City of Nedlands

AGENDA

Council Meeting

23 May 2023

Notice of Meeting

To Mayor & Councillors

A Council Meeting of the City of Nedlands is to be held on Tuesday, 23 May 2023 in the Council chambers at 71 Stirling Highway Nedlands commencing at 6pm.

This meeting will be livestreamed Livestreaming Council & Committee Meetings » City of Nedlands

Bill Parker
Chief Executive Officer
18 May 2023

Information

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

Public Question Time

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

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

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

Addresses by Members of the Public

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

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

Disclaimer

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

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1. Declaration of Opening

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

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

Leave of Absence (Previously Approved)	Councillor N R Youngman	Dalkeith Ward
Apologies	None as at distribution of this agenda.	

3. Public Question Time

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

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

4. Addresses by Members of the Public

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

5. Requests for Leave of Absence

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

6. Petitions

Petitions to be tabled at this point.

7. Disclosures of Financial Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

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

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

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

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

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

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

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

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

10. Confirmation of Minutes

10.1 Ordinary Council Meeting Minutes – 26 April 2023

The minutes of the Ordinary Council Meeting held 26 April 2023 are to be confirmed.

11. Announcements of the Presiding Member without discussion

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

12. Members Announcements without discussion

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

13. Matters for Which the Meeting May Be Closed

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

Nil.

14. En Bloc Items

That the officer recommendations for Items 15.1, 16.1, 16.2, 16.3, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, and 18.1, be adopted en bloc and all remaining item will be dealt with separately.

15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

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

Audit & Risk Committee Meeting **20 April 2023**
Unconfirmed, circulated to Councillors on 28 April 2023

16. Divisional Reports - Planning & Development Report No's PD19.05.23 to PD21.05.23

16.1 PD19.05.23 Adoption for Advertising – Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy and Scheme Amendment

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. NSHAC Strategy 2. Scheme Amendment Report 3. Proposed Schedule 4: Building Heights 4. Proposed Schedule 5: Access Network 5. Proposed zoning map 6. Potential Overshadowing of the Rose Gardens 7. Revised Zoning Map

Purpose

This report is being presented to Council to initiate public consultation on a strategy (**Attachment 1**) and associated Scheme Amendment 13 (**Attachments 2-7**) for new development controls affecting lots within the Mixed Use zone along Stirling Highway. The report also recommends that Council not proceed with the Nedlands Town Centre Precinct Plan.

Recommendation

That Council:

1. Pursuant to section 75 of the Planning and Development Act 2005 adopts Scheme Amendment No. 13 to amend Local Planning Scheme No. 3 as follows:

1. Delete existing clause 26(3).

2. Insert new clause 26(3) as follows:

"26(3). In relation to land coded R-AC1:

(a) For the purposes of Acceptable Outcome A2.2.1 of the R-Codes, the building heights shall be the base heights shown on the map in

Schedule 4, exclusive of plant and equipment such as lift overruns, air conditioning units and the like; and

(b) The local government may grant development approval beyond the base height and up to the maximum discretionary building heights shown in Schedule 4 only where it is satisfied that all of the following are achieved:

i. The development demonstrates high quality design;
ii. The development exceeds Acceptable Outcomes with regard to the number of medium and/or large trees provided and which have sufficient dimension to promote healthy growth, and
iii. The development incorporates at least two significant energy efficiency initiatives that exceed minimum practice.

(c) The local government shall not grant development approval beyond the discretionary heights shown in Schedule 4 of the scheme."

3. Insert the following into Table 6 of clause 32:

No.	Description of land	Requirement
32.7	All land coded R-AC1	(1) All development is to ensure a minimum 25 per cent of the northern elevation of the maximum building envelope on the adjacent lot(s) receives more than 2 hours of direct sunlight between 9.00am and 3pm on 21 June.
32.8	All land having a frontage to Stirling Highway	(1) All new development shall provide 1 medium or 1 large tree as defined by the R-Codes located adjacent to and outside of the Stirling Highway road reservation per 12 metres of Stirling Highway street frontage, measured at the future street boundary post-road widening. (2) Sub-clause (1) does not apply to an application for: (a) a change of use that does not involve works; (b) minor additions or alterations to an existing building or buildings that do not significantly alter the scale of the building; or (c) additions or alterations to single houses or grouped dwellings.
32.9	All land having a frontage to Stirling Highway	Development shall not be granted vehicle access to Stirling Highway where the lot has legal access to a public street or right-of-way other than Stirling Highway.

32.10	**All land having a frontage to Stirling Highway and adjoining the access network shown in Schedule 5**	**In this clause 'street block' means a length of land fronting Stirling Highway, between a public street or public right-of-way and the next public street or public right-of-way.** **Where there is no approved structure plan, local development plan and/or activity centre plan:** **(1) All development and subdivision is to allow a boundary setback sufficient to facilitate a minimum 6m wide carriageway in the location shown in Schedule 5.** **(2) All development and subdivision is to take vehicle access from the carriageway shown in Schedule 5 where it connects, either directly or via another carriageway, to a public street other than Stirling Highway.** **(3) Where the access network for the street block shown in Schedule 5 does not yet connect to a public street other than Stirling Highway, the development is to be designed to be modified in the future to take vehicle access from a rear carriageway once it connects to a public street other than Stirling Highway.** **(4) The local government shall not approve development or support subdivision that:** **i. prevents any new or existing lot within the same street block from obtaining access from a public street or carriageway other than Stirling Highway; or** **ii. prevents any new or existing lot within the same street block from obtaining access to the access network shown in Schedule 5; or** **iii. creates a new lot with sole vehicle access to Stirling Highway.** **(5) All development must account for any ground level differences in order to**

		facilitate a carriageway across a street block. **(6) The total 6m width may include portions of any existing public right-of-way.** **(7) Prior to issue of a building permit or subdivision clearance, suitable arrangements are to be made with the local government ensuring the 6m wide carriageway described in the above subclauses is burdened with public access rights in perpetuity.** **(8) The above clauses do not apply to an application for:** **(a) a change of use that does not involve works;** **(b) minor alterations or minor additions to an existing building or buildings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5; or** **(c) alterations and additions to single houses or grouped dwellings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5.**

4. Insert Schedule 4: Nedlands Stirling Highway Activity Centre (NSHAC) Area Height as shown in Attachment 3.

5. Insert Schedule 5: Nedlands Stirling Highway Activity Centre (NSHAC) Access Network as shown in Attachment 4.

6. Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone, and amend the Scheme Map accordingly:

a. Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive);
b. Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive);
c. Even street numbers 2 through 6 Florence Road, Nedlands (inclusive);
d. Street numbers 7 and 9 Stanley Street, Nedlands;
e. Street number 4 Mountjoy Road, Nedlands; and
f. Street number 56 Dalkeith Road, Nedlands.

7. **Rezone the following lots from Mixed Use zone to Residential zone and amend the Scheme Map accordingly:**
   a. **Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive);**
   b. **Street numbers 1A, 1B and 3 Vincent Street, Nedlands;**
   c. **Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands;**
   d. **Street number 26 Broome Street, Nedlands;**
   e. **Street numbers 34 and 35 Martin Avenue, Nedlands;**
   f. **Street number 33 Baird Avenue, Nedlands;**
   g. **Even street numbers 36 through 56 Stirling Highway, Nedlands (inclusive)**
   h. **Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive);**
   i. **Odd street numbers 57 through 67 Stirling Highway, Nedlands (inclusive);**
   j. **Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive);**
   k. **Street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive);**
   l. **Street number 103 Smyth Road, Nedlands;**
   m. **Street number 2 Stanley Street, Nedlands;**
   n. **Street numbers 2 Webster Street, Nedlands;**
   o. **Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; and**
   p. **Street numbers 2B and 2C Tyrell Street, Nedlands.**

2. **In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the local government is of the opinion that the amendment is a Complex Amendment as it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.**

3. **Pursuant to Section 81 of the Planning and Development Act 2005, refers Scheme Amendment 13 to the Environmental Protection Authority.**

4. **Authorises the Chief Executive Officer to sign relevant documents in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and submit 2 copies of proposed Scheme Amendment 13 and any other relevant documents to the Western Australian Planning Commission.**

5. **Subject to Section 84 of the Planning and Development Act 2005 advertises Scheme Amendment 13 in accordance with Regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

6. **Advertises the Nedlands Stirling Highway Activity Corridor (NSHAC) strategy concurrently with Scheme Amendment 13.**

7. **In accordance with Schedule 2, Regulation 4(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, does not proceed with the Nedlands Town Centre Precinct Plan.**

Voting Requirement

Simple Majority.

Background

The Nedlands Stirling Highway Activity Corridor (NSHAC) area includes the Mixed Use R-AC1 lots and the Residential R60 and R160 lots surrounding Stirling Highway as shown in Figure 1 below:



Figure 1: NSHAC area

The City has recently developed a local planning policy creating built form development controls for the Residential zones within the NSHAC area. However, there are currently no precinct-specific development controls for the Mixed Use R-AC1 lots along Stirling Highway (excepting the easternmost portion of the area which was covered under the recently adopted Broadway Precinct Local Planning Policy).

Height
Clause 26(3) of the City of Nedlands Local Planning Scheme No. 3 (LPS3) removes the Residential Design Codes (R-Codes) Volume 2 Acceptable Outcomes for building height from applying to land coded R-AC1. This means that there is little guidance for assessing what building height is appropriate on these lots. This has resulted in considerable community concern and an inconsistency in the scale of proposed development, with various developments proposing heights ranging from 9 to 24 storeys within the area.

Vehicle Access
City Officers have also identified issues with vehicle access to Stirling Highway, in that many lots within the NSHAC area cannot be accessed except directly from the Highway. This has potential to cause traffic safety and congestion issues and is inconsistent with recommendations from Main Roads that direct access from individual lots to the Highway should be limited.

Discussion

The process for amending the Scheme could take at least 12 months or longer and needs consideration by the Western Australian Planning Commission (WAPC) followed by a final decision from the Minister for Planning. Due to the length of time before controls can be embedded into Local Planning Scheme No. 3 (LPS3), officers propose adopting a Strategy document for the NSHAC area. The Strategy creates a desired future character for the area and will assist the City in the short term in assessing development along Stirling Highway, particularly in regard to building height.

The NSHAC Strategy

Overall, the proposed NSHAC strategy document (**Attachment 1**) sets broad objectives for the area based on the vision and values created by the reference groups. It also incorporates a range of contextual analysis and background work carried out by the City over a number of years. The strategy intends to set a long-term direction to do the following:

- Address the lack of building height consistency and controls
- Improve the amenity of Stirling Highway through provision of shade and easier pedestrian crossings
- Require the creation of carriageways that reduce or remove direct vehicle access from individual lots to Stirling Highway
- Change the zoning of land to create a critical mass of non-residential uses through the provision of three separate “hubs” along the Highway
- Prevent proliferation of low density land uses along Stirling Highway
- Improve built form outcomes and promote site-responsive design.

There is no official procedure or way to adopt such a localised strategy. To give it the most weight for decision-makers, officers recommend that the Strategy be put out for public consultation concurrently with the Scheme Amendment. It can then be adopted directly after advertising without needing approval from the WAPC. When LPS3 and the City’s regulatory Local Planning Strategy are next reviewed, elements of the NSHAC Strategy can also be incorporated into the Local Planning Strategy (subject to WAPC approval) to give these more weight.

Scheme Amendment 13

Scheme Amendment 13 initiates some of the proposals set out in the draft Strategy. The specific items are set out below.

Building height

The amendment introduces a base maximum building height and a discretionary maximum building height (**Attachment 3**) for lots as set out in the scheme amendment report (**Attachment 2**). Building heights are structured around three main nodes (east, central and west) the logic of which is based on community consultation outcomes and set out within the Strategy (**Attachment 1**). Building heights are generally lower south of the Highway due to potential impacts on solar access to adjoining sites. Large lots and adjoining lots with the same landowner that could easily be amalgamated have also been granted higher heights in some locations.

Discretionary building height is allowable where a development exhibits high quality design and includes additional trees and energy efficiency criteria beyond the minimum Acceptable Outcomes within the R-Codes. The discretionary height is designed to be achievable while resulting in outcomes that are a step beyond current minimum criteria. High quality design should be defined with reference to the State Design Review Panel (SDRP) or the City's Design Review Panel (DRP) rating system of the development against the 10 principles of design within State Planning Policy 7.0.

Importantly, it is proposed that the discretionary height be included in Clause 26 of LPS3. This will render the clause unable to be varied under the scheme by any decision-maker, including JDAP or SAT, thereby making the building heights an absolute maximum.

Solar Access

The Amendment includes a requirement that buildings demonstrate that adjoining development can achieve adequate solar access during mid-winter for the potential built form envelope. This does not mean that existing single houses will have further protections but will ensure that future large-scale development will be able to take some advantage of the northern aspect for light and ventilation.

Trees

The Amendment imposes a requirement for one tree to be provided along the Stirling Highway road frontage and within the development lot per 12 metres of boundary length. This will improve the pedestrian experience along the Highway while also increasing the urban canopy.

Vehicle Access

A requirement for 6 metre rear setbacks to lots identified in the Scheme Amendment Report (**Attachment 4**) is proposed in order to create vehicle laneways for lots that only have a frontage to Stirling Highway. This will rationalise vehicle access away from the Highway and provide opportunities for landscaping and improved street frontages to the Highway.

As per discussions with the Department of Planning, Lands and Heritage the clause does not prevent development from occurring on a lot if the access network does not yet extend to that lot (ie: lots in the middle of a street block). In those instances, it requires that the building be set back to create the future access way, and that the building be designed so

that when the accessway is created the access arrangements can be modified to take access off of it. The clause also prohibits subdivision of properties that result in new lots with sole vehicle access to Stirling Highway.

The Scheme via Clause 34 includes some flexibility should owners within a street block agree on a different proposal that allows those lots to have access to a street other than Stirling Highway. Should that occur, there is ability for a Local Development Plan to be submitted by affected owners and approved by the City. Alternately, an amalgamation across the block may mitigate the need for formal laneway access.

Zoning

A series of zoning changes are proposed as shown in **Attachment 5**. The changes designate the lots between Dalkeith Road and Stanley Street as a Neighbourhood Centre, befitting its strategically important location and its identification within the Local Planning Strategy as the Town Centre. The lots to either side are proposed to be rezoned from Mixed use to Residential so that they will create residents to support the nearby non-residential uses.

Nedlands Town Centre Precinct Plan

The Nedlands Town Centre Precinct Plan was advertised in 2019 and subsequently referred to Council in 2020, where it was further amended. During this time, the planning regulations changed and altered the process for how a structure plan such as this should be presented. In any event, this plan has been overtaken by the proposed Strategy and Scheme Amendments and will no longer be proceeding as proposed. The background work and some elements of the proposal may be able to be repurposed into future policies at a later date. It is recommended that Council formally resolve not to proceed with the Precinct Plan

Consultation

In response to the lack of controls, the City has carried out numerous consultation exercises and background research for short sections of the NSHAC area. Most recently, in 2021-22 the City completed contextual studies and community consultation for the entire NSHAC area. The first stage of this work was carried out on the City's behalf by Fairplace and involved three workshops with a Community Reference Group of volunteers selected by the City. The three workshops had the following aims:

- Workshop 1: Inform
  - Upskill participants in how local governments control development through planning legislation and provide an overview of the existing planning framework.
  - Discuss community expectations and local perspectives for the NSHAC area including what is valued and what could be improved.

- Workshop 2: Collaborate
  - The general statements from Workshop 1 were translated into value statements.
  - The group was broken into smaller groups and development scenarios were investigated through the use of physical maps

  - The group reviewed the way developers were translating existing planning controls into buildings and identified what worked and what did not.

- Workshop 3: Convey
  - Results of the previous workshops were compiled into sets of values and principles, with feedback obtained on this summary.

Following these workshops, the values and principles were further tested and refined through wider public consultation that included an online survey and an open house where anyone could participate and add to the findings. The final work was compiled into a set of principles and value statements that led to a vision statement for the NSHAC area.

The consultation work was then translated into built form modelling by Taylor Burrell Barnett (TBB). The Community Reference Group was reconvened for two further workshops where the proposed built form controls (including height) were modelled and refined in an iterative process based on the group's feedback.

All of the above work forms the basis for the proposed NSHAC Strategy and Scheme Amendment 13, which will be subject to further community consultation.

Strategic Implications

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

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

Values

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

Reflects Identities
We value our precinct character and charm. Our neighbourhoods are family-friendly with a strong sense of place.

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

The local government may amend a local planning scheme under the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations). Under Regulation 37 in respect to a complex amendment, Council must resolve:

a) to proceed to advertise the amendment to the local planning scheme without modification; or
b) to proceed to advertise the amendment to the local planning scheme with modifications; or
c) not to proceed to advertise the amendment to the local planning scheme.

There is no provision for adopting a strategy for a sub-area as proposed. However, the strategy can act as a visioning document and assist in the assessment of development applications in the short term while the Scheme Amendment is progressed. Elements of the Strategy may be incorporated into the Local Planning Strategy and endorsed by the WAPC upon the 5 yearly scheme review intended to commence next year.

Decision Implications

If Council resolves to proceed either with or without modifications, the documentation will be referred to the WAPC and the Environmental Protection Authority (EPA) for review. The WAPC will make a decision that may or may not require amending the proposal prior to advertising. Should the WAPC and the EPA provide approval to proceed, the scheme amendment will be advertised in accordance with the Regulations. The NSHAC Strategy will be advertised concurrently. After advertising, the Amendment and Strategy will be referred back to Council for a further review.

If Council resolves not to proceed with the Amendments, they will not be progressed and the existing controls and scheme provisions regarding building height will remain in effect.

If Council resolves not to proceed with the Strategy, there will be no short-term guidance for the NSHAC area while the Amendment progresses. Existing uncertainty about the desired future scale and character of the area will remain.

Conclusion

It is recommended that Council adopt the Amendment and Strategy as proposed to begin the process of creating locality-specific controls for development along Stirling Highway and within the NSHAC area.

Further Information

Question
Councillor Smyth - 6c. Even street numbers 2 through 6 Florence Road, Nedlands (inclusive): #6 Florence St is not shown coloured on the proposed Neighbourhood Centre although in the list.

Officer Response
This is an error in mapping. No. 6 Florence should form part of the Neighbourhood Centre within the Scheme Report and zoning map (see Attachment 7). This is reflected in the revised officer recommendation.

Question
Councillor Smyth - 7g/h. Stirling Hwy 58 to 66 are not listed for change, does this mean these lots remain Mixed Use?

Officer Response
Correct. These lots are all technically numbered 60 Stirling Hwy.

Question
Councillor Smyth - 7i. Odd Street numbers 57 through 67 Stirling Highway, Nedlands (inclusive) #51 Portland St (back of 57 Stirling Hwy) is this included in the change to Residential or does it remain Mixed Use?

Officer Response
The intention is that this is changed to Residential. Odd Street Numbers 51-57 Portland Street are proposed to be rezoned to “Residential” within the Scheme Report, with the revised officer recommendation addressing this.

Question
Councillor Smyth #71 Stirling Hwy does this remain Mixed Use?

Officer Response
Yes

Question
Councillor Smyth #110 Smyth Rd does this remain Mixed Use?

Officer Response
Yes

Question
Councillor Smyth - 7n. Street numbers 2 Webster Street, Nedlands; #2 Webster St is not shown coloured on the proposed Residential although in the list.

Officer Response
2 Webster is to remain Mixed Use. This is an error on the report list. The list on the map is correct in this regard. The revised officer recommendation addresses the error.

Question
Councillor Smyth - #1 Webster St is not referenced (aka 66 Stirling Hwy) does this mean these lots remain Mixed Use

Officer Response
No. 1 Webster Street is to be rezoned to Residential. This is an error on the report list. The list on the map is correct in this regard. The revised officer recommendation addresses the error.

Question
Councillor Coghlan - Impact of heights on rose gardens

Officer Response
The sites directly north of the Rose Gardens (No. 117 to 125 Stirling Highway) have significant constraints in terms of development potential, with No. 117 and 119 individually being 1011 sqm in area. Without amalgamation of the two lots, the development potential of these sites is very limited. No 121-123 (known as 26 Broome Street) has multiple ownership, which will present a significant challenge to its redevelopment. No 125 Stirling Highway would not cast a shadow over the Rose Gardens at 12 noon on 21 June.

Any development which was to impact upon the Rose Gardens would be referred to the Heritage Council for comment given that the Rose Gardens are listed on the State Heritage Register. In terms of overshadowing its noted that any overshadowing of the Rose Gardens will move across the course of any given day. The question will be the extent of any overshadowing, given the size of the Rose Gardens the overshadowing of unlikely to result in an unreasonable loss for the community in terms of their enjoyment of the Rose Gardens.

Notwithstanding these limitations, in the event of No. 117 – 119 being amalgamated and No 121- 123 also developing, the impact of a 7 storey development on the Rose Gardens in terms of overshadowing is shown in **Attachment 6.**

Question
Councillor Smyth - 83, 85 & 87 Boronia – have they been amalgamated?

Officer Response
The lot known as 83-85 Stirling Highway is showing as a single lot (No. 83 Stirling Highway) on the City's mapping systems, which takes information from Landgate.

Question
Councillor Coghlan - With respect to the Rose Garden, is it the roses that are heritage listed?

Officer Response
The Peace Memorial Rose Gardens are listed on the State Heritage Register, the place has cultural heritage significance for the following reasons:

- the place is rare as one of the earliest, and the largest and best known commemorative rose garden in Western Australia, dedicated to those who died in World War Two and to peace;

- the rose garden was intended as a State Memorial, and commemorates service-people from throughout the State;
- the place is highly valued by the community for social, cultural, spiritual and aesthetic reasons, as a landmark visible reminder and commemoration of the sacrifice made by those who fought in World War Two, and for its contribution to the community's sense of place; and,
- it has associations with the National Rose Society, in particular past president, Charles Frost, who initiated the idea; with architect, W.G.Bennett who undertook the original design; and with John Charles Smith, Mayor of Nedlands (1954-64, 1967-79).

Question
Councillor Coghlan - Can we obtain current traffic counts on Stirling Highway for 7 days per week?

Officer Response
Main Roads Western Australia traffic count data has been obtained and a comparison of recent years undertaken. Due to COVID, and the lack of a post COVID dataset, consideration was given to numbers over the past four years.

On average Pre-COVID – Stirling Highway carries approximately 38,000 vehicles a day in both directions during the week. This figure reduces on the weekend by approximately 12% on Saturday and 33% on Sundays.

More recent counts during the latter phases of COVID indicate approximately 36,000 vehicles per weekday. No data collection was undertaken for weekends – but a similar percentage reduction could be expected.

Revised Officer recommendation

At the Agenda forum meeting there was discussion in relation to why change some of the existing Mixed-Use zoning to Residential. The basis of this decision is that the overall intent is to create a series of higher intensity and lower intensity nodes along Stirling Highway. Key advantages with the nodal scenario were seen as being:

- Creation of distinct local centres and a concentration of activity;
- Limit highest density to existing/proposed hubs;
- Diversity and visual interest; and
- Proposed heights work well with topography.

Changing the zoning from Mixed Use to Residential around the Neighbourhood Centre is intended to bring more residents into the area without detracting from the shops and services within the Neighbourhood Centre zone. The rezoning intends to focus non-residential uses within the Neighbourhood Centre zone to encourage a critical mass of local services and shops. Having fewer centralised nodes will focus trips and parking demand, and encourage a conglomeration of uses. It may also serve to enhance the Neighbourhood Centre as an entertainment and dining destination.

As part of this proposed change the maisonette's next the City's administration building is proposed to become Residential

Based on the questions raised by Councillor Smyth a revised officer recommendation, together with and Attachments 3, 4 and 7 are provided to correct the errors identified. The revised officer recommendation is as follows:

That Council:

1. Pursuant to section 75 of the Planning and Development Act 2005 adopts Scheme Amendment No. 13 to amend Local Planning Scheme No. 3 as follows:

1. Delete existing clause 26(3).

2. Insert new clause 26(3) as follows:

"26(3). In relation to land coded R-AC1:

1. For the purposes of Acceptable Outcome A2.2.1 of the R-Codes, the building heights shall be the base heights shown on the map in Schedule 4, exclusive of plant and equipment such as lift overruns, air conditioning units and the like; and

2. The local government may grant development approval beyond the base height and up to the maximum discretionary building heights shown in Schedule 4 only where it is satisfied that all of the following are achieved:

i. The development demonstrates high quality design;
ii. The development exceeds Acceptable Outcomes with regard to the number of medium and/or large trees provided and which have sufficient dimension to promote healthy growth, and
iii. The development incorporates at least two significant energy efficiency initiatives that exceed minimum practice.

3. The local government shall not grant development approval beyond the discretionary heights shown in Schedule 4 of the scheme."

3. Insert the following into Table 6 of clause 32:

No.	Description of land	Requirement
32.7	All land coded R-AC1	1. All development is to ensure a minimum 25 per cent of the northern elevation of the maximum building envelope on the adjacent lot(s) receives more than 2 hours of direct sunlight between 9.00am and 3pm on 21 June.

32.8	**All land having a frontage to Stirling Highway**	**1. All new development shall provide 1 medium or 1 large tree as defined by the R-Codes located adjacent to and outside of the Stirling Highway road reservation per 12 metres of Stirling Highway street frontage, measured at the future street boundary post-road widening.** **2. Sub-clause (1) does not apply to an application for:** **(a) a change of use that does not involve works;** **(b) minor additions or alterations to an existing building or buildings that do not significantly alter the scale of the building; or** **(c) additions or alterations to single houses or grouped dwellings.**
32.9	**All land having a frontage to Stirling Highway**	**Development shall not be granted vehicle access to Stirling Highway where the lot has legal access to a public street or right-of-way other than Stirling Highway.**
32.10	**All land having a frontage to Stirling Highway and adjoining the access network shown in Schedule 5**	**In this clause 'street block' means a length of land fronting Stirling Highway, between a public street or public right-of-way and the next public street or public right-of-way.** **Where there is no approved structure plan, local development plan and/or activity centre plan:** **1. All development and subdivision is to allow a boundary setback sufficient to facilitate a minimum 6m wide carriageway in the location shown in Schedule 5.** **2. All development and subdivision is to take vehicle access from the carriageway shown in Schedule 5 where it connects, either directly or via another carriageway, to a public street other than Stirling Highway.**

		3. Where the access network for the street block shown in Schedule 5 does not yet connect to a public street other than Stirling Highway, the development is to be designed to be modified in the future to take vehicle access from a rear carriageway once it connects to a public street other than Stirling Highway. **4. The local government shall not approve development or support subdivision that:** **i. prevents any new or existing lot within the same street block from obtaining access from a public street or carriageway other than Stirling Highway; or** **ii. prevents any new or existing lot within the same street block from obtaining access to the access network shown in Schedule 5; or** **iii. creates a new lot with sole vehicle access to Stirling Highway.** **5. All development must account for any ground level differences in order to facilitate a carriageway across a street block.** **6. The total 6m width may include portions of any existing public right-of-way.** **7. Prior to issue of a building permit or subdivision clearance, suitable arrangements are to be made with the local government ensuring the 6m wide carriageway described in the above subclauses is burdened with public access rights in perpetuity.** **8. The above clauses do not apply to an application for:** **(a) a change of use that does not involve works;**

		(b) minor alterations or minor additions to an existing building or buildings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5; or **(c) alterations and additions to single houses or grouped dwellings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5.**

4. **Insert Schedule 4: Nedlands Stirling Highway Activity Centre (NSHAC) Area Height as shown in Attachment 3.**

5. **Insert Schedule 5: Nedlands Stirling Highway Activity Centre (NSHAC) Access Network as shown in Attachment 4.**

6. **Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone, and amend the Scheme Map accordingly:**

    a. **Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive);**
    b. **Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive);**
    c. **Even street numbers 2 through 6 Florence Road, Nedlands (inclusive);**
    d. **Street numbers 7 and 9 Stanley Street, Nedlands;**
    e. **Street number 4 Mountjoy Road, Nedlands; and**
    f. **Street numbers 52 and 56 Dalkeith Road, Nedlands.**

7. **Rezone the following lots from Mixed Use zone to Residential zone and amend the Scheme Map accordingly:**

    g. **Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive);**
    h. **Street numbers 1A, 1B and 3 Vincent Street, Nedlands;**
    i. **Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands;**
    j. **Street number 26 Broome Street, Nedlands;**
    k. **Street numbers 34, 35 and 36 Martin Avenue, Nedlands;**
    l. **Street number 33 Baird Avenue, Nedlands;**
    m. **Even street numbers 36 through 56 Stirling Highway, Nedlands (inclusive)**

n. **Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive);**
o. **Odd street numbers 59 through 67 Stirling Highway, Nedlands (inclusive);**
p. **Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive);**
q. **Even street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive);**
r. **Street number 103 Smyth Road, Nedlands;**
s. **Street number 2 Stanley Street, Nedlands;**
t. **Street number 1 Webster Street, Nedlands;**
u. **Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands;**
v. **Street numbers 2B and 2C Tyrell Street, Nedlands;**
w. **Odd street numbers 51 through 57 Portland Street, Nedlands (inclusive); and**
x. **Street number 52 Langham Street, Nedlands.**

8. **In accordance with Regulation 35(2) of the Planning and Development (Local Planning Schemes) Regulations 2015, the local government is of the opinion that the amendment is a Complex Amendment as it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.**

9. **Pursuant to Section 81 of the Planning and Development Act 2005, refers Scheme Amendment 13 to the Environmental Protection Authority.**

10. **Authorises the Chief Executive Officer to sign relevant documents in accordance with Regulation 37(2) of the Planning and Development (Local Planning Schemes) Regulations 2015 and submit 2 copies of proposed Scheme Amendment 13 and any other relevant documents to the Western Australian Planning Commission.**

11. **Subject to Section 84 of the Planning and Development Act 2005 advertises Scheme Amendment 13 in accordance with Regulation 38 of the Planning and Development (Local Planning Schemes) Regulations 2015.**

12. **Advertises the Nedlands Stirling Highway Activity Corridor (NSHAC) strategy concurrently with Scheme Amendment 13.**

13. **In accordance with Schedule 2, Regulation 4(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, does not proceed with the Nedlands Town Centre Precinct Plan.**

Nedlands Stirling Highway Activity Corridor (NSHAC) Strategy

CITY OF NEDLANDS

Executive Summary

The Nedlands Stirling Highway Activity Corridor (NSHAC) is a significant, high-density urban corridor that lacks planning and development guidance that is responsive to the local Nedlands context. This strategy is intended to align the NSHAC precinct with the City of Nedlands Local Planning Strategy and set out the desired future scale and character of the NSHAC precinct. The NSHAC strategy seeks to encourage carefully considered high-density development that responds to the current development context while meeting community expectations and anticipating future needs.

The NSHAC Strategy is guided by a community vision and a set of values statements that address the current issues and opportunities facing the precinct. These values are used to guide the overall objectives of the precinct so that future development is responsibly managed and in keeping with community expectations.

Significant background modelling and community input were used to develop approaches for the area centring around four key focus points: land use, built form, public realm and the movement network.

The overall approach sets out the creation of a neighbourhood centre near the midpoint of the corridor. The neighbourhood centre will have a high concentration of retail, recreation, entertainment and dining uses, as well as high density residential. Abutting the neighbourhood centre will be lower scale residential development. The eastern and western portions of the highway are envisaged to remain as mixed use and continue their identities as, respectively, primarily office and large format retail.

Building heights throughout the area are varied to reflect the differing functionality along the corridor. It is envisaged that a maximum of 12 storeys will be permitted in the highest intensity areas subject to discretionary criteria.

The scale and intensity of development is also set to gradually decrease through the residential zones as one moves away from Stirling Highway to the outer edges of the NSHAC precinct.

The NSHAC Strategy is intended to be used as a guide to the desired future scale and character of the area, and act as a blueprint for changes to the existing legislative framework.

This strategy has been drafted following the guidance of the Western Australian Planning Commission's State Planning Policy 7.3 – Precinct Design.

The document is set out as follows:

Part One: Strategy

This section contains the strategic maps and outlines the purpose, intent and objectives of the NSHAC area strategy. It sets out the desired future scale and character of the area and outlines requirements that will be applied when assessing subdivision and development applications within the NSHAC area.

Part Two: Background

This contains supporting information to Part One used to prepare the strategy and contains site and context analysis, stakeholder and community participation, vision, and character elements relating to land use, built form, public realm and movement network.

Technical Appendices

The technical appendices include the key documents used to inform the background and strategy provisions. These key documents include:

- Draft Vision and Implementation Framework – Consolidated Growth by Taylor Burrell Barnett (TBB) (2016) (**Appendix A**)
- Nedlands Strategic Community Plan (2018-2028) (**Appendix B**)
- Nedlands Town Centre Local Distinctiveness Study and Context Analysis by Hassell (2020) (**Appendix C**)
- Nedlands Stirling Highway Activity Corridor Precinct Engagement Outcomes Report by Fairplace (2021) (**Appendix D**)
- Character Retention Areas by Stephen Carack Architects (2021) (**Appendix E**)
- Character Analysis Report – Nedlands Stirling Highway Activity Corridor by Taylor Burrell Barnett (2022) (**Appendix F**)
- Consolidated Built Form Report by Taylor Burrell Barnett (2022) (**Appendix G**)
- Open Space Strategy by LK Advisory (2023) (**Appendix H**)

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Part One – Strategy

1 Introduction

This strategy document sets out the high-level direction for development within the Nedlands Stirling Highway Activity Corridor (NSHAC) precinct. It includes principles to guide integrated and context appropriate development consistent with the community's vision for the area.

The precinct comprises the high-density Mixed Use and Residential zones either side of Stirling Highway. The NSHAC area has been identified as an urban growth area and is intended to play a central role in accommodating the City's infill dwelling target by 2050, as established in the Department of Planning, Lands and Heritage's *Perth and Peel @ 3.5 million Framework*.

This strategy takes the approach of setting out overall objectives for the area as well as objectives for each sub-area by addressing four main elements: land use, built form, public realm and movement network.

1.1 Area

The NSHAC area sits within the City of Nedlands boundaries and covers the Mixed Use and Residential (R160 and R60) lots to the north and south of Stirling Highway from the intersection of Loch Street and Stirling Highway at the west to the Bruce Street and Stirling Highway intersection at the east (Refer Figure 1 below).

The NSHAC covers approximately 98.3 hectares and at the time of this report consists of 182 land parcels currently zoned Mixed Use R-AC1, with the remaining 200+ parcels being zoned Residential R160 or R60.



Figure 1: NSHAC Area

2 Objectives

The NSHAC strategy seeks to guide redevelopment within the area to:

1) Set the desired future scale and character of the area to be compatible with the local setting and protect local amenity through appropriate building height, setback, landscaping and vehicle access controls.
2) Accommodate future growth of the area in a way that respects the existing character and historical buildings of the area while enhancing the experience of the journey along the highway.
3) Identify targeted areas for a concentration of retail, commercial or residential uses that function in tandem and improve the diversity of the area.
4) Provide a mix of land uses, public realm enhancements and movement network improvements that enrich the pedestrian experience and encourage neighbourhood activity.
5) Ensure new development improves upon the existing open, leafy character of local neighbourhoods by optimising retention of trees and increased tree canopy.
6) Encourage sustainable and high-quality built form that meets the needs of current and future residents in providing beneficial social, economic and environmental outcomes.

3 Operation

This NSHAC area strategy is a document used to guide the application of discretion for new development within the area. Part One includes objectives and criteria that set out the desired future scale and character of the local area for the purposes of consideration against the various Element Objectives within the Residential Design Codes Volume 2.

Part Two of this document provides contextual background support to Part One, provides additional context to support the assessment of new developments, and sets out an approach to future scheme amendments and other future statutory items to codify elements of this strategy into the planning framework.

4 Stakeholder and Community Participation

Throughout 2021, a series of workshops were carried out with local residents, landowners and businesses chosen to form part of a Stakeholder Reference Group. The initial consultation carried out by consultants Fairplace intended to set out a community vision and guiding principles for the NSHAC area. From this workshop, a vision and eight key values were identified as important to the community. Subsequent workshops carried out by consultants Taylor Burrell Barnett guided the expected built form of the area, setting out the preferred nodal approach and building height limitations. Using the results of these workshops, further consultation was carried out via online surveys and in-person casual drop-in sessions.

4.1 Vision

The below vision came out of the Fairplace workshops:

"*Nedlands Stirling Highway Activity Corridor is a place for locals and new households incorporating development that respectfully adapts to the unique character of local streets, built heritage and the mature trees and gardens of Nedlands, providing an environment that supports and enhances established patterns of daily life and the safety and wellbeing of individuals, families and the broader community*."

4.2 Values

The stakeholder reference group identified eight key values to be retained and enhanced in future development within the NSHAC area. Each key value is further augmented by guiding principles for development. These values function as the desired character of the area and form the basis for a framework of future planning controls.

4.2.1 Leafyness (Treescapes)

Trees, especially the fine mature examples, are critical parts of the 'material' heritage and identity of place. Many of these are in private, historic properties or on adjacent streets.

- Principle 1: Retention and enhancement of urban tree canopy.
- Principle 2: Use landscape to manage bulk and scale.
- Principle 3: Support a leafy open character to development.
- Principle 4: Optimise landscaping and tree cover within streets, open spaces and new development.

4.2.2 Character + Place + Identity (Homegrown)

Development and growth should be appropriate to enhance the existing and traditional patterns of use, create distinctive places which will support a local neighbourhood 'feel', and celebrate Nedlands' unique character and identity.

- Principle 1: Built form respects and enhances the experience of the journey along the Highway.
- Principle 2: Preservation of built heritage. The historic maisonette apartments in particular are unique as a collection of significance. They are repositories of story, memories and local identity.
- Principle 3: Respect the character of traditional, historical buildings when designing new development.
- Principle 4: Support an open character to development in residential zones.
- Principle 5: Identify areas for growth which build on local character, use and potential.
- Principle 6: Building types which respond to local character and landmark sites.
- Principle 7: Reflect domestic scale and character in residential streetscapes.

4.2.3 Connectivity (Walking + Getting Around)

The pedestrian and cycling environment should be improved to promote connectivity and increase safe crossing points to connect north and south.

- Principle 1: Safe and legible pedestrian crossings of Stirling Highway.

- Principle 2: Preserve the tranquil feel and walkability of local streets.
- Principle 3: Improved pedestrian and cyclist amenity along Stirling Highway.
- Principle 4: Expansion of off-highway cycling infrastructure.

4.2.4 Functionality (Traffic + Access)

Additional traffic access and egress (including servicing) will be needed in an already congested thoroughfare. This needs to be managed such that business activity and dwellings are serviced appropriately without local streets and properties being severely impacted. Alternate modes of transportation should also be supported to reduce road congestion.

- Principle 1: Integrate future road, footpath and intersection design to provide comfortable and attractive roadsides for people.
- Principle 2: Preserve the tranquil feel, safety and walkability of local streets.
- Principle 3: Comprehensive traffic management.
- Principle 4: Public transport connectivity and frequency, particularly with the Perth CBD, UWA and the Hospital Precinct, should be enhanced.
- Principle 5: Public parking should be planned and managed throughout the area.

4.2.5 Human Scale & Living Local

There is a local quality to the existing shops and services, a human scale and fine grain which makes them approachable. They are attached to the residential 'hinterland', acting as social places for the neighbourhoods adjacent and allowing people to 'live local'.

- Principle 1: Integrate future road, footpath and intersection design to provide comfortable and attractive roadsides for people.
- Principle 2: Building types which respond to local character.
- Principle 3: Walkable access to local services.
- Principle 4: Materiality and design elements which reflect human scale.
- Principle 5: Encourage small-scale retail as places to serve and employ locals near large residential nodes.

4.2.6 Breathing Room

More development intensity will also need open spaces and places for nature and tranquillity. Consideration is needed for these human needs in design of both the public and private realm.

- Principle 1: Support a leafy open character to development.
- Principle 2: Enhance existing public open spaces.
- Principle 3: Provision of new public open space.
- Principle 4: Create a diversity of spaces for active and passive recreation.

4.2.7 Biodiversity

Consider the NSHAC precinct as a type of system where the local, leafy streets are for walking, respite from the traffic and busyness, providing connections to the river

and act as the green ‘ribs’. Consider how this ‘local character concept’ can be enhanced and then interpreted along the Highway and in new developments.

- Principle 1: Retention and enhancement of urban tree canopy.
- Principle 2: Preserve the tranquil feel and walkability of local streets
- Principle 3: Optimise landscaping and tree cover within streets, open spaces and new development.
- Principle 4: Provide amenity in parks and streets that help to create attractive, enjoyable places to live and work

4.2.8 Calm + Comfort

Consider the Highway as a place for people. An integrated vision which considers the design of the roadway and streets in conjunction with place quality of the adjacent environment such as footpaths, street trees, active transport and nature. Create an environment which supports business, living, human occupation and working.

- Principle 1: Integrate future road, footpath and intersection design to provide comfortable and attractive roadsides for people.
- Principle 2: Preserve the tranquil feel and walkability of local streets.
- Principle 3: Support a leafy open character to development.
- Principle 4: Promote building types which respond to local context.
- Principle 5: Consider comfort for pedestrians at ground level.
- Principle 6: Increase diversity of dwellings.
- Principle 7: Ensure that building design contributes to the amenity of residents, visitors and employees.
- Principle 8: Ensure that buildings embrace energy conscious design in both their construction and ongoing operation.

5 Strategic Approach – Sub Areas

5.1 Overview

The existing mixed-use character of the properties abutting Stirling Highway creates the opportunity for an expansion of a wide variety of commercial and retail businesses that are highly compatible with higher density residential development.

Development along Stirling Highway tends to cluster around three existing zones of activity, with land use intensity and built form stepping down between zones. There has been a consistent preference during engagement for codifying the existing informal zonal approach for future development along Stirling Highway.

The proposed range in bulk and scale along the Highway generally matches the topography of the land so that tall developments do not loom over the road. In the Medium Density Residential Zones, bulk and scale of new developments is intended to progressively decrease as one moves away from the Highway to the north and south in order to create a smooth transition to the lower density development outside the NSHAC precinct.

The key advantages to the nodal scenario are:

- Creation of distinct local centres and a concentration of activity;
- Limit highest density to existing/proposed hubs;
- Diversity and visual interest; and
- Proposed heights work well with topography.

Collectively, the approach along the Highway amounts to three primary zones, each with high-density residential potential but with a different non-residential use focus. Predominantly residential zones between them support the non-residential uses and create a focus of activity.

Building heights are to reflect changes in topography such that development will not tower over the activity corridor. Higher development is lower along the southern side of the Highway to account for solar access to adjoining sites.

The existing pedestrian environment is to be enhanced through improved connections, shade, vegetation and ground floor activation. Building design that responds to the local context, and excellent sustainability outcomes will be heavily emphasised.

5.2 Sub-Areas

The sub-areas within NSHAC are as shown in Figure 2 and as follows:

- **Neighbourhood Centre Zone**,
- **Western Mixed Use Zone,**
- **Eastern Mixed Use Zone**,
- **Stirling Highway Residential Zones**, and
- **Medium Density Residential Zones**.

Development within the sub-areas is to be consistent with the vision, objectives and criteria of each sub-area, as well as the overall criteria for the public realm and movement network.

Notwithstanding the built form described below, it is acknowledged that many of the mixed use lots do not have sufficient depth or frontage to reach the full built form development potential of the Acceptable Outcomes within the R-Codes or this Strategy without amalgamation.

5.1 Land Use

Part of the zone approach involves rezoning land along Stirling Highway, which is currently zoned Mixed Use. The introduction of a Neighbourhood Centre zone in the area identified within the Local Planning Strategy as the Town Centre will highlight the importance of this area and encourage a focus of development.

Areas to either side of the Neighbourhood Centre Zone are to be rezoned Residential to support the centrality of the Town Centre (Figure 2).



Figure 2: Proposed sub areas and zoning



Figure 3: Proposed base and discretionary heights

5.2 Neighbourhood Centre Zone

5.2.1 Vision

This location has been identified as the “Town Centre” in the City of Nedlands Local Planning Strategy and is intended to be a vibrant, welcoming, and lively hub. This zone will be the focal point for daily shopping, entertainment and dining along Stirling Highway and will accommodate a broad range of retail and entertainment uses including supermarkets, restaurants, cafes, speciality shops and recreation venues. Key to activation is well-integrated residential development located above and adjacent to compatible land uses. This zone will contain the greatest bulk and scale of the NSHAC area, and the highest concentration of socialisation uses. Increased bulk and scale relative to the other sub-areas will be achieved owing to the greater depth of the lots within the zone, which allows for greater development potential. New development and amenity improvements should focus on greening the space to improve vegetation and tree canopy, enhancing the walkability of the area, and high-quality sustainable design.

5.2.2 Objectives

1) Create attractive, active and accessible spaces that reflect the strategic importance of the Neighbourhood Centre and have an emphasis on ground floor retail, commercial and entertainment land uses.
2) Promote high quality and environmentally sensitive design that respects and reflects the character of nearby traditional historical and landmark buildings while also being compatible with nearby residential neighbourhoods.
3) Provide for a mix of complementary uses including retail, commercial, entertainment, recreation, socialisation, leisure and dining that are designed to be compatible with nearby residential uses.
4) Deliver diverse and well-designed high density development compatible with its setting to turn the Neighbourhood Centre into a key lifestyle hub.
5) Maintain large mature trees while enhancing the overall tree canopy and vegetation cover to preserve the leafy feel of the area.

5.2.3 Land Use

Commercial activity is to be focussed on the lots north of the Highway, while lots to the south of the Highway will have a concentration of retail, dining, entertainment, and other socialisation uses.

A distinctive active edge along the southern blocks will act as a main street edge segment from Captain Stirling to the Windsor Cinema (Stanley Street to Mountjoy Road).

Office and residential uses on upper floors will provide employment and living opportunities in close proximity to high frequency public transport.

5.2.4 Built Form

Private land will be redeveloped over time to accommodate buildings of a minimum of 4 and a maximum 12 storeys. Generally, buildings beyond 12 storeys require a hard transition into the adjoining lower coded R160 and R60 Residential zones. Due to the orientation and possible effects of overshadowing to adjoining lower-density

residential development, buildings to the south of Stirling Highway will be limited to a maximum of 10 storeys in height.

Buildings will be designed to embrace the street at the ground floor with local-serving shops, offices, dining, exercise, recreation, socialisation and other uses that contribute to a thriving streetscape.

Landmark sites and heritage buildings, will be encouraged to be retained and sensitively incorporated in new development to ensure that the history of the local area is not diminished. New development should reference this existing context.

5.3 Western Mixed Use Zone

5.3.1 Vision

This secondary hub at the intersection of Loch Street and Stirling Highway will grow its function as a local service zone that also provides a broad range of retail, showroom, bulky goods retailers, boutique office and other commercial uses to the wider locality. Existing uses will be incorporated into a more intensive built form arrangement that includes an expansion of apartments throughout the area. The zone will continue to offer opportunities for high-end bulky goods retailers, as this is a function not well served in other parts of the sub-region and is well established in this location.

5.3.2 Objectives

1) Maintain and expand on the existing a range of large-format retail, showroom, and commercial activities which draw visitors from outside of the local government area.
2) Ensure that building heights, setbacks, car parking, landscaping and access provide for a high standard of built form and open spaces.
3) New development is to be designed so as not to detract from the residential amenity of nearby properties.
4) Deliver quality high density development compatible with the predominant uses of the zone while providing active frontages to the Highway.
5) Increase the tree canopy, particularly along the Highway, and improve the vegetation to match the intended leafy green feel of the majority of Nedlands.

5.3.3 Land use

Development is encouraged to retain existing large-format retail, showroom and commercial uses while increasing the options of local-serving retail, small bars, restaurants and other socialisation uses on the ground floor. These land uses are to support an increase in residential density on upper floors and are to be designed so as not to cause a nuisance to nearby residential units.

Land uses that promote socialisation (such as restaurants, cafes, small bars, etc.) should have their frontages to a side street in order to take advantage of the lower vehicle environment while also being designed to protect the amenity of adjoining residential development.

5.3.4 Built form

The existing single and double storey buildings will be transitioned over time to accommodate buildings of a minimum of 4 and a maximum 12 storeys. Generally, buildings beyond 12 storeys do not transition well into the adjoining lower coded R160 and R60 Residential zones. Due to the orientation and possible effects of overshadowing to adjoining lower-density residential development, buildings to the south of Stirling Highway will be limited to a maximum of 10 storeys in height. All heights will transition down to a maximum of 8 storeys as they approach the residential zones.

5.4 Eastern Mixed Use Zone

5.4.1 Vision

This tertiary hub is to build upon the existing predominantly commercial uses in the area. Future development is anticipated to integrate high density residential on the upper floor with ground floor office and consulting rooms on the ground floors. Development in this zone will link in with the University of Western Australia and Queen Elizabeth II Medical Centre (UWA-QEII) hospital planning and facilitate the expansion of medical-related uses. Smaller retail and restaurant/café opportunities will be encouraged closer to the Broadway and Stirling Highway intersection to serve the hospital and the nearby university.

5.4.2 Objectives

1) Maintain and expand on the existing commercial and low scale retail while delivering higher density residential compatible with those uses.
2) Facilitate development consistent with the proximity to UWA-QEII, including the structure plan currently being researched.
3) New development is to be designed so as not to detract from the residential amenity of nearby properties.
4) Maintain large mature trees while enhancing the overall tree canopy and vegetation cover to preserve the leafy feel of the area.

5.4.3 Land Use

Land uses are to accommodate a mix of uses compatible with the nearby hospital and university, such as offices, consulting rooms, and small scale retail and cafes. Development is not to include large scale recreation, entertainment or dining uses that would detract from the central zone.

5.4.4 Built Form

The existing single and double storey buildings will be transitioned over time to accommodate buildings of a minimum of 4 and a maximum 12 storeys. Due to the orientation and possible effects of overshadowing to adjoining lower-density residential development, buildings to the south of Stirling Highway will be limited to a maximum of 10 storeys in height.

5.5 Stirling Highway Residential Zone

5.5.1 Vision

Links are of a lower scale than the other zones and provide a stepping down of building form in scale and intensity between zones. These areas provide a residential core between the zones that will concentrate density without detracting from the non-residential uses in the adjoining zones. Residential buildings promote walkability and an active street life, as well as lively neighbourhoods where public-realm life occurs during the day and evening.

5.5.2 Objectives

1) Encourage quality high-density and diverse residential development that will support the adjoining zones.
2) Provide gradual built for and scale transitions from the high density and highly active Highway frontage to the medium density residential zones to the north and south.
3) Ensure residential development respects the amenity, particularly privacy, of adjoining residential lots.
4) Maintain large mature trees while enhancing the overall tree canopy and vegetation cover to preserve the leafy feel of the area.

5.5.3 Land use

These areas are well suited to providing opportunity for predominantly residential development with the incorporation of smaller scale uses such consulting rooms where these have no impact upon the residential uses.

5.5.4 Built form

Links are the lowest part of the stepping down of building bulk along Stirling Highway. Building heights within these areas are anticipated to be from 3 to 8 storeys.

5.6 Medium Density Residential Zones

The lots coded R60 and R160 to the north and south of Stirling Highway function as medium density transition zones. These areas currently consist of predominantly lower density residential development, primarily in the form of single houses and some newer grouped dwellings. It is anticipated that over time these low-yield uses will be replaced with higher-yield developments appropriate for the density code. Such increased density should be encouraged, with development proposing significantly lower yields discouraged.

This zone shall facilitate a transition from the high density development on the Highway to the low density residential neighbourhoods of Nedlands. The zone spreads north and south from Stirling Highway, creating a place for people around a busy urban corridor. The zone will consist of local, leafy streets designed for walking, providing respite from the traffic and busyness of the Highway. Future development will encourage public realm interfaces that provides comfortable and attractive pedestrian journeys through the neighbourhood.

Local streets will function as the green 'ribs' of the zone. Trees, especially well-established, mature trees, will be valued and preserved wherever possible. Trees are a critical part of the material heritage and identity of place in the zone, and their presence is highly valued by the local community. A variety of endemic and water-wise plants will be planted throughout the private realm to safeguard the natural biodiversity within the City.

Environmental and cultural sustainability is important in the establishment of quality built forms. New development will be of a form and scale that is appropriate to the contemporary vision for the zone as a medium-rise and higher density residential, near-City urban neighbourhood. It will exhibit quality design that reflects the existing, traditional patterns of development. Through these measures the future form of development and growth in the zone will create distinctive places which will support a local neighbourhood feel.

The intensity of development in these zones is to be designed to have minimal impact on existing residents throughout the area through the provision of greater building separation, increased front and rear setbacks, and a sensitivity to height transitions, visual privacy and solar access. Development in these areas should respect the existing leafy green streets and highly vegetated front and rear setbacks.

Grouped dwellings within the R160 coding are to be discouraged in favour of larger multiple dwellings that more effectively utilise the higher coding and enable the City to achieve dwelling yield targets in Perth and Peel @ 3.5 Million. It would also allow development to better transition down from Stirling Highway towards the lower coded Residential lots and prevents outcomes where a small grouped dwelling could be constructed between two larger multiple dwellings. Such a configuration would cause issues for both developments, but most notably impact on the sunlight, ventilation and outlook of the smaller grouped dwellings.

6 Strategic Approach – Movement and Public Realm

6.1 Movement Network

6.1.1 Objectives for all sub-areas

1) Improve the pedestrian and cyclist experience at ground level by providing comfortable and attractive linkages throughout the area and minimising crossovers through consolidated access.
2) Encourage opportunities for improved north/south connections across the Highway.
3) Support initiatives for reducing car dependency and promoting alternative modes of transportation, including mid-tier public transport opportunities.
4) Eliminate crossovers and vehicle access to the Highway wherever possible.

6.1.2 Stirling Highway

Vehicle access will need to be rationalised and shared among lots through the creation of public laneways to eliminate direct access to Stirling Highway. To facilitate this, developments without access to secondary streets or existing rights of way are to be set back 6 metres from the northern boundary, with that land burdened

with public access rights in perpetuity. Development within these lots should be designed so that vehicle access can be taken from the laneway once it is connected to a secondary street or existing right of way. A map of future laneway need is provided below. (*Note: Required laneways exclude multiple adjoining sites owned by the same entity where one of those sites abuts a secondary street or existing laneway*)

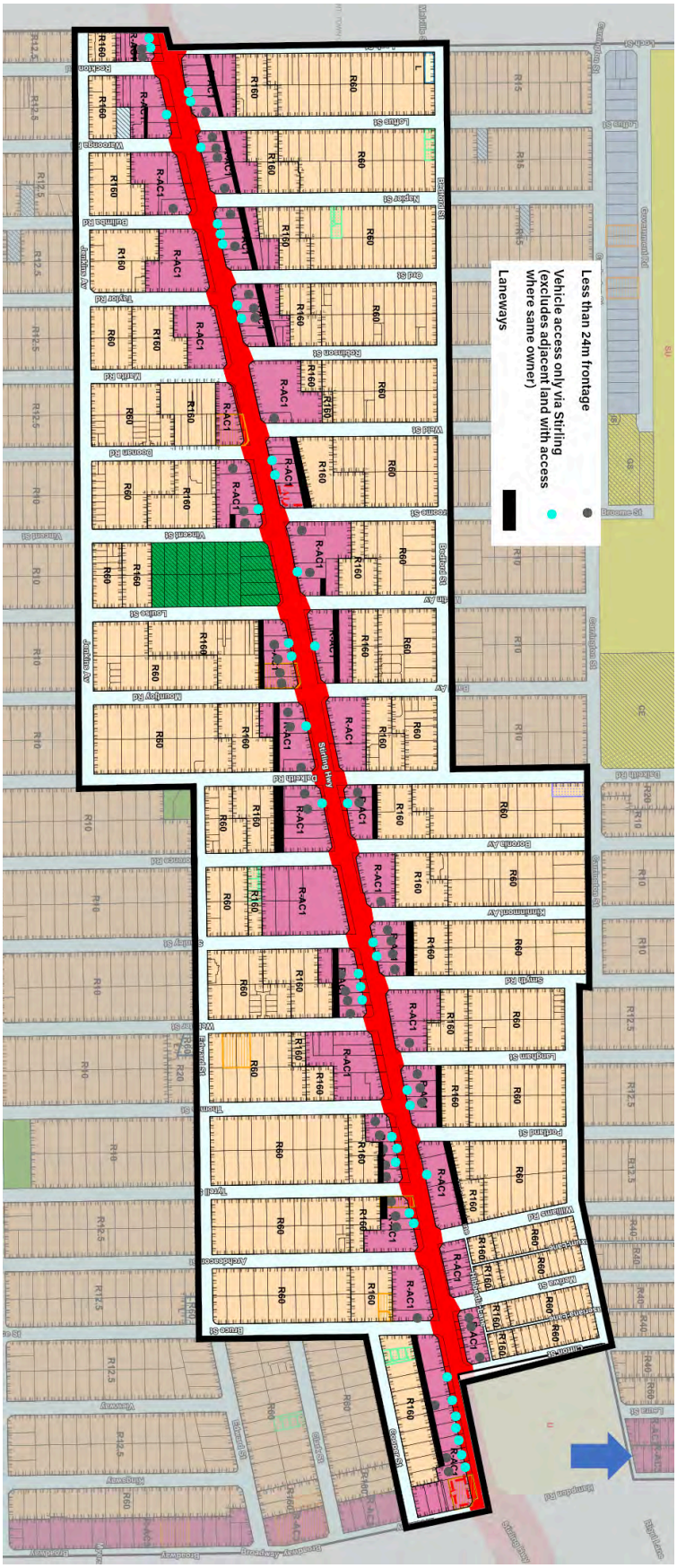


Figure 4: Laneway network

Pedestrian movements across the Highway, particularly at the Loch Street intersection and around the Rose Garden, Dalkeith Road and Smyth Road need to be safely facilitated. Better infrastructure, including possible provision of underpasses and overpasses, will improve connectivity across and between zones.

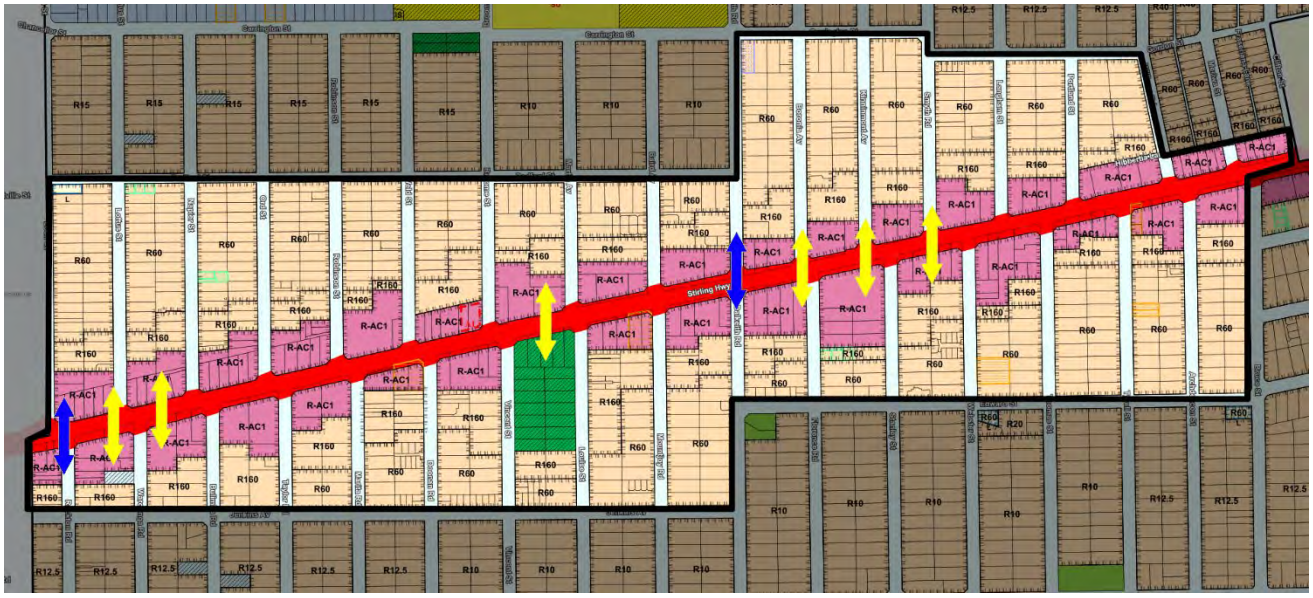


Figure 5: Preference for bike (blue) and pedestrian (yellow) crossings.

Off-highway cycling infrastructure needs to be expanded to ensure greater connectivity throughout the local area and connect up to form a cohesive cycle network across local governments.

It is proposed that cycle infrastructure is upgraded in consultation with the Department of Transport, and focused on two key components:

- Creation of dedicated cycle lanes on Stirling Highway to provide the most efficient route for commuter cyclists travelling east-west.
- Upgrade and expansion of 'cycle friendly' streets, dedicated cycle lanes and shared use paths. While the City's existing infrastructure is provided in certain areas, the network itself is somewhat disconnected. This network should be reconsidered and expanded/upgraded as a component of future upgrades to local roads to ensure that key destinations within the local area and within other local government areas are better connected.

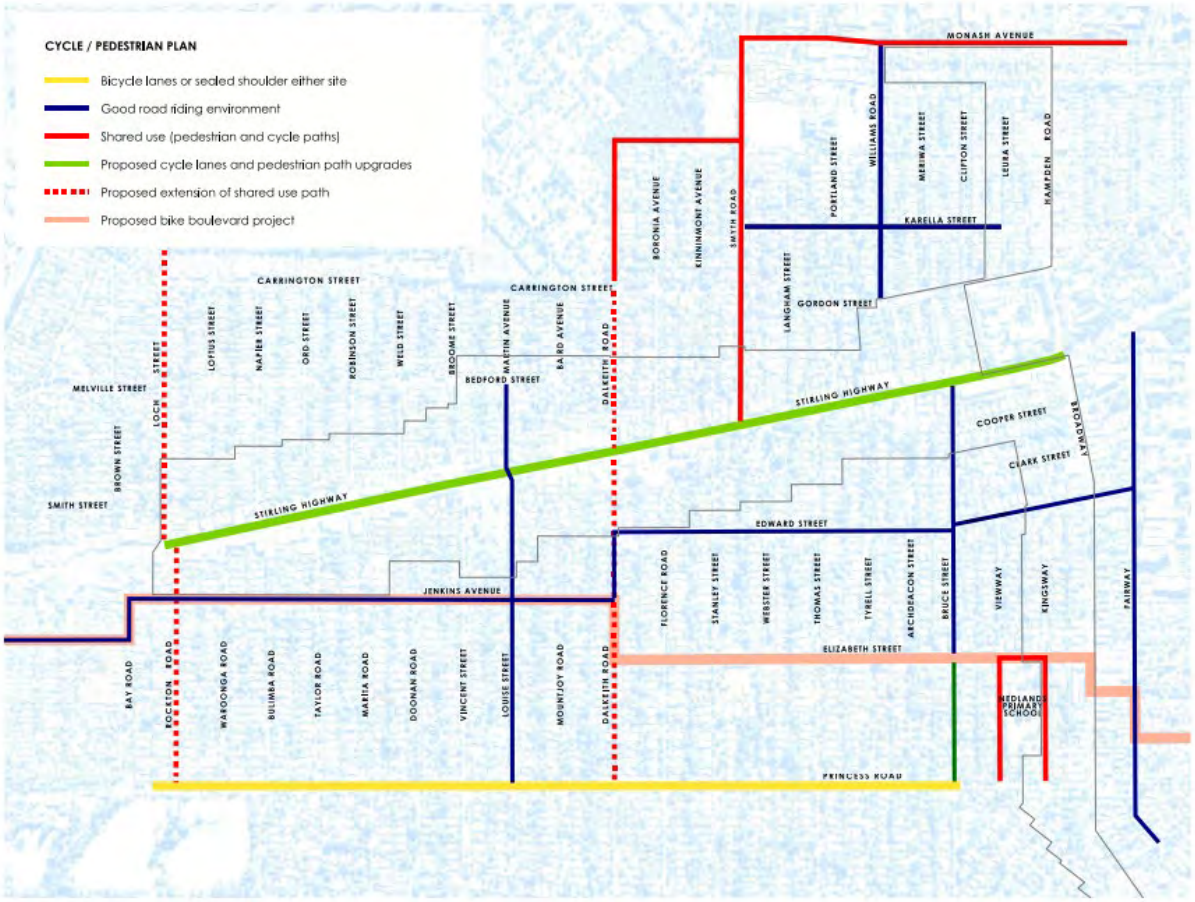


Figure 6: Overall cycle and pedestrian network

Connectivity between the Western Mixed Use Zone and the Loch Street train station will be enhanced via improved pedestrian and cycle paths, along with the potential for direct bus linkages between the Highway and the station. Varied high frequency transportation methods are to be investigated with the help of the State Government to facilitate access along the Stirling Highway Corridor.

6.1.3 Residential zones

Movement along local streets is to be enhanced through ongoing upgrades to public infrastructure, including the possible expansion of footpaths to both sides of local streets and provision of additional street tree planting where desirable.

Vehicle access to development is to be consolidated and accommodated via rear or side accessways whenever possible to ensure that pedestrian movements along the street are prioritised. Particularly along long east-west blocks fronting a road and the 'safe active streets' throughout the City, access points are to be minimised to promote increased vegetation and pedestrian and cyclist safety.

6.2 Public Realm

6.2.1 Objectives for all sub-areas

1) Development should improve the public realm by providing shade, shelter, visual interest and character. Shade and shelter are of particular importance along Stirling Highway.

2) Enhance walkability of the Highway and local roads through improved footpath provision, shade, and public infrastructure such as benches and pocket parks where appropriate.
3) Development should reflect the bulk, scale, setbacks and vegetation of properties along the street where they form part of a local road streetscape.
4) Parking areas are to be well landscaped or hidden from view of the street to ensure that they do not detract from the broader streetscape.

6.2.2 Stirling Highway

The public realm along Stirling Highway will be improved with the planting of trees appropriate to the environment, the restriction of direct vehicle access and parking to side and rear access points, and the provision of awnings to provide shade and shelter to pedestrians.

There is a lack of local open space currently serving the community. This shortfall will only be exacerbated as new development is built. Opportunities to expand (particularly for lots north of Stirling Highway) and enhance public open space will be sought. A Public Open Space Strategy will determine how resources can be used to increase public open space appropriately and where the need is most urgent.

7 Heritage and Character Areas

Character Areas are defined areas within a locality that have particular characteristic and cohesiveness worthy of retention. Characteristics can encompass, but are not limited to, architectural style, built form, building materials, front fencing and vegetation and includes the non-physical elements including front setback distances, the spacing of dwellings (side setbacks), and how these elements relate to the area.

A Character Area is not a Heritage Area. However, the recommended Character Areas are strongly influenced by the existing built form with a number of individual places displaying strong aesthetic heritage value.

The 2014 Municipal Heritage Inventory (MHI, now known as Local Heritage Survey), identified 17 potential Character Areas. Following a review by Stephen Carrick Architects, 13 Character Areas are being recommended to be considered by the City of Nedlands for inclusion in the LHS (see Figure 4). Of those, 7 are fully or partly within the NSHAC precinct.

Specific design criteria should be developed to ensure that new development reflects the character of the existing streets.

Buildings worthy of heritage protection should be placed on the Heritage List to be retained and enhanced, with new development respecting and reflecting the importance of nearby heritage properties. Development incentives to retain heritage significance should be considered, whether that is in the form of rebates or increased discretionary criteria.

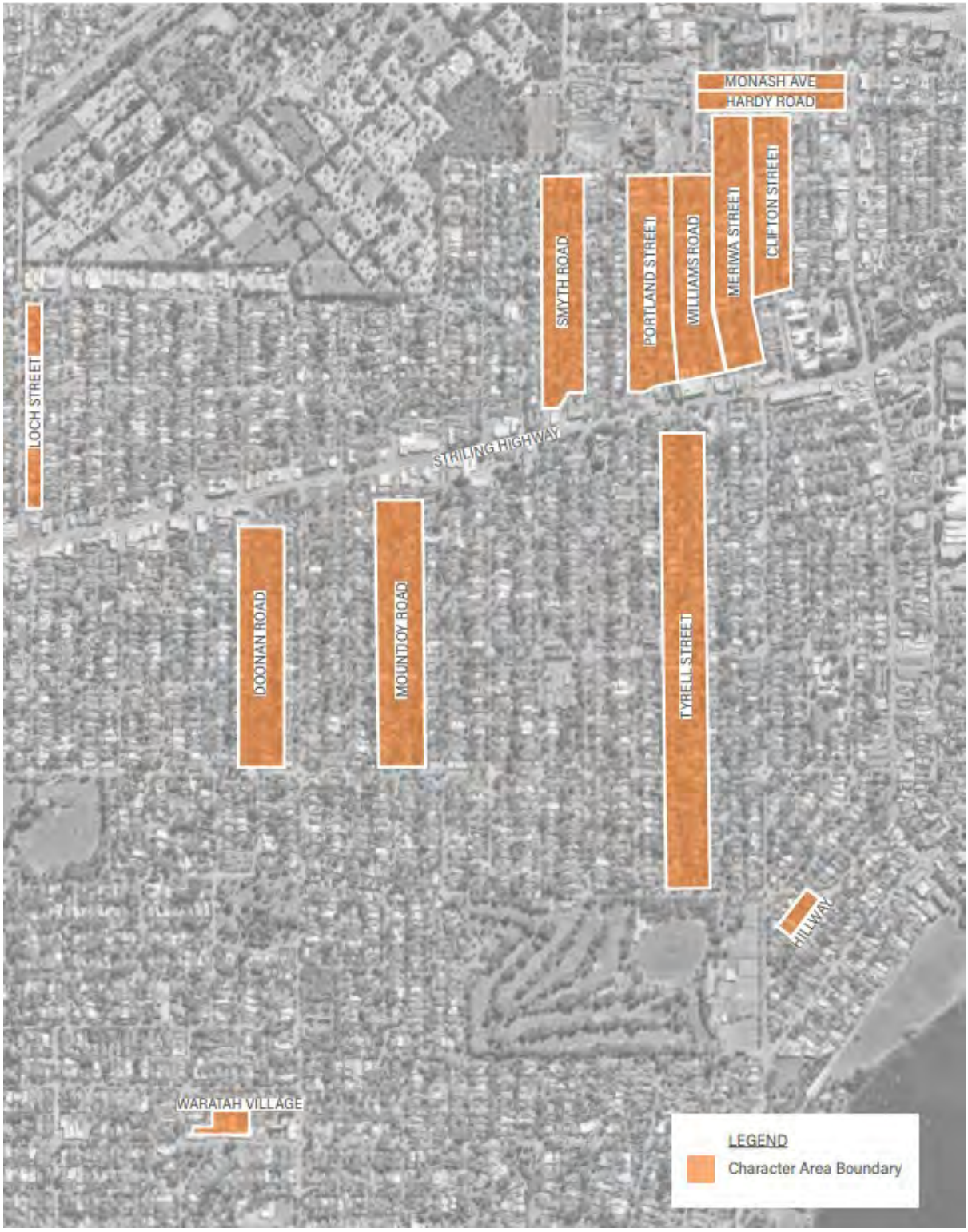


Figure 7: Character Areas for investigation

PART TWO: BACKGROUND

8 Planning Context

8.1.1 Perth and Peel @ 3.5 Million

The Perth and Peel @ 3.5 million land use planning and infrastructure framework sets out an overarching framework for the Perth and Peel regions in accommodating an anticipated population of 3.5 million people by 2050. Perth and Peel @ 3.5 million provides guidance on where development should occur over the next 30 years to ensure sustainable growth of the metropolitan area.

The NSHAC precinct is classified as an Urban Corridor in the Central Sub-Regional Planning Framework. This document identifies the NSHAC precinct as a connection between activity centres, station precincts and industrial centres, and operates not only for the movement of vehicles, but provides locations for increased and diversified places for people to live and work.

The Central Sub-Regional Planning Framework document references infill targets set in the Directions 2031 and Beyond policy, which aims for an infill growth increase of approximately 47 per cent within the Perth and Peel regions. The framework sets infill targets where Nedlands will accommodate 4,320 additional dwellings, increasing the population by approximately 9,500 by 2050. The delivery of higher density development within the NSHAC precinct will play a major contributing role in the City of Nedlands meeting the targets set out in these documents

The city has identified that the lots zoned Mixed along Stirling Highway could support in the order of 2,000 to 2,500 dwellings to the 2050 planning horizon under current planning controls. The built form controls proposed within this NSHAC strategy would accommodate that number of dwellings across the whole of the Mixed use zone.

8.1.2 City of Nedlands Local Planning Strategy

The City of Nedlands Local Planning Strategy (2017) is a strategic document that sets out the City's long term strategic direction and vision for land use and development within the local government area through to 2030 and beyond. The Local Planning Strategy seeks to provide clarity towards achieving the planning goals and requirements set out by the State. The Local Planning Strategy has been prepared following the City's Our Vision 2030 project, which was implemented to engage the community in a shared vision for the future.

The NSHAC spans across three target precincts identified within the Strategy as: Stirling Highway, Nedlands North and Nedlands South, with each target area having specific precinct strategies. As shown in the Local Planning Strategy Map, transitional zones exist within the NSHAC precinct, creating a buffer between high and low density development, ensuring the retention of character within the broader suburb.

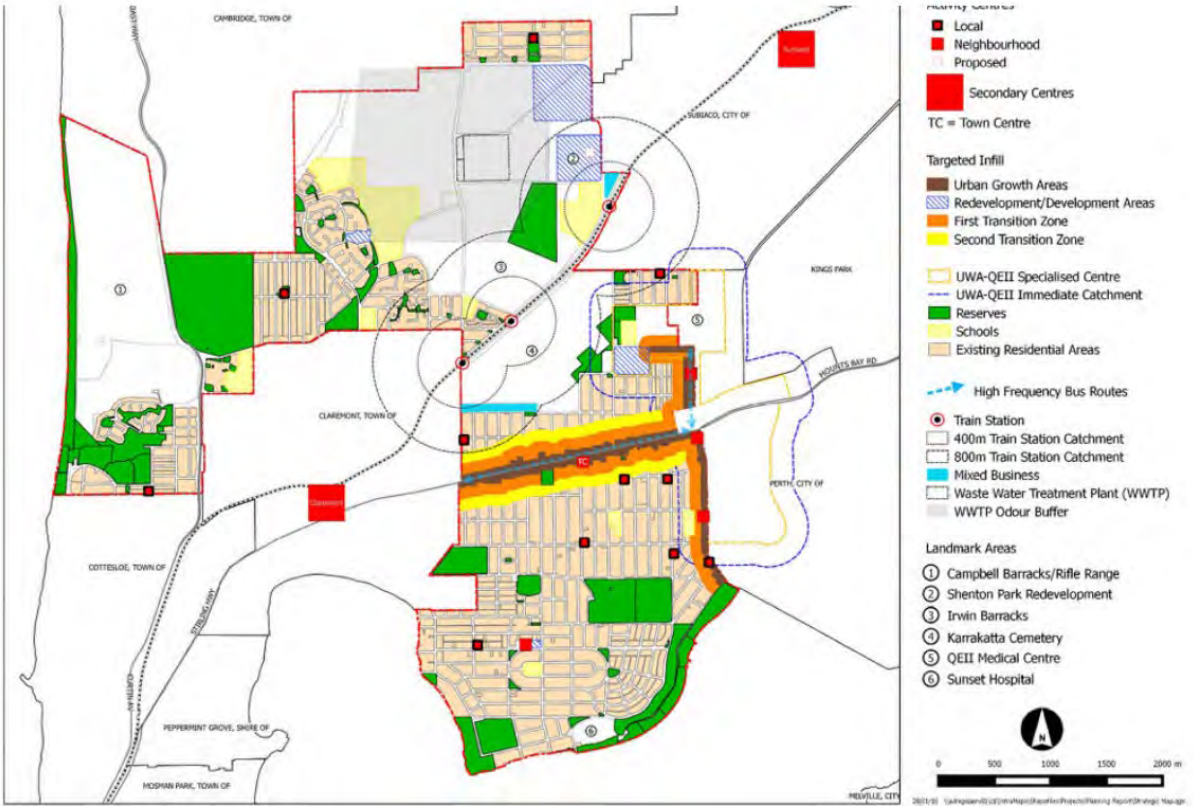


Figure 8: Local Planning Strategy Map

The NSHAC Strategy fits within the broader Local Planning Strategy and provides more context and fine-tuned controls for the lots around Stirling Highway while enhancing the importance of the Town Centre.

8.1.3 City of Nedlands Strategic Community Plan 2018-2028

The City of Nedlands Strategic Community Plan 2018-2028 continues on from the City's previous 2023 Strategic Community Plan and aims to guide the strategic vision for the City. In developing the plan, the vision, values, community aspirations, service delivery levels and affordability was considered. The City's strategic priorities are highlighted as follows:

- Urban Form – protecting quality living environment
- Renewal of community infrastructure such as roads, footpaths, community and sports facilities
- Underground power
- Encouraging sustainable development
- Retaining remnant bushland and cultural heritage
- Providing for sport and recreation
- Managing parking
- Working with neighbouring Councils to achieve the best outcomes for the western suburbs

The long-term concept map identifies Stirling Highway to be a major urban growth area, with a transition area ensuring appropriate densities are considered.

8.1.4 City of Nedlands Local Planning Scheme No. 3

LPS3 introduced substantial up-coding of densities along the Stirling Highway corridor and adjacent transition areas. Generally, these consisted of the up-coding of all lots along the Stirling Highway and adjacent R35 lots to R-AC1, with adjacent transitional lots up-coded to R160. The remainder of the previously low density R10 to R20 lots which comprise the NSHAC transition areas were up-coded to R60.

Notably, LPS3 also introduced a provision which effectively removed all maximum building height limits for R-AC1 coded lots. Clause 26 states: “The default Acceptable Requirement for building height limit (storeys) as set out in Table 2.1: Primary Controls Table does not apply.”

9 Background Analysis

9.1 Topography

A key component of the existing site context is the underlying topography across the study area. Site elevation, slope and aspect varies across the NSHAC precinct, with corresponding impacts on the existing character in terms of the perceived scale and mass of buildings, view corridors and solar access.

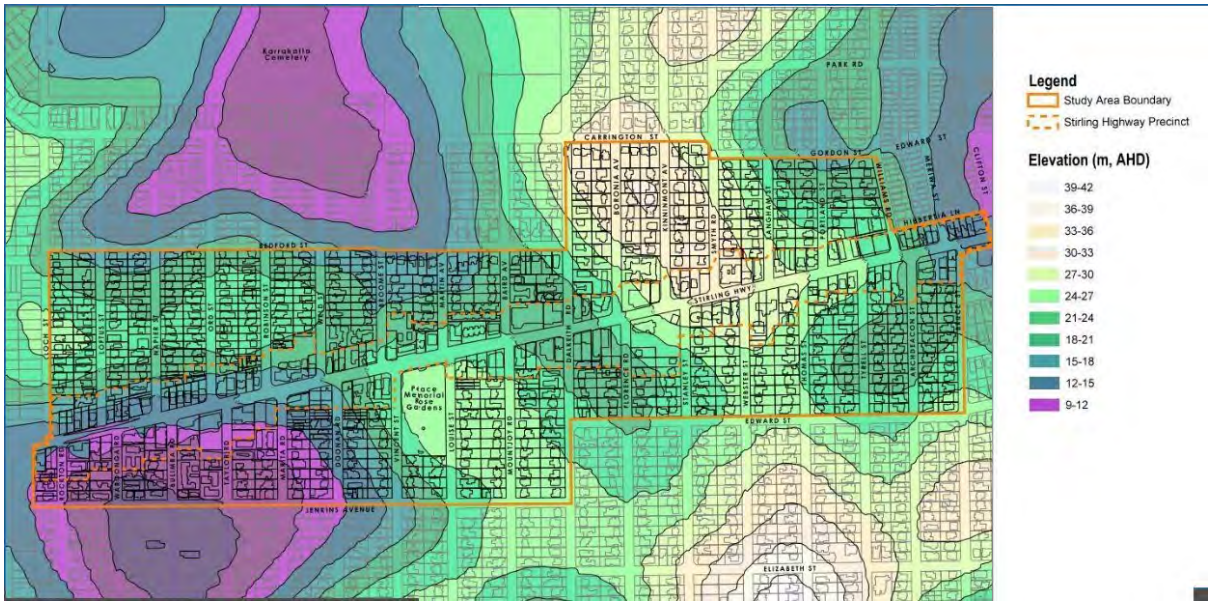


Figure 9: Stirling Highway topography

Site elevation ranges from approximately 3 metres to 42 metres Australian Height Datum (AHD) across the study area (refer Figure 4). Broadly speaking the study area’s high point is to the north west of the precinct, around Boronia Avenue and Kinninmont Avenue, between Carrington Street and Stirling Highway. The low point is located to the south west of the precinct, around the intersections of Waroonga Road and Bulimba Road with Jenkins Avenue. Along the Stirling Highway itself, the low point is to the western end of the precinct at Waronga Road, at around 9 to 12 metres AHD, with the high point at Smyth Road of around 33 to 36 metres AHD.

The elevation, slope and orientation of individual sites are key considerations with implications for the overshadowing, privacy and visual impact of future development.

As such, location specific and site responsive development controls will be required to achieve a positive built form outcome for the study area.

9.2 Character Audit

9.2.1 Land Use

The dominant land use across the Stirling Highway Mixed use zone is that of commercial, which includes offices, retail outlets and restaurants, amongst other uses. In addition to commercial, there is also a significant presence of residential land uses, generally clustered towards the centre of the NSHAC area.

The Residential zone is dominated by residential development that can be characterised as spacious, low density, with generous setbacks and mature trees.

9.2.2 Dwelling Types

The mix of dwelling types differs markedly between the Mixed use lots along Stirling Highway and the lots in the nearby medium density residential zones. The dominant dwelling type on Stirling Highway is medium-rise apartment style development, while the residential areas predominately consist of single and double storey single residential dwellings on large lots (reflecting their previous low-density R-Coding). Lots with single houses tend to have generous setbacks and mature trees.

Though there are a limited number of residential land uses on the western portion of the Highway, the dwellings which do exist can be characterised as Art Deco double storey apartment buildings.

Residential lots south of Stirling Highway and east of Dalkeith Road have a greater mix of dwelling types, with slightly more grouped dwellings and multiple dwellings than the other NSHAC residential areas.

9.2.3 Setbacks

While setbacks vary across the Highway, the most common primary street setback is in the over 9m category. This contrasts with the Residential areas, which are heavily weighted towards the 3-6 and 6-9 metre range.

The trend throughout the entire Stirling Highway Mixed use area is that of diverse setbacks covering the full range from below 3 metres to over 9 metres. There is no clear pattern. However, the mix in commercial and residential land use and varying built form is reflected by the lack of a uniform setback pattern.

Setbacks in Residential areas tend to be larger, consistent with the low density single house nature of the areas.

9.2.4 Building Height

The predominant building heights across the NSHAC precinct are within the single to double storey range. There is a much greater presence of double storey built form along Stirling Highway as compared with the Residential areas, which are predominantly single storey.

Building heights along the Highway are consistently varied throughout the NSHAC area, albeit within the narrow range of one to three storeys. The large presence of

residential uses to the east provides for a larger proportion of two storey buildings, compared with the west, which has a predominance of commercial land uses that are typically single storey in height.

9.2.5 Building Conditions

The condition of individual buildings throughout the NSHAC area has a very distinct pattern, with buildings within the Residential zones being in predominately a newer well-maintained condition, in contrast to building conditions on Stirling Highway, which are in a predominantly 'not well maintained' condition. The well-maintained condition of dwellings within the Residential zones is typical of a residential suburb with high property values and higher owner occupier rates. The predominance of poorly maintained buildings along Stirling Highway has an adverse effect on the character of this area, with many sections suffering from a lack of recent investment.

9.2.6 Building Materials

The range and types of building materials are mixed within both the Stirling Highway subject area and the Residential areas. There are, however, notable variances which differentiate the Residential areas to the Stirling Highway area.

The overall dominance of face brick and render building materials along the Highway is consistent with the Residential areas, however, there is a greater presence of limestone and timber within the Residential areas and a lower proportion of glass construction, reflecting the dominance of residential dwellings within the Residential areas versus the mixed commercial uses along the Stirling Highway.

