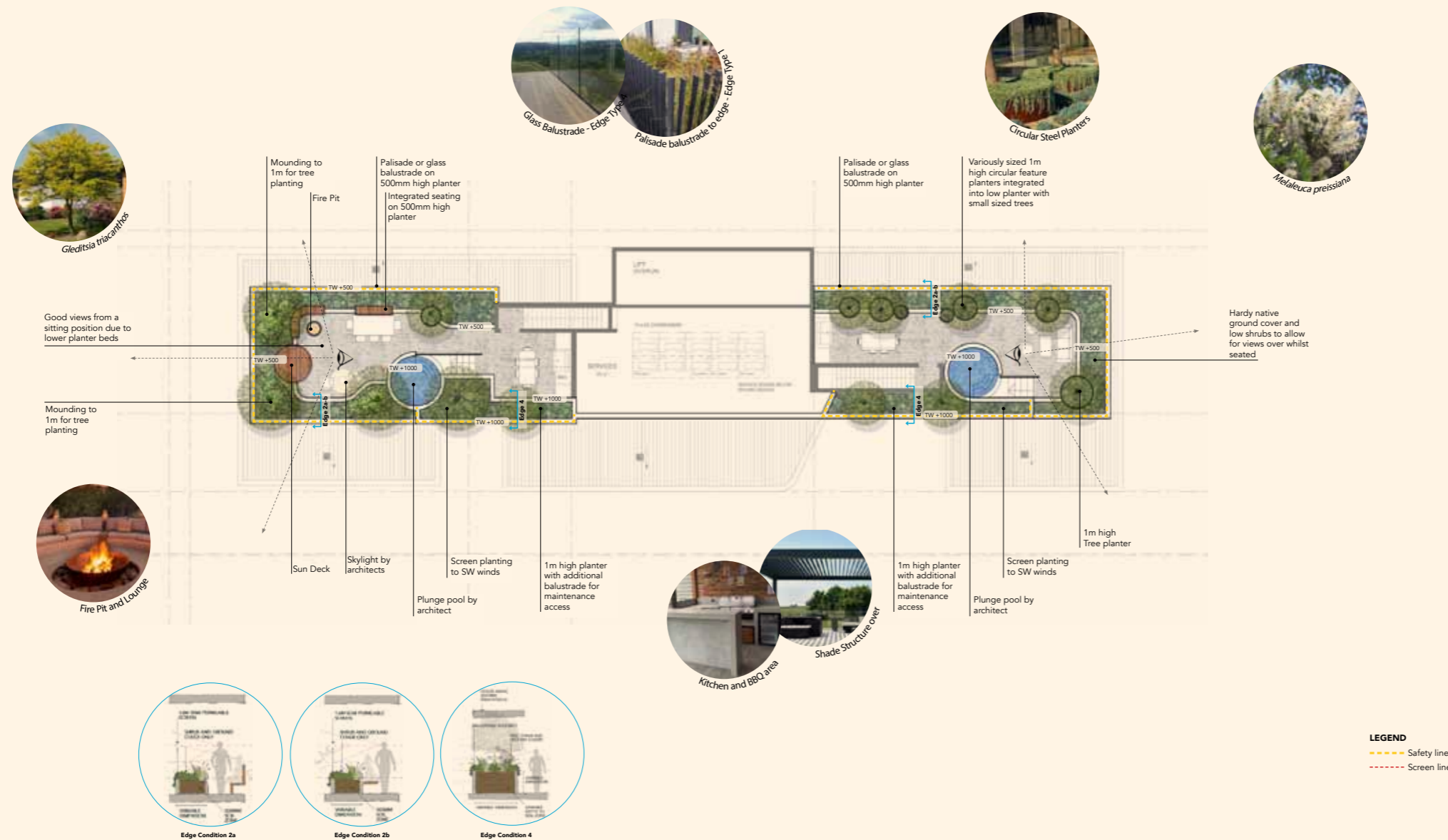
12 Philip Road, Dalkieth | Ground Floor Level | Client: Gunner Developments | Date: 2/12/2020 | Scale: 1:100 @ A1 | L03B

EXTRACT OF LANDSCAPE PAKAGE

City of Nedlands Received 03 December 2020

PRINCIPLE 2
LANDSCAPE QUALITY

Edge conditions and planting selections have been carefully considered throughout the proposal.



EXTRACT OF LANDSCAPE PACKAGE



12 Philip Road, Dalkeith

Roof Level

Client: Gunner Developments

Date: 2/12/2020
Scale: 1:100 @ A1

L07B

PRINCIPLE 2

LANDSCAPE QUALITY

Material Schedule

Pavement



Permeable Paving Driveway

Exposed Insitu Concrete Pedestrian Zone

Flagstone to all Balconies on Structure

Gravel & flagstone paving to form cross lot link

Structures



Climbers trellis to structures

Shade structure on Rooftop

Kirchen and BBQ area

Ethanol Fire pit on Rooftop

Walls

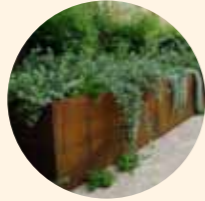


Concrete wall to entrance

Pot Planters



Integrated Circular Steel Planters on structure



Rectangular Steel Planters to entrance

Seating



Composite Timber On Concrete wall

Fence



Palisade Balustrade

Deep Soil Assessment

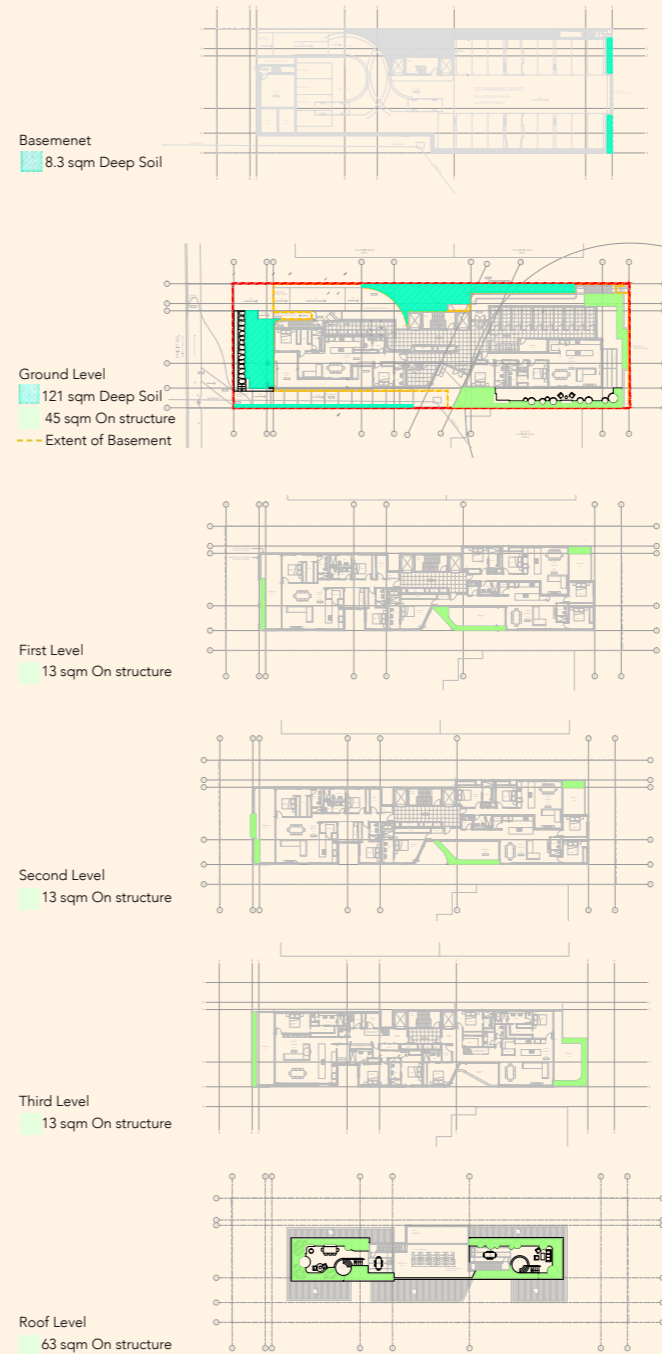
DESIGN WA DEEP SOIL AREA (DSA) MINIMUM REQUIREMENTS	
SITE AREA	1135.6 sqm
REQUIRED DEEP SOIL PLANTING (10% site area)	113.5 sqm

GROUND FLOOR DSA	
DEEP SOIL AREA	129 sqm

PLANTING ON STRUCTURE	
PLANTING ON STRUCTURE	147 sqm
TOTAL DSA + PLANTING ON STRUCTURE	276 sqm

DESIGN WA MINIMUM TREE REQUIREMENT	
NUMBERS FOR 1135.6 sqm	1 LARGE & 1 MEDIUM TREES
	OR 1 LARGE TREES & SMALL TREES TO SUIT AREA