9.2.7 Dwelling Era

All sub precincts within the NSHAC area are characterised by a diversity of eras of dwelling construction and corresponding architectural styles. The California Bungalow, a popular style of housing in the inter war years (1920-1945), is the dominant style of character home within the Residential areas.

The California Bungalow style is noted for its generous verandahs, open gardens, gabled roof and balanced composition. Cottage Style dwellings also make up a notable share of dwellings across the Residential areas, with a range of other styles also represented including: Post War, 1950s – 70s Brick Veneer, 1980s, 1990s and contemporary dwellings. To a lesser extent (less than 5% of dwellings), older character homes such as Edwardian, Federation and Art Deco styles are also present.

The dominant architectural style of dwellings along Stirling Highway range from the Californian bungalow to Art Deco, with very few contemporary dwellings having been recently constructed along this portion of Stirling Highway.

9.2.8 Street Trees

The quantity and quality of street tree planting varies considerably between the Stirling Highway subject area and the Residential areas. While there is an abundance of street trees provided within the Residential areas, there are relatively few street trees existing along Stirling Highway. The Peace Memorial Rose Gardens, improves the character of this area, given it includes generous amounts of

landscaping fronting the Highway, which provides relief from the dominance of hard surfaces. The prevalence of street trees reduces moving towards the west along the Highway.

Only a small minority of lots within the Residential areas do not contain a street tree, with many containing two or more trees. The generous provision of street trees and combined considerable private landscaping has a marked positive impact on the neighbourhood character contributing to a 'leafy green' streetscape character.

9.2.9 Street Activation

There is a greater presence of both visually permeable and visually impermeable fencing within the suburban residential transition areas when compared to the more commercial Stirling Highway. Stirling Highway does not feature significant fencing, given the large presence of commercial land uses which for the most part does not require fencing.

Most of the Residential lots contain low or no fencing, with a higher prevalence of non-permeable fencing on the lots south of Stirling Highway.

9.2.10 Landscaping

The Residential areas provide for a good provision of landscaping, much of this in the front setback area, which contrasts heavily with the poor provision of trees across the lots fronting Stirling Highway. This disparity in private landscaping, combined with a similar pattern of street tree provision, provides for two distinctly different landscape characters settings: the 'leafy green' Residential areas and the hard-surface dominant Stirling Highway corridor. There are some trees within the front setback along the east of Stirling Highway, but this decreases to nil along the western portion.

The Residential areas are heavily weighted towards mature trees within the front setback. However, lots along the south-eastern portion of the Residential NSHAC area tend to contain fewer trees than the other Residential areas.

9.2.11 Vehicle Access

Across the NSHAC area there is a distinct contrast between the lots fronting Stirling Highway, which contain strong potential for access from secondary streets or laneways, and the Residential areas which are dominated by lots with primary street access potential only. An overwhelming majority of lots along Stirling Highway contain only one crossover, with more than half of the lots able to access side streets and relatively few able to access existing laneways.

A minority of Residential lots contain two crossovers, while most have only one. The high proportion of Residential lots with primary street-only access does not create a negative impact on streetscape due to wide lot frontages. However, the lack of laneways removes the opportunity for limiting the impact of vehicle access from the primary street as redevelopment occurs.

9.3 Heritage

The NSHAC contains a total of 36 places listed on the LHS, ranging from management categories 1 to 3. 6 places of exceptional (category 1) significance are listed.

The LHS notes that currently there are no statutory heritage protections for streetscapes or character areas within the city and as a result of the zoning and density changes, the City could lose many character areas which are not currently protected due to redevelopment and intensification.

The LHS identifies six Streetscape Character Areas within the NSHAC precinct that are worthy of protection as shown below:

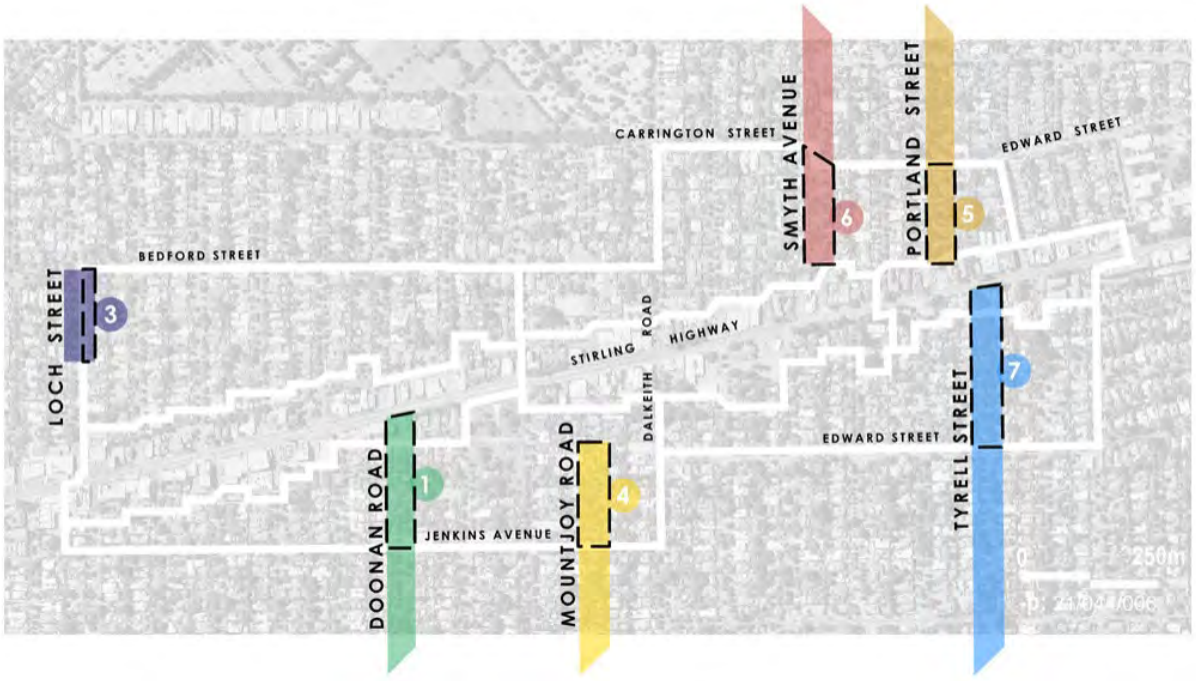


Figure 10: Potential Character Areas

9.4 Character Statements

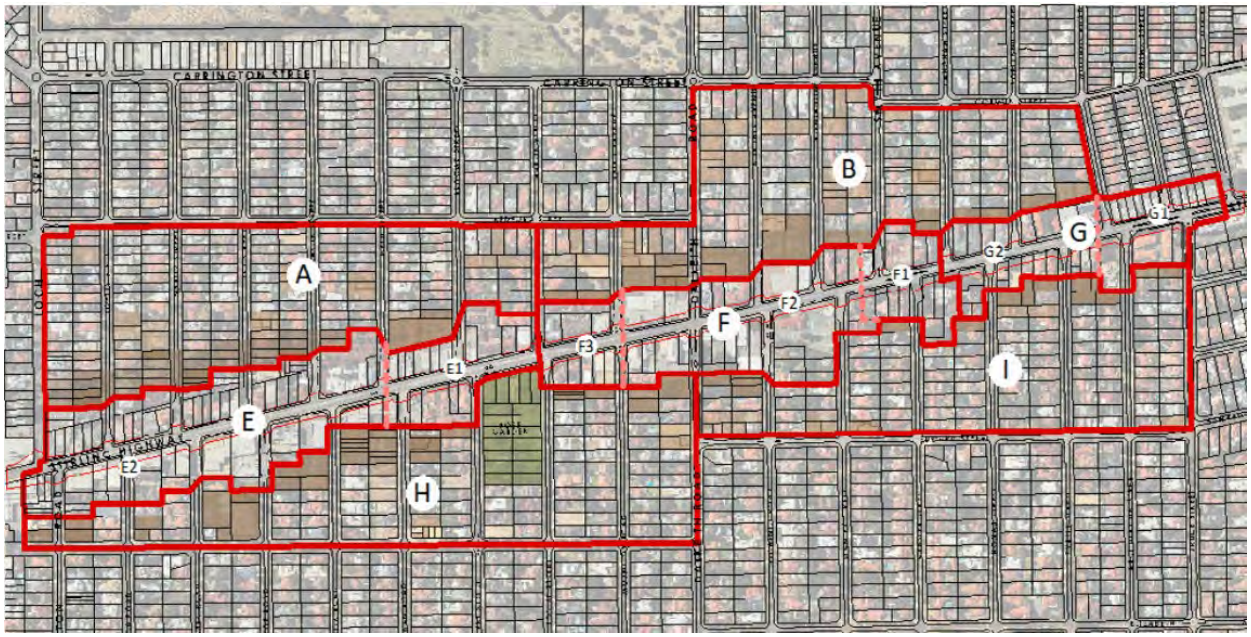


Figure 11: NSHAC sub-areas

9.4.1 Stirling Highway West (G)

The eastern end of the precinct offers a broad mix of commercial, retail enterprises and specialty services. It is distinguished by a fine grain, main street style character and showcases high quality examples of adaptive re-use and traditional low-rise, shop front style development. The Eastern Precinct is characteristically low rise in nature, reflecting the legacy of the existing, single residential homes in the area and the adjoining residential transition zones.

From the high point at the western end of the precinct the view looking east along Stirling Highway captures the University of Western Australia and its famous landmark, Winthrop Hall. The view east is bounded by the Stirling Ranges. The gently sloping topography of the precinct rises from Bruce Street on its eastern border up the hill to the iconic Nedlands library and Langham Street on its western edge. The natural ground level across the precinct falls from north to South across the highway into the transition zones beyond.

The historic Maisonette apartments and their unique character and charm are familiar landmarks. This unique collection of character housing stock sits between low rise housing and contemporary commercial buildings. Mature trees are a notable asset in this established residential setting, contributing to the distinct local sense of place.

(1) G1 Retail and Restaurant Sub Precinct (east)

Traditional, low-rise, retail, restaurants (TQR Restaurant, Itsara), cafés (Lawleys), and commercial premises are located in the east of the precinct along the northern edge of the highway. Most of the building in this area display nil or minimal setbacks. The buildings display traditional shopfront typology with attached awnings. This simple architectural typology provides a protected outdoor space and comfortable

pedestrian experience along the highway edge. Specialty shops and medical services, showcase high-quality examples of adaptive re-reuse (post-war residential adaption) along this section of the highway.

(2) G2 Commercial and Residential Sub Precinct (west)

A section of large scale, contemporary commercial, mid-rise office buildings of note are located along the northern edge of Stirling Highway in the centre of the precinct. The commercial buildings display large well-maintained, attractive, landscaped setbacks to the lot boundary which integrates with the current street character.

Noticeable qualities include a well-integrated street frontage with signage, landscaping, furnishings, and a bus shelter. Commercial and retail tenancies to the north of the highway exhibit, deep rear setbacks and large areas of at grade parking that abut single residential properties to the rear.

Low-rise single, grouped and multi-residential dwellings are dispersed throughout the precinct. Most of the character housing stock (Maisonettes) are in the Eastern precinct. Together the Maisonettes form a historic collection of significance with a unique history and local identity. Many of the Maisonettes have unique materiality, façade articulation and proportions (location of balconies, openings, stepping in and out of walls) which make them easily identifiable. The Maisonettes deep setback patterns with significant mature trees add character and value to the precinct.

Traditional, low rise grouped dwellings are dispersed throughout the precinct. The homes display established verges, deep highly vegetated setbacks with large shady trees and cleverly consolidated car parking courts that minimise the negative visual impacts of vehicle crossovers and parking hardscape.

Here, the design of parking hardscape and carports is critical to the retention of mature trees.

A diversity of front fencing typologies defines the boundary to private residential lots along Stirling Highway and provides a protected, quiet, refuge from the highway environment.

The western edge of the precinct is bounded by community and civic land uses (Nedlands Library and the Nedlands Council offices).

Generally, the street side zone along the precinct is inconsistent, hostile and unpleasant. Footpaths are uneven and in a state of disrepair. Footpaths are wide along the northern edge of the highway, reflecting commercial/retail character and narrower on the southern residential edge of Stirling Highway between Tyrell St and the Nedlands Library. Pedestrian accessibility across the precinct is generally limited by the number of vehicle crossovers along Stirling Highway (more on the southern side) and lack of pedestrian amenity, such as shelter or places to sit (with the exception of larger commercial tenancies along the, northern side of Highway mentioned previously)

9.4.2 Stirling Highway Central (F)

The Nedlands Town Centre Precinct showcases a diverse land use mix along Stirling Highway including offices, retail, residential, community buildings and, entertainment uses. Both the Peace Memorial Rose Gardens to the west and the civic buildings framing the east provide for a uniquely identifiable and green entrance to the precinct. The civic and cultural heart of Nedlands is located here.

Situated on opposite sides of the highway the civic buildings with their stands of mature trees form the entrance to the local centre down the hill. The local, fine-grain, human scale appeal of the town centre captures a slice of Perth's past. Longstanding shops and services continue to operate in this location that provide a wide variety of community needs. The centre of the precinct is characterised by a pocket of medium to large scale commercial development. The striking, art-deco Windsor Theatre and the historic Captain Stirling Hotel are some of Nedlands's most famous and much-loved landmarks.

These key destinations are much needed local gathering places and entertainment venues for the adjacent neighbourhoods and greater Perth. Timeless examples of heritage residential properties on large leafy blocks can be found dispersed across the precinct.

(1) F1 Community and Civic Sub Precinct (east)

The established community and civic centre are located at the high point of the eastern edge of the Town Centre Precinct. The historic Nedlands Council Offices, Nedlands Library, Drabble House and a notable cluster of heritage residential properties form the identifiable landmarks in this area.

From this high point the view west down Stirling Highway captures the iconic Captain Stirling Hotel, the town centre and the precinct's landmarks beyond.

The leafy, established setbacks and traditional building style found in this set of buildings contributes to the attractive, identifiable street interface and civic function of the area. The Low-rise Nedlands Council Offices and Drabble House display a modified residential style building form. The Nedlands Library exhibits a modern civic aesthetic and is surrounded by a densely landscaped set back with a defined pathway with clear signage leading to the Library entrance. The Nedlands Council Offices and Nedlands Library are well served by integrated bus shelters on both sides of the highway.

There is a significant number of landmark trees in the precinct. The trees are fine examples of the material heritage and identity of Nedlands.

Several low to mid-rise, heritage multi-residential apartments are found throughout the precinct. As noted, in the Eastern Precinct these properties display a unique material quality. Their characteristic deep setback pattern, replete with significant mature trees and well-kept gardens provide a tranquil juxtaposition to the busy highway environment. The traditional residential apartments provide an attractive and variated secondary vista to corner lots and residential streets intersecting the highway, which is a highly notable typology.

(2) F2 Town Core Sub Precinct (centre)

As seen in other precincts the topography of the Town Centre Precinct is undulating. In some areas the northern edge of Stirling Highway is markedly higher than the southern side impacting connectivity across the highway.

The precinct sits within a relatively low basin between the Rose Garden to the west and the civic buildings to the east. The corridor form of the highway is defined by significant mature trees, moments openness at highpoints and enclosure within the basin area which defines the experience of the highway.

Fine grain local services, retail and entertainment destinations are located within the centre of the precinct. On the southern edge of Stirling Highway there are two significant landmark buildings; the Captain Stirling Hotel and the Windsor Theatre that establish a sense of destination and arrival to the town centre.

The mid-rise Art Deco style Windsor Cinema is an easily identifiable highway landmark and is of high heritage value. The night-time lighting of the historic façade contributes to the identity, experience and appeal of the Town Centre.

Another key local destination and gathering place is the Spanish Mission style, Captain Stirling Hotel. A popular venue for the community the casual alfresco dining offers quality landscaping and high street appeal. Limited opportunities for alfresco dining exist throughout the greater Stirling Highway Activity Corridor.

A diversity of low-rise retail buildings are co-located with the neighbourhood shopping centre along the southern edge of the highway. The retail character of this area displays an eclectic assortment of architectural styles (modern, brutalist, art deco), local materials and unique interface qualities. This is one of a few sections on Stirling highway with an activated, continuous, protected ground floor frontage for a range of tenancies. This affords pedestrians some amenity through legible entries and protection from the elements. Some of the Town Centre's identifiable and unique, retail architectural styles include,

- Low- rise modern retail (TBE bike shop)
- Low-rise Brutalist commercial and retail (Australia Post Frontage, Shopping centre,
- IGA)
- Low- rise main street style retail (Fish Tales)

Large areas of highly visible underutilised surface car parking and hardscape surround shops, services and facilities creating a general disconnect between land uses along the southern side of the Highway.

There is limited connectivity for pedestrian to cross the highway to reach key places. Peak periods of high traffic volume creates a barrier effect, impacting pedestrian safety and place quality along the highway. The area is served by one signalised intersection, which is located at the corner of Dalkeith Road and Stirling Highway. This compounds connectivity challenges between the northern and southern sides of the Town Centre.

Several mid-rise commercial developments of substantial height, are located at the intersection of Dalkeith Road and Stirling Highway. Most buildings have nil or reduced setbacks to Stirling Highway and in some locations, modest landscaping strips soften the interface between road and buildings. Some of the Town Centre's identifiable commercial architectural styles include:

- Mid-rise modern commercial (vet hospital)
- Mid-rise Art deco style commercial (AV Surrounds store front)
- Mid-rise contemporary commercial (Porsche dealership, King Living).

(3) F3 Residential transition Sub Precinct (west)

A collection of low to mid rise post-war art deco, townhouses and grouped residential dwellings and apartments are located on both the northern and southern edge of the highway. Key corner sites adjacent to the Peace Memorial Rose Gardens are attractive examples of larger footprint traditional, character apartments with porches, roof forms, deeper setbacks and established verges with large shady trees. As seen in other areas of the precinct, the traditional residential apartments provide an attractive and variated secondary vista to corner lots and residential streets intersecting the highway. Front fencing and walls politely moderate the effects of traffic.

Featured are the mid-rise postmodern and contemporary commercial buildings. The two large format commercial properties located here display considerable, well-maintained, landscaped setbacks to the lot boundary which integrates with the current street character.

9.4.3 Stirling Highway West (E)

The precinct is characterised by an eclectic selection of traditional low rise residential, retail and mid-rise commercial development that frame Stirling Highway. The Peace Memorial Rose Garden is a significant landmark on the edge of the Western precinct. Famous for its roses, the garden represents an important historic site and provides a valuable open space for the community.

The precinct is well serviced by local shops and services. Familiar to locals, the Chelsea Village offers a unique mix of commercial, retail, cafes and restaurant offerings. The small shopping centre with its inviting design represents a different era of shop building. The mid-rise commercial and retail development west of Doonan Road signals the beginning of the commercial and retail zone that stretches west along Stirling Highway and defines the precinct.

Commercial buildings have a significant presence in the precinct. The southern side of Stirling Highway is flanked by 'big box' commercial and retail buildings, while on the northern side, traditional buildings are more common. Loch Street forms the outer boundary of the Nedlands precinct and provides direct access to Loch Street Station.

(1) E1 Rose garden and Retail Sub Precinct (east)

The Peace Memorial Rose Garden is a valuable open space asset and provides an important passive recreation opportunity for residents.

The eastern end of the precinct provides a mix of specialty shops, restaurants, local services, and small-scale residential development. The northern edge of Stirling Highway displays a mix of heritage, low-rise apartments and low-rise shop front retail and commercial tenancies. Similarly, the southern edge of the highway is lined with traditional, low-rise main street style retail restaurants and commercial buildings. Low-rise (1-2 storey) retail, restaurants (Nandos, Chez Pierre) with some showcasing high-quality examples of adaptive re-reuse.

(2) E2 Retail + Commercial Sub Precinct (west)

There is a local quality to the existing shops and services at Chelsea Village and it is a unique example of a mid-rise, mixed-use development with a broad variety of speciality shops, offices, services, cafes and restaurants. Chelsea Village has aesthetic, historic, social and cultural heritage significance. The Chelsea Village adopts a courtyard typology. There are multiple entrances into an internal, landscaped and well-maintained courtyard creating a secondary, protected pedestrian space.

Fronting south on to Stirling Highway is a quality example of an active, fine-grain, and approachable interface. Features include alfresco dining, corner activation and the bespoke articulation of the ground level façade (angled stepping in and out). Spacing and frequency of ground floor entries, glazing proportions, and signage contribute to the attractive vista.

Traditional, low-rise, small-scale retail and commercial built form footprints are dominant along the northern edge of the precinct. The eclectic collection of historic buildings (Turnstyle Collectables, Snadens Pianos) has a unique materiality with some exhibiting creative signage displays making them easily identifiable roadside landmarks.

The existing St Andrews Anglican Church is a heritage landmark and one of few community buildings fronting the highway.

Highly vegetated deep front and rear setbacks are characteristic of the northern edge of the Highway. Many of the precincts mature trees are located here. The setbacks provide refuge and relief from the busy highway environment and soften the interface with the low-rise residential areas that abut the precinct.

Mid-rise, traditional two storey residential apartments are visible throughout the precinct. Significant street setbacks of historic properties along Stirling Highway has provided the opportunity for consolidated crops of mature trees to flourish.

Large format, mid-rise contemporary commercial, retail and mixed-use buildings dominate the southern edge of the Highway. Generally, ‘big-box’ retail and commercial uses have smaller front setbacks and limited examples of mature trees. Occasional modest landscaping strips provide a softening of the interface between the road and buildings. In some locations the provision of larger setbacks is influenced by the desire for commercial parking and street side signage. These sites have small areas of attractive planting and landscaping.

The precinct has the only 24-hour shopping centre at Taylor Road IGA. This is a key area of existing activity.

The western edge of the precinct features the only other signalised intersection which connects the greater precinct to Loch Street and Loch Street Station to the north. This highly visible corner location is presently occupied by a car dealership. The topography of this precinct falls sharply north to south across the highway and into the southern residential transition zone. This section of the highway sits at the lowest topographical point of the Highway.

The street-side environment is exposed to the elements and in generally in poor condition. The footpath running the length of the precinct on both sides of the highway is in a state of disrepair and not well integrated into the majority of the ground floor tenancies that front Stirling Highway. There is limited integration between the transit infrastructure and the zones of activity along the highway.

9.4.4 Hollywood Sub Precincts

(1) Hollywood Central Transition Zone (E)

The Hollywood Central Transition Zone is characterised by large residential lots with low-rise residential development and attractive leafy streetscapes. The precinct lies to the north of the Nedlands Town Centre and the Stirling Highway East and West Precinct. It extends from Williams Road to the east and gently climbs to a natural high point at Carrington Street terminating at Martin Avenue.

Smyth Road is a major thoroughfare that dissects the precinct. It is important connection between Stirling Highway and the civic function access road to Hollywood Medical Precinct, Hollywood Primary School and sports grounds.

Established, traditional character homes are interspersed with newer, contemporary style development. Inter-war Bungalow style character homes contribute significant aesthetic and cultural heritage value to the streetscape. These modest scale homes have a unique materiality and composition. Key character elements include large verandas, awnings, gabled roofs, and considerable front setbacks that are well-maintained and display, open leafy front gardens. Many properties in this precinct do not have front fencing contributing to the open, leafy character of the area.

Character homes have sizable and well landscaped side setbacks providing dwellings with considerable privacy and protection from overlooking. The side setbacks have allowed for the preservation of mature trees.

Residential properties have large rear yards with significant mature trees and landscaping. Residential lots run east-west between parallel streets. Adjoining backyards create vast corridors of connected green space that run north-south. The contiguous corridors provide habitats which are sanctuaries for a myriad of bird life and fauna. The rich natural environment hums with birdsong and activity.

Lots in Hollywood are notably smaller than other transition areas.

Free-standing carports and enclosed garages are common in this precinct. Singular driveways are generally accessed from the front and located along the side of the

lot.

Some examples of traditional, low-rise grouped dwellings can be seen closer to the Highway. Only a few examples of contemporary townhouse style development and duplex development can be observed.

Tree-lined streetscapes have wide grassy, landscaped verges that are rich in mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians. The established vegetation character of this precinct is iconic to Nedlands.

(2) Hollywood West Transition Zone (A)

The Hollywood West Transition Zone is characterised by a mix of large lots with low-rise residential dwellings and areas of subdivision.

The precinct stretches from the western border with the Town of Claremont at Loch Street to Martin Avenue in the east. The precinct is bounded to the north by Bedford Street and to the south by Stirling Highway. The overall topography is relatively flat, gradually sloping down to Stirling Highway.

The residential area in this precinct typifies the traditional domestic character of housing seen throughout Nedlands's transition zones. The low-rise, detached single dwellings sit on large residential lots (approx 1000m^2) at the eastern edge of the precinct. Smaller residential lots (approx. 700m^2) can be observed on the western side of the precinct.

Established, traditional character homes are interspersed with newer contemporary style development. A small number of duplex, townhouses and group dwellings can be observed across the precinct.

Cottage and Inter-war Bungalow style character homes contribute significant aesthetic and cultural heritage value to the streetscape. These modest scale homes have a unique materiality and composition. Key character elements include large verandas, awnings, gabled roofs, and considerable front setbacks that are well-maintained and display open, leafy front gardens. Many properties in this precinct do not have front fencing, contributing to the open, leafy character of the area.

Character homes have sizable and well landscaped side setbacks provide dwellings with considerable privacy and protection from overlooking.

The side setbacks have allowed for the preservation of mature trees.

Free-standing carports and enclosed garages are common in this precinct. Driveways are generally accessed from the front and located along the side of the lot

Like other areas of Nedlands currently undergoing transition, subdivision has occurred in this precinct. Several low-rise, contemporary style duplex, townhouses and group dwellings can be observed across the precinct. This activity is notable in lots closer to Stirling Highway. Subdivision has led to a reduction in the size of the characteristically large and highly vegetated front and rear gardens to some degree.

Most of the remaining significant mature trees are concentrated within the front gardens rather than the rear gardens as seen in other precincts. Increased numbers of crossovers and parking spaces have limited the opportunity for street tree preservation.

This precinct has a rare example of a local neighbourhood corner store located at the intersection of Bedford Street and Loch Street. Its current use as a catering business and café provides a community meeting place and casual dining experience.

Tree-lined streetscapes have wide grassy, landscaped verges that are rich in mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians. The established vegetation character of this precinct is iconic to Nedlands.

9.4.5 Melvista Sub Precincts

(1) Melvista East Transition Zone (I)

The Melvista East Transition Zone is characterised by large lots with low-rise residential dwellings and an open leafy character. The tree-lined streets of Melvista East and its established character homes offers a standout example the unique qualities that Nedlands is renowned for.

The precinct is located south of the highway and gradually falls south-west from Stirling Highway to Edward Street. The northern and southern ends of the precinct are rich in local community landmarks. The Tresellian Arts Centre, Dalkeith Road Early Learning Centre and the Dalkeith Road Church of Christ can be found along the southern edge on Edwards Street. A cluster of significant civic buildings can be found to the north in the Town Centre. The precinct lies in close proximity to the University of Western Australia campus and the commercial and retail hub of Broadway. The unique leafy green established residential character of this area provides an attractive backdrop to the University campus.

The precinct's location south of the highway ensures easy access through comfortable, shady streets to the Swan River and substantial public open space and riverside amenities.

The residential area in this precinct typifies the traditional domestic character of housing seen throughout Nedlands's Transition Zones. Low-rise, detached single dwellings sit on large residential lots (approximately 900m^2 - 1000m^2) and are the predominant dwelling typology. Few examples of traditional, low-rise grouped dwellings throughout the precinct closer to the highway. There are pockets of contemporary subdivision occurring across the precinct. A small number of duplex and survey strata style group dwellings can be observed. Established, traditional character homes are interspersed with some examples of contemporary style development.

Inter-war Bungalow style character homes contribute significant aesthetic and cultural heritage value to the streetscape. These modest scale homes have a unique

materiality and composition. Key character elements include large verandas, awnings, gabled roofs, and considerable front setbacks that are well-maintained and display, open vegetated front gardens. Many properties in this precinct display a diversity of low height, unobtrusive, fencing delineating the private and public spaces.

Residential lots in this precinct display substantial leafy front gardens attached to generous lawned street verges that contribute to the perceived privacy and tranquilly of the area. These features provide protection and relief from the busyness of the highway.

Residential properties have large rear yards with significant mature trees and landscaping. Residential lots run east-west between parallel streets across the precinct heading, downhill towards the river. Adjoining backyards create vast corridors of connected green space that run north-south. The contiguous corridors provide habitats which are sanctuaries for a myriad of bird life and fauna. The rich natural environment hums with birdsong and activity.

Character homes have sizable and well landscaped side setbacks to provide dwellings with considerable privacy and protection from overlooking. The side setbacks have allowed for the preservation of mature trees.

Free-standing carports, enclosed garages and visible hard-stand parking areas are common in this precinct. Singular driveways are generally accessed from the front and located along the side of the lot.

The mature tree canopy found in this area is notably more ubiquitous and is a reminder of famous, historic, Nedlands's streetscape character. Tree-lined streetscapes have wide, grassy, landscaped verges that are rich in mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians.

(2) Melvista West Transition Zone (H)

The Melvista West Transition Zone is characterised by large lots with a mix of low-rise residential dwelling typologies. The area is currently undergoing a wave of infill transition. Significant areas display new patterns of subdivision and contemporary redevelopment. The precinct lies between the Town Centre and the Stirling Highway West Precinct. It extends from Mountjoy Road to the east and gradually slopes south-west to the western side of Rockton Road.

The historic, Peace Memorial Rose Garden forms an attractive entrance to the precinct on the northern edge. This is a key area of green, open space which is highly valued by generations of Nedlands's residents. Vincent Street is a major thoroughfare that dissects the precinct. It is the access road to local shops, services and amenities at the Dalkeith Village Centre and the Swan River beyond. The precinct is serviced by the popular, Taylor Road IGA, located at the northern end of Bulimba Road.

Established, traditional character homes are interspersed with newer, contemporary style development.

Almost half the lots within the precinct remain low-rise single detached dwellings on large residential lots (approximately 900m^2 - 1000m^2). The remaining lots, display examples of traditional low-rise battleaxe, grouped or multiple dwelling typologies and contemporary housing typically found on subdivided lots i.e. duplex, townhouses and survey strata style development.

Across the precinct there are examples of contemporary low-rise duplexes, townhouses, and survey strata style group dwellings. Subdivision activity has led to a reduction in the size of the characteristically large and highly vegetated front and rear gardens. On subdivided lots most of the remaining mature trees are concentrated within the front gardens rather than the rear gardens as seen in other precincts. In some instances, subdivision has resulted in the complete loss of mature canopy trees within the lots. In light of this, the remaining verge trees continue to provide the value of a tree lined vista.

Evidence of significant areas of subdivision occurring along Jenkins Avenue and Vincent Street are highly visible. Typically, one single lot will be subdivided into five contemporary townhouses, or two amalgamated lots will accommodate ten grouped dwellings. The need for an increased numbers of driveway crossovers on subdivided lots oriented north-south along Jenkins Avenue has shown to limit the opportunity for street tree preservation. The lots display significant areas of driveway and other hardscape, and most have enclosed garages. There is a notable reduction in the depth of setbacks to front and side lot boundaries. Some display some form of front fencing which has inhibited the open and leafy character seen with other traditional forms of development throughout Nedlands.

Older areas of subdivision to the west display atypically large setbacks and significant front and rear yards. This feature has facilitated the preservation of mature trees and landscaping.

Of the remaining established, traditional character homes, inter-war Bungalow style character homes contribute significant aesthetic and cultural heritage value to the streetscape. These modest scale homes have a unique materiality and composition. Key character elements include large verandas, awnings, gabled roofs, and considerable front setbacks that are well-maintained and display, open leafy front gardens. Many properties in this precinct do not have front fencing contributing to the open, leafy character of the area. Character homes have sizable and well landscaped side setbacks which provide dwellings with considerable privacy and protection from overlooking. The side setbacks have also allowed for the preservation of mature trees.

Residential properties have large rear yards with significant mature trees and landscaping. Residential lots run east-west between parallel streets.

Free-standing carparks and enclosed garages are common for this established typology. Singular driveways are generally accessed from the front and located along the side of the lot.

Tree-lined streetscapes have wide grassy landscaped verges that are rich in mature canopy trees creating a cool microclimate. Footpaths located on one side of the street are shaded by tree canopies providing a comfortable, walking experience for pedestrians. The established vegetation character of this precinct is iconic to Nedlands.

10 Issues and Opportunities

10.1 Land Use

10.1.1 Issues

- Non-residential land use intensification along the Highway will be constrained by land parcel size, fragmented ownership, traffic volume, access limitations and retail sustainability.
- The extent and scale for transition of land use and development intensity from the Highway to lower-density residential areas needs careful consideration.
- The provision of non-residential uses to the exclusion of residential development, as well as significant underdevelopment of high-density lots, erodes the ability to achieve target population growth.
- Current zoning and density across the lots abutting Stirling Highway results in an inability to create a critical mass of shop/retail and commercial services close to key zones and that act as an attractor for visitors and residents. The result is development that is spread out, uneven, and strategically misaligned with community expectations of a centralised Town Centre.
- Lack of a distinct shopping centre, particularly one that provides local retail, daily shopping and restaurant opportunities.
- Optimising the activation of key streets and centres will require management of ground level land uses.
- Land uses that are near other local government boundaries (City of Perth and the Town of Claremont) and which may experience future intensification and change do not align with the current planning framework of those other local governments.

10.1.2 Opportunities

- There is a long-term opportunity for land use and residential density synergies between Loch Street train station and Stirling Highway to encourage greater connectivity between these public transport nodes.
- There is a long-term opportunity for increased residential density within a 10 minute walk of Loch Street train station to take advantage of the high frequency public transport.
- The western portion of Stirling Highway includes a range of outlets and bigger box stores not offered elsewhere that draw visitors from outside the area.
- There is a substantial opportunity for increased building floor space and scale in existing western and central zones, particularly where these expand upon existing retail and commercial uses to create mixed-use, multi-storey development.

10.2 Built Form

10.2.1 Issues

- Smaller lots may need to be amalgamated to achieve a critical mass suitable for larger scale redevelopment and allow alternative access arrangements in lieu of Stirling Highway.
- Lack of existing residential diversity and affordability.
- Many buildings along Stirling Highway do not create a positive experience within the public realm.
- New buildings along Stirling Highway will need to address noise and amenity implications of the road.
- The transition of building height and scale from the key roads to lower-density residential areas needs to address matters such as resident amenity, overshadowing, streetscape and privacy.
- Parts of the Highway are dominated by unattractive buildings that do not add to the character of the area.

10.2.2 Opportunities

- Sites at gateway locations close to Hampden/Broadway/Stirling Highway intersection and Loch Street/Stirling Highway present a key opportunity for greater development.
- Larger lots with high development potential offer scope for comprehensive built form and land use outcomes
- Existing examples of positive street edge interfaces provide a good guide for future development, particularly those that contribute to activity and vibrancy within the street.
- The existing separation between zones enables transition between lower and higher building heights and scale.
- Redevelopment offers an opportunity to provide a range of dwelling sizes to ensure there is a diversity of product available to meet a variety of needs of residents at each stage of life.
- New buildings allow opportunities to improve the public realm, including walkability, connectivity, activated frontages and appealing design.
- Buildings with strong heritage value and/or that are considered landmarks can be retained and integrated sensitively with new development to create a distinct character and feel.

10.3 Public Realm

10.3.1 Issues

- There is limited public open space within the local area, with the Rose Garden the only dedicated open space area.
- There are limited tree plantings or shade structures along Stirling Highway, and this contributes to the area being inhospitable for pedestrians and cyclists, and fails to provide relief from the sun’s glare for motorists.
- There are few safe opportunities for pedestrians and cyclists to cross Stirling Highway, thereby limiting north-south movement across the Highway.

- There is limited public open space within a walkable catchment of the NSHAC area.
- Main Roads reservations take up a significant portion of land directly abutting the highway and with no clear timeline or concept plan for road upgrades.

10.3.2 Opportunities

- The Rose Garden offers high quality amenity that should be capitalised on with residential densification surrounding the park, provided that this development maintains an appropriate relationship with the character and function of the open space.
- There is a good opportunity to enhance accessibility and functionality of the Rose Garden, provided that these enhancements do not detract from the heritage value of the gardens area.
- Major redevelopment proposals will provide opportunities to create publicly accessible private open spaces, particularly where these are adjacent to the street or existing public spaces.
- There is substantial open space within the broader regional area.
- There is a good opportunity to influence the design of Stirling Highway as a component of future upgrades to increase landscaping opportunities and public realm improvements and the north-south permeability (particularly around key desire lines).
- The introduction of rear and side vehicle access ways along Stirling Highway will provide opportunity for more extensive landscaping within the Stirling Highway verge areas.
- The close configuration of the Nedlands Administration Building, Drabble House and the library allows an opportunity to design a civic hub that enhances open space and options for community gathering.
- A landscape strategy of ‘Quick Wins’ can be implemented in the immediate future as a tactic to establish quick and immediately visible changes to the landscape along Stirling Highway, particularly as areas of reserve are ceded to the Crown without confirmation of the upgrade time frames.

10.4 Movement Network

10.4.1 Issues

- Stirling Highway is currently a very inhospitable environment for pedestrians/cyclists due to the lack of cycle paths and a lack of tree canopy or shelter.
- Stirling Highway acts as a hard barrier limiting north/south movements with few opportunities for pedestrians and cyclists to safely cross.
- Key intersections of Stirling Highway along Dalkeith Road and Loch Street are congested during peak hour periods.
- There is limited connectivity between the NSHAC area and Loch Street train station.
- The cycling network throughout the broader area is relatively disconnected, with a series of cycle paths, dual use paths and ‘cycle safe’ roads.

- Vehicle access directly onto or off Stirling Highway needs to be restricted or eliminated.
- There is a lack of easily accessible public transport options beyond buses.
- Opportunities for vehicle parking within the public realm are limited, as parking along Stirling Highway is not permitted, parking along side streets should be limited and there is currently no public owned land suitable for the construction of public car parking facilities.
- The progressive widening of the Main Roads reservation will occur in a piecemeal approach as adjacent properties within the reserved area are developed and subdivided and are required to cede their land as a condition of approval, or they negotiate sale of their reserved land to the Western Australian State Government.

10.4.2 Opportunities

- Opportunities to influence the future design of the Highway in partnership with Main Roads and the Department of Planning should be sought wherever possible.
- Several high-frequency bus routes run along Stirling Highway and within the University and Hospital precincts, and these should be better connected to the broader area.
- The opportunity exists to link up a long-term cycle network to other local governments.
- Opportunities to improve pedestrian connectivity at key intersections and attractors must be implemented to ensure these centres function efficiently.
- The majority of public parking will be provided on private development sites as a component of development, with shared access and parking arrangements a key component of development approval.
- Rear or side access arrangements will be required as a component of new development that fronts Stirling Highway. This allows for a future laneway network that reduces vehicle access points to all streets.

11 Appendix

COVER PAGE

City of Nedlands

Local Planning Scheme No. 3

Amendment No. 13

Summary of Amendment Details

Amendments relating to development within the Mixed Use zones of the Nedlands Stirling Highway Activity Corridor (NSHAC) Area

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

City of Nedlands Local Planning Scheme No. 3
Amendment 13

Resolved that the local government pursuant to section 75 of the *Planning and Development Act* 2005, amends the above local planning scheme as follows:

1. Delete clause 26(3) Modification of R-Codes.

2. Insert new clause 26(3) Modification of R-Codes as follows:

   "26(3). In relation to land coded R-AC1:
   (a) For the purposes of Acceptable Outcome A2.2.1 of the R-Codes, the building heights shall be the base heights shown on the map in Schedule 4, exclusive of plant and equipment such as lift overruns, air conditioning units and the like; and
   (b) The local government may grant development approval beyond the base height and up to the maximum discretionary building heights shown in Schedule 4 only where it is satisfied that all of the following are achieved:
      i. The development demonstrates high quality design;
      ii. The development exceeds Acceptable Outcomes with regard to the number of medium and/or large trees provided and which have sufficient dimension to promote healthy growth, and
      iii. The development incorporates at least two significant energy efficiency initiatives that exceed minimum practice.
   (c) The local government shall not grant development approval beyond the discretionary heights shown in Schedule 4 of the scheme."

3. Insert the following into Table 6 of clause 32:

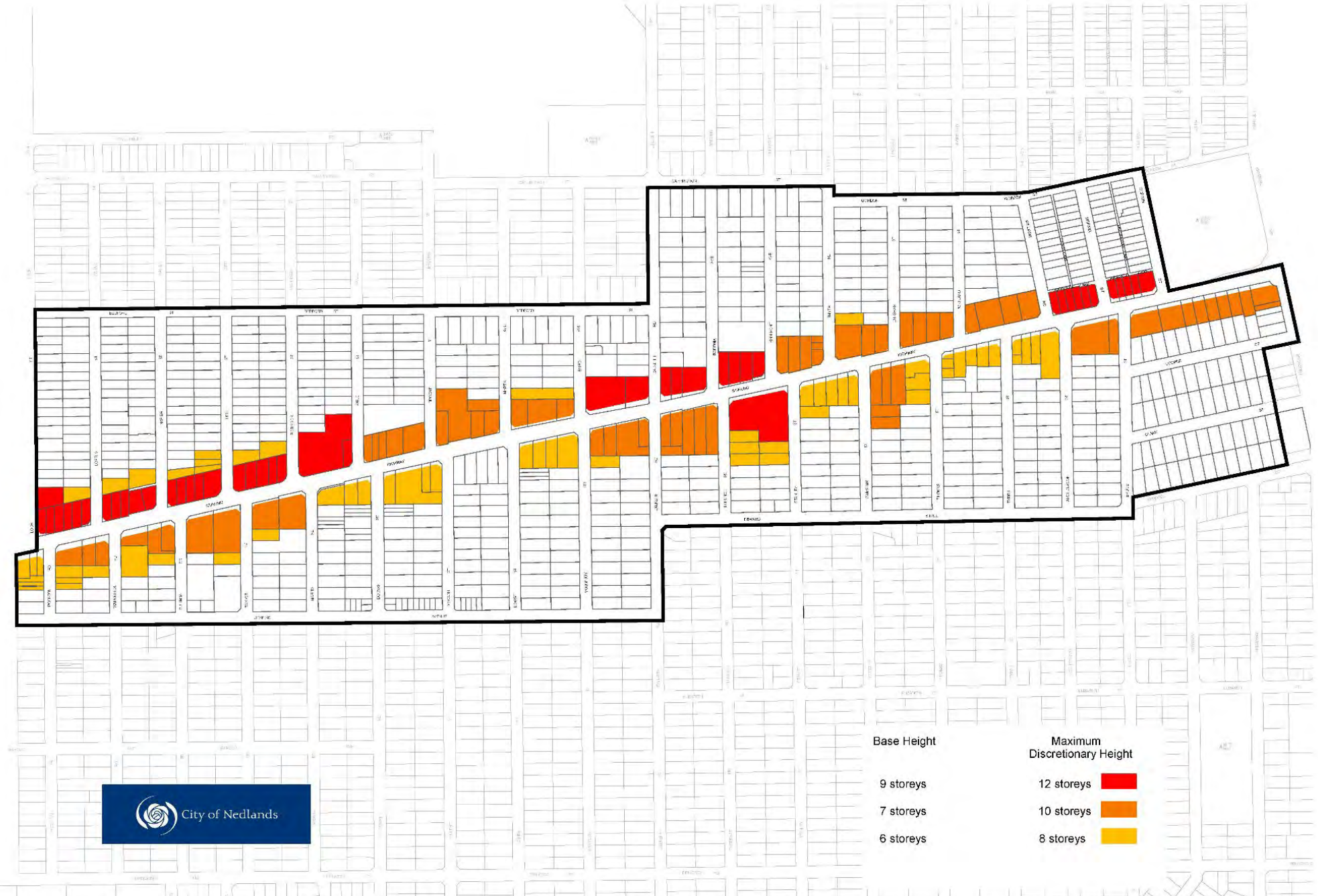
No.	Description of land	Requirement
32.7	All land coded R-AC1	All development is to ensure a minimum 25 per cent of the northern elevation of the maximum building envelope on the adjacent lot(s) receives more than 2 hours of direct sunlight between 9.00am and 3pm on 21 June.

32.8	All land having a frontage to Stirling Highway	(1) All new development shall provide 1 medium or 1 large tree as defined by the R-Codes located adjacent to and outside of the Stirling Highway road reservation per 12 metres of Stirling Highway street frontage, measured at the future street boundary post-road widening. (2) Sub-clause (1) does not apply to an application for: (a) a change of use that does not involve works; (b) minor additions or alterations to an existing building or buildings that do not significantly alter the scale of the building; or (c) additions or alterations to single houses or grouped dwellings.
32.9	All land having a frontage to Stirling Highway	Development shall not have vehicle access to Stirling Highway where the lot has legal access to a public street or right-of-way other than Stirling Highway.
32.10	All land having a frontage to Stirling Highway and adjoining the access network shown in Schedule 5	In this clause 'street block' means a length of land fronting Stirling Highway, between a public street or public right-of-way and the next public street or public right-of-way. Where there is no approved structure plan, local development plan and/or activity centre plan: (1) All development and subdivision is to allow a boundary setback sufficient to facilitate a minimum 6m wide carriageway in the location shown in Schedule 5. (2) All development and subdivision is to take vehicle access from the carriageway shown in Schedule 5 where it connects, either directly or via another carriageway, to a public street other than Stirling Highway. (3) Where the access network for the street block shown in Schedule 5 does not yet connect to a public street other than Stirling Highway, the development is to be designed to be modified in the future to take vehicle access from a rear

		carriageway once it connects to a public street other than Stirling Highway. (4) The local government shall not approve development or support subdivision that: i. prevents any new or existing lot within the same street block from obtaining access from a public street or carriageway other than Stirling Highway; or ii. prevents any new or existing lot within the same street block from obtaining access to the access network shown in Schedule 5; or iii. creates a new lot with sole vehicle access to Stirling Highway. (5) All development must account for any ground level differences in order to facilitate a carriageway across a street block. (6) The total 6m width may include portions of any existing public right-of-way. (7) Prior to issue of a building permit or subdivision clearance, suitable arrangements are to be made with the local government ensuring the 6m wide carriageway described in the above subclauses is burdened with public access rights in perpetuity. (8) The above clauses do not apply to an application for: (a) a change of use that does not involve works; (b) minor alterations or minor additions to an existing building or buildings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5; or (c) alterations and additions to single houses or grouped dwellings where, in the opinion of the local government, the works do not impede an existing or future

		carriageway shown in Schedule 5.

4. Insert Schedule 4: Nedlands Stirling Highway Activity Centre (NSHAC) Area Height as shown below:


Base Height
9 storeys
7 storeys
6 storeys
Maximum Discretionary Height
12 storeys
10 storeys
8 storeys
City of Nedlands

5. Insert Schedule 5: Nedlands Stirling Highway Activity Centre (NSHAC) Access Network as shown below:



City of Nedlands

Schedule 5: Access Network

Note 1: Laneways not to scale.
Note 2: For ease of interpretation it is noted that laneways shown are generally located on the side of the boundary closest to Stirling Highway.
Note 3: Laneways off Bulimba Road, and between Tyrell Street and Thomas Street cross boundary lines.

Laneways

6. Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone, and amend the Scheme Map accordingly:
    a. Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive);
    b. Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive);
    c. Even street numbers 2 through 6 Florence Road, Nedlands (inclusive);
    d. Street numbers 7 and 9 Stanley Street, Nedlands;
    e. Street number 4 Mountjoy Road, Nedlands; and
    f. Street number 56 Dalkeith Road, Nedlands.
7. Rezone the following lots from Mixed Use zone to Residential zone and amend the Scheme Map accordingly:
    a. Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive);
    b. Street numbers 1A, 1B and 3 Vincent Street, Nedlands;
    c. Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands;
    d. Street number 26 Broome Street, Nedlands;
    e. Street numbers 34 and 35 Martin Avenue, Nedlands;
    f. Street number 33 Baird Avenue, Nedlands;
    g. Even street numbers 36 through 56 Stirling Highway, Nedlands (inclusive)
    h. Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive);
    i. Odd street numbers 57 through 67 Stirling Highway, Nedlands (inclusive);
    j. Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive);
    k. Street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive);
    l. Street number 103 Smyth Road, Nedlands;
    m. Street number 2 Stanley Street, Nedlands;
    n. Street numbers 2 Webster Street, Nedlands;
    o. Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; and
    p. Street numbers 2B and 2C Tyrell Street, Nedlands.

The amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations* 2015 as it is an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality.

Dated this _____ day of _____ 20___

_____
(Chief Executive Officer)

1.0 INTRODUCTION

Scheme Amendment No. 13 (the Amendment) to the City of Nedlands Local Planning Scheme No. 3 (the Scheme) proposes to insert new clauses that:

- Set a base building height and a maximum discretionary building height for lots coded R-AC1,
- Set discretionary criteria for achieving the maximum discretionary height,
- Require the provision of trees fronting Stirling Highway,
- Create setback provisions to create rear laneways in order to reduce direct vehicle access to Stirling Highway,
- Ensure new development provides adequate solar access to adjoining development, and
- Rezones certain lots.

The Amendment is a result of community consultation and built form modelling to address community concerns resulting from a lack of planning controls along Stirling Highway. It also attempts to improve vegetation and sustainability outcomes, and address Main Roads' intentions to reduce or remove direct vehicle access from individual lots onto the Highway. The NSHAC Strategy accompanies this Amendment and provides objectives, intent and background information on the Amendment.

2.0 BACKGROUND

The Nedlands Stirling Highway Activity Corridor (NSHAC) area includes the Mixed Use R-AC1 lots and the Residential R60 and R160 lots surrounding Stirling Highway as shown in Figure 1 below:



Figure 1: NSHAC area

The City has recently developed a local planning policy creating built form development controls for the Residential zones within the NSHAC area. However, there are currently no precinct-specific development controls for the Mixed use R-AC1

lots along Stirling Highway (excepting the easternmost portion of the area which was covered under the recently adopted Broadway Precinct Local Planning Policy). Further, clause 26(3) of the City of Nedlands Local Planning Scheme No. 3 (LPS3) removes the Residential Design Codes (R-Codes) Volume 2 Acceptable Outcomes for building height from applying to land coded R-AC1. This means that there is no local context guidance for assessing building height on these lots. This has resulted in considerable community concern and an inconsistency in the scale of proposed development, with various developments proposing heights ranging from 9 to 24 storeys along the Highway.

City Officers have also identified issues with vehicle access to Stirling Highway, in that many lots within the NSHAC area cannot be accessed except directly from the Highway. This has potential to cause traffic safety and congestion issues and is inconsistent with recommendations from Main Roads that direct access from individual lots to the Highway should be limited.

In response to the lack of controls, the City has historically carried out numerous consultation exercises and background research for sections of the NSHAC area. Most recently, in 2021-22 the City completed contextual studies and community consultation for the entire NSHAC area. The first stage of this work was carried out on the City's behalf by Fairplace and involved three workshops with a Community Reference Group of volunteers selected by the City. The three workshops had the following aims:

- Workshop 1: Inform
    - Upskill participants in how local government control development through planning legislation and provide an overview of the existing planning framework.
    - Discuss community expectations and local perspectives for the NSHAC area including what is valued and what could be improved.
- Workshop 2: Collaborate
    - The general statements from Workshop 1 were translated into value statements.
    - The group was broken into smaller groups and development scenarios were investigated through the use of physical maps
    - The group reviewed the way developers were translating existing planning controls into buildings and identified what worked and what did not.
- Workshop 3: Convey
    - Results of the previous workshops were compiled into sets of values and principles, with feedback obtained on this summary.

Following these workshops, the values and principles were further tested and refined through wider public consultation that included an online survey and an open house where anyone could participate and add to the findings. The final work was compiled into

a set of principles and value statements that led to a vision statement for the NSHAC area.

The consultation work was then translated into built form modelling. The Community Reference Group was reconvened for two further workshops where the proposed built form controls were modelled and refined in an iterative process based on the group's feedback. Among other things, the work resulted in a community desire to:

- Provide some certainty around building heights
- Improve the walkability and provision of shade along Stirling Highway
- Rezone land to encourage existing uses in the formation of "hubs" linked by Residential zones
- Remove direct vehicle access to Stirling Highway wherever possible
- Ensure new development is sensitively designed and embodies the values of local residents.

All of the above work forms the basis for the NSHAC Strategy, which encompasses the background material to support Scheme Amendment 13.

Location

The Amendments impact the area that encompasses all Mixed Use R-AC1 lots adjacent to Stirling Highway between the block just west of Loch Street at the west and Broadway/Hampden Road at the east as shown in Figure 1.

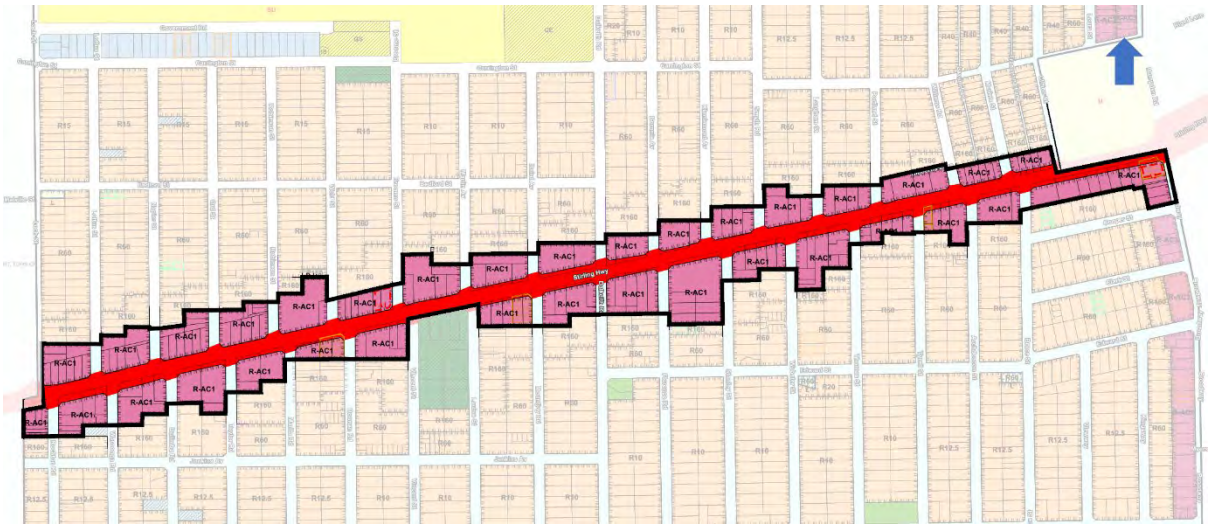


Figure 2: Scheme Amendment Area

Site Area

The area encompasses approximately 20.8 hectares of land. Many of the lots have a frontage of less than 22 metres wide, meaning that they would have to amalgamate with adjoining lots to be able to achieve any significant development potential even under current criteria with unlimited height potential.

Ownership

All lots are privately owned by a variety of landowners with the exception of the City-owned Administration, Library and Drabble House Buildings at 60, 67, and 71 Stirling Highway.

Current & Surrounding Land uses

The area straddles Stirling Highway, which is a gazetted Primary Regional Road Reserve under the MRS and controlled by Main Roads.

The lots are built out with a variety of different land uses of varying bulk and scale including commercial, retail and residential. Office uses tend to cluster towards the eastern end of the area while retail and showroom uses tend to be located towards the west. Within the middle of the area sit predominantly residential land uses, with a central retail area around Dalkeith Road. This clustering of uses is the basis for the rezoning and indicative heights proposed in the Amendment.

Land immediately outside the Mixed Use area is predominantly zoned Residential.

Physical Characteristics

The existing Mixed Use lots contain a range of both residential and non-residential buildings ranging in height from one storeys to four storeys along the Highway. Many of these individual lots are narrow and are unable to achieve any significant development potential without amalgamation.

Stirling Highway has an undulating topography rising in peaks and valleys from approximately 12m AHD at the eastern and western ends, and with a maximum peak of approximately 33m AHD around Smyth Road.

Stirling Highway

Nearly half of the lots along the Highway have no opportunities for vehicle access other than Stirling Highway as shown in Figure 3 below. Reducing direct vehicle access to Stirling Highway will have a positive impact on traffic and safety.



Figure 3: Lots with sole vehicle access (excludes adjoining lots with same ownership)

Further, the pedestrian experience along the Highway is uninviting. There is very little shade or separation from vehicles. Removing crossovers will allow opportunities for more vegetation and open space.

Towards the eastern section of the Highway there are large mature trees abutting the road that assist in providing shade and amenity. These trees should be retained with more planted to enhance the amenity of the area.

3.0 LOCAL PLANNING CONTEXT

State & Regional Planning Context

Perth and Peel @3.5 Million

The Perth and Peel@3.5 Million strategic suite of documents has been developed to provide a long-term growth strategy for land use and infrastructure for the Perth and Peel regions. The framework outlines a number of overarching objectives in relation to urban form, economy and employment, community and social infrastructure, movement and access, service infrastructure, environment and landscape, and natural resources.

Local Planning Strategy

The City of Nedlands Local Planning Strategy (the Strategy) includes the following strategies relevant to these amendments:

Population and Housing

- Pursue diverse high intensity development within Urban Growth Areas (particularly Stirling Highway).
- Facilitate quality development in targeted infill areas and along transit corridors to respond to the growing demand for high quality residential development in well serviced areas.

- Facilitate greater diversity, specifically higher density multiple and grouped dwelling developments in targeted infill areas to provide a diverse range of dwelling types to accommodate changes in population trends.
- Develop controls to ensure key sites are not underdeveloped, thus ensuring existing residential character is protected long term and development is focused in a few specified locations.

  Retail and Commerce
- Facilitate the maintenance and expansion of the Captain Stirling Neighbourhood Centre (and nearby civic facilities such as City of Nedlands Administration and Library) as the main Town Centre. Plan for this centre to be the largest and most complex mixed-use activity centre in the hierarchy of centres.

  Physical Features, Climate and Natural Areas
- To encourage all facets of sustainability in existing and new development (including but not limited to; climate responsive design, effective water management and efficient resource use).
- To maintain, protect and enhance natural resources; and where appropriate, encourage the retention, protection and enhancement of significant existing natural resources in new development.

  Traffic and Transport
- Provide direction for the future of laneways throughout the City and maximise their opportunity to contribute positively to the neighbourhood.

  Urban Design, Character and Heritage
- Ensure the Local Planning Scheme and other development controls are in place to retain and enhance the existing character of each identified precinct.
- Develop mechanisms to promote and/or incentivise best practice urban design outcomes in areas experiencing change and in areas of transition (for example, between precincts, corner sites, different densities/land uses, targeted infill areas etc.).

Additionally, the Strategy includes separate strategies for each sub-precinct. The strategies for the Stirling Highway sub-precinct include:

- Plan Stirling Highway as a high intensity, predominately medium rise Urban Growth Area within the City of Nedlands.
- Provide Transition Zones abutting Stirling Highway to incrementally integrate development intensity into the surrounding precincts.
- Focus compatible development around identified residential and non-residential pockets, acknowledging that the intensity of redevelopment will vary along the Highway in response to the predominant land use.
- Investigate opportunities to provide rear laneway access as part of development along Stirling Highway.

The Nedlands North and South sub-precincts include the following relevant strategies:

- Within the Transition Zones adjoining Stirling Highway, ensure the height, scale and bulk of redevelopment smoothly integrates back to the established residential character of the area.
- Facilitate medium rise, medium intensity predominately residential redevelopment within the First Transition Zone.

This Amendment is aligned with the overall vision for the City of Nedlands, as well as the strategies outlined for the City's existing residential areas.

Additionally, a local strategy has been prepared for the NSHAC area to guide future development in regard to built form, land use, the public realm and movement networks. This Strategy provides further supporting information for the Scheme Amendment.

Local Planning Scheme

Clause 26(3) of the City of Nedlands Local Planning Scheme No. 3 (LPS3) removes the Residential Design Codes (R-Codes) Volume 2 Acceptable Outcomes for building height from applying to land coded R-AC1. This means that there is little guidance for assessing what building height is appropriate on these lots. This has resulted in considerable community concern and an inconsistency in the scale of proposed development, with various developments proposing heights ranging from 9 to 24 storeys within the area.

Local Planning Policies

The City has recently adopted the Nedlands Stirling Highway Activity Corridor Local Planning Policy, which sets built form criteria for Residential lots coded R60 and R160 around Stirling Highway.

There are currently no planning policies specific to the Mixed Use R-AC1 area the subject of these amendments.

4.0 PROPOSAL

Detailed description and planning justification

The existing mixed-use character of the properties abutting Stirling Highway creates the opportunity for an expansion of a wide variety of commercial and retail businesses that are highly compatible with higher density residential development.

Development along Stirling Highway tends to cluster around three existing zones of activity, with land use intensity and built form stepping down between zones. There has been a consistent preference among residents for codifying the existing informal zonal approach for future development along Stirling Highway. The existing zones are intended to become the focal point of the NSHAC area and be a draw for visitors and nearby residents. Proposed heights and rezoning are centred around these three areas.

The proposed range in bulk and scale along the Highway generally matches the topography of the land so that tall developments do not loom over the road.

The key advantages to the nodal scenario are:

- Creation of distinct local centres and a concentration of activity;
- Limit highest density to existing/proposed hubs;
- Diversity and visual interest; and
- Proposed heights work well with topography.

Collectively, the approach along the Highway amounts to three primary zones, each with high-density residential potential but with a different non-residential use focus. Residential zones between them provide a base of resident support for the non-residential uses and create a focus of activity. For a detailed discussion of the background please refer to the NSHAC Strategy attached to this report.

Building height

The amendment introduces a base maximum building height and a discretionary maximum building height for lots as set out in proposed Schedule 4. Building heights are structured around three main nodes: east, central and west. The highest concentration of built form is the central node, which is the Town Centre as identified in the existing Local Planning Strategy.

Building heights are generally proposed to be lower south of the Highway due to potential impacts on solar access to adjoining sites. Large lots and adjoining lots with the same landowner that could easily be amalgamated have also been granted higher heights in some locations. Building heights also generally undulate with the topography so that tall buildings do not loom over the road.

Discretionary building height is proposed to be allowable where a development exhibits high quality design and includes additional trees and energy efficiency criteria beyond the minimum Acceptable Outcomes within the R-Codes. The discretionary height is designed to be achievable while resulting in outcomes that are a step beyond current minimum criteria. This approach is considered appropriate for a significant urban corridor such as that along Stirling Highway, which acts as a gateway to the Perth CBD. The City's modelling exercises have demonstrated that buildings beyond 12 storeys do not scale down appropriately to the lower coded R160 and R60 sites immediately abutting the Mixed Use zone.

Currently, neither the Scheme nor the R-Codes provide maximum heights for the area. Nor do the Element Objectives of the Plot Ratio criteria within the R-Codes relate to building height in any way. This has resulted in approved development that varies wildly in height from 9 to 24 storeys across the NSHAC area. Lack of height controls gives no certainty to developers, the community or decision-makers as to what development along the corridor will look like. The result is ad hoc, inconsistent development outcomes.

The proposed building heights within the Scheme Amendment are design to encourage better quality design and more sustainable buildings, consistent with the Local Planning Strategy. Many existing sites are constrained from achieving the plot ratio within the R-

Codes due to the small size and limited dimensions even given the current built form criteria. Amalgamation of lots over time will be necessary for lots to achieve their full potential. Notwithstanding, built form modelling has been undertaken to demonstrate that future development will be able to achieve the plot ratio within the R-Codes for R-AC1 coded areas and will not be constrained by building height of vehicle access requirements within this Amendment.

Solar Access

The Amendment includes a requirement that buildings demonstrate that adjoining development can achieve adequate solar access during mid-winter for the potential built form envelope. This does not mean that existing single houses will have further protections but will ensure that future large-scale development will be able to take some advantage of the northern aspect for light and ventilation.

Solar Access protection is critical as a significant portion of affected lots are east-west oriented, meaning they could be severely impacted by built form that does not take into account their need for solar access. The current R-Codes do not account for future built form. Given that the Stirling Highway area was upcoded in 2019 and only a handful of lots have proposed redevelopment, it is important that protections for future built form be enshrined in the scheme now.

Trees

The current Highway streetscape is uninviting, lacking amenities such as shade and seating. Future development provides an opportunity to enhance the streetscape and encourage alternate methods of transportation. Additionally, community consultation repeatedly shows that the local community values large trees.

To this end, the Amendment imposes a requirement for one tree to be provided along the Stirling Highway road frontage and within the development lot per 12 metres of boundary length. This will improve the pedestrian experience along the Highway while also increasing the urban canopy and gradually providing shade along the Highway. Trees in the front setback also provides the opportunity to obscure the built form of the building from the footpath and create a human scale environment so that tall buildings don’t seem to loom over the road.

Vehicle Access

A requirement for 6 metre rear setbacks to lots identified in proposed Schedule 4 is proposed in order to create vehicle laneways for lots that only have a frontage to Stirling Highway. This will rationalise vehicle access away from the Highway and provide opportunities for landscaping and improved street frontages to the Highway.

The Amendment intends to create the laneway network as development comes online but without stymying the function of existing buildings. The Amendment does not prevent development from occurring on a lot if the access network does not yet extend to that lot (ie: lots in the middle of a street block). In those instances, it requires that the building be set back to create the future access way, and that the building be designed so that when the accessway comes online it can be modified to take access off of it. The clause also

prohibits support for subdivision of properties that result in new lots with sole vehicle access to Stirling Highway.

The Amendment includes some flexibility should owners within a street block agree on a different proposal that allows those lots to have access to a street other than Stirling Highway. Should that occur, there is ability for a Local Development Plan to be submitted by affected owners and approved by the City. Alternately, an amalgamation and development across an entire block may mitigate the need for formal laneway access.

Creation of the laneway network is not expected to occur in the short to medium term but should be planned now before new development can obstruct potential access.

Zoning

A series of zoning changes are proposed as shown on the proposed scheme map. The changes designate the lots between Dalkeith Road and Stanley Street as a Neighbourhood Centre, befitting its strategically important location and its identification within the Local Planning Strategy as the Town Centre. The lots to either side are proposed to be rezoned from Mixed Use to Residential so that they will create residents to support the nearby non-residential uses.

The uses are generally in keeping with the existing uses and support the proposed nodal form of development along Stirling Highway. Further information and discussion can be found within the NSHAC Strategy document.

5.0 CONCLUSION

The Amendments seek to do the following:

- Create base maximum heights and discretionary heights that cannot be varied under the Scheme.
- Protect solar access for future development on adjoining sites.
- Improve the urban forest and provision of shade canopy along Stirling Highway.
- Create a vehicle access network in order to remove direct lot access to Stirling Highway over time.

The proposed Amendments are based on extensive community consultation, built form modelling and Officer experience with large-scale development along Stirling Highway. The proposal provides certainty around built form to developers and the community while allowing a degree of flexibility to achieve optimal outcomes. The discretionary height criterion encourages development to exceed current practices as befitting this major urban corridor through the heart of the local government. Vehicle access requirements are consistent with those of other local governments where development is situated around Primary Regional Roads and aims to create alternate access networks without requiring lots to rely on neighbour approval or redevelopment. Solar access provisions aim to close a gap in the current R-Codes provisions while the provision for shade trees aims to improve amenity of the Highway as a whole.

Planning and Development Act 2005

RESOLUTION TO AMEND LOCAL PLANNING SCHEME

City of Nedlands Local Planning Scheme No. 3
Amendment 13

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

1. Delete clause 26(3) Modification of R-Codes.

2. Insert new clause 26(3) Modification of R-Codes as follows:

   "26(3). In relation to land coded R-AC1:
   (a) For the purposes of Acceptable Outcome A2.2.1 of the R-Codes, the building heights shall be the base heights shown on the map in Schedule 4, exclusive of plant and equipment such as lift overruns, air conditioning units and the like; and
   (b) The local government may grant development approval beyond the base height and up to the maximum discretionary building heights shown in Schedule 4 only where it is satisfied that all of the following are achieved:
      i. The development demonstrates high quality design;
      ii. The development exceeds Acceptable Outcomes with regard to the number of medium and/or large trees provided and which have sufficient dimension to promote healthy growth, and
      iii. The development incorporates at least two significant energy efficiency initiatives that exceed minimum practice.
   (c) The local government shall not grant development approval beyond the discretionary heights shown in Schedule 4 of the scheme."

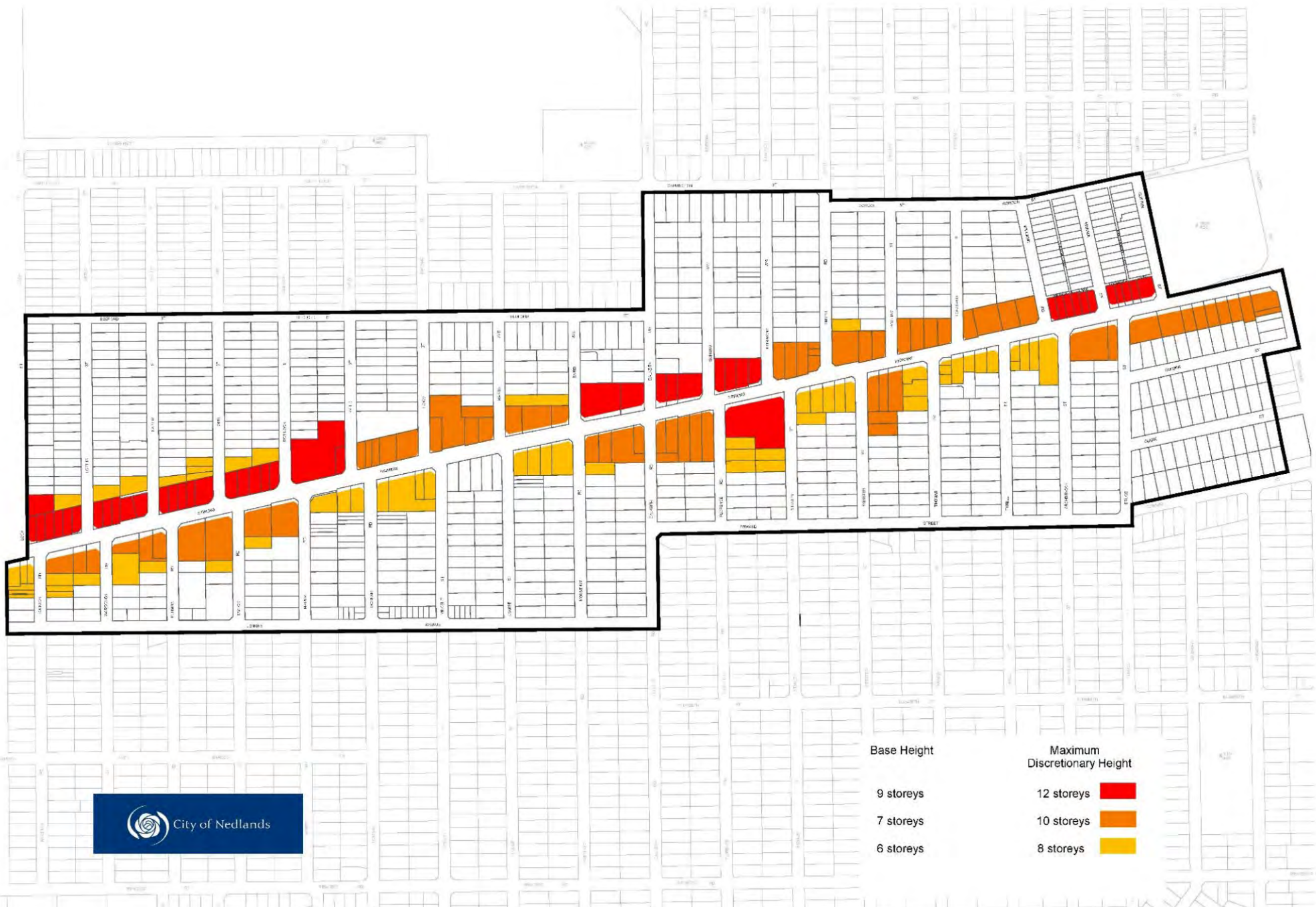
3. Insert the following into Table 6 of clause 32:

No.	Description of land	Requirement
32.7	All land coded R-AC1	All development is to ensure a minimum 25 per cent of the northern elevation of the maximum building envelope on the adjacent lot(s) receives more than 2 hours of direct sunlight between 9.00am and 3pm on 21 June.
32.8	All land having a frontage to Stirling Highway	(1) All new development shall provide 1 medium or 1 large tree as defined by the R-Codes located adjacent to and outside of the Stirling Highway

		road reservation per 12 metres of Stirling Highway street frontage, measured at the future street boundary post-road widening. (2) Sub-clause (1) does not apply to an application for: (a) a change of use that does not involve works; (b) minor additions or alterations to an existing building or buildings that do not significantly alter the scale of the building; or (c) additions or alterations to single houses or grouped dwellings.
32.9	All land having a frontage to Stirling Highway	Development shall not have vehicle access to Stirling Highway where the lot has legal access to a public street or right-of-way other than Stirling Highway.
32.10	All land having a frontage to Stirling Highway and adjoining the access network shown in Schedule 5	In this clause 'street block' means a length of land fronting Stirling Highway, between a public street or public right-of-way and the next public street or public right-of-way. Where there is no approved structure plan, local development plan and/or activity centre plan: (1) All development and subdivision is to allow a boundary setback sufficient to facilitate a minimum 6m wide carriageway in the location shown in Schedule 5. (2) All development and subdivision is to take vehicle access from the carriageway shown in Schedule 5 where it connects, either directly or via another carriageway, to a public street other than Stirling Highway. (3) Where the access network for the street block shown in Schedule 5 does not yet connect to a public street other than Stirling Highway, the development is to be designed to be modified in the future to take vehicle access from a rear carriageway once it connects to a public street other than Stirling Highway.

		(4) The local government shall not approve development or support subdivision that: i. prevents any new or existing lot within the same street block from obtaining access from a public street or carriageway other than Stirling Highway; or ii. prevents any new or existing lot within the same street block from obtaining access to the access network shown in Schedule 5; or iii. creates a new lot with sole vehicle access to Stirling Highway. (5) All development must account for any ground level differences in order to facilitate a carriageway across a street block. (6) The total 6m width may include portions of any existing public right-of-way. (7) Prior to issue of a building permit or subdivision clearance, suitable arrangements are to be made with the local government ensuring the 6m wide carriageway described in the above subclauses is burdened with public access rights in perpetuity. (8) The above clauses do not apply to an application for: (a) a change of use that does not involve works; (b) minor alterations or minor additions to an existing building or buildings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5; or (c) alterations and additions to single houses or grouped dwellings where, in the opinion of the local government, the works do not impede an existing or future carriageway shown in Schedule 5.

4. Insert Schedule 4: Nedlands Stirling Highway Activity Centre (NSHAC) Area Height as shown below:


Base Height
9 storeys
7 storeys
6 storeys
Maximum Discretionary Height
12 storeys
10 storeys
8 storeys
City of Nedlands

5. Insert Schedule 5: Nedlands Stirling Highway Activity Centre (NSHAC) Access Network as shown below:



City of Nedlands

Schedule 5: Access Network

Note 1: Laneways not to scale.
Note 2: For ease of interpretation it is noted that laneways shown are generally located on the side of the boundary closest to Stirling Highway.
Note 3: Laneways off Bulimba Road, and between Tyrell Street and Thomas Street cross boundary lines.

Laneways

6. Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone, and amend the Scheme Map accordingly:
    a. Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive);
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    d. Street numbers 7 and 9 Stanley Street, Nedlands;
    e. Street number 4 Mountjoy Road, Nedlands; and
    f. Street number 56 Dalkeith Road, Nedlands.

7. Rezone the following lots from Mixed Use zone to Residential zone and amend the Scheme Map accordingly:
    a. Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive);
    b. Street numbers 1A, 1B and 3 Vincent Street, Nedlands;
    c. Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands;
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    i. Odd street numbers 57 through 67 Stirling Highway, Nedlands (inclusive);
    j. Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive);
    k. Street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive);
    l. Street number 103 Smyth Road, Nedlands;
    m. Street number 2 Stanley Street, Nedlands;
    n. Street numbers 2 Webster Street, Nedlands;
    o. Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; and
    p. Street numbers 2B and 2C Tyrell Street, Nedlands.

FORM 6A

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the _____ day of_____, 20_____.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Nedlands at the Ordinary Meeting of the Council held on the _____ day of_____, 20_____, proceed to advertise this Amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

FORM 6A CONTINUED

COUNCIL RECOMMENDATION

This Amendment is recommended _____ by resolution of the City of Nedlands at the Ordinary Meeting of the Council held on the _____ day of_____, 20_____, and the Common Seal of the City of Nedlands was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

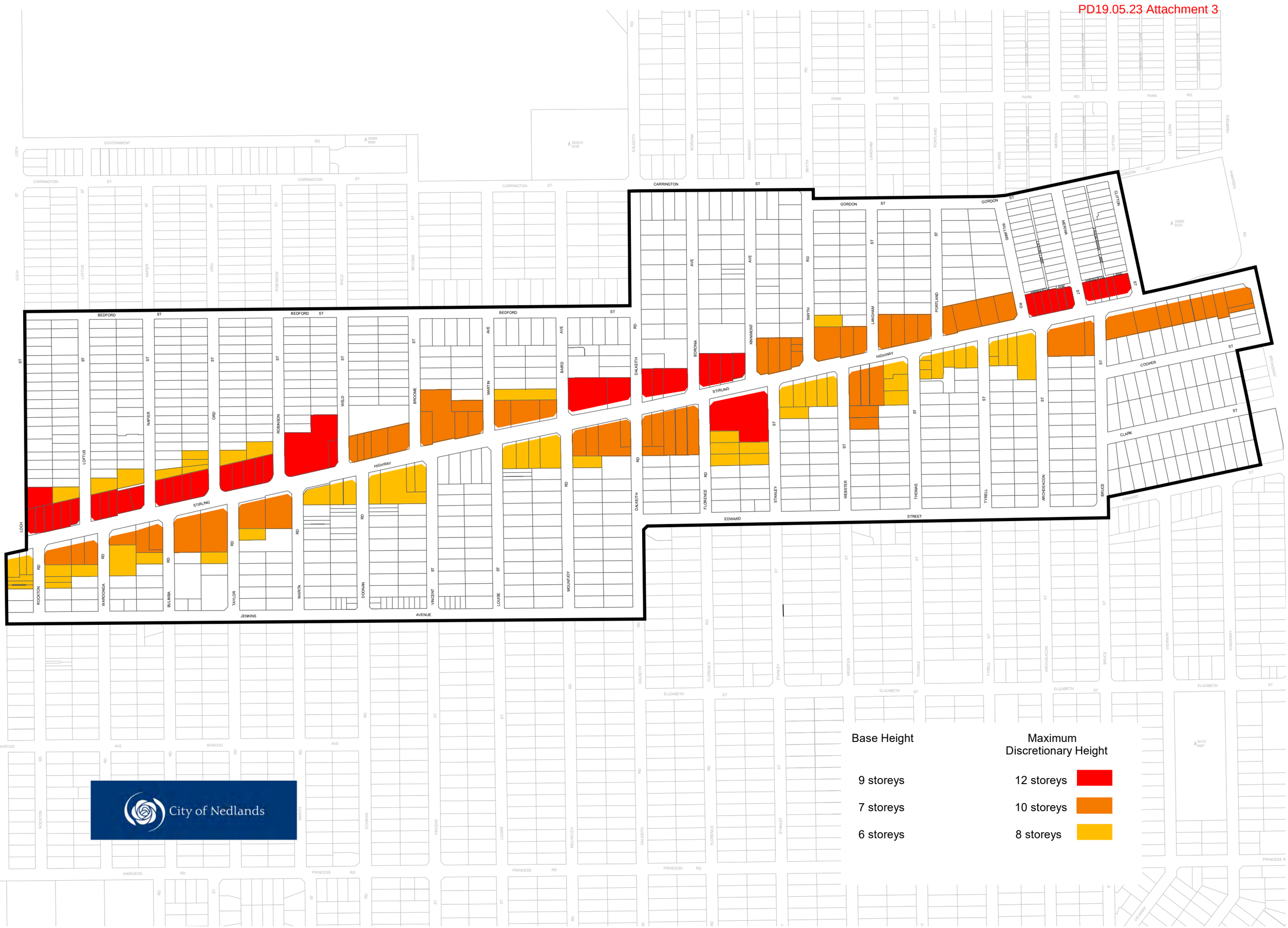
DATE.....

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....


Base Height
9 storeys
7 storeys
6 storeys
Maximum Discretionary Height
12 storeys
10 storeys
8 storeys
City of Nedlands

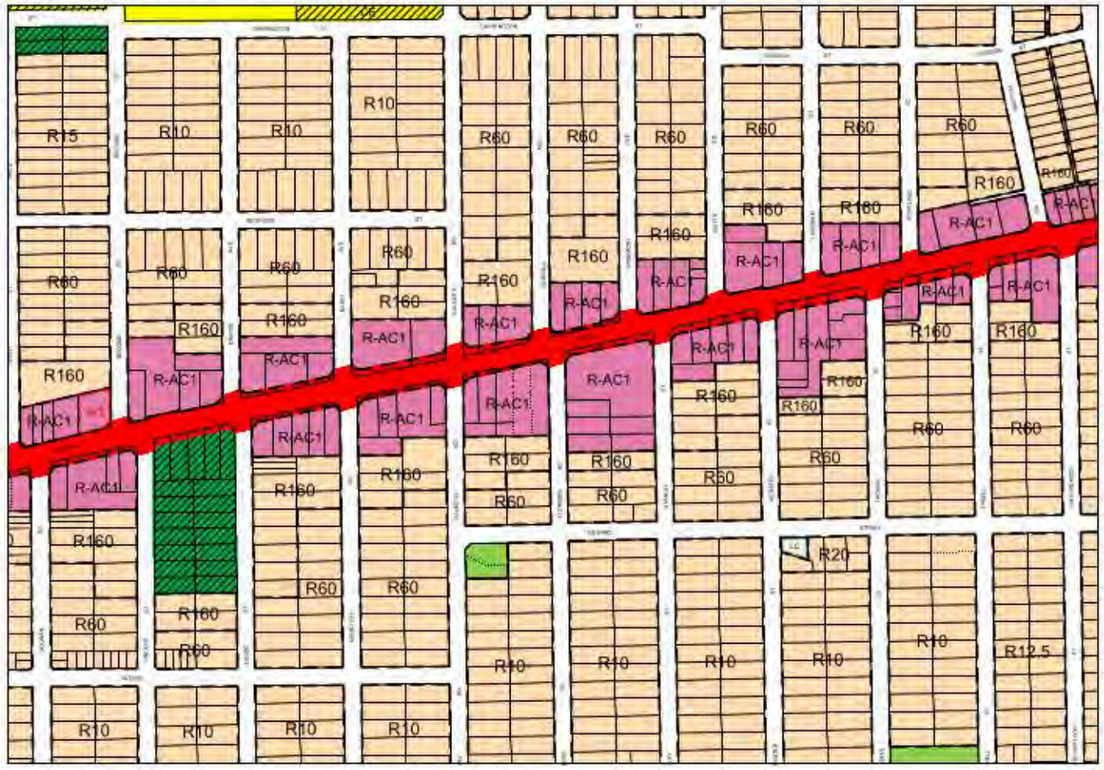
City of Nedlands

Schedule 5: Access Network

Note 1: Laneways not to scale.
Note 2: For ease of interpretation it is noted that laneways shown are generally located on the side of the boundary closest to Stirling Highway.
Note 3: Laneways off Bulimba Road, and between Tyrell Street and Thomas Street cross boundary lines.

Laneways

EXISTING ZONING



Legend

REGION SCHEME RESERVES (MRS)
- Primary Regional Roads
- Public Purposes

LOCAL SCHEME RESERVES
- Government Services
- Public Open Space

LOCAL SCHEME ZONES
- Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Neighbourhood Centre

OTHER CATEGORIES
- R10 R Codes
- A1 Additional Uses

PROPOSED ZONING



COUNCIL ADOPTION

This Standard Amendment was prepared by resolution of the Council of the CITY OF NEDLANDS at the ordinary meeting of the Council held on the

.....day of..... 20.....