GROUND FLOOR TREE PLANTING	
LARGE	1
MEDIUM	3
SMALL	36



EXTRACT OF LANDSCAPE PAKAGE



12 Philip Road, Dalkieth

Materials & Deep Soil

Client: Gunner Developments

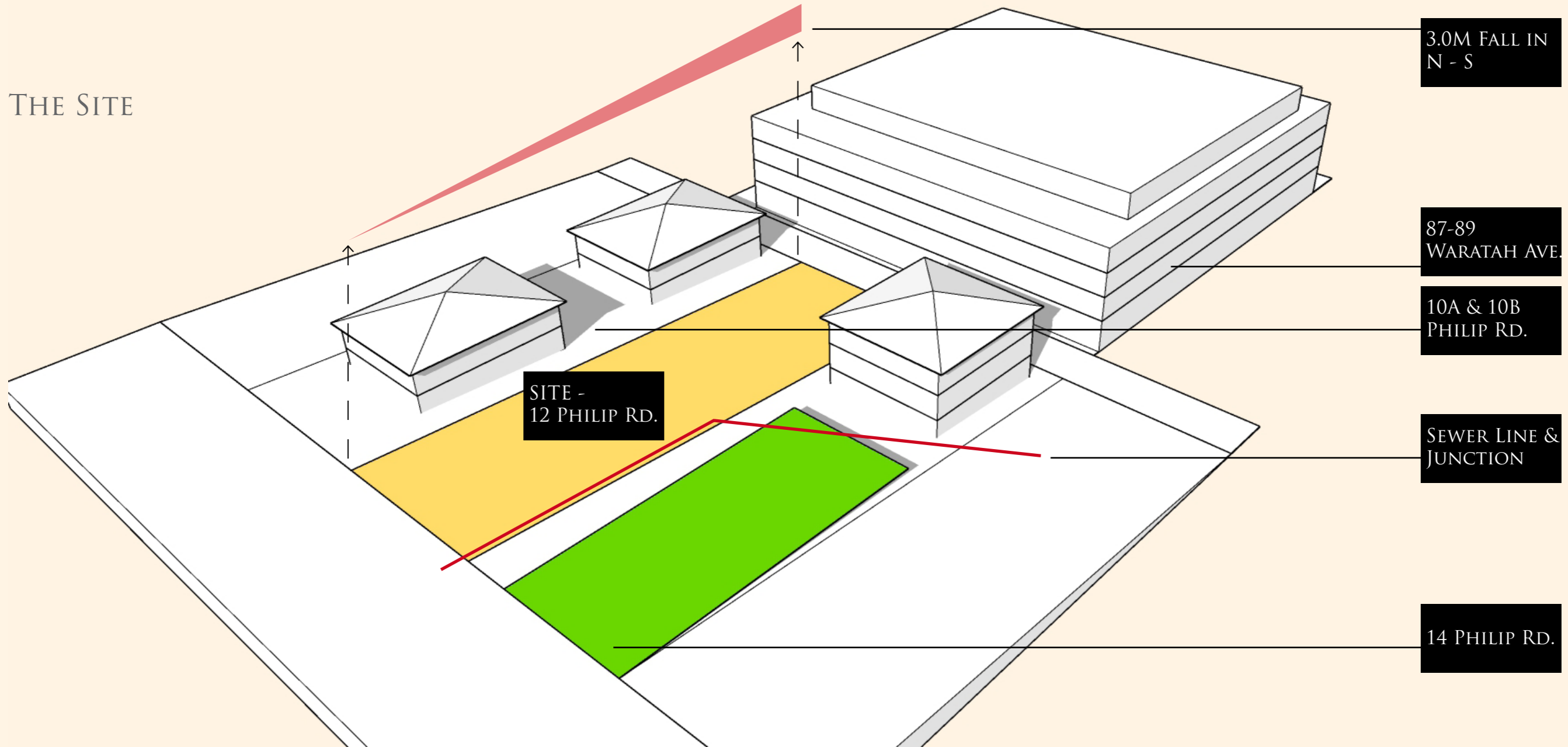
Date: 2/12/2020

L08B

PRINCIPLE 3

BUILT FORM AND SCALE

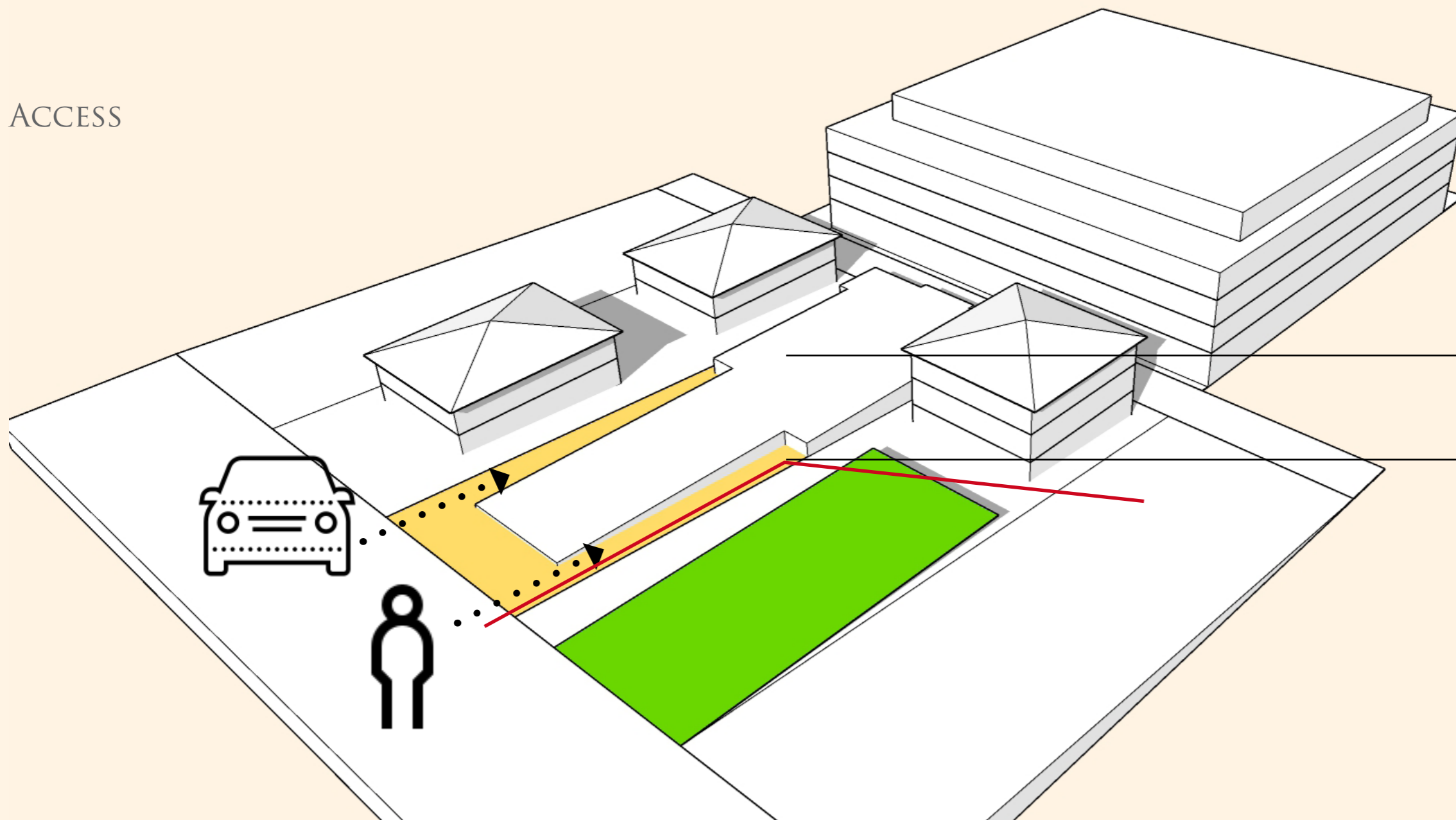
THE SITE



PRINCIPLE 3

BUILT FORM AND SCALE

ACCESS



The form and massing of the proposal has been driven, in part, by an existing sewer asset that runs through the site. The basement layout ensures the sewer access is maintained while ensuring that more than 50% of the volume is below ground

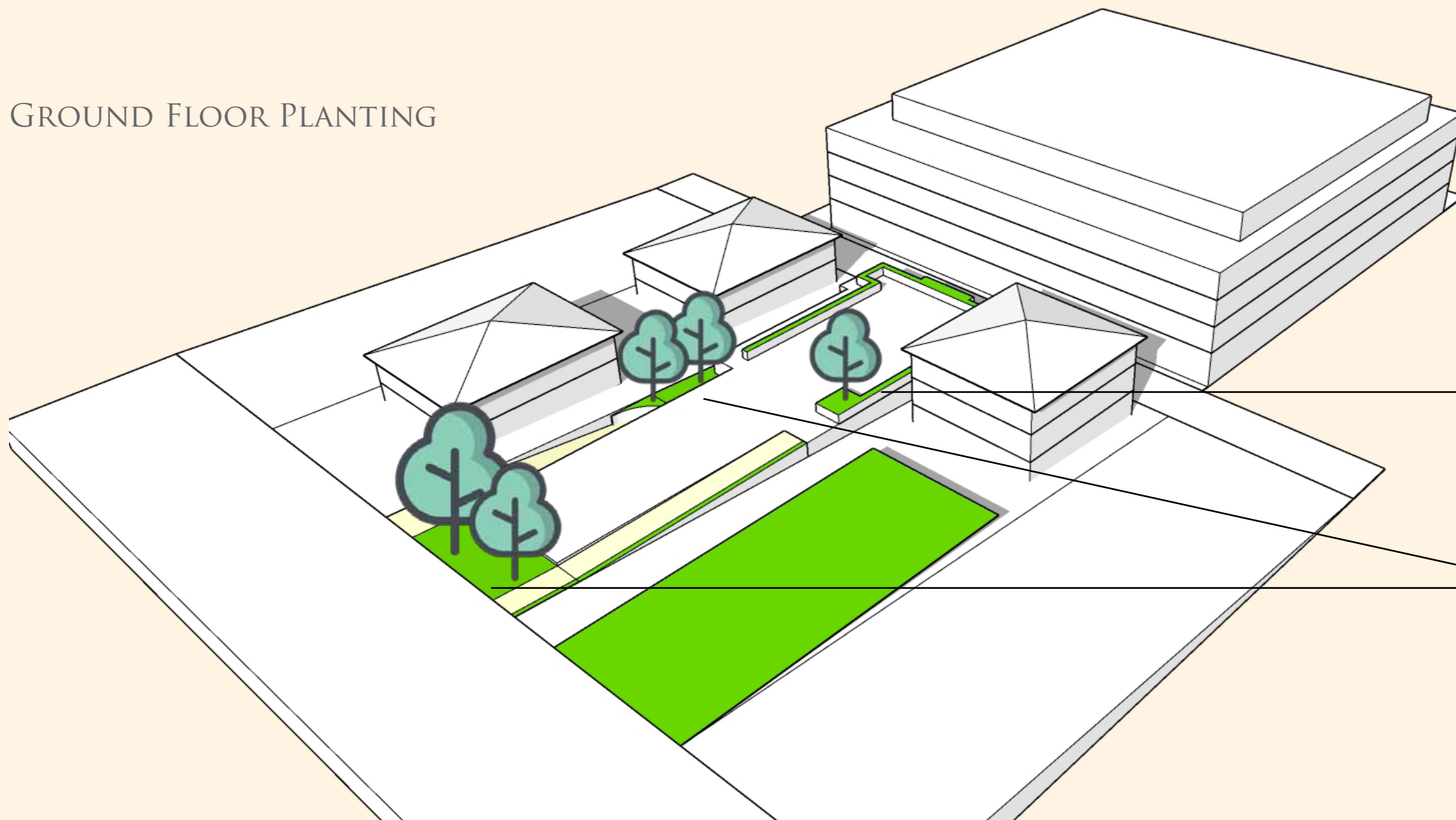
BASEMENT = 50%+ BELOW NGL

SEWER AND JUNCTION

PRINCIPLE 3

BUILT FORM AND SCALE

GROUND FLOOR PLANTING



The footprint of the basement identifies areas of the site that are utilised for 'in-ground' Deep Soil Zones delivering in excess of the 10% required. Planting on structure to the basement plinth further bolsters the planting amount.

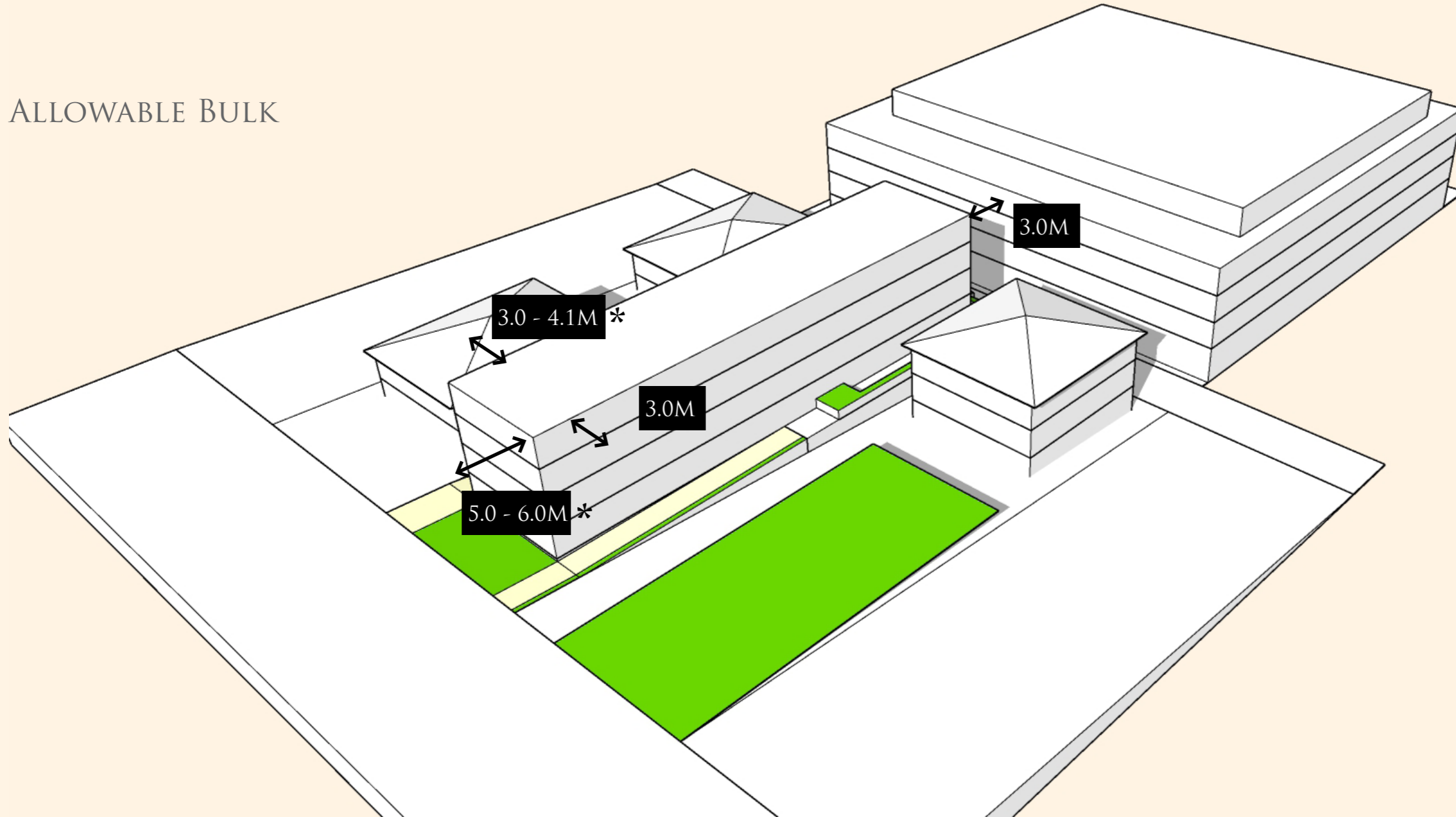
ON
STRUCTURE
PLANTING

DEEP SOIL
ZONES

PRINCIPLE 3

BUILT FORM AND SCALE

ALLOWABLE BULK



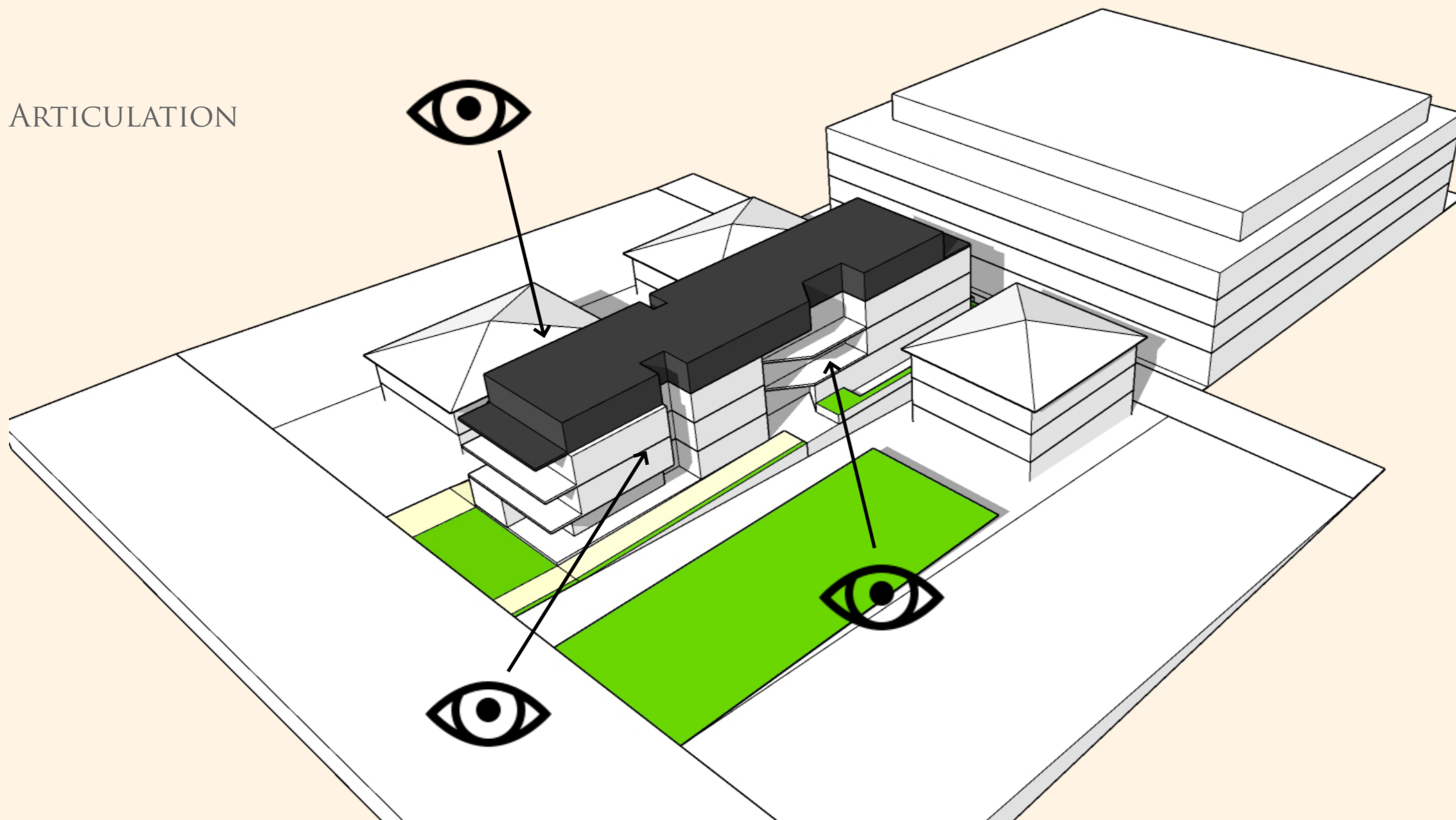
*All setbacks are met and/or exceeded.
 The street setback recognises the treed nature of Philip Rd. and increases the required setback to between 5.0-6.0M.
 The eastern setback ranges from 3.0-4.1M*

* EXCEEDS MINIMUM REQUIREMENT

PRINCIPLE 3

BUILT FORM AND SCALE

ARTICULATION

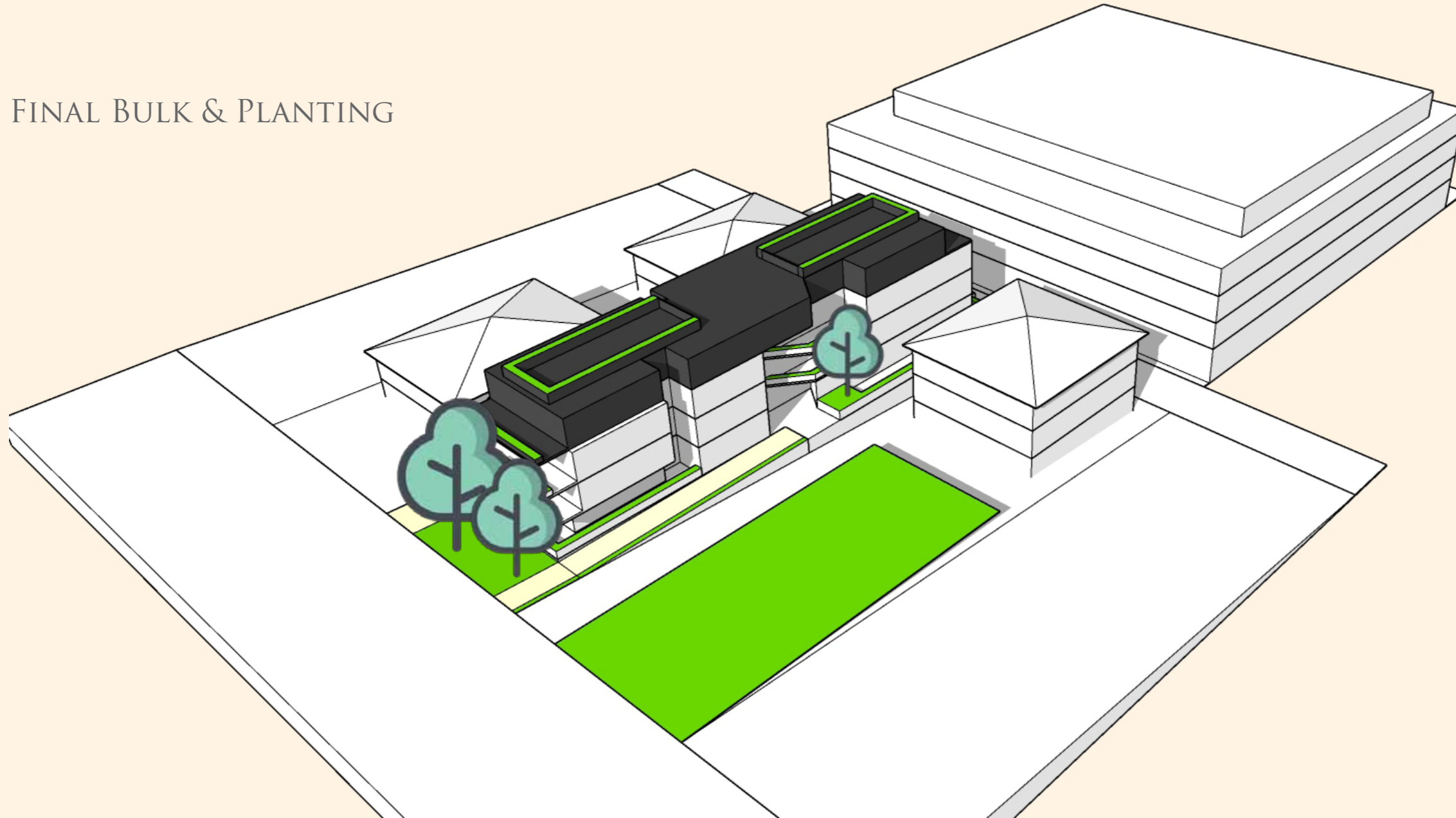


The sides of the building are articulated to break down the mass and create more opportunities for ingress of sunlight. The upper level is further pulled away from the front and rear setbacks further ameliorating the impact of the perceived bulk of the proposal. A dark 'recessive' colour and material palette is applied to the upper floor.

PRINCIPLE 3

BUILT FORM AND SCALE

FINAL BULK & PLANTING



Additional 'planting on structure' is applied to the building to further soften the proposal and add to the 'verdant' aspiration for the project.

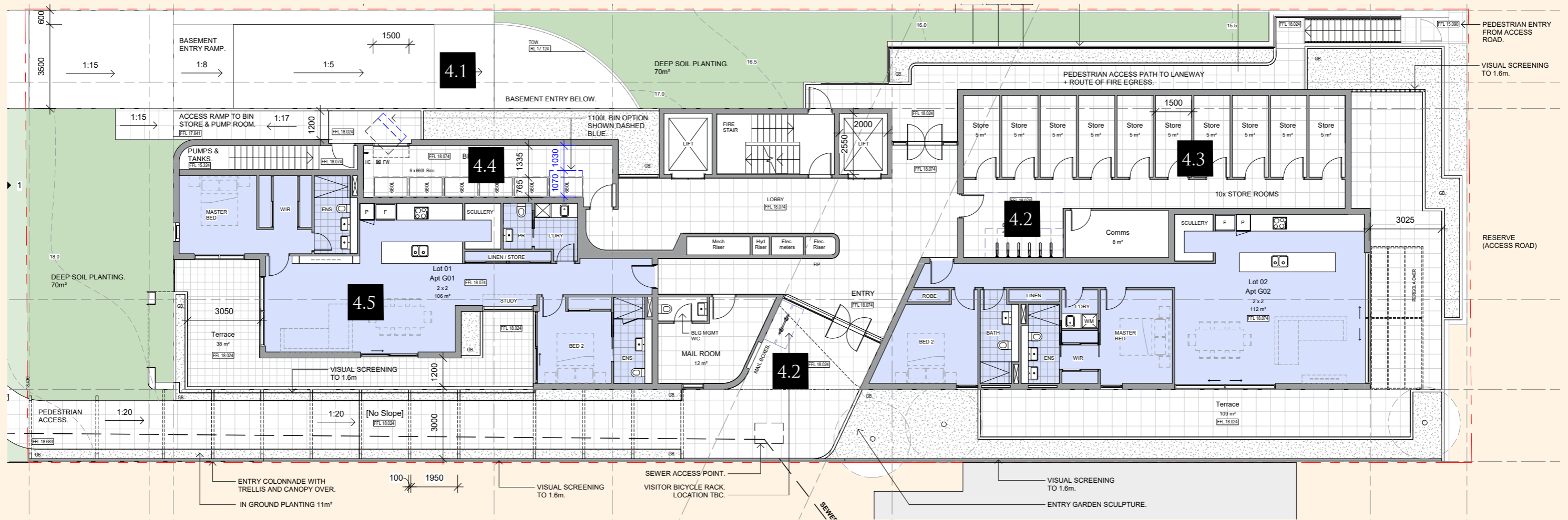
*Total Deep Soil = 129m²
Total On-Struct. = 147m²
TOTAL = 276m²*

FUNCTIONALITY AND BUILD QUALITY

NOTES -

1. All apartments are provided with 2 car bays exceeding the minimum parking requirements as defined in SPP 7.3. This recognises both the type of dwelling required and the desire to keep additional vehicles from impacting the area. 3 Visitor bays are provided, meeting the required number. Access to the parking area is via a secure entry off Philip Road.
2. Bicycle parking is provided for residents in a secure location off the main lobby while 1 visitor bike bay is provided adjacent the entry.
3. All apartments meet the minimum storage requirements with the large apartments afforded additional storage within the apartment.
4. Waste is managed via a bin store at ground floor and collection collocated with the residential vehicle entry.
5. Apartments sizes exceed the minimum requirements as defined in SPP 7.3

All the dwellings are above minimum area requirements catering to a market down sizing from larger homes.