Mayor

Chief Executive Officer

FINAL APPROVAL

1. This amendment is recommended for support by resolution of the CITY OF NEDLANDS at the ordinary Meeting of the Council held on the ..... day of .....20..... and the Common Seal of the CITY OF NEDLANDS was hereunto affixed by the authority of a resulution of the Council in the presence of

Mayor

Chief Executive Officer

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

Delegated under Section 16 of the Planning and Development Act 2005 — Date

3. FINAL APPROVAL GRANTED

Minister for Planning — Date

City of Nedlands

AMENDMENT No. 13

Rezone the following lots from Mixed Use to Neighbourhood Centre: Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive); Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive); Even street numbers 2 through 6 Florence Road, Nedlands (inclusive); Street numbers 7 and 9 Stanley Street, Nedlands; Street number 4 Mountjoy Road, Nedlands; and Street number 56 Dalkeith Road, Nedlands.

Rezone the following lots from Mixed Use to Residential: Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive); Street numbers 1A, 1B and 3 Vincent Street, Nedlands; Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands; Street number 26 Broome Street, Nedlands; Street numbers 34 and 35 Martin Avenue, Nedlands; Street number 33 Baird Avenue, Nedlands; Even Street numbers 36 through 56 Stirling Highway, Nedlands (inclusive); Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive); Odd street numbers 57 through 67 Stirling Highway, Nedlands (inclusive); Even street numbers 73 through 77A Stirling Highway, Nedlands (inclusive); Street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive); Street number 103 Smyth Road, Nedlands; Street number 2 Stanley Street, Nedlands; Street number 1 Webster Street, Nedlands; Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; Street numbers 2B and 2C Tyrell Street, Nedlands.

NORTH

Compiled: 17th April 2023
Printed: 17th April 2023
Scale: 1:7000 @ A3



City of Nedlands

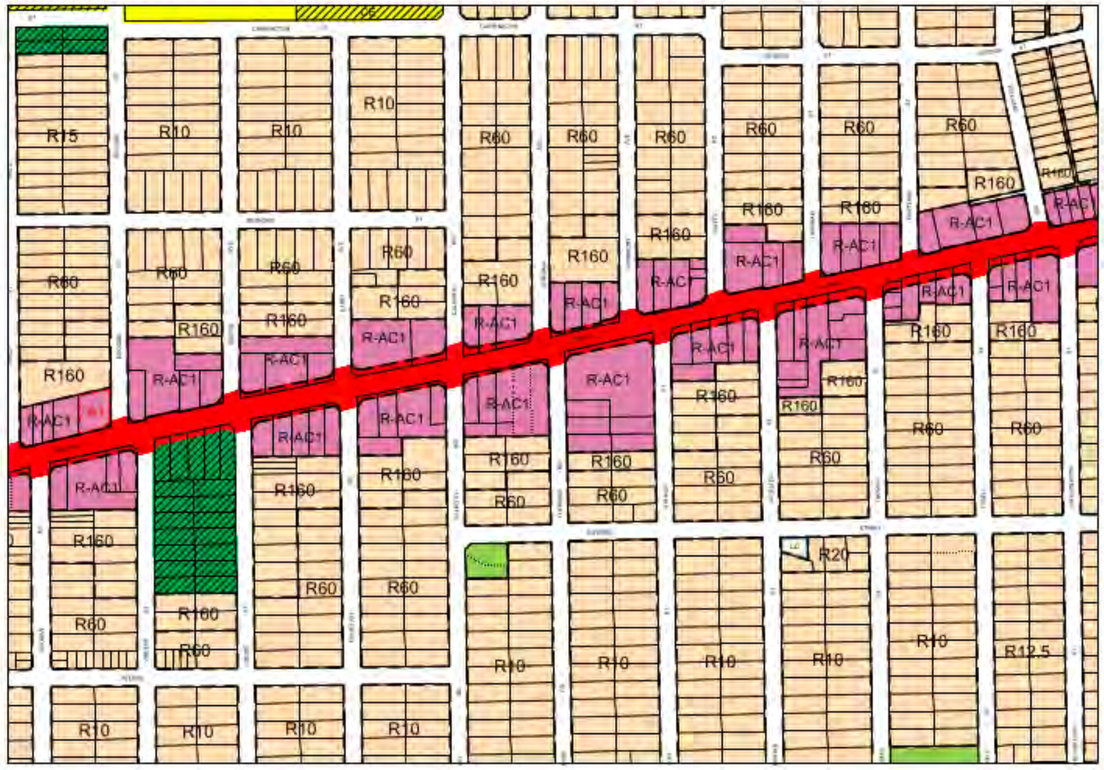
The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

Impact on Rose Gardens (Overshadowing) at 12 Noon, 21 June.
Assumes:
No. 117 & 119 Stirling Hwy are amalgamated and 7 storeys,
No. 121-123 Stirling Highway are 7 storeys

10/05/2023

1:750

EXISTING ZONING



PROPOSED ZONING



Legend

REGION SCHEME RESERVES (MRS)

- Primary Regional Roads
- Public Purposes

LOCAL SCHEME RESERVES

- GS Government Services
- Public Open Space

LOCAL SCHEME ZONES

- Local Centre
- Mixed Use
- Private Community Purposes
- Residential
- Neighbourhood Centre

OTHER CATEGORIES

- R10 R Codes
- A1 Additional Uses

COUNCIL ADOPTION

This Standard Amendment was prepared by resolution of the Council of the CITY OF NEDLANDS at the ordinary meeting of the Council held on the

.....day of..... 20.....

Mayor

Chief Executive Officer

FINAL APPROVAL

1. This amendment is recommended for support by resolution of the CITY OF NEDLANDS at the ordinary Meeting of the Council held on the ..... day of .....20..... and the Common Seal of the CITY OF NEDLANDS was hereunto affixed by the authority of a resulution of the Council in the presence of

Mayor

Chief Executive Officer

2. RECOMMENDED / SUBMITTED FOR FINAL APPROVAL

Delegated under Section 16 of the Planning and Development Act 2005

Date

3. FINAL APPROVAL GRANTED

Minister for Planning

Date

City of Nedlands

AMENDMENT No.13

Rezone the following lots from Mixed Use zone to Neighbourhood Centre zone:
Odd street numbers 81 through 105 Stirling Highway, Nedlands (inclusive); Even street numbers 80 through 104 Stirling Highway, Nedlands (inclusive); Even street numbers 2 through 6 Florence Road, Nedlands (inclusive); Street numbers 7 and 9 Stanley Street, Nedlands; Street number 4 Mountjoy Road, Nedlands; and Street numbers 52 and 56 Dalkeith Road, Nedlands.

Rezone the following lots from Mixed Use zone to Residential zone:
Street numbers 128A through 134C Stirling Highway, Nedlands (inclusive); Street numbers 1A, 1B and 3 Vincent Street, Nedlands; Street numbers 108, 109, 110, 111, 112, 114, 115, 117, 119, 125 Stirling Highway, Nedlands; Street number 26 Broome Street, Nedlands; Street numbers 34, 35 and 36 Martin Avenue, Nedlands; Street number 33 Baird Avenue, Nedlands; Even street numbers 36 through 56 Stirling Highway, Nedlands (inclusive); Even street numbers 68 through 74 Stirling Highway, Nedlands (inclusive); Odd street numbers 59 through 67 Stirling Highway, Nedlands (inclusive); Odd street numbers 73 through 77A Stirling Highway, Nedlands (inclusive); Even street numbers 50 through 60 Kinninmont Avenue, Nedlands (inclusive); Street number 103 Smyth Road, Nedlands; Street number 2 Stanley Street, Nedlands; Street number 1 Webster Street, Nedlands; Street numbers 1A, 1B, 2D and 2E Thomas Street, Nedlands; Street numbers 2B and 2C Tyrell Street, Nedlands; Odd street numbers 51 through 57 Portland Street, Nedlands (inclusive); and Street number 52 Langham Street, Nedlands.

NORTH

Compiled: 17th April 2023
Printed: 17th April 2023
Scale: 1:7000 @ A3

16.2 PD20.05.23 Consideration of Development Application – Residential - Five Grouped Dwellings at 63 Dalkeith Road, Nedlands

Meeting & Date	Council Meeting – 23 May 2023
Applicant	Pinnacle Planning
Information Provided	All relevant information required for this assessment has been provided by the applicant.
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans dated 21 March 2023 3. Architectural Perspectives 4. Revised Development Plans – 11 May 2023 5. CONFIDENTIAL ATTACHMENT – Submissions

Purpose

The purpose of this report is for Council to consider a development application for five grouped dwellings at 63 Dalkeith Road, Nedlands. This proposal is being presented to Council for consideration due to the number of dwellings exceeding four and the proposal receiving objections within the consultation period.

Council is requested to exercise its judgement in considering the merits of the application against the design principles of Volume 1 of the Residential Planning Codes for the following aspects of the proposal:

- Street setback (Dalkeith Road and common property)
- Lot boundary setback (from the northern boundary)
- Outdoor living area (Unit 1)
- Visitor parking

Following the Agenda Forum meeting revised plans have been submitted, see Further Information section of this report and **Attachment 4**.

Recommendation

That Council, in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 21 March 2023 for five grouped dwellings at 63 Dalkeith Road, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 21 March 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

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

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

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

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

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

5. **Prior to occupation, landscaping shall be completed in accordance with the Landscaping Plan dated 11 April 2023. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.**

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

7. **Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Dalkeith Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands.**

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

9. **The recommendations contained within the Sustainable Design Assessment report dated 19 April 2023 are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.**

10. **Prior to the issuing of a Building Permit, an acoustic report and noise management plan shall be prepared by a suitably qualified acoustic engineer certifying that the proposal incorporates sufficient sound attenuation measures in accordance with the quiet house design requirements as identified in State Planning Policy 5.4 – Road and Rail Noise.**

11. **All recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands. Any changes to the assumptions, recommendations, or acoustic solutions require assessment by an acoustic consultant to confirm compliance with Environmental Protection (Noise) Regulations 1997.**

12. **Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):**

    "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."

Voting Requirement

Simple Majority.

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

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R60

Land area	Parent Lot: 1,012m^2 Strata Lot 1: 163m^2 Strata Lot 2: 150m^2 Strata Lot 3: 150m^2 Strata Lot 4: 150m^2 Strata Lot 5: 199m^2
Land Use	Residential (Grouped Dwellings)
Use Class	'P' – Permitted Use

The site is located at 63 Dalkeith Road, Nedlands and is 120m south of Stirling Highway (**Attachment 1**). The site is currently occupied by a single storey, single house with a pool. The site is the subject of a subdivision application for five strata lots and a common property driveway. The site slopes upward from front to back with a fall of 1.7m from west (rear) to east (front).

The locality is predominantly characterised by single residential houses between one to two storeys. The properties in this area are coded R60 or R160 and are expected to undergo a gradual transition to a higher density and scale of development.

The property to the south (65 Dalkeith Road) has approval for five grouped dwellings, which are nearing completion. The property diagonally opposite at 66 Dalkeith Road has been previously subdivided into three lots with houses now completed on each.

Nedlands Stirling Highway Activity Corridor – Residential Precinct Local Planning Policy

The Nedlands Stirling Highway Activity Corridor – Residential Precinct Local Planning Policy was adopted by Council on 26 April 2023. The development application for 63 Dalkeith Road, Nedlands was subject to pre-lodgement discussion with the City in March 2022, was lodged in August 2022 and had been designed, assessed and amended several times prior to the adoption of the Policy. As such, the provisions of the newly adopted Policy have not been given full weight in this assessment.

Application Details
The application seeks development approval for the construction of five grouped dwellings, two storeys in height, containing three bedrooms and two bathrooms each.

Unit 1 is proposed to have independent pedestrian access directly from Dalkeith Road and vehicle access from the common property driveway. The remaining four units obtain vehicle and pedestrian access from the common property driveway.

The development includes a single visitor parking bay located behind Lot 1. The visitor bay has been located behind the front unit to reduce the visual impact of parking on the streetscape.

The proposal has been subject to refinement over time as a result of design review and consultation. The current version of plans dated 17 March 2023 are included at **Attachment 2** and form the basis of Council's consideration of this application. Architectural perspectives of the development are included at **Attachment 3**.

Discussion

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

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

Design Review Panel
The application was reviewed by the City's Design Review Panel (DRP) on 13 February 2023. A final review of revised plans was conducted by the DRP Chair on 17 April 2023.

A summary of the DRP advice is provided in the table below.

DRP Design Quality Evaluation		
	Supported Further Information Required Not supported	
SPP 7.0 Principles	13 February 2023 DR1	17 April 2023 (Chair Review)
1. Context and Character		
2. Landscape Quality		
3. Built Form and Scale		
4. Functionality and Built Quality		
5. Sustainability		
6. Amenity		
7. Legibility		
8. Safety		
9. Community		
10. Aesthetics		

There was notable improvement in the overall design of the development between the two reviews, including the following:

- Reduction in overall site cover.
- Reduction in the length of the internal boundary wall abutting the outdoor living area of Lot 4.
- An increase in outdoor living area size for Lots 2-5.
- An amended landscaping plan to increase landscaping over the entire site.
- Reduced projections from buildings to improve vehicle manoeuvrability.

In relation to sustainability, a report prepared by Sustainability WA assessed the design and has identified aspects which contribute to, and made recommendations that will further ensure, the sustainability of the proposal. Details of the report include:

- Solar passive design is achieved through north facing living areas and appropriate eastern and western window shading.
- Provision has been made for future solar collectors.
- All appliances will achieve a 5 or 6 star WELS rating.
- Landscaping irrigation will be 'drip fed' with moisture sensors.

A condition is recommended that requires the sustainability initiatives in the sustainable design assessment report dated 19 April 2023 to be implemented.

The DRP Chairs final assessment included:

Landscape Quality
A comprehensive landscape plan has been prepared by a landscape consultant. Landscape quality is greatly improved and increased outdoor living areas provided. Each unit is now articulated by landscape.

Amenity
Many small amendments have improved the amenity of the units, in particular the kitchen and scullery areas.

Safety
Sweep paths have been included to establish safe vehicle movements while pedestrian entries are now better articulated.

Aesthetics
Greatly improved by following the advice of the DRP. Noteworthy are the improved north and west elevations.

State Planning Policy 5.4 Road and Rail Noise
The objective of State Planning Policy 5.4 is to protect the community from unreasonable levels of transport noise and ensure transport infrastructure and land use can mutually exist within urban corridors. The subject site is within the policy "trigger distance" of Stirling Highway, which is an "other significant freight/traffic route". Where a site is located within or partly within a trigger distance, an assessment against the state planning policy is required to determine the likely level of transport noise and management/mitigation required.

The state planning policy provides a noise target for noise-sensitive land use, such as dwellings. These targets recommend a maximum daytime and night-time decibel of 55dB and 50dB respectively for outdoors. For indoors the daytime recommendation is 40dB for living and work areas. At night in bedrooms the recommendation is 35dB. It is recommended that a condition be placed on any approval granted by Council that the dwellings be constructed to meet the noise targets of the state planning policy.

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

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to street setback, lot boundary setback, outdoor living area and parking.

A new version of the Codes for low and medium density development will come into effect on 1 September 2023 (R-Codes 2023). Consistent with Western Australian Planning Commission advice to local government, the City has assessed the development against the deemed-to-comply provisions of the R-Codes 2021. Where a design principle assessment has been required, due regard has been made to the relevant design principle of the R-Codes 2023.

Clause 5.1.2 - Street Setback

Unit 1 proposes an upper floor setback of 1.0m from Dalkeith Road. Units 2 to 5 propose a nil or 1.3m setback to the common property. The design principles for street setbacks consider the immediate and future streetscape, privacy, site planning requirements and building mass. The development meets the design principles as:

- The minimum upper floor setback of 1.0m from Dalkeith Road responds to the future intended high density character of the area, which is informed by immediately adjacent lots coded R160 and the nearby RAC-1 areas of Stirling Highway.
- The impact of bulk from the upper floor wall on lot 1 is ameliorated by articulation and design features. The front façade provides a varied setback to Dalkeith Road ranging from 1.0m to 1.6m and incorporates several design elements to create visual interest including timber screen battens and an inset window to the upper floor living area.
- The internal street setbacks have no adverse impact on any external lots or the streetscape.
- The street setbacks do not compromise open space across the lots as the open space achieves the deemed-to-comply provisions of the R-Codes.
- The proposal responds to site planning requirements, including vehicle access, parking, and utility services. These site planning requirements are appropriately screened from the street interface where possible.

Clause 5.1.3 - Lot Boundary Setback

Unit 1 proposes a 3.0m setback from the northern side lot boundary on the first floor. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining

properties, providing adequate sun and ventilation and minimising overlooking. The proposed northern lot boundary setback is considered to meet the design principles for the following reasons:

- The proposed lot boundary setbacks do not impede on the northern adjoining lot's solar access or ventilation. Solar access achieves the deemed-to-comply provisions of the R-Codes.
- Setback at 3.0m, the wall is a sufficient distance from the boundary to minimise the adverse impact of building bulk on the adjoining lot.
- The proposed setback does not impact adjoining properties in terms of overlooking as the major opening from the master bedroom achieves the visual privacy deemed-to-comply provisions of the R-Codes.
- The proposed lot boundary setback is consistent with the site's density code and is typical for a grouped dwelling proposal.

Clause 5.3.1 - Outdoor Living Areas

The outdoor living area of Unit 1 is partially located within the front setback area. The design principles for outdoor living area consider the space to be functional and usable, allow for winter sun and natural ventilation, the provision of landscaping and to facilitate street surveillance when in the front setback area. The development meets the design principles for the following reasons:

- The outdoor living area for Unit 1 is directly accessible from the primary living area of the dwelling via triple framed sliding doors from the dining room.
- There is sufficient space in Unit 1 to provide for landscaping, entertaining and connection to the outdoors. This space is both functional and usable and consists of a covered alfresco area, along with space for two small trees and shrubbery.
- The outdoor living area is bounded by a front fence that is visually permeable above 0.7m. This allows for views of the lot's landscaping from the street and provides passive surveillance.

Clause 5.3.3 - Parking

The development proposes one visitor parking bay. The design principles for parking consider the availability of on-street parking and the proximity of the site to public transport. The proposed parking is considered to meet the design principles as outlined below.

Availability of On-Street Parking
Street parking to a limit of 3 hours is available on both sides of Dalkeith Road.

Proximity to High Frequency Public Transport
The subject site is located 130m from Stirling Highway, on which there are two '900 series' high frequency bus routes – the 995 (Perth-Claremont) and 998/999 (Circle Route). The 900 series routes provide a daytime off-peak service frequency of 15 minutes in each direction, seven days a week. This exceeds the R-Codes definition of a 'high frequency route', which requires a 15-minute frequency only during the weekday morning and afternoon peaks of 7am-9am and 5pm-7pm respectively.

The nearest bus stops are located approximately 190m (towards Claremont/Fremantle) and 240m (towards Perth/Stirling) from the site. The service frequency on Stirling Highway is high given the combination of routes.

It is considered that the combination of the provision of the two car parking bays per dwelling and one visitor parking bay is sufficient given the availability of on-street parking and the site's proximity to high frequency public transport.

Upcoming Visitor Parking Changes
The deemed-to-comply provision for visitor parking in grouped dwellings required 5 lot proposals to provide one visitor parking space before 2 July 2021. From this date, the deemed-to-comply provision was modified to require two spaces.

The WAPC has recently released a revised version of the R-Codes Volume 1, which will become effective on 1 September 2023. From this date, visitor parking will revert to one space for 5-8 units sharing a common driveway. It is noted that the visitor parking for this development will be deemed-to-comply on 1 September 2023.

Consultation

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to five adjoining properties and for a period of 14 days from 21 February 2023 to 8 March 2023. At the close of the advertising period, one objection was received.

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

1. The development will result in a loss of significant trees and vegetation and does not provide sufficient landscaping.

   The development provides 4 new medium trees, 4 new small trees and small shrubs to landscaped areas. The landscaping meets the deemed-to-comply provisions of the R-Codes Volume 1.

2. The development will result in an increase in traffic.

   A Traffic Impact Statement has been provided which outlines that the dwelling will generate 0.8 vehicle trips per dwelling in peak hour. This equates to 4 total vehicle trips per hour in the peak, which is considered low impact and does not result in an adverse increase in traffic or failure of the road network.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

The application for five grouped dwellings has been presented for Council consideration due to the number of dwellings and a received objection. The proposal is considered to meet the key amenity related elements of R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

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

Further Information

Question
Councillor Smyth - Can we investigate possibilities to improve the location of air-conditioning units?

Officer Response
Following the Agenda Forum meeting the applicant has submitted amended plans which show the air conditioner condenser being relocated to the far corner of the utilities courtyard for Unit A to mitigate any affects of noise on the outdoor living area of Unit B **(see Attachment 5)**. Any noise will be attenuated by the fence which divides the two lots as well as the landscaping on Unit B.

As a result of the amended plans a revised officer recommendation is provided to reflect the revised plans.

Revised Officer recommendation

That Council, in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 11 May 2023 for five grouped dwellings at 63 Dalkeith Road, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 11 May 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.**

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

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

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

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

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

5. **Prior to occupation, landscaping shall be completed in accordance with the Landscaping Plan dated 11 April 2023. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.**

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

7. **Prior to occupation, the applicant is to plant a minimum of one (1) x 30L tree located on the Dalkeith Road verge, at the expense of the applicant and to the satisfaction of the City of Nedlands.**

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

9. **The recommendations contained within the Sustainable Design Assessment report dated 19 April 2023 are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.**

10. **Prior to the issuing of a Building Permit, an acoustic report and noise management plan shall be prepared by a suitably qualified acoustic engineer certifying that the proposal incorporates sufficient sound attenuation measures in accordance with the quiet house design requirements as identified in State Planning Policy 5.4 – Road and Rail Noise.**

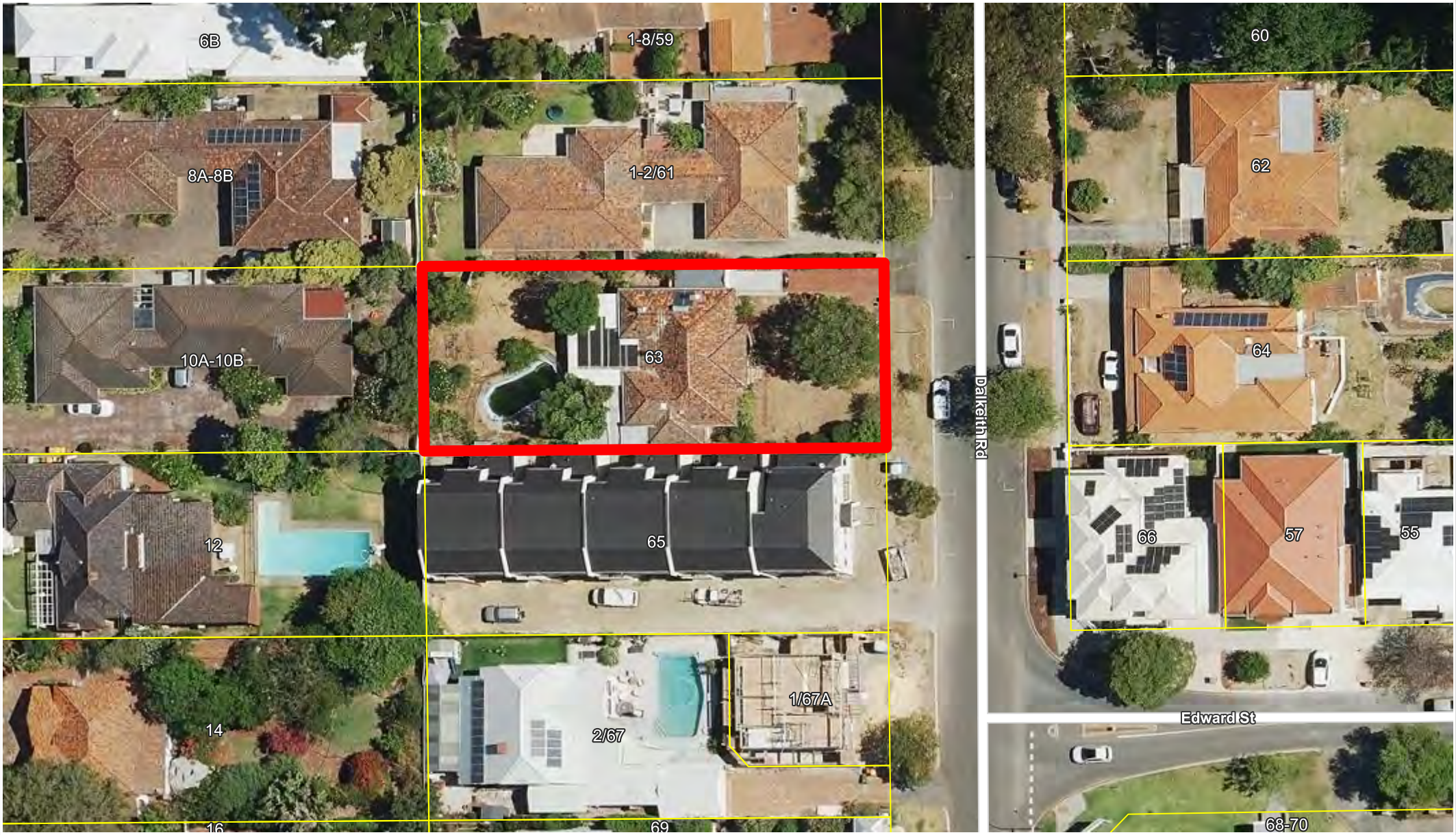
11. **All recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands. Any changes to the assumptions, recommendations, or acoustic solutions require assessment by an acoustic consultant to confirm compliance with Environmental Protection (Noise) Regulations 1997.**

12. **Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s):**

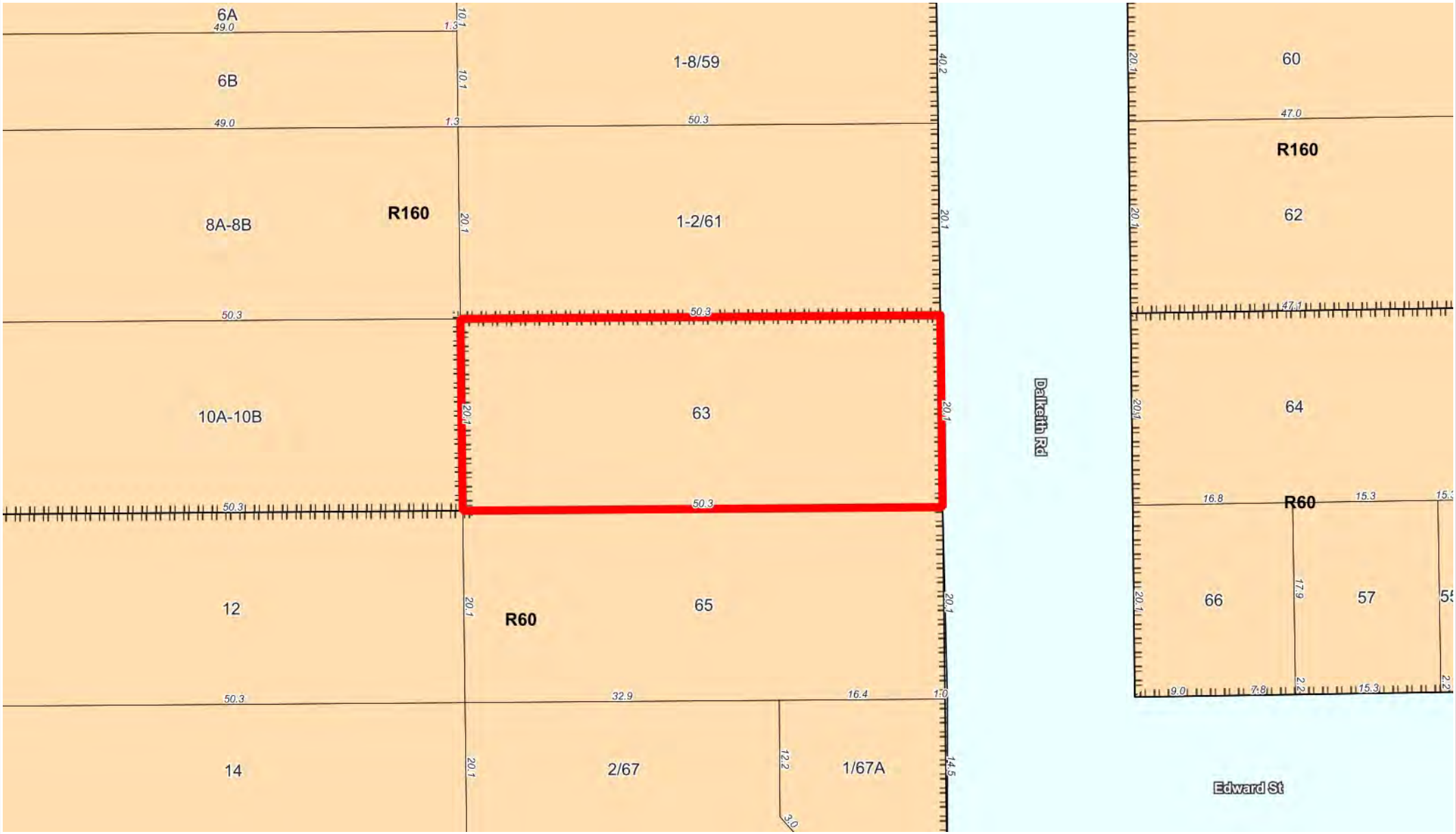
    "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction."

Question
Councillor Coghlan- How many people received letters of the respective plans?

Officer Response
In accordance with the Local Planning Policy – Consultation of Planning Proposals, the proposal was advertised to the 17 adjoining properties resulting in consultation with 45 different owners / occupiers (as a result of strata developments with multiple units on one lot and owners with different postal addresses). The application was advertised by way of a letter to each owner or occupier inviting them to view the development plans and supporting documentation online on the City's YourVoice page.



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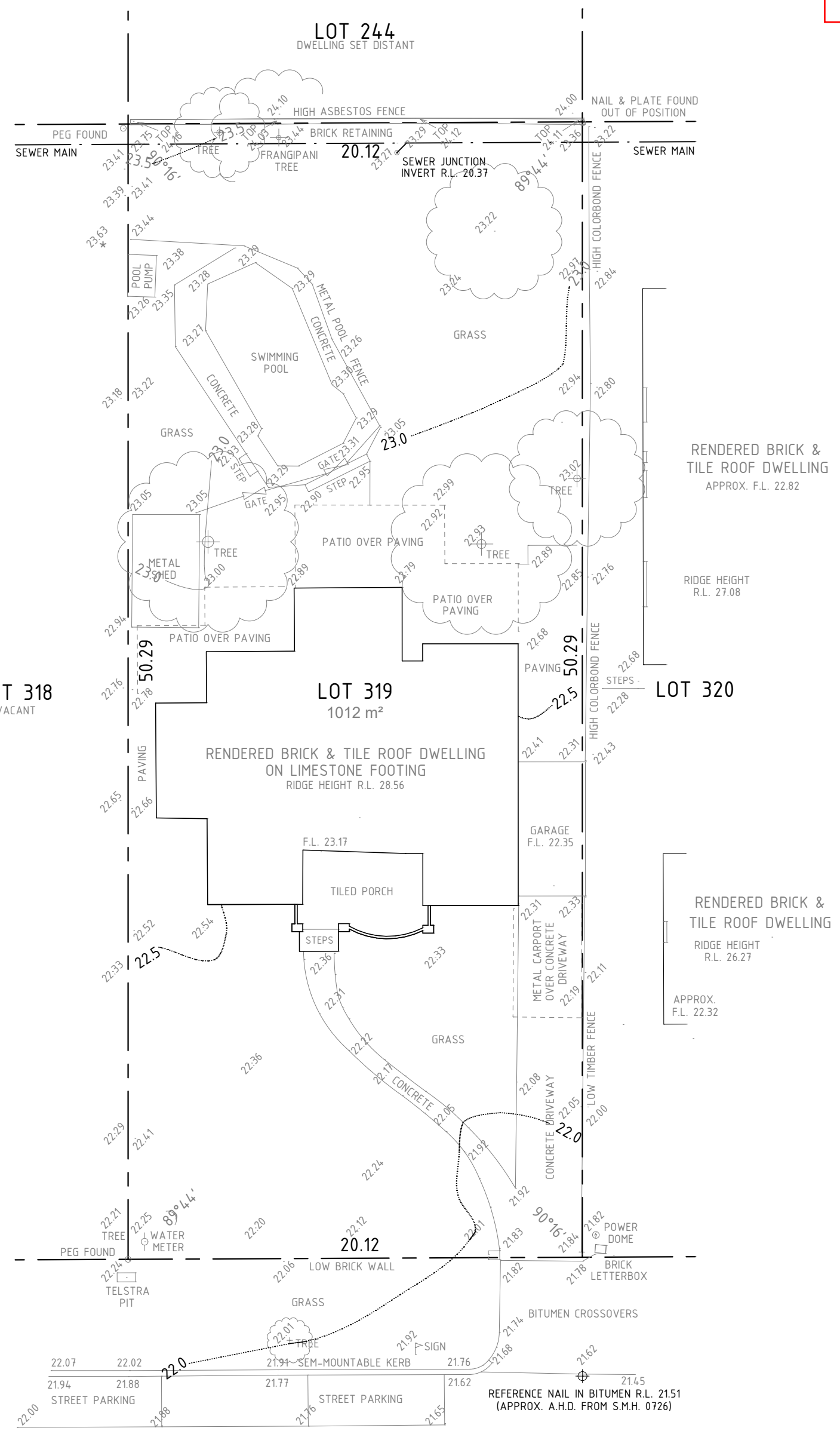
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1:543

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21 March 2023



SURVEYING
SOLUTIONS WA
LICENSED LAND SURVEYORS
9300 8137
www.surveyingsolutionswa.com.au

DIAL 1100 BEFORE YOU DIG
POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - BITUMEN
KERB - SEMI-MOUNTABLE
FOOTPATH - NONE
VIEWS - NONE
OVERHANGING TREES - NONE
SIGNIFICANT ENCROACHMENTS - GARAGE & FENCES ON R.H.S. BOUNDARY & FENCES & RETAINING ON REAR BOUNDARY
BUSH FIRE PRONE AREA - NO

FEATURE SURVEY

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

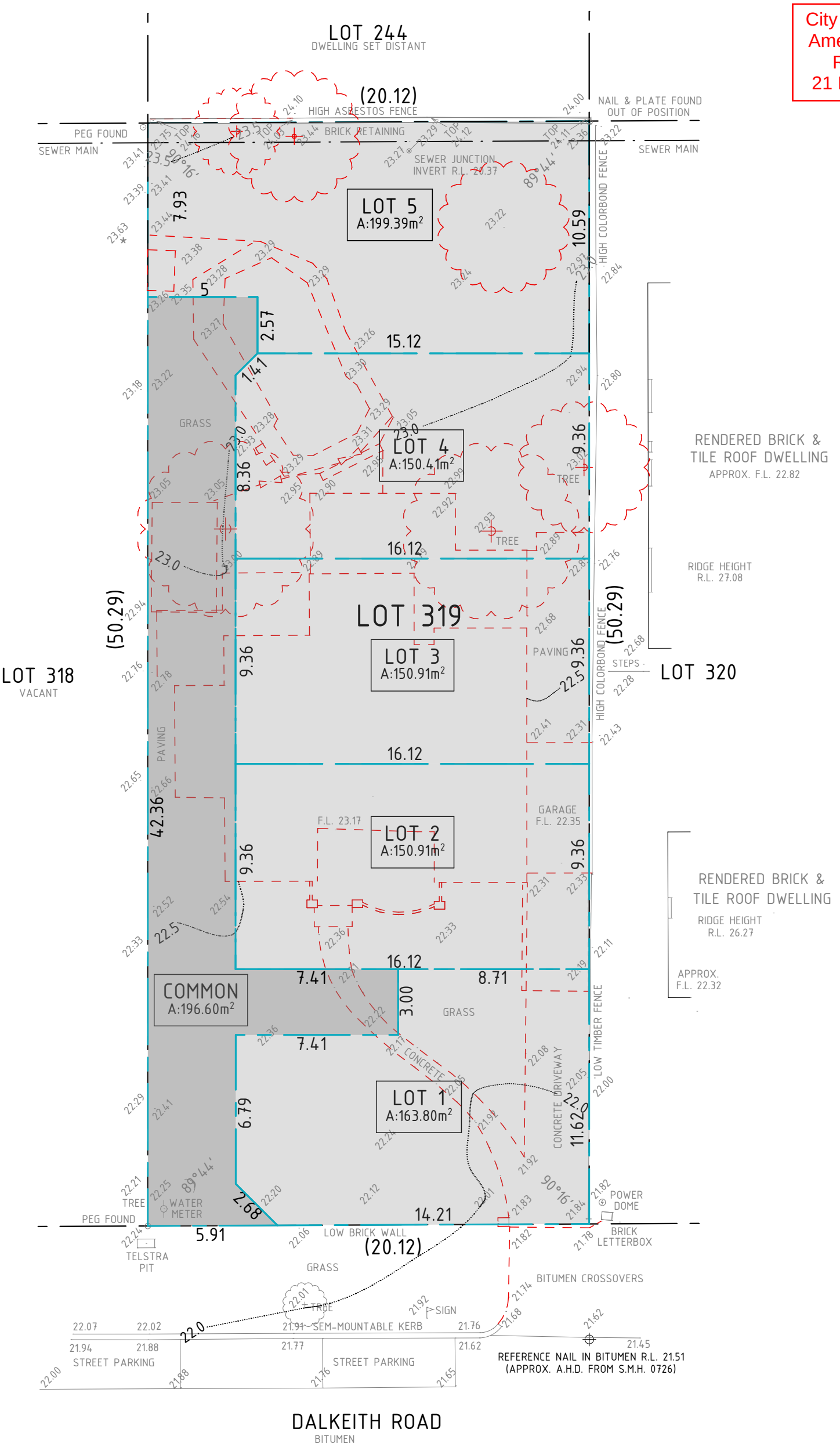
17/03/2023

PROJECT NO.	DRAWING NO.
NED-210803	A 01
REVISION NO.	
REV 02	

ADDRESS: SUITE 3, 72 CANNING HIGHWAY, VICTORIA PARK WA 6100 **TEL:** 08 6183 7900 **EMAIL:** info@gchwa.com.au

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SUB DIVISION PLAN (DEMOLITION SHOWN IN RED)
1:200

LOT 1	= 163.80m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 196.60m²
TOTAL	= **1012.02m²**

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

17/03/2023

PROJECT NO.	DRAWING NO.
NED-210803	**A 02**
REVISION NO.	
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SITE COVERAGE (UNIT E)

ZONED	R60
% ALLOWED	55%
SITE AREA	199.39m²
SITE COV. AREA	114.03m²

SITE COV. =57.2%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	239m²

ADJUSTED SITE COVERAGE = 47.77%

SITE COVERAGE (UNIT D)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.41m²
SITE COV. AREA	104.31m²

SITE COV. =69.4%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 54.98%

SITE COVERAGE (UNIT C)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.91m²
SITE COV. AREA	104.36m²

SITE COV. =69.2%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 54.86%

SITE COVERAGE (UNIT B)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.91m²
SITE COV. AREA	102.45m²

SITE COV. =67.9%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 53.86%

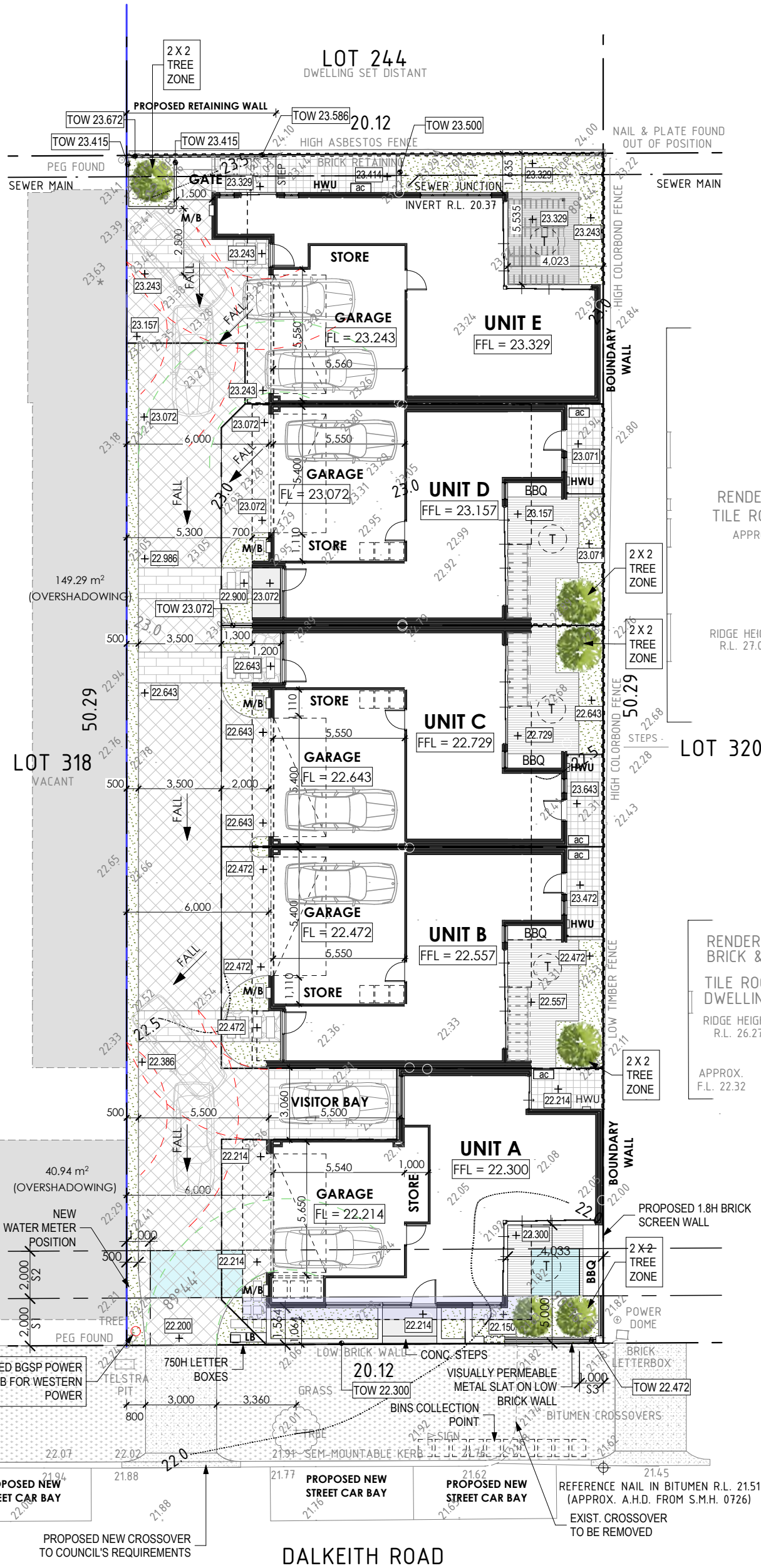
SITE COVERAGE (UNIT A)

ZONED	R60
% ALLOWED	55%
SITE AREA	163.81m²
SITE COV. AREA	107.53m²

SITE COV. =65.6%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	203m²

ADJUSTED SITE COVERAGE = 52.94%



SITE PLAN LEGEND

- EXIST. SPOT LEVELS
- NEW FINISHED LEVELS
- LANDSCAPING
- TREE PLANTING AREA
- UNDERGROUND RAIN WATER TANK
- AIRCON CONDENSER
- AREA OF BUIDLING FORWARD OF PRIMARY STREET SETBACK (11.69m²)
- COMPENSATING OPEN AREA BEHIND PRIMARY STREET SETBACK (11.84m²)
- CONCRETE CROSSOVER
- PAVING TYPE 1
- PAVING TYPE 2
- PAVING TYPE 3
- PAVING TYPE 4
- TIMBER DECKING
- NEW 1.8H COLORBOND FENCE (WITH ALUMINUM RETAINING PLINTH IF REQUIRED)

LOT 1	= 163.80m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 196.60m²
TOTAL	= **1012.02m²**

SITE PLAN
1:200

OVERSHADOWING DIAGRAM AS PER: NOON 21ST JUNE

SOUTHERN LOT 318 (65 DALKEITH ROAD, NEDLANDS)
LOT AREA: 1011.7m²
ZONING: R60
AREA OF OVERSHADOWING: 190.23m²
OVERSHADOWING PERCENTAGE: 18.8%

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

17/03/2023

PROJECT NO. **NED-210803**
REVISION NO. **REV 02**
DRAWING NO. **A 03**

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ROOM AREA CALCULATION (UNIT E)	
ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53
	213.82 m²

ROOM AREA CALCULATION (UNIT C)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53
	213.80 m²

ROOM AREA CALCULATION (UNIT B)	
ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)	
ID	AREA
FIRST FLOOR	109.62
GROUND FLOOR	66.43
GARAGE & STORE	40.34
PORCH	1.15
	217.54 m²

GROUND FLOOR PLAN

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

17/03/2023

PROJECT NO. **NED-210803**

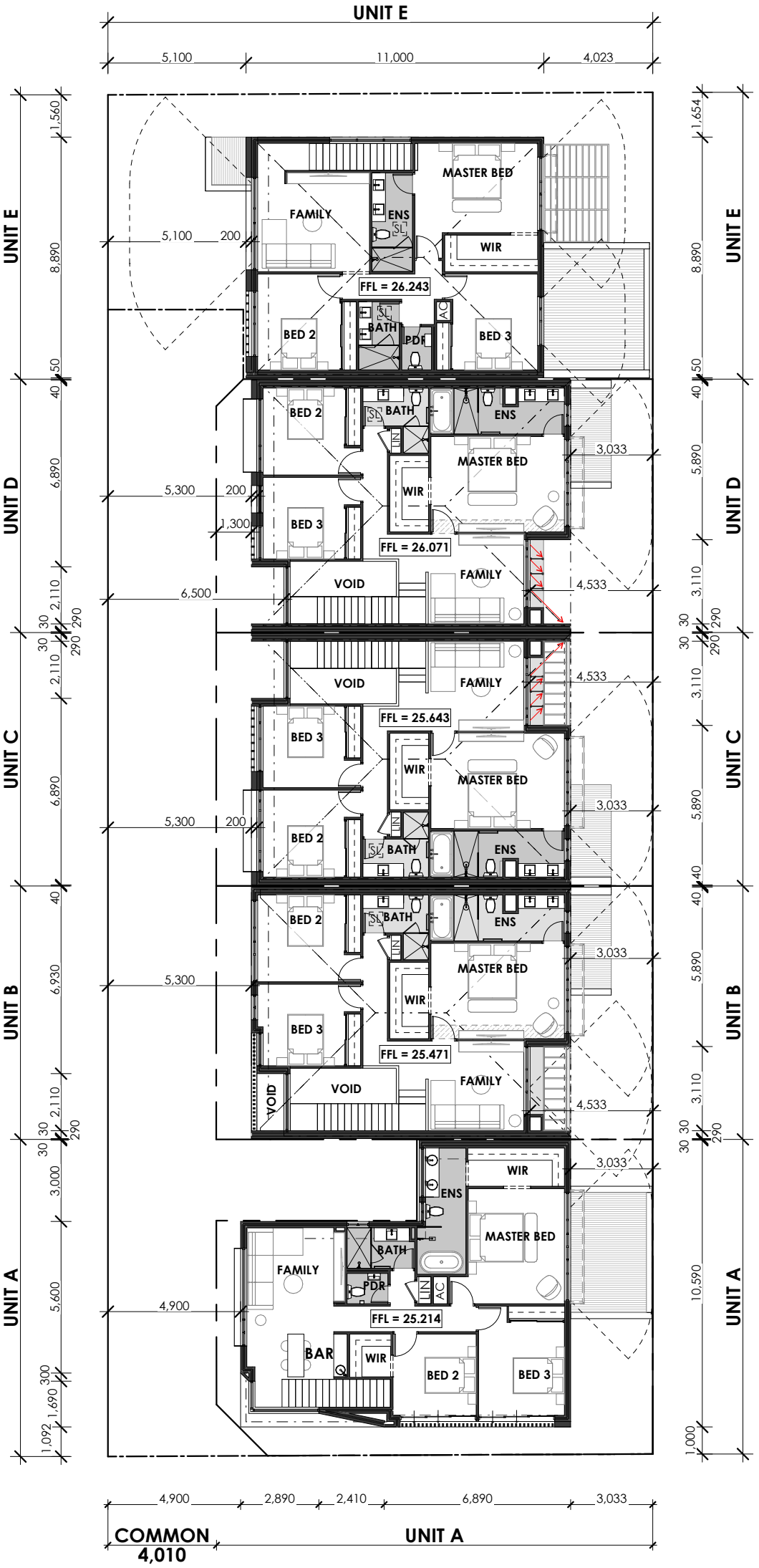
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ROOM AREA CALCULATION (UNIT E)	
ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53

ROOM AREA CALCULATION (UNIT C)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53

ROOM AREA CALCULATION (UNIT B)	
ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)	
ID	AREA
FIRST FLOOR	109.62
GROUND FLOOR	66.43
GARAGE & STORE	40.34
PORCH	1.15
	217.54 m²

FIRST FLOOR PLAN

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

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PROJECT NO. **NED-210803**

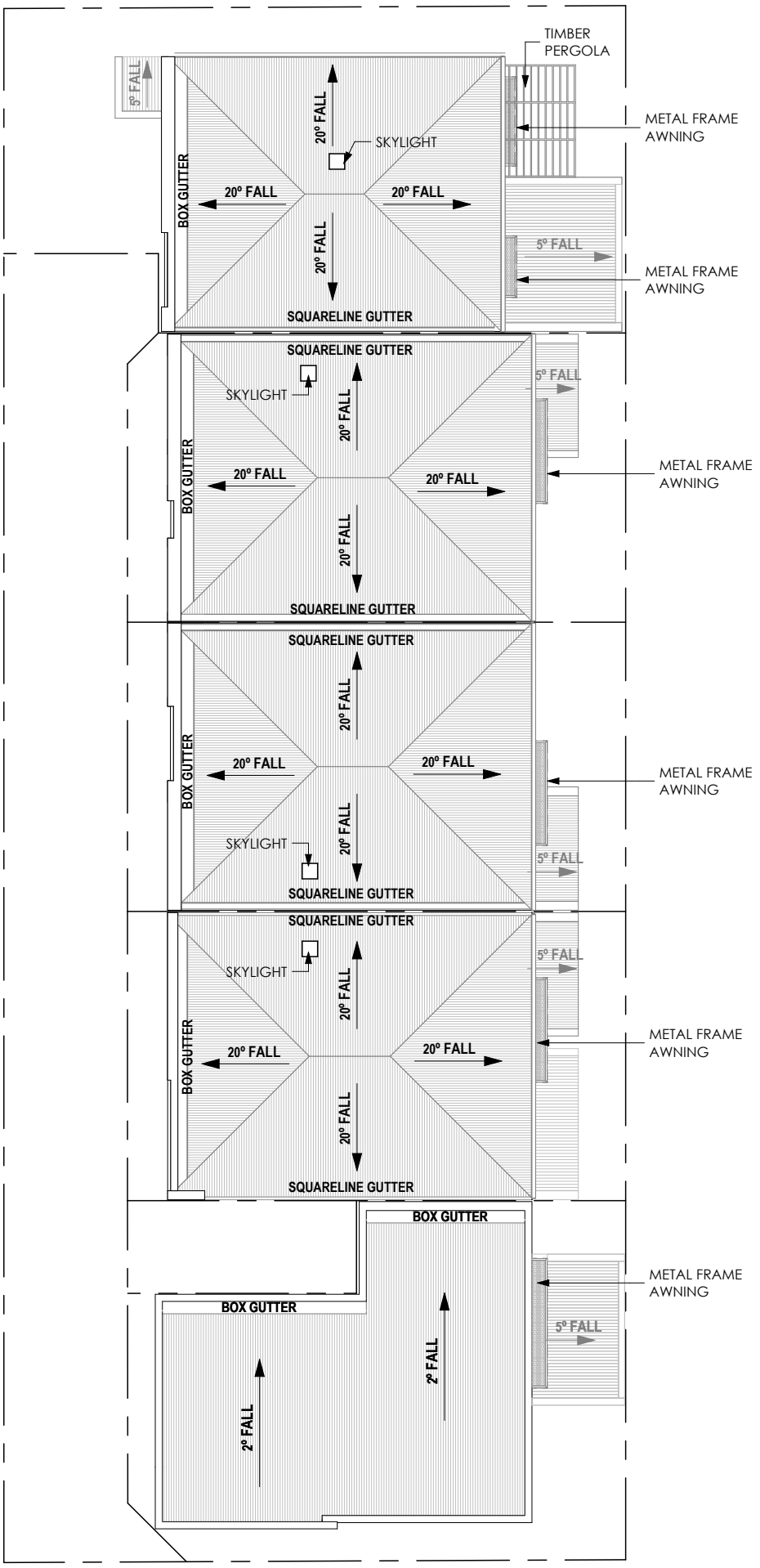
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ROOF PLAN
1:200

N

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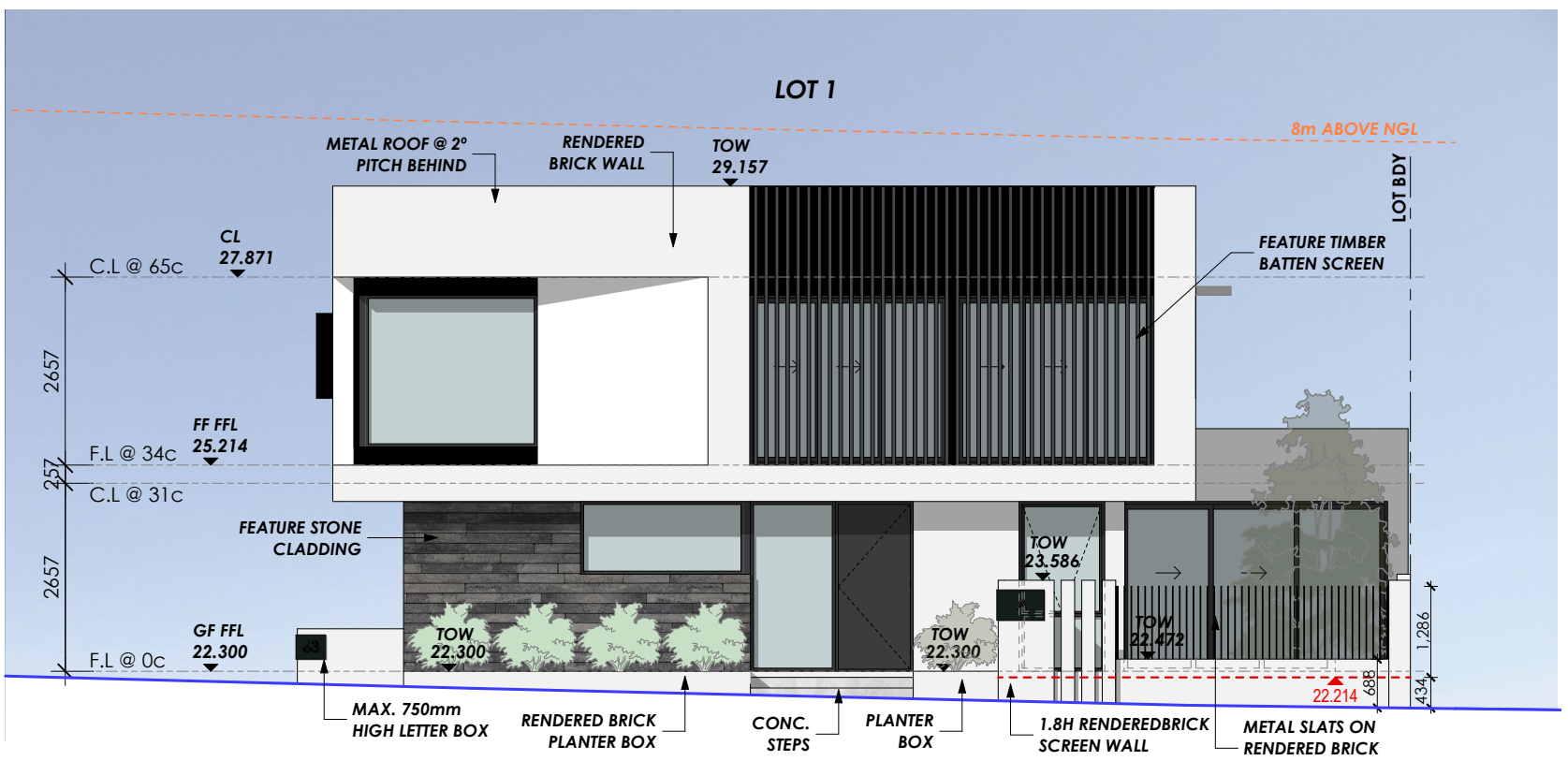
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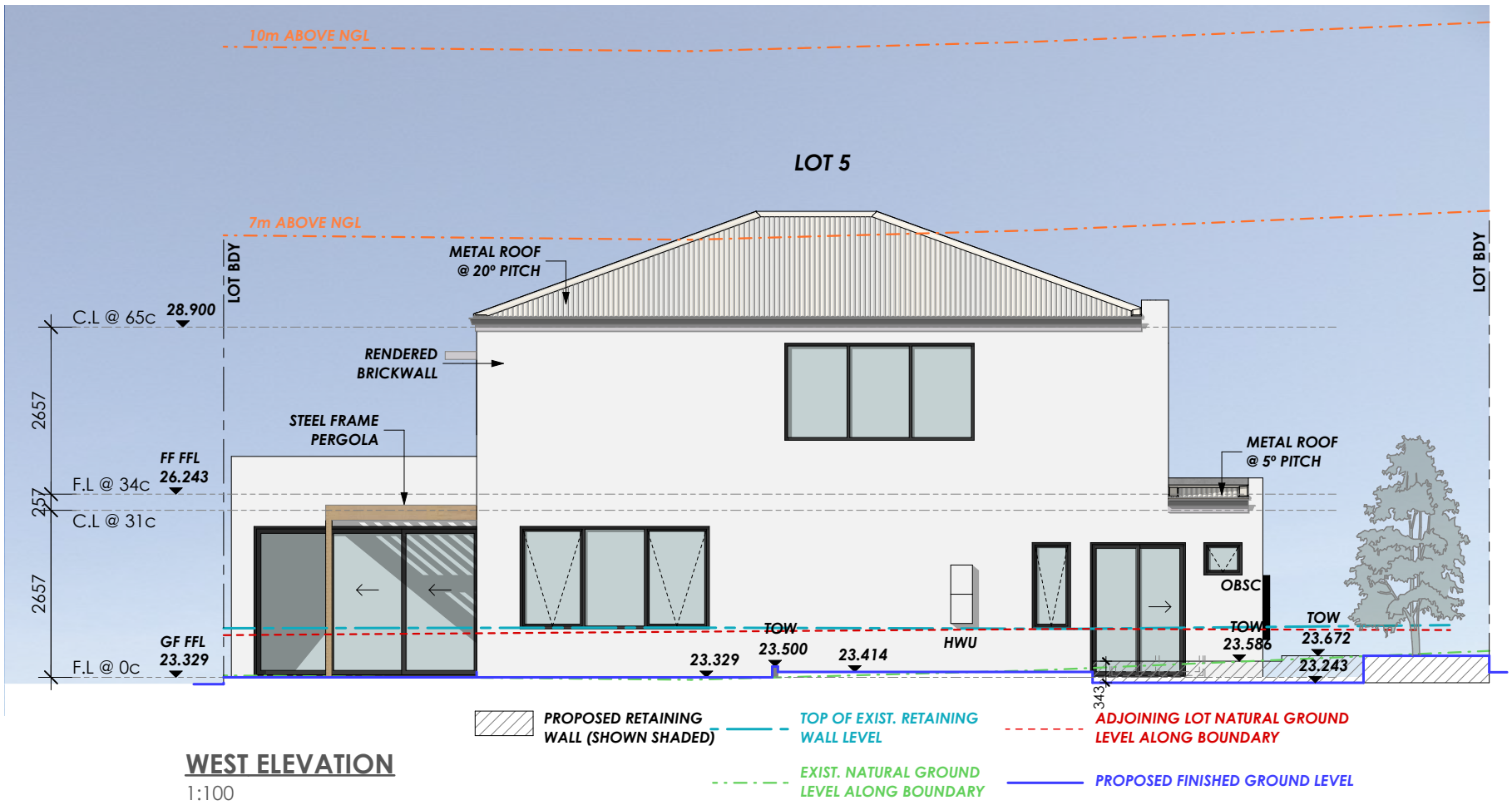
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EAST ELEVATION - FRONT STREET VIEW

1:100



WEST ELEVATION

1:100

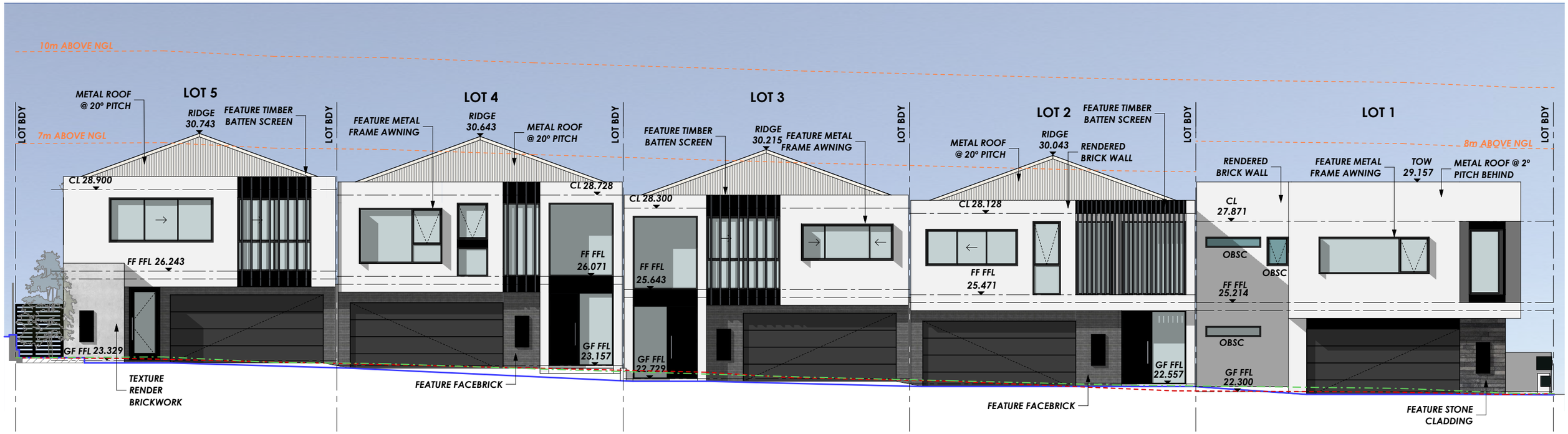
EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

17/03/2023

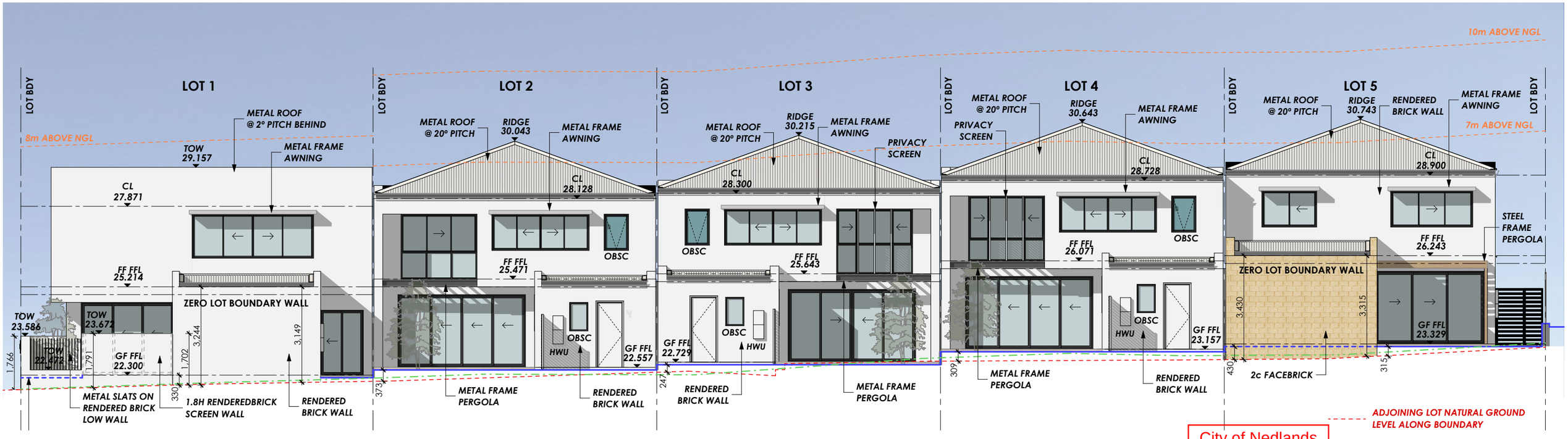
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SOUTH ELEVATION - COMMON DRIVEWAY

1:125



NORTH ELEVATION

1:125

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EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

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REV 02	

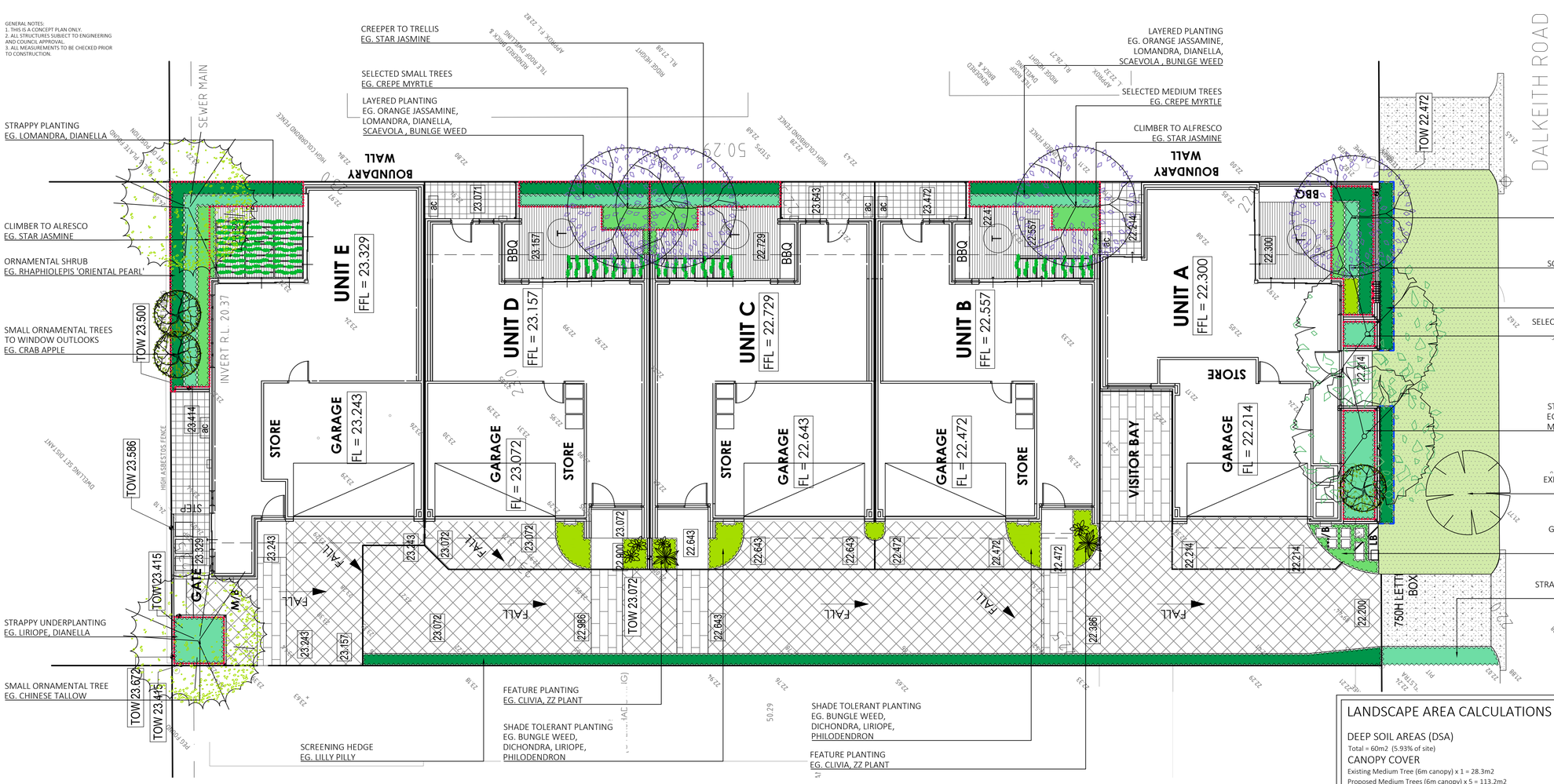
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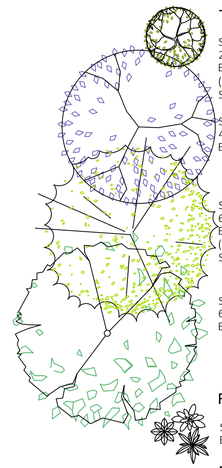
PD20.05.23 Attachment 2

GENERAL NOTES:
1. THIS IS A CONCEPT PLAN ONLY.
2. ALL STRUCTURES SUBJECT TO ENGINEERING AND COUNCIL APPROVAL.
3. ALL MEASUREMENTS TO BE CHECKED PRIOR TO CONSTRUCTION.

REV	DATE	DWN	APP	DESCRIPTION
A	24.06.22	KD	KD	LANDSCAPE CONCEPT PLAN - GF
B	06.04.23	AC	KD	REDESIGN TO NEW LAYOUT



LEGEND



TREES
- SELECTED SMALL TREES 2-3m CANOPY EG. CRAB APPLE (CHOSEN FOR PROXIMITY TO SEWER LINE)
- SELECTED SMALL TREES 4-5m CANOPY EG. CREPE MYRTLE
- SELECTED MEDIUM TREES 6m CANOPY EG. CHINESE TALLOW (CHOSEN FOR PROXIMITY TO SEWER LINE)
- SELECTED MEDIUM TREES 6m CANOPY EG. TUCKEROO

FEATURE PLANTS
- SELECTED FEATURE PLANTING EG. BIRDS OF PARADISE, AGAVES

PLANTING
- PLANTING TYPE 01 GROUNDCOVER
- PLANTING TYPE 02 SHRUBS
- PLANTING TYPE 03 STAPPY / MIXED
- PLANTING TYPE 04 SHADE PLANTING
- SELECTED LAWN SPECIES SOFT LEAF BUFFALO
- DEEP SOIL AREAS (DSA)

LANDSCAPE AREA CALCULATIONS

DEEP SOIL AREAS (DSA)
Total = 60m2 (5.93% of site)

CANOPY COVER
Existing Medium Tree (6m canopy) x 1 = 28.3m2
Proposed Medium Trees (6m canopy) x 5 = 113.2m2
Proposed Small Trees (5m canopy) x 4 = 78.4m2
Proposed Small Trees (3m canopy) x 3 = 21m2
Total Canopy Cover = 212.6m2 (21%)

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PLANTING PALETTE IMAGES



PLANTING PALETTE

Symbol	Species	Common Name	Spacing	Size
Trees:				
CUPana	Cupaniopsis anacardioides	Tuckeroo	As Shown	100L
LAGind	Lagerstroemia indica	Crepe Myrtle	As Shown	100L
MALflo	Malus floribunda	Crab Apple	As Shown	100L
SAPseb	Sapium sebifera	Chinese Tallow	As Shown	100L
Shrubs and Groundcovers:				
AJUrep	Ajuga reptans	Bungle weed	3/m2	140mm
DIAeme	Dianella tasmanica 'Emerald Arch'	Emerald Arch	3/m2	140mm
DIAbla	Dianella tasmanica 'Blaze'	Blaze	3/m2	140mm
DIAwye	Dianella tasmanica 'Wyeena'	Wyeena	3/m2	140mm
DICrep	Dichondra repens	Kidney Weed	3/m2	140mm
LIRjus	Liriope muscari 'Just Right'	Just Right	3/m2	140mm
LOMtan	Lomandra 'Tanika'	Tanika	3/m2	200mm
MYOpar	Myoporum parvifolium 'Yareena'	Yareena	3/m2	140mm
MURpan	Murraya paniculata	Orange Jissamine	2/lin.m	200mm
RHAori	Rhaphiolepis 'Oriental Pearl'	Dwarf Indian Hawthorn	2/lin.m	200mm
SANtri	Sansevieria trifasciata laurentii	Mother-in-law's Tongue	3/m2	200mm
SYZora	Syzygium 'Orange Twist'	Orange Twist Lilly Pilly	2/lin.m	200mm
TRAjas	Trachelospermum jasminoides	Star Jasmine	3/m2	140mm
WESaus	Westringia 'Aussie Box'	Aussie Box	2/lin.m	200mm
Feature Plants:				
AGAatt	Agave attenuata	Foxtail	As shown	12L
CLImin	Clivia miniata	Bush Lily	As shown	12L
PHIxan	Philodendron xanadu	Xanadu	3/m2	200mm
ZAMzam	Zamioculas zamifolia	ZZ Plant	As shown	12L

NOTES

1 LANDSCAPE WORKS
1.1 ALL AREAS ARE TO BE FINE GRADED EVENLY TO CONFORM TO KERB LEVELS AND SURROUNDING FINISHES.
1.2 SURFACES SHALL BE FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20mm IN ONE LINEAR METRE.

2. SOIL PREPARATION
2.1 PLANTED AREAS SHALL BE SPREAD WITH MIN. 50mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SOIL TO A MIN. DEPTH OF 200mm.
2.2 TURF AREAS SHALL BE EVENLY SPREAD WITH MIN. 30mm OF APPROVED STANDARD SOIL CONDITIONER THAT SHALL BE RIPPED INTO EXISTING SITE SOIL TO A DEPTH OF 100mm.

3. PLANTING
3.1 PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 70mm.
3.2 ADVANCED TREES SHALL BE STAKED W/ 50x50mm DIA HARDWOOD POSTS. POSTS SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 500mm. TREES SHALL BE SECURED TO POLES W/ RUBBER TIES IN FIGURE 8.
3.3 TREE LOCATIONS ARE AS SHOWN - REFER TO LEGEND.
3.4 SHRUBS OVER 500mm ARE NOT TO BE PLANTED ON VERGE AREAS (SIGHT LINES).
3.5 SHRUBS & GROUNDCOVERS IN MIXED PLANTING AREAS ARE TO BE PLANTED AT RANDOM IN GROUPINGS OF 2 OR 3.
3.6 FINAL PLANTING SELECTION TO BE CHOSEN FROM PLANTING PALETTE SCHEDULE.
3.7 PLANTS TO BE SET OUT IN EVEN SPACING TO FILL THE DESIGNATED AREAS.

4. IRRIGATION
4.1 ALL PLANTING AND TURF AREAS TO BE IRRIGATED VIA A FULLY AUTOMATIC SYSTEM FROM MAINS.
4.2 PLANTING TO COURTYARDS TO BE IRRIGATED VIA DIGITAL TAP TIMER (INDIVIDUAL CONNECTION POINTS TO BE PROVIDED).
4.3 SLEEVES BENEATH PAVED SURFACES AND TO RAISED PLANTING AREAS TO BE PROVIDED BY OTHERS.
4.4 IRRIGATION TO GARDEN BEDS TO BE NETAFIM TECHLINE, SUB SURFACE IRRIGATION. INSTALLED TO MANUFACTURERS SPECIFICATION. IRRIGATION TO TURF TO BE POP UP SPRINKLERS; MP ROTATORS OR SIMILAR. IRRIGATION TO TREES TO BE BE BUBBLERS; TORO FLOOD BUBBLERS OR SIMILAR.
4.5 WATER PRESSURE TO HAVE A MINIMUM FLOW RATE OF 30L/pm AT 300kPA FROM THE WATER CONNECTION POINT.
4.6 IRRIGATION SYSTEM SHALL BE DUAL PROGRAM TO ALLOW TURF AND PLANTING AREAS TO BE WATERED SEPARATELY.