PRINCIPLE 4

FUNCTIONALITY AND BUILD QUALITY



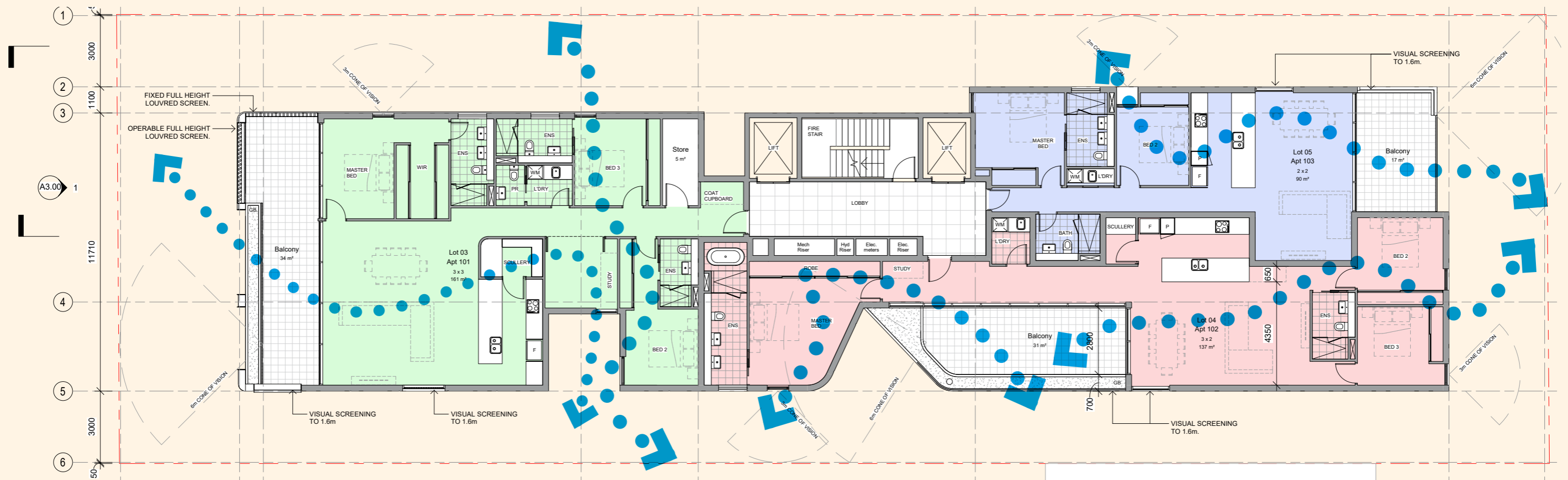
The proposal seeks to be of a build quality that surpasses traditional medium scale multi-residential construction utilizing high end material applications.

PRINCIPLE 5

SUSTAINABILITY

NOTES -

1. By nature of the design ALL apartments achieve excellent cross ventilation through dual aspect layouts
2. ALL apartments receive access to solar penetration with the majority having excellent light access through northern and /or East/West Orientation.
3. Deep soil zones together with on structure planting exceeds the minimum requirements as described in SPP 7.3
4. An area of the roof has been designated for a PV array
5. Energy efficient mechanisms such as motion sensor lights to common service areas (basement, store rooms etc), solar powered lighting to all common outdoor areas and high efficiency luminaires will be employed
6. Efficient water heating devices will be used throughout
7. Improved thermal performance to all glazing will be applied



PRINCIPLE 6

AMENITY

NOTES -

1. Excellent Solar Access is achieved to the majority of apartments with cross ventilation applicable to all apartments
2. Outdoor areas are in excess of minimum requirements
3. Visual privacy to adjoining neighbours is maintained
4. The proposal will meet the acoustic performance requirements
5. Common corridors/circulation spaces have been kept to a minimum and exceed minimum spatial requirements
6. Apartment areas and ceiling heights will exceed minimum requirements set out in SPP 7.3



PRINCIPLE 7

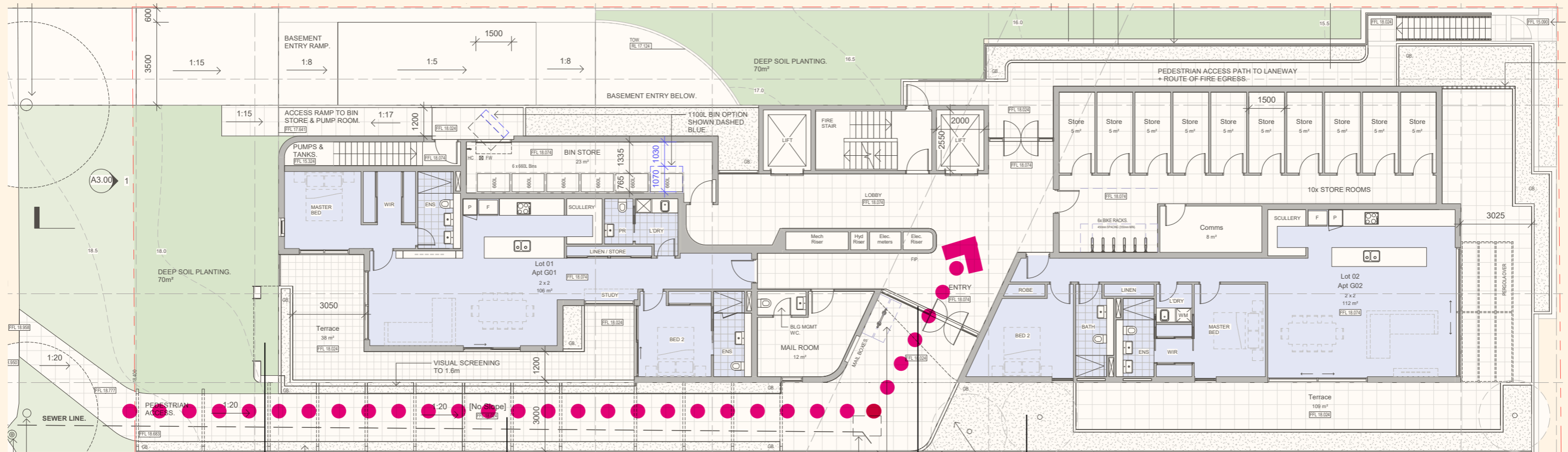
LEGIBILITY

NOTES -

1. Vehicle entry is clearly defined and positioned away from residential entry
2. Residential address is clearly identified from street via a colonnade
3. Building Lobby is easily found and lobby space clearly defines vertical circulation through appropriate way finding
4. The lobby is well lit with views out to garden spaces

A clearly defined entry colonnade leads to an elegant and dramatic lobby arrival.

Material cues will continue internally



PRINCIPLE 8

SAFETY

NOTES -

1. Ground floor apartment and apartment balconies over serve to provide passive surveillance over Philip Road
2. Terrace and upper floor apartments provide surveillance over the lane to the south
3. Secure, well lit basement parking area
4. Well lit entry colonnade
5. Ground floor apartment provides added surveillance to entry colonnade



PRINCIPLE 9

COMMUNITY

“Housing diversity within the City of Nedlands is considered to be relatively low. According to the ABS, Nedland housing characteristics remained relatively static up to 2011, with 84.5% of dwellings described as separate houses. The 2016 ABS figures identified dwellings classified as separate houses had reduced to 80.7%, with separate houses slightly declining, while semi-detached, row and townhouses were increasing. Nonetheless, the separate house typology continues to be the dominant typology.”

“The residential up-coding within the Waratah Village Precinct will also provide an opportunity to increase the diversity of housing within Dalkeith. By locating the increased development intensity within the Precinct boundary, it will help preserve the low-rise suburban amenity surrounding the Precinct.”

-Waratah Village - Local Distinctiveness Study and Context Analysis, Hassell

NOTES -

1. *The proposal offers 10 bespoke apartments within a verdant landscaped environment.*
2. *The site location promotes easy and safe access to the commercial hub of Waratah Avenue as well as comfortable walking distances to local amenity in the form of parks and foreshore.*

The proposal will offer both an opportunity for down sizing within the area as well as an opportunity for the City to meet infill targets with a considered medium scaled development within a Town Centre.

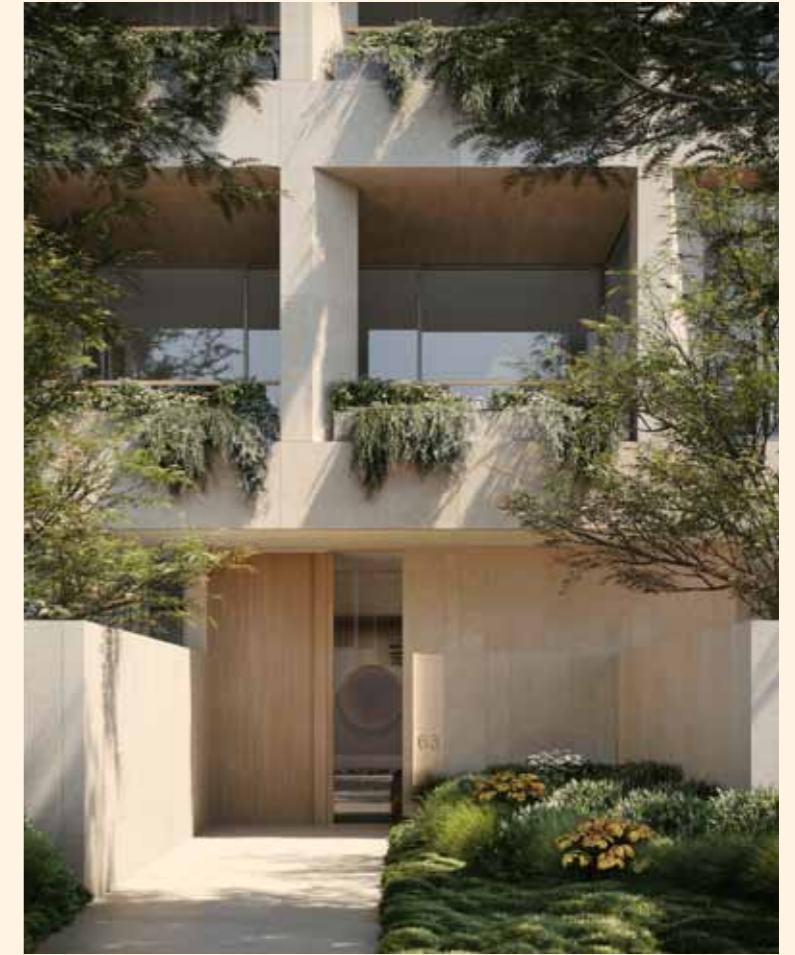


PRINCIPLE 10

AESTHETICS



PRECEDENT
ELEGANT, VERDANT FORMS WRAPPED IN NATURAL
MATERIALS



PRINCIPLE 10

AESTHETICS



CARMELITE CONVENT



32 GENESTA CRES



BATHING IN A FORESHORE POOL
1935

LOCAL REFERENCES
CUES IN FORM, DETAIL AND MATERIALITY



THE CHAPEL AT SUNSET HERITAGE PRECINCT



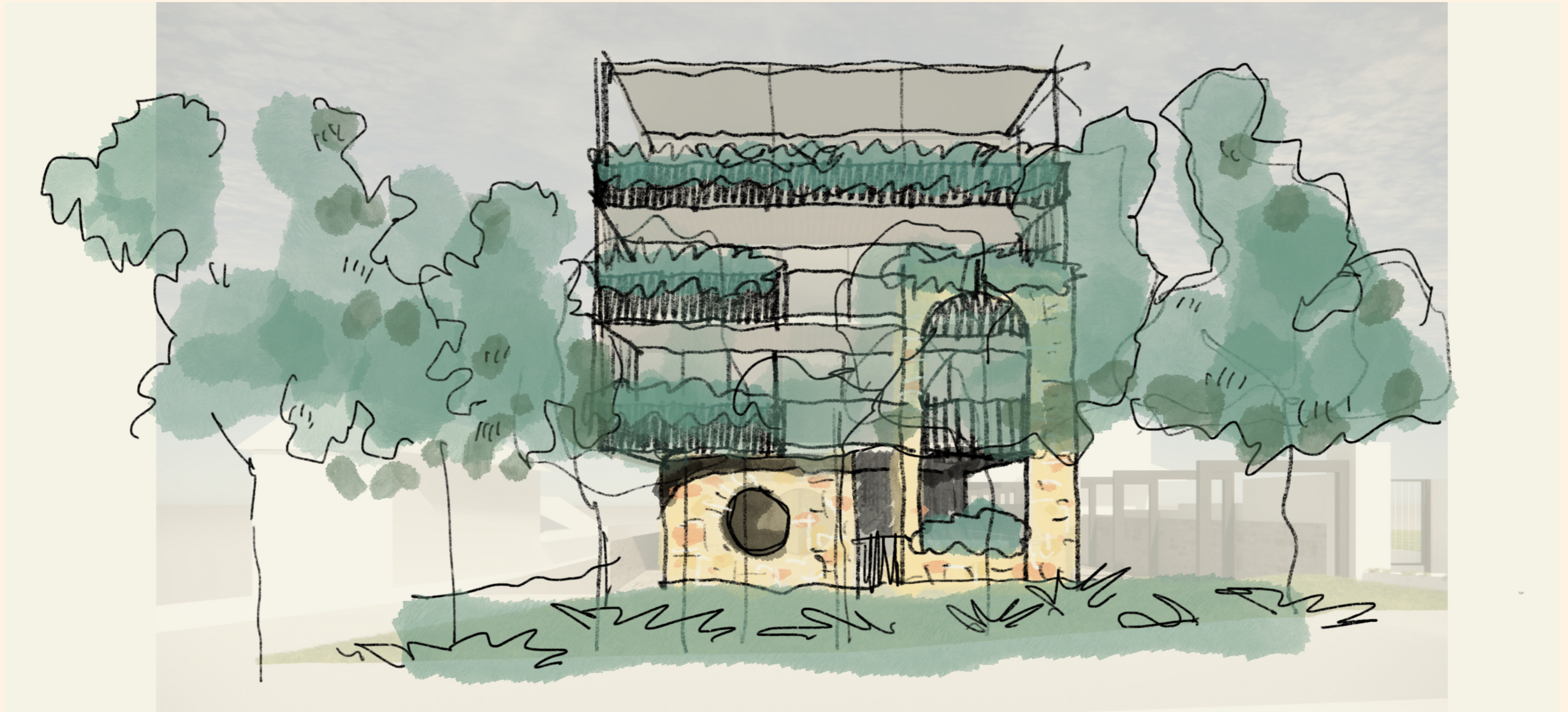
THE RESIDENCES IN DALKEITH
12 PHILIP ROAD, DALKEITH

City of Nedlands
Received
03 December
2020

MATTHEWS & SCAVALLI ARCHITECTS

November 2020

AESTHETICS



*A collection of 'curated' parts -
The aesthetic considerations for the project have been informed by local context, both built form and geological, as well as national and international influences.*

Elements have been composed into a considered elevation



PRINCIPLE 10

AESTHETICS



PLANTER



FLUTED PRIVACY GLASS



LOUVRE SCREEN



LIMESTONE BLOCK



LIMESTONE TILE CLADDING



METAL CLADDING



TEXTURED RENDER

DARK RENDER



MATERIAL PALETTE



AESTHETICS



Operable louvred screen to bedroom side of balcony

Planters

Key 'Arched' element to corner and entry colonnade

Corner column 'recessed' visually to prioritise perception and 'weight' of arched element



PRINCIPLE 10

AESTHETICS



THE RESIDENCES IN DALKEITH
12 PHILIP ROAD, DALKEITH

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PRINCIPLE 10

AESTHETICS

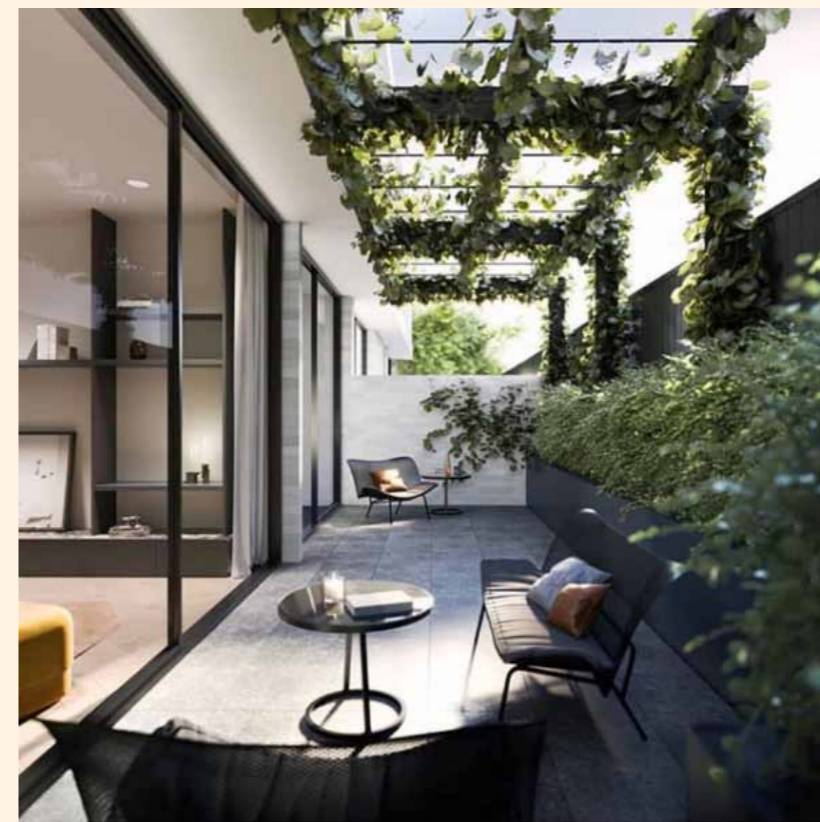


Ground Floor - Philip Road facing apartment



Ground Floor - View out to terrace

INTERIOR PRECEDENT
SOPHISTICATED, LIGHT FILLED HOMES



Ground Floor - Terrace and associate arbor



THE RESIDENCES IN DALKEITH
12 PHILIP ROAD, DALKEITH

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PRINCIPLE 10

AESTHETICS



Penthouse living area



Penthouse living area and balcony

INTERIOR PRECEDENT SOPHISTICATED, LIGHT FILLED HOMES



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Received
03 December
2020

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AESTHETICS



Appt. 301 - Roof Terrace Concept





THE RESIDENCES IN DALKEITH
12 PHILIP ROAD, DALKEITH

City of Nedlands
Received
03 December
2020

MATTHEWS & SCAVALLI ARCHITECTS

November 2020



26 February 2021

Pacey Lang
Senior Urban Planner
City of Nedlands
plang@nedlands.wa.gov.au

City of Nedlands
Received
26 February 2021

Dear Ms Lang,

**APPLICATION FOR DEVELOPMENT APPROVAL - 10 MULTIPLE DWELLINGS
LOT 372 (No.12) PHILIP ROAD, DALKEITH
RESPONSE TO ISSUES**

We refer to the above-described Development Application ('Application') and hereby respond to the various items in your emails of 18 and 22 February 2021, including:

- Public Advertising;
- Peer Design Review;
- City of Nedlands Internal Services Comments; and
- City of Nedlands Planning Comments.

RESPONSE TO PUBLIC ADVERTISING

We have provided Applicant responses to each of the issues listed in the attached 'Summary of Consultation Comments'. We have also prepared a Shadow Analysis to be read in conjunction with the Applicant's response.

RESPONSE TO PEER DESIGN REVIEW

Architectural Review

Principle 5 - Sustainability

5a. COMMENTS

- The application documents communicate that the project achieves the minimum standard of environmental sustainability credentials. Based on the proposed target market- it is a missed opportunity to aim so low. In my opinion a minimum expectation in this market is the use of renewable energy.

5b. RECOMMENDATIONS / STATEMENT

- The proposal is acceptable within its context.

Consistent with Element 4.15 of State Planning Policy 7.3 – Residential Design Codes Volume 2 Apartments ('SPP7.3V2'), it is proposed that all dwellings will exceed the minimum NATHERS requirement for apartments by 0.5 stars. This will be achieved through the selection of water and energy saving fixtures and fittings during the detailed design phase. An energy efficiency statement can be provided prior to commencement of works, pursuant to a condition of approval.



City of Nedlands
Received
26 February 2021

Principle 6 - Amenity

6a. COMMENTS

- Overall the general arrangement planning is successful.
- Comments was made in the design presentation regarding the planning around long apartment on the western flank. The corridor length and planning around the entrance and balcony may be better resolved.

6b. RECOMMENDATIONS / STATEMENT

- The proposal is acceptable within its context.
- Please reconsider apartment planning as noted above to aid plan functionality and the knock-on effects of the composition of elevations.

Please refer to attached Design Review Response. This demonstrates the intent behind the design of the apartments.

Principle 8 - Safety

8a. COMMENTS

- Please re-consider the appropriateness and safety measures around the resident's roof garden and amenity, in particular the plunge pool.

8b. RECOMMENDATIONS

- The proposal is not supported in its current form.
- Please address safety concerns around pool barriers and planter maintenance.

Please refer to attached Design Review Response. The Design Review Response, together with the Architectural Drawings (Roof Plan), include three detailed cross-sections showing the proposed edge treatments to the roof-top plunge pools, terraces and planters.

The intent is to create a safe edge to the planters, which are raised above the floor level of the terrace. The design limits opportunities for residents to access the planters, which will only be accessible for maintenance purposes.

The design of the raised planters also allows for the visual privacy cone of vision to be measured from the accessible terrace rather than from the edge of the planters. For completeness, the enclosed Design Review Response and Roof Plan show the cone of vision from both the accessible terrace level and the edge of the balustrade. As evident the cone of vision from both positions is contained within the site boundary.

To achieve these outcomes, and as the cone of vision is contained within the site, the Elevations have been amended by reducing the height of the solid wall to the edge of the planters and adding a visually permeable palisade fence above. While the top of the fence is 0.5 metres higher, the permeable design has the effect of reducing the perceived bulk of the building.



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Principle 10 - Aesthetics

10a. COMMENTS

- Overall the design is well considered and (with minor exceptions) is of high quality.
- The form, material selections and landscape, set in a tree lined street with adjacent high quality neighbouring apartment buildings results in a 'Village Centre' that would be a good contribution to the building stock in this locality.
- The design is well connected for pedestrians with links for residents at the front and rear. There is a coherent and legible entrance and parking arrangement for residents and visitors.
- The building has one area that with minor amendment could be improved. The building will be viewed primarily from its long flank elevations. It is

considered that the East Elevation is the least successful. The uniformity of the design is bi-sected with a blacked-out section of wall that backs onto the lift shaft. By unifying material selections across the building, the built form would present as a singular mass along this long flank. Windows could be introduced to the stairwell to animate the composition on this façade.

10b. RECOMMENDATIONS / STATEMENT

- The proposal is acceptable in its current form.
- Suggest a reconsideration of the east elevation to achieve a cohesive form from long street vistas.

The Architect has considered this recommendation and amended the East Elevation to extend the lighter render finish across the building core for the lower storeys, with the darker render finish now limited to the uppermost portion of the building. This achieves a more cohesive form and reduces the visual bulk of the building.

Landscape Review

Principle 2 – Landscape Quality

3.2 Orientation

- The proponent should provide an Arborist Assessment of the trees on site and single plan detailing trees to be retained/ removed.
- One existing street tree is proposed to be retained, another is to be replaced. The tree to be replaced is a well- established Queensland Box street tree on the eastern side of the Phillip Road verge. Whilst close to the proposed crossover it would be considered advantageous to employ arboricultural expertise during the construction process to attempt to retain this tree.
- The proposed development appears to present well to the street.

2 – Supported with Conditions

Proponent to provide information to address these criteria.