5. GENERAL
5.1 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS REVISED '0' ISSUED FOR CONSTRUCTION AND SIGNED AND APPROVED BY PROJECT MANAGER/SUPERINTENDENT.

kdla kelsie davies landscape architecture
Innaloo WA 6018
mob: 0450 965 569
email: kelsie@kdla.com.au

DEVELOPMENT APPROVAL

JOB No. 0218 PAGE 101 REV B

0 1 2 4 6 10m
SCALE 1:100 @A1

DALKEITH TOWNHOUSE
LANDSCAPE CONCEPT PLAN - GROUND FLOOR

ACHIEVE 360 PTY LTD
63 DALKEITH ROAD, NEDLANDS

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LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

17/03/2023

PROJECT NO.	DRAWING NO.
NED-210803	**A 00**
REVISION NO. **REV 02**	

EXCEPTIONAL HOMES

ADDRESS: SUITE 3, 72 CANNING HIGHWAY, VICTORIA PARK WA 6100 **TEL:** 08 6183 7900 **EMAIL:** info@gchwa.com.au

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11 May 2023



EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

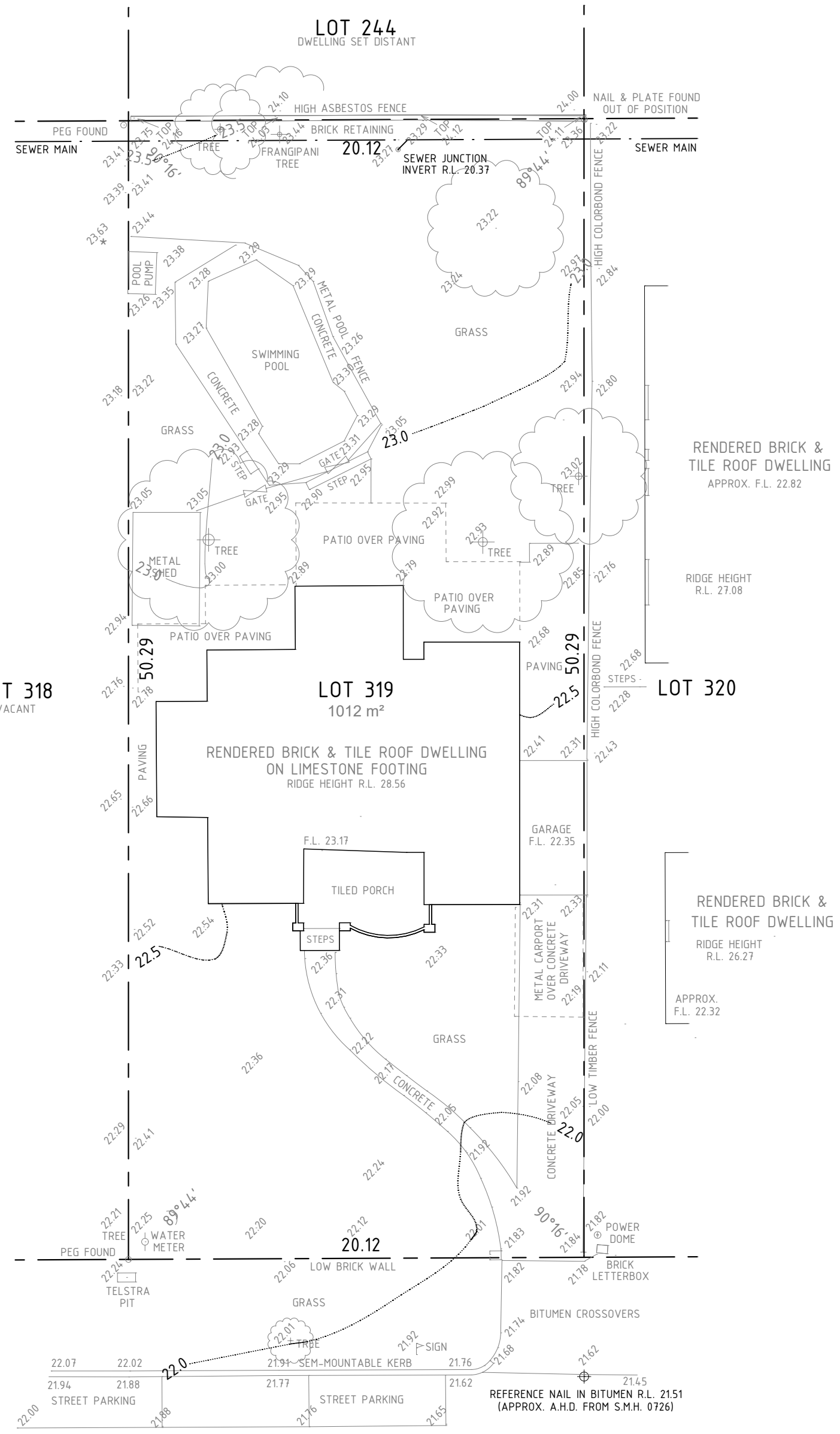
11/05/2023

PROJECT NO.	DRAWING NO.
NED-210803	**A 00**
REVISION NO. **REV 03**	

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DIAL 1100 BEFORE YOU DIG
POWER - UNDERGROUND
WATER - YES
SEWERAGE - YES
GAS - YES
TELSTRA - YES
HYDRANTS - REFER TO WATER CORP E-PLAN
DRAINAGE - GOOD
ROAD - BITUMEN
KERB - SEMI-MOUNTABLE
FOOTPATH - NONE
VIEWS - NONE
OVERHANGING TREES - NONE
SIGNIFICANT ENCROACHMENTS - GARAGE & FENCES ON R.H.S. BOUNDARY & FENCES & RETAINING ON REAR BOUNDARY
BUSH FIRE PRONE AREA - NO

FEATURE SURVEY

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

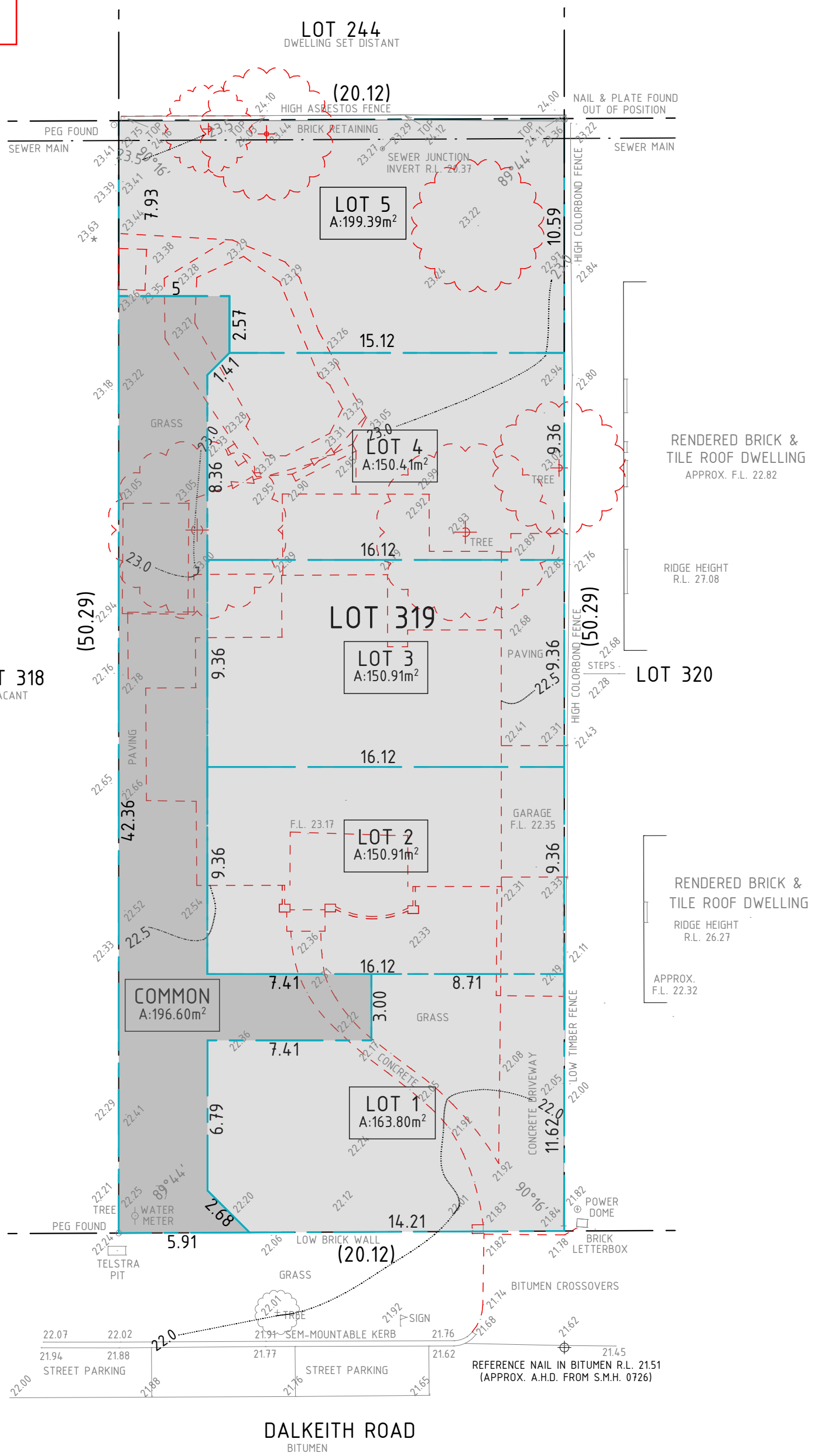
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NED-210803	A 01
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SUB DIVISION PLAN (DEMOLITION SHOWN IN RED)
1:200

LOT 1	= 163.80m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 196.60m²
TOTAL	= **1012.02m²**

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

11/05/2023

PROJECT NO.	DRAWING NO.
NED-210803	**A 02**
REVISION NO.	
REV 03	

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SITE COVERAGE (UNIT E)

ZONED	R60
% ALLOWED	55%
SITE AREA	199.39m²
SITE COV. AREA	114.03m²

SITE COV. =57.2%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	239m²

ADJUSTED SITE COVERAGE = 47.77%

SITE COVERAGE (UNIT D)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.41m²
SITE COV. AREA	104.31m²

SITE COV. =69.4%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 54.98%

SITE COVERAGE (UNIT C)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.91m²
SITE COV. AREA	104.36m²

SITE COV. =69.2%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 54.86%

SITE COVERAGE (UNIT B)

ZONED	R60
% ALLOWED	55%
SITE AREA	150.91m²
SITE COV. AREA	102.45m²

SITE COV. =67.9%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	190m²

ADJUSTED SITE COVERAGE = 53.86%

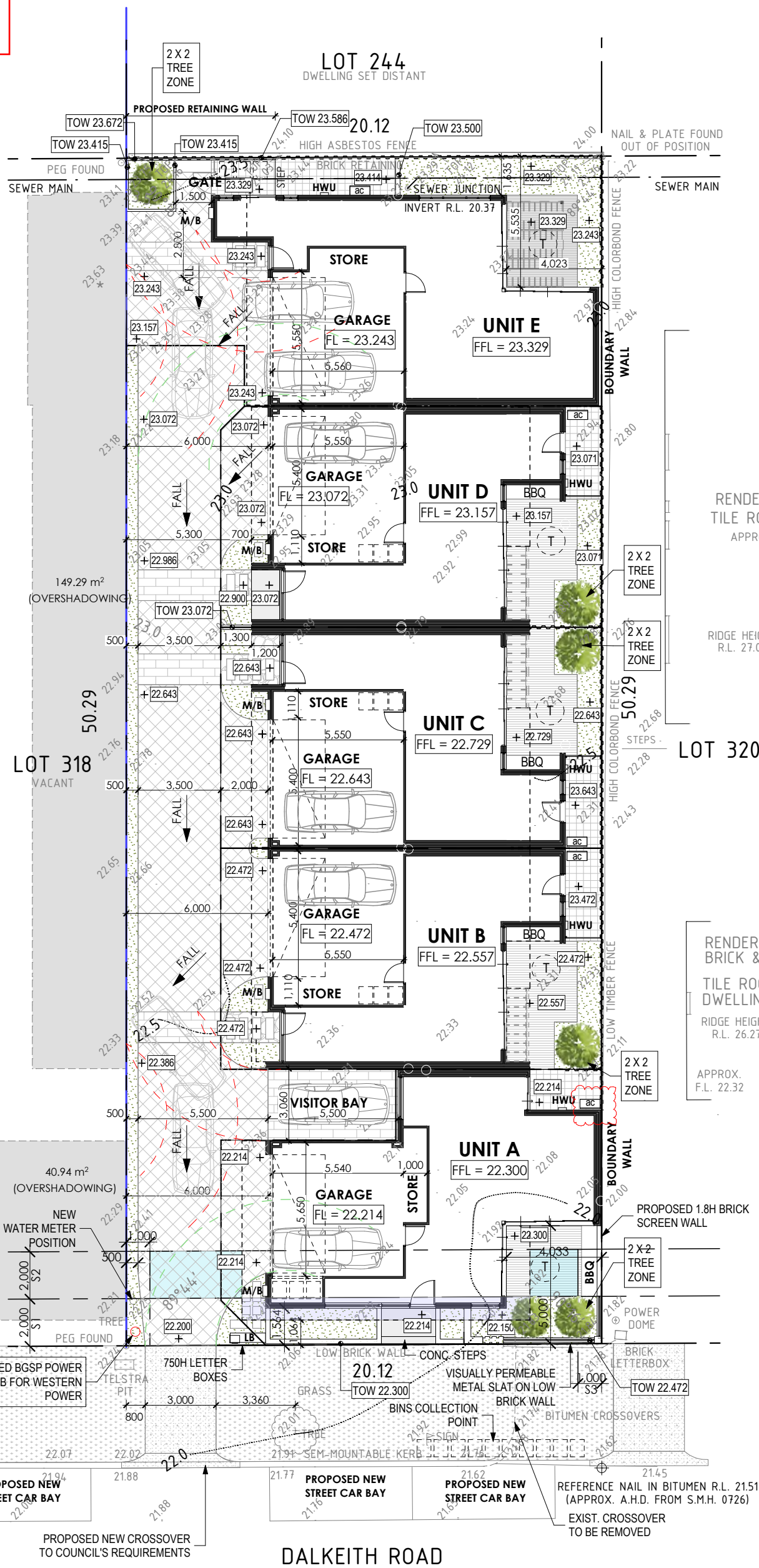
SITE COVERAGE (UNIT A)

ZONED	R60
% ALLOWED	55%
SITE AREA	163.81m²
SITE COV. AREA	107.53m²

SITE COV. =65.6%

COMMON AREA (197m² / 5)	39m²
SITE AREA + COMMON AREA	203m²

ADJUSTED SITE COVERAGE = 52.94%



SITE PLAN LEGEND

- EXIST. SPOT LEVELS
- NEW FINISHED LEVELS
- LANDSCAPING
- TREE PLANTING AREA
- UNDERGROUND RAIN WATER TANK
- AIRCON CONDENSER
- AREA OF BUIDLING FORWARD OF PRIMARY STREET SETBACK (11.69m²)
- COMPENSATING OPEN AREA BEHIND PRIMARY STREET SETBACK (11.84m²)
- CONCRETE CROSSOVER
- PAVING TYPE 1
- PAVING TYPE 2
- PAVING TYPE 3
- PAVING TYPE 4
- TIMBER DECKING
- NEW 1.8H COLORBOND FENCE (WITH ALUMINUM RETAINING PLINTH IF REQUIRED)

LOT 1	= 163.80m²
LOT 2	= 150.91m²
LOT 3	= 150.91m²
LOT 4	= 150.41m²
LOT 5	= 199.39m²
COMMON	= 196.60m²
TOTAL	= **1012.02m²**

SITE PLAN
1:200

OVERSHADOWING DIAGRAM AS PER: NOON 21ST JUNE

SOUTHERN LOT 318 (65 DALKEITH ROAD, NEDLANDS)
LOT AREA: 1011.7m²
ZONING: R60
AREA OF OVERSHADOWING: 190.23m²
OVERSHADOWING PERCENTAGE: 18.8%

REVISION
REV 03 : UNIT 1 - RELOCATED OUTDOOR A/C UNIT

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

11/05/2023

PROJECT NO.	DRAWING NO.
NED-210803	A 03
REVISION NO.	
REV 03	

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ROOM AREA CALCULATION (UNIT E)

ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)

ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53
	213.82 m²

ROOM AREA CALCULATION (UNIT C)

ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53
	213.80 m²

ROOM AREA CALCULATION (UNIT B)

ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)

ID	AREA
FIRST FLOOR	109.62
GROUND FLOOR	66.43
GARAGE & STORE	40.34
PORCH	1.15
	217.54 m²

GROUND FLOOR PLAN
1:200

REVISION
REV 03 : UNIT 1 - RELOCATED OUTDOOR A/C UNIT

EXCEPTIONAL HOMES

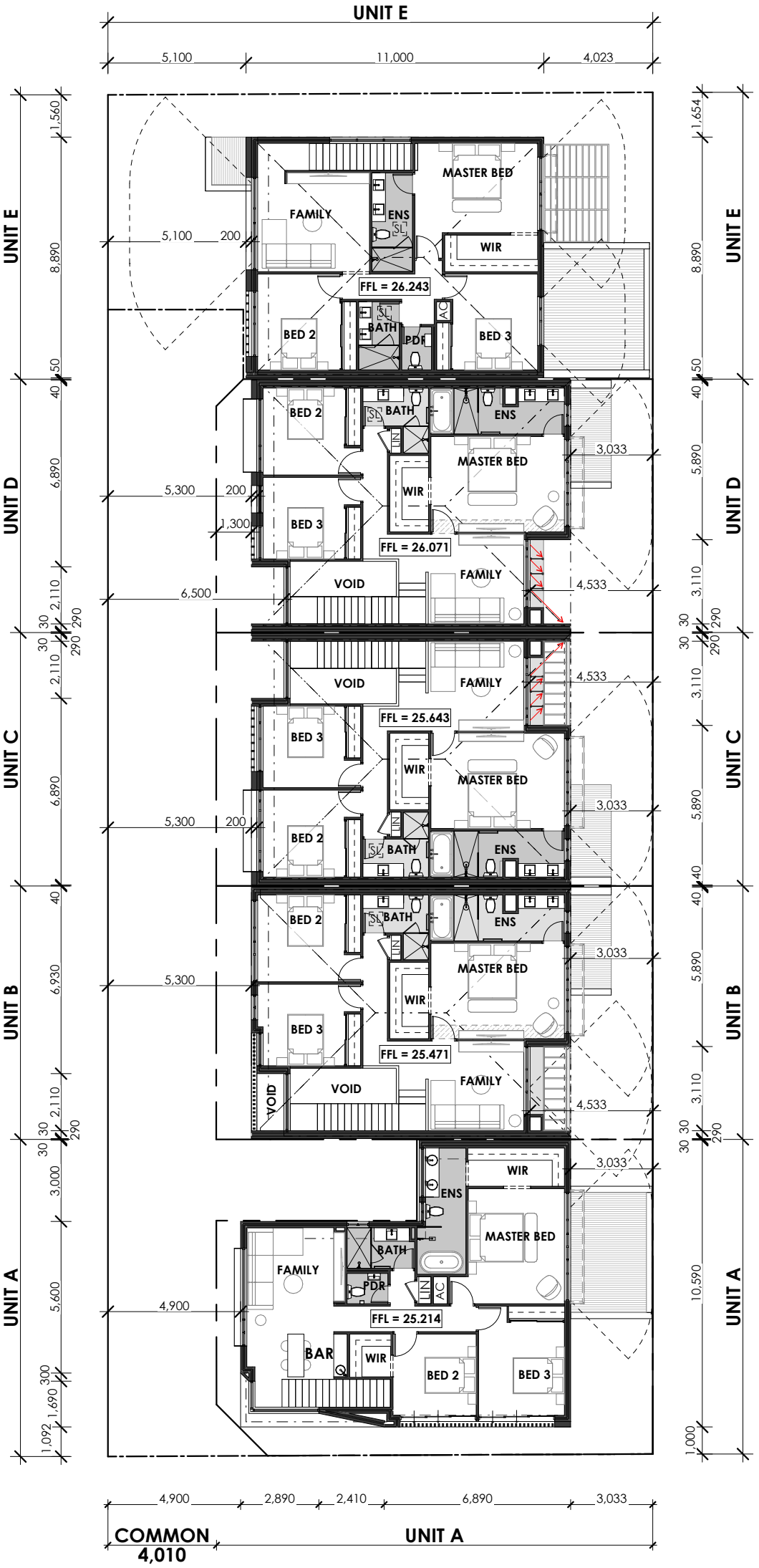
LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

11/05/2023

PROJECT NO. **NED-210803**
REVISION NO. **REV 03**
DRAWING NO. **A 04**

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ROOM AREA CALCULATION (UNIT E)	
ID	AREA
FIRST FLOOR	97.79
GROUND FLOOR	77.60
GARAGE & STORE	36.43
PERGOLA	8.74
PORCH	1.08
	221.64 m²

ROOM AREA CALCULATION (UNIT D)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.11
PORCH	2.53

ROOM AREA CALCULATION (UNIT C)	
ID	AREA
FIRST FLOOR	106.42
GROUND FLOOR	63.88
GARAGE & STORE	37.88
PERGOLA	3.09
PORCH	2.53

ROOM AREA CALCULATION (UNIT B)	
ID	AREA
FIRST FLOOR	106.48
GROUND FLOOR	63.36
GARAGE & STORE	38.03
PORCH	2.53
	210.40 m²

ROOM AREA CALCULATION (UNIT A)	
ID	AREA
FIRST FLOOR	109.62
GROUND FLOOR	66.43
GARAGE & STORE	40.34
PORCH	1.15
	217.54 m²

FIRST FLOOR PLAN

1:200

N

EXCEPTIONAL HOMES

LOT 319 (NO. 63) DALKEITH ROAD, NEDLANDS

11/05/2023

PROJECT NO. **NED-210803**

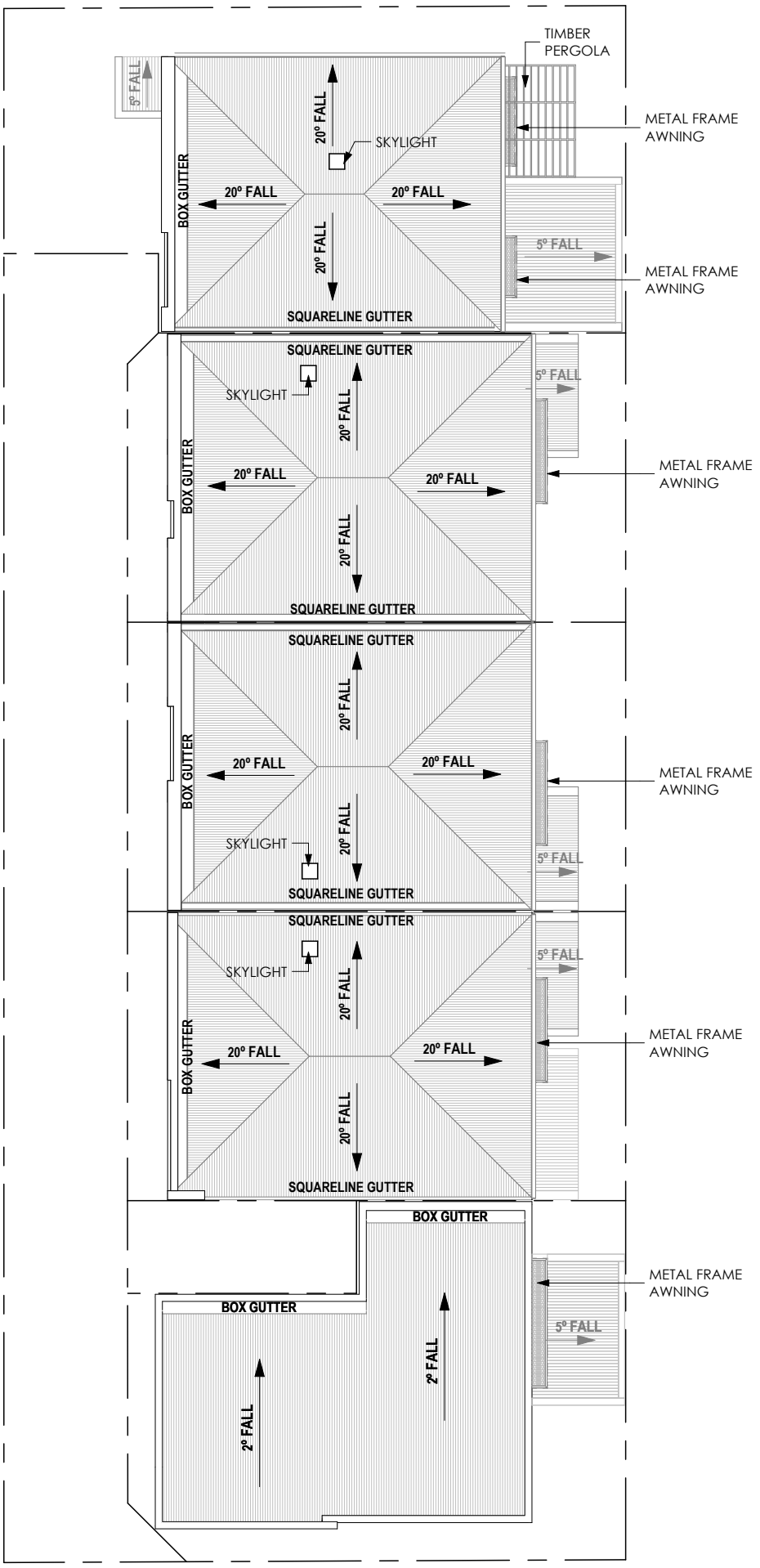
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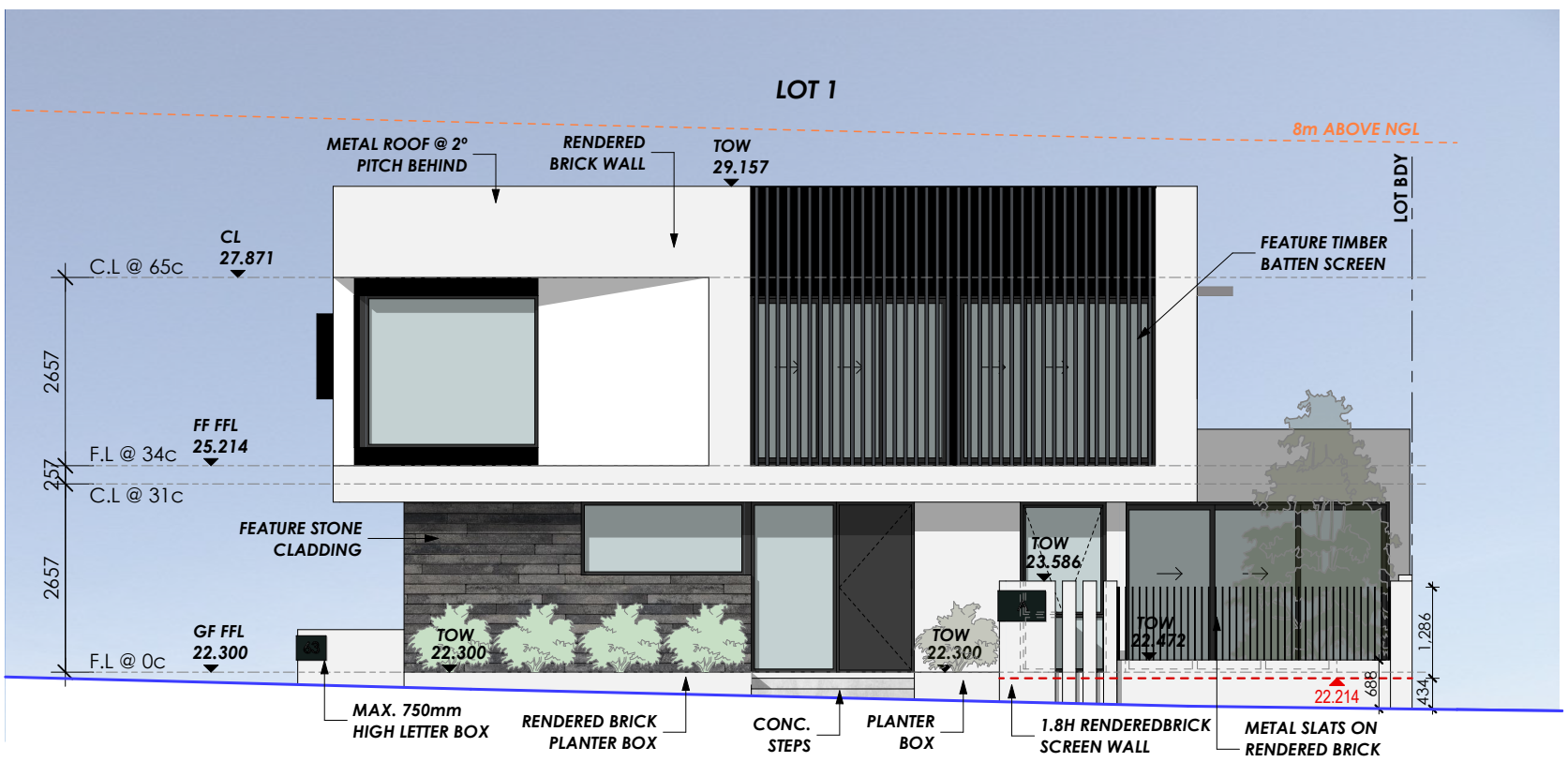


ROOF PLAN
1:200

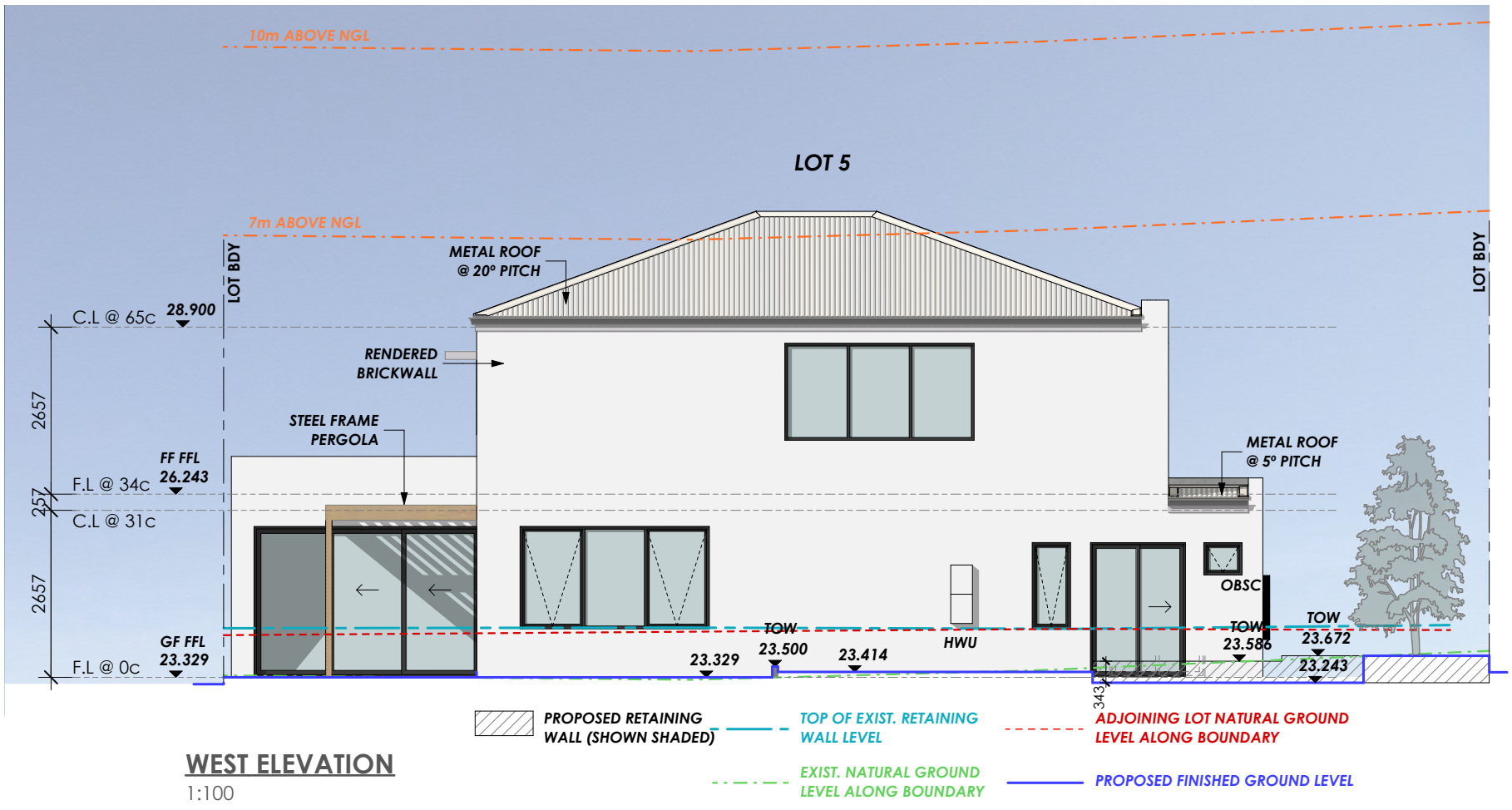
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EAST ELEVATION - FRONT STREET VIEW
1:100



WEST ELEVATION
1:100

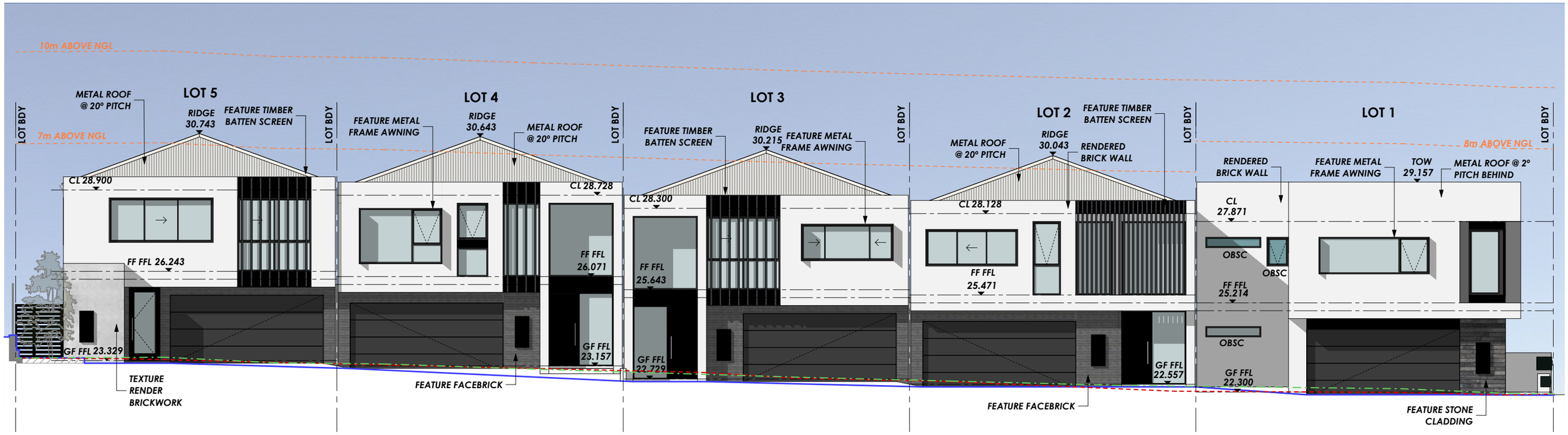
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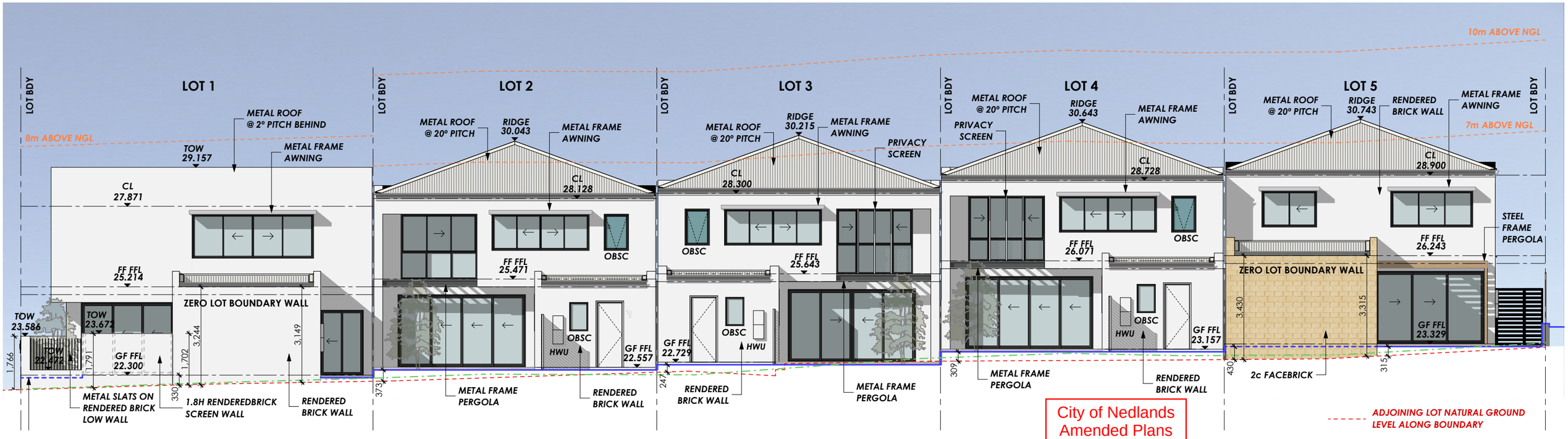
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SOUTH ELEVATION - COMMON DRIVEWAY

1:125



NORTH ELEVATION

1:125

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16.3 PD21.05.23 Consideration of Development Application – Single House at 66 Clifton Street, Nedlands

Meeting & Date	Council Meeting – 23 May 2023
Applicant	Coast Homes
Information Provided	All relevant information required has been provided.
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Roy Winslow – Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Aerial Image and Zoning Map 2. Development Plans 3. CONFIDENTIAL ATTACHMENT - Submissions 4. CONFIDENTIAL ATTACHMENT – Shadow Diagram

Purpose

The purpose of this report is for Council to consider a development application for a single house at 66 Clifton Street, Nedlands. The proposal is being presented to Council for consideration due to the proposal receiving an objection within the consultation period.

Council is requested to exercise its judgement in considering the merits of the application against the design principles of Volume 1 of the Residential Planning Codes for the following aspects of the proposal:

- Lot boundary setback (from the northern boundary)
- Open space
- Garage width
- Site works
- Solar access for adjoining sites

Revised Officer Recommendation

That Council, in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 18 May 2023 for a single house at 66 Clifton Street, Nedlands, subject to the following conditions:

1. **This approval relates only to the development as indicated on the approved plans dated 18 May 2023. It does not relate to any other development on this**

lot and must substantially commence within 2 years from the date of the decision letter.

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

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

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

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

4. **Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development.**

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

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

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

Recommendation

That Council, in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 20 March 2023 for a single house at 66 Clifton Street, Nedlands, subject to the following conditions:

1. This approval relates only to the development as indicated on the approved plans dated 20 March 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter.

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

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

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

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

4. Prior to occupation, one tree shall be planted within the lot and shall have a minimum planting area of 2m x 2m, to the satisfaction of the City of Nedlands. The tree is to be maintained for the life of the development.

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

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

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

Voting Requirement

Simple Majority.

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

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Residential
R-Code	R40
Land area	319m^2
Land Use	Residential – Single House
Use Class	'P' – Permitted Use

The site is located at 66 Clifton Street, Nedlands. The site is on the eastern side of Clifton Street. The site recently underwent a 2-lot subdivision with the adjoining southern property 66A Clifton Street, Nedlands. The lot is rectangular in shape with an 8.1m frontage and an area of 319m^2. The lot is sloping, with a 1m fall from west to east. The lot is currently vacant, as is the neighbouring lot to the south (66A Clifton Street)

The immediate streetscape is surrounded by existing single houses, ranging between one and two storeys in height.

Application Details

The application seeks development approval for the construction of a two-storey single house at 66 Clifton Street, Nedlands. The southern adjoining property at 66A Clifton Street has recent planning approval for a single storey single house. The below assessment has considered these plans where appropriate.

Hampden-Hollywood Precinct Local Planning Policy

The Hampden-Hollywood local planning policy was adopted by Council on 28 March 2023. The subject development application was submitted in November 2022 and had been designed and largely assessed prior to the adoption of the Policy.

Discussion

Assessment of Statutory Provisions

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

Local Planning Scheme No. 3

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

State Planning Policy 5.4 – Road and Rail Noise

The objective of State Planning Policy 5.4 is to protect the community from unreasonable levels of transport noise and ensure transport infrastructure and land use can mutually exist within urban corridors. The subject site is located approximately 275m north of Stirling Highway, which is an "other significant freight/traffic route". As the subject site is not located within the 250m buffer zone, an assessment against the policy is not required.

State Planning Policy 7.3 - Residential Design Codes – Volume 1

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

The proposed development is seeking a design principle assessment pathway for parts of this proposal relating to lot boundary setbacks, open space, garage width, site works and solar access to adjoining sites.

A new version of the Codes for low and medium density development will come into effect on 1 September 2023 (R-Codes 2023). Consistent with Western Australian Planning Commission advice to local government, the City has assessed the development against the deemed-to-comply provisions of the R-Codes 2021. Where a design principle assessment has been required, due regard has been made to the relevant design principle of the R-Codes 2023.

Clause 5.1.3 - Lot Boundary Setback

The development proposes a minimum 1.2m upper floor setback facing the northern lot boundary. The design principles for lot boundary setbacks consider the impact of building bulk on adjoining properties, providing adequate sun and ventilation and minimising overlooking. The proposed northern lot boundary setback is considered to meet the design principles for the following reasons:

- The upper floor elevation incorporates three wall articulations along the entire length. The provided setbacks, varying from 1.2m to 1.7m, will allow the perception of building bulk to be broken up.
- Any bulk from the upper floor wall is unlikely to be perceived by the adjoining property as the main portion of the adjoining house is setback to the north. Additionally, the upper floor wall is bounded to the north by a carport on the adjoining property, therefore reducing the impacts of building bulk as experienced from the neighbouring property.
- Ventilation is maintained through the varied setback on the upper floor.
- The wall is to the northern boundary so does not result in overshadowing.

- There is no overlooking proposed as there are no major openings on the upper floor along the northern elevation.

Clause 5.1.4 - Open Space

The development proposes 42% open space. The design principles for open space consider the impact of building bulk, provision of adequate sun and ventilation and ability to use external spaces for outdoor pursuits and recreation. The proposed open space is considered to meet the design principles for the following reasons:

- The development's scale is considered to reflect the existing and desired future character of Clifton Street, being two storey in design and matching the established street setbacks with a range of single and two storey houses along the block.
- It is expected to see more subdivision along Clifton Street and the surrounding area with all lots being coded R40 or R60. In this context, the proposed development will be consistent with the future streetscape that is likely to develop over time.
- The proposed dwelling is considered to maximise access to natural light through the northern aspect of the site through the outdoor living area at the rear, north facing courtyard, and major opening to the north.
- Building bulk has been reduced through the design of the upper floor limited to the front half of the lot. This has mitigated the overall bulk of the dwelling when viewed from neighbouring properties.
- The primary street frontage is appropriately landscaped through the use of soft landscaping and the addition of a tree.
- The proposed outdoor living area provides opportunities for residents to use external space for outdoor pursuits, including covered and uncovered entertaining areas in the courtyard and alfresco.

Clause 5.2.2 - Garage width

The subject site has an 8.1m wide frontage. The development proposes a garage width of 79% of the lot frontage (6.4m). The garage width has been assessed against the design principles which considers sightlines and visual connectivity to maintained on the streetscape. The proposed garage width is considered to meet the design principles for the following reasons:

- The site is constrained in regards to lot width and frontage being limited to 8.1m. There is no alternative vehicular access such as a rear right-of-way present on site. Additionally, it is likely that when narrow frontage single house lots are created, with no alternate vehicular access, there is likely to be a prevalence of double garages and significant garage width at ground level.
- Visual connectivity is maintained between the dwelling and the street by the major opening from the study on the upper floor. The entry path to the house is located along the southern side of the site and is clearly defined through the use of a portico and paved access.
- The impact of the garage door is reduced through the use of the 5.0m setback from the boundary.

- The impact of the garage door is reduced as the upper floor is projected 1.0m forwards of the garage door. This provides articulation and reduces the visual dominance of the garage door on the streetscape.
- A reduced driveway width of 3.3m at the lot boundary and tapers out to provide access for vehicle manoeuvrability. Additional landscaping has been provided on either side of the driveway, with the addition of a tree in the south-western corner to achieve the deemed-to-comply provisions for landscaping.

Clause 5.3.7 - Site Works

The development proposes retaining walls to a maximum height of 0.7m (cut) within the front setback area. The house features one continuous finished floor level through the dwelling. The lot slopes 1m from west to east, with the finished floor level of the dwelling consistent with the average level across the site. The cut at the front of the lot is necessary for providing vehicular access to the garage. The retaining meets the design principles as it responds to the natural slope of the site, only exceeding a height of 0.5m for a small portion and does not create undue building bulk or over-height walls.

Clause 5.4.2 - Solar access for adjoining sites

The development proposes 64% overshadowing to 66A Clifton Street at the winter solstice. The design principles consider effective solar access for the subject development, and the protection of solar access for neighbouring properties.

Given the site's narrow lot width and east-west orientation, it is acknowledged that achieving deemed-to-comply overshadowing is unlikely to occur. For example, an otherwise deemed-to-comply single storey house would still result in approximately 43% overshadowing. In this regard, particular consideration needs to be given to the protection of solar access to the adjoining property's outdoor living areas, major openings to habitable rooms and solar collectors.

The application meets the design principles as:

- In relation to outdoor living areas, 66A Clifton has two courtyards positioned to the north of the lot. The primary outdoor living area is in the middle of the lot adjacent to the northern boundary. The proposed development has positioned the upper floor to the front of the site to avoid impacting this outdoor living area as much as possible. It is acknowledged that given the central positioning of 66A Clifton's outdoor living area, it is impractical to design a two-storey dwelling that avoids overshadowing this area entirely.
- In relation to major openings, 66A Clifton has two north facing major openings to the master bedroom at the rear of the lot. These are unaffected by the two-storey portion of the proposal. The shadow cast onto these major openings is from the dining room and alfresco, which are single storey and meet deemed-to-comply lot boundary setbacks. All other openings facing north are minor openings, largely into hallways.
- In relation to solar collectors, there are no roof mounted solar collectors proposed on the adjoining southern lot.

Consultation

The application is seeking assessment under the design principles of the R-Codes for lot boundary setbacks, open space, garage width, site works and solar access.

The development application was advertised in accordance with the City's Local Planning Policy - Consultation of Planning Proposals to 25 adjoining properties. The application was advertised for a period of 14 days from 3 February 2023 to 17 February 2023. At the close of the advertising period, one objection was received.

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

1. Restricted natural solar access to the outdoor living areas of the southern lot from increased overshadow.

   Given the lot constraints this site faces, including the narrow width and orientation, administration supports the proposed overshadowing, and the solar access is considered to achieve the design principles. See Clause 5.4.2 assessment above.

2. The southern boundary walls of the development reduce northern light to the southern lot.

   The proposed southern boundary wall satisfies the deemed-to-comply provision in relation to lot boundary setback. The solar access is considered to achieve the design principles. See discussion on overshadowing assessment above.

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

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

Decision Implications

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

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

Conclusion

The application for a single house has been presented for Council consideration due to objections being received. The proposal is considered to meet the key amenity related elements of R-Codes Volume 1 and, as such, is unlikely to have a significant adverse impact on the local amenity of the area. The proposal has been assessed and satisfies the design principles of the R-Codes in relation to being consistent with the immediate locality and streetscape character.

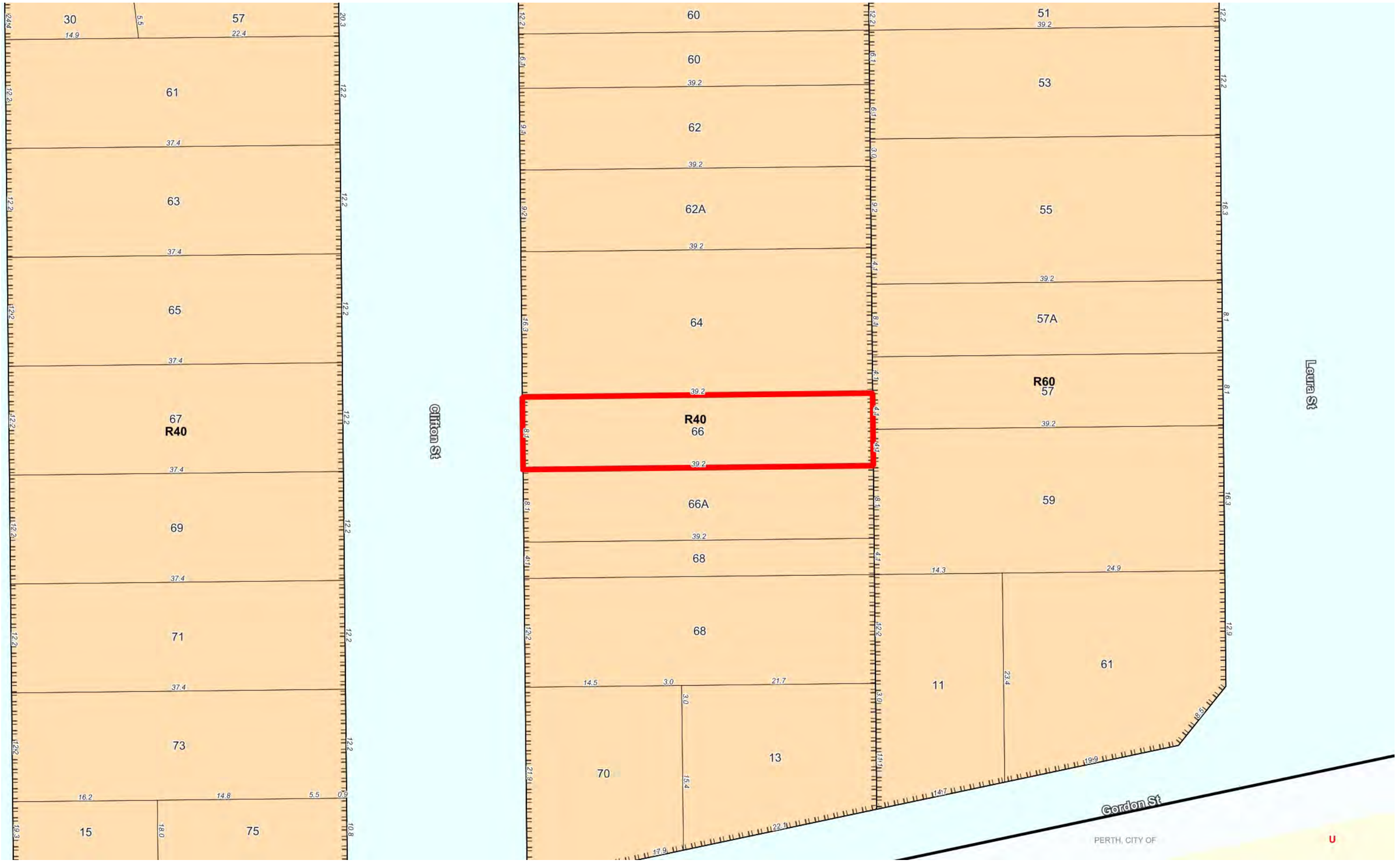
Accordingly, it is recommended that the application be approved by Council, subject to conditions of Administration's recommendation.

Further Information

Nil.



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Aerial Image	21/04/2023 1:400	N



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Zoning Map	21/04/2023 1:400	N

City of Nedlands
Amended Plans Received
18 May 2023



3D Perspective

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 888 (#66) Clifton Street Nedlands
FOR:
Andy & Caroline Crowhurst

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SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:

31/10/22	SS	Planning Amendments
11/11/22	SS	Variation S3
23/11/22	GM	VO S4
16/01/22	SS	Engineers
31/01/23	SS	Planning Amendments
Soakwells	SS	02/02/23
18/05/23	SS	Eaves removed

A3 SHEET

SHEET: 1 of 8

DRN: SS

DATE: 28/07/22

SCALE:

CONTRACT NO:
22017

City of Nedlands
Amended Plans Received
18 May 2023

4,570 | 9,390 | 4,110 | 10,590 | 3,600

5,000 | 32,260 | 1,970

GROUND FLOOR PLAN

1:100

Area Calc		
. GROUND FLOOR	137.61	68,680
. UPPER FLOOR	95.83	51,320
. GARAGE	39.73	25,360
. ALFRESCO	16.20	16,200
. STORE	4.07	10,140
. PORCH	2.53	6,380
	295.97 m²	

COAST HOMES

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18/05/23	SS	Eaves removed

A3 SHEET

SHEET: 2 of 8

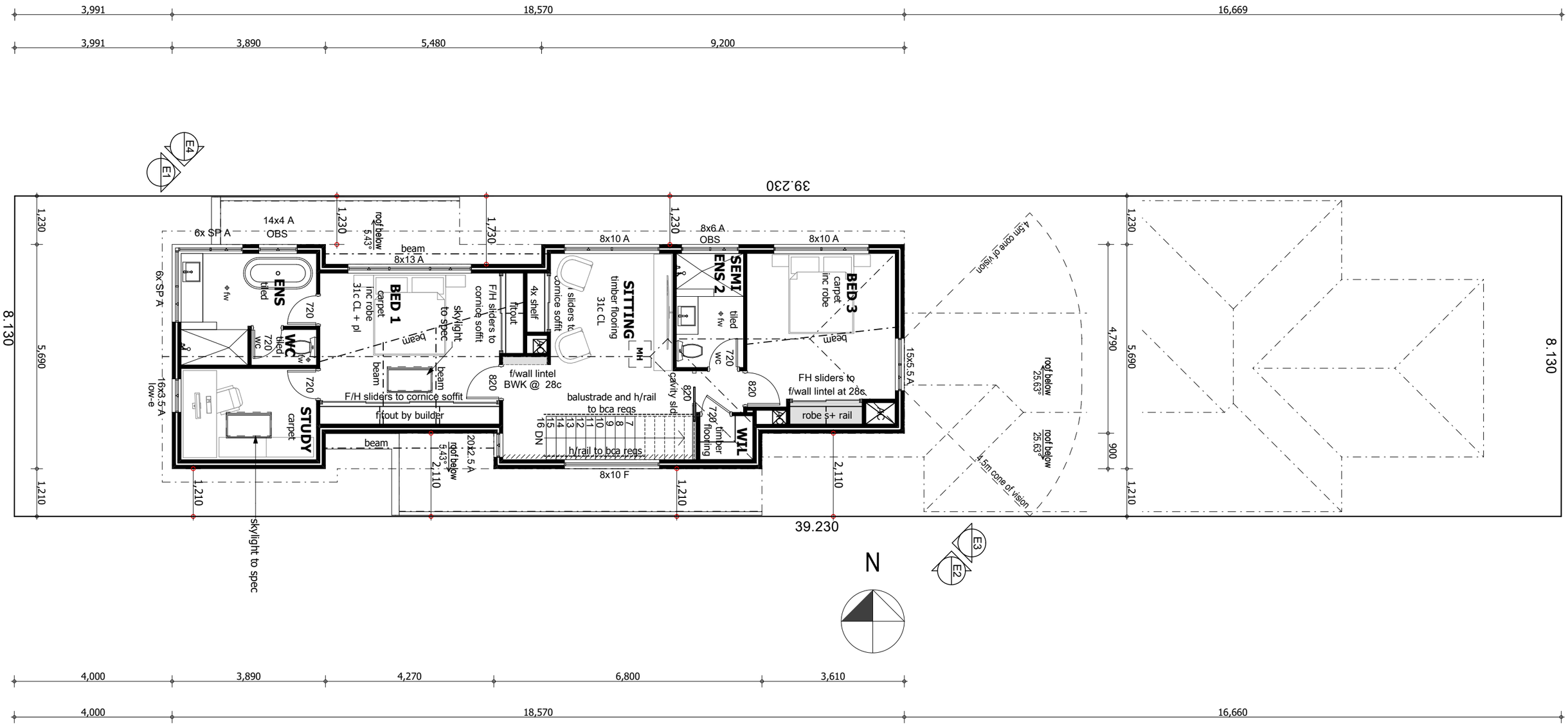
DRN: SS

DATE: 28/07/22

SCALE: 1:100

CONTRACT NO: 22017

City of Nedlands
Amended Plans Received
18 May 2023



Area Calc

. GROUND FLOOR	137.61	68,680
. UPPER FLOOR	95.83	51,320
. GARAGE	39.73	25,360
. ALFRESCO	16.20	16,200
. STORE	4.07	10,140
. PORCH	2.53	6,380
	295.97 m²	

FIRST FLOOR PLAN

1:100

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 888 (#66) Clifton Street Nedlands
FOR:
Andy & Caroline Crowhurst

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SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:

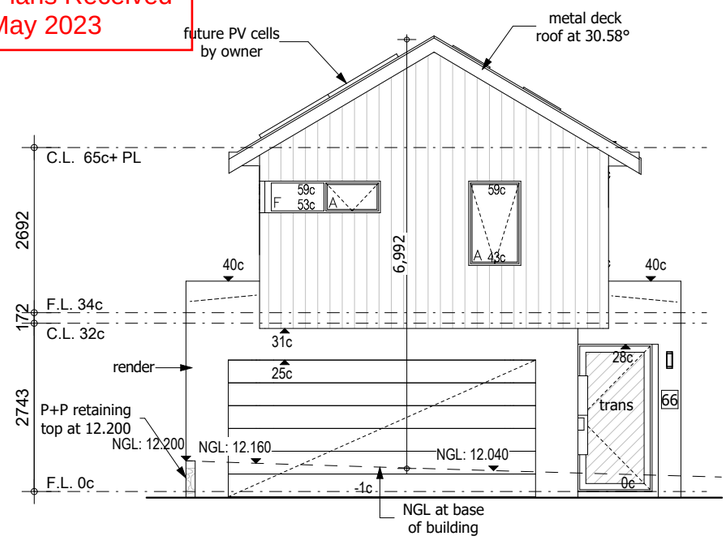
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A3 SHEET

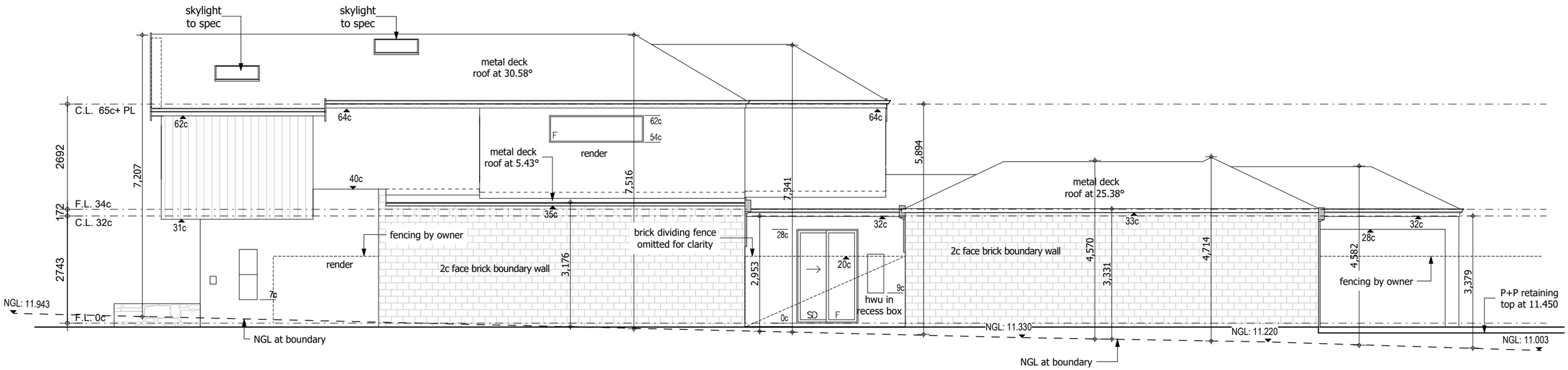
SHEET: 3 of 8
DRN: SS
DATE: 28/07/22
SCALE: 1:100

CONTRACT NO:
22017

City of Nedlands
Amended Plans Received
18 May 2023



E1 WEST ELEVATION
1:100



E2 SOUTH ELEVATION
1:100

Elevations
1:100

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 888 (#66) Clifton Street Nedlands
FOR:
Andy & Caroline Crowhurst

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DATE: _____

AMENDMENTS:

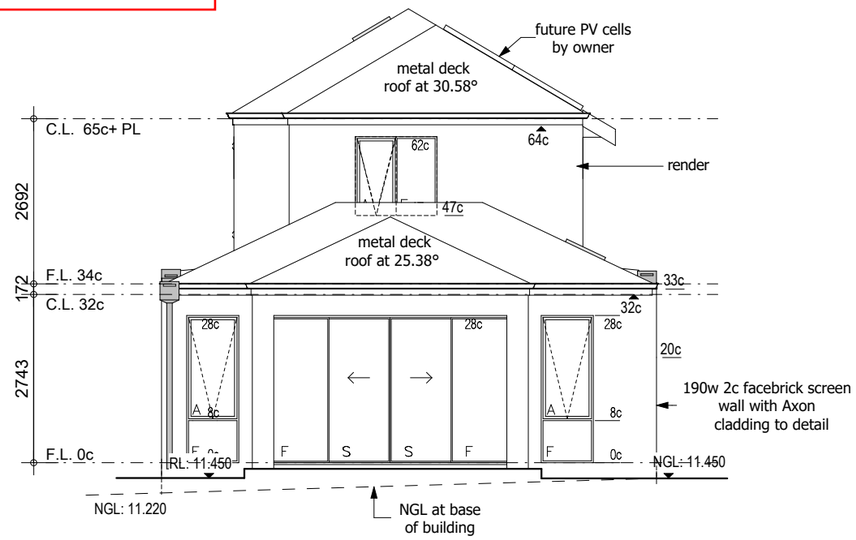
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A3 SHEET

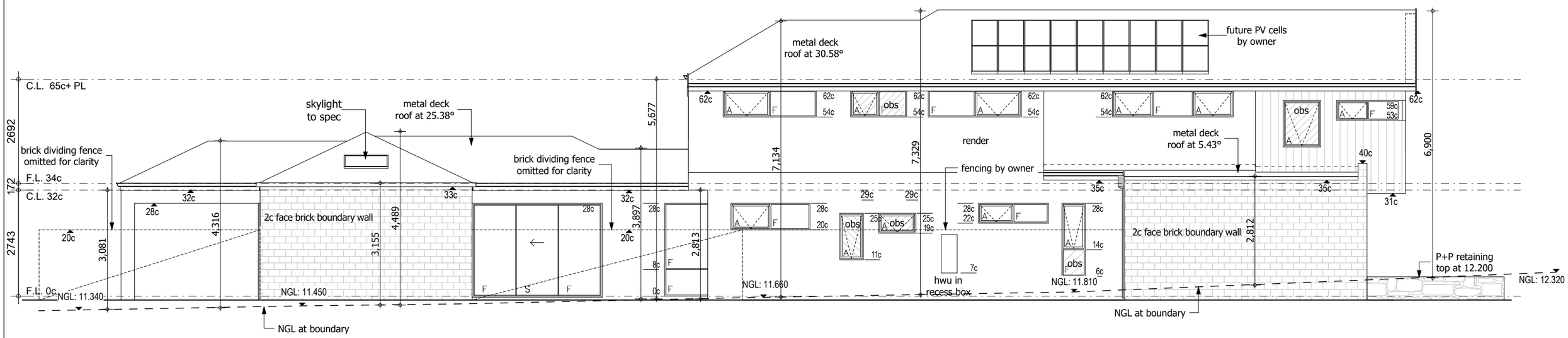
SHEET: 4 of 8
DRN: SS
DATE: 28/07/22
SCALE: 1:100

CONTRACT NO:
22017

City of Nedlands
Amended Plans Received
18 May 2023



E3 EAST ELEVATION
1:100



E4 NORTH ELEVATION
1:100

Elevations (1)
1:100

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 888 (#66) Clifton Street
Nedlands
FOR:
Andy & Caroline Crowhurst

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SIGNATURES:

OWNER: _____

OWNER: _____

BUILDER: _____

DATE: _____

AMENDMENTS:

31/10/22	SS	Planning Amendments
11/11/22	SS	Variation S3
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A3 SHEET

SHEET: 5 of 8

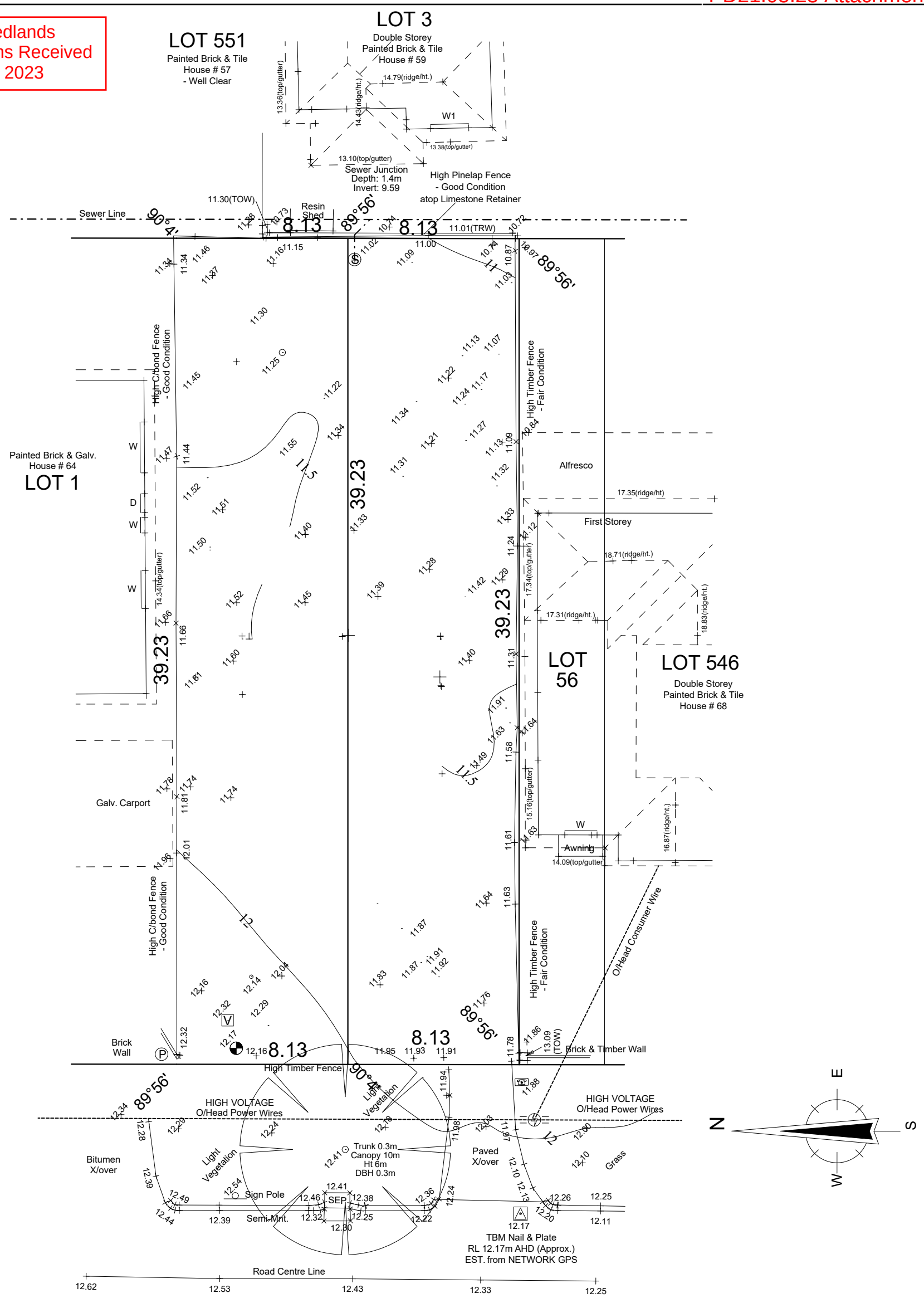
DRN: SS

DATE: 28/07/22

SCALE: 1:100

CONTRACT NO:
22017

City of Nedlands
Amended Plans Received
18 May 2023



CLIFTON STREET

FEATURE SURVEY

CLIENTS DETAILS: Georgina Chapple

LEVEL DATUM: AHD (Approx.)

DWG REF: Clifton 66 F - v1.0

STREET NAME: Clifton Street

LOT #: 54 & 55

HOUSE #: 66

SUBURB: Nedlands

LOCAL AUTHORITY: City of Nedlands

LOT AREA: see plan

R CODE: R40

SURVEY DATE: 16/11/2021

SCALE AT A3 SIZE: 1:200

LEGEND

WATER METER
SEWER CONN.
TELSTRA/NBN PIT
(TOW) TOP OF WALL
POWER POLE
(TOF) TOP OF FENCE
TREE (TO SCALE)
(TRW) TOP OF RETAINING WALL
W WINDOW
D DOOR
W1 1ST FLOOR WINDOW
SEP SIDE ENTRY PIT
TEMP. BENCHMARK
POWER DOOM

Vision surveys
CONSULTING

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59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

SCALE 1:200 @ A3

0 5 10

PLAN / DIAG /SP	DP 34630	TELSTRA	YES
ELECTRICITY	OVERHEAD	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.

Site Plan Existing
1:200

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
Lot 888 (#66) Clifton Street Nedlands
FOR:
Andy & Caroline Crowhurst

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SALES CONSULTANT: **Roy Landless**
LOCAL AUTHORITY: **City of Nedlands**
ZONING: R40
SITE AREA: 319m²
SITE COVER: 57.78%

AMENDMENTS:

31/10/22	SS	Planning Amendments
11/11/22	SS	Variation S3
23/11/22	GM	VO S4
16/01/22	SS	Engineers
31/01/23	SS	Planning Amendments
Soakwells	SS	02/02/23
18/05/23	SS	Eaves removed

A3 SHEET
SHEET: 7 of 8
DRN: SS
DATE: 28/07/22
DSN:
SCALE: 1:200
CONTRACT NO: 22017

City of Nedlands
Amended Plans Received
18 May 2023

BEWARE! POWER LINES IN THE VICINITY

LOT 551
Painted Brick & Tile
House # 57
- Well Clear

LOT 3
Double Storey
Painted Brick & Tile
House # 59

LOT 1
Painted Brick & Galv.
House # 64

LOT 56
LOT 546
Double Storey
Painted Brick & Tile
House # 68

step levels from Alfresco FFL to RL's as noted
c/bond fence by owner
P+P retaining top at 11.450
1800h brick dividing fence
tree and planting zone by owner
BOUNDARY WALL OFFSET 30mm FROM BOUNDARY
1800h gate by builder
26 instant Gas HWU in recess box
microfine grout injection extent shown hatched
BOUNDARY WALL OFFSET 30mm FROM BOUNDARY
P+P retaining top at 12.200
sightline truncation
existing screen wall to be cut back to boundary
proposed w/meter location
existing coms pit
retic conduit
relocate existing w/meter
relocate sign by owner to council requirments
Sewer Line
Resin Shed
High Pinelap Fence - Good Condition atop Limestone Retainer
Sewer Junction Depth: 1.4m Invert: 9.59
ALFRESCO -1c e/agg FL: 11.614
PROPOSED RESIDENCE FFL AT 11.70 upper floor area shown hatched
GARAGE FFL 11.614 -1c grano
PORCH -1c e/agg
C'YARD -1c e/agg
DRIVEWAY e/agg
CROSSOVER e/agg
Galv. Carport
rainhead
cut-off drain
PCD
Gas/Elec Comb m/box
existing power dome
HIGH VOLTAGE O/Head Power Wires
Trunk 0.3m Canopy 10m Ht 6m DBH 0.3m
Sign Pole
Bitumen X/over
Paved X/over
Grass
Alfresco
First Storey
High Timber Fence - Fair Condition
Brick & Timber Wall
O/Head Consumer Wire
Awning
dividing fence shadow line calculated at 2m high from NGL
shadow cast onto adjoining lot on 21st June at midday 85.56m² = 26.82%
tree and planting zone by owner
TBM Nail & Plate RL 12.17m AHD (Approx.) EST. from NETWORK GPS
Road Centre Line

SITE COVERAGE

ZONED	R40
% ALLOWED	55%
SITE AREA	318.94m²
SITE COVER AREA	192.14m²

SITE COV. =60.2%

boundary (12.160m) -12.50% 2,000 -250 mm -17.95% 1,651 -546 mm 0.00% 1,200 -546 mm FFL = 11.614

CLIFTON STREET

FEATURE SURVEY

STREET NAME: Clifton Street
LOT #: 54 & 55
HOUSE #: 66
SUBURB: Nedlands
SURVEY DATE: 16/11/2021
R CODE: R40
LOT AREA: see plan
SCALE AT A3 SIZE: 1:200
LOCAL AUTHORITY: City of Nedlands
CLIENTS DETAILS: Georgina Chapple
LEVEL DATUM: AHD (Approx.)
DWG REF: Clifton 66 F - v1.0

LEGEND
WATER METER
SEWER CONN. (TOW) TOP OF WALL
TELSTRA/NBN PIT (TOF) TOP OF FENCE
POWER POLE (TRW) TOP OF RETAINING WALL
TREE (TO SCALE)
POWER DOME
SIDE ENTRY PIT
TEMP. BENCHMARK
D DOOR
W WINDOW
W1 1ST FLOOR WINDOW
SEP

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59 SCARBOROUGH BEACH RD,
SCARBOROUGH WA 6019
Email: info@visionsc.com.au
www.visionsurveys.com.au

SCALE 1:200 @ A3
0 5 10

PLAN / DIAG /SP	DP 34630	TELSTRA	YES
ELECTRICITY	OVERHEAD	SEWERAGE	YES
WATER	YES	DRAINAGE	GOOD
GAS	YES	VEG. / SOIL	AS DESCRIBED

IMPORTANT NOTES:
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Site Plan - PROPOSED
1:200

COAST HOMES

PROPOSED RESIDENCE TO BE ERECTED ON:
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FOR:
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SALES CONSULTANT: **Roy Landless**
LOCAL AUTHORITY: **City of Nedlands**
ZONING: R40
SITE AREA: 319m²
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AMENDMENTS:

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11/11/22	SS	Variation S3
23/11/22	GM	VO S4
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Soakwells	SS	02/02/23
18/05/23	SS	Eaves removed

A3 SHEET
SHEET: 8 of 8
DRN: SS
DATE: 28/07/22
DSN:
SCALE: 1:200
CONTRACT NO: 22017

17. Divisional Reports - Corporate Services Report No's CPS19.05.23 to CPS25.05.23

17.1 CPS19.05.23 Lease at the Tresillian Arts Centre – Delegation of Authority to the Chief Executive Officer

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Peter Scasserra – Coordinator Land and Property
Director	Michael Cole – Director Corporate Services
Attachments	Nil.

Purpose

This report seeks delegation of authority from Council to authorise the Chief Executive Officer (CEO) to accept and vary leases negotiated at Tresillian in accordance with the *Local Government Act 1995*. This delegation was not included in the last review of the Delegated Authority Manual endorsed by Council in September 2022 (CEO101.09.22 refers).

Recommendation

That Council:

1. approves the following delegation of authority relating to Tresillian Arts Centre leases:

The CEO is authorised to accept and vary leases negotiated at Tresillian Arts Centre in accordance with Section 3.58 of the *Local Government Act 1995*, up to an annual rental income of $10,000; and

2. delegates authority to the Chief Executive Officer to sign the associated Deeds of Lease as a deed following a negotiation process in accordance with that noted in (1) above.

Voting Requirement

Absolute Majority.

Background

The City is required to review its Register of Delegations annually in accordance with section 5.46(2) of the Local Government Act 1995. The last review was endorsed by Council at its meeting of 27 September 2022. Due to an administrative oversight, this review did not include a previously endorsed delegation to the CEO to accept or vary leases negotiated at Tresillian Arts Centre.

Discussion

By resolution of Council on 23 March 1999 Council delegated authority to the CEO to accept leases negotiated at the Tresillian Arts Centre on the basis of direct negotiation in accordance with Sections 3.58(3) and (4) of the Local Government Act and up to an annual rental income of $5,000.

A draft template for a standard lease agreement for the City to use for each artist studio lease was developed and has been used since that time. The amount for each lease is determined by individual market valuations with CPI based increases applicable in intervening years. In 2015 Council increased the amount to $10,000 to reflect changes to market conditions.

While this delegation is required to be reviewed annually, due to an administrative oversight, was not reviewed by Council in September 2022.

To facilitate the ongoing management of leases at Tresillian, Administration requests this previous delegation to be re-affirmed.

Additionally, to give effect to a variation of lease or early surrender of lease during the term should either the City's or the Tenant's circumstances change, this delegation seeks to provide the CEO with authority to vary the lease terms within the constraints of the Use of Council Facilities for Community Purposes Policy.

Consultation

In reviewing the Register of Delegations in 2022, the CEO consulted with the Executive Officer, Governance Officer, Directors and relevant staff members to ensure the register complied with the requirements under the Local Government Act 1995, and the City's daily operational requirements. In reviewing this delegation the CEO has consulted with the Coordinator Land and Property and the Tresillian Arts Centre Coordinator.

Strategic Implications

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

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

Values

High standard of services
We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Great Communities
We enjoy places, events and facilities that bring people together. We are inclusive and connected, caring and support volunteers. We are strong for culture, arts, sport and recreation. We have protected amenity, respect our history and have strong community leadership.

Budget/Financial Implications

There are no financial or budget implications with this report. Income for each lease at Tresillian is initially determined by market valuation with CPI based increases applying thereafter until the next market valuation is required.

Legislative and Policy Implications

Leases at Tresillian are a disposition of local government property under section 3.58 of the *Local Government Act 1995*.

The Tresillian Café lease is deemed a commercial tenancy agreement under the *Commercial Tenancy (Retail Shops) Agreements Act 1985* and must be prepared in accordance with the provisions of this Act.

The Use of Council Facilities for Community Purposes Policy addresses requirements for all leases of Council facilities, including Tresillian Arts Centre.

Decision Implications

Endorsement of this recommendation will maintain consistency in process. More for the purpose of administrative efficiency, this prior delegated authority with minor amendments to reflect current market conditions is now presented to Council with a recommendation to retain and re-affirm.

By delegating this authority Council is requiring the City to continue to adhere to the legislated process of leasing of local government property but at the same time recognising the efficiency of Administration to fulfil this obligation. It also affords Council more time to consider more substantive matters. The process by which Tresillian leases have been

negotiated for at least the last decade and a half has been improved. Each submission for lease is assessed by a panel against compliance and qualitative criteria to provide for a consistent and equitable evaluation and align outcomes with the City's strategic vision. The legislation has remained the same regarding requirements for the process of leasing local government property such as at the Tresillian Arts Centre so it follows that internal processes would do the same.

Should Council not endorse the recommendation or pursues an alternative option, each lease at Tresillian may be required to be presented to Council.

Conclusion

This proposed retention of previous delegation of authority is to maintain processes considered to be assisting administrative efficiency. Through the recommendation for delegation of authority legislated processes are consistent and integrity of City of Nedlands procedures preserved.

Further Information

Nil.

17.2 CPS20.05.23 New Lease to St John Ambulance WA Ltd

Meeting & Date	Council – 23 May 2023
Applicant	St John Ambulance WA Ltd
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Peter Scasserra – Coordinator Land and Property
Director	Michael Cole – Director Corporate Services
Attachments	1. CONFIDENTIAL – St John Lease Request

Purpose

The purpose of this report is for Council to consider a new lease for St John Ambulance WA Ltd for a portion of the Nedlands Community Care Office and adjacent carpark at 97-99 Waratah Avenue Dalkeith.

Recommendation

That Council:

1. **approves the lease for a 465 m² (approx.) portion of the Nedlands Community Care Office and adjacent carpark at 97-99 Waratah Avenue Dalkeith (Part Lots 386 and 387 on Deposited Plan 3395) to St John Ambulance WA Ltd consistent with the key terms noted within this report;**

2. **approves an exemption to section 3.58 of the *Local Government Act 1995* pursuant to Regulation 30 of the *Local Government (Functions and General) Regulations 1996* for the lease of a 465 m² (approx.) portion of the Nedlands Community Care Office and adjacent carpark at 97-99 Waratah Avenue Dalkeith (Part Lots 386 and 387 on Deposited Plan 3395); and**

3. **authorises the Chief Executive Officer and Mayor to execute all documents necessary to give effect to a lease and apply the City's Common Seal.**

Voting Requirement

Simple Majority.

Background

97-99 Waratah Avenue Dalkeith comprises Lots 385, 386 and 387 on Deposited Plan 3395 and is unencumbered freehold land owned by the City of Nedlands (City).

The improvements on the land include Dalkeith Hall, the Nedlands Community Care Office (NCC) and a carpark.

Dalkeith Hall was originally constructed in 1956 and spans Lots 385 and 386. This building is used by various community groups pursuant to hire terms, as well as the City's Positive Ageing program team.

The adjoining NCC office was constructed early to mid-1990's and spans Lots 386 and 387. It is currently used by the City's NCC team to provide both in-home support activities and group social support services for senior residents in the community.

On the 29th of August 2022, St John Ambulance WA Ltd (St John) contacted the City seeking assistance with finding a suitable premises to use as a training facility and office for their Event Health Service (EHS) team that meets the following requirements:

- Exclusive use.
- 24hr access.
- Space to accommodate up to 50 people.
- Bathroom and kitchen facilities.
- Capacity to garage an EHS ambulance vehicle.
- Move in date 1st July 2023.

Following subsequent discussions with the City, St John requested to view the rear section of the NCC office to determine whether it would provide for a suitable premises. After their site visit on the 6th of December 2022, St John advised they would like progress negotiations for a lease for a portion of the NCC office.

St John is a charitable, not-for-profit organisation that established itself in Western Australia during 1891 for the provision of first aid, ambulance services and primary and ancillary care to the community.

In May 1965, St John secured a site in Claremont to establish a division in the western suburbs. This site was located at 282 Stirling Highway Claremont and comprised a building that was constructed for St John by the Apex Club of Claremont with the assistance of the district residents, the State Government and Local Government bodies.

St John leased the premises at 282 Stirling Highway from the Town of Claremont pursuant to a peppercorn lease until the end of their lease term. The local government resolved not to renew the lease following a local planning scheme amendment that resulted in the zoning of the land accommodating the premises at 282 Stirling Highway changing to allow for future redevelopment.

The proposal seeks approval from the Council to lease a 465 m² (approx.) portion of the NCC office and adjacent carpark at 97-99 Waratah Avenue Dalkeith to St John for the purpose of a training facility and an office for their Event Health Service team.

Discussion

97-99 Waratah Avenue Dalkeith is zoned 'Mixed Use' by the City of Nedlands Local Planning Scheme No. 3.

Notwithstanding the current zoning, the existing use of the building is defined as a 'Community Purpose', being premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit.

Considering the proposed use of the building aligns with the definition of community purpose, there is no fundamental change to the underlying use of the building as a result of the proposed lease to St John. Therefore, a use that continues to satisfy the objectives of a community purpose can be considered.

At present, the entire NCC office is used by the City's NCC team to facilitate the delivery of Commonwealth Home Support Program (CHSP) services.

At the Ordinary Council Meeting of the 28th of February 2023, the Administration recommended the City transition out of providing government funded CHSP services to eligible residents, (currently delivered from NCC) by the 30th of June 2023 to coincide with the cessation of government funding. The Council, at a subsequent Ordinary Council Meeting, resolved to discontinue NCC services on the 30th of December 2023.

The NCC office layout is divided into two main sections. The front section consists of offices for the City's NCC team and Positive Ageing program team whilst the rear section is where on-site services are provided, as well as staff work areas.

Notwithstanding NCC services will discontinue on the 30th of December 2023, services delivered through the City's Positive Aging Program will continue. Therefore, Officers investigated whether the NCC office could accommodate a separate tenancy based on a collocation scenario with view to maximizing the utilisation of the City's building asset.

Evidently, the NCC office floor plan allows for a division of space (front and rear) and possible collocation opportunity. The division of space involves isolating the front section from the rear section by installing a door or similar type barrier in the corridor connecting the two sections of the building.

To allow for a feasible collocation scenario between the City and St John, the front section of the NCC office needs to be retained to accommodate the City's Positive Ageing program team with consideration to the following:

- NCC office exclusive car bays and adjoining public car bays cannot be monopolised by people attending the lease area during normal business hours.

- General public access including access of clients attending Positive Ageing program activities cannot be restricted.
- Access to Dalkeith Hall or any portion of the NCC office outside the lease area is not permitted.
- Any signage promoting the purpose of the lease area would not over-ride/affect the required signage for the City's Positive Ageing program.

The proposed lease area captures the remaining rear section of the NCC office and includes a separate entry foyer, a single office, two kitchens, male toilets, female toilets, disabled toilet, a function room, a conference room, two storerooms, and a covered enclosed courtyard. Additionally, the proposed lease area seeks to incorporate a 40 m² portion of the car park behind the courtyard for the purpose of constructing a shed required to garage an EHS ambulance vehicle, as well as 5 exclusive car bays for the St John EHS team.

As of July 2022, EHS had approximately 1,024 volunteers, this included volunteers waiting to be trained. During the 2021/2022 financial year these volunteers attended 3,475 events, from these events 13,984 patients required EHS attention. From EHS's overall volunteers, 81 of these were from the Western Suburbs Division, they provided 2,380 hours of volunteering in 2021/2022.

EHS community services involve volunteers safeguarding the public at all types of events including:

- Major venues such as RAC Arena
- Numerous sporting events including obstacle courses and fun runs
- Concerts, dance and music festivals
- Community fairs, festivals and parades
- School fetes, fairs and sporting carnivals
- Exhibitions, conferences
- Agricultural shows including the Perth Royal Show
- Government initiatives and Commemorative services
- Motorsports and racing
- Horse jumping/racing
- Charity and not-for-profit events, gala dinners and balls such as Telethon
- Filming movies and TV shows
- State emergency call outs

EHS volunteers are also active when needed to support St John operational on-road paramedics for fire call outs and other mass emergency situations (Volunteers assisted with on road paramedics during peak COVID periods).

The recommendation makes provision for the key terms of the lease to be reviewed and authorised by the Council, the intent being to accommodate reasonable and sensible negotiation of the proposed lease relationship.

Notwithstanding St John's move in date requirement of the 1st of July 2023, a commencement date of the 1st of September 2023 has been negotiated. Officers believe the

Operations of NCC can be confined to the remaining part of the NCC office by the lease commencement date to avoid impacting on timeframes.

Key Terms and Special Conditions

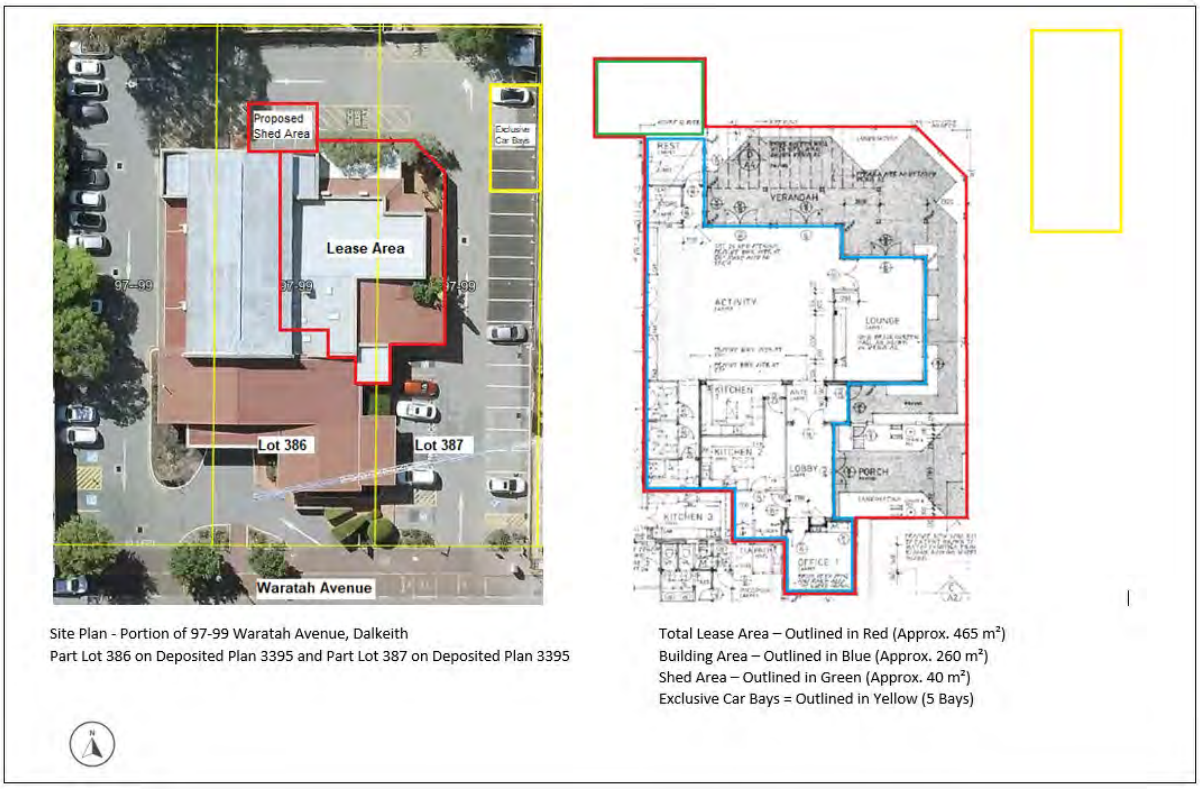
On the 9th of February 2023, St John agreed to all the key terms noted within the report below to facilitate a lease.

Proposed Lease - St John Ambulance WA Ltd	
Key Terms	
Lease Term	**Details**
Land	Portion of 97-99 Waratah Avenue, Dalkeith – Part Lot 387 on Deposited Plan 3395 and Part Lot 386 on Deposited Plan 3395.
Lease Area	465 m² (approx.).
Lessor	City of Nedlands
Lessee	St John Ambulance WA Ltd
Commencement Date	Upon execution by both parties (1 September 2023)
Permitted Purpose	Training Facility, Event Health Services Headquarters (Western Suburbs Division) and uses ancillary thereto.
Market Rental Valuation Assessment	Completed 12 January 2023.
Annual Rent	$64,000 net per annum excluding GST and variable outgoings. Inclusive of 5 exclusive car bays.
Rent Reviews	3% Fixed Annual Increase
Outgoings	Proportionate outgoings payable by Lessee.
Term	5 years.
Further Term Option 1	3 years.
Further Term Option 2	3 years.
Operating/Access	Monday to Friday and Weekends.
Public Liability Insurance	The Lessee is responsible for Public Liability and will hold $20M minimum cover, however the Lessor will continue to hold its policy.
Building Insurance	The Lessor will in sure its interests in the building and the shed, however, will recover the payment of the annual insurance premium (proportionate to the lease area) from the Lessee.
Contents Insurance	The Lessee will hold adequate contents insurance cover.
Workers Compensation	The Lessee will hold adequate workers compensation cover.
Indemnity	The Lessee will indemnify the Lessor against any liability and all claims in connection with the lease.
Preventative Maintenance	The Lessee will be responsible for the following preventative maintenance items:

	• Mechanical Services (servicing of air conditioning units and auto doors) • Fire Services (operational compliance check for smoke alarms, fire extinguishers and fire reels) • Electrical Services (operational compliance check for RCD, emergency lighting, fire panels, defibrillators and alarm/security system) • Hydraulic Services (servicing of sewer pump, grease trap and septic system- if applicable) • Pest Treatment • Gutter Clean • Carpet Clean • Painting (external and internal every 8-10 years or as required)
Non-Structural Maintenance	The Lessee will be responsible for all non-structural maintenance.
Structural Maintenance	The Lessor will be responsible for all structural maintenance.
Fit Out	The Lessee is responsible for all fit out works
Alteration/Additions	The Lessee will be responsible to any alterations or additions at their cost subject to all necessary approvals.
Capital Improvements	The Lessee will be responsible to any capital improvements and connection to services at their cost subject to all necessary approvals- detailed plans and certifications to be provided prior to any construction.
Signage	Prior written consent from the Lessor is required.
Lease Preparation Costs	The Lessee will be responsible for lease preparation costs
Special Conditions	• Lease is subject to City of Nedlands Council approval. • Lease is subject to the approval of the Board of St John Ambulance WA Ltd. • Lease is subject to a redevelopment clause with a 2 year notice period. • Entrance to shed must always remain unobstructed.
Annexures	Lease area sketch

Lease Area Sketch

The proposed lease area sketch is displayed following.