- *An arborists assessment detailing the existing trees on the site.*
- *The proponent should provide a commitment as suggested above as to how the Queensland Box street tree may be retained on site-particularly methods to be employed during site works.*

The Feature Survey contained within the Architectural Drawing set comprises a single plan showing trees to be retained and trees to be removed.



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Whilst there are a number of established trees on the site of varying size and condition, the majority are located in a position where retention is impractical. Consideration was given to retention of the tree positioned midway along the site's eastern boundary, where a deep soil area is proposed adjacent to the lifts and stairwell. However, it was considered it would be very difficult to protect this tree during construction works.

Hence, to compensate for the removal of vegetation, a total of 40 new trees are proposed to be planted, including 18 trees to be planted in ground (14 small, 3 medium and 1 large), and 22 small trees to be planted in structure.

The large tree is a Eucalyptus to be planted in the deep soil area on the eastern side of the building, adjacent to the stairwell, to soften the visual appearance of the building. The two medium trees are also Eucalyptus species and will be positioned in the deep soil area within the front setback.

With respect to the verge tree, the Planning Statement for the Application includes the following comment:

The crossover will be less than 2 metres from an existing verge tree. In accordance with Clause 3.9 of the Specification for the Construction of Crossovers, the advice of the City's Parks Services will be obtained prior to installation of the crossover. It is anticipated the tree will need to be removed due to its proximity to the crossover. The proponent will pay for the cost of removing the tree and planting a replacement tree in a more central position within the verge, as depicted on the Landscape Plan.

We hereby confirm that the Applicant will work with the City to determine if the existing verge tree can be retained. This will be investigated in further detail prior to commencement of construction works.

4.16 Water Management and Conservation

- An approach to water management is not outlined in the proposal. The proponent is to provide additional information.

2 – Supported with Conditions

Proponent to provide information to demonstrate surface drainage.

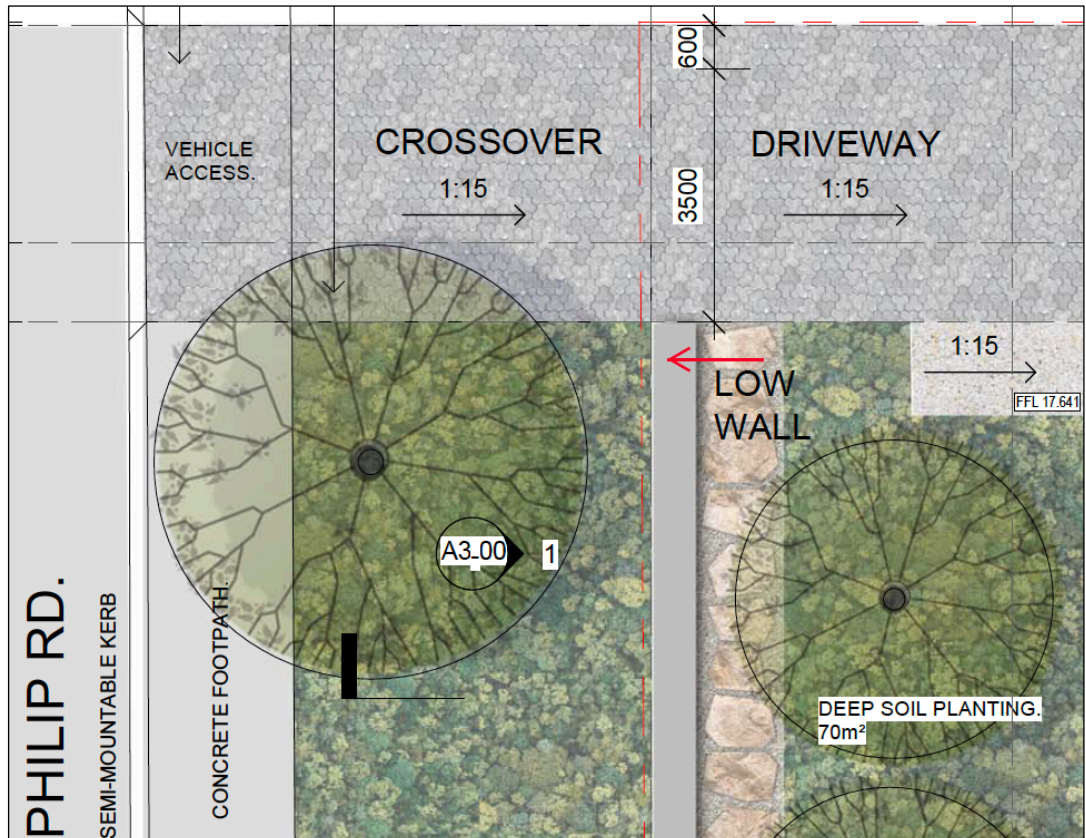
The Planning Statement includes the following comment in response to Element 4.16 of SPP7.3V2:

Landscaped deep soil areas will be contoured to capture stormwater for direct infiltration into the ground during small rainfall events (refer Landscape Plan).

Details of stormwater management from major rainfall events, including overland flow paths, on-site detention systems and overflow into the local drainage system, will be provided prior to commencement.



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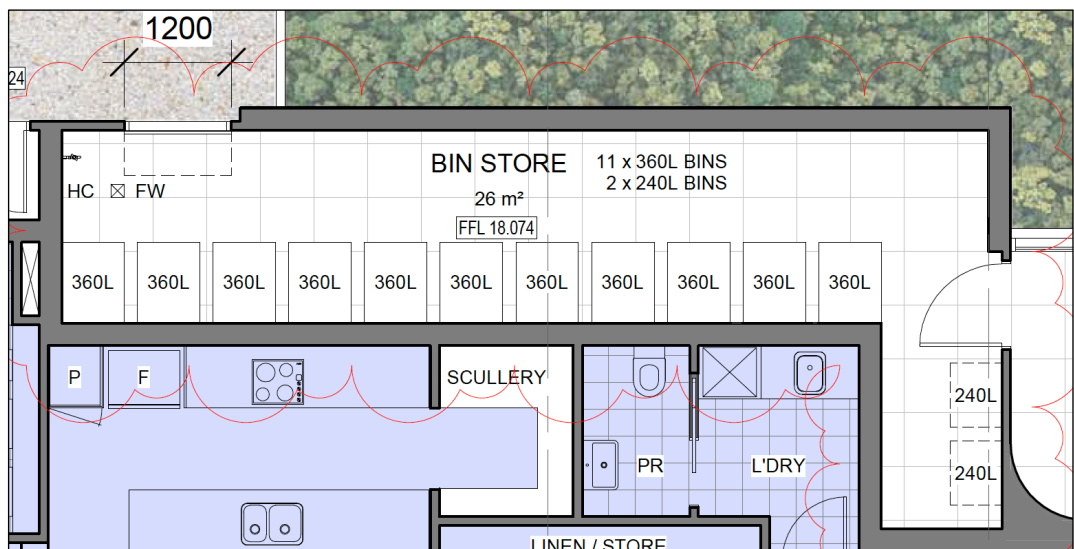
Footpath, Crossover and Driveway Location

Waste Services Unit

Waste Management Plan

Please find attached revised Waste Management Plan ("WMP") demonstrating the development is capable of satisfying the requirements of the City's Waste Management Guidelines.

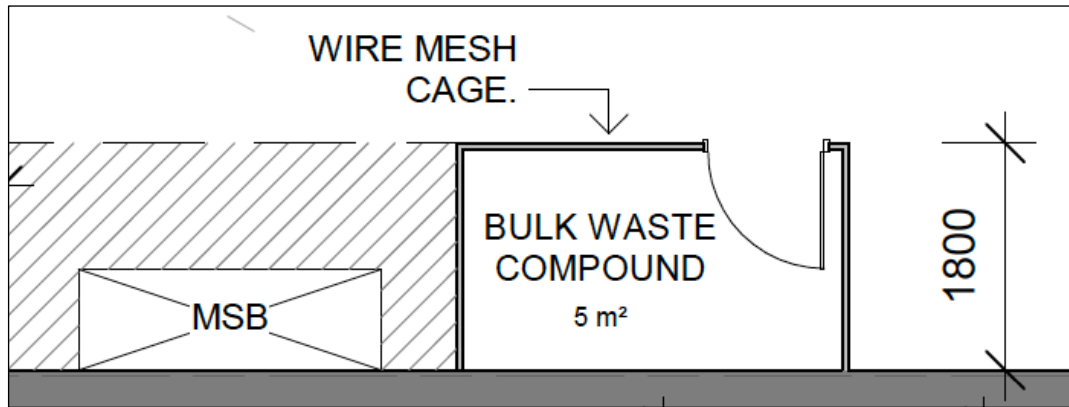
The Bin Store has been modified to accommodate 11 x 360 litre waste bins with space set aside for 2 x 240 litre bins should a future food and organic waste service be provided. As explained in the revised WMP, it is not considered that a waste compactor is required. A bulk waste store of 5m² is provided in the Basement.



Revised Bin Store



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Bulk Waste Store in Basement

RESPONSE TO PLANNING SERVICES COMMENTS

State Planning Policy 7.3 – Residential Design Codes Volume 2

Element 2.2 – Building Height

The Architectural Drawings (Elevations) have been updated with indicative levels.

It is important to emphasise the building heights contained in Table 2.2 of Element 2.2 in SPP7.3V2 are **indicative only** and not referenced in the Acceptable Outcomes.

Table 2.2 simply indicates an indicative height of 15 metres for a four storey building, assuming a 4 metre height floor-to-floor for the ground floor, 3 metres for upper floors, and “at least” 2 metres for rooftop articulation.

Table 2.2 does take into consideration topography. For example, the site falls by approximately 4 metres and because the basement has more than 50% of its volume before natural ground level, it does not constitute a storey as defined in SPP7.3V2. For this reason, the indicative building height of 15 metres is measured from the finished floor level of the ground floor, not from natural ground level at any given point on the site.

With the exception of the stairwells leading to the roof-top terraces, the building is contained below an indicative height of 15 metres measured from the finished level of the Ground Floor.

Element 3.5 – Visual Privacy

A visual privacy setback of 6 metres applies to unenclosed private outdoor spaces for four-storey buildings on land coded R80. The Architectural Drawings (Roof Plan) show the cone of vision from the terrace level and edge of the balustrade. The cone of vision from both positions is contained within the site boundary.

Element 4.18 – Utilities

All apartments have a separate laundry that will be fitted with a clothes dryer. Eight of the apartments have an actual laundry room that will provide space for clothes to be dried naturally (albeit inside the dwelling), out of sight of the living spaces. Two of the apartments have a laundry cupboard. In accordance with the Strata By-Laws, clothes drying will not be permitted on external balconies and terraces.



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Element 4.9 – Universal Design

The Planning Statement for the Application confirms that Apartments 102 and 202 are designed to meet Silver Level under the Liveable Housing Design Guidelines. The Architectural Drawings include a 1:50 Floor Plan for Apartments 102 and 202 shows internal dimensions and other design specifications for Silver Level.

Element 4.15 – Energy Efficiency

Consistent with Element 4.15 of SPP7.3V2, it is proposed that all dwellings exceed the minimum NATHERS requirement for apartments by 0.5 stars. This will be achieved through the selection of water and energy saving fixtures and fittings during the detailed design phase. An energy efficiency statement can be provided prior to commencement of works, pursuant to a condition of approval.

Other Information

The Architectural Drawings have been updated with Natural Ground Levels as requested in your email.

Should you require any further information or clarification in relation to this matter, please contact Alan Stewart on 0413 842 645.