Site Plan - Portion of 97-99 Waratah Avenue, Dalkeith
Part Lot 386 on Deposited Plan 3395 and Part Lot 387 on Deposited Plan 3395

Total Lease Area – Outlined in Red (Approx. 465 m²)
Building Area – Outlined in Blue (Approx. 260 m²)
Shed Area – Outlined in Green (Approx. 40 m²)
Exclusive Car Bays = Outlined in Yellow (5 Bays)

Market Rental Valuation Assessment

A market rental valuation assessment as defined by the International Valuation Standards Council was undertaken by an independent licensed valuer on the 12th of January 2023. The assessment considered various economic factors as well as market rental evidence including community based rental evidence with consideration to the following two scenarios:

- Scenario 1, assumes the following:
  - Variable outgoings for the tenancy fall within general market parameters.
  - If a single garage space is allocated to the subject tenancy.
  - If 5 open car bays are allocated to the subject tenancy.

- Scenario 2, assumes the following:
  - Variable outgoings for the tenancy fall within general market parameters.
  - If a single garage space is allocated to the subject tenancy.

The adopted market rental valuation methodology utilised the Direct Comparison approach as the primary and only method of rental valuation, and has determined the following rental:

- Scenario 1 - $64,000 net per annum, ex GST and variable outgoings.
- Scenario 2 - $61,000 net per annum, ex GST and variable outgoings.

Scenario 1 is preferred by St John.

Consultation

The City has carried out engagement with internal stakeholders and their feedback has been incorporated within the report.

Strategic Implications

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The lease as proposed would be at no cost to Council. Should Council agree to the recommendation as proposed, the new lease would be prepared by a solicitor and full costs would be on-charged to the proponent.

Additionally, the proponent will be responsible for but not limited to all fit out and capital improvement costs.

The City currently does not receive revenue from the subject portion of 97-99 Waratah Avenue Dalkeith. Should Council resolve to endorse the recommendation, the proposed lease (based on Scenario 1) will provide for an income to the City of $64,000 per annum (ex GST and variable outgoings) in revenue over a term of 5 years and any further term.

Legislative and Policy Implications

The City is bound by specific conditions under the *Local Government Act 1995* with regard to the disposal of property. Section 3.58 of the Act enables a local government to dispose of a property to the highest bidder at a public auction, by way of a public tender process or by giving local public notice of the proposed disposition and following the public consultation process as prescribed by sub-section section 3.58 (3) of the Act. In this context, disposing of a property means to 'sell, lease or otherwise dispose of, whether absolutely or not'.

Considering St John Ambulance WA Ltd are a registered charitable not-for-profit association, they are eligible for an exemption to section 3.58 of the *Local Government Act 1995* pursuant to Regulation 30 of the *Local Government (Functions and General) Regulations 1996*, therefore the proposed disposal of land is not required to be advertised.

Decision Implications

Should Council resolve to approve a lease for a 465 m² (approx.) portion of the NCC office and adjacent carpark at 97-99 Waratah Avenue Dalkeith, Officers will instruct the City's solicitor to prepare a lease in accordance with the key terms contained within this report at the full cost of the Lessee.

If Council do not resolve to approve a lease for a 465 m² (approx.) portion of the NCC office and adjacent carpark at 97-99 Waratah Avenue Dalkeith, the proponent will not be able to secure tenure within the City and will have to consider their future elsewhere.

Conclusion

St John have established a presence within the western suburbs since 1965. Their integrated model of service involves a high level of volunteerism and participation to enable the provision of the following services:

- Ambulance service.
- Community First Responder program.
- First Aid training for school students.
- First Aid training for community groups and at community events.
- Volunteer support.
- Community transport.
- State-wide defibrillator network.
- Ambulance education.
- Charitable programs that provide areas of vulnerability with equipment, education and training to overcome medical challenges.

Volunteer members are required to maintain a high standard of training to continue to keep a strong skill set for the delivery of services.

To support this skill set St John are seeking assistance from the City to secure long term tenure for a suitable premises within the western suburbs locality to allow their operations and services to continue.

Officers believe this request can be accommodated by way of a lease for a 465 m² (approx.) portion of the NCC office and adjacent carpark at 97-99 Waratah Avenue Dalkeith. Additionally, the proposal presents an opportunity for additional revenue for the City and the retention of EHS community services for the western suburbs community.

Further Information

Question

Councillor Mangano - Are St John responsible for external painting of Dalkeith Hall?

Officer Response
Painting is deemed preventative maintenance and is the responsibility of the Lessee. Therefore, St John will be responsible for internal and external painting of the lease area, at their expense. This work must be undertaken by a licensed painter who will need to apply a colour approved by the City. Repainting will be required every 5 years.

Question
Councillor Mangano - Are there any plans to re-roof Dalkeith Hall?

Officer Response
Consideration for re-roofing in future years of the capital works program following external condition assessment of the building.

17.3 CPS21.05.23 New Lease to ADHD WA

Meeting & Date	Council – 23 May 2023
Applicant	ADHD WA
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Peter Scasserra – Coordinator Land and Property
Director	Michael Cole – Director Corporate Services
Attachments	1. CONFIDENTIAL – ADHD WA Social Impact Proposal

Purpose

The purpose of this report is for Council to consider a new lease for ADHD WA for Haldane House at 109 Montgomery Avenue, Mount Claremont.

Recommendation

That Council:

1. **approves the lease for Haldane House at 109 Montgomery Avenue, Mount Claremont (Part Lot 6987 on Deposited Plan 167276) to ADHD WA Inc consistent with the key terms noted within this report;**

2. **consider the community benefits delivered by ADHA WA Inc and approve an annual rent of $28,000 p.a. excluding GST and outgoings;**

3. **approves an exemption to section 3.58 of the *Local Government Act 1995* pursuant to Regulation 30 of the *Local Government (Functions and General) Regulations 1996* for the lease of Haldane House at 109 Montgomery Avenue, Mount Claremont (Part Lot 6987 on Deposited Plan 167276); and**

4. **subject to the Minister for Lands' Consent, authorises the Chief Executive Officer and Mayor to execute all documents necessary to give effect to a lease and apply the City's Common Seal.**

Voting Requirement

Simple Majority.

Background

109 Montgomery Avenue Mount Claremont comprises Lot 6987 on Deposited Plan 167276. The land is conditional freehold owned by the City of Nedlands (City), reserved for 'Civic and Community' purposes and constrained by Crown Grant in Trust conditions.

It is considered that a use that is within the definition of "Civic use" and/or "Community purpose" under the City's Local Planning Scheme No. 3 and that is permissible within the Deed of Trust can continue to operate on the site.

The improvements on the land include Tennis Courts, Playground, Mt Claremont Library, Mt Claremont Community Centre, Two Carparks and Haldane House.

Haldane House is a 268 m² (approx.) brick and tile detached building constructed in the 1990's as a community purpose facility. The layout consists of a front lounge, three smaller office areas with one incorporating an ensuite, an open plan function area which incorporates a kitchen and disabled bathroom and separate toilet, a rear washing room, and a double garage.

This building was historically leased to the Bethanie Group in January 2010 for the purpose of providing a young disabled respite service, or such other appropriate service agreed between the Lessee, Lessor and Minister for Lands. The lease came to an end in December 2019 and the City has subsequently been using the building on occasion to provide services from its Positive Aging Program.

In January 2023, the City received a request from ADHD WA, to view Haldane House to enable to determine whether it would be a suitable premises to occupy exclusively under a lease arrangement for the purpose of offices and consulting rooms.

ADHD WA operates as a not-for-profit organisation within a social enterprise model providing research-based support and information services that assist and empower individuals, families and carers with ADHD. They also provide training and education to partners, co-workers, teachers, or anyone who is connected to someone living with ADHD.

Historically based within the City of Nedlands, ADHD WA have been working alongside the ADHD community since 1993 and are currently operating from the Niche building within the QEII Health Campus. Due to a significant increase in growth driven by demand for their services, the current premises is no longer suitable, prompting a search for alternative office accommodation that meets space requirements.

Following a site visit to Haldane House on the 8th of February 2023 and subsequent discussions, ADHD WA advised they would like progress negotiations for a lease.

The proposal seeks approval from the Council to lease Haldane House and a portion of the adjacent carpark (1,033 m² approx. total lease area) at 109 Montgomery Avenue Mt Claremont (Part Lot 6987 on Deposited Plan 167276) for the purpose of an office and consulting rooms and uses ancillary thereto.

Discussion

Haldane House is located on the western side of Montgomery Avenue Mt Claremont, approximately 8kms west of the Perth city centre, and to the immediate north of the Mount Claremont Community Centre and Library. Development surrounding the site comprises established single residential housing situated either side of Montgomery Avenue.

Haldane House is within a local town planning scheme Reserve for Civic and Community purposes. Considering the existing use of the building is defined as a 'community purpose' and the proposed use is also a 'community purpose' without a requirement for external works there is effectively no change to the underlying use of the building as a result of the proposed lease to ADHD WA, from a town planning perspective.

Land Tenure
Before the introduction of the *Land Administration Act 1997*, the Minister for Lands may have issued a freehold title over a reserve, otherwise known as a Crown Grant in Trust for a particular purpose or any ancillary or beneficial purpose.

In these instances, the land was granted in fee simple free of cost but could only be used for a designated purpose. Leases may be registered but the Lessee may only use the land for the same designated purpose as the original Proprietor or Lessor.

Since the implementation of the *Land Administration Act 1997*, Crown Grants in Trust are referred to as conditional tenure land.

Conditional tenure land is fee simple land subject to conditions of use of the land registered against the title. The conditions are such conditions determined by the Minister for Lands for the use of the land, usually requiring that the land be used only for a designated purpose.

Lot 6987 on Deposited Plan 167276 was transferred to the City as a Crown Grant in Trust subject to conditions that require the land to be held and used for the purpose of a Civic Centre. Alternative uses that provide a community benefit may be considered, however, approval of the Minister for Lands is necessary, and a lease may not take effect until such consent has been obtained.

A preliminary assessment by the Department of Planning Lands and Heritage confirms they support the proposal because it falls within the land use category captured by a Civic Centre purpose and believe it will also support members of the community that use the facility.

Utilisation
At present, Haldane is used occasionally by the City's Positive Ageing Team to deliver services associated with their Positive Ageing Program. Considering these services are now predominantly being delivered from the Mt Claremont Community Centre, Officers assessed whether Haldane House could accommodate a tenancy for office use and consulting rooms.

The assessment determined Haldane House is under-utilised and identified the following matters in support of the proposal:

a. Increases the level of passive surveillance of 109 Montgomery Avenue, thereby contributing to improved safety outcomes and reduced propensity for antisocial activity to occur while the space is being utilised by the lessee/visitors.
b. Provides a space for community-based activities.
c. Promotes increased activation or the precinct and adjacent reserve.
d. A lessee is responsible for non-structural maintenance, preventative maintenance and the payment of utility costs and outgoings effectively reducing the financial burden on the City to maintain the building.
e. Provides for maximizing building asset utilisation.
f. A lease will facilitate the appropriate management and responsible use of the City's facilities for the benefit of the community and ensure managed properties are appropriately maintained. Well maintained and managed property assets present a significant benefit to the Council and the community.

Furthermore, Haldane House will allow ADHD WA to increase their services significantly to meet the increase in demand for people seeking their support and will facilitate the following:

- 100% increase in assessments and 34% increase in therapy sessions;
- increasing the phone support service for community members;
- provision of new health and wellness programs; and
- tailored services to best support children, teenagers and adults.

ADHD WA services contribute to the delivery of community benefits that improve the health and well-being of the community and meets a community need. The recommendation proposes approving a lease for Haldane House with consideration for a rent reduction and an exemption to section 3.58 of the *Local Government Act 1995* for advertising pursuant to regulation 30 of the *Local Government (Functions and General) Regulations 1996.*

The recommendation also makes provision for the key terms of the lease to be reviewed and authorised by the Council, the intent being to accommodate reasonable and sensible negotiation of the proposed lease relationship.

Key Terms and Special Conditions

On the 2nd of March 2023, ADHD WA agreed to all the key terms noted within the table following to facilitate a lease.

Proposed Lease - ADHD WA	
Key Terms	
Lease Term	**Details**
Land	109 Montgomery Avenue, Mount Claremont – Part Lot 6987 on Deposited Plan 167276.
Lease Area	1,033 m² (approx.).
Lessor	City of Nedlands
Lessee	ADHD WA Inc.
Commencement Date	Upon execution by both parties
Permitted Purpose	Office Headquarters and uses ancillary thereto.
Market Rental Valuation Assessment Date	Completed 21 February 2023.
Market Rental Valuation Assessment Annual Rent	$56,000 net per annum excluding GST and variable outgoings. Inclusive of 6 open car bays and 2 under cover car bays.
Proposed Annual Rent	$28,000 excluding GST and variable outgoings. Inclusive of 6 open car bays and 2 under cover car bays.
Proposed Discount	50%
Social Return	Community benefits provided via the delivery of services, initiatives and activities that align with the City's strategic objectives.
Rent Reviews	CPI
Outgoings	Outgoings payable by Lessee.
Term	10 years
Further Term Option 1	10 years
Further Term Option 2	5 years
Operating/Access	Monday to Friday and Weekends.
Public Liability Insurance	The Lessee is responsible for Public Liability and will hold $20M minimum cover, however the Lessor will continue to hold its policy.
Building Insurance	The Lessor will insure its interests in the building, however will recover the payment of the annual insurance premium from the Lessee.
Contents Insurance	The Lessee will hold adequate contents insurance cover.
Workers Compensation	The Lessee will hold adequate workers compensation cover.
Indemnity	ADHD WA will indemnify the City of Nedlands against any liability and all claims in connection with the lease.
Preventative Maintenance	The Lessee will be responsible for the following preventative maintenance items:

	• Mechanical Services (servicing of air conditioning units and auto doors) • Fire Services (operational compliance check for smoke alarms, fire extinguishers and fire reels) • Electrical Services (operational compliance check for RCD, emergency lighting, fire panels, defibrillators and alarm/security system) • Hydraulic Services (servicing of sewer pump, grease trap and septic system- if applicable) • Pest Treatment • Gutter Clean • Carpet Clean • Painting (external and internal every 8-10 years or as required)
Non-Structural Maintenance	The Lessee will be responsible for all non-structural maintenance.
Structural Maintenance	The Lessor will be responsible for all structural maintenance.
Fit Out	The Lessee is responsible for all fit out works
Alteration/Additions	The Lessee will be responsible to any alterations or additions at their cost subject to all necessary approvals.
Capital Improvements	The Lessee will be responsible to any capital improvements and connection to services at their cost subject to all necessary approvals- detailed plans and certifications to be provided prior to any construction.
Signage	Prior written consent from the City of Nedlands is required.
Lease Preparation Costs	The Lessee will be responsible for lease preparation costs.
Special Conditions	• Lease is subject to the Minister for Lands consent. • Lease is subject to City of Nedlands Council approval. • Lease is subject to the approval of the Board of ADHD WA Inc. • Lease is subject to a redevelopment clause with a 2-year notice period.
Annexures	Lease area sketch

Lease Area Sketch
The proposed lease area sketch displayed following captures a total site area of 1,033m², encompassing Haldane House and immediate surrounds within the perimeter wall, as well as six open car bays and two undercover car bays in front of the building.



Site Plan - Portion of 109 Montgomery Avenue, Mount Claremont
Part Lot 6987 on Deposited Plan 167276

Total Lease Area – Outlined in Red (Approx. 1,033 m²)
Building Area – Outlined in Blue (Approx. 390 m²)

Market Rental Valuation Assessment
A market rental valuation assessment as defined by the International Valuation Standards Council was undertaken by an independent licensed valuer on the 21st February 2023. The assessment analysed various economic factors as well as comparable market rental evidence including community based rental evidence and suburban commercial office rents.

Additional factors were also considered, including but not limited to:

- The tenancy's size, location, quality of improvements and level of fit out;
- Variable outgoings for the tenancy fall within the general market parameters; and
- Six open car bays and two undercover car bays in the garage are allocated to the subject tenancy and are included within the rent at no additional charge.

The adopted market rental valuation methodology utilised the Direct Comparison approach as the primary and only method of rental valuation and has determined a rental of $56,000 net per annum, ex GST and variable outgoings.

Proposed Rent
In lieu of the full rental value, ADHD WA are seeking a 50% rent reduction in recognition for the social impact of the services they provide, and how the services make a significant impact to individuals, families and carers impacted by ADHD providing direct positive outcomes.

Considering ADHD affects people across the lifespan, ADHD WA services are deemed incredibly valuable because they also address a community need. These services include:

1. Clinical service programs including:

    a. ADHD assessments
    b. ADHD therapy
    c. Group therapy for adults
    d. Group training for children, and
    e. Coaching

2. Non-Clinical service programs including:

    a. Events and networking
        i. Annual conference
        ii. Family picnics
        iii. Walk and Talk
        iv. HBF Run for a reason
    b. Peer support groups
    c. In person parent support group
    d. Education and training for Teachers and School Psychologists
    e. Health and wellness programs, and
    f. Information and telephone helpline

Given the likely investment by ADHD WA in bringing forward the concept and associated benefits their services provide to the community, Officers believe a rent reduction is justified. Should Council approve a discount it is recommended the rent review mechanism in the lease include a market rent review increase set at 5-year intervals to enable the rent to be reset in accordance with current market rates. This method will not preclude ADHD WA from applying for another discount which may be considered by Council before the start of the following term.

Consultation

The City has carried out engagement with internal stakeholders and feedback has been incorporated within the report.

Strategic Implications

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

Values

Great Governance and Civic Leadership
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The lease as proposed would be at no cost to Council. Should Council agree to the recommendation as proposed, the new lease would be prepared by a solicitor and full costs would be on-charged to the Lessee.

Additionally, the Lessee will be responsible for but not limited to all fit out and capital improvement costs.

The City currently does not receive revenue from Haldane House Mt Claremont. Should Council resolve to endorse the recommendation, the proposed lease will provide for an income to the City in rent revenue over a term of 10 years and any further term. Additionally, all outgoings, preventative maintenance and no-structural maintenance items will become the responsibility of the Lessee.

Legislative and Policy Implications

The City is bound by specific conditions under the *Local Government Act 1995* with regard to the disposal of property. Section 3.58 of the Act enables a local government to dispose of a property to the highest bidder at a public auction, by way of a public tender process or by giving local public notice of the proposed disposition and following the public consultation process as prescribed by sub-section section 3.58 (3) of the Act. In this context, disposing of a property means to 'sell, lease or otherwise dispose of, whether absolutely or not'.

Considering ADHD WA are a registered charitable not-for-profit association, they are eligible for an exemption to section 3.58 of the *Local Government Act 1995* pursuant to Regulation 30 of the *Local Government (Functions and General) Regulations 1996*, therefore the proposed disposal of land is not required to be advertised.

Pursuant to section 75 of the *Land Administration Act 1997,* consent of the Minister for Lands is required for conditional freehold land tenure or land subject to a Crown Grant in Trust that is being leased.

Decision Implications

Should Council resolve to approve a lease for Haldane House at 109 Montgomery Avenue Mt Claremont, Officers will instruct the City's solicitor to prepare a lease in accordance with the key terms and adopted recommendation contained within this report at the full cost of the Lessee.

If Council do not resolve to approve a lease for Haldane House at 109 Montgomery Avenue Mt Claremont, the proponent will not be able to secure tenure within the City and will have to consider their future elsewhere.

Conclusion

ADHD WA are regarded as the peek body for providing specialized services to those directly and indirectly impacted by ADHD in WA. They have been actively servicing the community for 30 years, partnering with tertiary institutions, as well as working with schools and community groups. Since its inception, ADHD WA has also become the one stop shop for information and services for those seeking guidance and support.

The organisation is also recognised for the convenience and efficiency of being able to address the needs of the community within one place. To allow their operations and services to continue from a centralised location under one roof, ADHD WA are seeking a lease from the City to secure long term tenure for a suitable premises that will also support the growth of the organisation.

Officers believe this proposal can be accommodated by way of a lease for Haldane House, 109 Montgomery Avenue Mt Claremont (Part Lot 6987 on Deposited Plan 167276).

Further Information

Question
Councillor Smyth- If the lessee delivers all proposed services, will a consideration need to be given to additional parking?

Officer Response
ADHD believe the current on-site parking is sufficient to meet parking demands from services being provided during the day, within normal office hours, as well as any services being provided on Saturday morning.

Question
Could an amendment be prepared that removes the 50% discount and applies full market rent.

Officer Response
The administration will prepare an amendment for the Council Meeting.

Question
Councillor Senathirajah - Why do we propose to give a discount?

Officer Response
Based on ADHD's social impact proposal, the City believes ADHD will provide a level of social return through the delivery of its services that will contribute to improving the health and well-being of the community.

17.4 CPS22.05.23 Differential Rates 2023/24 – Approval for Advertisement

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Objects and Reasons for imposing the Differential Rates for 2023/24

Purpose

The purpose of this report is to seek Council approval for the advertising of the proposed differential rates and minimum rates for the 2023/24 financial year in accordance with *Section 6.36 of the Local Government Act 1995*.

Recommendation

That Council:

1. approves the advertising of the proposed differential rates for 2023/24 for:

a. for a period of 21 days by local public notice, in accordance with *Section 6.36(1)* of the *Local Government Act 1995*; and
b. post on the City's website, in accordance with *Section 6.36(3)(c)(ii)* of the *Local Government Act 1995*; and

2. endorses the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 1.

Voting Requirement

Simple Majority.

Background

Each year where the City of Nedlands seeks to impose differential rates, it is required under section 6.36 of the *Local Government Act 1995* to advertise the proposed differential rates by local public notice for a period of at least 21 days, seeking submissions. Any submissions received to be considered by Council.

This year is also the year for the triennial Gross Rental Valuation (GRV) review by the Office of the Valuer General with the new GRVs effective from 1 July 2023. A comparison of City GRV over the previous two years is as follows:

Change in City of Nedlands Landgate Valuations

GRV Category	2021/22	2022/23	2023/24	% change
Residential	$299,553,429	$301,771,849	$352,673,430	16.87
Residential Vacant	$9,964,800	$10,859,650	$15,740,900	44.95
Non-Residential	$53,129,577	$55,994,977	$59,629,673	6.49
Total	**$362,647,806**	**$368,626,476**	**$428,044,003**	**16.12**

Number of assessments

GRV Category	2021/22	2022/23	2023/24	% change
Residential	8,304	8,301	8,332	0.37
Residential Vacant	275	331	364	9.97
Non-Residential	554	558	558	0.00

Discussion

The City imposes differential rates based on the purpose for which the land is zoned or for which the land is held or used. This allows the City the opportunity to levy different rates in the dollar on the Gross Rental Value (GRV) of different property classifications to reflect the differing levels of demand placed on City services and infrastructure in each differential category. Currently, the City uses 3 differential rate classifications as detailed following:

1. Residential
2. Residential Vacant
3. Non-Residential

The City also establishes a minimum rate for each differential rating classification to ensure that all ratepayers make a reasonable contribution to the cost of providing services and infrastructure by the City.

Proposed increase represents a 2.5% increase in rates from the 2022/23 Budget. In addition, the City expects a 2% growth in the rates base as a result of the completion of new dwellings and other additions.

The revaluation of GRVs saw an overall 16% increase in GRV for the City of Nedlands.

In a GRV revaluation year, the City's Rates in the Dollar are adjusted to achieve the same pre GRV revaluation rate income. Rates modelling was undertaken to reduce the rates in the dollar. These revised rates in the dollars for all categories were then increased by 2.5%. Minimum rates for Residential and Non-residential categories have been increased by 2.5%. Minimum for Residential Vacant adjusted down to ensure compliance with less than 50% of the Residential Vacant Land category are on a minimum rate.

The City proposes the following differential rates to be advertised for public comment:

Differential Rate	Adopted Minimum Rate 2022/23	Minimum Rate Proposed 2023/24	Adopted Rate in the Dollar ($) 2022/23	Rate in the Dollar ($) Proposed 2023/24
Residential	$1,484	$1,521	0.06558	0.05844
Non-Residential	$1,957	$2,006	0.07314	0.07211
Residential Vacant	$1,950	$1,894	0.09268	0.07732

The proposed rates have been achieved through a critical review of operational costs to continue delivering services and achieving a capital program that matches delivery capacity and City of Nedlands adopted Long-Term Financial Plan forecast expectations 2.5% inflation plus 2% growth.

In accordance with *Section 6.36 of the Local Government Act 1995*, the City is required to give local public notice of its intention to impose differential rates prior to adopting its budget for the 2023/24 financial year.

Consultation

The Council was presented with the draft budget and rates information at a series of Councillor Briefings held during March, April and May 2023.

Strategic Implications

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

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

Values

High standard of services
We have local services delivered to a high standard that take the needs of our diverse community into account.

Great Governance and Civic Leadership
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The proposed differential rates for 2023/24 budget total rates ($26,711,364) will provide additional revenue of $891,971 compared to the 2022- 23 budget total rates ($25,819,393) to the City. The amounts to a 2.5% increase in rates plus 2% growth in the rates base due to the completion of new dwellings and additions. These projections are in line with the recently adopted Long-Term Financial Plan

Legislative and Policy Implications

Section 6.36 of the Local Government Act 1995

Decision Implications

Should Council endorse the recommendation then the City will fulfill its Statutory obligations under *s6.36 of the Local Government Act 1995* to advertise proposed differential rates for 2023/24 by giving Local Public Notice for 21 days and consider any submissions received. Should council not endorse the recommendation, this would result in delays to the adoption of the final budget for 2023/24.

Conclusion

Council's approval of the proposed differential rates and the supporting Statement of Objects and Reasons for Differential Rates will allow the City to meet its statutory obligation to advertise the proposed rate in the dollar and minimum rates for 21 days for public comments.

Further Information

Question
Councillor Mangano - Can we provide an occupancy number of vacant City buildings?

Officer Response
All City buildings are occupied with the exception of Hackett Hall which is currently closed for safety reasons.

Question
Councillor Mangano - How many leases are not rented at market value? If market value is known, can we provide a dollar amount.

Officer Response
Market valuations are applicable for all commercial and residential properties. For community groups, leases are peppercorn.

Question
Councillor Amiry - Could we have the differential rate calculation explanation included in meeting notes.

Officer Response
Prior to applying the new Valuer General valuations, rate modelling was undertaken by City finance staff to provide rates raised including any interim and back rate changes for 2022/23. The proposed 2023/24 rate increase of 2.5% then applied these base 'normalised' figures in each rate category.

City of Nedlands

Objects and Reasons for Imposing Differential Rates for 2023/24

The following Objects and Reasons are provided in accordance with Section 6.36 of the *Local Government Act 1995* and the Council's "Notice of Intention to Levy Differential Rates" for the 2023/24 Financial Year on various categories of properties within the City.

The differential rates are to be levied in accordance with Sections 6.33 of the *Local Government Act 1995*. This document outlines the objects and reasons for implementing differential general rates.

Overall rating objective

The overall objective of the proposed rates in the 2023/24 Budget is to provide for the net funding requirement of the City of Nedlands' various programs, services, and facilities.

Pursuant to Section 6.36 (1) of the Act, the City has given local public notice of its intention to apply differential general rates and minimum payments in respect of each differential rating category.

Differential General Rating

The purpose of imposing a GRV differential rating for residential, residential vacant land and non-residential is to obtain a fair and equitable form of revenue raising from all categories of properties in the City.

Under the *Local Government Act*, Section 6.33 Differential general rates, a local government may impose differential general rates according to any, or a combination, of the following characteristics —

(a) the purpose for which the land is zoned, whether or not under a local planning scheme or improvement scheme in force under the *Planning and Development Act 2005*; or

(b) a purpose for which the land is held or used as determined by the local government; or

(c) whether or not the land is vacant land; or

(d) any other characteristic or combination of characteristics prescribed

The differential rates categories for Residential, Residential Vacant and Non-Residential for 2023/24 are proposed as:

Differential Rate	Minimum Rate Proposed	Rate in the Dollar ($) Proposed
Residential	$1,521	0.058446
Non-Residential	$2,006	0.072115
Residential Vacant	$1,849	0.077329

Following are the objects and reasons for each of the differential rates: -

1. **Residential Differential Rate**

   The rate in the dollar and minimum rate have been set on the basis that ratepayers make a reasonable contribution to the cost of local government and facilities.

2. **Residential Vacant Differential Rate**

   The rate in the dollar and minimum rate have been set in an effort to promote development of properties thereby stimulating growth and development in the Community.

3. **Non-Residential Differential Rate**

   The rate in the dollar and minimum rate have been set to provide for a reasonable contribution towards infrastructure and the cost of local government.

Electors and ratepayers of the City of Nedlands are invited to submit their comments on the above rates in writing by 26 June 2023. Submissions should be addressed to the Chief Executive Officer, City of Nedlands, PO Box 9, Nedlands WA 6909 or council@nedlands.wa.gov.au, with “Differential Rates” in the subject line.

Bill Parker
Chief Executive Officer

17.5 CPS23.05.23 Monthly Financial Report – April 2023

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Statement of Financial Activity – 30 April 2023 2. Statement of Net Current Assets – 30 April 2023 3. Statement of Comprehensive Income – 30 April 2023 4. Statement of Financial Position – 30 April 2023 5. Reserve Movements – 30 April 2023 6. Borrowings – 30 April 2023 7. Capital Works Program – 30 April 2023

Purpose

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

Recommendation

That Council receive the Monthly Financial Report for 30 April 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.

The attached report shows the month end position as at the end of April 2023. Please note that the opening position is a preliminary result for the year ended 30 June 2022 as the Financial Statements for 2021/22 are still being finalised and as a result will be subject to change. The municipal closing surplus as at 30 April 2023 is $7,885,110 which is a $8,238,890 favourable variance, compared to a budgeted deficit for the same period of $353,781.

The operating revenue at the end of April 2023 was $34,677,236 which represents a $774,474 unfavourable variance compared to the year-to-date budget, primarily in operating grants, subsidies, and contributions.

The operating expense at the end of April 2023 was $29,918,696, which represents a $1,843,794 favourable variance compared to the year-to-date budget, primarily in employee costs, and materials and contracts.

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

Operating Activities

Operating grants, subsidies, and contributions
Unfavourable variance of $1,287,672 primarily due to timing of revenue recognition of Nedlands Community Care grants of $783,213.

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

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

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

Other revenue
Favourable variance of $541,684 primarily due to unbudgeted sundry income in civil maintenance.

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

Materials and contracts
Favourable variance of $1,715,788 primarily due to contract services for parks maintenance $358,724, buildings maintenance of $318,932, arboriculture of $180,409, civil maintenance of $173,512.

Utility charges
Unfavourable variance of $110,218 primarily due to timing of water and electricity bills.

Depreciation and amortisation
No variance analysis required as variance to budget is less than 10%.

Insurance expenses
No variance analysis required as variance to budget is less than $20,000 and 10%.

Interest expenses
No variance analysis required as variance to budget is less than $20,000 and 10%.

Other expenditure
Unfavourable variance of $130,507 primarily due to timing of sundry purchasing in the Parks Maintenance business unit.

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

Investing Activities

Non-operating grants, subsidies, and contributions
Favourable variance of $1,045,125 primarily due to grant revenue recognised ahead of schedule.

Proceeds from disposal of assets
No variance analysis required as variance to budget is less than $50,000.

Purchase of property, plant, and equipment
Favourable variance of $742,779 primarily due to timing of purchases.

Purchase and construction of infrastructure
Favourable variance of 2,594,999 primarily due to timing of accounts being settled for completed projects.

Payments for intangible assets
Favourable variance of $626,819 primarily due to vacant positions within the OneCouncil team and rescheduling of consultant bookings.

Financing Activities

Repayment of borrowings
No variance analysis required as variance to budget is less than 10%.

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

Payment for principal portion of lease liability
No variance analysis required as variance to budget is less than $20,000.

Transfer to reserves
Unfavourable variance of $1,300,438 due to timing of transfers being processed.

Transfer from reserves
No variance analysis required as variance to budget is less than $20,000 and 10%.

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

Outstanding rates debtors are $1,280,066 as at 30 April 2023 compared to $900,000 as at 30 April 2022. Breakdown as follows:

Receivable	30-Apr-23 ($)	30-Apr-22 ($)	Variance ($)
Rates & UGP	832,201	631,000	201,201
Rubbish & Pool	73,850	74,000	(150)
Pensioner Rebates	308,588	126,000	182,588
ESL	65,427	69,000	(3,573)
Total	**1,280,066**	**900,000**	**380,066**

Employee Data

Description	Number
Full time / Part time / Casual - Total Headcount	182.00
Establishment (Budgeted FTE)	169.04
Occupied positions (FTE)	144.18
Casual positions (FTE)	8.69
Contract employees - temporary/agency (FTE)	8.00
Resignations (employee number)	4.00

The figures reported are as at the end of the calendar month of April 2023.

Consultation

N/A

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

The 2022/23 approved budget is in line with the City's strategic direction and was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control. The budget was based on a 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. Our operations and capital spend, and income is undertaken in line with and measured against the budget. This ensures that there is an equitable distribution of benefits in the community.

Budget/Financial Implications

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

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

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

Legislative and Policy Implications

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

Decision Implications

Nil.

Conclusion

The municipal surplus as at 30 April 2023 is $7,885,110 which is favourable, compared to a budgeted deficit for the same period of $353,781 being a 2328.81% variance.

The operating revenue at the end of April 2023 was $34,677,236 which represents a $774,474 or 2.18% unfavourable variance compared to the year-to-date budget of $35,451,710, primarily in operating grants, subsidies, and contributions.

The operating expense at the end of April 2023 was $29,918,696, which represents a $1,843,794 or 5.8% favourable variance compared to the year-to-date budget of $31,762,489, primarily in materials and contracts and employee costs.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 1-Jul-2022 to 30-Apr-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities						
Net current assets - Opening surplus/(deficit)	2,518,831	3,300,420	3,300,420	3,300,420	0	0.00%
Revenue						
Operating grants, subsidies, and contributions	2,374,464	1,868,864	1,656,348	368,676	(1,287,672)	-77.74%
Fees and charges	7,999,894	7,717,410	7,129,137	7,212,658	83,521	1.17%
Service charges	0	31,373	26,140	33,085	6,945	26.57%
Interest earnings	373,371	789,842	652,043	636,443	(15,600)	-2.39%
Other revenue	326,560	282,601	257,913	799,597	541,684	210.03%
Profit on disposal of assets	0	0	0	0	0	No Budget
	11,074,289	10,690,090	9,721,581	9,050,459	(671,122)	-6.90%
Expenses						
Employee costs	(16,400,146)	(16,393,322)	(14,668,805)	(13,545,415)	1,123,390	-7.66%
Materials and contracts	(12,668,047)	(13,255,948)	(10,703,459)	(8,987,681)	1,715,778	-16.03%
Utility charges	(943,574)	(777,586)	(635,549)	(745,767)	(110,218)	17.34%
Depreciation and amortisation	(6,538,604)	(6,458,604)	(5,382,170)	(5,308,508)	73,662	-1.37%
Insurance expenses	(466,808)	(404,821)	(414,437)	(410,258)	4,179	-1.01%
Interest expenses	(77,770)	(77,770)	(71,369)	(70,944)	425	-0.60%
Other expenditure	(928,551)	(856,660)	(719,616)	(850,123)	(130,507)	18.14%
Loss on disposal of assets	(44,871)	(44,871)	0	0	0	No Budget
	(38,068,371)	(38,269,581)	(32,595,405)	(29,918,696)	2,676,709	-8.21%
Non-cash amounts excluded from operating activities	6,583,475	6,503,475	5,308,019	5,383,478.58	75,460	1.42%
Amount attributable to operating activities	(17,891,776)	(17,775,596)	(14,265,385)	(12,184,338)	2,081,047	-14.59%
Investing Activites						
Non-operating grants, subsidies, and contributions	3,669,804	3,893,959	193,655	1,238,780	1,045,125	539.68%
Proceeds from disposal of assets	96,700	199,927	74,151	47,455	(26,696)	-36.00%
Purchase of property, plant, and equipment	(3,466,201)	(3,709,716)	(2,858,584)	(2,115,805)	742,779	-25.98%
Purchase and construction of infrastructure	(7,769,390)	(8,159,537)	(5,476,769)	(2,881,770)	2,594,999	-47.38%
Purchase of right of use assets	0	(21,483)	(21,483)	(21,483)	0	0.00%
Purchase of intangible assets	(1,834,198)	(1,742,198)	(1,274,110)	(647,291)	626,819	-49.20%
Amount attributable to investing activities	(9,303,285)	(9,539,048)	(9,363,140)	(4,380,114)	4,983,025	-53.22%
Financing Activites						
Repayment of borrowings	(1,109,194)	(1,109,194)	(1,021,614)	(1,049,575)	(27,961)	2.74%
Proceeds from borrowings	0	0	0	0	0	No Budget
Principal portion of new lease liability	0	21,483	21,483	21,483	(0)	0.00%
Recoup from self supporting loans	18,506	18,506	13,879	8,714	(5,165)	-37.21%
Payments for principal portion of lease liability	(65,506)	(65,506)	(58,195)	(47,337)	10,858	-18.66%
Transfers to reserves	(1,239,743)	(1,555,338)	(1,410,938)	(110,500)	1,300,438	-92.17%
Transfers from reserves	3,771,605	4,185,300	0	0	0	No Budget
Amount attributable to financing activities	1,375,668	1,495,251	(2,455,385)	(1,177,215)	1,278,170	-52.06%
Surplus/(deficit) before imposition of general rates	(25,819,393)	(25,819,393)	(26,083,910)	(17,741,667)	8,342,242	-31.98%
Total amount raised by general rates	25,819,393	25,819,393	25,730,129	25,626,777	(103,352)	-0.40%
Surplus/(deficit) after imposition of general rates	**0**	**0**	**(353,781)**	**7,885,110**	**8,238,890**	**-2328.81%**

City of Nedlands
Net Current Assets

	Balance As At 1-Jul-22	Balance As At 30-Apr-23
Current Assets		
Cash and cash equivalents	6,159,497	782,373
Other Financial Assets	12,118,917	20,517,663
Trade and other receivables	1,856,851	2,728,084
Inventories	40,738	180,279
Contract Assets	0	0
Total Current Assets	20,176,003	24,208,399
Current Liabilities		
Trade and other payables	(5,061,932)	(3,631,589)
Lease Liabilities	(65,506)	(21,806)
Borrowings	(1,136,520)	(83,197)
Provisions	(2,942,779)	(2,501,565)
Other liabilities	(590,595)	(1,812,341)
Total Current Liabilities	(9,797,332)	(8,050,498)
Adjustments to NCA		
Less: Reserves	(8,263,144)	(8,373,644)
Less: Self Supporting Loans	(17,133)	(4,150)
Add: Borrowings	1,136,520	83,197
Add: Leases	65,506	21,806
Total Adjustments	(7,078,251)	(8,272,791)
Net Current Assets	**3,300,420**	**7,885,110**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 1-Jul-2022 to 30-Apr-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Revenue						
Rates	25,819,393	25,819,393	25,730,129	25,626,777	(103,352)	-0.40%
Operating grants, subsidies and contributions	2,374,464	1,868,870	1,656,348	368,676	(1,287,672)	-77.74%
Fees and charges	7,999,894	7,717,417	7,129,137	7,212,658	83,521	1.17%
Service charges	0	31,369	26,140	33,085	6,945	26.57%
Interest earnings	373,371	789,845	652,043	636,443	(15,600)	-2.39%
Other revenue	326,560	282,611	257,913	799,597	541,684	210.03%
	36,893,682	36,509,505	35,451,710	34,677,236	(774,474)	-2.18%
Expenses						
Employee costs	(17,564,645)	(17,550,362)	(14,668,805)	(13,545,415)	1,123,390	-7.66%
Materials and contracts	(12,728,329)	(13,477,414)	(10,703,459)	(8,987,681)	1,715,778	-16.03%
Utility charges	(943,574)	(777,531)	(635,549)	(745,767)	(110,218)	17.34%
Depreciation and amortisation	(6,538,604)	(6,458,603)	(5,382,170)	(5,308,508)	73,662	-1.37%
Insurance expenses	(471,420)	(409,127)	(414,437)	(410,258)	4,179	-1.01%
Other expenditure	(928,551)	(856,660)	(719,616)	(850,123)	(130,507)	18.14%
Interest expenses	(77,770)	(77,770)	(71,369)	(70,944)	425	-0.60%
Overhead costing	1,229,394	1,213,905	833,046	0	(833,046)	-100.00%
Activity Based Costings	0	0	(130)	0	130	-100.00%
	(38,023,499)	(38,393,562)	(31,762,489)	(29,918,696)	1,843,793	-5.80%
Net Operating	(1,129,817)	(1,884,057)	3,689,221	4,758,540	1,069,319	28.98%
Non-operating grants, subsidies and contributions	3,669,804	3,783,459	193,655	1,238,780	1,045,125	539.68%
Loss on Disposal of Assets	(44,871)	(44,871)	0	0	0	No Budget
	3,624,933	3,738,588	193,655	1,238,780	1,045,125	539.68%
Net Result for the Period	**2,495,116**	**1,854,531**	**3,882,876**	**5,997,320**	**2,114,444**	**54.46%**
Other Comprehensive Income						
	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	**2,495,116**	**1,854,531**	**3,882,876**	**5,997,320**	**2,114,444**	**54.46%**

City of Nedlands
Statement of Comprehensive Income

By Business Unit
For the Period 1-Jul-2022 to 30-Apr-2023

	Adopted Budget	Amended Budget	Amended Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Revenue						
Office of the CEO	35,000	40,000	40,000	3,960	(36,040)	-90.10%
Human Resources	0	2,640	2,200	2,635	435	19.75%
Corporate Services	27,639,106	27,662,941	27,259,648	26,885,178	(374,470)	-1.37%
Information & Communication Technology	119,184	119,184	99,320	121,944	22,624	22.78%
Community Support Services	2,732,202	2,224,781	1,991,915	1,035,728	(956,187)	-48.00%
Community Development	440,556	567,404	553,220	620,385	67,165	12.14%
Urban Planning	706,508	656,505	547,090	555,587	8,497	1.55%
Building Services	847,900	830,001	729,330	729,420	90	0.01%
Health & Compliance	541,764	542,373	439,520	427,439	(12,081)	-2.75%
Technical Services	0	33,289	27,740	35,003	7,263	26.18%
City Projects & Programs	39,378	39,384	32,820	621,624	588,804	1794.04%
Park Services	82,492	82,492	68,410	87,201	18,791	27.47%
Assets	3,709,592	3,708,511	3,660,497	3,551,132	(109,365)	-2.99%
	36,893,682	36,509,505	35,451,710	34,677,236	(774,474)	-2.18%
Expenses						
Office of the CEO	(1,736,273)	(1,773,678)	(1,497,103)	(1,173,498)	323,605	-21.62%
Human Resources	0	(2,638)	(25,021)	(660,879)	(635,858)	2541.30%
Communication & Engagement	(497,283)	(470,594)	(392,821)	(249,351)	143,470	-36.52%
Corporate Services	(1,025,234)	(1,107,463)	(812,307)	(1,932,994)	(1,120,687)	137.96%
Information & Communication Technology	(133,184)	(133,194)	(114,495)	(2,376,308)	(2,261,813)	1975.47%
Community Support Services	(4,681,652)	(4,589,419)	(3,800,910)	(2,648,430)	1,152,480	-30.32%
Community Development	(1,381,218)	(1,343,725)	(1,086,286)	(884,974)	201,312	-18.53%
Customer & Community Services	0	0	0	0	0	No Budget
Planning & Development Services	(305,713)	(306,250)	(255,321)	(253,513)	1,808	-0.71%
Urban Planning	(2,698,680)	(2,681,803)	(2,237,399)	(1,233,076)	1,004,323	-44.89%
Building Services	(1,419,217)	(1,443,817)	(1,205,249)	(752,085)	453,164	-37.60%
Health & Compliance	(2,921,431)	(2,885,936)	(2,378,929)	(1,823,077)	555,852	-23.37%
Technical Services	(700,871)	(600,752)	(503,592)	(341,733)	161,859	-32.14%
City Projects & Programs	(9,611,163)	(9,673,119)	(8,122,018)	(7,312,382)	809,636	-9.97%
Park Services	(6,277,662)	(6,415,197)	(5,344,570)	(3,765,476)	1,579,094	-29.55%
Assets	(4,633,918)	(4,965,977)	(3,986,468)	(4,510,920)	(524,452)	13.16%
	(38,023,499)	(38,393,562)	(31,762,489)	(29,918,696)	1,843,793	-5.80%
Net Operating	(1,129,817)	(1,884,057)	3,689,221	4,758,540	1,069,319	28.98%
Non-operating grants, subsidies and contributions						
Urban Planning	0	110,500	110,500	110,500	(0)	0.00%
City Projects & Programs	3,650,754	3,653,909	83,155	1,128,280	1,045,125	1256.84%
Park Services	19,050	19,050	0	0	0	No Budget
Loss on Disposal of Assets						
Assets	(44,871)	(44,871)	0	0	0	No Budget
	3,669,804	3,783,459	193,655	1,238,780	1,045,125	539.68%
Net Result for the Period	**2,495,116**	**1,854,531**	**3,882,876**	**5,997,320**	**2,114,444**	**54.46%**
Other Comprehensive Income						
	0	0	0	0	0	No Budget
Total Other Comprehensive Income	0	0	0	0	0	No Budget
Total Comprehensive Income for the Period	**2,495,116**	**1,854,531**	**3,882,876**	**5,997,320**	**2,114,444**	**54.46%**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-22	Balance As At 30-Apr-23
Assets		
Current Assets		
Cash and cash equivalents	(6,159,497)	(782,373)
Other Financial Assets	(12,118,917)	(20,517,663)
Trade and other receivables	(1,856,850)	(2,728,084)
Inventories	(40,738)	(180,279)
Contract Assets	0	0
Total Current Assets	(20,176,003)	(24,208,399)
Non Current Assets		
Trade and other receivables	(1,301,176)	(1,215,430)
Other Financial Assets	(195,875)	(195,875)
Property, plant and equipment	(119,305,582)	(119,840,874)
Infrastructure	(92,586,194)	(91,769,964)
Right of Use Assets	(84,318)	(76,033)
Intangible assets	(973,400)	(1,620,691)
Total Non Current Assets	(214,446,545)	(214,718,867)
Total Assets	**(234,622,548)**	**(238,927,266)**
Liabilities		
Current Liabilities		
Trade and other payables	5,136,478	3,631,589
Lease Liabilities	65,506	21,806
Borrowings	1,136,520	83,197
Grant and contract liabilities	590,592	1,765,973
Provisions	2,886,568	2,501,565
Other liabilities	(25,452)	(48,291)
Clearing accounts	7,120	94,659
Total Current Liabilities	9,797,332	8,050,498
Non Current Liabilities		
Trade and other payables	89,974	78,905
Borrowings	1,572,473	1,572,473
Lease Liabilities	142,099	159,945
Provisions	364,244	364,244
Total Non Current Liabilities	2,168,790	2,175,567
Total Liabilities	**11,966,121**	**10,226,065**
Equity		
Retained surplus	86,260,569	92,147,388
Reserves - cash backed	8,263,144	8,373,644
Revaluation surplus	128,132,713	128,132,713
Total Equity	**222,656,427**	**228,653,745**

City of Nedlands
Reserve Movements

For the Period 1-Jul-2022 to 30-Apr-2023

	Adopted Budget				Amended Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	284,544	695	(249,800)	35,439	284,544	1,498	(255,241)	30,801	284,528	0	0	284,528
City Development Reserve	1,439,166	1,507	(1,363,811)	76,862	1,439,166	3,241	(1,064,407)	378,000	1,439,110	0	0	1,439,110
North Street Reserve	136,868	2,737	0	139,605	136,868	5,882	0	142,750	136,636	0	0	136,636
Welfare Reserve	827,286	16,546	0	843,832	827,286	35,576	(117,000)	745,862	826,605	0	0	826,605
Service Reserve	12,794	256	0	13,050	12,794	546	0	13,340	12,590	0	0	12,590
Insurance Reserve	65,452	1,309	0	66,761	65,452	2,810	0	68,262	65,457	0	0	65,457
Underground Power Projects	2,191,096	954,599	(598,777)	2,546,918	2,191,096	1,004,996	(598,777)	2,597,315	2,189,974	0	0	2,189,974
Waste Management Reserve	1,291,004	139,845	(255,000)	1,175,849	1,291,004	222,639	(220,000)	1,293,643	1,290,573	0	0	1,290,573
Building Replacement Reserve	563,328	11,267	(532,867)	41,728	563,328	24,226	(559,397)	28,157	562,932	0	0	562,932
Swanbourne Development Reserve	135,429	2,709	0	138,138	135,429	5,825	(140,000)	1,254	135,379	0	0	135,379
Public Art Reserve	73,227	1,465	(40,000)	34,692	73,227	3,146	(40,000)	36,373	73,213	0	0	73,213
Business System Reserve	243,276	1,100	(188,279)	56,097	243,276	2,367	(418,279)	(172,636)	243,141	0	0	243,141
All Abilities Play Space	413,452	8,269	0	421,721	413,452	17,774	0	431,226	413,558	0	0	413,558
Major Projects	589,682	11,794	(395,000)	206,476	589,682	25,352	(615,000)	34	589,449	0	0	589,449
Lawler Park Infrustracture Reserve	4	0	0	4	4	0	0	4	0	0	0	0
Public Open Space Reserve	0	0	0	0	0	110,500	0	110,500	0	110,500	0	110,500
PRCC Reserve	143,746	85,645	(148,071)	81,320	143,746	88,957	(157,199)	75,504	0	0	0	0
Reserve Total	**8,410,354**	**1,239,743**	**(3,771,605)**	**5,878,492**	**8,410,354**	**1,555,335**	**(4,185,300)**	**5,780,389**	**8,263,144**	**110,500**	**0**	**8,373,644**

City of Nedlands
Borrowings

For the Period 1-Jul-2022 to 30-Apr-2023

				Adopted Budget				Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	285,748	(138,593)	147,155	(14,159)	285,749	(103,162)	182,587	(11,402)
Building Infrastructure	183	WATC	2.80%	537,226	(178,521)	358,705	(13,130)	537,226	(130,150)	407,076	(10,301)
Building Infrastructure	184	WATC	3.12%	519,065	(110,879)	408,186	(14,537)	519,065	(142,589)	376,476	(14,538)
Building Infrastructure	185	WATC	3.12%	245,662	(67,484)	178,178	(6,880)	245,662	(67,484)	178,178	(6,880)
Dalkeith Bowling Club	186	WATC	3.07%	50,272	(14,940)	35,332	(1,372)	50,272	(7,413)	42,859	(1,073)
Underground Power - City of Nedlands	187	WATC	2.64%	512,598	(512,598)	0	(6,781)	512,598	(512,598)	0	(6,781)
Underground Power - West Hollywood	188	WATC	3.07%	446,816	(68,955)	377,861	(13,717)	446,816	(68,955)	377,860	(13,717)
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	65,261	(10,071)	55,190	(2,003)	65,260	(10,071)	55,189	(2,003)
Underground Power - Alderbury	190	WATC	3.07%	46,346	(7,153)	39,193	(1,423)	46,347	(7,153)	39,195	(1,423)
				2,708,994	**(1,109,194)**	**1,599,800**	**(74,002)**	**2,708,993**	**(1,049,574)**	**1,659,419**	**(68,118)**

City of Nedlands
Capital Works Program

For the Period 1-Jul-2022 to 30-Apr-2023

Project Description		Adpoted Budget	Amended Budget	Actuals YTD
Education Buildings				
PRCC Cabinetry and storage		160,298	169,426	0
	Total	160,298	169,426	0
Health Buildings				
Nedlands Child health Centre(reroof)		137,280	205,874	28,557
	Total	137,280	205,874	28,557
Recreation				
Allen Park Cottage Stage 2 Building upgr		75,465	86,844	0
Swanbourne Surf Life Saving Ext SNSLSC b		2,542,969	2,682,967	1,895,951
	Total	2,618,434	2,769,811	1,895,951
Sports Facilities				
Adam Armtrong Pavillion Buildin Solar P		0	0	(5,000)
	Total	0	0	(5,000)
Other Buildings				
City wide air-conditioning program		36,058	9,582	5,693
City wide flooring program		47,933	49,160	0
City wide painting program		42,385	42,979	14,200
Nedlands Library - External Upgrades		50,313	33,422	22,490
	Total	176,689	135,143	42,383
Environmental Renewal				
Perth Flying Squadron Foreshore Rehab		0	105,956	91,340
	Total	0	105,956	91,340
Park Development Renewal				
Public Arts Work		40,000	40,000	30,841
Lawler Park		39,974	0	1,075
Hamilton Park - UG irrigation system		0	18,356	16,840
Hamilton Park - Renew Garden Beds		0	55,296	48,387
Greenway - Foreshore Reserve 28307		27,403	32,270	0
Groundwater Bore Renewal		121,130	142,641	25,912
Urban Forest Strategy		173,220	176,640	0
College Park- Renew Central Capable Cab		7,607	8,958	0
	Total	409,334	474,161	123,055
Drainage Construction				
Soakwell Install - 1 Birdwood Parade		29,851	29,000	2,463
Soakwell Install - 28 Watkins Road		29,851	29,000	2,463
Soakwell Install - 71 Philip Road		14,215	13,809	1,802

Soakwell Install - 33 Beatrice Road		38,380	37,285	2,463
Soakwell Install - 65 Hobbs Avenue		22,743	22,095	980
Soakwell Install 80-82 Monash Avenue		76,760	74,570	3,454
	Total	211,800	205,759	13,623
Drainage Renewel				
Drainage Implementation		190,245	219,437	51,395
Drainage Renewal		59,229	57,539	18,205
Flood Mitigation Design		236,914	230,155	0
Civil Works - 27 Loftus Street		7,108	6,905	83
Civil Works - 66 Archdeacon Street		7,108	6,905	857
Civil Works - 69 Bruce Street		14,214	13,809	83
	Total	514,818	534,750	70,623
Road Improvements				
Investigation and Design		296,143	287,695	20,080
	Total	296,143	287,695	20,080
Road Rehabilitation				
Foreshore Workshop		0	0	2,580
Brockway Rd - Lemnos to Underwood		0	31,115	27,038
Alfred Rd-Rochdale Rd intersection		357,740	299,202	246,688
Waratah - Road Resurfacing Project		1,048,732	1,141,144	1,337,451
Waratah Footpath Renewal Project		499,815	575,176	0
Portland St - Stirling Hwy to Karella St		520,194	577,806	529,792
Montgomery Avenue		92,000	119,594	103,924
Smyth Road Rehabilitation		2,298,067	2,232,511	188,790
Rochdale Road Rehabilitation		1,081,537	1,050,684	73,240
Aberdare Road (1) - Subiaco boundary		56,183	56,183	0
Carrington Street Parking Contrib		17,000	17,000	0
	Total	5,971,268	6,100,415	2,509,504
Road Renewal				
Aberdare Road (2) - Subiaco boundary		29,183	29,183	0
	Total	29,183	29,183	0
Footpath Construction				
Whadjuck Trail Footpath		0	140,000	0
	Total	0	140,000	0
Footpath Rehabilitation				
Broome Street		19,592	0	0
Birdwood P path(bushland to Tawarri)		62,252	61,618	53,545
	Total	81,844	61,618	53,545
Parks Plant				
1DWC369:Hino Mowing Unit 1		75,000	75,000	0
1DWC370: Hino Mowing Unit 2		75,000	75,000	0
Massey Furguson 5609 4WD Turf Tractor		87,500	106,160	77,160
	Total	237,500	256,160	77,160
Waste Plant				
FOGO Implementation		255,000	220,000	0

	Total	255,000	220,000	0
Other Plant & Equipment				
Fleet Item 134		0	39,306	39,306
1GJZ462:Subaru Forester Wagon-L		39,000	39,000	0
1BK0449:Toyota Hi Ace Commuter Bus		70,000	0	0
Fleet Item 135		0	0	37,449
	Total	109,000	78,306	76,755
IT capital				
OneCouncil Solution		1,528,919	1,595,919	641,357
Azure Migration		25,000	20,000	0
CCTV Management System		15,000	0	0
CAD Station Upgrade		5,000	0	0
Conference Room Interactive Screens		75,000	0	0
iPads for Councillors		12,000	0	0
Libraries, NCC & PRCC hardware		15,000	0	0
NTI XL2 Sound Level Meter and Net Box		1,279	1,279	0
Councilor Chambers Upgrade		15,000	75,000	0
The Client Alternative		15,000	15,000	0
WiFi Upgrade		10,000	10,000	4,772
Other IT Capital		0	0	1,161
Civica Authority Upgrade from 6 to 7		100,000	100,000	0
Setup AutoImage - online infringements		10,000	0	0
LMS Software		20,000	0	0
Communications Infrastructure Improvement		0	20,000	0
	Total	1,847,198	1,837,198	647,291
	Capital Work Progam Total	13,055,789	13,611,455	5,644,866

17.6 CPS24.05.23 Monthly Investment Report – April 2023

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	NIL.
Report Author	Stuart Billingham – Manager Financial Services
Director	Michael Cole – Director Corporate Services
Attachments	1. Investment Report for the period ended 30 April 2023

Purpose

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

Recommendation

That Council receive the Investment Report for the period ended 30 April 2023.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

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

The Investment Summary shows that as at 30 April 2023 and 30 April 2022 the City held the following funds in investments:

Funds	30 April 2023	30 April 2022
Municipal	$2,132,551	$14,490,481
Reserve	$8,373,644	$5,518,211
Total Investments	**$10,506,195**	**$20,008,692**

The total interest earned from investments as at 30 April 2023 was $265,200, comprising of $176,422 received at maturity and $88,778 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	$ 3,526,218	33%
WBC	$ 4,081,602	39%
ANZ	$ 1,127,107	11%
CBA	$ 1,771,268	17%
Total	**$ 10,506,195**	**100.00%**



Consultation

N/A.

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

The April 2023 YTD Actual interest income from investments is $265,200 compared to the April 2023 YTD Budget of $307,633

Legislative and Policy Implications

City of Nedlands - Investment of Operating Cash Policy

Decision Implications

N/A.

Conclusion

The Investment Report is presented to Council.

Further Information

Nil.

City of Nedlands
Investments

For the Period 1-Jul-2022 to 30-Apr-2023

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	4.16%	23/02/2023	23/05/2023	3	70,204	769
Westpac Banking Corporation	4.16%	23/02/2023	23/05/2023	3	143,026	1,567
Westpac Banking Corporation	4.16%	23/02/2023	23/05/2023	3	139,050	1,524
Westpac Banking Corporation	3.54%	4/02/2023	4/05/2023	3	2,044,530	13,438
Westpac Banking Corporation	1.05%	1/04/2023	30/04/2023	1	1,085,634	10,145
Westpac Banking Corporation	3.61%	4/02/2023	4/05/2023	3	599,158	4,806
National Australia Bank	4.10%	15/02/2023	16/05/2023	3	1,199,632	11,727
National Australia Bank	4.10%	13/02/2023	15/05/2023	3	289,096	2,556
National Australia Bank	4.15%	21/02/2023	22/05/2023	3	2,037,491	15,827
Commonwealth Bank Australia	4.12%	31/01/2023	2/05/2023	3	35,266	393
Commonwealth Bank Australia	4.21%	3/03/2023	1/06/2023	2	67,620	604
Commonwealth Bank Australia	4.12%	31/01/2023	2/05/2023	3	145,205	1,610
Commonwealth Bank Australia	4.12%	31/01/2023	2/05/2023	3	32,418	422
Commonwealth Bank Australia	4.25%	19/04/2023	19/07/2023	3	326,914	3,445
Commonwealth Bank Australia	4.44%	27/04/2023	1/08/2023	3	358,854	3,786
Commonwealth Bank Australia	4.21%	3/03/2023	1/06/2023	2	16,121	144
Commonwealth Bank Australia	4.12%	31/01/2023	2/05/2023	3	624,018	6,920
Commonwealth Bank Australia	4.25%	19/04/2023	19/07/2023	3	138,068	1,455
Commonwealth Bank Australia	4.21%	3/03/2023	1/06/2023	2	26,783	239
Australia & New Zealand Banking Group	2.50%	11/04/2023	11/07/2023	3	118,504	922
Australia & New Zealand Banking Group	4.05%	18/01/2023	18/07/2023	6	1,008,603	6,480
				Total	**10,506,195**	**88,778**

17.7 CPS25.05.23 List of Accounts Paid – April 2023

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Stuart Billingham
Director	Michael Cole - Director Corporate Services
Attachments	1. Creditor Payment Listing – April 2023; and 2. Credit Card and Purchasing Card Payments – April 2023

Purpose

The purpose of this report is to present list of accounts paid for the month of April 2023.

Recommendation

Council receives the List of Accounts Paid for the month of April 2023.

Voting Requirement

Simple Majority.

Background

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

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

Discussion

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

Consultation

Nil.

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Priority Area

Nil.

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996* administration is required to present the List of Accounts Paid for the month of September 2022 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of April 2023 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**2,302,420.83**
102804	**5/04/2023**	**10025**	**Boc Limited**		**23.94**
4033583252	Gas Bottle Rental			23.94	
102805	**5/04/2023**	**10029**	**Bunzl Limited**		**1,498.72**
X435259	Public Toilets hygiene supplies			1,498.72	
102806	**5/04/2023**	**10031**	**Cat Haven**		**90.75**
CH220149	Cat Haven - Standing order			90.75	
102807	**5/04/2023**	**10034**	**Chubb Fire & Security Pty Ltd**		**61.88**
3054066	Admin - Fire Panels 2021/22			61.88	
102808	**5/04/2023**	**10067**	**Mrs B L Hunt**		**1,197.00**
T12023BH	TAC - Tutor Fees			1,197.00	
102809	**5/04/2023**	**10070**	**J Blackwood & Son Ltd**		**808.43**
SI04240536	PPE- for parks staff			222.99	
SI04241382	PPE- for parks staff			543.05	
SI04294896	PPE- for parks staff			42.39	
102810	**5/04/2023**	**10073**	**John Hughes**		**14,397.25**
3855271	Changeover of Ford Ranger Super Cab 4x2			14,397.25	
102811	**5/04/2023**	**10099**	**Optus Billing Services Pty Ltd**		**9,582.37**
000347491042	Optus Mobile-Shared Data & Teams Calling			7,354.91	
000340074007	Optus Mobile-Shared Data & Teams Calling			2,227.46	
102812	**5/04/2023**	**10117**	**Structure Consulting Engineers**		**13,950.20**
WA-590863	Pavement Core Testing			13,950.20	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102813	**5/04/2023**	**10136**	**Westbook's**		**722.98**
334635	Mt Claremont Library local stock			24.50	
334634	Mt Claremont Library local stock			267.27	
334636	Nedlands adult local stock			431.21	
102814	**5/04/2023**	**10183**	**Water Corporation**		**1,298.38**
9001453731- MARCH 2023	Bill ID-0141			266.06	
9017842942	Bill ID- 0076			508.92	
9008766896	Bill ID-0108			108.48	
9001485434	Bill ID- 0025			208.82	
9001478795	Bill ID-0124			160.01	
9001409802- MARCH 2023	Bill ID-0113			13.56	
9001417992	Bill ID-0112			5.42	
9011328467	Bill ID-0085			16.27	
9001418119- MARCH 2023	Bill ID-0111			5.42	
9001409474- MARCH 2023	Bill ID_0111			5.42	
102815	**5/04/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**10,771.33**
51531852	[redacted] casual			2,516.71	
51531854	Temporary Recruitment - Payroll Officer			2,554.20	
51531855	[redacted] (Hays)			2,240.70	
51504455	Agency Staff Cover			1,729.86	
51517405	Agency Staff Cover			1,729.86	
102816	**5/04/2023**	**10200**	**Water logic Australia**		**106.51**
CD-3509226	Water filter services at Administration			106.51	
102817	**5/04/2023**	**10229**	**WALGA**		**319.00**
SI-003851	2023 WALGA Urban Tree Canopy Conference			220.00	
SI-003850	2023 WALGA Urban Tree Canopy Conference			220.00	
SI-004286	WALGA Training- Meeting Practices			638.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102818	**5/04/2023**	**10246**	**Bolinda Publishing Pty Ltd**		**484.20**
287566	Mt Claremont Library adult TB and LP			126.18	
287564	Nedlands Library adult TB and LP			257.04	
287565	Nedlands Library adult TB and LP			100.98	
102819	**5/04/2023**	**10255**	**Cr B G Hodsdon**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102820	**5/04/2023**	**10271**	**U N Nolli**		**3,960.00**
1A	TAC - Tutor Fees			3,960.00	
102821	**5/04/2023**	**10272**	**Capital Recycling**		**2,979.81**
CSD15692-J11839	Concrete removal			2,979.81	
102822	**5/04/2023**	**10302**	**Wilson Security**		**1,179.17**
W00304097	Swanbourne Overflow Car Park Security			355.60	
W00304323	Jo Wheatley open and close			302.50	
W00304095	MTC Library evening patrol 6 months			237.07	
W00304096	Nedlands library evening patrol 3 months			386.30	
102823	**5/04/2023**	**10303**	**Green's Hiab Service Pty Ltd**		**1,914.00**
00085668	Installation Of Winter Sports Goals			1,914.00	
102824	**5/04/2023**	**10304**	**Synergy**		**12,584.32**
801340050	3000195964			11,993.50	
653311790	2025795941			157.31	
5200-60068-6603-1000	2009800204			379.64	
313447070- MARCH 2023	2049770948			53.87	
102825	**5/04/2023**	**10364**	**J Brown**		**800.00**
JB0123	TAC - Tutor Fees			800.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102826	**5/04/2023**	**10379**	**Cr V R Senathirajah**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102827	**5/04/2023**	**10381**	**Burgess Rawson**		**1,375.00**
56825-60	Valuation - Tresillian Cafe			1,375.00	
102828	**5/04/2023**	**10393**	**Apple Pty Ltd**		**4,833.00**
AL16165961	iPhone 13 128GB			1,155.00	
AL16110607	iPhone 14 Plus 128GB			1,579.00	
AL16219016	iPhone 14 Pro Max			2,099.00	
102829	**5/04/2023**	**10402**	**DU Electrical Pty Ltd**		**1,794.10**
00017435	upgrade PLC to new HMI at Montario			1,794.10	
102830	**5/04/2023**	**10405**	**C Marinovich**		**1,824.00**
399	TAC - Tutor Fees			1,824.00	
102831	**5/04/2023**	**10419**	**Sustainable Outdoors**		**7,343.71**
INV-2599	Greenways Maintenance Feb - June			7,343.71	
102832	**5/04/2023**	**10455**	**Deputy Mayor L McManus**		**3,341.30**
APRIL 2023	Meeting allowance			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
APRIL 2023	Deputy Mayor Allowance			1,352.88	
102833	**5/04/2023**	**10467**	**The Information Management Group Pty Ltd**		**1,263.69**
93434982	Archive Record Storage			1,263.69	
102834	**5/04/2023**	**10493**	**Randstad**		**875.75**
RA5015414	agency staff - part payment			443.20	
RA5015181	agency staff - part payment			432.55	
102835	**5/04/2023**	**10504**	**Ms S Hibbert**		**2,394.00**
41	TAC - Tutor Fees			2,394.00	
102836	**5/04/2023**	**10506**	**Dept of Planning, Lands and Heritage - DAP Application Fee**		**498.00**
DA23-84949	DAP/20/01819			249.00	
DA23-85258	DP/14/00189			249.00	
102837	**5/04/2023**	**10516**	**Cr K A Smyth**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
102838	**5/04/2023**	**10517**	**Insight Enterprises Australia Pty Ltd**	**1,553.55**
100395645	Azure Plan for Commercial Business		1,553.55	
102839	**5/04/2023**	**10525**	**Eco Faeries**	**3,440.00**
230202	Childrens Entertainment Lawler Park		3,440.00	
102840	**5/04/2023**	**10553**	**Mr I De Souza**	**3,009.60**
IDES/0001/2023	TAC - Tutor Fees		3,009.60	
102841	**5/04/2023**	**10554**	**Action Interiors**	**792.00**
00017712	Ceiling maintenance repairs		792.00	
102842	**5/04/2023**	**10561**	**Internode Pty Ltd**	**2,950.50**
104	Internode IDC COLO: Full Rack Next DC		2,950.50	
102843	**5/04/2023**	**10608**	**Corsign WA Pty Ltd**	**4,381.30**
00074094	street blade repairs		796.40	
00073896	stock order		3,139.40	
00074341	sign order		176.00	
00074262	sign order for parking signs for Marlows		269.50	
102844	**5/04/2023**	**10625**	**Anna Ruocco**	**1,250.00**
36	TAC - Tutor Fees		1,250.00	
102845	**5/04/2023**	**10636**	**Marketforce**	**1,731.07**
46608	Public Notice The Post 15 October 2022		70.07	
46945	Public Notice The Post 11 February		1,661.00	
102846	**5/04/2023**	**10638**	**All State Kerbing & Concrete**	**20,356.27**
00014990	kerbing multiple jobs		20,356.27	
102847	**5/04/2023**	**10682**	**Great Southern Fuel Supplies**	**7,456.77**
D2138591	Diesel Fuel Delivery		7,456.77	
102848	**5/04/2023**	**10688**	**Officeworks Ltd**	**541.98**
606479392	HP 230 w/less		541.98	
102849	**5/04/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electrical Service**	**6,215.60**
47301	Electrical maintenance works changerooms		6,215.60	
102850	**5/04/2023**	**10697**	**StrataGreen**	**2,742.65**
152885	Envirosoak Liquid Soil Wetter		425.61	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
152932	Materials			2,317.04	
102851	**5/04/2023**	**10733**	**TPG Telecom**		**5,121.16**
18955648	TPG Telecom - Internet Service			5,121.16	
102852	**5/04/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**		**335.19**
9042092718	Stationery for Admin Building FY22/23			101.94	
9042084445	Stationery for Admin Building - Non GST			233.25	
102853	**5/04/2023**	**10742**	**Cr A W Mangano**		**1,988.42**
APRIL 2023	Travel and Accommodation			4.17	
APRIL 2023	Meeting fees			1,984.25	
102854	**5/04/2023**	**10804**	**Ilsa Smith**		**210.00**
185	Chair pilates (Day Centre) in March 2023			210.00	
102855	**5/04/2023**	**10815**	**Stephanie Reisch**		**1,724.00**
381	TAC Tutor Payment			1,724.00	
102856	**5/04/2023**	**10817**	**Mowmentum**		**180.00**
178	Standing Order - 8 Fortnightly Mowing Se			180.00	
102857	**5/04/2023**	**10842**	**Retro Roads - Tagsat Pty Ltd**		**1,206.51**
01706826	Removal of Trip Hazards			1,206.51	
102858	**5/04/2023**	**10954**	**Colour Flow Painting Services**		**8,745.00**
CFP2335	Painting - Adam Armstroing			8,745.00	
102859	**5/04/2023**	**10968**	**Fiona Buchanan Art**		**1,774.00**
23-0305	TAC - Tutor Fees			1,774.00	
102860	**5/04/2023**	**10983**	**Michelle Kelly**		**1,120.00**
147	TAC - Tutor Fees			630.00	
149	PA Affinity Club Yoga Feb - Mar 2023			350.00	
148	PA Affinity Club Yoga Feb - Mar 2023			140.00	
102861	**5/04/2023**	**11016**	**Cr R A Coghlan**		**1,888.42**
APRIL 2023	Travel and accommodation			4.17	
APRIL 2023	Meeting fees			1,884.25	
102862	**5/04/2023**	**11021**	**Cr F Bennett**		**1,988.42**
APRIL 2023	Meeting Fee			1,984.25	
APRIL 2023	Travel and accommodation			4.17	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102863	**5/04/2023**	**11047**	**Axiis Contracting Pty Ltd**		**39,675.24**
7444	56 Hobbs Ave			5,262.93	
7445	79 Webster St			1,089.08	
7446	Footpath Works outside 6 Stirling Hwy			24,269.43	
7447	31-37 Stirling Hwy			5,315.75	
7448	40 Birrigon Loop Footpath			3,738.05	
102864	**5/04/2023**	**11063**	**Cameron Chisholm & Nicol (WA) Pty Ltd**		**789.25**
10180.P19046.19	Design Review Panel Member Fees			789.25	
102865	**5/04/2023**	**11087**	**Beacon Equipment**		**1,188.20**
69267 #1	Fleet 266 Parts			422.60	
69384 #21	Anti Scalp Rollers			765.60	
102866	**5/04/2023**	**11088**	**OtagoIT Pty Ltd**		**3,069.00**
0000367	Tresillian Website Monthly Management f			616.00	
0000366	Tresillian updating courses and early e			2,453.00	
102867	**5/04/2023**	**11093**	**Myra Staffa**		**2,288.00**
MS112023	TAC - Tutor Fees			2,288.00	
102868	**5/04/2023**	**11134**	**Detail West**		**865.00**
4187	Fleet 901			865.00	
102869	**5/04/2023**	**11184**	**Cr N R Youngman**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102870	**5/04/2023**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**		**231,295.85**
52359701	Waste Disposal - Res&comm(JULDEC22)			35,943.53	
166648	Residential Waste collection(Jan-Jun 23)			195,352.32	
102871	**5/04/2023**	**11270**	**Mayor F E Argyle**		**8,076.34**
APRIL 2023	Mayor Allowance			5,411.50	
APRIL 2023	Meeting allowance			2,660.67	
APRIL 2023	Travel and accommodation			4.17	
102872	**5/04/2023**	**11275**	**Life Choice Fitness**		**400.00**
29323	PA Affinity Club Tai Chill January 2023			400.00	
102873	**5/04/2023**	**11291**	**CMS Engineering Pty Ltd**		**98.31**
887784	Nedlands Lib Monthly Humidifier Service			98.31	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102874	**5/04/2023**	**11352**	**Cr Olinka Combes**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102875	**5/04/2023**	**11369**	**Cr Blane Brackenridge**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102876	**5/04/2023**	**11370**	**Cr H Amiry**		**1,988.42**
11370	Meeting Fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102877	**5/04/2023**	**11380**	**John Heyworth**		**320.00**
JNH-17	PA Affinity Club Ukelele Jan - Mar 2023			320.00	
102878	**5/04/2023**	**11441**	**Complete Tyre Solutions**		**531.30**
315968	Fleet 182 Puncture Repair			531.30	
102879	**5/04/2023**	**11497**	**azclear**		**2,992.00**
0001703	Asbestos removal Shenton Bushland			2,992.00	
102880	**5/04/2023**	**11498**	**Carealot Home Health Services Pty Ltd**		**950.50**
10012482	Personal care to CHSP clients			950.50	
102881	**5/04/2023**	**11501**	**Rumbafit**		**500.00**
RF77-23	PA Affinity Club ZUMBA Gold Jan - Mar 23			500.00	
102882	**5/04/2023**	**11554**	**Inspired Development Solutions**		**440.00**
1875	Executive Coaching			440.00	
102883	**5/04/2023**	**11560**	**Oliver Basson**		**1,988.42**
APRIL 2023	Meeting fees			1,984.25	
APRIL 2023	Travel and accommodation			4.17	
102884	**5/04/2023**	**11567**	**JMAP Enterprises Pty Ltd t/a Aqual Filter Services**		**637.00**
10173	John XXIII - Water Unit hire & maintain			49.50	
10171	Mt Claremont Hive - Water Unit hire & m			49.50	
10170	Tresillian - Water Unit Hire & Maintain			49.50	
10175	Admin Comms - Water Unit hire & maintain			49.50	
10174	Mt Claremont Library - Water Unit hire			49.50	
10070	PRCC - Water Unit hire & maintain 2022/			49.50	
10149	Admin Reception - Water Unit - Maintain			170.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
10155	NCC - Kitchen Water Units - Maintain 20			170.00	
102885	**5/04/2023**	**11569**	**Gresley Abas**		**8,547.00**
2231-05	Superintendency services - Surf Club			8,547.00	
102886	**5/04/2023**	**11582**	**BG&E Pty. Ltd.**		**81,078.39**
A01000033629	Rochdale Rd Mount Claremont Design			21,224.63	
A01000032952	Rochdale Rd Mount Claremont Design			7,351.17	
A01000034097	Rochdale Rd Mount Claremont Design			17,646.20	
A01000033628	Smythe Rd and Aberdare Rd Rehab Design			28,933.85	
A01000034096	Smythe Rd and Aberdare Rd Rehab Design			5,922.54	
102887	**5/04/2023**	**11584**	**Vigilant Traffic Management Group Pty. Ltd.**		**809.60**
00006024	Traffic Management Road Maintenance			404.80	
00006023	Traffic Management 2023 Summer Concert			404.80	
102888	**5/04/2023**	**11593**	**Swalo Ceramics**		**1,300.00**
TAC29323_002	TAC - Tutor Fees			1,300.00	
102889	**5/04/2023**	**11598**	**Forpark Australia**		**2,744.83**
60633	Supply & Replace rope climber at DC Res			2,744.83	
102890	**5/04/2023**	**11603**	**Damara WA Pty. Ltd.**		**6,512.00**
11-2023	Bioengineering Review Point Resolution			6,512.00	
102891	**5/04/2023**	**11608**	**Seal Island Pty Ltd ATF Lucas Family Trust T/A Lateral Aspect**		**3,355.00**
INV-4094	Annual Report 2021/22 Graphic Design			3,355.00	
102892	**5/04/2023**	**11615**	**Horner Recruitment**		**3,961.24**
2156229	Agency supplying contract CSO			2,200.69	
215264	Agency supplying contract CSO			1,760.55	
102893	**5/04/2023**	**11639**	**Telstra Limited**		**1,020.00**
1315114130- MARCH 2023	Pay by 21 March 2023			510.00	
1315114130 - FEBRUARY 2023	Bill ID - T311			510.00	
102894	**5/04/2023**	**11644**	**Anzuk Education Services Pty. Ltd.**		**537.97**
360606	agency staff			537.97	
102895	**5/04/2023**	**11656**	**IPA Personnel Services Pty Ltd**		**1,188.42**
583468	Agency worker for Landscape			1,188.42	
102896	**5/04/2023**	**11661**	**Fellowship of Australia Writers West Aust Section (INC)**		**16,280.00**

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
00001487	Grant			16,280.00	
102897	**5/04/2023**	**11662**	**Aquatic Leisure Technologies Pty Ltd t/as Acqua Technics**		**1,700.00**
650819	Verge Bond 22 Mayfair			1,700.00	
102898	**5/04/2023**	**11663**	**Distinctive Homes WA Pty Ltd.**		**1,700.00**
622084	Verge Bond 64 Mayfair St			1,700.00	
102899	**5/04/2023**	**11670**	**Bill Parker**		**45.54**
CP1 NO- 002266	Parking fee reimbursement			45.54	
102908	**6/04/2023**	**10006**	**Westpac Banking Corporation**		**77,693.64**
FORTNIGHT 26/03/2023	Employee Additional Contrib Pre Tax ($)			2,670.00	
FORTNIGHT 26/03/2023	Employee Additional Contrib Pre Tax (%)			11,005.24	
FORTNIGHT 26/03/2023	Employee Additional Contrib Post Tax (%)			226.25	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,931.94	
FORTNIGHT 26/03/2023	SGC Employer Contribution			631.62	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,841.31	
FORTNIGHT 26/03/2023	SGC Employer Contribution			986.24	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,215.84	
FORTNIGHT 26/03/2023	SGC Employer Contribution			3,680.00	
FORTNIGHT 26/03/2023	SGC Employer Contribution			884.85	
FORTNIGHT 26/03/2023	SGC Employer Contribution			601.12	
FORTNIGHT 26/03/2023	SGC Employer Contribution			4,182.23	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,132.22	
FORTNIGHT 26/03/2023	SGC Employer Contribution			956.00	
FORTNIGHT 26/03/2023	SGC Employer Contribution			572.99	
FORTNIGHT 26/03/2023	SGC Employer Contribution			540.06	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,675.72	
FORTNIGHT 26/03/2023	SGC Employer Contribution			3,341.94	
FORTNIGHT 26/03/2023	SGC Employer Contribution			2,505.42	
FORTNIGHT 26/03/2023	SGC Employer Contribution			494.89	
FORTNIGHT 26/03/2023	SGC Employer Contribution			169.65	
FORTNIGHT 26/03/2023	SGC Employer Contribution			872.49	
FORTNIGHT 26/03/2023	SGC Employer Contribution			354.75	
FORTNIGHT 26/03/2023	SGC Employer Contribution			339.03	
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,138.19	
FORTNIGHT 26/03/2023	SGC Employer Contribution			2,141.75	
FORTNIGHT 26/03/2023	SGC Employer Contribution			981.46	
FORTNIGHT 26/03/2023	SGC Employer Contribution			3,125.00	
FORTNIGHT 26/03/2023	SGC Employer Contribution			2,456.62	
FORTNIGHT 26/03/2023	SGC Employer Contribution			445.14	
FORTNIGHT 26/03/2023	SGC Employer Contribution			2,150.13	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 26/03/2023	SGC Employer Contribution			898.74
FORTNIGHT 26/03/2023	SGC Employer Contribution			962.10
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,914.37
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,543.89
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,477.64
FORTNIGHT 26/03/2023	SGC Employer Contribution			4,639.82
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,204.76
FORTNIGHT 26/03/2023	SGC Employer Contribution			2,469.94
FORTNIGHT 26/03/2023	SGC Employer Contribution			420.57
FORTNIGHT 26/03/2023	SGC Employer Contribution			764.31
FORTNIGHT 26/03/2023	SGC Employer Contribution			1,279.09
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			71.94
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			272.26
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			150.24
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			304.36
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			423.07
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			377.57
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			90.89
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			109.14
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			41.76
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			56.71
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			77.56
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			384.67
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			122.75
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			67.57
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			57.95
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			91.62
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			109.72
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			462.51
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			220.41
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			161.93
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			170.77
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			70.16
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			362.46
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			127.50
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			86.73
FORTNIGHT 26/03/2023	Employer Contribution (Additional)			66.97
FORTNIGHT 26/03/2023	SGC Employer Contribution			329.10
102909	**12/04/2023**	**10001**	**Australian Taxation Office**	**139,558.00**
PAYW07 09 10 11	ATO PAYGW not reconciled			231,739.91
FORTNIGHT 26/02/2023	Withholding Tax (PAYG)			838.00
FORTNIGHT 09/04/2023	Withholding Tax (PAYG)			131,158.00

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 09/04/2023	Extra Tax			970.00	
FORTNIGHT 09/04/2023	HELP			1,544.00	
FORTNIGHT 09/04/2023	TSL			5,048.00	
102910	**12/04/2023**	**10002**	**Child Support Registrar**		**755.86**
FORTNIGHT 09/04/2023	Child Support Agency			755.86	
102911	**12/04/2023**	**10003**	**Australian Services Union**		**145.40**
FORTNIGHT 09/04/2023	Australian Services Union			145.40	
102912	**12/04/2023**	**10004**	**City of Nedlands - Social Club**		**270.00**
FORTNIGHT 09/04/2023	Social Club			270.00	
102913	**12/04/2023**	**10005**	**Easi**		**5,919.08**
FORTNIGHT 09/04/2023	Novated Lease Easifleet - Pre Tax			2,997.60	
FORTNIGHT 09/04/2023	Novated Lease Easifleet- Post Tax			2,921.48	
102914	**12/04/2023**	**10006**	**Westpac Banking Corporation**		**77,741.77**
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,935.10	
FORTNIGHT 09/04/2023	SGC Employer Contribution			631.62	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,774.89	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,404.88	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,215.84	
FORTNIGHT 09/04/2023	SGC Employer Contribution			3,760.17	
FORTNIGHT 09/04/2023	SGC Employer Contribution			884.85	
FORTNIGHT 09/04/2023	SGC Employer Contribution			773.66	
FORTNIGHT 09/04/2023	SGC Employer Contribution			3,851.08	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,132.22	
FORTNIGHT 09/04/2023	SGC Employer Contribution			874.43	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,073.99	
FORTNIGHT 09/04/2023	SGC Employer Contribution			540.06	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,706.07	
FORTNIGHT 09/04/2023	SGC Employer Contribution			3,250.77	
FORTNIGHT 09/04/2023	SGC Employer Contribution			2,369.84	
FORTNIGHT 09/04/2023	SGC Employer Contribution			401.36	
FORTNIGHT 09/04/2023	SGC Employer Contribution			169.65	
FORTNIGHT 09/04/2023	SGC Employer Contribution			864.93	
FORTNIGHT 09/04/2023	SGC Employer Contribution			354.75	
FORTNIGHT 09/04/2023	SGC Employer Contribution			339.03	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,138.19	
FORTNIGHT 09/04/2023	SGC Employer Contribution			2,280.99	
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,158.83	
FORTNIGHT 09/04/2023	SGC Employer Contribution			3,133.02	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 09/04/2023	SGC Employer Contribution			2,497.24
FORTNIGHT 09/04/2023	SGC Employer Contribution			433.57
FORTNIGHT 09/04/2023	SGC Employer Contribution			2,155.88
FORTNIGHT 09/04/2023	SGC Employer Contribution			898.74
FORTNIGHT 09/04/2023	SGC Employer Contribution			962.10
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,794.55
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,543.89
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,477.65
FORTNIGHT 09/04/2023	SGC Employer Contribution			4,445.11
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,204.76
FORTNIGHT 09/04/2023	SGC Employer Contribution			2,325.90
FORTNIGHT 09/04/2023	SGC Employer Contribution			597.95
FORTNIGHT 09/04/2023	SGC Employer Contribution			764.31
FORTNIGHT 09/04/2023	SGC Employer Contribution			1,279.09
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			71.94
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			259.61
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			150.24
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			304.36
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			76.92
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			377.57
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			90.89
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			109.14
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			41.76
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			56.71
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			76.92
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			364.24
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			76.45
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			105.97
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			67.57
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			57.95
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			91.62
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			178.22
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			464.40
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			221.51
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			138.70
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			170.77
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			70.16
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			358.21
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			127.50
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			86.73
FORTNIGHT 09/04/2023	Employer Contribution (Additional)			66.97
FORTNIGHT 09/04/2023	Employee Additional Contrib Pre Tax ($)			2,870.00
FORTNIGHT 09/04/2023	Employee Additional Contrib Pre Tax (%)			10,982.06

City of Nedlands - List of Accounts Paid

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 09/04/2023	Employee Additional Contrib Post Tax (%)			225.72	
102915	**12/04/2023**	**10007**	**Becarwise**		**1,639.17**
FORTNIGHT 09/04/2023	Novated Lease Becarwise - Pre Tax			763.05	
FORTNIGHT 09/04/2023	Novated Lease Becarwise- Post Tax			876.12	
102916	**12/04/2023**	**10013**	**Alinta Energy**		**140.55**
751974110	15 Dec 2022 to 23 Mar 2023			129.00	
552359310	Lot 5837 Beatrice Rd DALKEITH			11.55	
102917	**12/04/2023**	**10021**	**Australia Post - 9484754**		**63.05**
1012310331	Postage Charges			63.05	
102918	**12/04/2023**	**10028**	**Bunnings Group Limited**		**126.04**
2433/001121202	Materials			126.04	
102919	**12/04/2023**	**10034**	**Chubb Fire & Security Pty Ltd**		**1,339.71**
2931390	Mt Claremont Community Centre - Fire Eq			989.73	
2922219	PRCC - Fire Equipment - 2022/23			226.22	
3054072	Tresillian - Fire Panels 2023/24			61.88	
3054067	NCC - Fire Panels 2023/24			61.88	
102920	**12/04/2023**	**10046**	**Toll Global Express-2085472(IPEC Pty**		**433.37**
P60778274	Standing order Toll Global Express Cust			433.37	
102921	**12/04/2023**	**10052**	**Tilly's Home Helpers**		**825.00**
15609	Gardening to CHSP clients in Nov 2022			825.00	
102922	**12/04/2023**	**10053**	**Landgate**		**386.76**
381895	Schedule revaluation			386.76	
102923	**12/04/2023**	**10057**	**Elliotts Filtration (Previously**		**829.40**
F28001	Electrical works for Montario Quarter			500.50	
F27997	Filtration servicing			328.90	
102924	**12/04/2023**	**10076**	**Kleenit Pty Ltd**		**539.00**
158333	Graffiti removal - 169 Stirling Hwy			286.00	
158337	Graffiti removal - 171-173 Stirling Hwy			253.00	
102925	**12/04/2023**	**10089**	**McLeods Barristers & Solicitors**		**2,745.59**
129112	Matter No: 99792			2,333.80	
129106	Matter No: 50662			411.79	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102926	**12/04/2023**	**10116**	**St John Ambulance Western Australia Ltd.**		**489.00**
KITSLS00014637	First Aid kit supply			91.76	
KITSLS00014645	First Aid kit supply			149.53	
KITSLS00014640	First Aid kit supply			87.71	
FAINV01070413	Provide First Aid Courses - 1 Day x 3			160.00	
102927	**12/04/2023**	**10143**	**Zipform Pty Ltd**		**1,855.52**
215441	4th Instalment Notice 2022/23			1,855.52	
102928	**12/04/2023**	**10183**	**Water Corporation**		**3,715.01**
9001453432	Bill ID-0144			751.33	
9001480836	Bill ID- 0136			16.27	
9014584802	Bill ID - 0091			858.88	
9001482049	Bill ID- 0141			1,420.72	
9001410555	Bill ID- 0133			667.81	
102929	**12/04/2023**	**10192**	**Australia Post - 670192**		**2,928.53**
1012317800	Postage Charges			2,928.53	
102930	**12/04/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**6,860.41**
51531856	Standing PO - [redacted]			2,566.52	
51545963	[redacted]			1,813.90	
51545964	Standing PO [redacted]			2,479.99	
102931	**12/04/2023**	**10234**	**Turf Care WA Pty Ltd**		**3,775.20**
INV-6390	Cricket wicket mat installation			3,775.20	
102932	**12/04/2023**	**10246**	**Bolinda Publishing Pty Ltd**		**532.77**
288263	Nedlands Library adult TB and LP			280.41	
288261	Mt Claremont Library adult TB and LP			252.36	
102933	**12/04/2023**	**10296**	**Connect Call Centre Services (Previous**		**349.64**
00113830	telephony services			349.64	
102934	**12/04/2023**	**10300**	**Copyright Agency Limited**		**340.00**
INV00021827	Copyright Agency - Tresillian			340.00	
102935	**12/04/2023**	**10304**	**Synergy**		**2,279.34**
239411960	20377771144			272.27	
331018820	2073775194			149.37	
856995430	2013807273			1,541.88	
338661010	2049789762			315.82	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102936	**12/04/2023**	**10326**	**C Schilizzi**		**3,080.00**
00063B	TAC - Tutor Fees			3,080.00	
102937	**12/04/2023**	**10329**	**Flexipole Industries Pty Ltd**		**487.58**
00002873	Bollard works			487.58	
102938	**12/04/2023**	**10356**	**Blackwell & Associates Pty Ltd**		**1,578.50**
8384	Design Review Panel Member Fees			1,578.50	
102939	**12/04/2023**	**10374**	**Dept of Transport - Information Fees Application**		**717.50**
8042640	Department of Transport - Standing Order			717.50	
102940	**12/04/2023**	**10390**	**Clever Patch Pty Ltd**		**779.99**
483982	Standard freight			779.99	
102941	**12/04/2023**	**10405**	**C Marinovich**		**400.00**
341	Artwork Sale			400.00	
102942	**12/04/2023**	**10419**	**Sustainable Outdoors**		**1,487.75**
INV-2604	Maintenance Montario Quarter BPZ			1,487.75	
102943	**12/04/2023**	**10446**	**Kool Digital Graphics**		**3,061.30**
A9167	2023 Community Scorecard Designs			1,510.30	
A9119	2023 Flip-Shore Graphic Design			1,056.00	
A9151	2023 Term 2 The Buzz Brochure			495.00	
102944	**12/04/2023**	**10456**	**G M S Security (WA) Pty Ltd**		**1,705.00**
INV-19864	Security upgrades and equipment repairs			539.00	
INV-19861	Security upgrades and equipment repairs			308.00	
INV-19863	Security upgrades and equipment repairs			858.00	
102945	**12/04/2023**	**10457**	**Instant Products Hire**		**141.52**
153930	john XXIII depot toilet			141.52	
102946	**12/04/2023**	**10493**	**Randstad**		**2,946.13**
RA5015680	agency staff - part payment			403.71	
RA5034361	agency staff - part payment			432.55	
RA5034225	agency staff - part payment			437.35	
RA5043419	agency staff - part payment			432.55	
RA5044655	agency staff - part payment			1,239.97	
102947	**12/04/2023**	**10505**	**Bridgestone Australia Pty Ltd**		**659.33**
6550325990	Fleet 115 Front Tyre			659.33	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
102948	**12/04/2023**	**10547**	**Subaru Osborne Park**	**850.00**
SUCSS367196	Fleet 1362 Suspension Repairs		850.00	
102949	**12/04/2023**	**10570**	**Newton-Burriss Carpentry**	**2,087.80**
222	Repairs on park equipment		1,238.60	
223	Brockman Rsv playground modifications		849.20	
102950	**12/04/2023**	**10604**	**Junk Removal**	**150.00**
INV11368	Illegal dumping - James St, Swanbourne		150.00	
102951	**12/04/2023**	**10614**	**Surveytech Traffic Surveys Pty Ltd**	**1,980.00**
230231A	Parking Survey Bedbrook Place		1,980.00	
102952	**12/04/2023**	**10636**	**Marketforce**	**4,780.08**
46944	Public Notice The Post 4 February 2023		748.22	
47246	Public Notice The Post		1,603.25	
47245	Nedlands News April, 2023 edition		2,428.61	
102953	**12/04/2023**	**10638**	**All State Kerbing & Concrete**	**6,035.48**
00015051	kerb install		6,035.48	
102954	**12/04/2023**	**10640**	**Moore Australia WA Pty Ltd (Old Name:**	**18,946.93**
429191	Fee - Audit Log Maintenance		2,744.50	
429194	Moore - Assurance Map preparation		2,970.00	
429267	Internal Audit - ERP Implementation		13,232.43	
102955	**12/04/2023**	**10667**	**CTI Couriers Pty Ltd**	**528.98**
CISC4568789	Courier between WSLG March Ned		528.98	
102956	**12/04/2023**	**10688**	**Officeworks Ltd**	**110.24**
606904966	TAC Officeworks Order		110.24	
102957	**12/04/2023**	**10689**	**Illion Australia Pty Ltd**	**184.80**
NEDLAN-549132	Tenderlink advertising of RFT 2022-23.09		184.80	
102958	**12/04/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electrical Service**	**550.00**
44971	Light Audit		550.00	
102959	**12/04/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**	**610.49**
9041938743	Stationery for Admin Building - Non GST		464.89	
9042131737	Stationery for Admin Building FY22/23		145.60	

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For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102960	**12/04/2023**	**10761**	**Australian Training Management Pty Ltd**		**575.00**
23836	BWTM and TC - 3 Day course x 5 staff			575.00	
102961	**12/04/2023**	**10766**	**Inlogik Pty Ltd**		**496.08**
IN000065987	Standing Oder - Promaster monthly user			496.08	
102962	**12/04/2023**	**10800**	**Living Turf**		**1,507.00**
109171/01	Spraying Of Turf Mites			1,507.00	
102963	**12/04/2023**	**10804**	**Ilsa Smith**		**1,120.00**
186	PA Affinity Club Activities Jan-Mar 2023			1,120.00	
102964	**12/04/2023**	**10817**	**Mowmentum**		**215.00**
176	Standing Order - 8 Fortnightly Mowing Se			215.00	
102965	**12/04/2023**	**10880**	**Horizon West Landscape & Irrigation Pty**		**6,363.50**
00011520	Perth Flying Squadron YC - Eco -zone			220.00	
00011521	General Gardening March 2023			4,361.50	
00011522	Virginia Creeper Control - Camellia Ave			1,782.00	
102966	**12/04/2023**	**10934**	**Erutan Pty Ltd - Nature Playground**		**990.00**
00002134	Hamilton Park beam - Labour Component			990.00	
102967	**12/04/2023**	**10951**	**GC Sales (WA)**		**2,805.00**
33157	Single bin posts for litter bins			2,805.00	
102968	**12/04/2023**	**10966**	**David Conlin**		**1,368.00**
12023	TAC - Tutor Fees			1,368.00	
102969	**12/04/2023**	**10979**	**Active Pest Management WA Pty Ltd**		**660.00**
1771APM	Ant Treatment at St Peter's Square			660.00	
102970	**12/04/2023**	**10981**	**Rhonda Breen**		**684.00**
188	TAC - Tutor Fees			684.00	
102971	**12/04/2023**	**10989**	**Stars Courtyard Cafe**		**240.00**
549084	TAC Tutor Payment			240.00	
102972	**12/04/2023**	**11038**	**Bob Cooper Snake R&R Training**		**396.00**
R3093	Snake Handling Training			396.00	
102973	**12/04/2023**	**11052**	**Arup Australia Pty Ltd**		**30,170.93**
5002-228782	Integrated Transport Strategy			30,170.93	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
102974	**12/04/2023**	**11056**	**Dr K Tan**		**2,280.00**
001/23	TAC - Tutor Fees			2,280.00	
102975	**12/04/2023**	**11101**	**Snap Osborne Park**		**447.50**
F034-18625	Foreshore Management Plan A6 Postcards			255.00	
F034-19327	Integrated Transport Strategy Postcards			192.50	
102976	**12/04/2023**	**11160**	**Office Line**		**715.00**
81146	Supply replacement desk base			715.00	
102977	**12/04/2023**	**11251**	**Emma Williamson**		**676.50**
211	Design Review Panel Member Fees			676.50	
102978	**12/04/2023**	**11266**	**Richard Gunning**		**877.80**
9	TAC - Tutor Fees			877.80	
102979	**12/04/2023**	**11291**	**CMS Engineering Pty Ltd**		**2,955.34**
887280	John Leckie - Quarterly A/C Service			2,955.34	
102980	**12/04/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional**		**3,949.00**
142	Tree Pruning Works 2023 Bush Fire Site			3,949.00	
102981	**12/04/2023**	**11321**	**Conway Highbury Pty Ltd**		**1,232.00**
780	Review and update of all City of Nedlands			1,232.00	
102982	**12/04/2023**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**425.19**
INV-19303	PPE - Irrigation Staff			425.19	
102983	**12/04/2023**	**11413**	**Shin-I Tang**		**1,352.00**
005	TAC - Tutor Fees			1,352.00	
102984	**12/04/2023**	**11489**	**Swan Group WA**		**394,086.00**
700130	Surf Club Construction			394,086.00	
102985	**12/04/2023**	**11498**	**Carealot Home Health Services Pty Ltd**		**1,323.21**
10012301	Domestic assistance to CHSP clients			844.05	
10012584	Domestic assistance to CHSP clients			479.16	
102986	**12/04/2023**	**11543**	**John Paul**		**1,254.00**
T12023 JPB	TAC - Tutor Fees			1,254.00	
102987	**12/04/2023**	**11554**	**Inspired Development Solutions**		**742.50**

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For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
1819	Executive Coaching			742.50	
102988	**12/04/2023**	**11595**	**Shupiwe Chongwe**		**3,666.00**
1	TAC - Tutor Fees			3,666.00	
102989	**12/04/2023**	**11615**	**Horner Recruitment**		**5,516.40**
215438	Agency supplying contract CSO			2,200.69	
215629	Agency supplying contract CSO			2,200.69	
215827	Agency supplying contract CSO			1,115.02	
102990	**12/04/2023**	**11617**	**Jean-Louis Diaz**		**624.00**
2	TAC Tutor Payment			624.00	
102991	**12/04/2023**	**11636**	**Maek Pty Ltd**		**1,650.00**
477703	Verge Bond 16 Iris Ave Dalkeith			1,650.00	
102992	**12/04/2023**	**11645**	**Suzanne Lawson Art**		**476.00**
339	Colour and Lights Exhibition – Kirsten H			476.00	
102993	**12/04/2023**	**11647**	**Kirsten Hocking**		**1,393.00**
338	Colour and Lights Exhibition – Kirsten H			1,393.00	
102994	**12/04/2023**	**11649**	**Anita Shortland Art**		**738.50**
337	Colour and Lights Exhibition – Kirsten H			738.50	
102995	**12/04/2023**	**11654**	**Alex Kyriakacis**		**2,506.00**
340	Colour and Lights Exhibition – Kirsten H			2,506.00	
102996	**12/04/2023**	**11665**	**Tomahawk Property Pty. Ltd.**		**1,700.00**
599774	Verge Bond 89 Watkins Rd			1,700.00	
102999	**17/04/2023**	**11018**	**Dept of Mines, Industry Regulation and**		**7,632.56**
MARCH 2023	01 March 2023-31 March 2023			7,632.56	
103062	**20/04/2023**	**10008**	**Advantech Mobile Auto Electrics**		**464.00**
A66	Fleet 505 Batteries			464.00	
103063	**20/04/2023**	**10031**	**Cat Haven**		**60.50**
CH190260	Cat Haven - Standing order			60.50	
103064	**20/04/2023**	**10038**	**City of Stirling**		**828.00**
2546	Meals to be delivered to NCC in March 23			828.00	

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For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
103065	**20/04/2023**	**10070**	**J Blackwood & Son Ltd**		**176.00**
SI04413279	PPE / Earplugs			176.00	
103066	**20/04/2023**	**10151**	**Civica Pty Ltd**		**722.28**
M/LG024541	Civica License and integration services			722.28	
103067	**20/04/2023**	**10183**	**Water Corporation**		**1,749.85**
9001449345	Bill ID - 0153			210.02	
9001483770	Bill ID -0143			1,539.83	
103068	**20/04/2023**	**10185**	**Western Chainwire**		**572.00**
00005875	Repair of JWAAPS gates			572.00	
103069	**20/04/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**8,070.72**
51531853	Agency Staff Cover			2,225.75	
51545960	David Graham casual			1,927.22	
51559700	David Graham casual			1,927.22	
51559703	Standing PO - Delaram Golgoon			1,990.53	
103070	**20/04/2023**	**10304**	**Synergy**		**49,645.74**
801870080	3000195187			4,382.92	
131596660	2049792901			699.97	
338661150	2049789763			2,033.26	
301696720	2061780348			134.12	
342131310	2005805608			808.45	
214579230	2089764825			41,587.02	
103071	**20/04/2023**	**10319**	**Claremont Nedlands Cricket Club**		**1,936.00**
INV-0160	Turf wicket clay - 4 x 1 Tonne Buka Bags			1,936.00	
103072	**20/04/2023**	**10332**	**Natural Area Consulting Management**		**2,391.62**
00019675	Masons Gardens Summer/Autumn Maintenance			529.07	
00019716	Adams Road Foreshore Stabilisation			880.00	
00019464	Masons Gardens Summer/Autumn Maintenance			982.55	
103073	**20/04/2023**	**10345**	**Animal Pest Management Services**		**3,261.50**
INV-04188	Feral Cat Control Shenton Bushland			3,261.50	
103074	**20/04/2023**	**10398**	**Centurion Temporary Fencing**		**990.00**
42704	John XXIII depot temp fence			990.00	
103075	**20/04/2023**	**10419**	**Sustainable Outdoors**		**5,535.53**
INV-2612	Maintenance Montario Quarter BPZ			924.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
INV-2603	Stabilisation work Allen Park			4,611.53	
103076	**20/04/2023**	**10429**	**Sonic Health Plus Pty Ltd**		**597.30**
2896417	Blanket for Sonic Medicals			260.70	
2899253	Blanket for Sonic Medicals			336.60	
103077	**20/04/2023**	**10430**	**South East Regional Centre for Urban**		**15,203.02**
00005127	Shenton maintenance Jan - June			5,384.78	
00005126	1 day fortnight watering Swanbourne			9,818.24	
103078	**20/04/2023**	**10483**	**Drain flow Services Pty Ltd**		**31,891.00**
00013212	City wide educating			1,137.31	
00013191	City wide educating			2,203.54	
00013334	City wide educating			2,132.46	
00013306	City wide educating			2,061.38	
00013276	City wide educating			1,919.21	
00011197	City wide educating			568.66	
00013534	City wide educating			544.96	
00013540	City Wide Sweeping			20,446.80	
00013549	City wide educating			876.68	
103079	**20/04/2023**	**10518**	**Ms J Rogers**		**1,824.00**
0019	TAC - Tutor Fees			1,824.00	
103080	**20/04/2023**	**10522**	**All Fencing Perth**		**8,300.00**
16767	Leura Park Asbestos Fence replacement			8,300.00	
103081	**20/04/2023**	**10556**	**Skyline Landscape Services**		**3,553.00**
INV0122548	Gardening - Orton Rd - Sept 22 - June 23			3,553.00	
103082	**20/04/2023**	**10608**	**Corsign WA Pty Ltd**		**742.50**
00073953	Conservation Signage			742.50	
103083	**20/04/2023**	**10641**	**DA Christie Pty Ltd (Previously Christie**		**223.30**
5311552	Barbecue fascia labels x 5			223.30	
103084	**20/04/2023**	**10682**	**Great Southern Fuel Supplies**		**5,885.80**
D2139228	ULP Fuel			5,885.80	
103085	**20/04/2023**	**10688**	**Officeworks Ltd**		**344.01**
606540216	Depot Stationery Order - March 2023			344.01	
103086	**20/04/2023**	**10701**	**ASC Tech Holdings Pty Ltd**		**1,800.00**

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
440	Soilzyme For Algal Control			1,800.00	
103087	**20/04/2023**	**10702**	**Quokka Garage Doors**		**440.00**
00038271	Service roller doors at Depot			440.00	
103088	**20/04/2023**	**10724**	**TechnologyOne**		**39,427.14**
220408	Project Management Services			34,697.14	
220344	GIS CONSULTANCY			4,730.00	
103089	**20/04/2023**	**10769**	**Southern Cross Protection Pty Ltd**		**31.82**
504913	Cash & Cheque management services			31.82	
103090	**20/04/2023**	**10817**	**Mowmentum**		**620.00**
182	Standing Order - 8 Fortnightly Mowing Se			180.00	
183	Mowing Services - Annie Dorrington Park			130.00	
181	Mowing Services - Annie Dorrington Park			130.00	
180	Standing Order - 8 Fortnightly Mowing Se			180.00	
103091	**20/04/2023**	**10909**	**Richards Tyrepower**		**280.00**
3339846	Fleet 1377			280.00	
103092	**20/04/2023**	**10925**	**Westend Plumbing & Gas**		**667.70**
INV-14007	Urgent repair to Blain Park Dog Tap			132.00	
INV-13998	Repair Toilet at Nedlands Library			207.90	
INV-13999	Repair Admin HWS			327.80	
103093	**20/04/2023**	**10993**	**Harvey Norman AV/IT Superstore Osborne**		**1,825.00**
9107935	New oven - Mt Claremount CC Kitchen			1,825.00	
103094	**20/04/2023**	**10994**	**Gold Corporation**		**194.70**
SIN000281164	2023 January Citizenship Coins			194.70	
103095	**20/04/2023**	**11012**	**Aussie Broadband Pty Ltd**		**4,930.50**
24937448	NBN Enterprise service- Jan 23 - June 23			4,930.50	
103096	**20/04/2023**	**11088**	**OtagoIT Pty Ltd**		**935.00**
0000368	Website Re-enrolment Upgrade			935.00	
103097	**20/04/2023**	**11163**	**Stats Australia**		**8,904.56**
701E3126	FWD Testing - MRRG Projects 2024-25			8,904.56	
103098	**20/04/2023**	**11182**	**Brownes Foods Operations Pty Ltd**		**57.60**
17080415	Standing order - Depot milk delivery			57.60	

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Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
103099	**20/04/2023**	**11268**	**Kyocera Document Solutions Pty Ltd**		**479.60**
INV-89537-N9F3C5	Principal repayment of lease - Plotter			479.60	
103100	**20/04/2023**	**11291**	**CMS Engineering Pty Ltd**		**1,442.28**
887921	Attend to urgent AC leak, replace pump			1,442.28	
103101	**20/04/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional**		**3,940.20**
83	45 Strickland St -54cm			3,940.20	
103102	**20/04/2023**	**11336**	**Troy Yiakalis Landscapes**		**154.00**
11882	Garden and Ground Maintenance - Maisonette			154.00	
103103	**20/04/2023**	**11377**	**Malcolm Clingham**		**288.00**
12042023	Volunteer vehicle reimbursement			288.00	
103104	**20/04/2023**	**11398**	**R & J Marinich Pty Ltd T/as Totally**		**1,165.76**
INV-17128	Hi Vis & Hats for Depot			411.34	
INV-18631	Chloe's pep			610.50	
INV-18629	Uniform and PPE			80.96	
INV-18792	Uniforms for James Dockery			62.96	
103105	**20/04/2023**	**11496**	**Urbaqua Ltd**		**4,180.00**
INV-03618	Foreshore Management Plan			4,180.00	
103106	**20/04/2023**	**11498**	**Carealot Home Health Services Pty Ltd**		**1,269.16**
10012615	Domestic assistance to CHSP clients			1,269.16	
103107	**20/04/2023**	**11508**	**Jill Porter**		**67.20**
30032023	Vol. Vehicle Reimbursement			67.20	
103108	**20/04/2023**	**11519**	**Rond Drilling**		**28,503.20**
00000844	Install of two Groundwater Bores			28,503.20	
103109	**20/04/2023**	**11552**	**Ric Burkitt**		**2,736.00**
0128	TAC - Tutor Fees			2,736.00	
103110	**20/04/2023**	**11559**	**Melon Hill Bushland Group Inc**		**500.95**
2022-2023	2023 Administrative Assistance Grant			500.95	
103111	**20/04/2023**	**11567**	**JMAP Enterprises Pty Ltd t/a Aqual Filter Services**		**170.00**
10148	Admin Councillor Kitchen - Water Unit -			170.00	

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103112	**20/04/2023**	**11626**	**Pacesetter Services Pty Ltd ATF Pacesetter Services Trust**		**6,930.00**
INV-2535	Authority Rates Module Review			6,930.00	
103113	**20/04/2023**	**11638**	**Feron Pty Ltd**		**150.00**
475164	Verge Bond 38 Jutland Pde House			150.00	
103114	**20/04/2023**	**11650**	**Cuddly Farm Unit Trust t/as Swan Valley Cuddly Animal Farm**		**724.00**
00005405	petting zoo for Flip Shore youth event			724.00	
103115	**20/04/2023**	**11660**	**Pixelcase Group Pty Ltd**		**11,445.50**
276393	Licence Plate Recognition technology			11,445.50	
103116	**20/04/2023**	**11666**	**Building lines Approvals Pty Ltd**		**1,700.00**
640776	Verge Bond - 37 A Mayfair			1,700.00	
103117	**20/04/2023**	**11676**	**Softwoods Timberyards Pty Ltd t/as Patio Living**		**3,400.00**
662339	Verge Bond 73 North St			1,700.00	
666770	Construction Bond 8 Circle Cl Dalkeith			1,700.00	
103118	**20/04/2023**	**11680**	**A.T. Brine & Sons Pty Ltd t/a A.T. Brine & Sons**		**1,700.00**
666231	Construction Bond - 59 Philip Rd			1,700.00	
103119	**20/04/2023**	**11681**	**ELBERTON PROPERTY 13 PTY LTD**		**8,828.00**
632696	Verge Bond - Elberton Property 13 Pty Lt			8,828.00	
103125	**26/04/2023**	**10001**	**Australian Taxation Office**		**142,576.00**
FORTNIGHT 14/04/2023	Withholding Tax (PAYG)			3,752.00	
FORTNIGHT 14/04/2023	TSL			58.00	
FORTNIGHT 23/04/2023	Withholding Tax (PAYG)			131,660.00	
FORTNIGHT 23/04/2023	Extra Tax			970.00	
FORTNIGHT 23/04/2023	HELP			1,880.00	
FORTNIGHT 23/04/2023	TSL			4,256.00	
103126	**26/04/2023**	**10002**	**Child Support Registrar**		**755.86**
FORTNIGHT 23/04/2023	Child Support Agency			755.86	
103127	**26/04/2023**	**10003**	**Australian Services Union**		**145.40**
FORTNIGHT 23/04/2023	Australian Services Union			145.40	
103128	**26/04/2023**	**10004**	**City of Nedlands - Social Club**		**452.00**
FORTNIGHT 14/04/2023	Social Club			10.00	
FORTNIGHT 23/04/2023	Social Club			442.00	

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103129	**26/04/2023**	**10005**	**Easi**	**5,919.08**
FORTNIGHT 14/04/2023	Novated Lease Easifleet - Pre Tax			285.12
FORTNIGHT 14/04/2023	Novated Lease Easifleet- Post Tax			283.42
FORTNIGHT 23/04/2023	Novated Lease Easifleet - Pre Tax			2,712.48
FORTNIGHT 23/04/2023	Novated Lease Easifleet- Post Tax			2,638.06
103130	**26/04/2023**	**10006**	**Westpac Banking Corporation**	**78,001.46**
FORTNIGHT 23/04/2023	Employee Additional Contrib Pre Tax ($)			2,870.00
FORTNIGHT 23/04/2023	Employee Additional Contrib Pre Tax (%)			10,902.29
FORTNIGHT 23/04/2023	Employee Additional Contrib Post Tax (%)			225.87
FORTNIGHT 14/04/2023	SGC Employer Contribution			240.50
FORTNIGHT 14/04/2023	SGC Employer Contribution			67.20
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,840.91
FORTNIGHT 23/04/2023	SGC Employer Contribution			631.62
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,774.90
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,437.15
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,215.84
FORTNIGHT 23/04/2023	SGC Employer Contribution			3,591.75
FORTNIGHT 23/04/2023	SGC Employer Contribution			403.85
FORTNIGHT 23/04/2023	SGC Employer Contribution			555.72
FORTNIGHT 23/04/2023	SGC Employer Contribution			3,975.26
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,132.22
FORTNIGHT 23/04/2023	SGC Employer Contribution			891.29
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,075.52
FORTNIGHT 23/04/2023	SGC Employer Contribution			540.06
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,793.81
FORTNIGHT 23/04/2023	SGC Employer Contribution			3,257.02
FORTNIGHT 23/04/2023	SGC Employer Contribution			2,533.97
FORTNIGHT 23/04/2023	SGC Employer Contribution			781.81
FORTNIGHT 23/04/2023	SGC Employer Contribution			169.65
FORTNIGHT 23/04/2023	SGC Employer Contribution			784.87
FORTNIGHT 23/04/2023	SGC Employer Contribution			354.75
FORTNIGHT 23/04/2023	SGC Employer Contribution			339.03
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,138.19
FORTNIGHT 23/04/2023	SGC Employer Contribution			2,426.31
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,158.83
FORTNIGHT 23/04/2023	SGC Employer Contribution			2,978.31
FORTNIGHT 23/04/2023	SGC Employer Contribution			3,101.88
FORTNIGHT 23/04/2023	SGC Employer Contribution			439.35
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,733.24
FORTNIGHT 23/04/2023	SGC Employer Contribution			898.74
FORTNIGHT 23/04/2023	SGC Employer Contribution			657.85
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,781.69

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FORTNIGHT 23/04/2023	SGC Employer Contribution			1,543.89	
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,477.64	
FORTNIGHT 23/04/2023	SGC Employer Contribution			4,873.44	
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,204.76	
FORTNIGHT 23/04/2023	SGC Employer Contribution			2,325.90	
FORTNIGHT 23/04/2023	SGC Employer Contribution			597.95	
FORTNIGHT 23/04/2023	SGC Employer Contribution			764.31	
FORTNIGHT 23/04/2023	SGC Employer Contribution			1,279.09	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			73.83	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			259.61	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			150.24	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			272.28	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			76.92	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			377.57	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			90.89	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			109.14	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			41.76	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			56.71	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			87.99	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			376.80	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			95.72	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			51.73	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			67.57	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			57.95	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			91.62	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			178.91	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			551.03	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			145.92	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			138.70	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			170.77	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			70.16	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			358.21	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			127.50	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			86.73	
FORTNIGHT 23/04/2023	Employer Contribution (Additional)			66.97	
103131	**26/04/2023**	**10007**	**Becarwise**		**1,639.17**
FORTNIGHT 23/04/2023	Novated Lease Becarwise - Pre Tax			763.05	
FORTNIGHT 23/04/2023	Novated Lease Becarwise- Post Tax			876.12	
103132	**26/04/2023**	**10029**	**Bunzl Limited**		**1,979.27**
X467105	Depot hygiene supplies			1,979.27	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
103133	**26/04/2023**	**10153**	**Priestman & Sharp**		**1,875.48**
22190	Fleet 1380 Repairs			1,875.48	
103134	**26/04/2023**	**10183**	**Water Corporation**		**4,329.20**
9001449345	Bill ID-0154			428.79	
9001467156	Bill ID- 0110			5.29	
9001482217	Bill ID- 0134			624.52	
9014278979	Bill ID-0075			13.56	
9001426506	Bill ID-0134			201.82	
9001438160	Bill ID-0095			206.11	
9011838619	Bill ID--0087			92.21	
9008659732	Bill ID-0110			13.56	
9001416957	BillID-0114			5.42	
9001412323	Bill ID-0112			8.13	
9001412569	Bill ID-0113			5.42	
9001412868	Bill ID-0135			430.75	
9001416797	Bill ID-0115			374.26	
9001409415	BillID-0125			626.10	
9001409431	Bill ID-0126			397.17	
9001411961 - APRIL 2023	Bill ID-0013			208.82	
9001409423	Bill ID-0129			174.70	
9001480350	Bill ID-0139			512.57	
103135	**26/04/2023**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**		**3,627.80**
51559702	Wages For [redacted]			1,813.90	
51572460	Wages For [redacted]			1,813.90	
103136	**26/04/2023**	**10229**	**WALGA**		**3,080.00**
SI-004651	Council Member Essentials			1,540.00	
SI-004652	Council Member Essentials			1,540.00	
103137	**26/04/2023**	**10304**	**Synergy**		**2,971.48**
313447070- APRIL 2023	2021810485			67.34	
380380790	2049798016			909.69	
239411960	2069785632			475.96	
380380220	2049798013			1,518.49	
103138	**26/04/2023**	**10403**	**Swanbourne Coastal Alliance**		**500.95**
17042023	2023- Administrative assistance grant			500.95	
103139	**26/04/2023**	**10407**	**Nu-Trac Rural Contracting**		**822.00**
00003193	Beach cleaning- Swanbourne			822.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
103140	**26/04/2023**	**10457**	**Instant Products Hire**	**616.18**
155288	2 porta toilets Flip-Shore youth event		616.18	
103141	**26/04/2023**	**10479**	**State Wide Turf Services**	**22,382.70**
8177	Hollow Tine Coring of College Park Lower		22,382.70	
103142	**26/04/2023**	**10483**	**Drain flow Services Pty Ltd**	**1,066.23**
00013555	City wide educating		568.66	
00013603	City wide educating		497.57	
103143	**26/04/2023**	**10517**	**Insight Enterprises Australia Pty Ltd**	**9,502.63**
100397297	NVIDIA VPC		9,502.63	
103144	**26/04/2023**	**10570**	**Newton-Burriss Carpentry**	**341.00**
224	Post and Rail Fencing repairs		341.00	
103145	**26/04/2023**	**10574**	**The Trustee for The Lane Family Trust**	**5,016.00**
INV-003531	Initial Line Marking For Winter Sports		5,016.00	
103146	**26/04/2023**	**10693**	**The Fauntleroy Family Trust & The Mihevc Family Trust Boyan Electrical Service**	**4,584.70**
47290	Repair light tower at Mt Claremont Oval		3,321.32	
47311	Repair Light tower at Allen Park		1,263.38	
103147	**26/04/2023**	**10735**	**WINC Australia Pty Ltd (Previous name**	**58.64**
9042192662	Stationery for Admin Building FY22/23		58.64	
103148	**26/04/2023**	**10756**	**ALM West Pty Ltd**	**821.70**
013-CON	2023 Summer Concerts Testing and Tagging		821.70	
103149	**26/04/2023**	**10772**	**Ream Clean Property Service**	**561.00**
07/J/M/2023	Emptying 2 recycling bins		561.00	
103150	**26/04/2023**	**10800**	**Living Turf**	**11,198.00**
110601/01	Fertiliser For Passive Parks		4,818.00	
110608/01	Aquamiser wetting agent		6,380.00	
103151	**26/04/2023**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**12,778.98**
01706918	line marking		2,766.68	
01706710	Wheels Stops		4,444.00	
01706914	line marking		5,568.30	
103152	**26/04/2023**	**10866**	**Initial Hygiene - Rentokil Initial Pty**	**1,903.00**
97630306	NCC - Hygiene 2022/23		1,903.00	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
103153	**26/04/2023**	**10878**	**Cupid Catering**		**858.55**
IN00000003029	Catering for Council Meeting 28/03/2023			506.00	
IN00000003044	Catering - Marion's Memorial			352.55	
103154	**26/04/2023**	**10907**	**PLE Computers Pty Ltd**		**586.34**
SI-2485430	Crucial 16GB DDR4			586.34	
103155	**26/04/2023**	**10909**	**Richards Tyrepower**		**70.00**
3340858	Fleet 644 Puncture Repair			70.00	
103156	**26/04/2023**	**10925**	**Westend Plumbing & Gas**		**748.00**
INV-14051	Replace toilet suite, female toilet.			748.00	
103157	**26/04/2023**	**10979**	**Active Pest Management WA Pty Ltd**		**385.00**
1673APM	NCC Dalkeith Hall - 6 Monthly Service -			176.00	
1546APM	Public Toilets pest/termites treatment			88.00	
1592APM	NCC - Station Checks - Monthly 22-23			121.00	
103158	**26/04/2023**	**11034**	**Richard Leaked**		**239.20**
04042023	Vol Vehicle Reimbursement			239.20	
103159	**26/04/2023**	**11178**	**Freestyle Now**		**3,124.00**
2273	Workshop Flip Shore Youth Event			3,124.00	
103160	**26/04/2023**	**11185**	**Wild Honey Australia**		**495.00**
001774	Urgent bee removal - 167 Victoria Ave			495.00	
103161	**26/04/2023**	**11307**	**Liveable Group Pty Ltd T/A Professional**		**2,112.00**
180	Allen Park 2xPine & Cape Lillac deadwood			2,112.00	
103162	**26/04/2023**	**11424**	**Pennant House**		**555.50**
INV-2619	Australian National Flag			555.50	
103163	**26/04/2023**	**11532**	**Rent A Fence Pty Ltd**		**211.76**
RF527717	Security Fence Hire			211.76	
103164	**26/04/2023**	**11567**	**JMAP Enterprises Pty Ltd t/a Aqual Filter Services**		**49.50**
10172	PRCC - Water Unit hire & maintain 2022/			49.50	
103165	**26/04/2023**	**11585**	**AARCO Environmental Solutions**		**3,912.37**
3369	Asbestos removal			3,912.37	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
103166	**26/04/2023**	**11609**	**Acil Allen Pty. Ltd.**		**22,099.00**
INV-2597	Consultancy - Business Case UGP			22,099.00	
103167	**26/04/2023**	**11622**	**Arboriculture Australia Ltd**		**423.50**
21436	Seminar AS 4970			423.50	
103168	**26/04/2023**	**11640**	**Downer EDI Works t/as DM Roads**		**107,728.23**
733208	Smyth Road Rehabilitation			107,728.23	
103169	**26/04/2023**	**11647**	**Kirsten Hocking**		**205.00**
676850 & 687751	Refund for Room Hire and Key Bond			205.00	
103170	**26/04/2023**	**11653**	**Nexus Home Improvements Pty Ltd**		**1,650.00**
463877	Verge Bond 55 Alderbury St Floreat			1,700.00	
103171	**26/04/2023**	**11659**	**Kozzie Holdings t/as Precision Badges WA**		**157.25**
00005927	OneCouncil Champion Badges x 20			157.25	
103172	**26/04/2023**	**11671**	**City of Joondalup**		**2,687.92**
433529	MRRG 2024-25 Pavement Design			2,687.92	
103173	**26/04/2023**	**11673**	**Nola Britton**		**80.00**
001	Term 1 2023 - 01/05/2023-23/06/2023			80.00	
103174	**26/04/2023**	**11674**	**Australia Wide Investigations Pty Ltd**		**6,677.00**
55196	Code of Conduct Investigations			3,696.00	
55275	Code of Conduct Investigations			2,981.00	
103175	**26/04/2023**	**11682**	**Elberton Property 9 Pty Ltd**		**8,624.50**
626758	Verge Bond 17 Doonan Rd			8,828.00	
626758	Verge Bond 17 Doonan Rd			8,624.50	
103176	**26/04/2023**	**11684**	**Haven Construction (WA) Pty Ltd Haven Custom Homes**		**1,700.00**
638263	Verge Bond 30 Adderley St			1,700.00	
103177	**26/04/2023**	**11685**	**Pinshore Holdings Pty Ltd**		**2,000.00**
691118	Infrastructure bond			2,000.00	
103178	**28/04/2023**	**11591**	**Robert Kerr**		**1,456.00**
0015	TAC - Tutor Fees			1,456.00	
0015- 1	TAC - Tutor Fees			1,456.00	
103179	**28/04/2023**	**11668**	**Axis Roof Tiling and Maintenance Pty. Ltd.**		**27,500.00**

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
INV-0503	Roof tile and gutter replacement			27,500.00
Sundry EFT				**14,279.85**
102900	**5/04/2023**	**99998**	**First Principle Resource Pty Ltd**	**1,700.00**
614431	Verge Bond 16 Iris Ave			1,700.00
102901	**5/04/2023**	**99998**	**Peter Miller**	**1,650.00**
480037	Verge Bond 30 Weld St			1,650.00
102902	**5/04/2023**	**99998**	**Alicia Michael**	**1,700.00**
665854	Verge Bond - 8 Leopold Street			1,700.00
102903	**5/04/2023**	**99998**	**Jennifer King**	**150.00**
688762	Refund - Sterilisation of dog			150.00
102904	**5/04/2023**	**99998**	**G W Buters**	**2,000.00**
686514	Infrastructure Bond - 81 Grovedale Rd			2,000.00
102905	**5/04/2023**	**99998**	**H T Styles**	**1,700.00**
599134	Verge Bond 64 Mayfair St			1,700.00
102906	**28/04/2023**	**99998**	**M S Lewis**	**324.59**
REFUND2023-21	Refund of credit balance			324.59
102907	**5/04/2023**	**99998**	**Ty Kilburn**	**720.00**
688344	Partial Refund DA - DA23-84362			720.00
102997	**12/04/2023**	**99998**	**Tony Benson**	**597.26**
202304031016	Admin Droid Office 365 Reporting software			597.26
102998	**12/04/2023**	**99998**	**Pierre Eric Allet**	**1,700.00**
552672	38 Leon Road Pierre Allett			1,700.00
103120	**20/04/2023**	**99998**	**Celia Jessie Sansom**	**1,700.00**
650036 - REISSUE`	Verge Bond 44A Loch ST			1,700.00
103121	**20/04/2023**	**99998**	**J & S Hart**	**250.00**
2022-2023 - ALYSSA HART	Youth Grant			250.00
103122	**20/04/2023**	**99998**	**K P Lim**	**88.00**
687017	Key Deposit Refund			88.00

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
Creditor Cheque				**83.60**
71269	**27/04/2023**	**10133**	**West Australian Newspaper Ltd**	**83.60**
20042023	6 monthly Newspaper Subscription		83.60	
Sundry Cheque				**349.65**
71267	**19/04/2023**	**99999**	**J B Hamersley**	**349.65**
692090	Application fee Building Services		349.65	
Direct Debit				**63,332.54**
100200	**19/04/2023**	**10524**	**Business Fuel Cards Pty Ltd**	**2,089.75**
3057081323	01 March 2023-31 March 2023		2,089.75	
100201	**19/04/2023**	**11507**	**Western Australia Treasury Corporation (WATC)**	**39,281.50**
LOAN 184	Loan 184 WATC 20230419		39,281.50	
100202	**19/04/2023**	**11507**	**Western Australia Treasury Corporation (WATC)**	**18,591.04**
LOAN 185	Loan 185 WATC 20230419		18,591.04	
100203	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**22.00**
25776758	WBC Merchant Fees 20230403		22.00	
100204	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**22.00**
25776782	WBC Merchant Fees 20230403		22.00	
100205	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**22.00**
25817925	WBC Merchant Fees 20230403		22.00	
100206	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**22.00**
25860362	WBC Merchant Fees 20230403		22.00	
100207	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**48.75**
25712720	WBC Merchant Fees 20230403		48.75	
100208	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**48.75**
25712951	WBC Merchant Fees 20230403		48.75	
100209	**3/04/2023**	**10141**	**Westpac Banking Corporation**	**54.58**
25712738	WBC Merchant Fees 20230403		54.58	

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
100210	**3/04/2023**	**10141**	**Westpac Banking Corporation**		**169.90**
25712969	WBC Merchant Fees 20230403			169.90	
100211	**3/04/2023**	**10141**	**Westpac Banking Corporation**		**667.79**
25776774	WBC Merchant Fees 20230403			667.79	
100212	**3/04/2023**	**10141**	**Westpac Banking Corporation**		**1,356.93**
25709627	WBC Merchant Fees 20230403			1,356.93	
100213	**3/04/2023**	**10141**	**Westpac Banking Corporation**		**738.49**
2272377704	WBC Merchant Fees 20230403			738.49	
100214	**3/04/2023**	**11506**	**Commonwealth Bank Australia (CBA)**		**129.02**
MFEEMAR23	CBA Merchant Fee Mar 2023			129.02	
100215	**4/04/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**14.85**
STRIPE4APR	Stripe refund 4 Apr 2023			14.85	
100216	**17/04/2023**	**11506**	**Commonwealth Bank Australia (CBA)**		**41.17**
0245807APR	BPNT DIR DR FEES - APR 2023			41.17	
100217	**28/04/2023**	**10141**	**Westpac Banking Corporation**		**12.02**
WBCAPR23	WBC interest payment			12.02	
Credit Card Refunds					**607.50**
100061	**6/04/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**405.00**
TRESIREF06	Tresillian DTS EFT Refund 20230406			405.00	
100062	**13/04/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**40.50**
TRESIREF13	Tresillian DTS EFT Refund 20230411			40.50	
100063	**28/04/2023**	**99996**	**Sundry Creditor - Purchase Cards**		**162.00**
TRESIREF28	Tresillian DTS EFT Refund 20230428			162.00	
Cancelled Payments					**-78,018.23**
102730	**5/04/2023**	**10006**	**Westpac Banking Corporation**		**-77,693.64**
Cancel EFT 05042023	Cancellation of Cancel EFT			-77,693.64	
102906	**28/04/2023**	**99998**	**M S Lewis**		**-324.59**

City of Nedlands - List of Accounts Paid

For the Period 01-Apr-2023 to 30-Apr-2023

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
REFUND2023-21	Refund of credit balance			-324.59	
Payroll					**839,275.25**
FORTNIGHT 09/04/2023	**9/04/2023**	**109000900010010**	**City of Nedlands**		**407,347.53**
FORTNIGHT 09/04/2023	Additional Bank 1			8,950.00	
FORTNIGHT 09/04/2023	Additional Bank 2			950.00	
FORTNIGHT 09/04/2023	Net Pay			397,447.53	
FORTNIGHT 14/04/2023	**14/04/2023**	**109000900010010**	**City of Nedlands**		**7,378.58**
FORTNIGHT 14/04/2023	Net Pay			7,378.58	
FORTNIGHT 23/04/2023	**23/04/2023**	**109000900010010**	**City of Nedlands**		**410,911.49**
FORTNIGHT 23/04/2023	Additional Bank 1			8,950.00	
FORTNIGHT 23/04/2023	Additional Bank 2			950.00	
FORTNIGHT 23/04/2023	Net Pay			401,011.49	
FORTNIGHT 28/04/2023	**28/04/2023**	**109000900010010**	**City of Nedlands**		**13,637.65**
FORTNIGHT 28/04/2023	Net Pay			13,637.65	
				TOTAL PAYMENTS	**3,142,330.99**

Payments to Cash at Bank Reconciliation

Payment Type	Report	General Ledger	*Variance*
Cheque	433.25	(433.25)	*0.00*
EFT	2,316,700.68	(2,316,700.68)	*0.00*
Direct Debit	63,332.54	(63,332.54)	*0.00*
Credit Card Refunds	607.50	(607.50)	*0.00*
Payroll	839,275.25	(839,275.25)	*0.00*
Cancel Payment	(78,018.23)	78,018.23	*0.00*
Total	3,142,330.99	(3,142,330.99)	*0.00*

City of Nedlands

Purchasing & Credit Card Payments - Apr 2023 (Statement period 28 Mar 2023 to 27 Apr 2023)

Date	Supplier	Description	AUD
30/03/2023	ARCHISNAPPER	Projects Team Application	51.31
30/03/2023	ARCHISNAPPER	Bank Charges	1.54
6/04/2023	KAYPYX ENTERPRSES PL	Farewell Card Purvi And Lauren	24.00
27/04/2023	CARD FEE	Card Fee	5.00
24/04/2023	BOC GAS AND GEAR	Invoice - Boc	13.93
27/04/2023	CARD FEE	Card Fee	5.00
12/04/2023	LASERMAN TECHNOLOGIES	Required For Measuring Roof Structure Sagging	165.00
14/04/2023	GALVINS PLUMBING SUPPL	Public Toilet Seat Replacements	78.21
18/04/2023	WATER 2 WATER	Plumbing Fitting For Filtered Water Unit	21.80
18/04/2023	WATER 2 WATER	Card Fees	0.21
19/04/2023	REECE 6018	Replacement Part Water Dispenser Admin Kitchen	10.47
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
29/03/2023	ELITE OUTDOOR GEAR PTY LT	Silky Gomboy Professional Folding Saw	87.90
30/03/2023	PELLOWS SAWS & MOWERS	Chainsaw Chaps Small 32Inch	170.00
12/04/2023	PRO-TAC PTY LTD	5.11 Taclite Pro Pants	75.99
27/04/2023	CARD FEE	Card Fee	5.00
3/04/2023	CPP STATE LIBRARY	Parking For Training	17.00
3/04/2023	CPP STATE LIBRARY	Card Surcharge	0.16
3/04/2023	CPP STATE LIBRARY	Parking For Training	17.00
3/04/2023	CPP STATE LIBRARY	Card Surcharge	0.16
4/04/2023	Canva* 03744-5863731	Libraries' Canva Subscription	164.99
5/04/2023	JCS ONLINE RESOURCES	Local Studies Findmypast Database	1,351.81
5/04/2023	JCS ONLINE RESOURCES	Bank Fees Transaction Charge	40.55
19/04/2023	Nespresso Australia	Consumables - Mt Claremont Library	193.70
19/04/2023	Nespresso Australia	Consumables - Nedlands Library	193.70
27/04/2023	CARD FEE	Card Fee	5.00
3/04/2023	KMART 1386	Program Resources	42.90
3/04/2023	COLES 0299	Kitchen Cleaning/Program Resources	14.60
6/04/2023	BROADWAY IGA	Afternoon Tea- Ncc Visit	37.09
6/04/2023	BLITZFIELD ENTERPRIS	Afternoon Tea- Easter	15.00
11/04/2023	OFFICEWORKS 0602	Program Resources & Power Adapters	41.23
17/04/2023	ENLIGHTEN PRESS	Big Book Resources	183.00
17/04/2023	COLES 0299	Monthly Menu	54.10
18/04/2023	JACK'S WHOLEFOODS &	Monthly Menu	28.64
19/04/2023	COLES 0299	Monthly Menu	36.20
20/04/2023	JACK'S WHOLEFOODS &	Monthly Menu	100.54
26/04/2023	BLITZFIELD ENTERPRIS	Program Resources- Anzac Biscuits	6.20
26/04/2023	EDUCATIONAL ART	Mother'S Day Gift	19.69
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
11/04/2023	ENGINEERING EDUCATIO	Engineering Workplace Course - Shaju Maharajan	415.88
18/04/2023	COLES 0299	Stationery Supplies	17.98
21/04/2023	OFFICEWORKS 0602	Office Stationery For The Depot	176.76
27/04/2023	CARD FEE	Card Fee	5.00
13/04/2023	BLITZFIELD ENTERPRIS	Iga Dalkeith	5.50
14/04/2023	COLES 0489	Coles 13.4.23	13.97
14/04/2023	COLES 0489	Coles 13.4.23	27.03
24/04/2023	COLES 0489	Coles 22.4.23	7.48
24/04/2023	COLES 0489	Coles 22.4.23	13.22
27/04/2023	NEDLANDS LIBRARY	Nedlands Library Services 26.4.23	20.00
27/04/2023	CARD FEE	Card Fee	5.00
29/03/2023	WIX.COM*1047713563	Tresillian Website-Wix- Premium Plan Ye	936.24
29/03/2023	WIX.COM*1047713563	Foreign Transaction Fee	28.08
3/04/2023	ADOBE CREATIVE CLOUD	2023 April-Adobe Creative Cloud - Comms Officer	871.07

City of Nedlands

Purchasing & Credit Card Payments - Apr 2023 (Statement period 28 Mar 2023 to 27 Apr 2023)

Date	Supplier	Description	AUD
3/04/2023	MSFT * E0700MXKQC	2023 March - Microsoft Viva Insights	72.60
5/04/2023	ATLASSIAN	April 2023-Atlassian Jira 23 Agent And Confluence	799.28
5/04/2023	ATLASSIAN	In Foreign Transaction Fee	23.98
14/04/2023	WWW.RECKON.COM	2023 - April - Reckon Tresillian Pos	57.96
14/04/2023	WWW.RECKON.COM	2023 - April - Reckon Tresillian Pos	29.04
17/04/2023	MSFT *<E0200MTTHJ>	2023 March - Azure Payg-Cc-Sql	515.78
17/04/2023	MSFT *<E0200MTTHJ>	Card Transaction Fees	7.77
17/04/2023	ATLASSIAN	2023 April - Atlassian Cloud Access 26 Users	171.35
17/04/2023	ATLASSIAN	Foreign Transaction Fee	5.14
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	COLES 0299	Staff Meeting Catering	11.00
27/04/2023	COLES 0299	Staff Meeting Catering	302.76
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
5/04/2023	OFFICEWORKS	Planning Stationary - 3 April 2023	15.94
27/04/2023	CARD FEE	Card Fee	5.00
13/04/2023	BIG W/RANFORD & NICHOLSON	Local Stock Junior Dvds	53.00
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
28/03/2023	GIDGEGANNUP BAKERY	Client On Account Lunch	12.00
28/03/2023	GIDGEGANNUP BAKERY	Client On Account Lunch	10.37
28/03/2023	GIDGEGANNUP BAKERY	Client On Account Lunch	1.03
5/04/2023	MUNDARING WEIR HOTEL	Clients On Account And Volunteers Lunch	36.00
11/04/2023	COLES 0306	Supplies For Clients' Bbq At Centre	23.98
11/04/2023	COLES 0306	Supplies For Clients' Bbq At Centre	98.22
27/04/2023	CARD FEE	Card Fee	5.00
29/03/2023	Nespresso Australia	Coffee Machine For Staff Kitchen	193.00
11/04/2023	EDUCATIONAL ART SUPP	Consumables For Workshops	243.54
17/04/2023	BUNNINGS 483000	Bunnings - Classroom Consumables	84.00
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	AHRI LTD	Ahri State Conference 2023 - Em	399.00
27/04/2023	CARD FEE	Card Fee	5.00
3/04/2023	BUNNINGS 309000	Aprons	51.54
11/04/2023	BUNNINGS 454000	Masking Tape And Pine Timber	62.08
24/04/2023	PUSEYS PUFFS	Staff Catering	197.00
27/04/2023	CARD FEE	Card Fee	5.00
3/04/2023	SARAHS FLOWERS PTY L	Cr Youngman - Get Well Soon Flowers	138.85
11/04/2023	WOOLWORTHS/NORANDA PALMS	Stock For Councillor Kitchen	49.50
19/04/2023	RESTAURANT LHERMITAG	Concept Forum 18 April 2023	195.00
26/04/2023	SQ *POPPYS FLOWERS PTY LT	Anzac Day Wreath	110.00
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
31/03/2023	JASONL	Delivery Fee	72.18
5/04/2023	Zanui	Office Furniture	1,517.10
17/04/2023	BUNNINGS GROUP LTD	Tressel Tables	878.00
21/04/2023	SUBIACO RESTORATION	Materials	140.00
27/04/2023	CARD FEE	Card Fee	5.00
30/03/2023	Lawleys Bakery Cafe	Dept Meeting Refreshments	21.25
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
30/03/2023	BUNNINGS 483000	Light Globes And Screws	80.24
24/04/2023	BUNNINGS 483000	Table Trollet	525.00
24/04/2023	BUNNINGS 483000	Eveready Batteries	85.25
24/04/2023	BABYLAND	Prcc Cot Protection Rail	118.90
26/04/2023	BUNNINGS 483000	Mouldings And Glue	29.72
27/04/2023	BUNNINGS 483000	Grab Rail	53.10

City of Nedlands

Purchasing & Credit Card Payments - Apr 2023 (Statement period 28 Mar 2023 to 27 Apr 2023)

Date	Supplier	Description	AUD
27/04/2023	CARD FEE	Card Fee	5.00
28/03/2023	GOLDEN CHOICE SUBIAC	Easter & Meet And Greet Catering	109.74
29/03/2023	SPOTLIGHT INNALOO	Children's Program Resources - Easter	143.10
31/03/2023	RED DOT STORES	Children's Activities - Easter	36.00
31/03/2023	SPUDSHED	Refreshments Meet& Greet For Parents	51.81
31/03/2023	SPUDSHED	Refreshments Meet& Greet For Parents	58.17
30/03/2023	PR BUSINESS PTY LTD	Transaction Disputed Notified Bank	59.90
3/04/2023	Woolworths Online	Children's Lunches/Afternoon Tea/Morning Tea	11.88
3/04/2023	Woolworths Online	Children's Lunches/Afternoon Tea/Morning Tea	321.37
3/04/2023	Woolworths Online	Children's Lunches, Morning Tea. Afternoon Tea	14.40
5/04/2023	JACK'S WHOLEFOODS &	Morning/Afternoon / Lunches For Children	159.88
14/04/2023	TARGET AUSTRALIA PTY L	Replacing Children's Play Equipment	317.00
12/04/2023	ACECQA	Resources For The Program - Reference Material	66.00
20/04/2023	AUSTRALIANTEACHERSMARK	Program Resources For Staff	19.50
24/04/2023	HOMEWARES EMPORIUM	Children's Program Resources	21.60
26/04/2023	Woolworths Online	Children's Lunch/Morning/Afternoon Tea	31.46
26/04/2023	Woolworths Online	Children's Lunch/Morning/Afternoon Tea	293.54
27/04/2023	CARD FEE	Card Fee	5.00
5/04/2023	Volunteering Australia	Volunteer Appreciation - Lapel Pins	372.00
12/04/2023	663Pin* Hire King	Speaker System - Anzac Day 2023	690.20
21/04/2023	663Pin* Hire King	Refund For Portion Of Hire Fee - Anzac Day Speaker	- 515.00
17/04/2023	COLES 0299	Coles Receipt	70.00
19/04/2023	ROCKETFUEL COFFEE	Volunteer Appreciation - Coffee Vouchers	572.00
27/04/2023	CARD FEE	Card Fee	5.00
30/03/2023	COLES 0299	Staff Meeting Catering	35.42
30/03/2023	COLES 0299	Staff Meeting Catering	284.27
5/04/2023	Poppets Pantry	Catering	512.00
6/04/2023	NTH METROPOLITAN TAFE	Training	89.10
14/04/2023	SP 166 RAILWAY PARADE	Parking Ticket	6.14
18/04/2023	TAYLOR RD IGA	Bug Spray	3.60
21/04/2023	BROADWAY IGA	Biscuits	52.90
26/04/2023	BIGW ONLINE	Umbrella	25.00
27/04/2023	CARD FEE	Card Fee	5.00
31/03/2023	BIG W/MIDLAND GATE S/C	Hardware For Library Events	24.00
31/03/2023	BIG W/MIDLAND GATE S/C	Local Stock For Bookclub Sets	416.00
19/04/2023	WANEWSDTI	Library Sunday Times Local Stock Subscription	325.20
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	AHRI LTD	Ahri State Conference	399.00
27/04/2023	CARD FEE	Card Fee	5.00
30/03/2023	LIZZI BEE	Flowers	35.00
17/04/2023	FORUM NEWSAGENCY	Greeting Card	10.99
17/04/2023	WOOLWORTHS/FLOREAT PARK S	Catering Library Bus Mt Claremont	15.00
17/04/2023	WOOLWORTHS/FLOREAT PARK S	Catering Library Bus Nedlands	15.00
27/04/2023	SQ *HISTORY WEST	Book Purchase - Local Studies	50.00
27/04/2023	CARD FEE	Card Fee	5.00
27/04/2023	CARD FEE	Card Fee	5.00
28/03/2023	ALH VENUES/535 STIRLING H	27.3.23 Albion Hotel Client And Volunteer Lunch Co	90.00
28/03/2023	GIDGEGANNUP BAKERY	28.3.23 Gidgegannup Bakery Volunteer And Client Lu	31.13
28/03/2023	GIDGEGANNUP BAKERY	28.3.23 Gidgegannup Bakery Volunteer And Client Lu	5.42
6/04/2023	COLES ONLINE	4.4.2023 Coles Monthly Client Food Order For Ncc C	275.77
6/04/2023	COLES ONLINE	4.4.2023 Coles Monthly Client Food Order For Ncc C	63.73
5/04/2023	MUNDARING WEIR HOTEL	4.4.23 Mundaring Weir Hotel Client And Volunteer L	90.00
20/04/2023	BOAB TAVERN	18.4.23 Boab Tavern Client And Volunteer Lunch Cos	100.00
21/04/2023	RIVERSIDE AT WOODBRI	20.4.23 Riverside At Woodbridge Client And Volunteer	85.50
29/03/2023	JB HI FI CLAREMONT	Phone Materials	189.90
29/03/2023	MOBILE TECH CLAREMONT	Phone Materials	29.00

City of Nedlands

Purchasing & Credit Card Payments - Apr 2023 (Statement period 28 Mar 2023 to 27 Apr 2023)

Date	Supplier	Description	AUD
29/03/2023	MOBILE TECH CLAREMONT	Credit Card Charge	0.44
4/04/2023	Excelsior Deli Cafe	Refreshments For Volunteers	13.30
4/04/2023	Excelsior Deli Cafe	Surcharge	0.20
17/04/2023	BAILEYS FERTILISERS	Materials For Environmental Conservation Projects	299.75
21/04/2023	SQ *KIRKWOOD CONTINENTAL	Refreshments For Work Teams	22.75
27/04/2023	CARD FEE	Card Fee	5.00
			19,958.34

18. Reports by the Chief Executive Officer CEO11.05.23

18.1 CEO11.05.23 Election to fill the Elected Member Vacancy – Hollywood Ward

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Libby Kania – Coordinator Governance and Risk
CEO	Bill Parker
Attachments	1. Letter from the Electoral Commissioner dated 28 April 2023.

Purpose

This report is provided for Council to consider making a request to the Western Australian Electoral Commission to leave the Hollywood Ward Council Member Vacancy unfilled until the October 2023 Ordinary Election.

Recommendation

That Council requests the Chief Executive Officer to write to the Electoral Commissioner of the Western Australian Electoral Commission requesting the Council Member vacancy for the Hollywood Ward remain unfilled until the October 2023 Ordinary Election.

Voting Requirement

Absolute Majority.

Background

On 26 April 2023, Mr Basson tendered his resignation from Council to the Chief Executive Officer (CEO) effective on that date. This has left a vacancy in the Hollywood Ward. Mr Basson's term of office was due to expire at the October 2023 Local Government Elections.

Any Extraordinary Election held now to fill this vacancy would only be for the balance of this term.

Discussion

Section 4.16(4) of the *Local Government Act 1995* 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 2023 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 2023 Ordinary Election if requested by the City of Nedlands.

Should Council determine that it wants to fill the position, it will need to call an extraordinary election with the Electoral Commissioner conducting the election in accordance with the current Council resolution.

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."

Please note that the earliest date that an extraordinary election may be held is 28 July 2023. On that basis, the term would be for approximately 3 months.

The costs associated with conducting the Extraordinary Election would be approximately $20,000.

In determining whether to proceed to an extraordinary election or to request the Electoral Commissioner to allow the vacancy to remain unfilled until the October 2023 Ordinary Election, Council needs to be aware that a resolution to its Wards and Representation Review submission has not yet been received from the Local Government Advisory Board.

At the Special Council Meeting dated 13 February 2023, Council resolved the following –

That the City of Nedlands Council recommends to the Local Government Advisory Board, in accordance with Schedule 2.2(9) that:

1. The current four ward structure at the City of Nedlands be retained;

2. An order be made that the name of the Coastal Districts Ward be amended to the Coastal Ward, all other ward names be retained;

3. An order be made under s. 2.2(1) for a boundary adjustment between the Coastal and Hollywood Wards as follows:

    a. The area bounded by Camelia Avenue to the North, Lantana Avenue to the West, Brockway Road to the East and Alfred Road to the South is moved from the current Coastal Ward to the Hollywood Ward.

4. An order be made under s. 2.18(3) to reduce the number of offices of Elected Member from 13 to 9 – comprised of a Mayor and 8 Councillors, and designates the following number of offices of councillor for each ward: Melvista (2), Hollywood (2), Dalkeith (2) and Coastal (2);

5. Authorises the Chief Executive Officer to prepare a report to be presented to the Local Government Advisory Board proposing that the orders resolved above be made under section 2.2(1) and s. 2.18(3) of the Local Government Act 1995; and

6. In the event that the Minister's proposed reforms to the Local Government Act 1995 to reduce the number of Council positions for local governments with populations between 5,000 to 75,000, to a maximum number of 9 elected members is not passed by State Parliament in time for the October 2023 Ordinary Local Government Elections, the City of Nedlands withdraws its application to the Local Government Advisory Board in respect to recommendation 4 of the Council resolution dated 13 February 2023, and retains the current representation of 13 elected members with 3 Councillors per each of the 4 wards for the 2023 election.

CARRIED BY ABSOLUTE MAJORITY 8/4
(Against: Mayor Argyle Crs. Bennett Mangano Youngman)

As the City did not provide a method on how the number of Council offices was to be reduced, it is open for the Minister to consider a complete spill at the 2023 Ordinary Election or that the number of council positions be reduced over one or two election cycles. As the term for this vacancy ends in October 2023 and it is the only expected vacancy in the Hollywood Ward at the October Ordinary election, it may be open to the Minister to recommend the office be permanently vacated, thereby achieving a reduction in the number of council positions for that Ward from three to two. This aligns with the Council resolution above. This is based on an assumption that the Minister does not recommend a complete spill of council offices.

Officers have contacted the Local Government Advisory Board as to the likely date for a determination on the City's submission. It is expected that this will occur once the legislation has passed through Parliament.

It is deemed appropriate for Council to determine not to fill the vacancy based on the considerations provided above. Council should note that there is less than 6 months until the Ordinary Elections, and an extraordinary election held in July would be for the remainder of the term, which would be three (3) months. The conduct of an extraordinary election for this period might be considered by the community as an unnecessary expenditure. Further, the City has a precedence for allowing vacancies to remain unfilled for a period of time, and indeed, this has occurred in the Hollywood Ward in the past.

Consultation

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

Administration have consulted with the Western Australian Electoral Commission who have advised that the Commissioner will grant approval for the Hollywood Ward Council Member vacancy to remain unfilled until the October 2023 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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

Holding an extraordinary election in the next financial year 2023/24 would mean that approximately $20,000 would need to be included in the Annual Budget for 2023/24 in addition to the costs for the Ordinary Election which is to be held in October 2023. Should Council resolve to request the vacancy remain unfilled until the Ordinary Election in October 2023 then this would already be included in the 2023/24 annual budget as the vacancy formed part of the WAEC's costings for the Ordinary Election.

Legislative and Policy Implications

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.

Decision Implications

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 2023 Ordinary Election.

Conclusion

In conclusion, there is under six (6) months until the October 2023 Ordinary Election therefore, due to the extremely tight timeframes and advice from the Western Australian Electoral Commission, Administration is recommending that Council make a request to the Electoral Commission to leave the Council Member Vacancy in the Hollywood Ward unfilled until the October 2023 Ordinary Election.

Further Information

Nil.

WESTERN AUSTRALIAN
Electoral Commission

LGE 282

Mr Bill Parker
Chief Executive Officer
City of Nedlands
PO Box 9
NEDLANDS WA 6909

Attention: Ms Libby Kania

Dear Mr Parker

Councillor vacancy

I refer to your email of 28 April 2023 advising of the resignation of Councillor Basson effective 26 April 2023 creating a vacancy in the Hollywood Ward. In your letter you state that Council may be looking at the two options of either allowing the vacancy to remain unfilled until the 2023 Local Government Ordinary Election or conducting an extraordinary election for the Hollywood Ward to fill the vacancy as a postal election.

If council wishes to have the vacancy remain unfilled, approval is given under section 4.17(2) of the *Local Government Act 1995* to defer filling this vacancy until the next ordinary local government elections.

The estimated cost to conduct the extraordinary election would be $20,000 including GST which has been based on the following assumptions:

- 4,100 electors;
- response rate of approximately 30%;
- appointment of a local Returning Officer and
- count to be conducted in Nedlands.

Costs not incorporated in this estimate include:

- non-statutory advertising (i.e. additional advertisements in community newspapers and promotional advertising);
- any legal expenses other than those that are determined to be borne by the Western Australian Electoral Commission in a Court of Disputed Returns; and

Level 2, 111 St Georges Terrace PERTH WA 6000
GPO Box F316 PERTH WA 6841
T | (08) 9214 0400
F | (08) 9226 0577
E | waec@waec.wa.gov.au
W | www.elections.wa.gov.au

BSI
ISO 9001
FS 520650

- one local government staff member to work in the polling place on election day.

The Commission is required by the *Local Government Act 1995* to conduct local government elections on a full cost recovery basis. Please note that this is an estimate only and may vary depending on a range of factors including the cost of materials or number of replies received. The basis for our charges is all materials at cost and a margin on staff time only.

If an extraordinary election is to be conducted, under Section 4.9 of *Local Government Act 1995,* the election date will need to be decided and fixed by either the mayor in writing or council at a meeting within one month of the vacancy occurring.

I have enclosed an election schedule for an election date of Friday 28 July 2023 which is the earliest date an extraordinary election could be conducted.

If you have any further queries please contact Phil Richards Manager Election Events on 9214 0443.

Yours sincerely

Robert Kennedy
ELECTORAL COMMISSIONER

28 April 2023

Enc.

WESTERN AUSTRALIAN
Electoral Commission

ELECTION TIMETABLE
City of Nedlands 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	9/05/2023
80	A decision made to conduct the election as a postal election cannot be rescinded after the 80th day.	LGA 4.61(5)	Tue	9/05/2023
70	Electoral Commissioner to appoint a person to be the Returning Officer of the Local Government for the election.	LGA 4.20 (4)	Fri	19/05/2023
70 to 56	Between the 70th/56th day the CEO is to give Statewide public notice of the time and date of close of enrolments. **Preferred date Wednesday 24 May 2023**	LGA 4.39(2)	Fri to Fri	19/05/2023 to 2/06/2023
56	Last day for for the CEO to advise the Electoral Commissioner of the need to prepare a residents roll.	LGA 4.40(1)		2/06/2023
56	Advertising may begin for nominations from 56 days and no later than 45 days before election day. **Preferred date Wednesday 7 June 2023**	LGA 4.47(1)	Fri	2/06/2023
50	Close roll 5.00 pm	LGA 4.39(1)	Thu	8/06/2023
45	Last day for advertisement to be placed calling for nominations.	LGA 4.47(1)	Tue	13/06/2023
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	**14/06/2023**
38	If a candidate's nomination is withdrawn not later than 4.00 pm on the 38th day before election day, the candidate's deposit is to be refunded.	Reg. 27(5)	Tue	20/06/2023
37	Close of Nominations 4.00 pm on the 37th day before election day.	LGA 4.49(a)	Wed	**21/06/2023**
36	Last day for the CEO to prepare & certify an owners & occupiers roll for the election. Last day for the Electoral Commissioner to prepare & certify a residents roll.	LGA 4.41(1) LGA 4.40(2)	Thu	22/06/2023
29	Lodgement of election packages with Australia Post. Week Commencing	Approx	Thu	29/06/2023
22	The preparation of any consolidated roll under subregulation (1) be completed on or before 22nd day before election day.	Reg. 18(2)	Thu	6/07/2023
19	Last day for the Returning Officer to give Statewide public notice of the election. **Preferred date Wednesday 28 June 2023**	LGA 4.64(1)	Sun	9/07/2023
4	Commence processing returned election packages	Approx	Mon	24/07/2023
0	Election Day Close of poll 6.00 pm	LGA 4.7	Fri	**28/07/2023**

Roll Close

Nominations Open

Nominations Close

Election Day

Post Election Day	Post Declaration	References to Act/Regs		Date
5	Election result advertisement.	LGA 4.77	Wed	2/08/2023
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	11/08/2023
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	25/08/2023

19. Council Members Notice of Motions of Which Previous Notice Has Been Given

19.1 Mayor Argyle – Waste Management

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 8 May 2023, Mayor Argyle gave notice of her intention to move the following motion.

That Council:

1. **agree to join the Western Metropolitan Regional Council (WMRC) community recycling waste treatment service as an affiliate member for the 2023/2024 period;**

2. **agree to add the $8 annual charge to the waste management component of the 2023/2024 rates, fees and charges; and**

3. **agree to review the City's waste management strategy with the commitment and plan to reduce and divert 91% of waste out of landfill by 30 November 2023.**

Justification

The City of Nedlands is not an affiliate of the Western Metropolitan Regional Council (WMRC). Therefore, residents are currently paying a gate fee of $25 per visit to the WMRC rather than a one-off annual payment of $8. The $25 fee may act as a deterrent to residents recycling their household waste.

The charge penalises environmentally responsible residents. It can lead to residents inappropriately disposing of waste via the red 'general waste' bin and FOGO bins. In turn, this increases the waste disposal costs, increasing waste that goes to landfill and detracts from our UN Sustainable Development Goals. The services offered by the WMRC cover a host of materials for which the City currently has no service and for which it would make no economic sense for the City to duplicate.

Administration Comment

Financial Notes:

- WMRC has not provided the City with details on the number of Nedlands' residents who are currently using the West Metro Recycling Centre, nor whether they are repeat customers.
- From information provided by WMRC in communications with the City, it is estimated that approximately 1,230 visits are made by Nedlands' residents per annum who pay an entry fee of $25 per visit. This equates to an average of three City of Nedlands' residents per day.
- The total fee paid by Nedlands' residents is estimated to be $30,750 in this manner.
- Under the Participating Council Model, the City will be paying $75,594 in year 1, with the total cost to grow in line with Perth CPI and the number of dwellings within the City.

- The fee proposed is $8.69, as per correspondence from WMRC dated 26/04/2023
- To deem the service as cost neutral, 3,024 visits will be required by Nedlands' residents to order to reduce the equivalent cost per visit to below the current price of $25.
- The offer of the service moves away from a user pays approach, where those who do not use the service will be subsidising those who do.
- Fees will still apply for disposal of green waste, general waste, construction and demolition was as well as other material at the same rate as non-participating council, with only the entry fee being waived.
- WMRC indicate that there is cost and labour associated with checking residence and taking entry fees, however, aspects of this would still be required for all users.

Service Provision Notes:

- The City currently provides disposal of the majority of materials taken by the WMRC facility excluding Household Hazardous Waste (HHW). While the WMRC does take HHW, this service is funded by the state government across Western Australia to allow for safe hazardous waste disposal.
- General Waste, Green Waste, Mattresses and E-Waste are currently collected via the City's twice annual bulk collection service.
- Following the introduction of FOGO, the City of Nedlands has achieved one of the highest diversion rates for kerbside waste in the state at approximately 68%. The diversion rate on our bulk waste collection is approximately 78%.
- The City is shortly releasing the tender for bulk waste collection to market requesting price options for on demand collection which will be presented to council for a decision.
- Achieving a diversion rate over 90% will require the redirection of the City's kerbside general waste stream to a waste to energy facility. Administration have prepared for this as a future possibility, with the city's current kerbside collection and disposal contract allowing for the switch when the facility comes online.
- This facility is still under construction and not under the direct control of the City or the City's contractors. The latest estimate administration has received is that the facility will be operational and, in a position to accept the City's kerbside general waste in early 2024, making a target date of 91% diversion in November 2023 unfeasible and outside of the City's direct control.

General Notes:

- If council wishes to move away from the existing user pays approach whilst still offering this service, it is recommended by administration that an alternative entry fee rebate model is investigated prior to making a commitment to join WMRC as a Participating Council. The City could simply re-imburse the WMRC for actual City of Nedlands visitation at the cost of $25 per entry. This would effectively provide free entry to the site as offered under the participating council proposal, while providing data on the usage by our residents. This will allow an informed decision to be made over the longer term.
- If this provision is added to any adopted waste charge, and there was a 50% increase in estimated patronage, a cost increase of $5.30 will be passed on to residents – below the value requested from the WMRC.
- The offer proposed in the original notice of motion indicates 'joining' the WMRC,

however this would be in the capacity of a participating Council, taking up an offer, and not full membership, and all the aspects and implications that brings. Such a decision would require far further deliberation.

Alternative Motion Wording:

That Council:

1. **decline to join the Western Metropolitan Regional Council (WMRC) community recycling waste treatment service as a Participating Council for the 2023/2024 period;**

2. **provision an item in the 2023-24 waste budget to meet the cost of entry on behalf of City of Nedlands' residents to access the Western Metropolitan Recycling Centre;**

3. **consider an addition of $5.30 into the annual charge to the waste management component of the 2023-2024 rates, fees and charges to meet the cost of the access; and**

4. **seek to transition to waste to energy as soon as practicable in an effort to improve recovery and diversion rates for the City's waste.**

19.2 Mayor Argyle – Stirling Highway Pedestrian Connectivity

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 9 May 2023, Mayor Argyle gave notice of her intention to move the following motion.

That Council:

1. **agree to support an advocacy position to improve safe connectivity for non-motorised traffic across Stirling Highway, linking the northern and southern wards of the City as in an underpass; and**

2. **agree to direct the Mayor and CEO to liaise with the relevant stakeholders to explore potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar.**

Justification

With a four-lane single carriageway, Stirling Highway is considered a major arterial road that divides the northern and southern wards of the City of Nedlands.

There are currently two intersections with traffic lights (Dalkeith Road and Hampden Road/ Broadway) that allow supposedly safe crossing for pedestrians. However, it can be argued that these crossings are not safe, with large volumes of traffic travelling at speeds of 60km/h. These crossings are particularly dangerous to navigate for children, the elderly and people living with a physical disability.

Exploring potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar will provide residents of the City, safe and sustainable ways of moving around the City for work, school, shopping and recreation.

Administration Comment

- The City is currently in the process of compiling an Integrated Transport Strategy which will identify a list of potential initiatives, projects and approaches to improve transport and connectivity throughout the City.
- Although still in development the ITS has already identified built and natural barriers for connectivity, such as the Swan River, the Fremantle railway line and Stirling Highway. These barriers feature prominently and positions and recommendations pertaining to improvements are expected.
- The City adopting a position as proposed would reiterate the importance of north/south connectivity along Stirling Highway, in effect pre-empting and enforcing its consideration in the ITS document. It would also permit the City to begin earlier engagement which may also help inform the ITS.
- The addition of possible solutions, including an underpass, and a traffic trench (as indicated below in figure 1.) or ‘similar’ gives Officers greater flexibility when

engaging with stakeholders as to what may be possible or not in certain locations. It also provides the ability to consider potential solutions which the City is unaware of or not yet considered that might still contribute to the position of the Council.



Figure 2: Proposed Traffic Trench Concept - West Coast Highway

As such, the Officers support the Notice of Motion as written.

19.3 Councillor Mangano – Weekly Report on planting of 1000 trees

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 May 2023, Councillor Mangano gave notice of his intention to move the following motion.

That Council instruct the CEO to report weekly on the planting of 1000 trees this winter in the CEO Weekly Update with weekly and cumulative totals.

Justification

1. Elected members and the community have concerns that the 1000 trees will not be planted this winter.
2. Rains have already started falling
3. There are many verges in Nedlands with no street trees

Administration Comment

The officers have considered the notice of motion and provide the following comments.

- The February Notice of Motion adopted the planting of 1000 trees annually to commence in the 2023/24 planting season. Future planting will require budget being approved in the annual budget process.

- The first year was to be met with 1000 endemic species seedlings in the 2023 planting season with seedling species donated by the Mayor and targeting streetscapes only, with locations to be found that suit the already selected species provided.

- During the week of the February meeting, the officer responsible for the tree planting program resigned and left the organisation days later, with the role being recruited for until early May – a critical period for tree planting and future planning.

- With regard to the 1000 seedling planting programme the City has undertaken an initial procurement process to seek resources to complete these works. This initial approach to disability service providers for the required, trained labour for works in the road reserve was unsuccessful due to availability and the works are now being re-tendered via the WALGA Preferred Supplier Panels.

- Tree planting is currently reported in the CEO Weekly Update in the first week of each month in the Public Realm Trees section. Details of the 1000 seedlings initiative are reported in the third week of each month via the CEO Weekly Update (Parks section).

- If greater reporting frequency is required it is recommended that both initiatives are reported in both the 1st (Arboricultural) and 3rd (Parks) week of each month. This would be preferred from a resourcing perspective, as it is considered that the limited

officer time is better spend on progressing the both the tree planting program and additional 1000 seedlings given the additional targets set late in the financial year.

- The City's annual tree planting program has also begun, with adjacent owners engaged and planting underway.

As long-term assets, tree planting actions are best considered strategically. The City's Urban Forest Strategy 2018-2023 is due to expire at the end of 2023 and is overdue for review. This would consider long term implications, resourcing and targeting can be considered as part of the overarching strategy as opposed to being supplemented ad-hoc. These can then be aligned in service plans and budgets for proper planning. It will also help provide an opportunity review the actions, what has worked and what could be done better. The current forecast planting figures for street trees remains in accordance with the Urban Forest Strategy.

19.4 Councillor Mangano – Report and Protection of Tram Stop Rotunda

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 11 May 2023, Councillor Mangano gave notice of his intention to move the following motion.

That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the CoN Heritage inventory.

Justification

1. The Rotunda is nearly 100 years and was a tram stop in the early days of Nedlands/Dalkeith.
2. The City of Nedlands has not revised its Heritage inventory since 2012 (adopted 2018).
3. The damage is not beyond repair.

Administration Comment

The City commissioned a report on the structure and its possible retention, with the findings being as indicated below:

6. Conclusions and Recommendations

Atelier JV have concluded that the structural damage visible is too extensive for retention as well as the likelihood of further damage present in the wall panel corner cavities. AJV recommend that the structure requires deconstruction and rebuilding on the existing slab structure.

- Roof tiles and rafters shall be retained and re-used for reconstruction where possible (roof timbers inspected by a qualified professional for presence of pests).
- Roof fixings are significantly corroded and require replacement.
- Roof battens appear significantly weathered and therefore require replacement.
- Wall cladding is very damaged by water and pests and will require replacement.
- Timber stud and wall elements are to be fully replaced to prevent the possible retention of pest-ridden timbers being re-introduced to the new structure.
- Atelier JV recommend that the soil and grass level adjacent the shelter be brought down to below the slab level to allow a sufficient weather step to protect the future structure. A certified pest barrier or protection method shall be installed to suit the new structure and deter future pest damage.
- The surrounding park area and tree to be inspected for timber attacking pests and park irrigation system to be adjusted such that it does not drench the timber structure.