Yours faithfully,

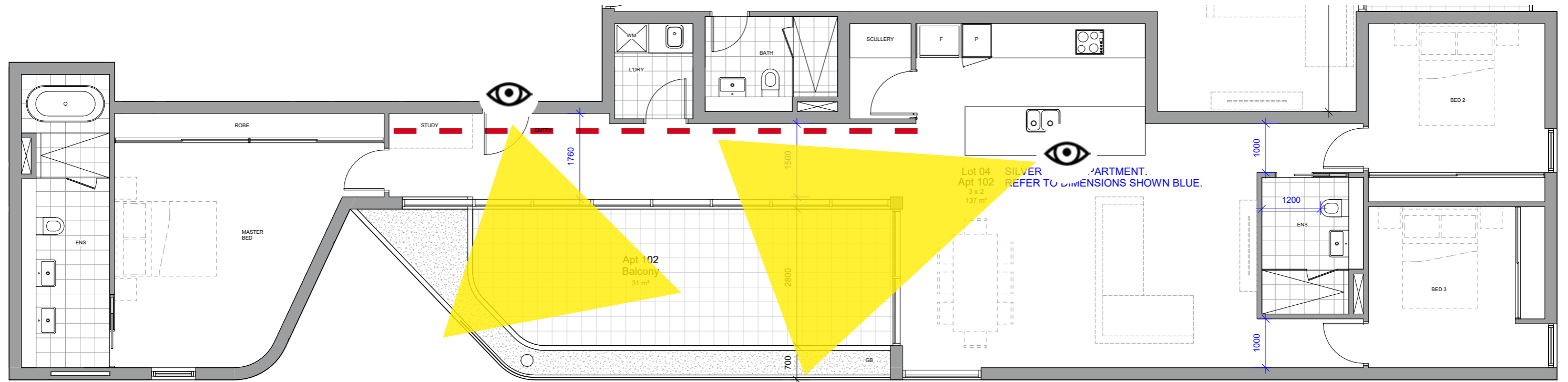
Alan Stewart

Director

Stewart Urban Planning

PRINCIPLE 6 - Amenity

“Comments was made in the design presentation regarding the planning around long apartment on the western flank. The corridor length and planning around the entrance and balcony may be better resolved.”



RESPONSE

The design of Apartments 102 and 202 acknowledges the unique aspect of the long plan design and extracts the benefits to the best potential.

Upon entry into the apartment the residents are greeted with light and long distance vistas.

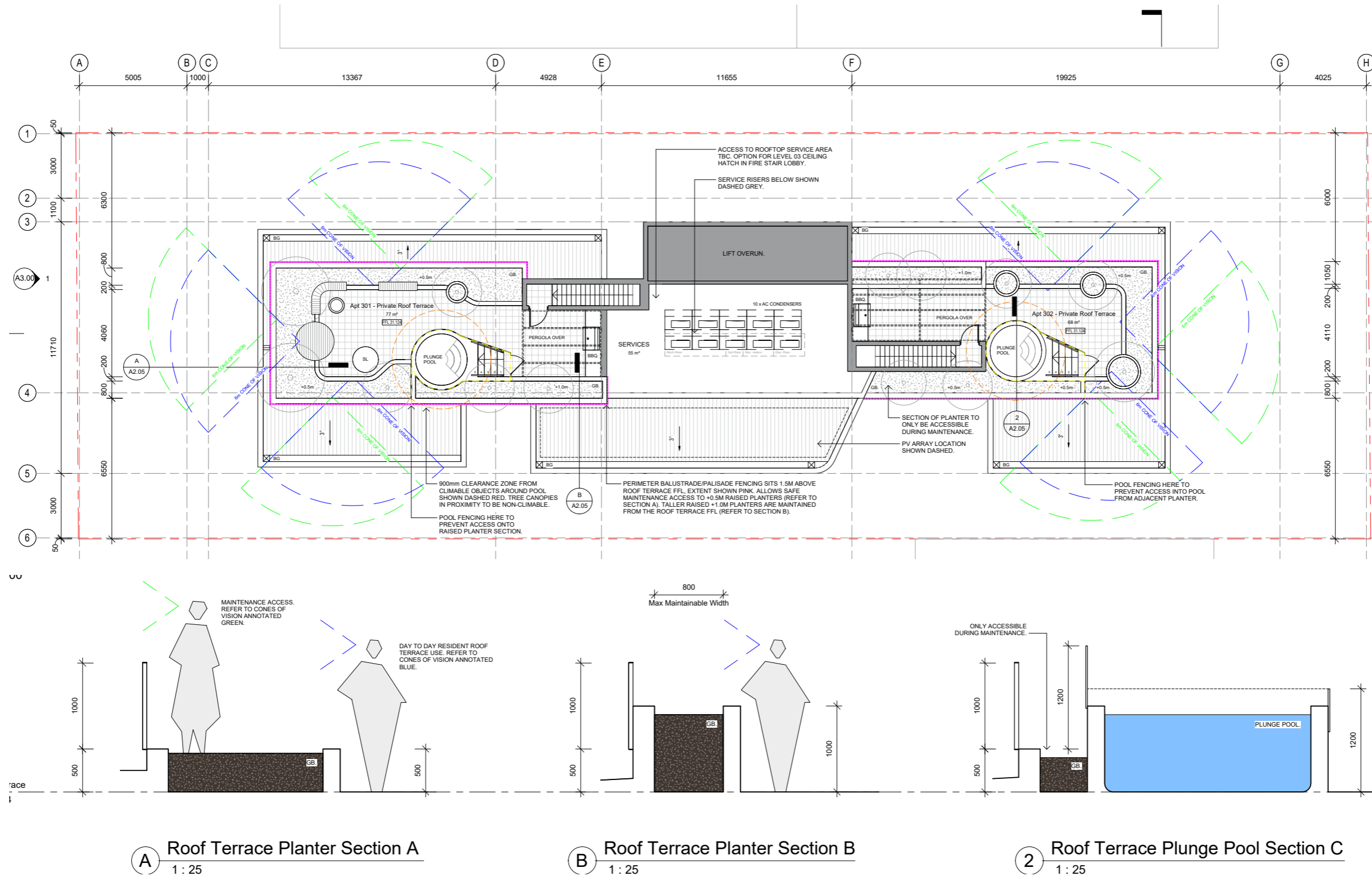
Entering the apartment is along a gallery type space.

Glazing to the balcony has the ability to open at the corner fully expressing the connectedness to the internal and external spaces.



PRINCIPLE 8 - Safety

“Please re-consider the appropriateness and safety measures around the resident’s roof garden and amenity, in particular the plunge pool.”



RESPONSE

A review of all the planters and associated safety fencing has been undertaken with the view to ensure the roof including access to the pool is safe.

(Note - the roof plan in the DA set of Architectural drawings.)



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 Poliwka – Street Tree Council Policy

At the Council meeting on 23 February 2021 Poliwka gave notice of his intention to move the following at this meeting.

Moved – Councillor Poliwka
Seconded – Councillor Wetherall

Council Resolution

Council instructs the CEO to:

- 1. review and update the Council’s Street Trees Policy (last updated in October 2015);**
- 2. take into consideration the draft revised Street Trees Policy (Attachment 1) prepared by a volunteer community working group, as part of the update; and**
- 3. present the updated Street Trees Policy to Council in May 2021 for approval to advertise for public comment.**

Councillor Hodsdon returned to the meeting at 11.17 pm.

CARRIED UNANIMOUSLY 13/-

Justification

1. The City of Nedlands street trees are a valuable asset to our community.
2. Increasing development in our City as a result of LPS3 is putting significant pressure on our urban tree canopy. It is proving difficult to obtain adequate deep soil planting in some proposed developments to match Nedlands existing urban tree canopy. Of particular concern is the subdivisions approved by WAPC and the grouped dwellings approved under delegated authority where grey surfaces significantly increase to the detriment of green surfaces (Figure 1).

3. As a comparison, the City of Bayswater has experienced this type of medium density development resulting in a recent report finding that in urban areas across Australia the City of Bayswater has experienced the largest increase in grey surfaces between 2016 and 2020 (Figure 2).
4. The greatest influence the City can have over increasing the urban tree canopy is on land that it either owns freehold (eg Peace Memorial Rose Gardens) or which is Crown land vested in the City (eg verges). The right street trees can make a significant difference to urban tree canopy cover in urban, spacious and low rainfall areas like Nedlands serving to reduce the heat island effect, as illustrated in Figure 3 and Figure 4.
5. The environmental and property value cost benefits alone have been calculated at \$3.81 for every \$1.00 spent on street tree planting and management.

Figure 1



Figure 2

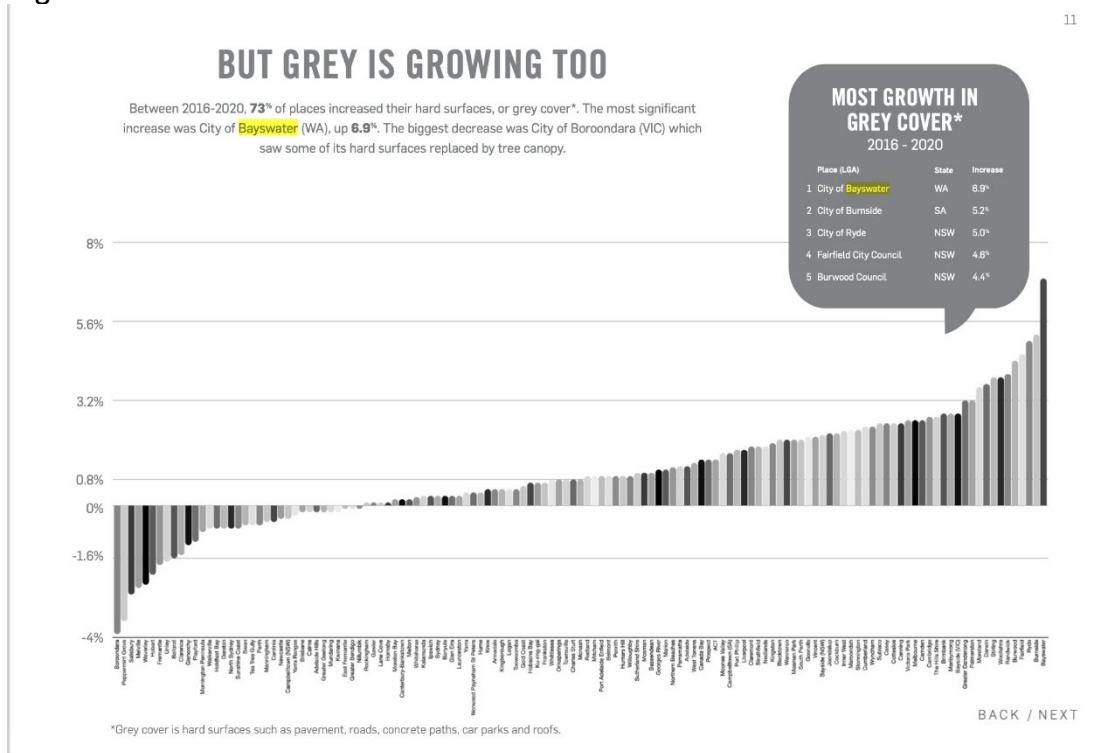


Figure 3



Figure 4



Figure 3. Thermal image of shaded Victoria Avenue in the City of Perth. Ambient air temperature is 31° Celsius. Temperatures range from 14.4° C in the shade to 33° C in unshaded areas. The temperature in shaded areas was an average 6° C cooler.⁹

14.2 Councillor Youngman – Mayoral Election

Please note Councillor Youngman withdrew this notice of motion as it was already resolved at item 13.5.

On the 4 March 2021 Councillor Youngman gave notice of his intention to move the following at this meeting.

Council instructs the Acting Chief Executive Officer, through the Western Australian Electoral Commission, to commence the process for an extra ordinary election to elect a new Mayor for the City of Nedlands.

Justification

- Following the resignation of Mayor Cilla de Lacy, effective 25 February 2021, the City of Nedlands needs a new Mayor.
- Residents and ratepayers have a democratic right to have an elected Mayor in the role.
- The time period until the next Local Government elections in October 2021 is 8 months, too long for a caretaker position.
- The next Mayoral election for the City of Nedlands is October 2023 so effectively the term has 32 months to still run.
- This is a lengthy process and should be commenced as soon as possible.
- The City of Nedlands is missing an elected member during a time of exceptionally high workloads.
- Having an even number of elected members will see more casting vote decisions being made, these can at time be controversial and place undue pressure on the Presiding Member in front of the community.
- The Deputy Mayor filling the Mayoral duties without the benefit of the remuneration is unfair given the size of the current workload.
- The City of Nedlands is currently in need of a leadership re-set and this is the time to be proactive.
- The 2021 Local Government election for the City of Nedlands is not a Mayoral election, so there are extra costs in raising it to a Mayoral election.
- There is also the scenario that if a Councillor is elected Mayor, then a subsequent by-election would be required. If the Mayor is elected ahead of the October 2021 Local Government election, the Councillor vacancy could be filled at the October 2021 election, thereby saving the cost of another by-election in 2022.
- The mover has requested administration to provide comparative costings for the 2017 ordinary half council election and the 2019 Mayoral plus half council election. At the time of writing this Notice of Motion no information had been received regarding comparative costs.