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- Given the size and dimensions, as well as replacement elements being structural in nature, it is almost certain that a building permit will be required.
- A building permit will also require submission of drawings which the City does not have.
- Such new drawings would also allow more modern updates which might extend longevity of a like for like structure – e.g., better pest resistance.

- A scope of work for a suitably qualified structural engineer has been priced at $8,740, including design and documentation.

- Procurement of a contractor to undertake the works would then follow should a budget provision be allocated.

- Currently the City has a transition of procurement staff, and thus all procurement undertakings are experiencing a backlog. Addition to this will see other projects being delayed.

- It is the officer's opinion that bespoke heritage structures are increasingly more costly and difficult to maintain, and that as opposed to a bespoke, heritage style structure with modern improvements, an off the shelf gazebo with heritage elements inclusive of heritage signage, paying homage to the current structure would be more financially prudent whilst acknowledging history.

- It is the officer's opinion that the structure be removed, assessment made to which elements could be re-used, and a largely 'off the shelf' product be budgeted for installation in 2023-24 including as many of the original elements and materials as possible.

- If the Council desire to retain a heritage structure for reasons outside the information provided, an alternative wording to the motion directing the aforementioned scope of work to be pursued in the first instance (along with a budget allocation) would be advisable as opposed to undertaking procurement for a non-listed project.

- The Structural Report from February 2023 has been attached for additional information. (Confidential attachment 1).

19.5 Councillor Mangano – Deep Soil Planting Areas on R10-R35

In accordance with Clause 3.9 of the *City of Nedlands Standing Orders Local Law* on the 12 May 2023, Councillor Mangano gave notice of his intention to move the following motion.

That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m.

Justification

1. To maximise the opportunity for trees to be planted
2. To encourage the retention of trees on sites being rebuilt
3. To provide buffer zones between neighbouring properties, and the street
4. To reduce the amount of hard surfaces to allow better drainage on properties
5. To reduce the amount of heat reflected from hard surfaces.

Administration Comment

The State Government has recently released an updated version of Volume 1 of the Residential Design Codes (R-Codes) which incorporates a Part C Medium Density provisions. This section addresses single and group dwellings for densities of R30 and above and for multiple dwellings within the R30 to R60 range. These new provisions take effect as of 1 September 2023. This new section of the R-Codes Volume 1 contains section relating to “The Garden” which includes sub section relating to Private Open Space (section 1.1), Trees and Landscaping (section 1.2) and Communal Open Space (section 1.3), with these sections referring to primary garden areas, private open space, landscaping, soft landscaping and deep soil areas.

It’s important to note that the Volume 1 R-Codes as of 1 September 2023 will contain definitions relating to:

- Deep Soil Area
- Landscape/Landscaping/Landscaped
- Open Space
- Primary Garden Area
- Private Open Space and
- Soft landscaping

The new Part C section of the R-Codes as a Deemed to Comply provision require a minimum 15 per cent soft landscaping (clause C1.2.1) and for 30 per cent soft landscaping in the primary street setback area (clause C1.2.2). In terms of landscaping this is a significant improvement on the current requirements, and it would be reason to expect improved landscaping outcomes as a result.

Any changes to the provisions proposed to be introduced from 1 September for the R30 and above lots will require WAPC approval and are unlikely to be successful. It is recommended that Council not focus on the lots covered by the new Part C section of Volume 1 of the R-Codes at this point in time.

Part B of Volume 1 of the R-Codes as of 1 September 2023 will address development at R25 and below. These provisions are unchanged from the current Volume 1 of the R-Codes and thus are limited with respect to their provisions relating to landscaping.

Improvements to the landscaping requirements for lots R25 and below may well be worth pursing and will also require the approval of the WAPC.

The most appropriate approach to address the Notice of Motion would be the preparation of a Discussion Paper to be presented at a Concept Forum.

The priorities for the Urban planning team currently are:

- Proposed Scheme Amendment 13 (height along Stirling Highway)
- The Public Open Space Strategy and Policy
- Updating the existing Residential Policies following the release of the new Volume 1 R-Codes to take effect from 1 September 2023
- A review of all existing Local Planning Policies

A Discussion Paper would not be able to be presented at a Concept Forum to August, noting that Council caretaker provisions will take effect prior to the October Local Government elections.

Officers suggest that Council consider the following as an alternative:

That the Chief Executive Officer be requested to present at a Concept Forum a Discussion Paper exploring the options open to Council to require additional soft landscaping / deep soil areas for developments on R25 and below lots.

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

The following urgent items were approved by the Presiding Member.

20.1 CEO12.05.23 Outstanding Council Resolutions Update – April 2023

Meeting & Date	Council Meeting – 23 May 2023
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Libby Kania – Coordinator Governance and Risk
Director/CEO	Bill Parker - CEO
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council receives the Register of Outstanding Council Resolutions dated May 2023.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM. The first OCR report was tabled at the March OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

(i) have been completed since the last update and
(ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information.

Consultation

Nil.

Strategic Implications

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

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.

Outstanding Council Resolutions			
Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to $500 for the following offences: a). Item 24, Damaging or removing whole or part of a street tree without authorisation (currently $250); b). Item 25, Obstruction of thoroughfare (currently $125); c). Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently $125); d). Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently $250); and e). Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently $125).
CEO	Council Policy Reviews	13.1 23.02.2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	Workforce Plan Implementation Committee	19.1	ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward: 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	CEO01.02.23 Review of Wards and Representation	8 SCM 13/02/2023	Council Resolution That the City of Nedlands Council recommends to the Local Government Advisory Board, in accordance with Schedule 2.2(9) that: 1. The current four ward structure at the City of Nedlands be retained; 2. An order be made that the name of the Coastal Districts Ward be amended to the Coastal Ward, all other ward names be retained; 3. An order be made under s. 2.2(1) for a boundary adjustment between the Coastal and Hollywood Wards as follows: a. The area bounded by Camelia Avenue to the North, Lantana Avenue to the West, Brockway Road to the East and Alfred Road to the South is moved from the current Coastal Ward to the Hollywood Ward. 4. An order be made under s. 2.18(3) to reduce the number of offices of Elected Member from 13 to 9 – comprised of a Mayor and 8 Councillors, and designates the following number of offices of councillor for each ward: Melvista (2), Hollywood (2), Dalkeith (2) and Coastal (2); 5. Authorises the Chief Executive Officer to prepare a report to be presented to the Local Government Advisory Board proposing that the orders resolved above be made under section 2.2(1) and s. 2.18(3) of the Local Government Act 1995; and 6. In the event that the Minister's proposed reforms to the Local Government Act 1995 to reduce the number of Council positions for local governments with populations between 5,000 to 75,000, to a maximum number of 9 elected members is not passed by State Parliament in time for the October 2023 Ordinary Local Government Elections, the City of Nedlands withdraws its application to the Local Government Advisory Board in respect to recommendation 4 of the Council resolution dated 13 February 2023, and retains the current representation of 13 elected members with 3 Councillors per each of the 4 wards for the 2023 election.
CEO	CEO07.03.23 Review of Local Laws under s3.16 of the Local Government Act 1995	19.5 OCM 28/03/2023	That Council: 1. adopts the outcome of the review of local laws undertaken pursuant to s3.16 of the Local Government Act 1995; and 2. notes that proposals to amend and/or repeal local laws of the City will be presented for consideration in due course pursuant to s3.12.
CEO	CEO06.03.23 Proposed Public Places and Local Government Property Local Law	19.4 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give Statewide and local public notice stating that: a. It is proposed to make a City of Nedlands Public Places and Local Government Property Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to regulate the care, control and management of property of and under the care, control and management of the City including thoroughfares. ii. The effect some City property is set aside for particular uses, some activities are allowed only under a permit or under a determination, and others are restricted or prohibited. The local law also establishes offences for inappropriate behaviour in or on City property. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; 4. in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law: a. 200m outside the district into the Indian Ocean; and b. 100m into the Swan River in the vicinity of the Sunset Foreshore Reserve between the westernmost alignment of the Adelma Place Road reserve and the easternmost alignment of the Iris Avenue road reserve, Dalkeith.; and 5. note that the results of the public consultation will be presented to Council for consideration of any submissions received.

CEO	CEO05.03.23 Proposed Parking Amendment Local Law	19.3 OCM 28/03/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Parking Amendment Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to amend the City of Nedlands Parking and Parking Facilities Local Law 2013 to ensure definitions reflect those in the Road Traffic Code 2000, add provisions preventing parking in culs de sac heads, add provisions about parking on or near painted traffic islands, clarify provisions relating to the parking of vehicles that may be abandoned, unregistered or disused, clarify provisions relating to stopping or parking in clearways when in operation; and increase penalties. ii. The effect is that the City of Nedlands Parking and Parking Facilities Local Law 2013 is amended. b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; and 4. the results of the public consultation be presented to Council for consideration of any submissions received.
CEO	CEO04.03.23 Proposed Dogs Local Law	19.2 OCM28/03/2023	That Council: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Dogs Local Law, and a summary of its purpose and effect i. The purpose is to make provisions about the confinement of dogs, control the number of dogs that can be kept on premises in the district, and to require removal of dog excreta; ii. The effect is to extend the controls over dogs which exist under the Dog Act 1976 and Regulations; b. Copies of the proposed local law may be inspected at the City offices during normal opening hours; and c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given sends a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, a copy of the proposed local law be supplied to any person requesting it; 4. the results of the public consultation be presented to Council for consideration of any submissions received; 5. in accordance with s3.6 of the Local Government Act, an application be made to the Governor to extend application of the local law 100m outside the district into the Swan River in the vicinity of the Sunset Foreshore Reserve as detailed in the report of the CEO; 6. gives local public notice under s31(3A) of the Dog Act 1976 of the areas where dogs are prohibited and where dogs may be exercised off leash as listed in Attachment 2 to this report; and 7. The proposed Dogs in Public Places Council Policy (attachment 4) and the "Places where Dogs are Prohibited Absolutely" (attachment 3) be modified to replace "b)" with the following: b) a theatre, picture gardens, playground, or public toilet area
CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	CEO02.02.23 Major Review – Strategic Community Plan & Corporate Business Plan		That Council: 1. approves the Community Engagement Plan, as detailed in Attachment 2, to facilitate major review of the Strategic Community Plan and Corporate Business Plan; and 2. approves Option A, that the community survey be posted as unaddressed mail to all households, as part of Community Engagement Plan (Attachment 2), to reach a robust and representative community sample.
CEO	CEO 10.04.23 Annual Report 2021-22	18.2 OCM 26/04/2023	That Council - 1. Accepts the Annual Report including the Audited Annual Financial Statements for the year ending 30 June 2022. 2. Agrees to hold the Annual General Meeting of Electors at 6.00pm, Monday, 15 May 2023 in the Council Chamber 71 Stirling Highway Nedlands.
Community Develop	**20.1 CSD03.05.22 Confidential Nominations for City Honors**	**20.1 OCM 24/05/2022**	**The Council resolution was confidential - Not for publication**
Community Develop	CSD05.09.22 Cricket Turf Wicket Maintenance Agreements	18.1 OCM 27/09/2022	Council agrees to: 1. enter into 5-year agreements for the preparation and maintenance of the centre and practice turf cricket wickets and provide a subsidy as follows: a. $49,289 (ex GST) per annum to Western Suburbs Cricket Club for College Park, indexed at 3.5% in following years; b. $33,012 (ex GST) per annum to Claremont Nedlands Cricket Club for Melvista Oval, indexed at 3.5% in following years; and c. $33,012 (ex GST) per annum to Swanbourne Cricket Club for Swanbourne Oval, indexed at 3.5% in following years; 2. update the key terms of the agreement to include the option for Clubs to deliver outfield mowing at a higher level of service and provide an additional subsidy as follows: a. $ 4,768 (ex GST) to Claremont Nedlands Cricket Club, on a pro rata basis, for 1 September – 31 March annually, indexed at 3.5% in following years; b. $ 4,214 (ex GST) per cricket season to Western Suburbs Cricket Club, on a pro rata basis, indexed at 3.5% in following years; and c. $4,131 (ex GST) per cricket season to Swanbourne Cricket Club, on a pro rata basis, indexed at 3.5% in following years; and 3. execute each subsidy in a Turf Wicket Maintenance Agreement and applies the Council seal; 4. Each club shall be required to provide weekly reports in arrears for the water flow meter readings for each site that they administer; 5. The CEO shall publish these figures, alongside the corresponding monthly figures recorded from the previous year in such a way that Councillors will understand the cumulative water use at each site, in the Weekly CEO Report to Councillors; and 6. Each club shall provide the City of Nedlands administration with a Water Management Plan, this plan shall include but not be limited to: a. the predicted water usage per month; b. the time of day watering is applied; c. the number of watering stations to be used; and d. the watering time per station.
Corporate and Strategy	Land Investment Strategy and Policy	CPS26.20	Council: 1. adopts the proposed changes to the City's 'Disposal of Land' Policy including the additional words 'environmental value' after each of 3 occurrence of the words 'financial value' and 'social value' in the policy, with the policy to be known as the 'Retention, Acquisition, Improvement and Disposal of Land' Policy for the purpose of public comment; and 2a. authorises administration to commence the undertaking of a formal 'Land Investment Strategy', to be presented to Council by June 2021, with the strategy to include detail surrounding the identification of potential projects and the due process for investigation and consultation with the community and Council; and 2b. acknowledges there will be costs associated with the preparations of the Land Investment Strategy and agrees to allocate funds in the forthcoming budget review to facilitate the Land Investment Strategy following a briefing to Council to be held prior to the forthcoming midyear budget review in December 2020; 3a. approves the $40,000 currently budgeted to prepare a business case detailing the options considered and whole-of-life cost/benefit analysis for relocation of Broome Street Depot be reallocated to the 'Land Investment Strategy' as part of a holistic approach to land investment; and 3b. notes that the business case into the potential relocation of the Broome Street Depot is to be re-captured at a later date in line with the prioritisation of the potential 'Land Investment Strategy' projects; 4. approves the CEO to commence the 56 Dalkeith Road Sump Project and in particular project investigation into the 'best and highest use' of the site, undertake community and stakeholder consultation and provide a report to Council for consideration; and 5. notes that these recommendations are consistent with the CEO's Key Result Areas in particular; 5.3 Improved Asset and Wealth Management, 5.3.1 Develop an Asset, Investment and Wealth Management Policy and Guidelines for Council Adoption 5.3.2 Review the City's tangible assets with the intention of enhancing services, reducing costs and debt, and where possible increasing rate of return generated by assets.

Corporate and Strategy	Review of Point Resolution Child Care Centre Update	CPS04.21	Council: 1. with respect to the current requirement to review the long-term needs for Child Care south of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders; a. notes that the Administration has been unsuccessful in appointing a consultant with the high level of direct experience and knowledge, deemed necessary to conduct the required review; and 2. with respect to the continued operation of Point Resolution Child Care until the review is conducted: a. notes that from 4 January 2021, the number of children that can be enrolled at PRCC has increased from 24 to 26, as per Council resolution on 24 November 2020; b. notes that fees for attendance at PRCC increased by $15.00 per day, per child from 4 January 2021, as per Council resolution on 27 October 2020; and c. instructs the CEO to carry out a review of the financial viability of the continued operation of Point Resolution Child Care beyond 31 December 2021, based on the financial performance for the second half of the financial year 2020/21, including the impact of the implementation of (2 a) and (2 b) above." 3. with respect to the Sale of 64-66 Melvista Avenue, Dalkeith; a. agrees that the Committee/Council recommendation for report CPS21.20 to be 'deferred to the March 2021 round of meetings in order to review the long-term needs for Child Care South of Stirling Highway in reference to the City's land assets and undertake full community consultation with all stakeholders' be revoked; and b. instructs the CEO to provide a separate report on the future of the City's property at 64-66 Melvista Avenue, Dalkeith, in line with the prioritisation of the potential 'Land Investment Strategy' Projects; and 4. instructs the CEO to ensure that the full complement of staff as per the approved Budget be implemented with immediate effect and examine opportunities for improvement of administrative processes
Corporate and Strategy	Land Swap Children's Hospice Project	13.8	Council instructs administration to initiate and negotiate a land swap with the Minister of Health, the Department of Planning Lands and Heritage for the Children's Hospice Project, by requesting that as much of the land area Reserve 20074 (but not less than 4,896 m2) immediately adjacent to Shenton Bushland Reserve be exchanged for 5,000 m2 of A Class Reserves 7804 and 19349 at Allen Park.
Councillor Notice of Motion	Notice of Motion - Councillor Wetherall – Residential Property	14.2	That Council requests the CEO: 1. to investigate and report to Council of the potential value to the City of Nedlands of acquiring the residential property identified in the confidential attachment, for the purposes of creating an outdoor community facility if combined with adjacent City of Nedlands controlled land in this location; and 2. depending upon the conclusions of the abovementioned report, the CEO requests Council to authorise negotiations with the current proprietor(s) of said property to secure a first right of refusal to acquire the property should it be offered for sale over the following 10 years from the date of the option agreement.
Councillor Notice of Motion	Options for Advancing Smart Cities	13.3	Council Resolution / Committee Recommendation / Recommendation to Committee Council, while acknowledging the successful outcomes and practice with respect to local innovation within the City, requests the CEO, Mayor and Councillor Smyth investigate regional opportunities for Smart Cities by; 1. presenting the concept of a Smart Cities focus or group to the WESROC local governments, the Town of Cambridge, the City of Perth, the City of Fremantle, the City of Stirling and the City of Vincent, for discussion; and 2. report their findings back to Council.
Councillor Notice of Motion	Councillor Hodsdon - NoM - Weed Control	14.1	Council: 1. requests the Chief Executive Officer investigates alternatives to use of glyphosate weed control on City controlled public land; and 2. considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlows Park	14.3	Council instructs the CEO to provide an update on the care and management program for The Marlows Park R45965 being 2,509m2 of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.
Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8	1. instructs the CEO to prepare a revision to Local Planning Policy, Residential Aged Care Facilities, in accordance with Schedule 2 Part 2 Clause 5 of the Planning and Development (Local Planning Schemes) Regulations 2015, including the following amendment: Delete 4.3.4 2) b)(i) and replace with the following "(i) A minimum 9 m street set back applies; and" 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Councillor Bennett – Significant Tree Register	14.2	That Council: 1. instructs the CEO to establish a Register of Significant Trees on Crown Reserves and City owned land using the criteria outlined below: a. reasons that a tree may be considered significant may include; tree size in excess of 12m height, tree age in excess of 60 years, or any tree with aesthetic, heritage, cultural or ecological importance; b. trees on this register may be nominated by the City, or by a resident/ratepayer of the City, and will be identified on the City's Intramaps database; c. residents/ratepayers who assist the City in maintaining leaves and tree debris from a significant tree will be eligible for assistance by the City, initially as an offer to provide an additional green waste bin as the most cost-effective regular way for recycling bulk green waste; and d. also, to be included on the above-mentioned Register of Significant Trees will be trees on private land nominated by the owner of that private land, with information provided to owners to properly protect private trees through registration on their certificate of title. The owner can remove their own tree from this register.
Councillor Notice of Motion	Notice of Motion - Councillor Mangano - Brick Bollards, Bishop Road Reserve	14.6	Council ResolutioCouncil requests that the removal of the failing brick bollards at Bishop Road Reserve is completed as part of the current works, including the removal of the steps and the replacement bitumen path and new railing continue to the base of the ramp.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council to reduce non-renewable energy use, with via development approvals. 2. prepares a report for Council's consideration on the merits and implications of preparing a strategy that: • Identifies opportunities to improve greening and biodiversity, as well as reduce non-renewable energy, water and waste within the City. • Sets realistic targets to achieve these sustainability measures based on quantifiable baseline data. • Is consistent with the City's Community Strategic Plan 2018- 2028.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of $10,000 per lineal metre of frontage be applied for all single residential developments exceeding $1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.
Councillor Notice of Motion	Councillor Mangano – Guttering and Downpipe Replacement – Nedlands Child Health Centre	18.4	Council Resolution That Council instruct the Chief Executive Officer to replace all guttering and downpipes at Nedlands Child Health Centre.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.
Councillor Notice of Motion	Notice of Motion - Councillor Mangano – Press Release for Hospice	20.1	Council Resolution That Council directs the CEO to send out a media release explaining the reasons for the Council and City's opposition to the Hospice in its current location to be released immediately prior to the SDAU meeting.

Councillor Notice of Motion	Notice of Motion Councillor Mangano – Standing Orders Local Law Amendment	20.2	Council Resolution That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways	22.1	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands; 2. By February 2023 rank each Laneway in terms of their need for repair/renewal to meet the Laneway Minimum Standard Condition, according to following 4 categories; a. To be repaired to min standard or above within 1 month; b. To be repaired to min. standard or above within 12 months; c. To be repaired to min standard or above within 36 months; d. To be repaired to min standard or above within 60 months; and e. Not expected to require repair in the next 60 months; 3. By March 2023 provide to Council list of those laneways that require repair/renewal identified in 2a above and if required seek specific Council approval for repair of a laneway where costs exceed CEO approval authority; 4. By April 2023 provide to Council confirmation of status with regards to work progressed on laneways in category 2a; and 5. By June 2023: a. have entered into the Long Term financial Plan the indicative cost to repair each of the laneways in category 2b, 2c and 2d to level II accuracy (+20%/-10%) or nearest as used by Admin. b. Include 2b costs in 2024 budget c. Review the Laneways Maintenance Programme and include into the City's related policies as appropriate.
Councillor Notice of Motion	Councillor Mangano – Carpark at Tawarri	22.3	Council Resolution That Council requests the CEO to present a report to Council at the December Ordinary Council Meeting detailing solutions to the flooding in the Tawarri car park including increased soakwell capacity at the current location, additional soakwells, raising the roadway, or any other solutions
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by $ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage.
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Bennett - Bird Water Stations	22.5	Council requests the CEO to provide a report on the installation of bird watering stations, appropriate locations, possible grants and funding options, and consult with Birdlife WA in establishing a regular bird census similar to that conducted for the Lake Claremont Advisory Committee.
Councillor Notice of Motion	Councillor Youngman Cul de sac on Florence Road and Stanley Street	20.1 OCM 28/03/2023	That Council: 1. by absolute majority, allocate $5,000 in the 2022-23 financial year budget for traffic modelling to determine the impacts of cul-de-sacs and one-way arrangements on: a. Florence Road, between Stirling Highway and Edward Street, Nedlands; and b. Stanley Street, between Stirling Highway and Edward Street, Nedlands; and In the vicinity of the southern boundary of the development at 71 Stirling Highway, Nedlands; and, 2. request the CEO present a report to Council in June 2023 following the completion and assessment of the modelling regarding: a. Potential road layout arrangements considered, b. The impacts of any proposed treatment, and, c. A preferred treatment of closure.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Youngman – Design Review Panel Representation	20.3 OCM 28/03/2023	That Council considers as part of the 2023/24 budget process increasing the budget allocation for the City of Nedlands Design Review Panel to facilitate the Chair of the Design Review Panel: 1. Presenting the Panel's findings at each Council Meeting Agenda Forum when a report is prepared that includes a Design Review Panel component; and 2. Presenting at JDAP or SDAU meetings when considered appropriate by Council.
Councillor Notice of Motion	Councillor Mangano – Street Tree Planting	20.2 OCM 28/02/2023	The Council directs the CEO: 1. to plant a minimum of 1000 street trees on City of Nedlands verges in the 2023 planting season. This number is not to include trees planted in parklands, or bushland; 2. to include for consideration as part of the 2023-24 budget development an allocation to enact a Street Tree Plan to systematically plant out all City streets according to the City's current Street Tree Policy, while amending the Preferred Street Tree Species List to exclude species that host the breeding cycle of the polyphagous shot-hole borer, concurrently updating the Street Tree Survey Data to be accurate in perpetuity as an asset management resource, so that 1000 endemic trees preferably of species known to provide a black cockatoo food source are to be planted in City of Nedlands verges each year for the next ten years starting in the 2023-24 planting season. This number is not to include trees planted in parklands, or bushland; 3. to immediately submit an order to purchase a selection of 1000 endemic tree species seedlings for this planting season as specified in the Preferred Street Tree Species List, and if this number of seedlings proves to be too ambitious the City will have in place an arrangement to donate surplus seedlings to residents, community groups or other local government authorities who operate nurseries; 4. to require monthly reporting with photographic evidence and justification needed for Council approval for the removal of all street trees except where a tree is dead, diseased or presents a risk to the public; and 5. to consult with the Water Corporation and commence a vulnerable street tree watering trial that establishes proof of concept to utilise remote operated irrigation timers connected to the water mains of each development site and using drip irrigation pipe coiled around the base of street trees that are predicted to be vulnerable to water shock over summer when verge works or nearby development will interrupt the normal verge irrigation schedule.
Councillor Notice of Motion	Councillor Coghlan – Safe Active Street	20.3 OCM 28/02/2023	That Council request the Chief Executive Officer to prepare a report for the June Ordinary Council Meeting considering: 1. Options to redesign streets which form part of Nedlands Safe Active Street network, in accordance with the relevant standard; 2. Design solutions to mitigate known flooding issues; 3. Outcomes of previous reports and surveys undertaken regarding Nedlands Safe Active Street network; 4. Scenarios for staging of design and construction activities; and 5. Associated costs for options and staging.
Councillor Notice of Motion	Councillor Mangano - Waratah Avenue Paving and Safety Rail Issues	20.6 ocm 28/02/2023	The CEO is directed to rectify all subsided paving, reinstate crossing safety rails and remove wheel stops in the Waratah Ave shopping strip, by 31st March 2023.
Technical Services	Peace Memorial Rose Garden Restoration	TS06.19	Council Resolution "Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.

Technical Services	Waratah Avenue Precinct Parking Prohibitions	13.4	Council Resolution Council: 1. approves the parking prohibitions shown on Attachment 3 – Proposed Parking Prohibition Plan with Philip Road and Leon Road removed to be implemented in June 2021; and 2. instructs the CEO to arrange for a parking survey to be undertaken two years following implementation of the parking prohibition to determine if any modifications to the parking prohibitions are required.
Technical Services	Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	13.7	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport's (DOT) initiatives list to have a better understanding of the projects and theirs implications to actively respond to the DoT's development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City's review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council's consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.
Technical Services	Stirling Highway & Smyth Road Intersection Signals	13.6	Council Resolution / Recommendation to Council Council: 1. supports signals at Smyth Road & Stirling Highway; a. to improve access and control increased traffic volumes resulting from the Captain Stirling development; b. to facilitate road network connectivity along distributor routes rather than residential streets; and c. to improve residential street vehicular impacts in the local neighbourhood; and 2. approves CEO submission of a grant funding application through either Black Spot Federal or Metropolitan Regional Road Group Road Improvement for the signalisation of Smyth Road & Stirling Highway intersection.
Technical Services	Allen Park Cottage - Structural Defects	16.1	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS01.02.22 - Street Trees Policy Review	17.1	Council: 1. adopts the revised Street Trees Policy as per attachment 1; 2. adopts the revised Approved Street Trees Species List as per attachment 2; and 3. requests the CEO report back to Council with a cost effective solution to update the City's street tree survey database to track the addition and removal of street trees in cooperation with community organisations who may be willing to volunteer time, expertise and resources towards a street tree audit.
Technical Services	TS25.12.22 Tawarri Car Park Drainage Improvement	17.1	That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.
Technical Services	S26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2	That this item be deferred until the February 2023 Ordinary Council Meeting
Technical Services	TS27.12.22 Revised Stormwater Policy (Previously TS27.12.22 - Item 17.1)	17.3	That this item be deferred until the March 2023 Ordinary Council Meeting
Technical Services	TS06.03.23 - Rochdale Road Rehabilitation	21.1 OCM 28/03/2023	That Council: 1. approves the award of the contract for Rehabilitation Rochdale Road, to Downer EDI Works Pty Ltd T/A DM Roads, in accordance with the City's Request for Tender number RFT 2022-23.17 and comprising of that request, the City's Conditions of Contract, the Downer EDI Works Pty Ltd T/A DM Roads tender submissions inclusive of the Schedule of Rates, and all post tender clarifications and negotiations; 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Downer EDI Works Pty Ltd T/A DM Roads to be executed; 3. instructs the CEO to arrange for all other tender respondents to be advised of the tender outcome; and 4. approves a budget variation of up to $213,610.30 from identified savings identified across the City from materials and contract services to cover the project budget overrun.
Technical Services	TS05.02.23 Pavement Core Testing for Road Rehabilitation Planning Works RFQ 2022-23.20	21.1 OCM 28/02/2023	That Council: 1. accepts the request for quotation received from Aslab Pty Ltd for "Pavement Core Testing for Road Rehabilitation Planning Works" for $64,240 (Incl GST); 2. approves the award of the contract for "Pavement Core Testing for Road Rehabilitation Planning Works" in accordance with the City's Request for Quotation number RFQ 2022-23.20 and comprising of that request, the City's Conditions of Contract and Aslab Pty Ltd submission; and 3. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to Aslab Pty Ltd for execution.
Planning and Development	PD09.03.23 Adoption for referral to WAPC - Scheme Amendment 12 and Local Planning Policy - Trees on Private Land	16.4	That Council: 1. Pursuant to section 75 of the Planning and Development Act 2005 and in accordance with regulation 41(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 supports Scheme Amendment No. 12 to amend Local Planning Scheme No. 3 by inserting the following provisions into Schedule 1 – Supplemental Provisions: 60. Requirement for development approval 60A. No person shall cause or permit the removal, destruction, or damage to any tree that meets the following criteria on a lot zoned Residential with a density code of R20 or below unless development approval has been granted in accordance with Part 8 of the Deemed Provisions: a) Canopy diameter of 6m or greater; or b) Height of 8m or greater; or c) In the case of a tree with a single trunk, a trunk circumference of 1.5m or greater, measured 1.4m above the ground; or d) In the case of a tree with multiple trunks, a total trunk circumference of 1.5m or greater, with an average trunk circumference of 625 millimeters or greater, measured 1.4m above the ground. 61. Development for which development approval is not required Column 1 - Works 22. The removal, destruction or damage to a tree which meets the criteria set out in Clause 60A. Column 2 - Conditions Either – a) The tree is identified in a local planning policy as an unwanted species; or b) Tree pruning in accordance with Australian Standards for Pruning of Amenity Trees (AS4373); or c) Tree pruning or removal required for bushfire management purposes, in accordance with the Bush Fires Act 1954; or d) Tree pruning or removal to achieve necessary clearances from utilities. 2. Authorise the Mayor and CEO to sign the relevant documents necessary to refer the Policy and Amendment to the Western Australian Planning Commission. 3. In accordance with regulation 44 of the Planning and Development (Local Planning Schemes) Regulations 2015 submit the proposed Scheme Amendment No. 12 and all relevant documentation to the Western Australian Planning Commission for approval. 4. In accordance with regulations 4(3)(b)(i) and 4(3A) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, proceed with the Policy without modifications, and submit the proposed Local Planning Policy – Trees on Private Land to the Western Australian Planning Commission for approval.
Planning and Development	PD10.03.23 Consideration of Adoption of draft Hampden - Hollywood Precinct Local Planning Policy	16.5	That Council: 1. adopts those elements of the draft Hampden-Hollywood Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; and 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Hampden-Hollywood Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of WAPC approval.
Planning and Development	PD11.03.23 Consideration of Adoption of draft Broadway Precinct Local Planning Policy	16.6	That Council: 1. adopts those elements of the draft Broadway Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the Policy the draft Broadway Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of the WAPC approval; and 3. revokes the Local Planning Policy – Interim Built Form Design Guidelines – Broadway Mixed Use Zone.

Planning and Development	PD13.04.23 Consideration of Development Application - Residential - Single House at 52 (Lot 80) Jutland Parade Dalkeith	16.1 OCM 26/04/2023	That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 20 February 2023 for a Residential – Single House at 52 Jutland Parade, Dalkeith, subject to the following conditions: General Conditions 1. This approval relates only to the development as indicated on the approved plans dated 20 February 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a demolition permit and a building permit, a Demolition or Construction Management Plan (as appropriate) shall be submitted and approved to the satisfaction of the City. The approved Demolition and Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City. 4. Prior to the issue of a building permit, a Geotechnical Report covering the development area is to be prepared by a suitably qualified practitioner at the applicant's cost, to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The Geotechnical Report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the Geotechnical Report. 5. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. face brick; b. painted render; c. painted brickwork; or d. other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 6. Prior to occupation, the balcony located on the south elevation as annotated in red on the approved plans shall be screened to prevent overlooking to 50A (Lot 13) Jutland Parade, Nedlands, in accordance with the Residential Design Codes by either; a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 7. Prior to the issue of a building permit, the landscape plan prepared by Tristan Peirce Landscape Architecture is to be amended to align with the approved development plans. Prior to occupation, landscaping shall be completed in accordance with the amended landscape plan or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 8. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. DBCA Conditions 9. All works are to be undertaken in accordance with a Construction Environmental Management Plan approved by the Department of Biodiversity, Conservation and Attractions. 10. Stormwater runoff from constructed impervious surfaces generated by small rainfall events (that is, the first 15 mm of rainfall) must be retained and/or detained and treated (if required) at source as much as practical and will not be permitted to enter the river untreated to the satisfaction of the Western Australian Planning Commission on the advice of the Department of Biodiversity, Conservation and Attractions. 11. No dewatering effluent is to enter the River, either directly or indirectly (via the stormwater system), unless approved by the Department of Biodiversity, Conservation and Attractions 12. No pool water/backwash from the swimming pool is to be discharged onto the land, into the River or the local government drainage system. 13. The applicant shall implement appropriate on-site measures to ensure that: a. no construction material, sediment or rubbish enters the River, Parks and Recreation reserve or stormwater system, as a result of the works to the satisfaction of the Western Australian Planning Commission based on advice from the Department of Biodiversity, Conservation and Attractions; and b. during the works no vehicular access associated with the construction is permitted within the Parks and Recreation reserve without the prior approval of the manager of the reserve (Western Australian Planning Commission).
Planning and Development	PD14.04.23 Consideration of Development Application for a Home Business at 18 Boronia Avenue Nedlands	16.2 OCM 26/04/2023	That Council, in accordance with clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 25 January 2023 for a 'Home Business' at 18 Boronia Avenue, Nedlands, subject to the following conditions: 1. this development approval only relates to the 'Home Business'. The use shall be in accordance with the land use definition within City of Nedlands Local Planning Scheme No.3, approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot. 2. no materials and/or equipment associated with the home business are to be stored in areas that are visible from the street or neighbouring properties, or be located in areas set aside for the parking or access of vehicles or pedestrians. 3. this decision constitutes planning approval only and is valid for a period of three years from the date of the approval, after which the Home Business is to cease operating or a seek a new approval from the City of Nedlands. 4. service and/or delivery vehicles are not to service the premises before 7.00am or after 7.00pm Monday to Saturday, and/or before 9.00am or after 7.00pm on Sunday and Public Holidays. 5. the Home Business is to be operated only by the applicant, K. Vijayan, who must remain a permanent resident on site at the subject premises. The operation of the Home Business by any other person, or its operation at any other premises, is not permitted by this approval.
Planning and Development	PD15.04.23 Adoption of the amended Signage and Advertisements Local Planning Policy	16.3 OCM 26/04/2023	That Council adopts the Signage and Advertisements Local Planning Policy in accordance with Regulation 4(3)(b) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as attached.
Planning and Development	PD16.04.23 Consideration of Adoption of draft Nedlands Stirling Highway Activity Corridor - Residential Precinct Local Planning Policy	16.4 OCM 26/04/2023	That Council 1. adopts those elements of the draft Nedlands Stirling Highway Activity Corridor – Residential Precinct Local Planning Policy (Attachment 1) that do not require Western Australian Planning Commission approval in accordance with regulation 4(3) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015; 2. requests the CEO to give notice to the Western Australian Planning Commission (WAPC) requesting approval to amend elements of the Residential Design Codes Volumes 1 and 2 within the draft Nedlands Stirling Highway Activity Corridor - Residential Precinct Local Planning Policy (Attachment 1) and adopts these elements in the event of the WAPC approval; and 3. revokes the Local Planning Policy – Peace Memorial Rose Garden Precinct, Nedlands.
Planning and Development	PD18.04.23 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 91 Broadway Nedlands	16.5 OCM 26/04/2023	That Council adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the amendments to the approved mixed-use development at 91 Broadway, Nedlands as follows: It is recommended that the Metro Inner-North JDAP resolves to: 1. Accept that the DAP Application reference DAP/21/02110 as detailed on the DAP Form 2 dated 24 January 2023 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011; 2. Approve DAP Application reference DAP/21/02110 and accompanying plans dated stamped 6 April 2023 (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of Clause 16 of the City of Nedlands Local Planning Scheme No. 3, for the proposed amendments to the approved development of 17 multiple dwellings and an office at 91 Broadway, Nedlands. Amended Conditions 17. Prior to the issue of a building permit, a revised Landscape Plan is to be provided to the satisfaction of the City of Nedlands. New Advice Notes General Advice 9. The applicant/owner is advised that a public open space contribution will likely be required at the subdivision stage of the development, consistent with DC 2.3 Public Open Space in Residential Areas and the Planning and Development Act 2005. All other conditions and requirements detailed on the previous approval dated 1 February 2022 shall remain unless altered by this application.
Completed Council Resolutions - These will be removed at the next Council meeting			
Community Develop	CSD06.09.22 CRSFF Application Nedlands Yacht Club Sail Training Centre Redevelopment	18.2 OCM 27/09/2022	Council Resolution/Recommendation: Council: 1. advises Department of Local Government, Sport and Cultural Industries that it has ranked and rated the Nedlands Yacht Club Sail Training Centre Redevelopment as well planned and needed by the applicant (B Rating), 2. endorses the above application 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; and c. project funding being endorsed by Council as part of the 2023/24 and 2024/25 annual budget; and 3. requests the CEO to list the amount of $543,333 for consideration in the Long Term Financial Plan across the 2023/2024 and 2024/2025 financial years, i.e. $271,667 per financial year.
Councillor Notice of Motion	Councillor Horley - NoM – Complaints Policy	14.4	Council Resolution That the City undertakes a customer service review and use this as the basis for a complaints management policy and procedure guide to be brought back to Council.
Councillor Notice of Motion	Councillor Youngman – Underground Power	22.4	Council Resolution That Council requests that when the Long-Term Financial Plan is presented to Council for adoption, it includes the most financially desirable model to fund the remaining components of the underground power program taking into consideration: 1. Survey feedback 2. Debt servicing 3. Borrowing capacity 4. Reserve balances 5. Asset rationalisation
Councillor Notice of Motion	Councillor Mangano - Outstanding List of Council Resolution	21.2	Council Resolution / Officer Recommendation Council instructs the CEO to: 1. provide Council monthly with a table of all outstanding Council Resolutions, the date they were resolved by Council, and their current status; 2. include this information in all future Ordinary Council Meeting Agendas from 1st February 2023; and 3. implement a process by which Council can endorse the status of completion for Resolutions.
Councillor Notice of Motion	Local Government's role in Building Control - An introduction for Councillors	21.1	That the City of Nedlands write to DMIRS Buildings & Energy and request them to produce a brochure similar to the attached VBA one but pertinent, of course, for WA councillors.
Councillor Notice of Motion	Councillor Bennett - Reinstate City of Nedlands Cash in Lieu Parking Policy	22.4	The Chief Executive Officer be requested to present a report to Council outlining the process, requirements and implementations of introducing cash in lieu of car parking as part of the City of Nedlands planning framework.
Councillor Notice of Motion	Councillor Bennett - Prohibition of Second Generation Rodentcide	22.6	Council decides the CEO will immediately cease the City of Nedlands dispensing of Second-Generation Rodenticide and return to dispensing First-Generation Rodenticide, amend the Demolition Policy to prohibit the use of Second-Generation Rodenticide in favour of mechanical traps and First-Generation Rodenticides, and draft a City position statement to alert and discourage the Nedlands community from using Second-Generation Rodenticides.
Councillor Notice of Motion	Councillor Mangano - Deemed to Comply Visitor Off-Street Parking	22.7	That Council adopts the following position in relation to parking for residential developments: 1. That all grouped dwellings, multiple dwellings and mixed-use residential/non-residential developments shall provide at least the full complement of the deemed-to-comply on-site parking requirements, including visitor parking, under the Residential Design Codes; 2. That this position shall be embodied in all relevant local planning: strategies, scheme provisions, policies or other instruments, via the applicable processes to introduce or amend such to be consistent with this position; and 3. That this position shall be represented by the City to proponents and in reports and recommendations to the relevant decision-making authorities.
Community Develop	CSD02.02.23 CONFIDENTIAL Request for Financial Assistance – Nedlands Croquet Club		That Council: 1. approves a grant of $8,700 to Nedlands Croquet Club for grass court maintenance; 2. requests the CEO ensure the City's administration supports the Club to explore ways of improving its financial viability; 3. requests Nedlands Croquet Club to advise the City if its financial position declines further.

Planning and Development	PD12.03.23 Consideration of Development Application – Residential - Four Grouped Dwellings at 10 Louise Street, Nedlands	16.7	That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 23 February 2023 for four grouped dwellings at 10 Louise Street, Nedlands, subject to the following conditions: General Conditions: 1. This approval relates only to the development as indicated on the approved plans dated 23 February 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to occupation of the development, a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared at the expense of the owner and registered against the Certificate of Title to the land the subject of the proposed development advising the owners and subsequent owners of the land of the following matter(s): "This lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction." 4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plan shall be observed at all times throughout the construction process to the satisfaction of the City. 5. Prior to occupation, the screening on terraces for Unit 2 and Unit 3 shall be screened in accordance with the Residential Design Codes by either; a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 6. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands 7. Prior to occupation, landscaping shall be completed in accordance with the approved plans dated 23 February 2023 or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands. 8. The street tree(s) within the verge in front of the lot are to be protected and maintained through the duration of the demolition and construction process to the satisfaction of the City of Nedlands. Should the tree(s) die or be damaged, they are to be replaced with a specified species at the owner's expense and to the satisfaction of the City of Nedlands. 9. Prior to occupation, the applicant is to plant one tree, with a minimum size of 35L, located on the Louise Street verge, at the expense of the applicant and to the satisfaction of the City of Nedlands. 10. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.
Planning and Development	PD06.03.23 Reconsideration of Development Application - Partial change of use to "Small bar" and additions to an existing commercial tenancy (patio) - 161 Broadway Nedlands	16.1	That Council: In accordance with section 31(2)(c) of the State Administrative Tribunal Act 2004, sets aside the 27 September 2022 refusal to grant development approval for Partial change of use to "Small bar" and additions to an existing commercial tenancy (patio) at 161 Broadway, Nedlands and substitutes the following new decision: That Council in accordance with Clause 68(2)(b) of the Deemed Provisions of thePlanning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the information date stamped 9 February 2023 for a partial change of use to "Small bar" and additions to an existing commercial tenancy (patio and boundary wall) at 161 Broadway, Nedlands, subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 17 January 2023. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to occupation, walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City of Nedlands. 4. The Noise Management Plan date stamped 9 February 2023 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands. 5. Functions at the site are limited to the following: a. "Small" informal functions are permitted subject to: • Maximum 60 persons (within the total 120 person limit). • May include sectioning off an area to the general public, but not the entire restaurant/small bar. The restaurant/small bar must remain open to the public during small functions. b. "Large" functions are permitted subject to: • A maximum of 12 large functions in any given calendar year. 6. All trees on adjoining properties are to be protected and maintained through the duration of the construction process to the satisfaction of the City of Nedlands. 7. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands.
Planning and Development	PD07.03.23 Consideration of Development Application - Addition of a Short-Term Accommodation land use ('Holiday House') to existing Residential ('Single House') development at 76 (Lot 676) Kingsway, Nedlands	16.2	That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, APPROVE the development application in accordance with the plans date stamped 22 January 2023 for addition of a Short-Term Accommodation land use ('Holiday House') to existing Residential ('Single House') development at 76 (Lot 676) Kingsway, Nedlands, subject to the following conditions: 1. The approval period for the Holiday House is limited to 12 months (1 year) from the date of this decision letter. 2. The Management Plan prepared by M Wood date stamped 22 January 2023 forms part of this development approval and shall be complied with at all times, to the satisfaction of the City of Nedlands. 3. A copy of the approved management plan for the Holiday House shall be provided to residents of adjoining and abutting properties prior to the commencement of operations. 4. A maximum of four (4) guests are permitted to reside at the Holiday House at any one time. 5. All vehicles (for the owners of the property and the guests of the Holiday House) shall be parked within the property boundaries of the subject site.
Planning and Development	PD08.03.23 Section 31 Reconsideration of Development Application - Single House at 78 Wood Street Swanbourne	16.3	That Council in accordance with Section 31(2)(c) of the State Administrative Tribunal Act 2004, set aside its refusal to grant development approval for a single house at 78 Wood Street, Swanbourne dated 13 December 2022 and substitutes the previous decision as follows: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, development approval is granted in accordance with the plans date stamped 20 January 2023 for a single house at 78 Wood Street, Swanbourne, subject to the following conditions: 1. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval. 2. All stormwater from the development, which includes permeable and non permeable areas shall be contained onsite. 3. Prior to occupation, landscaping shall be installed and maintained in accordance with the approved plans, including the planting of one (1) tree with a minimum planting area of 2m x 2m. All landscaping shall be maintained for the lifetime of the development thereafter, to the satisfaction of the City. 4. Prior to occupation, the screening to the Theatre window on the western elevation as annotated on the approved plans shall be provided in accordance with the Residential Design Codes (Volume 1) by either: a. Fixed and obscured glass to a height of 1.6 metres above finished floor level; b. Fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; c. A minimum sill height of 1.6 metres as above the finished floor level; or d. An alternative method of screening approved by the City. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 5. Prior to occupation of the development the external finish of the parapet walls is to be the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean material as specified on the approved plans and maintained thereafter to the satisfaction of the City of Nedlands. 6. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.
Technical Services	TS28.12.22 RFT 2022-23.14 Tree Pruning Services – Streetscapes, Parks, Powerline Clearance & Natural Areas	17.4	That Council: 1. approves the award of the contract for Tree Pruning Services – Streetscapes, Parks, Powerline Clearance & Natural Areas in accordance with the City's Request for Quote number RFT 2022-23.14 and comprising of that request, the City's Conditions of Contract and the Liveable Group Pty Ltd t/as Professional Tree Surgeons submission; and 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to Liveable Group Pty Ltd t/as Professional Tree Surgeons for execution

20.2 PD22.05.23 Consideration of Responsible Authority Report for Sporting Facility at Lot 1500 Brockway, Mt Claremont

Meeting & Date	Council Meeting – 23 May 2023
Applicant	Taylor Burrell Barnett
Information Provided	All relevant information required for this assessment has been provided by the applicant
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Responsible Authority Report and Attachments

Purpose

The purpose of this report is for Council to consider the Development Assessment Panel application for a Sporting Facility at Lot 1500 Brockway Road, Mt Claremont. Council is requested to make its recommendation to the Metro Inner-North Joint Development Assessment Panel as the Responsible Authority. Council's recommendation will be incorporated into the Responsible Authority Report and lodged with the DAP Secretariat on 24 May 2023.

Recommendation

That Council adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of a Sporting Facility at Lot 1500 Brockway Road, Mt Claremont as follows:

1. Defer DAP Application reference DAP/22/02361 and accompanying plans date stamped 31 January 2023 (Attachment 2) for 120 days in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:

a. To enable the applicant to provide a written agreement between the beneficiary of Easement I956057 (Roman Catholic Archbishop of Perth) and the landowner of Lot 1500 Brockway Road demonstrating support for the location of the development and any relevant conditions; and/or

b. To provide amended plans which ensure all proposed development does not impact upon Easement I956057.

Voting Requirement

Simple Majority.

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

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

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

Background

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Urban Development
Land area	15.17ha
Land Use	Recreation - Private
Use Class	N/A

The application proposes a new sporting facility for Christ Church Grammar School (CCGS) consisting of:

- A two-storey sports pavilion containing spectator seating, a function room, kitchen, classroom, office, equipment storeroom, changerooms, bathrooms and a raised terrace.
- A single storey storage shed and office.
- Car parking area with 147 car bays and 10 bus bays.
- Playing fields

Site Context
The subject site has an area of 15.17 hectares and is presently vacant. The sole vehicular access to the site is obtained via Brockway Road to the east. The site is bound by existing CCGS playing fields to the west, John XXIII Catholic College to the south, a Western Power sub-station and telecommunications depot to the south-east, and Challenge Stadium to the north.

Prior to acquisition of the site by CCGS, the site was owned by the State Government. The site was used for operations of the Brockway Landfill facility. The site was sold to CCGS to provide a consolidated sporting facility for CCGS and the local community.

Shared User Agreement
As part of the negotiations in the acquisition of the land, CCGS approached the City requesting the City's endorsement for their acquisition of the site for the purposes of playing fields. In seeking the City's endorsement, CCGS proposed that access to the future playing fields and associated facilities would be made available to the general public and community sports clubs for training and competition outside of the times the school is required to use the facilities. This proposal was formalised in 2020 via the 'Deed of Agreement for Access to Playing Fields – Brockway Playing Fields'. The deed sets out the conditions and obligations for both the City and CCGS in using the playing fields. It should be noted that this deed relates only to public use of the playing fields and does not relate to use of the proposed pavilions and sheds.

School Sports Circuit
The School Sports Circuit (SSC) is a project which was initiated in 2014. The project is intended to link schools and sporting facilities in the western suburbs by way of a 3m wide sealed accessible pathway. The proposed SSC is approximately 12.8km in length and covers areas throughout Mt Claremont in the City of Nedlands, Town of Claremont and the Town of Cambridge. A section of the SSC route runs through the west of the subject site. An easement has been created for the SSC as shown on the Deposited Plan. The proposed playing fields and structures have no impact upon the SSC easement.

Discussion

The proposal has been assessed against all relevant legislative requirements including Local Planning Scheme No.3 (LPS3), State Planning Policies and Local Planning Policies. The matters below have been identified as key considerations for the determination of this application.

- Objectives of the zone & strategic intent for the site.
- Parking.
- Easement I956057.

Objectives of the zone & strategic intent for the site

There are currently no approved structures plans, activity centre plans or local development plans that have been approved by the Western Australian Planning Commission as part of LPS3, which would ordinarily provide a coordinated response to this development area.

On that basis, the development is assessed on the merits and intent for the site as per the objectives of the "Urban Development" zone and the and additional provisions of Clause 36.

Table 1: LPS 3 Clause 36 Assessment	
Objective	**Assessment**
To prevent the introduction and intensification of land uses or development which would be incompatible with: • Ongoing operation of the Subiaco Wastewater Treatment Plant. • Expansion of the capacity of the treatment plant to support population growth in the catchment; and • Establishment and operation of resource recovery infrastructure and land uses.	**Satisfied** The site is currently vacant and thereby the proposal does present an intensification of land use. The proposal is consistent with the purposes for which the land was sold to CCGS and is not considered to impede the operation of the wastewater treatment plant, nor the establishment and operation of resource recovery infrastructure land uses.
To facilitate the use and development of land for uses which are beneficial to the operation of the Subiaco Wastewater Treatment Plant and the surrounding catchment.	**Satisfied** The proposal will have negligible impact on the operation of the Subiaco Wastewater Treatment Plant.
To prevent adverse impacts on residential and other sensitive uses.	**Satisfied** The pavilion building is located approximately 350m from the nearest residential properties on Blenheim Lane. The applicant has adequately demonstrated that the proposed lighting of the pavilion and sporting fields will comply with *AS 4282 Control of the obtrusive effects of outdoor lighting.* Further a condition of approval is recommended requiring the provision of a Noise Management Plan for the operation of the pavilion space, to ensure noise emissions comply with the *Environmental Protection (Noise) Regulations 1997.* In this regard the proposal has been effectively designed to minimise the impact on nearby residential properties.
Additional Provisions	**Assessment**
1) No residential or other sensitive land uses as defined by EPA Guidance Statement No. 3 (Separation Distances Between Industrial and Sensitive Land Uses, June 2005) are to be located in the Subiaco Waste Water Treatment Plan odour buffer.	**Satisfied** The application proposes a 'Recreation-private' land use in association with sporting playing fields and clubrooms. This is not defined as a sensitive by the EPA Guidance Statement No. 3.

2) In considering any application for development approval, scheme amendment request, structure plan, local development plan or subdivision application, and in addition to the matters listed in clause 67 of the deemed provisions, the local government shall have regard to the following: a) the recommendations of the Water Corporation and Department of Environment Regulation; and b) potential odour impact of the waste water treatment plant and whether the proposal is compatible with the existing and proposed future use of the plant.	**Satisfied** The application was referred to the Water Corporation and the Department of Water and Environmental Regulation as detailed in the RAR. Consideration has been given to the comments received and relevant conditions and advice notes have been recommended.
3) A structure plan, activity centre plan, local development plan and/or scheme amendment proposal is to provide a current odour modelling technical report to review and confirm the boundaries of the odour buffer.	**Not Applicable** No proposed Structure Plan, Activity Centre Plan, Local Development Plan or Scheme Amendment is proposed.

Parking

The City's Local Planning Policy – Parking (Parking LPP) requires a minimum of "1 car bay per 2 persons" for the 'Recreation – private' land use. It is acknowledged that the Parking LPP is silent on if this refers to the number of persons on site at any one time, or the number of persons accessing the site over a specified period of time.

The applicant's reports indicate that at peak usage, 700 people would be accessing the facilities. This occurs over a 4-hour period on Friday afternoons and over 5-hour period on Saturday mornings. However, it is estimated that approximately only 140 people would be using the facilities at any one time. This is estimated based on three AFL games being played at once. Given the above, the parking provision required by the Parking LPP could vary between 70 car bays and 350 car bays.

The application proposes 147 car bays and 10 bus bays. Irrespective of the interpretation of the Parking LPP, the proposed parking is considered appropriate for the following reasons:

- Given that the playing fields are associated with a High School, it is anticipated that a high number of users of the site would include students and staff, who would access the site via bus, as opposed to individual private vehicles.
- The parking provision proposed is commensurate with similar scale High School Sporting Facilities within Perth.

- In any scenario of which may induce excessive parking demand, such as a special event or fixturing abnormality, it is noted that there is sufficient space around the playing fields for overflow parking to occur on grassed areas.

Easement I956057

The site is burdened by Easement I956057 which runs diagonally across the site from north-west to south-east. The easement is to the benefit of Roman Catholic Archbishop of Perth (John XXIII College) and sits above an underground water pipe. A portion of the proposed pavilion and two light poles are proposed to be located directly above the easement (refer to **Figure 1**).

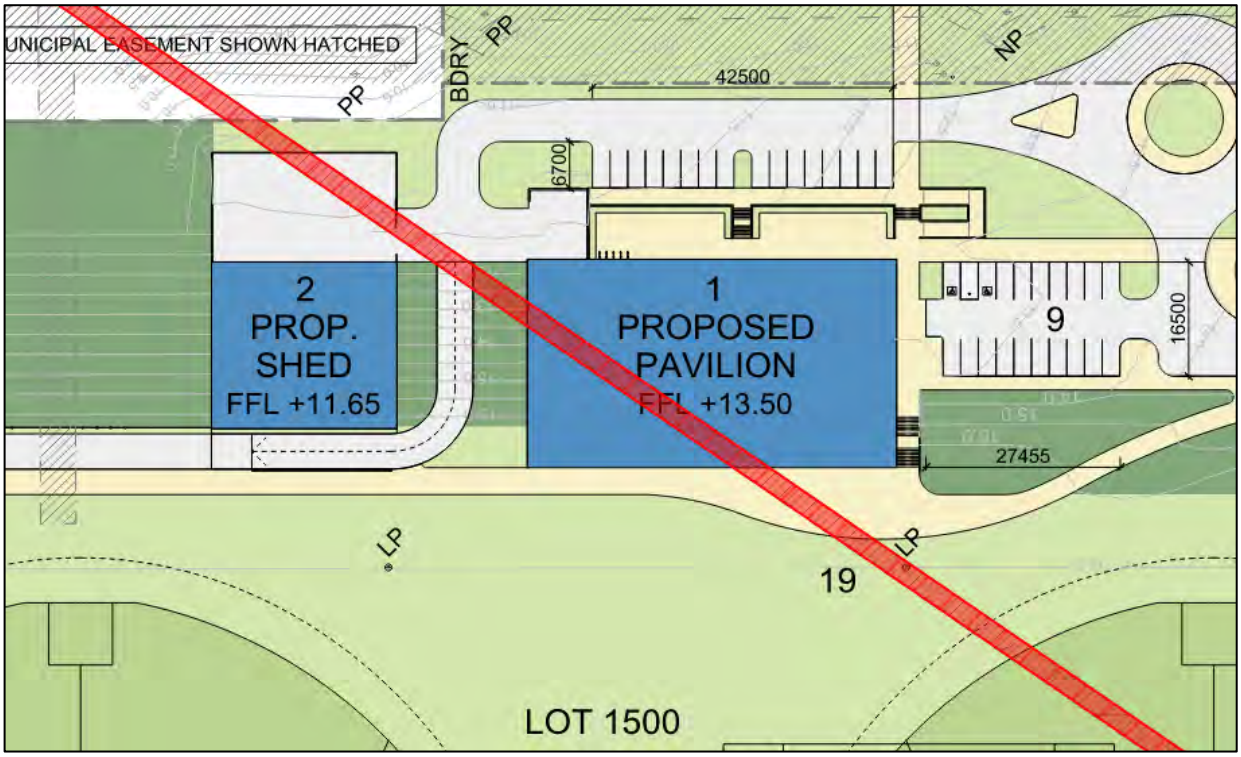


Figure 1: Location of easement in red.

Without the consent of the easement beneficiary, John XXIII College, the pavilion would not be able to be built in its proposed location. The pavilion is not able to be simply shifted to avoid the easement without impacting on the proposed car parking area, and the urban design master planning to ensure the ability to provide road connections through to UWA Sports park in the future.

The applicant has requested that this issue be resolved via a condition of approval. Officers are of the opinion that a condition to this effect would not be a valid planning condition. To be a valid planning condition, a condition must be certain and final. A condition is considered to lack finality when it leaves open a requirement to obtain a further approval, particularly in instances where the approval might change important aspects of the approval. As above, the applicants requested condition leaves open a requirement to obtain a further approval from John XXIII College. Were the applicant not able to obtain the approval of John XXIII College, this would either make the development unbuildable, or would substantially change the development applied for.

To impose such a condition, the decision maker must have a reasonable degree of certainty that an agreement between the two relevant parties will be reached. To establish this certainty, on 19 December 2022 a written agreement between the relevant parties was requested, demonstrating support for the location of the development and any relevant conditions. To date, this has not been provided. It is noted that a formal objection to the proposal was submitted on behalf of John XXIII College during the public consultation period. Officers have contacted John XXIII College directly to query if they would agree to a condition of approval. However, no conclusive response was provided. Considering the above, it is recommended that the JDAP defer determination of the application to allow for an agreement to be reached between the two parties, or alternatively for amendments to the plans to ensure the easement is not impacted.

Consultation

Public Consultation

In accordance with the deemed provisions and the City's Local Planning Policy – Consultation of Planning Proposals, the development was advertised for a period of 28 days from 11 November 2022 to 9 December 2022. The public consultation consisted of:

- Letters sent to all landowners and occupiers within a 200m radius of the site.
- A sign on site was installed at the site's street frontage.
- A notice was published on the City's website with all documents relevant to the application made available for viewing during the advertising period.
- A notice was placed in *The Post* newspaper published on 18 November 2022;
- 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 made available on 24 November 2022, however no residents were present.

At the close of the advertising period, the City received eight submissions; two opposing the proposal, two in support and four providing comments only. A summary of the submissions is provided in **Table 2.**

Table 2: Summary of Submissions	
Issue	**Response**
The driveway from Brockway Road should be a gazetted road / potential thoroughfare between Brockway Road and Stephenson Avenue / Provide access through to McGillivray oval (UWA Sports park)	No new road connections are proposed via this application. The proposal has been designed to ensure that there is the ability to provide road connections through to UWA Sports park and/or Stephenson Road in the future, subject to negotiations with adjoining landowners. It is noted that the subject site is held in freehold and there is currently no planning framework to require that land be ceded for new gazetted roads.

Pedestrian access / Access form Blenheim Lane	Pedestrian access through the site to UWA Sports Park is to be provided via a public access easement pursuant to the SSC. The subject site does not abut Blenheim Lane. Notwithstanding, its noted that the City is separately negotiating an access license agreement to link Blenheim with the SSC.
Concerns with light spill from light towers.	The applicant has provided a light spill memorandum which confirms lighting will uniformly illuminate the playing fields and will minimise light spill to adjoining residences. Further a condition on any approval will ensure compliance.
Concerns with parking and traffic	The applicant has provided a Transport Impact Assessment which adequately demonstrates that the proposed parking provision is appropriate to the scale of the development, and that the traffic generation from the development will not unduly impact the surrounding road network. The City accepts the findings within the report.
Concerns with noise from functions	Should the application be approved, a condition is recommended requiring the provision of a Noise Management Plan for the operation of the pavilion space, to ensure compliance with the *Environmental Protection (Noise) Regulations 1997.*
Concerns with development proposed above easement to the benefit of John XXIII College.	Upheld. Refer to comments in this report regarding Easement I956057.

Other Referrals

The site falls within the Subiaco Strategic Water Resource Precinct and therefore was referred to Water Corp for comment. The land is also listed as “Contaminated – Remediation required” in the Department of Water and Environmental Regulation (DWER). Both agencies supported the application with conditions and advice notes that will be included in the event of an approval.

Design Review Panel

The application was referred to the City’s Design Review Panel (DRP) once with a final review by the DRP Chair. A summary of the DRP advice is provided in Table 3 below.

Table 3: DRP Design Quality Evaluation		
	Supported	
	Further Information / Condition Required	
	Not supported	
SPP 7.0 Principles	7 November 2022	DRP Chair Review 8 February 2023
11. Context and Character		
12. Landscape Quality		
13. Built Form and Scale		
14. Functionality and Built Quality		
15. Sustainability		
16. Amenity		
17. Legibility		
18. Safety		
19. Community		
20. Aesthetics		

Final comments were provided by the DRP Chair as follows: "I support the current proposal. Indeed, the proponents should be congratulated for their positive and very thorough response to their DRP review".

Strategic Implications

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

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

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

Priority Area Urban form - protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

Council is requested to make a recommendation to the JDAP in accordance with Regulation 12(5) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Council may recommend to approve, refuse or defer the application.

Decision Implications

Council's recommendation will be incorporated into the Responsible Authority Report (RAR) and lodged with the DAP Secretariat on or before 30 March 2023. The recommendation noted above is the officer recommendation that is also included in the RAR. In the event that Council does not adopt the officer recommendation, Council's recommendation will be located at the front of the RAR as the Responsible Authority Recommendation and the officer recommendation will be contained in the rear of the report. In the event that Council does not make a recommendation, the RAR will be forwarded to DAP with the Officer Recommendation only.

Conclusion

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

The proposed development is supported in relation to its bulk and scale, architectural language, and compatibility with existing surrounding development. However, the proposed location of the pavilion, is located above an easement to the benefit of John XXIII College. Without the consent of John XXIII, the development would not be able to be constructed as proposed. Officers have not been able to gain any confirmation from John XXIII College that agreement between the relevant parties can be reached in relation to the construction of the pavilion. The City is not of the opinion that this matter can be resolved by a condition of approval, as a condition to this effect would not be certain nor final. In this regard, it is recommended that the JDAP defer determination of the application to allow for an agreement to be reached between the two parties, or alternatively for amendments to the plans to ensure the easement is not impacted.

It is recommended Council adopt the Officer Recommendation contained in the Responsible Authority Report to defer determination of the development application.

Further Information

Nil.

LOT 1500 BROCKWAY ROAD, MT CLAREMONT – SPORTING FACILITES

Form 1 – Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner-North JDAP
Local Government Area:	City of Nedlands
Applicant:	Taylor Burrell Barnett
Owner:	CCGSPF PTY LTD
Value of Development:	$20 million ☒ Mandatory (Regulation 5) ☐ Opt In (Regulation 6)
Responsible Authority:	City of Nedlands
Authorising Officer:	Tony Free, Director Planning & Development
LG Reference:	DA22-81246
DAP File No:	DAP/22/02361
Application Received Date:	25 October 2022
Report Due Date:	2 March 2023
Application Statutory Process Timeframe:	90 Days with an additional 155 days agreed
Attachment(s):	1. Location Plan 2. Amended Development Plans received 31 January 2023 3. Schedule of Submissions 4. DWER Advice received 14 December 2022 5. Water Corporation Advice received 9 December 2022 6. Design Review Panel Minutes 7. Deed of Agreement for Access to Playing Fields 8. Applicant's Response to Request for Information received 31 January 2023 9. Applicant's Planning Report received 25 October 2022 10. Waste Management Plan received 31 January 2023 11. Transport Impact Assessment received 31 January 2023 12. Environmental Noise Report received 31 January 2023 13. Tree Survey Technical Memorandum received 31 January 2023 14. Remediation Action Plan received 25 October 2022 15. Light Spill Memorandum received 25 October 2022 16. Environmental Sustainable Design Report received 25 October 2022

	17. Landscaping Report received 25 October 2022	
Is the Responsible Authority Recommendation the same as the Officer Recommendation? *To be determined at the 23 May 2023 Ordinary Council Meeting*	☐ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

To be determined at the 23 May 2023 Ordinary Council Meeting

Reasons for Responsible Authority Recommendation

To be determined at the 23 May 2023 Ordinary Council Meeting

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban, Public purposes - hospital
Local Planning Scheme	City of Nedlands Local Planning Scheme No.3
Local Planning Scheme - Zone/Reserve	Urban Development
Structure Plan/Precinct Plan	N/A
Use Class and permissibility:	'Recreation – Private' LPS3 Zoning table does not identify permissible uses. A local government is to have due regard to any structure plan, activity centre plan or local development plan.
Lot Size:	15.17ha
Existing Land Use:	Vacant land
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	Yes
Swan River Trust Area	No

Proposal:

Proposed Land Use	Recreation - Private (Sports facilities)
Proposed Net Lettable Area	891m2
Proposed No. Storeys	2
Proposed No. Dwellings	N/A

The application proposes a new sporting facility for Christ Church Grammar School (CCGS) consisting of:

- A two-storey sports pavilion containing spectator seating, a function room, kitchen, classroom, office, equipment storeroom, changerooms, bathrooms and a raised terrace.
- A single storey storage shed and office.
- Car parking area with 147 car bays and 10 bus bays.
- Two full sized AFL ovals, one ¾ sized AFL oval and two cricket pitches.

The following development information is attached to this report:

- Development Plans contained in **Attachment 2**
- Applicants Planning Report contained in **Attachment 9**
- Waste Management Plan contained in **Attachment 10**
- Traffic Impact Statement contained in **Attachment 11**
- Environmental Noise Report contained in **Attachment 12**
- Tree Survey Technical Memorandum contained in **Attachment 13**
- Remediation Action Plan contained in **Attachment 14**
- Light Spill Memorandum contained in **Attachment 15**
- Environmental Sustainable Design contained in **Attachment 16**
- Landscaping Report contained in **Attachment 17**

Background:

Site Context

The subject site has an area of 15.17 hectares and is presently vacant. The sole vehicular access to the site is obtained via Brockway Road to the east. The site is bound by existing CCGS playing fields to the west, John XXIII Catholic College to the south, a Western Power sub-station and telecommunications depot to the south-east, and Challenge Stadium to the north (**Attachment 1**). The site is burdened by an MRS 'Public purposes – hospital' reserve to its eastern boundary. All development proposed by this application falls outside of the MRS reserve, except for signage and the mains service compound.

Prior to acquisition of the site by CCGS, the site was owned by the State Government. The site was used for operations of the Brockway Landfill facility. The site was sold to CCGS to provide a consolidated sporting facility for CCGS and the local community.

Shared User Agreement

As part of the negotiations in the acquisition of the land, CCGS approached the City requesting the City's endorsement for their acquisition of the site for the purposes of playing fields. In seeking the City's endorsement, CCGS proposed that access to the future playing fields and associated facilities would be made available to the general public and community sports clubs for training and competition outside of the times the school is required to use the facilities. This proposal was formalised in 2020 via the 'Deed of Agreement for Access to Playing Fields – Brockway Playing Fields' (**Attachment 7**). The deed sets out the conditions and obligations for both the City and CCGS in using the playing fields. It should be noted that this deed relates only to public use of the playing fields and does not relate to use of the proposed pavilions and sheds.

School Sports Circuit

The School Sports Circuit (SSC) is a project which was initiated in 2014. The project is intended to link schools and sporting facilities in the western suburbs by way of a 3m wide sealed accessible pathway. The proposed SSC is approximately 12.8km in length and covers areas throughout Mt Claremont in the City of Nedlands, Town of Claremont and the Town of Cambridge. A section of the SSC route runs through the west of the subject site. An easement has been created for the SSC as shown on the Deposited Plan. The proposed playing fields and structures have no impact upon the SSC easement.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Metropolitan Region Scheme*
- *Contaminated Sites Act 2003*
- City of Nedlands Local Planning Scheme No. 3

State Government Policies

- State Planning Policy 7.0 – Design of the Built Environment

Local Policies

- Local Planning Policy – Consultation of Planning Proposals
- Local Planning Policy – Design Review Panel
- Local Planning Policy – Landscaping Plans
- Local Planning Policy – Parking
- Local Planning Policy – Signs
- Local Planning Policy – Waste Management

Strategies

- City of Nedlands Local Planning Strategy

Consultation:

Public Consultation

In accordance with the deemed provisions and the City's Local Planning Policy – Consultation of Planning Proposals, the application was advertised for a period of 28 days from 11 November 2022 to 9 December 2022. The public consultation consisted of:

- Letters sent to all landowners and occupiers within a 200m radius of the site.
- A sign on site was installed at the site's street frontage.

- A notice was published on the City's website with all documents relevant to the application made available for viewing during the advertising period.
- A notice was placed in *The Post* newspaper published on 18 November 2022;
- 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 made available on 24 November 2022, however no residents were present.

At the close of the advertising period, the City received eight submissions; two opposing the proposal, two in support and four providing comments only. A full schedule of submissions and applicant responses are provided at **Attachment 3**. A summary of the submissions is provided in **Table 1**.

Table 1: Summary of Submissions

Issue	Response
The driveway from Brockway Road should be a gazetted road / potential thoroughfare between Brockway Road and Stephenson Avenue / Provide access through to McGillivray oval (UWA Sports park)	No new road connections are proposed via this application. The proposal has been designed to ensure that there is the ability to provide road connections through to UWA Sports park and/or Stephenson Road in the future, subject to negotiations with adjoining landowners. It is noted that the subject site is held in freehold and there is currently no planning framework to require that land be ceded for new gazetted roads.
Pedestrian access / Access form Blenheim Lane	Pedestrian access through the site to UWA Sports Park is to be provided via a public access easement pursuant to the SSC. The subject site does not abut Blenheim Lane. Notwithstanding, its noted that the City is separately negotiating an access license agreement to link Blenheim with the SSC.
Concerns with light spill from light towers.	The applicant has provided a light spill memorandum which confirms lighting will uniformly illuminate the playing fields and will minimise light spill to adjoining residences. Further a condition of approval will ensure compliance.
Concerns with parking and traffic	The applicant has provided a Transport Impact Assessment which adequately demonstrates that the proposed parking provision is appropriate to the scale of the development, and that the traffic generation from the development will not unduly impact the surrounding road network. The City accepts the findings within the report.
Concerns with noise from functions	Should the application be approved, a condition is recommended requiring the provision of a Noise Management Plan for the operation of the pavilion space, to ensure compliance with the *Environmental Protection (Noise) Regulations 1997.*
Concerns with development proposed above easement to the benefit of John XXIII College.	Upheld. Refer to comments in RAR regarding Easement I956057.

Amended plans and supporting information was submitted to the City on 31 January 2023, which included the following:

- New contextual plan showing surrounding sites and potential future connections to adjoining sites.
- Additional details on the site plan relating to the proposed fencing.
- Amended elevations showing proposed light poles.
- Tree Survey Technical advice.
- Revised Waste Management Plan, Transport Impact Assessment, and Environmental Noise Report.

The amendments did not trigger the need for formal re-advertising of the proposal as they sought to respond to the concerns raised.

All submissions on this proposal have been given due regard in this assessment in accordance with Clause 67(y) of the *Planning and Development (Local Planning Schemes Regulations) 2015.*

Department of Water and Environmental Regulation

The site is located on land which is partly within the Subiaco Strategic Water Resource Precinct Special Control Area (SCA1). In accordance with LPS3 Clause 36, the application was referred to the Department of Water and Environmental Regulation (DWER) for technical advice.

DWER provided advice noting that the site is contaminated and suitable for passive land uses, but not suitable for more sensitive land uses. DWER noted that a detailed site investigation and remediation action plan (RAP) have been prepared for the site and have previously been reviewed and approved by an auditor. However, the RAP was based on a conceptual development, and therefore final details of the gas mitigation design need to be determined based on the proposed development plans. DWER provided relevant contamination conditions and advice notes which are recommended should the application be approved. The full DWER advice is contained at **Attachment 4.**

Water Corporation

The site is located on land which is partly within the Subiaco Strategic Water Resource Precinct Special Control Area (SCA1) and is in proximity to a wastewater treatment plant. In accordance with LPS3 Clause 36, the application was referred to the Water Corporation for technical advice.

The Water Corporation advised that under normal operating conditions there will be minimal odour emanating from the nearby wastewater treatment plant, however, during maintenance and abnormal operating or weather conditions, an increased level of odour may occur. An advice note has been recommended to this effect. The full Water Corporation advice is contained at **Attachment 5.**

Department of Planning Lands and Heritage

The site is located on land which is partly reserved under the Metropolitan Region Scheme for ‘Public Purpose – Hospital’. Accordingly, the application was forwarded to

the Department of Planning Lands and Heritage (DPLH) for technical advice. The DPLH did not provide any comment on the proposal.

Design Review Panel Advice

The application was referred to the City's Design Review Panel (DRP) once with a final review by the DRP Chair. A record of the DRP minutes are provided at **Attachment 6**. A summary of the DRP advice is provided in **Table 2** below.

Table 2: DRP Design Quality Evaluation		
	Supported	
	Further Information / Condition Required	
	Not supported	
SPP 7.0 Principles	7 November 2022	DRP Chair Review 8 February 2023
1. Context and Character		
2. Landscape Quality		
3. Built Form and Scale		
4. Functionality and Built Quality		
5. Sustainability		
6. Amenity		
7. Legibility		
8. Safety		
9. Community		
10. Aesthetics		

Final comments were provided by the DRP Chair as follows: *"I support the current proposal. Indeed the proponents should be congratulated for their positive and very thorough response to their DRP review".*

Planning Assessment:

The proposal has been assessed against all relevant legislative requirements of LPS3, and State and Local Planning Policies as outlined above. The matters below have been identified as key considerations for the determination of this application.

Local Planning Scheme No.3

The site is zoned 'Urban' by the Metropolitan Region Scheme and 'Urban Development' by LPS3. The proposed works are in association with a 'Recreation – Private' land use. There are no permissible land uses for the 'Urban Development' zone under LPS 3. As per Clause 18 (7) of LPS 3, where the zoning table does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval, have due regard to any of the following that apply to the land:

a) A structure plan;
b) An activity centre plan;
c) A local development plan.

As there are no such plans prepared for this site, which would normally provide a coordinated response to the development, the development is assessed on the merits and intent for the site as per the objectives of the "Urban Development" zone, as below.

Objective: To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions for this Scheme.

The proposal is consistent with the intended future use of the land. The City's Local Planning Strategy highlights that land uses and development within the Mt Claremont east area, in which the site is located, shall not conflict with the urban character being predominantly of sporting, research and educational facilities. The proposal provides additional sporting facilities for CCGS, and the shared user agreement ensures that the proposal provides recreational facilities for the greater community.

Objective: To identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.

Given the size of the site, it is considered that a development application is the appropriate planning instrument to provide for comprehensive planning in this instance. The proposal maintains easements to the west of the site to ensure that the proposal is coordinated with the strategic planning of the greater area, being the School Sports Circuit.

The site is located within a Special Control Area (SCA1) due to its proximity to the Subiaco Strategic Water Resource Precinct. Clause 36 of LPS3 provides the objectives of the SCA1 and additional development provisions. As demonstrated in **Table 3**, the proposal is considered the objectives and additional provisions of Clause 36.

Table 3: LPS 3 Clause 36 Assessment

Objective	Assessment
To prevent the introduction and intensification of land uses or development which would be incompatible with: • Ongoing operation of the Subiaco Wastewater Treatment Plant. • Expansion of the capacity of the treatment plant to support population growth in the catchment; and • Establishment and operation of resource recovery infrastructure and land uses.	**Satisfied** The site is currently vacant and thereby the proposal does present an intensification of land use. The proposal is consistent with the purposes for which the land was sold to CCGS and is not considered to impede the operation of the wastewater treatment plant, nor the establishment and operation of resource recovery infrastructure land uses.
To facilitate the use and development of land for uses which are beneficial to the operation of the Subiaco Wastewater Treatment Plant and the surrounding catchment.	**Satisfied** The proposal will have negligible impact on the operation of the Subiaco Wastewater Treatment Plant.
To prevent adverse impacts on residential and other sensitive uses.	**Satisfied** The pavilion building is located approximately 350m from the nearest residential properties on Blenheim Lane. The applicant has adequately demonstrated that the proposed lighting of the pavilion and sporting fields will comply with *AS 4282 Control of the obtrusive effects of outdoor lighting.* Further a condition of approval is recommended requiring the provision of a Noise Management Plan for the operation of the pavilion space, to ensure

	noise emissions comply with the *Environmental Protection (Noise) Regulations 1997.* In this regard the proposal has been effectively designed to minimise the impact on nearby residential properties.
Additional Provisions	**Assessment**
1) No residential or other sensitive land uses as defined by EPA Guidance Statement No. 3 (Separation Distances Between Industrial and Sensitive Land Uses, June 2005) are to be located in the Subiaco Waste Water Treatment Plan odour buffer.	**Satisfied** The application proposes a 'Recreation-private' land use in association with sporting playing fields and clubrooms. This is not defined as a sensitive by the EPA Guidance Statement No. 3.
2) In considering any application for development approval, scheme amendment request, structure plan, local development plan or subdivision application, and in addition to the matters listed in clause 67 of the deemed provisions, the local government shall have regard to the following: a) the recommendations of the Water Corporation and Department of Environment Regulation; and b) potential odour impact of the waste water treatment plant and whether the proposal is compatible with the existing and proposed future use of the plant.	**Satisfied** The application was referred to the Water Corporation and the Department of Water and Environmental Regulation as detailed earlier in this RAR. Consideration has been given to the comments received and relevant conditions and advice notes have been recommended.
3) A structure plan, activity centre plan, local development plan and/or scheme amendment proposal is to provide a current odour modelling technical report to review and confirm the boundaries of the odour buffer.	**Not Applicable** No proposed Structure Plan, Activity Centre Plan, Local Development Plan or Scheme Amendment is proposed.

Local Planning Policy - Parking

The City's Local Planning Policy – Parking (Parking LPP) requires a minimum of "1 car bay per 2 persons" for the 'Recreation – private' land use. It is acknowledged that the Parking LPP is silent on if this refers to the number of persons on site at any one time, or the number of persons accessing the site over a specified period of time.

The applicant's reports indicate that at peak usage, 700 people would be accessing the facilities. This occurs over a 4-hour period on Friday afternoons and over 5-hour period on Saturday mornings. However, it is estimated that approximately only 140 people would be using the facilities at any one time. This is estimated based on three AFL games being played at once. Given the above, the parking provision required by the Parking LPP could vary between 70 car bays and 350 car bays.

The application proposes 147 car bays and 10 bus bays. Irrespective of the interpretation of the Parking LPP, the proposed parking is considered appropriate for the following reasons:

- Given that the playing fields are associated with a High School, it is anticipated that a high number of users of the site would include students and staff, who would access the site via bus, as opposed to individual private vehicles.
- The parking provision proposed is commensurate with similar scale High School Sporting Facilities within Perth (refer to applicant's Transport Impact Assessment at **Attachment 11**).
- In any scenario of which may induce excessive parking demand, such as a special event or fixturing abnormality, it is noted that there is sufficient space around the playing fields for overflow parking to occur on grassed areas.

Local Planning Policy – Signs

The application proposes one sign at the entry point to the site off Brockway Road. In accordance with the City's Local Planning Policy – Signs (Signs LPP), the proposed sign is defined as a 'monolith sign'. As demonstrated in **Table 4**, the sign satisfies the development provisions of the Signs LPP and is supported. Given the shared user agreement with the City, it is considered that the signage should include information regarding the hours which the playing fields are open to the general public. Should the application be approved, a condition of approval will ensure the content of the sign regarding open hours and booking systems, are subject to approval by the City.

Table 4: Signs LPP Assessment	
Development Provision	**Assessment**
i) A maximum of 1 sign per property, which may be double sided.	**Satisfied.** One sign proposed.
(ii) A maximum height of 6m above natural ground level and a maximum width of 2m.	**Satisfied.** Maximum height of 5.2m and maximum width of 2.0m
(iii) Minimum setback of 2m from adjoining sites.	**Satisfied.** Setback a minimum of 14m from any adjoining site.
(iv) Setback at least 1.5m from where a driveway meets the crossover.	**Satisfied.** Setback 2.2m from where the driveway meets the crossover.
(v) Shall be aligned at a right angle to street.	**Satisfied.** Aligned at a right angle to street.
Permitted in all zoned land except the Residential zone	**Satisfied.** Site is not within the Residential zone.

Bushfire

A portion of the site to the west falls within a Bushfire Prone Area (BPA). However, the buildings proposed by the application are located a minimum of 30m outside of the BPA. As such, a Bushire Attack Level (BAL) rating and compliance with BPA planning is not applicable to this development in accordance with Schedule 2 Part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, State Planning Policy 3.7 Planning in Bushfire Prone Area (SPP 3.7), the SPP 3.7 guidelines and the Building Code of Australia.

Contaminated Site

Prior to acquisition of the site by CCGS, the site operated as the Brockway Landfill facility between 1970 to 1996. The Contaminated Sites records indicate that landfill material remains buried across the site and that asbestos-containing materials are in some of the surface soils of the site. The site was classified under the *Contaminated*

Sites Act 2003 in 2014 as *'Contaminated – remediation required'*. The land use of the site is restricted to recreational open space.

The applicant has provided a detailed site investigation and prepared a remediation action plan for the site (**Attachment 14**). These have previously been reviewed and approved by an audit. As highlighted by DWER, it is understood that the remediation action plan was based on a conceptual development, and therefore final details of the gas mitigation design need to be determined based on the final development plans. Should the application be approved, a condition of approval will ensure that a final remediation action plan is provided prior to commencement of development.

Lighting

The development application proposes 12 light poles, each with a height of 25m, positioned throughout the playing fields. The applicant has provided a light spill memorandum (**Attachment 15**) which demonstrates that the lighting has been designed to minimise the impacts on nearby residential properties in relation to glare and light spill. Should the application be approved, a condition of approval will ensure the lighting complies with AS 4282 *Control of the obtrusive effects of outdoor lighting*.

Sustainability

The applicant has provided an Environmental Sustainable Design Report (**Attachment 16**) which demonstrates that the proposal will achieve Section J of the National Construction Code, which prescribes the minimum carbon efficiency requirements for buildings. In lieu of any Planning framework to require development to go beyond standard practice, compliance with Section J is considered an appropriate sustainability approach. The pavilion has been designed to facilitate natural cross ventilation, daylight and solar access, which is noted by the DRP to be appropriate in this situation without the need for design changes or active mechanical equipment.

Easement I956057

The site is burned by easement I956057 which runs diagonally across the site from north-west to south-east. The easement is to the benefit of Roman Catholic Archbishop of Perth (John XXIII College) and sits above an underground water pipe. A portion of the proposed pavilion and two light poles are proposed to be located directly above the easement (refer to **Figure 1**).