Administration Comment

Administration had advised that this notice of motion was not required as a report would be presented to Council with all the information including financial and other options for Council to make a fully informed decision on the Mayoral election required to elect a new Mayor for the City of Nedlands. This report has been presented earlier in this agenda.

Street Trees

KFA	Natural and Built Environment
Status	Council
Responsible Division	Technical Services
Objective	To define Council's approach to the provision and management of street trees within the City of Nedlands.

Context

The City's community obtains tremendous benefits from its urban forest, of which street trees are an important component. Evident benefits include the beautifying of streetscapes and suburbs, providing a sense of place, improved community wellbeing, increased property values, shade, significant evaporative cooling and providing habitat and food for fauna. Though there is an inherent understanding that having trees in the City's urban environment is beneficial, to some extent many of the benefits derived are imperceptible to the community.

Street trees are increasingly being recognised and managed throughout Australia as important community assets as the benefits they deliver are progressively identified, understood and quantified. The extent of benefit provided, in most circumstances, is directly linked to the combined area of canopy cover, which in turn is linked to the number, type and size of street trees.

With the accelerating densification and development of the City, and the associated impacts on the urban forest, there is likely an emerging significance attached to the City's street trees. Council intends to work to secure the benefits of the City's street trees to ensure they remain accessible into the future.

For the purpose of this policy, a 'street tree' is defined as a tree that has the centreline of its trunk on Council managed land.

Statement

To ensure the City of Nedlands preserves its recognised green and leafy character, the City will develop and implement street tree management based on the following principles:

1. Increasing tree canopy cover through establishing street trees where planting opportunities are identified.
2. Preserving the City's existing street trees.
3. Cultivating a diverse and resilient street tree population through identification and planting of a variety of tree species, which are assessed as suitable for the district having consideration of:

- biodiversity;
 - habitat needs;
 - shade requirements and temperature moderation;
 - amenity (including local conformity);
 - lines of sight;
 - climate and soil conditions; and
 - maintenance requirements (including watering).
4. Recognising street trees as assets that will be maintained and renewed with regard to each tree's life cycle to achieve a high level of aesthetic, environmental and social benefits.
 5. Planning on a street by street, ward and district basis for the improvement of streetscapes and localities for the short, medium and long term.
 6. Minimising conflicts with the built environment and providing protection to and from tree growth through assessment of site attributes and appropriate tree selection.
 7. Acknowledging the active partnership between the City and the community in enhancing the maintenance, appearance and utility of streetscapes and of the need to work cooperatively with members of the community in the selection, establishment and preservation of street trees.
 8. Scheduled monitoring to allow management of canopy cover percentage, collective tree health and species performance over time.
 9. Accepting that for reasons of safety and practicality there may be a need to manage existing street trees, that are proven as hazardous, through a range of arboricultural practices, which may include pruning limbs that are hazardous.

Planting

The City will develop and implement a street tree management plan in which the following principles apply:

1. The City will maintain and make available a diverse schedule of preferred street tree species, assessed as being suitable for the district.
2. The City will consult with adjoining property owners about which trees will be planted on their adjoining Council verge, but the City may mandate restrictions on selection in order to comply with the Statement of this policy.
3. The City is to maintain a schedule of tree species considered unsuitable for nature strips and a register of individual street trees considered to pose a heightened risk to public safety and/or property damage.
4. The three preferred default street tree species are

- the Tuart (*Eucalyptus gomphocephala*);
- Marri (*Corymbia calophylla*); and
- Jarrah (*Eucalyptus marginata*),

unless the available space makes such a planting impractical, in which case the preferred default street trees are the saltwater paperbark (*Melaleuca cuticularis*); or Peppermint (*Agonis flexuosa*) and a number of mallee eucalypts.

5. The City will bear the cost to supply and plant street trees of bag sizes up to 45 litres. Property owners who request the City to plant larger trees shall pay the difference in cost, in respect of the specified maximum size, to supply and plant the trees.
6. Preference shall be given to planting large tree species that are native to the City of Nedlands on undeveloped nature strips that are not irrigated and not adjoining residential and commercial property frontages. Such nature strips should be subject to multiple level tree canopy design, with smaller native trees and bushes between large natives.
7. Street trees will be planted following consultation with the owners of adjoining land. However, it is acknowledged that street trees are not optional for adjoining property owners and an objection may only be raised to the planting of a second street tree in accordance with paragraph 5 above.
8. Property owners are to be encouraged to water all street trees during and after establishment. Communication of watering requirements is incumbent on the City upon planting of every street tree. Included in this communication shall be education information about the harm posed to some trees, for example Jarrah and Banksia, by watering with alkaline bore water.
9. All new developments that do not have a street tree on the verge will attempt to have a tree planted in the next available planting season or as soon as possible thereafter, as deemed appropriate by the City, and included as a condition of development along with a contribution payment by the applicant towards the cost of the tree/s planted.

Locating and Spacing

The following definitions shall be used in interpreting this section of the Policy:

Tree Height Potential means the average height that a tree of that species (and variant) will attain after twenty years of moderate growth.

Aggregate Tree Height means the sum of the Tree Height Potentials for every tree on a particular verge (save for trees that have a Tree Height Potential of less than four metres).

Verge Width means the dimension of the verge that spans the width of the adjoining lot.

1. The City shall fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the City. This will be achieved through planting trees at appropriate intervals for the selected species, which is defined to ensure an **Aggregate Tree Height** of at least twice the **Verge Width**. For example, a 20m verge must have an Aggregate Tree Height of at least 40 meters.
2. An installation of paving or synthetic turf shall not affect the requirement in paragraph 5 for all verges to have street trees.
3. A resident shall not be permitted to install synthetic turf under the drip line of street trees.
4. Council considers uniform avenues of street trees as desirable in certain situations and may designate locations to introduce this. Though desirable, Council considers the concept of uniform avenues less important than the direct objective of increasing canopy cover and species diversity through planting suitable street trees in suitable locations.
5. Council will consider proposals for uniform tree species within a street, provided the proposed species is included on the preferred species list and is suitable to plant in the particular location. Council may delegate approval of uniform tree species to the CEO.
6. To facilitate introduction of new street trees, inter-tree planting will occur in conjunction with tree replacement, resulting from natural attrition and other causes, to allow for staged removal of existing declining trees.
7. When new trees are planted on the south side of an east/west street, the adjoining property owner is entitled to request that a new street tree shall not be taller than 20 meters.

Pruning

In relation to street tree pruning Council's primary objectives are to:

- Promote tree health, structural integrity and form;
- Maintain statutory clearances for the various infrastructure located in the road reserve;
- Maximise the benefits delivered by street trees; and

- Support public safety and minimise the risk of damage to property and injury to people.

In the interests of public safety, of the health of street trees and of managing the City's exposure to liability, the following requirements and tree management standards apply to the pruning of street trees:

- All pruning of street trees will be in accordance with Australian Standard AS 4373 *Pruning of Amenity Trees* or as otherwise instructed by a suitably competent and qualified arborist approved by the City.
All pruning of street trees requires Council approval and pruning is only to be undertaken by persons authorised by the City of Nedlands. Penalties apply for non-compliance.
- If a resident requests pruning of a street tree abutting their property, and in the opinion of the CEO the pruning is not associated with matters of safety, tree health or boundary encroachment, the ratepayer shall bear 100% of the cost to prune the tree if approved.

Preservation

It is Council's objective to ensure development and building activity considers and accommodates established street trees to the extent practicable. The following requirements apply:

- All development applications shall indicate the location of street trees on adjoining verges on surveys and site plans.
- Prior to planning approval Council promotes consultation between the City and developers in order that plans are adjusted to accommodate existing street trees. The City prioritises tree retention on City-managed land adjoining development sites, and will only consider removal when no other practicable design alternative exists.
- All street trees are to be protected from damage by fencing as a condition of development and demolition approval, prior to the commencement of adjacent works.
- Approval for developers to conduct building-related activities on the adjoining nature strip, including the storing of materials, shall be conditional on establishment of a Tree Protection Zone to a minimum of 2 metres from the base of street trees. Council may also require developers deposit a bond of sufficient amount to cover the cost of remediating damage to a street tree resulting from building activities.
- Council weed control activities using non-selective herbicides shall ensure no herbicide application within two meters from the base of newly planted street trees (defined as street trees not being more than 2 years old).

Removal

Street trees will not be authorised to be removed unless one or more of the following circumstances applies:

- The tree is dead or in decline, and no further remedial techniques are appropriate;
- The tree is listed on the City's unsuitable tree species list.
- The tree poses an unavoidable hazard to persons or property and pruning or other techniques cannot effectively remedy that hazard. For the avoidance of doubt, public property (such as vehicles) located on Council managed land underneath trees shall not be considered to constitute an "unavoidable hazard" ;
- The tree is diseased or damaged to an extent that remedial techniques are unlikely to restore it;
- To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists which allows retention of the tree and that tree has not been identified by the City as a tree of significance;
- Where a development is approved that necessitates the removal of a street tree the developer shall replace the tree and bear 100% of the cost for the City to remove the tree, and:
 - The developer must plant a minimum of two suitable replacement trees from the preferred species list.
 - Where a number of frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage.
 - Replacement trees shall be a species that is designated as "large" on the preferred species list, unless such a tree is impracticable, in which case the species will be nominated by the City;
- To facilitate a Council-approved works program (i.e. road works, drainage, utilities etc.);
- Council may consider requests for removal and replacement of a street tree that is considered unsuitable for nature strips on the basis of:
 - it being of a species which causes an elevated risk to public safety and/or property damage without there being an alternative to remedying the risk;
 - it being of a species having an association with an elevated risk of establishing as an environmental weed;
 - a tree posing unacceptable risk due to a history of significant branch failures;
 - and
 - each request being considered individually.

- Other than where a tree is considered to be unsuitable in accordance with the preceding provisions, removal and replacement of street trees shall not occur and penalties will be imposed for any damage, modification or removal of street trees without Council approval..
- All resident requests/proposals for street tree removal, irrespective of the reasons, shall be lodged in writing.
- Other than where there are immediate safety risks, Administration shall notify ward Councillors of all proposed street tree removals at least two weeks prior to removal and the reasons why in accordance with the preceding provisions.
- Removal of street trees that are higher than 4m requires notification to the three closest neighbours to that street tree, no less than 1 week prior to its removal.

Council considers some inconvenience arising from street trees as a necessary consequence of living in an urban environment where trees deliver significant community benefits. Council will only consider an issue with street trees when the proprietor and Administration cannot agree and the issue concerns safety and well-being, significant inconvenience or changes that would result in significant alteration of the streetscape.

Council will not be asked to decide requests for street tree removals that rely solely on the following reasons:

- Leaf, flower, nut or bark falling or accumulating or being blown by the wind;
- Enhancement or protection of views;
- Reduction or eradication of shading to gardens, lawns, pools or dwellings; or
- Requests for the planting of alternative species on the basis of individual preference or a desire to re-landscape.
- Installation of an area for vehicle parking.

In the interests of public safety, removal is only to be undertaken by personnel authorised by the City of Nedlands.

Public Awareness

Council will promote the importance of the City's street tree assets and the benefits they deliver. Regular communication including information about planting, streetscape improvement and maintenance activities, will be published in the local media and via other appropriate sources.



Tree Health and Public Safety

In the interest of street tree health, public safety and potential liability issues, structures such as, but not limited to, swings, cubby houses, ladders etc. are not permitted to be constructed in street trees.

Related Documentation

Strategic Community Plan
Corporate Business Plan
Nature Strip Development Policy
Street Trees Procedure
Street Tree Management Plan

Related Local Law / Legislation

Local Government Act 1995
Occupational Safety and Health Act 1984
Energy Operators (Powers) Act 1976
Thoroughfares Local Law

Related Delegation

Nil.

Review History

27 October 2015 (Report CPS24.15)
24 July 2012 (Report CP31.12)
27 July 2010 (Report CM18.10)

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 27 April 2021

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 27 April 2021 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.

Nil.

17. Confidential Items

Nil.

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 11.18 pm.