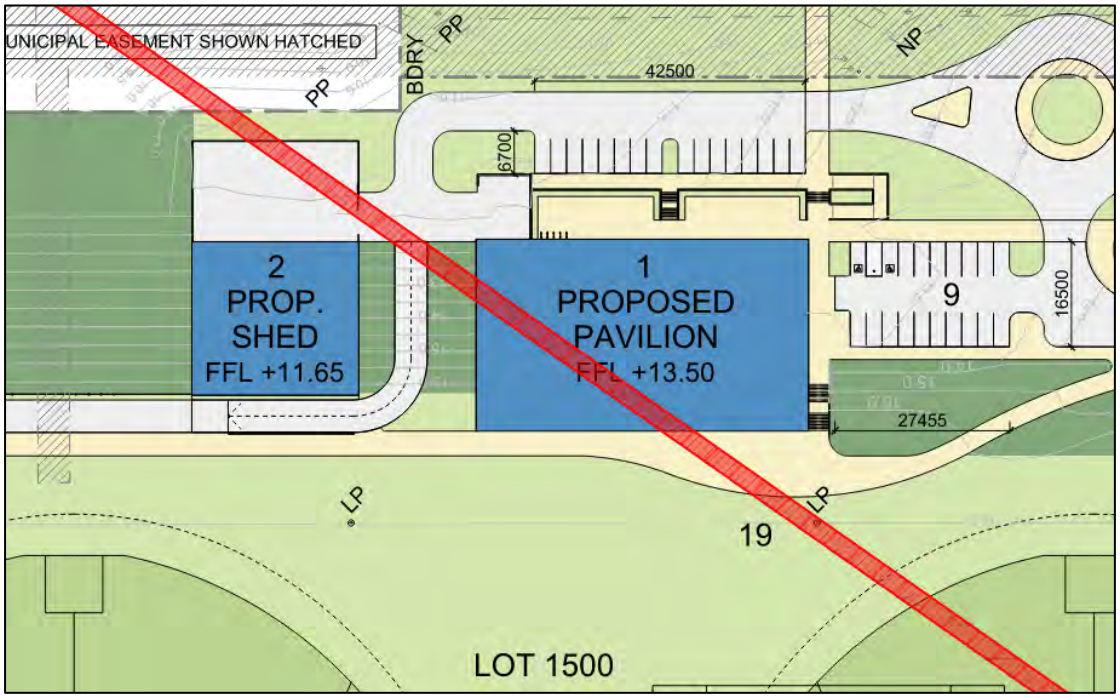


Figure 1: Location of easement in red.

Without the consent of the easement beneficiary, John XXIII College, the pavilion would not be able to be built in its proposed location. The pavilion is not able to be simply shifted to avoid the easement without impacting on the proposed car parking area, and the urban design master planning to ensure the ability to provide road connections through to UWA Sports park in the future.

The applicant has requested that this issue be resolved via a condition of approval. The City is of the opinion that a condition to this effect would not be a valid planning condition. To be a valid planning condition, a condition must be certain and final. A condition is considered to lack finality when it leaves open a requirement to obtain a further approval, particularly in instances where the approval might change important aspects of the approval. As above, the applicant's proposed condition leaves open a requirement to obtain a further approval from John XXIII. Were the applicant not able to obtain the approval of John XXIII, this would either make the development unbuildable, or would substantially change the development applied for.

To impose such a condition, the decision maker must have a reasonable degree of certainty that an agreement between the two relevant parties will be reached. To establish this certainty, on 19 December 2022 a written agreement between the relevant parties was requested, demonstrating support for the location of the development and any relevant conditions. To date, this has not been provided. It is noted that a formal objection to the proposal was submitted on behalf of John XXIII College during the public consultation period. The City contacted John XXIII College directly to query if they would agree to a condition of approval. However, no conclusive response was provided. Considering the above, it is recommended that the JDAP defer determination of the application to allow for an agreement to be reached between the two parties, or alternatively for amendments to the plans to ensure the easement is not impacted.

Conclusion:

The proposed development is supported in relation to its bulk and scale, architectural language, and compatibility with existing surrounding development. However, the proposed location of the pavilion within the lot is above an easement to the benefit of John XXIII College. Without the consent of John XXIII, the development would not be able to be constructed as proposed. John XXIII have put in an objection to the proposal based on the location of the development above the easement. To date, the City has not been able to gain any confirmation from John XXIII that agreement between the relevant parties can be reached in relation to the construction of the pavilion. The City is not of the opinion that this matter can be resolved by a condition of approval, as a condition to this effect would not be certain nor final. In this regard, it is recommended that the JDAP defer determination of the application to allow for an agreement to be reached between the two parties, or alternatively for amendments to the plans to ensure the easement is not impacted.

Alternatives

Should the JDAP be of mind to approve the application subject to a condition of approval requiring a formal agreement between the relevant parties, recommended conditions of approval are provided below.

General Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 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.

2. Prior to issue of building permit, the applicant is to provide a Deed of Agreement the beneficiary of Easement I956057 (Roman Catholic Archbishop of Perth) and the landowner of Lot 1500 Brockway Road, outlining matters to enable the construction of the development above Easement I956057 or any relocation of the related assets.

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

4. The signage shall not contain any flashing or moving light or radio; animation or movement in its design or structure; reflective, retro-reflective or fluorescent materials in its design structure.

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

Landscaping

6. Prior to occupation, landscaping shall be completed in accordance with the approved plans prepared by Emerge Associates date stamped 25 October 2022 or any approved modifications to the satisfaction of the City of Nedlands. All landscaped areas are to be maintained on an ongoing basis for the life of the development on the site to the satisfaction of the City of Nedlands.

Waste

7. The development shall comply with the approved Waste Management Plan prepared by Talis Consultants, date stamped 31 January 2023, to the satisfaction of the City of Nedlands. Any modification to the approved Waste Management Plan will require further approval by the City

Environmental Health

8. Prior to the issue of a building permit, a Noise Management Plan is to be submitted and approved by the City of Nedlands detailing measures that will be undertaken to ensure noise levels during operation of the pavilion space are kept within levels prescribed in the Environmental Protection (Noise) Regulations 1997 to the specifications and satisfaction of the City of Nedlands. The Noise Management Plan shall be adhered to at all times for the life of the development.

9. External lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting to the satisfaction of the City of Nedlands.

DWER Conditions

10. Prior to commencement of development works, an accredited WA contaminated sites auditor must be appointed to oversee the development, remediation and validation works. A remediation action plan is to be prepared based on the final development plans, and a validation report is to be prepared at the completion of remediation and validation works.

11. Remediation, including validation of remediation, shall be completed prior to commencement of, or as part of (where it is not practicable to complete prior to), development works at Lot 1500 to the satisfaction of the City of Nedlands on advice from the Department of Water and Environmental Regulation to ensure that the site is suitable for the proposed use.

12. Investigations and remediation are to be carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines. (Department of Water and Environmental Regulation)

Advice Notes

a. This is a Planning Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, any obligations under the Strata Titles Act, or the requirements of any other external agency.

b. This development will require approval by the Water Corporation Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

c. In relation to the DWER conditions and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a mandatory auditor's report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance

with the DWER conditions. A current list of accredited auditors is available from www.dwer.wa.gov.au.

d. The Construction Management Plan and Demolition Management Plans are to be prepared in the manner and form provided by the City of Nedlands.

e. Separate approval is required from the City of Nedlands for any works located within the verge, including landscaping and crossovers. A Vehicle Crossover Permit application is required to be submitted and approved by the City of Nedlands prior to verge works commencing.

Officer Recommendation

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

1. **Defer** DAP Application reference DAP/22/02361 and accompanying plans date stamped 31 January 2023 (Attachment 2) for 120 days in accordance with section 5.10.1a of the DAP Standing Orders 2020, for the following reasons:

    a. To enable the applicant to provide a written agreement between the beneficiary of Easement I956057 (Roman Catholic Archbishop of Perth) and the landowner of Lot 1500 Brockway Road demonstrating support for the location of the development and any relevant conditions; and/or

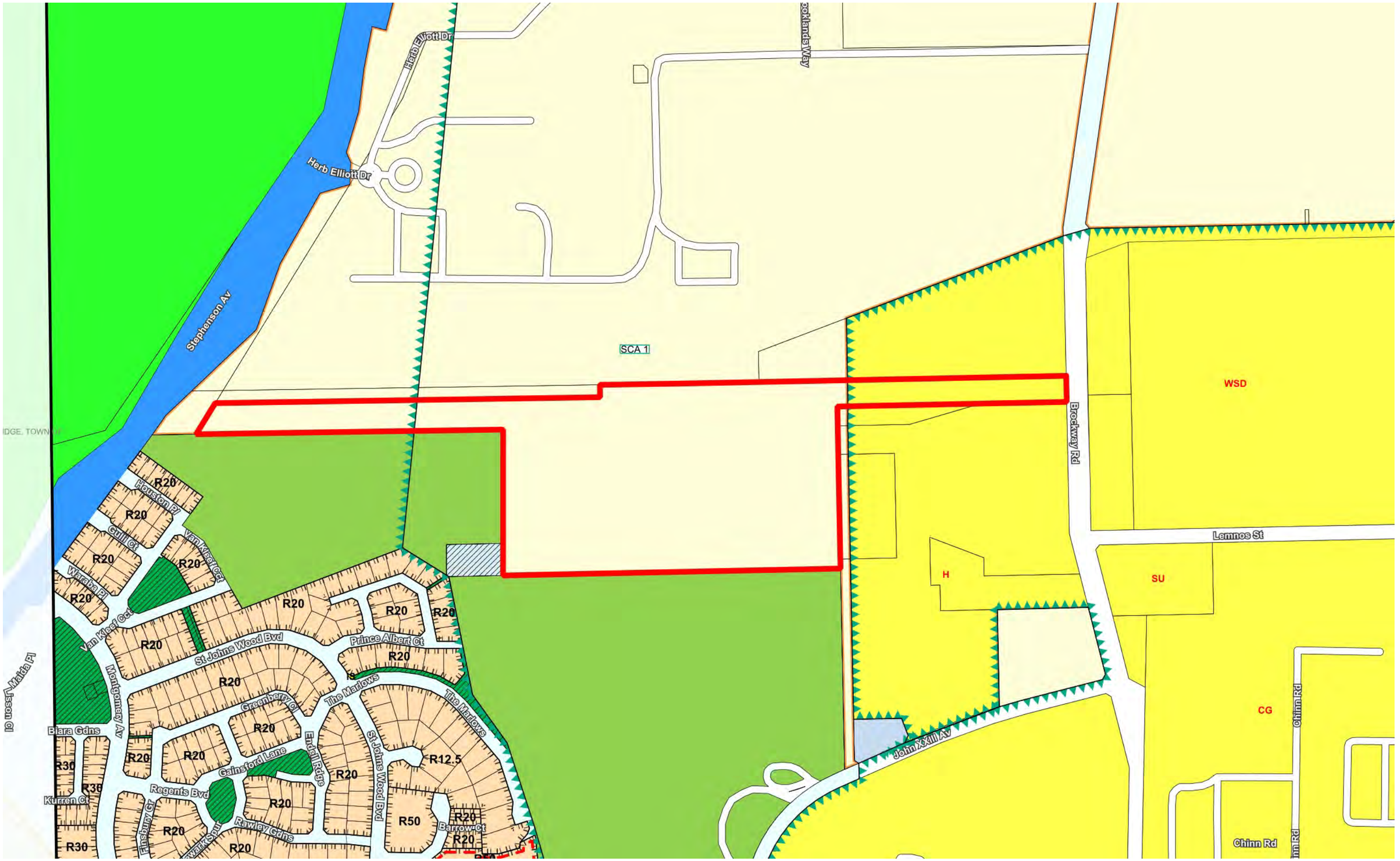
    b. To provide amended plans which ensure all proposed development does not impact upon Easement I956057.

Reasons for Officer Recommendation

The City is generally supportive of the proposed development, with the exception of the matter of Easement I956057 as outlined in this RAR. The City is not of the option that a condition requiring a written agreement between John XXIII College and the landowner of Lot 1500 Brockway Road would be a valid planning condition. To be a valid planning condition, a condition must be certain and final. A condition is considered to lack finality when it leaves open a requirement to obtain a further approval. Any such condition would leave open a requirement to obtain further approval from John XXIII College. Were the applicant not able to obtain the approval of John XXIII, this would either make the development unbuildable, or would substantially change the development applied for. In this regard it is recommended that the JDAP defer determination of the application to allow for an agreement to be reached between the two parties, or alternatively for amendments to the plans to ensure the easement is not impacted.



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Aerial Map	15/05/2023 1:5000	N



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Zoning Map	15/05/2023 1:5000	N

City of Nedlands
Amended Plans Received
31 January 2023



LEGEND

- POTENTIAL FUTURE ROAD CONNECTION (SUBJECT TO AGREEMENT WITH ADJACENT LAND OWNER)
- POTENTIAL FUTURE PEDESTRIAN CONNECTION (SUBJECT TO AGREEMENT WITH ADJACENT LAND OWNER)

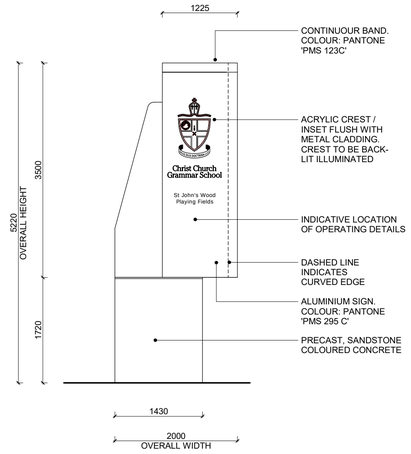
1 PROPOSED DEVELOPMENT
2 EXISTING CHRIST CHURCH GRAMMAR SCHOOL PLAYING FIELDS
3 UWA HOCKEY CLUB
4 HBF STADIUM
5 UWA SPORTS PARK
6 WESTERN POWER FACILITY
7 JOHN XXIII COLLEGE
8 RESIDENTIAL AREA
9 BOLD PARK
10 WA ATHLETICS STADIUM
11 BENDAT BASKETBALL CENTRE

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	CONTEXT PLAN	JOB Nº: 2007 DWG Nº: S00 DATE: 23/01/23	SCALE: 1 : 3000 @ A1	N	With_Architecture Studio 346 William Street, Perth Western Australia 6000 Ph 08 9328 4475 info@withstudio.com.au www.withstudio.com.au

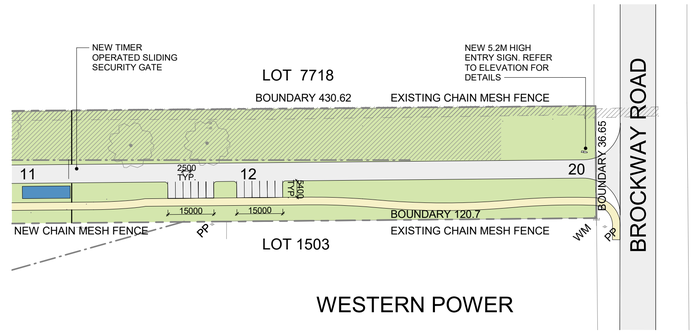
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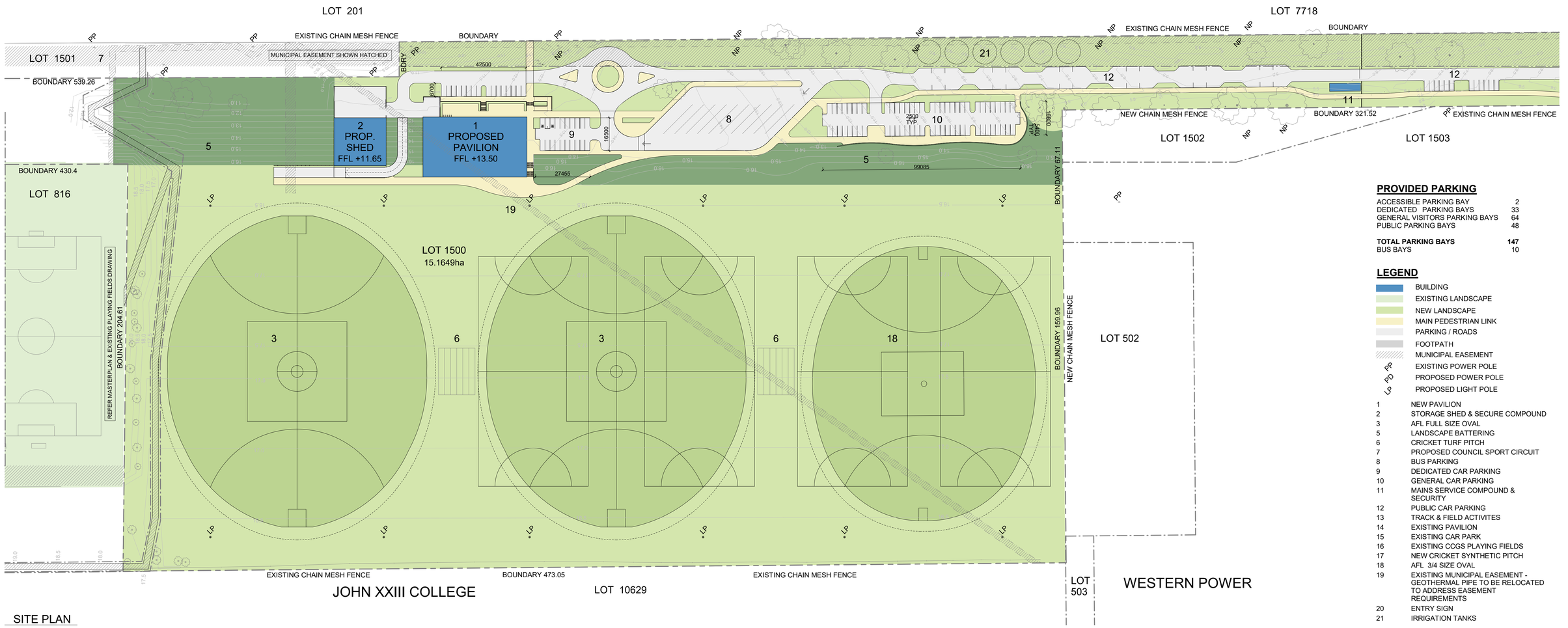
City of Nedlands
Amended Plans Received
31 January 2023



ELEVATION - ENTRY SIGN
1 : 50



SITE PLAN - BROCKWAY RD CROSSOVER
1 : 1000



SITE PLAN
1 : 1000

PROVIDED PARKING

ACCESSIBLE PARKING BAY	2
DEDICATED PARKING BAYS	33
GENERAL VISITORS PARKING BAYS	64
PUBLIC PARKING BAYS	48
TOTAL PARKING BAYS	**147**
BUS BAYS	10

LEGEND

- BUILDING
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- MAIN PEDESTRIAN LINK
- PARKING / ROADS
- FOOTPATH
- MUNICIPAL EASEMENT
- PP — EXISTING POWER POLE
- PP — PROPOSED POWER POLE
- LP — PROPOSED LIGHT POLE

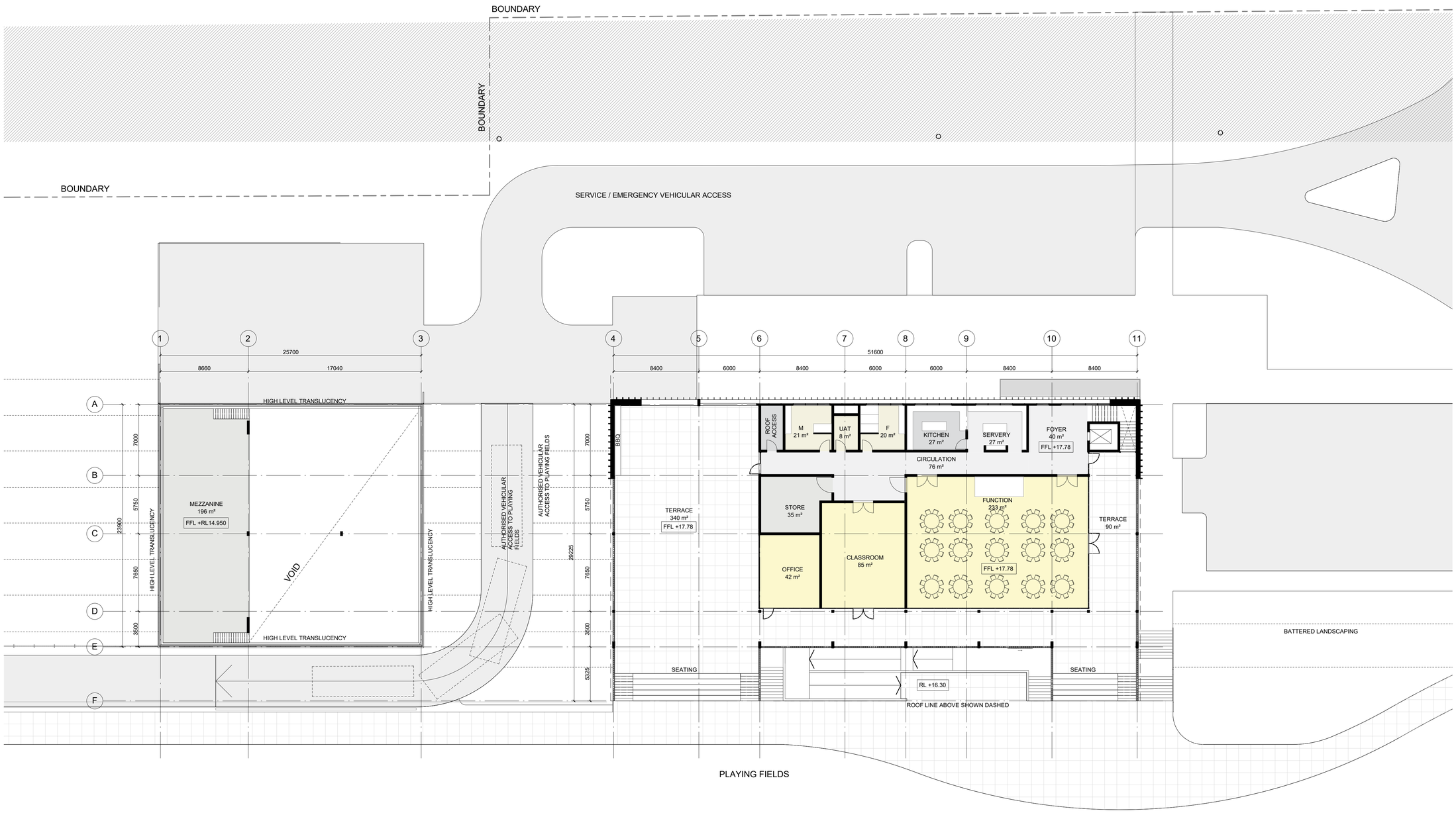
1	NEW PAVILION
2	STORAGE SHED & SECURE COMPOUND
3	AFL FULL SIZE OVAL
5	LANDSCAPE BATTERING
6	CRICKET TURF PITCH
7	PROPOSED COUNCIL SPORT CIRCUIT
8	BUS PARKING
9	DEDICATED CAR PARKING
10	GENERAL CAR PARKING
11	MAINS SERVICE COMPOUND & SECURITY
12	PUBLIC CAR PARKING
13	TRACK & FIELD ACTIVITES
14	EXISTING PAVILION
15	EXISTING CAR PARK
16	EXISTING CCGS PLAYING FIELDS
17	NEW CRICKET SYNTHETIC PITCH
18	AFL 3/4 SIZE OVAL
19	EXISTING MUNICIPAL EASEMENT - GEOTHERMAL PIPE TO BE RELOCATED TO ADDRESS EASEMENT REQUIREMENTS
20	ENTRY SIGN
21	IRRIGATION TANKS

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	PROPOSED SITE PLAN	JOB Nº: 2007 DWG Nº: S03 DATE: 23/01/23	SCALE: As indicated @ A1	N

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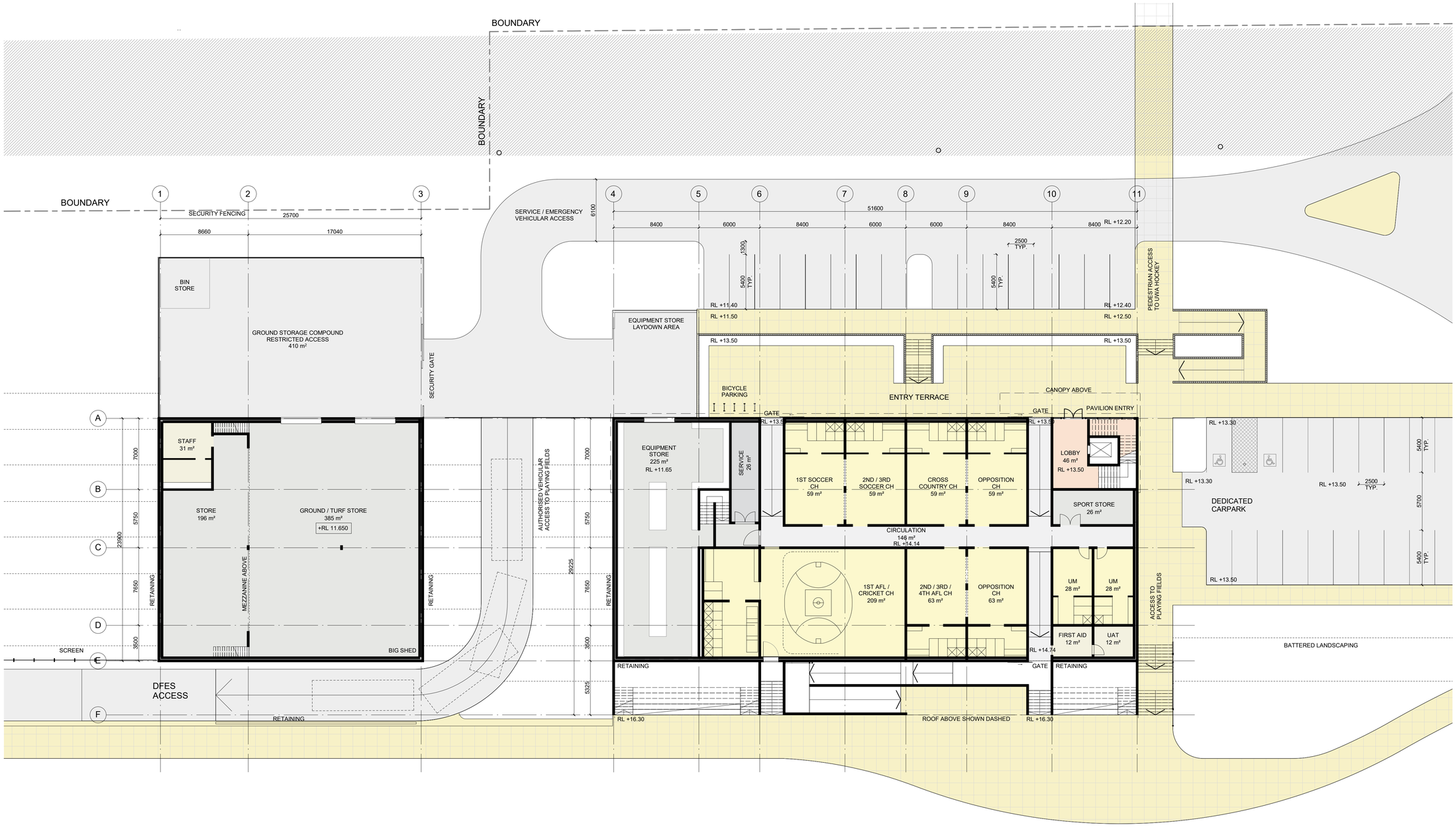
TOTAL FLOOR AREA

PROPOSED PAVILION (FIRST FLOOR):	660 m²
PROPOSED SHED MEZZANINE:	200 m²

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	PROPOSED FIRST FLOOR PLAN	JOB Nº: 2007 DWG Nº: S05 DATE: 13/09/22	SCALE: 1 : 200 @ A1 N	With_Architecture Studio 346 William Street, Perth Western Australia 6000 Ph 08 9328 4475 info@withstudio.com.au www.withstudio.com.au

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TOTAL FLOOR AREA

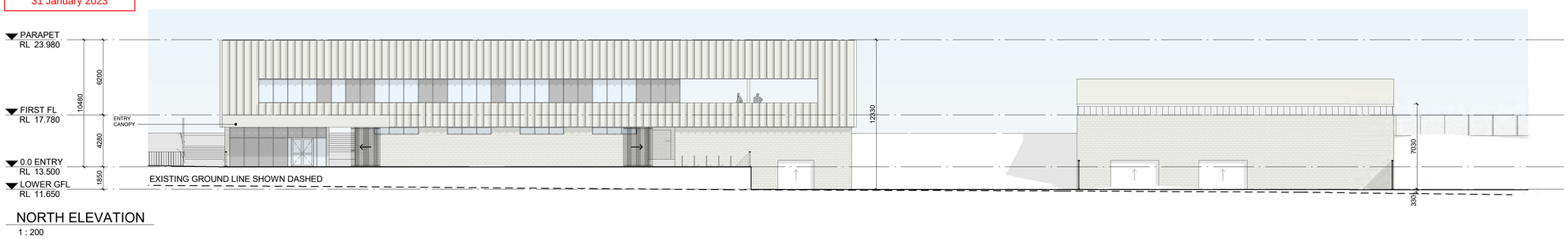
PROPOSED PAVILION (GROUND FLOOR):	1250 m²
PROPOSED SHED & SECURE COMPOUND:	630 m²

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	PROPOSED GROUND FLOOR PLAN	JOB Nº: 2007 DWG Nº: S04 DATE: 13/09/22	SCALE: 1 : 200 @ A1 N	With_Architecture Studio 346 William Street, Perth Western Australia 6000 Ph 08 9328 4475 info@withstudio.com.au www.withstudio.com.au

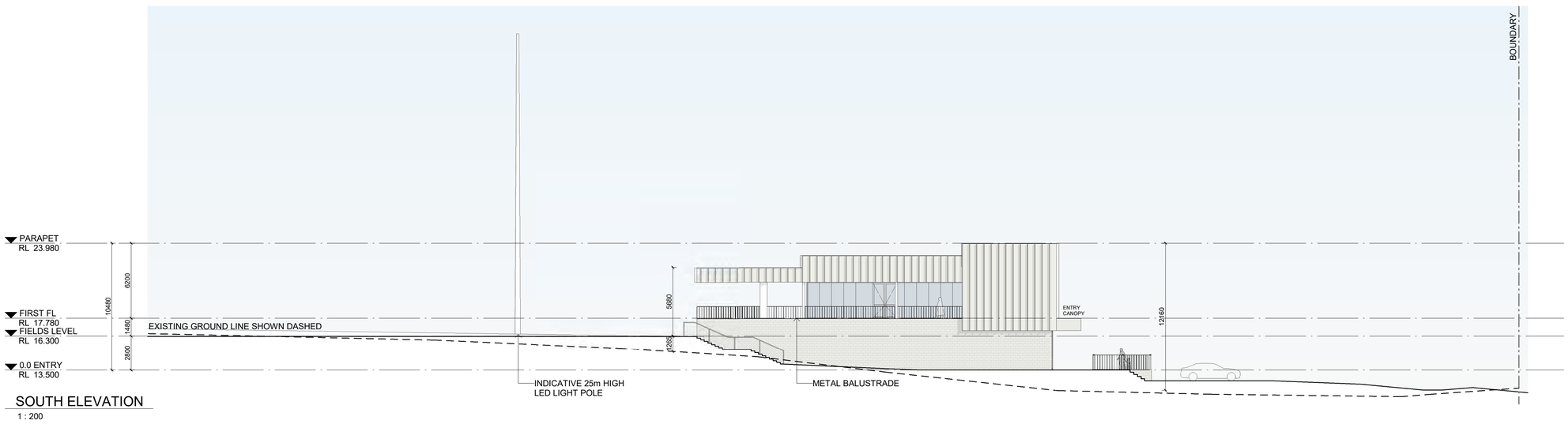
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City of Nedlands
Amended Plans Received
31 January 2023



NORTH ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200



WEST ELEVATION
1 : 200

MATERIAL SCHEDULE

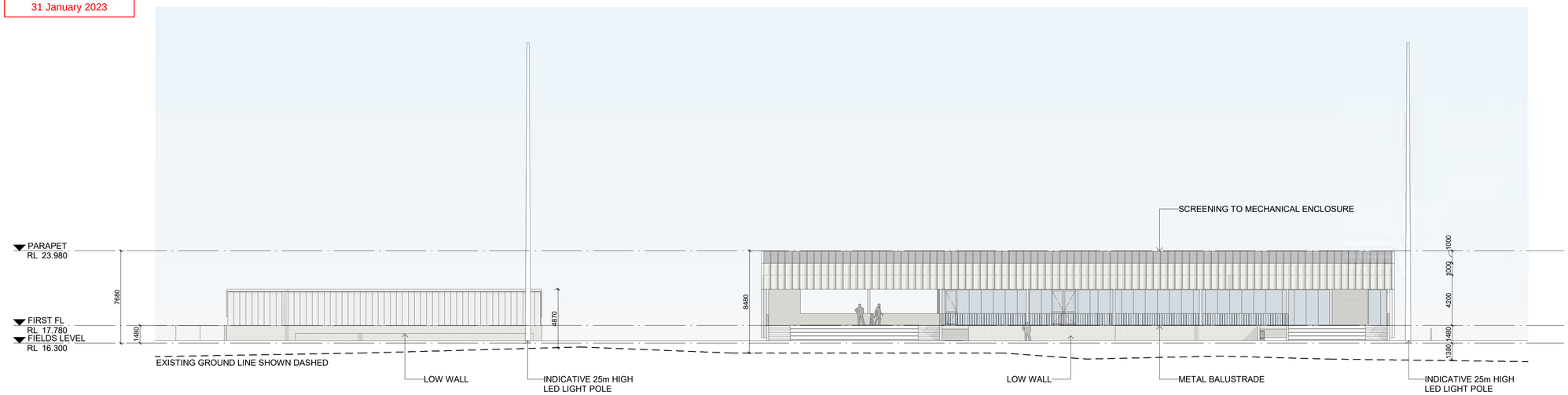
- METAL CLADDING
- CONCRETE BLOCKWORK
- ALUMINIUM FRAMED GLAZING
- TRANSLUCENT CLADDING TO SHED COMPOUND

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	ELEVATIONS	JOB Nº: 2007 DWG Nº: S06 DATE: 23/01/23	SCALE: 1 : 200 @ A1	With_Architecture Studio 346 William Street, Perth Western Australia 6000 Ph 08 9328 4475 info@withstudio.com.au www.withstudio.com.au

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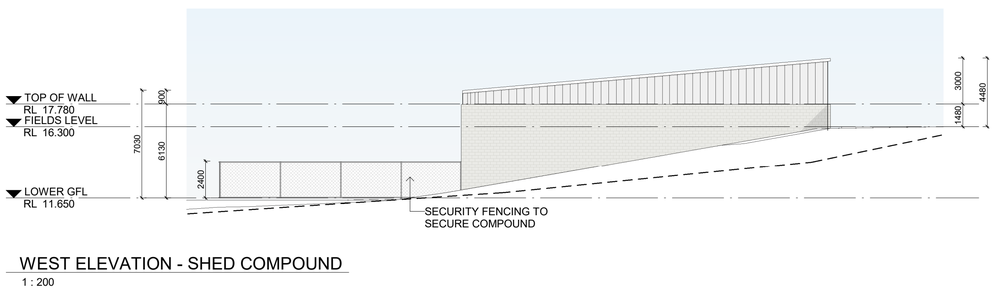
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Amended Plans Received
31 January 2023



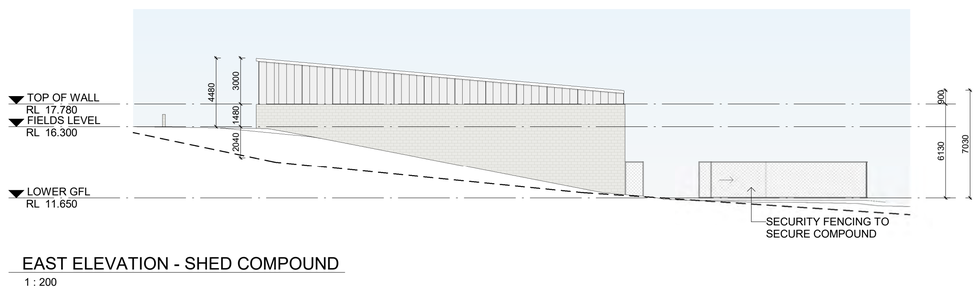
SOUTH ELEVATION
1 : 200

MATERIAL SCHEDULE

- METAL CLADDING
- CONCRETE BLOCKWORK
- ALUMINIUM FRAMED GLAZING
- TRANSLUCENT CLADDING TO SHED COMPOUND



WEST ELEVATION - SHED COMPOUND
1 : 200



EAST ELEVATION - SHED COMPOUND
1 : 200

CCGS St John's Wood Playing Fields - Phase 2 Schematic Design Christ Church Grammar School	ELEVATIONS	JOB Nº: 2007 DWG Nº: S07 DATE: 23/01/23	SCALE: 1 : 200 @ A1	With_Architecture Studio Ph 08 9328 4475 346 William Street, Perth info@withstudio.com.au Western Australia 6000 www.withstudio.com.au

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Schedule of Submissions

Lot 1500 Brockway, Mt Claremont

City of Nedlands

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No.	Submission	Applicant Response
Objections		
1	The driveway from Brockway Road should be a gazetted road to allow for future connection to Stephenson Ave and the current laneway down to John XXIII Ave and should not be considered in isolation.	A road connection between Brockway Road and Stephenson Avenue is not proposed as a component of this application. The land which would be required for a road is privately owned and would need to be acquired by the State to facilitate a gazetted road connection.
2	We object to the current proposed development based on the salient points noted below (but not exhaustive): 1. The new Development has light poles - why are they needed if this is a school/community project noting the traffic plan does not mention any bus/cars beyond daylight times (IE. 6PM both summer and winter). I strongly oppose lightning pole/towers for night use. 2. The corridor to the West of the development has no plans associated with it - what is the plan for this area? Could this potential be a thoroughfare between Brockway and Stephenson Ave? 3. Whilst the access is from Brockway and is limited to the parking bays as shown there is a concern that the amount of traffic will far exceed that what is being portrayed in the development plan. This is evidenced by what actually happens at the existing field off Stephenson Ave as parking is allowed on the playing fields which was not part of the original traffic Management proposal. This includes cars lining up pre 7AM to enter for sporting events which do not appear to form part of the school's sporting curriculum. 4. As the proposed development will be an extension of the current playing fields there is a major concern that traffic will flow through from Brockway to Stephenson Ave (refer point 3 above). This will have major impact on the housing	1. The playing fields will be accessible to the public and community groups, subject to the Deed of Agreement signed between the landowner and the City of Nedlands. Community events will likely occur outside school hours and lights will be required on occasion. A memorandum has been prepared which confirms lighting will uniformly illuminate the playing fields and will minimise light spill to adjoining residences compliant with relevant Australian Standards. 2. No development is proposed west of the proposed pavilion and shed. 3. The assessment of traffic associated with large events is set out section 3.5.2 of the DA Report, noting that the proposed development is expected to generate 910 daily trips during the busiest days of competition and is estimated to represent

Schedule of Submissions

Lot 1500 Brockway, Mt Claremont

City of Nedlands

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	that backs directly onto the existing playing fields if the fields are linked to allow through traffic via the grassed areas. 5. The 2-story pavilion has a function room which is capable of seating a large number or patrons and is intended for leasing to external Parties for functions. Whilst the plan indicates that doors will be closed after 10PM to reduce noise this is unlikely to happen based on past performance from CCGS. As this is likely to be a commercial consideration for CCGS the function room may be a serious inconvenience for residents as it is highly likely that it will be leased out on an ongoing basis.	approximately 2.4% (north) and 5.7% (south) of the site along Brockway Road, and therefore is not likely to have a material impact on the road. 4. No access is proposed to Stephenson Avenue 5. The pavilion is located approximately 380m from the nearest residences and it is considered that appropriate management of the pavilion, including closing doors, will appropriately manage any impact on the amenity of nearby resident as per Section 4 of the Environmental Noise Report
Support		
3	I support the proposal.	Noted, the support is appreciated.
4	I support the proposal on the basis that access will be provided, via Blenheim Lane, for residents to the entire sporting precinct. In addition, I request that access be granted to JTC grounds from the same area.	Noted, the support is appreciated. Access from Blenheim Lane is not proposed as a component of the application. The easement referenced is for an existing sewer connection.
Comments only		
5	The area surrounding the ovals should be planted with as many shade trees as possible. Their existing fields next to this should also be planted out with shade trees to provide localised cooling. CCGS have assured the community that the fields will be open to the public when not in use. Unlike other schools in the area, their existing fields are gated when not in use, ensuring no-one can park nearby, nor readily access the fields. What assurances have been put in place for community access to the new fields?	Shade trees are proposed to be planted as proposed in the landscaping plan. The proposed shrub and tree planting list has undergone consultation with the Botanic Gardens & Park Authority (BGPA) to reinforce the BGPA's greater greenlink and biodiversity vision for a connection between Bold Park, UWA Research Park bushland and Kings

Schedule of Submissions

Lot 1500 Brockway, Mt Claremont

City of Nedlands

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		Park. A Deed of Agreement has been signed by the landowner and the City of Nedlands with conditions relating to general public access and agreement on hours of access. Additionally, there is public parking proposed and an accessway outside the gates and pedestrian access through the site is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program.
6	Please retain the line of trees in the hollow along the ROW at the eastern end of the CC playing fields entrance road off Brockway should also access McGilvrey oval	Pedestrian access is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program. Any additional pedestrian connection may be discussed and agreed between private landowners at a later point in time. No road connection between the subject site and UWA Sports Park is proposed at this time. The existing stand of trees along the entryway from Brockway Road are proposed to be retained as indicated on the site plans and extensive landscaping is proposed to the south of the site
7	I support the rehabilitation of the old Brockway land fill site. Pedestrian and cycle Access. I want public access to maximized through the site so that local residents can walk or ride to McGillivray Oval and the WAIS facilities without needing to use cars the long way round via Stephenson Ave. I strongly support the City of Nedlands easement and dual use park on the western boundary of the CCGS SJW Phase 2 development. I request and urge that every effort is made to retain existing vegetation (trees) along the gully where the dual use path is shown on the landscape plan at	Pedestrian access is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program. Any additional pedestrian connection may be discussed and agreed between private landowners at a later point in time. No road connection between the subject site and UWA

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	cross-section D. Brockway Road Entrance There should be collaboration with the UWA/ VenuesWest Master Plan to ensure that the entrance off Brockway Road is a shared road connecting to the McGillivray Pavilion (subject of concurrent DA.) The CCGS gatehouse should be moved further to the west, allowing for a road connection to John 23rd College to the south. There should be an allowance for a N-S Dual use path along the eastern boundary of the development. The should be allowance for a E-W Dual use path between the southern boundary of CCGS and northern boundary of JTC. Traffic Congestion The amenity of the surrounding residential area should be considered when large and multiple carnival events such as "City to Surf" cause road closures. There are few route options for local traffic. Locals use the stadiums for daily fitness and recreation, parking by large events restricts their normal access options. Improved off road permeability such as footpaths gives local residents more options for entry to facilities.	Sports Park is proposed at this time. The existing stand of trees along the entryway from Brockway Road are proposed to be retained as indicated on the site plans and extensive landscaping is proposed to the south of the site. The assessment of traffic associated with large events is set out section 3.5.2 of the DA report noting that the proposed development is expected to generate 910 daily trips during the busiest days of competition and is estimated to represent approximately 2.4% (north) and 5.7% (south) of the site along Brockway Road, and therefore is not likely to have a material impact on the road.
8	There are two items that are of comment as an adjoining land-owner: **1. Traffic** Consideration should be made by the applicant at the City for peak-time traffic movements via a left-hand turn exit lane independent of the right-hand turn exit lane onto Brockway Road. The traffic report notes an analysis of car parking that illustrates the proposed number of car parking bays are above-average for a facility of this type. The metrics that are used to propose an average are based on bays at campuses that have their playing fields on site. Therefore this metric is inflated and may perhaps increase traffic load beyond what the facility would reasonably require. **2. Easement** 1. The easement referred to is as depicted on Deposited Plan 419082, and in associated Document I956057 (see attached).	As detailed in Section 7.4 of the Transport Impact Assessment, SIDRA analysis of proposed development's full movement crossover to Brockway Road was undertaken for the post-development (2024) and 10-year post-development (2034) scenarios. The results of the SIDRA analysis show that the proposed Brockway Road crossover would operate at a satisfactory level in the post-development and 10-year post development scenarios during a typical Friday between 2:30-3:30PM and a typical Saturday 11:30AM – 12:30PM (being the 2 expected peak periods) with a robust background traffic growth along Brockway Road. Christ Church Grammar School has been liaising with John XXIII College since the land acquisition process between CCGS and the

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	2. Document I956057 is a registered document at Landgate which encumbers Lot 1500 & 1501 on Deposited Plan 419082 with a benefit to Lot 10629 Deposited Plan 419082. a. Lot 1500 on Deposited Plan 419082 is registered to the CCGSPF Pty Ltd **("Christ Church")** (CT Vol.4018 Fol.939 attached). b. Lot 1501 on Deposited Plan 419082 is registered to the State of WA (slither of land in north-west section of Deposited Plan 419082 c. Lot 10629 Deposited Plan 419082 is registered to the Roman Catholic Archbishop of Perth **("John XXIII")** (CT Vol.1726 Fol.694 attached). 3. A pavilion is proposed over portion of Lot 1500 by "**Christ Church"** which is located over the above easement. a. First and foremost, if any action is required on the asset ("water main") contained in the easement then **"John XXIII"** must be consulted, and an approval must be obtained. b. If **"John XXIII"** is agreeable, then further action is possible. 4. *In principle the proposed realignment of the geothermal connection is agreed pending: detailed engineering analysis and that all costs associated with the relocation are borne by the applicant. John XXIII College suggests that the interested parties (JTC and Challenge Stadium) are engaged with by the applicant to progress the proposed outcome agreed prior to DA approval.* *Should the project proceed, and the relocation is agreed/approved, then:* • *Whilst under construction a temporary service must be provided during re-construction such that the service within the easement is uninterrupted to John XXIII before, during and after construction.*	State Government. Discussions with John XXIII College are ongoing in relation to the easement and should a written agreement not be in place at the time of determination, it is recognised a condition could be recommended to ensure the Easement matter is handled to the satisfaction of the City. This would allow the applicant to progress detailed design of the infrastructure either with agreement with John XXIII College for the re-alignment of the easement or by providing details of how the requirements of the easement are protected within the building design.

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	• *Furthermore, any temporary service be protected and any maintained during construction at the responsibility of the applicant until the final "diverted" service is finalised.* • *The final "diverted" service be protected with an easement like that currently exists -at the cost of the applicant.* 5. It also should be mentioned that there are two proposed **light poles (LP**) as shown on drawing **SO3** which appear to be drawing within the subject easement. A similar investigation and agreement be made to address these. For example they should not disturb the asset within the easement and be designed/installed to the satisfaction of the "**John XXIII"** (see attached Drawing SO3 Mark Up). 6. In addition to specifics such as light poles and pavilion over/in the easement be addressed that a blanket agreement be/approval be given to any proposed works over the easement. For example, encasement of pipe where necessary within playing fields etc. As a result of the complexities of the above we suggest that this application is "deferred" until the above issues are finalised, and "John XXIII" is satisfied with outcomes after due diligence.	

Government of Western Australia
Department of Water and Environmental Regulation

Your ref: DA22-81246
Our ref: DMO 3
Enquiries: Samantha Lakin, Ph 6364 7175
Email: sam.lakin@dwer.wa.gov.au

Chantel Weerasekera
Senior Urban Planner
City of Nedlands
PO Box 9
NEDLANDS WA 6909

By email council@nedlands.wa.gov.au & cweerasekera@nedlands.wa.gov.au

Dear Chantel

DEVELOPMENT APPLICATION NUMBER DA22-81246 – LOT 1500 BROCKWAY ROAD, MOUNT CLAREMONT

I refer to your letter dated 22 November 2022 to the Department of Water and Environmental Regulation (the department) regarding an application to the City of Nedlands for the proposed development of the above-mentioned lot.

As per the requirements under section 58(6)(b) of the *Contaminated Sites Act 2003* (CS Act), advice is required as to the suitability of the land for the proposed development. The department understands that the proposed development comprises construction of sporting facilities at Christ Church Grammar School St John Wood Playing Fields (Phase 2). The proposed sporting facilities includes sporting fields, shed and double storey sporting pavilion.

Land at Lot 1500 on Plan 419082 (the site) was classified under the CS Act as *contaminated – remediation required* on 31 December 2014 and a memorial (reference number M904672 ML) was placed on the certificate of title.

The site, and some other surrounding parcels of land, historically operated as the Brockway landfill facility between 1970 to 1996. Putrescible wastes, industrial wastes and septic wastes are known to have been disposed at the site. Landfill gas was commercially collected from the site between 1994 and 2004 and investigations in 2010 indicated that that significant concentrations of methane are still being produced at the site and further investigations are required.

Investigations of the sand cap indicated that only 75% of the former landfill site met the one metre depth required and metals and pesticides were found at several locations exceeding relevant ecological criteria. Asbestos-containing materials were also identified in surface soils at several locations.

Nutrients, metals and hydrocarbons were identified in groundwater exceeding domestic non-potable guidelines or investigation levels for fresh waters or drinking waters.

At the time of classification, the site appeared suitable for continued vacant (passive) land use.

The site has been shown to be contaminated and suitable for passive land use but not suitable for more sensitive land uses.

The department understands that a detailed site investigation and remediation action plan have been prepared for the site and have previously been reviewed and approved by an auditor. The department additionally understands that the RAP was based on a conceptual development, and therefore final details of the gas mitigation design need to be determined based on the proposed development plans.

Given that the site is suitable for the current vacant land use but not more sensitive land uses, the department recommends that the following contamination condition and advice note are applied to any approval granted by City of Nedlands.

Condition X

Prior to commencement of development works, an accredited WA contaminated sites auditor must be appointed to oversee the development, remediation and validation works. A remediation action plan is to be prepared based on the final development plans, and a validation report is to be prepared at the completion of remediation and validation works.

Remediation, including validation of remediation, shall be completed prior to commencement of, or as part of (where it is not practicable to complete prior to), development works at Lot 1500 to the satisfaction of the City of Nedlands on advice from the Department of Water and Environmental Regulation to ensure that the site is suitable for the proposed use.

Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental Regulation contaminated sites guidelines. (Department of Water and Environmental Regulation)

Advice

In relation to Condition [X] and in accordance with regulation 31(1)(c) of the Contaminated Sites Regulations 2006, a mandatory auditor's report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance with Condition [X]. A current list of accredited auditors is available from www.dwer.wa.gov.au.

The site is not located within an area that is mapped as having a risk of encountering acid sulfate soils. The department therefore advises that no specific comment is required in relation to acid sulfate soil management during development.

If you have any queries in relation to the above, please contact Environmental Officer, Samantha Lakin, on 6364 7175.

Yours sincerely



Andrew Miller
SENIOR MANAGER
CONTAMINATED SITES
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

14 December 2022

Development Services
629 Newcastle Street Leederville WA 6007
PO Box 100 Leederville WA 6902
T (08) 9420 2099
F (08) 9420 3193

WATER CORPORATION

Your Ref: DA22-81246
Our Ref: DAP391425
Enquiries: Matt Calabro
Direct Tel: 9420 2099

09 December 2022

Chief Executive Officer
City Of Nedlands
PO BOX 9
NEDLANDS WA 6909

Attention of: Chantel Weerasekera

Re: Lot 1500 Brockway Rd, Mt Claremont - Sporting Facilities DAP

Thank you for your letter dated 11 November 2022. We offer the following comments regarding this proposal.

The proposed changes to the Scheme do not appear to affect Water Corporation assets. If our assets are affected, any future developer may be required to fund new works, or the upgrading of existing works and protection of all works associated with the Water Corporation.

Reticulated water and sewerage is currently available throughout the subject area. If our assets are affected, any future developer may be required to fund new works or the upgrading of existing works and protection of all works.

A wastewater treatment plant is located adjacent to the subject area near the Brockway Road boundary. Under normal operating conditions there will be minimal odour emanating from the wastewater treatment plant, however, during maintenance and abnormal operating or weather conditions, an increased level of odour may occur that will be of nuisance to persons within the odour buffer area. Only compatible land use should be developed within the buffer. Consideration of building design should be made to minimize the effect of this odour on the land use.

General Comments

This proposal will require approval by our Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.

For further information about building applications, the developer should follow this link:
https://www.watercorporation.com.au/home/builders-and-developers/building/lodging-a-building-application

If the application is retrospective, approval by our Building Services section is still required.

Please provide the above comments to the landowner, developer and/or their representative.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact me at matt.calabro@watercorporation.com.au

Regards,



Matt Calabro
Senior Planner – Land Planning
Development Services

From: Simon Anderson
To: Chantel Weerasekera
Subject: Re: Lot 1500 Brockway - Request for review by DRP Chair
Date: Wednesday, 8 February 2023 3:34:07 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.jpg
image007.png

Chantel

Thank you for the opportunity to keep helping with this project.

I have now had a chance to study the amended plans, the response to the DRP review and the updated technical reports. In every respect the proponents have engaged with DRP comments in a constructive manner and have improved the design accordingly. I now consider that the proposal should be supported (GREEN) on each of the 10 Design Principles.

In particular, not exhaustively but addressing the two Design Principles that the DRP identified as requiring further information and/or further consideration:

Sustainability
Details of sustainability and other mechanical infrastructure has been provided and contextualised through reference to the limited occupation of the building throughout the year, the precise nature of its intended use and its predominant usage pattern during daylight hours. I am satisfied that the overall building planning facilitating cross ventilation, daylight and solar access is appropriate in this situation without the need for design changes or active mechanical equipment.

Legibility
The site plan has been amended to show proposed and possible future access and connectivity to and through the site. By doing so the design now enhances its place within the larger surrounding context including the adjoining CCGS fields, the UWA Sports Park, JTC and the nearby residential development.

When asked to undertake a Chair review of amended plans I have always closed my comments with a statement of support or otherwise for the proposal in its current form. In this case and for the reasons outlined above, I **support** the current proposal. Indeed the proponents should be congratulated for their positive and very thorough response to their DRP review. That said, I will leave the many technical issues identified in the included reports to others as they sit outside of the terms of reference of the DRP.

Simon

Emeritus Professor Simon Anderson LFRAIA
Senior Honorary Research Fellow
M433 School of Design
The University of Western Australia
35 Stirling Hwy, Crawley, Western Australia 6009
Tel 61 8 6488 2589
Fax 61 8 6488 1082
Mobile 0405 381 408
Email simon.anderson@uwa.edu.au

From: Chantel Weerasekera <cweerasekera@nedlands.wa.gov.au>
Sent: Friday, 3 February 2023 12:10 PM
To: Simon Anderson <simon.anderson@uwa.edu.au>
Subject: Lot 1500 Brockway - Request for review by DRP Chair

Good afternoon Simon

The City has received amended plans and additional information in relation to the JDAP application for Lot 1500 Brockway Road, Mt Claremont.
Please find relevant information via this link: Lot 1500 Brockway - Amended Plans

The amendments to the plans are minor and primary just include further information for clarity. The applicant has also provided responses to the previous DRP comments. Given this, we are of the opinion that the revised proposal does not warrant a formal DRP review.

Should you be happy to provide DRP Chair comments, can you please provide this via return email by Friday 10 February 2023.

The table below is a summary of the DRP scoring from the previous meeting. Can you please provide an update to the table to indicate your review, and any additional comments and/or recommendations.

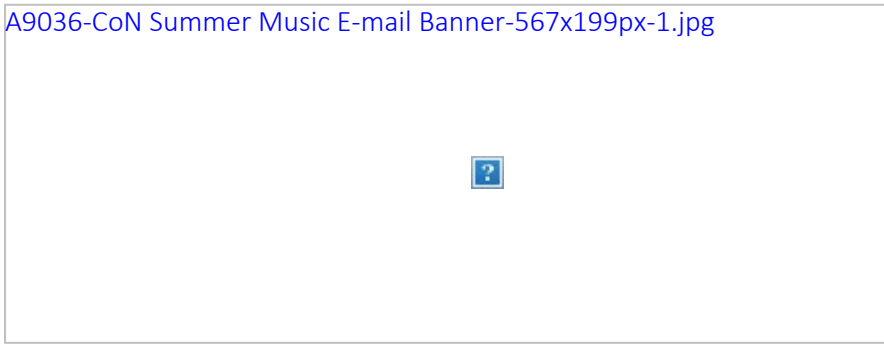
DRP Design Quality Evaluation		
	Supported	
	Further Information / Condition Required	
	Not supported	
SPP 7.0 Principles	7 November 2022	DRP Chair review
1. Context and Character		
2. Landscape Quality		
3. Built Form and Scale		
4. Functionality and Built Quality		
5. Sustainability		
6. Amenity		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

Please do not hesitate to contact me should you have any queries or require any further information.

Thank you.

Chantel Weerasekera
Senior Urban Planner (Statutory)

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71 Stirling Highway WA 6009
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Architectural Design Review Assessment *City of Nedlands Design Review Panel*		
Design quality evaluation		
Application: Recreation-Private (Sports Pavilion and Storage Shed) at Lot 1500 Brockway Road, Mt Claremont		
Design Review – 7 November 2022		**Time: 4:30pm – 5:30pm**
Panel: • **Simon Anderson – Chair** • Simon Venturi • Dominic Snellgrove **City of Nedlands Representatives:** • Roy Winslow – Manager Urban Planning • Chantel Weerasekera – Senior Urban Planner • Kirsty Klimke – Urban Planner		
Apply the applicable rating to each Design Principle		*Supported*
		Further information required
		Not supported
		Yet to be addressed
Summary		The site is predominantly zoned "Urban Development" – Special Control Area Environment. Part of the lot is also within the MRS Public Purpose – Hospital reserve. The site is subject to the Special Control Area SCA1 provision of the City's Scheme (Clause 36). The site is 15.1 ha and abuts existing Christ Church playing fields to the west and south. To the north of the site is Challenge Stadium and McGillivray Oval. The site is noted to be a contaminated site. A Remediation Action Plan is required as part of a DA. The application proposes a two-storey sports pavilion, a single storey storage shed and office, and a car parking area at the new Christ Church Grammar School playing fields at St John's Wood. Site works are also proposed in association with three AFL ovals and two cricket pitches. The pavilion building includes a function room and external terrace, changing rooms and toilet facilities, medical room, classroom, office and storage areas. Assessment will be done in accordance with: • Local Planning Scheme No. 3 Clause 36 Special Control Areas; • State Planning Policy 3.7 Planning in Bushfire prone Areas; • State Planning Policy 7.0; • Consideration of the application under clause 67 of the *Planning and Development – Local Planning Schemes (Regulations).* Parking Local Planning Policy
Strengths of the Proposal		• Instructive presentation successfully arranged around the 10 design principles.

		• Ambitious and high quality landscape design proposal including a significant amount of tree canopy proposed within the car park area, bio-filter systems, planted retaining walls and incorporating native planting contributing to biodiversity. • Coherent and appropriate built form and scale with a selection of high quality materials including face block work, feature soffits and profiled metal cladding. • Legible entry sequence. • The services are visually concealed on the roof. • Functional, compact and well-arranged spatial planning. • Elegant, well-proportioned and singular roof form. • A master plan approach that capitalises on access to natural light and ventilation on the upper floor, including upper level WCs and service space. • The inclusion of instructive sectional studies illustrating how the proposal sits within its contours. • The site is multi use providing benefit to the school as well as the local community for public use. • The building responds to the natural topography of the site well on ground levels. • Rationale and justification relating to parking numbers is understandable.
Weaknesses of the Proposal		• A missed opportunity to include solar PVs and future battery storage. Change rooms will require artificial lighting and mechanical ventilation and would therefore benefit from the addition of P's and battery storage which would in turn provide on-going energy savings. • Missed opportunity to incorporate northern Hockey fields, as the location of the shed limits the possibility to expand down the line. • No public toilets are provided to facilitate and encourage public and community use of the playing fields.
Recommendation		• Consider using solar PVs, battery provision and EV and electric scooter charging points • Consider building lighting for evening events. • Consider provision of toilets open to the public. • Large sections of blank wall (front and sides), opportunity to soften walls by bench seating, planter boxes or landscaping. Further ground the building into the landscape. • Include drawings showing how the proposal is going to be integrated with its surroundings. • Consider pedestrian connection to northern Hockey fields.
Principle 1 - **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		<u>1a. Comments</u> • Built form responds well to natural topography on the site. • Sport and community focused proposal. • It remains unclear how the site and the facility relates to other facilities on the School's land and to the surrounding neighbours. <u>1b. Recommendations</u> • Consider strengthening the connections between the proposed facility and its neighbours.

Principle 2 - **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context. As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.*
		2a. Comments • High quality landscape design proposal. • Significant amount of tree canopy within the car park. • Incorporating native planting contributes to local biodiversity. 2b. Recommendations • Opportunity to soften the blank walls at ground level by incorporating landscaping (planter boxes, bench seating of soft planting etc).
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 • Appropriate built form and scale for the zoning and local area. 3b. Recommendations • No further 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 • Well-designed multi-use facility that provides benefits to the school and is inclusive of public use. • Functional and well arranged for the use type. • Appears to be designed as a single gender facility yet is intended for wider public use than the School. 4b. Recommendations • Investigate the needs of all genders who may be using the facility over its life cycle.
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 • ESD professional engaged which is supported. • Lack of use of natural light and ventilation on ground floor. 5b. Recommendations • Consider using solar PV's and future battery storage.
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 • Land use is appropriate to the locality. • Upper floor has good access to natural light and ventilation,

		however limited natural light and ventilation in the change rooms. 6b. Recommendations • Consider further opportunities to get more natural light and ventilation into the lower level change rooms.
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 bySPP7.3 Element Objectives 3.1, 3.4,3.6, 3.7, 3.8, 3.9, 4.5 as relevant.*
		7a. Comments • Legible entry sequence. • Consider the interconnectivity to adjoining sites (UWA Hockey to the north). 7b. Recommendations • Show current proposal in larger scale surrounding sites. • Possible improved access to UWA Hockey Field
Principle 8 - **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.* *As informed by SPP7.3 Element Objectives 3.1,3.4, 3.6, 3.7, 3.8,3.9, 4.5 as relevant.*
		8a. Comments • Security lighting is to be provided. 8b. Recommendations • Consider subtle landscaping lights.
Principle 9 - **Community**		*Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.* *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.*
		9a. Comments • Facilitates a number of activities for the school. • Inclusive usage of the facility by the public. • Good master plan approach. 9b. Recommendations • Consider permitting access to toilets for public use after club hours to facilitate and encourage use by the local community. • Consider flexibility for provision of future all gender facilities.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.* *As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.*
		10a. Comments • Good range of high-quality materials used for the built form and locality. • The overall and roof form is simple, contemporary and elegant. 10b. Recommendations • No further recommendations.

ZAFRA LEGAL
Commercial & Taxation Lawyers

Deed of Agreement for Access to Playing Fields– Brockway Playing Fields

CCGS Playing Fields Pty Ltd atft CCGS Playing Fields Trust
Owner

City of Nedlands
City

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Deed of Agreement for Access to Playing Fields

This Deed is dated and made on the day of 2020

Parties

1 CCGS Playing Fields Pty Ltd (ACN 642 467 150) ATFT CCGS Playing Fields Trust of Queenslea Drive, Claremont WA 6010 (**Owner**).

2 City of Nedlands of 71 Stirling Hwy Nedlands WA 6009 (**City**).

Recitals

(A) The Owner is, or will be, the registered proprietor of the Land.

(B) The Land is situated within the district of the City.

(C) Pursuant to the agreement reached between the Parties as documented in this deed, the Owner has agreed to allow access to the Playing Fields on the Land, on the terms and conditions in this deed.

1 Interpretation

1.1 Definitions

Commencement Date means the date of this deed.

Condition Precedent means the condition precedent specified in clause 2.1.

DLGSC means the Department of Local Government, Sport and Cultural Industries.

Deed of Easement means the deed between the City, as grantee, and the State of Western Australia, as grantor, creating the Easement;

Easement means the public access easement over the Easement Area granted in favour of the City in accordance with sections 195 and 196 of the *Land Administration Act 1997*;

Easement Area means the area identified as A in the interest only Deposited Plan 419384.

Easement Use Commencement Date means the date the City substantially commences to construct, erect or build or suffer to be constructed, erected or built any building, structure or obstructions on the Easement Area.

End Date means 31 December 2020, unless otherwise agreed by the parties in writing.

Land means Proposed Lot 1500 on Deposited Plan 419082.

Land Use Conditions means the six land use conditions in respect of the Land as set out in clause 3.2 of this deed.

Operational Requirements means the requirements set out in clause 3.3 and **Schedule 1** of this deed.

Parties means the Owner and the City.

Permitted Use includes the use of the Playing Fields by the general public for:

(a) recreation and non-organised sport;

(b) community purposes; and

(c) organised sport training and competition.

Playing Fields means the playing fields which are to be constructed on the Land, but expressly excludes any built form facilities on the Land such as the toilets, change rooms and club rooms.

Review Date means each 20 year anniversary following the Commencement Date.

Schedule means a schedule to this deed.

State means Western Australia.

Works mean the construction of the Playing Fields on the Land which may include:

(a) the preparation of plans and specifications;

(b) the design, management and supervision of the works;

(c) the design and construction of the Playing Fields; and

(d) such other activities, works and other matters in relation to the Land as the Owner considers necessary or desirable to undertake and complete the construction of the Playing Fields.

1.2 **Interpretation**

In this deed, unless the contrary intention appears:

(a) references to a recital, clause, schedule, annexure or exhibit is to a recital, clause, schedule, annexure or exhibit of or to this deed;

(b) a reference to this deed or another instrument includes any variation or replacement of any of them;

(c) a reference to any statute shall include any amendment, replacement or re-enactment thereof for the time being in force and any by-laws, statutory instruments, rules, regulations, notices, orders, directions, consents or permissions made thereunder and any conditions attaching thereto;

(d) the singular includes the plural and vice versa;

(e) a reference to any gender includes all genders;

(f) a reference to a person includes a reference to the person's executors, administrators, substitutes, successors and permitted assigns;

(g) a covenant, representation or warranty in favour of two or more persons is for the benefit of them jointly and severally;

(h) a covenant, representation or warranty on the part of two or more persons binds them jointly and severally; and

(i) a reference to currency is to the currency of Australia.

1.3 **Laws applicable**

This deed shall be construed and take effect in accordance with the laws of the State and the rights liabilities and obligations of the Parties shall be governed by the laws of the State and any proceedings to enforce such rights liabilities or obligations shall be taken in the Courts of the State and not otherwise.

2 Condition Precedent

2.1 **Condition Precedent**

This deed and the obligations on the Owner to permit access to the Playing Fields is subject to and conditional upon the Owner becoming the registered proprietor of the Land by the End Date.

2.2 **Condition Precedent not satisfied**

If the Condition Precedent is not satisfied by the End Date, then this deed comes to an end.

3 Use of Playing Fields

3.1 **Operation of Land Use Conditions**

Subject to the Condition Precedent being satisfied and from practical completion of the Works, the Parties agree that:

(a) the Owner has principle use of and will use the Land (including the Playing Fields on the Land) in accordance with its private purposes and subject to the conditions imposed on the tenure of the Land by the Minister of Lands;

(b) secondary to the use of the Land by the Owner, the general public will be permitted to access and use the Playing Fields for the Permitted Use on the Land subject to the operation of the Land Use Conditions; and

(c) the Playing Fields to be located on the Land will be maintained and used in accordance with the conditions imposed on the tenure of the Land by the Minister of Lands, the Land Use Conditions and the obligations as set out in this deed.

3.2 **Land Use Conditions**

The Parties agree to the implementation of the following Land Use Conditions with respect to the use of the Land by the general public:

(a) **Condition 1**

*Any access by the general public for organised sport training and competition shall be mutually agreed in advance by the Parties (acting reasonably) from time to time and booked through the Owner's booking system (**Agreed Hours**).*

The Parties acknowledge that at the date of this deed, the Agreed Hours shall be the following times:

(i) weekdays until 12pm and after 6pm;

(ii) Saturdays from 2pm;

(iii) Sundays all day;

(iv) or at any other time the playing fields are not in use by the Owner.

(b) **Condition 2**

The rate charged for community access for organised sport training and competition shall not exceed the rated charged by the City for other comparable playing fields.

(c) **Condition 3**

General public access for recreation and non-organised sport should be available at all times, subject to non-interference with:

(i) firstly the Owner; and

(ii) then other bookings.

(d) **Condition 4**

No fencing of the Land except to protect the playing fields from unauthorised vehicular access, with any barriers not to exceed 900mm in height where practicable.

(e) **Condition 5**

The Owner agrees to:

(i) explore the potential for the playing fields to be available for the bookings via the City; and

(ii) continue discussions with the State of Western Australia (via DLGSC) and the City regarding the potential for sports lighting to be installed on the Land.

(f) **Condition 6**

The Owner will work, in good faith, with the City to negotiate and achieve a link between the active ovals and the nearby Sports Stadium and Sporting Complex. The addition of a condition to this effect has been approved by the Owner, the City and DLGSC.

3.3 **Operational Requirements**

(a) The Parties acknowledge that in order to achieve the objectives set out in the Land Use Conditions, it is necessary for them to implement the Operational Requirements relevant to each Land Use Condition.

(b) The Parties agree to act in good faith to agree to any required amendments that are required to the Operational Requirements from time to time.

3.4 **Co-operation obligations**

The Parties must:

(a) ensure that they comply with the Land Use Conditions;

(b) adhere to the Operational Requirements;

(c) act in good faith in all its activities and dealings in respect of the Playing Fields, the Land and the obligations contained in this deed;

(d) diligently attend to the conduct of all activities in which it is involved in relation to the development and management of the Playing Fields; and

(e) not unreasonably delay in taking action, giving any approval or direction or making any determination or decision required by it, relating to the matters provided for under this deed, or in respect of the use and management of the Playing Fields once they are operational.

4 Obligations of the Owner

4.1 **Maintenance and operation of Playing Fields**

The Owner will:

(a) at all times keep and maintain the Playing Fields in good and safe order, repair and condition;

(b) carry out any repairs as necessary to ensure that the Playing Fields are maintained to the standard specified in clause 4.1(a);

(c) not alter the Playing Fields to affect the ability of the general public to use the Playing Fields for the Permitted Use in accordance with the Land Use Conditions unless it is necessary to do so;

(d) endeavour to:

(i) ensure that the Playing Fields are available for use by the general public in accordance with the Land Use Conditions;

(ii) maintain and provide community access and use to the Playing Fields; and

(iii) ensure that the Playing Fields are not left inoperable.

4.2 **Insurance**

(a) The Owner must at all times:

(i) effect and maintain adequate public liability insurance (**Policy**) with reputable insurers;

(ii) ensure such public liability insurance shall be in the sum of not less than TWENTY MILLION DOLLARS ($20,000,000.00) (**Insured Sum**) in respect of any one claim or such greater amount as the parties may from time to time reasonably require;

(iii) ensure the Policy shall cover the City for the Insured Sum for any one event in respect of injury or loss both to persons and to property;

(iv) on demand supply to the City details of the Policy and give to the City copies of certificates of currency; and

(v) advise the City of any cancellation of the Policy.

(b) The Owner agrees that the City shall not be liable for any payments whatsoever (including any excess on claims) in respect of such insurance under this clause 4.2.

4.3 **No cost to City**

The Owner acknowledges and agrees with the City that the City is not required to pay any start up or ongoing costs with respect to the Playing Fields or the use of the Playing Fields and the obligation to maintain, administer and operate the Playing Fields will be the sole obligation of the Owner.

4.4 **Easement Area**

(a) From the Condition Precedent being satisfied and until, and only until, the Easement Use Commencement Date, the Owner will, at its cost, maintain the Easement Area.

(b) From the Condition Precedent being satisfied, the Owner agrees with the City that:

(i) notwithstanding any other provision of the Deed of Easement:

(A) the City is not liable in any way for:

(1) any loss of or damage to any property of any person on the Easement Area; or

(2) any injury to any person sustained when they are on the Easement Area,

except to the extent such loss, damage or injury is caused by, or contributed to (to the extent of that contribution) by, the negligence or misconduct of the City or any failure by the City to maintain the Easement Area from the Easement Use Commencement Date;

(B) the City is not liable for any indirect or consequential loss or damage, any of loss of profits, loss of production, loss of revenue, loss of use, loss of contract, loss of goodwill or loss of opportunity;

(ii) that clause 4.4 of the Deed of Easement will not apply and will cease to have any further force and effect. The parties acknowledge, that the City shall effect and maintain with reputable insurers adequate public liability insurance in respect of the City's Easement Area. The Owner acknowledges that the City may effect this insurance pursuant to a global insurance policy which is not specific as to the location of risk;

(iii) the Owner will not, without the prior written consent of the City (such consent not to be unreasonably withheld):

(A) construct, erect or build or suffer to be constructed, erected or built any building, structure or obstructions (**Improvements**) whatsoever on the Easement Area with the exception of the following:

(1) grassing and small plants; and

(2) the construction of any Improvements to which the City has provided its prior written consent (which must not be unreasonably withheld); or

(B) use or permit the Easement Area to be used in such a way as to obstruct or interfere with the City's use of the Easement Area;

(iv) if the Owner constructs, erects or builds or suffers to be constructed, erected or built any Improvements whatsoever on the Easement Area, including but not limited to anything referred to in clause 4.4(b)(iii)(A), with or without the consent of the City, and any of those Improvements prevent the City from exercising its rights under this deed, the Owner acknowledges and agrees that:

(A) if the Owner does not remove any Improvements within 60 days of being notified by the City that the Improvements need to be removed, the City may without further notice to the Owner remove any Improvements located on the Easement Area at the expense of the Owner;

(B) the Owner will indemnify the City against any cost that may be incurred by the City in the removal of any Improvements on the Easement Area; and

(C) the City is under no obligation to replace, repair or reinstate any Improvements that it removes in accordance with this deed.

5 Warranties and indemnities

5.1 Warranties by each Party

Each Party warrants to the other that:

(a) it has obtained all necessary consents to enable it to execute this deed;

(b) by executing this deed, the deed will be enforceable on the Party in accordance with its terms;

(c) it has not relied on any undertaking, conduct or representation from, or on behalf of, any other Party, except as set out in this deed; and

(d) it is able to pay its debts as and when they fall due.

5.2 Indemnity for failure to perform

Each Party indemnifies and will keep indemnified each other Party from any loss or liability suffered or caused by its breach of this deed.

5.3 **No liability on the City**

The City is not liable in any way for:

(a) any loss of or damage to any property of any person on the Playing Fields; or

(b) any injury to any person sustained when they are on the Playing Fields,

except to the extent that such loss, damage or injury is directly caused by the negligence or wilful misconduct of the City.

6 Termination and Review

6.1 **Termination of deed**

Subject to the provisions in clause 0, this deed will only terminate if the Parties agree.

6.2 **Review**

(a) No sooner than 12 months prior to each Review Date and no later than 3 months prior to each Review Date, the Parties must engage in good faith discussions to consider:

(i) whether the Land Use Conditions remain appropriate;

(ii) whether changes are required to the Operational Requirements; or

(iii) whether any amendments to the terms of this deed ought to be agreed by the Parties;

with a view to implementing any amendments for the duration of the period from the Review Date to the next Review Date, or alternatively, whether the purpose of the deed is no longer achievable, and the deed should therefore be terminated.

(b) The Parties agree that the review process set out in this clause is intended to apply at each Review Date.

(c) The Parties agree that either Party may institute the review process set out in this clause notwithstanding that the Review Date has passed and a Party did not institute a review process on on or prior to that Review Date.

6.3 **Steps following termination**

If this deed is terminated for any reason the rights and obligations contained in this deed, including the Owner's obligation to adhere to the Land Use Conditions, will have no further force or effect unless such provision is specified to survive termination.

7 Dispute Resolution

7.1 **Dispute or difference**

If a dispute or difference:

(a) arises in respect of any fact, matter or thing arising out of, or in any way in connection with, this deed, or the conduct of a party in relation to the subject matter of this deed at any time; and

(b) is not required to be determined in accordance with a procedure in another clause in this deed,

the dispute or difference must be determined in accordance with the procedure in this clause 7.

7.2 **Dispute Notice**

If a dispute or difference of the type contemplated by clause 7.1 arises, any party may give a notice in writing to each other party specifying:

(a) the dispute or difference;

(b) particulars of the dispute or difference; and

(c) the position which the party believes is correct.

(**Dispute Notice**).

7.3 **Executive negotiation**

(a) Within 5 Business Days of receiving a Dispute Notice, the other party must give written notice of the representative it allocates who has authority to settle the dispute.

(b) The parties agree that within 15 business days of receipt of the Dispute Notice, the parties' representatives must meet and undertake good faith negotiations with a view to resolving the dispute.

(c) The meeting referred to in this clause 7.3(b) may be held in person or by contemporaneous linking by telephone or live audio visual transmission (or similar).

(d) If the meeting referred to in this clause 7.3(b) does not resolve the Dispute, the Parties must, within 10business days thereafter, instruct an independent expert in the relevant field outlined below to determine the Dispute on or before 10 Business Days following being instructed:

(i) for a matter of law, a practising barrister or solicitor appointed by the President of the Law Society of Western Australia;

(ii) for a financial or accountancy matter, a reputable accounting firm that does not act for a party already;

(iii) for a matter connected with construction, a practising architect appointed by the President of the Western Australian Institute of Architects or a practising engineer appointed by the President or Chairman of the Western Australian Division of Engineers Australia; or

(iv) for a matter connected with the cost of construction, a practising engineer appointed by the President or Chairman of the Western Australian Division of Engineers Australia with experience in contract estimation.

(e) The determination by the expert according to this clause shall be binding upon the Parties, except in the case of obvious error.

7.4 **Survive termination**

This clause 7 will survive termination of this deed.

8 Security

8.1 **Disposal Restrictions**

The Owner shall not sell, transfer, mortgage, lease, charge, assign or otherwise dispose of or encumber the Land or any part or interest therein to any person without the prior written consent of the City, which consent shall not be withheld if the person to whom any such right or interest in the Land is to be granted has first executed a Deed of Covenant (or in the case of a mortgagee, a specific undertaking in terms to the reasonable satisfaction of the City) to be prepared by the City's solicitors at the cost of the Owner whereby that person covenants to observe and perform such of the covenants conditions and stipulations herein contained (including this covenant) as the City shall require, as if that person had been a party to this deed.

8.2 **Subject to Claim Caveat**

Subject to the consent of the Minister of Lands, the City is permitted to register a subject to claim caveat over the Land to protect any interest or purported interest of the City under or relating to this deed.

9 Duty and Costs

9.1 **Duty**

All duty, registration or other fees or charges payable in respect of transactions contemplated by this deed that operate for the sole benefit to the exclusion of a Party, that Party(s) who benefits must pay any duty, registration or other fees.

9.2 **Legal costs**

Each Party must bear its own legal costs of and incidental to this deed and the transactions contemplated by this deed.

10 Notices

10.1 **How to give a notice**

Any notice or other communication including any request, demand, consent or approval, to or by a Party to this deed must be in legible writing and in English addressed as shown below:

(a) if to the City:

Address: 71 Stirling Highway, Nedlands WA 6009
Attention: Chief Executive Officer
Email: council@nedlands.wa.gov.au

(b) if to Owner:

Address: Queenslea Drive, Claremont WA 6010
Attention: The Principal
Email: principal@ccgs.wa.edu.au

(c) or as otherwise specified by notice in writing to the sender by the Party.

10.2 **When a notice is given**

A notice, consent or other communication that complies with this clause is regarded as given and received:

(a) if it is sent by email:

(i) when the sender received an automated message confirming delivery; or

(ii) four hours after the time sent (as recorded on the device from which the sender sent the email) unless the sender receives an automated message that the email has not been delivered,

whichever happens first.

(b) if it is sent by mail:

(i) within Australia – 3 Business Days after posting; or

(ii) to or from a place outside Australia – 7 Business Days after posting.

11 Amendment

This deed can only be amended, supplemented, replaced or novated by another deed in writing signed by the Parties.

12 General

12.1 **Governing law**

This deed is governed by the law in force in Western Australia.

12.2 **Giving effect to this deed**

Each Party must do anything (including execute any agreement) and must ensure that its employees and agents do anything (including execute any agreement), that the other Party may reasonably require to give full effect to this deed.

12.3 **Operation of this deed**

(a) This deed contains the entire agreement between the Parties about its subject matter. Any previous understanding, agreement, representation or warranty relating to that subject matter is replaced by this deed and has no further effect.

(b) Any right that a person may have under this deed is in addition to, and does not replace or limit, any other right that the person may have.

(c) Any provision of this deed which is unenforceable or partly unenforceable is, where possible, to be severed to the extent necessary to make this deed enforceable, unless this would materially change the intended effect of this deed.

12.4 **Operation of indemnities**

(a) Each indemnity in this deed survives the expiry or termination of this deed.

(b) A Party may recover a payment under an indemnity in this deed before it makes the payment.

12.5 **GST**

(a) If a party makes a supply under or in connection with this deed or the joint venture, then in addition to paying the consideration (which is exclusive of GST), the recipient must:

(i) pay to the supplier an amount equal to any GST payable on that supply by the supplier, without deduction or set-off of any other amount; and

(ii) make that payment as and when the consideration or part of it must be paid or provided, except that the recipient need not pay unless the recipient has received a tax invoice (or an adjustment note) for that supply.

(b) If a payment to satisfy a claim or a right to claim under or in connection with this deed (for example, for misleading or deceptive conduct or for misrepresentation or for a breach of any warranty or for indemnity or for reimbursement of any expense) gives rise to a liability to pay GST, the payer must pay, and indemnify the payee against the amount of that GST.

(c) If a party has a claim under or in connection with this deed for a cost on which that party must pay GST, the claim is for the cost plus all GST (except any GST for which that party is entitled to an input tax credit).

(d) If a party has a claim under or in connection with this deed whose amount depends on actual or estimated revenue or which is for a loss of revenue, revenue must be calculated without including any amount received or receivable as reimbursement for GST (whether that amount is separate or included as part of a larger amount).

12.6 **Exclusion of contrary legislation**

Any legislation that adversely affects an obligation of a Party, or the exercise by a Party of a right or remedy, under or relating to this deed is excluded to the full extent permitted by law.

12.7 **Inconsistency with other agreements**

If this deed is inconsistent with any other document or agreement between the Parties, this deed prevails to the extent of the inconsistency.

12.8 **Time is of the essence**

Time is of the essence of this deed.

12.9 **Counterparts**

This deed may be executed in counterparts.

12.10 **Attorneys**

Each person who executes this deed on behalf of a Party under a power of attorney declares that he or she is not aware of any fact or circumstance that might affect his or her authority to do so under that power of attorney.

Schedule 1 - Operational Requirements

Land Use Condition:	Operational Requirements:
Condition 1	• The Parties will manage the general public access on a day-to-day basis. • The Owner agrees to facilitate the use of the Playing Fields as an option for the general public to book and use on days and during hours agreed in advance with the City from time to time (**Agreed Hours**). • A booking system will be implemented enabling the general public and City to use the Playing Fields during the Agreed Hours. • In order to determine the Agreed Hours, the Owner shall advise the City in writing of its allocated times for the following calendar year by 1 December in each year of the Licence. • The Agreed Hours may be modified from time to time provided any proposed modification is agreed in advance by the parties. • The Owner will have priority access to the Playing Fields at all times, with any general public bookings taking precedence if the Owner has allocated that timeslot for general public access. • Access to the Playing Fields by the general public will be subject to Owner's terms and conditions of use as they exist from time to time provided that such terms and conditions are not inconsistent with the rights granted under this deed.

Condition 2	• The Owner will adopt a schedule of rates referencing the City of Nedlands' adopted Schedule of Fees & Charges for casual hire relating to the general public, updated as required and agreed between the parties.
	• The costs that the Owner can charge for bookings by individuals or groups, including the City, for organised sport training and competitions (except for private bookings such as bookings with Perth Glory) shall not exceed the rates charged by the City from time to time (and published on the City's online booking system from time to time) currently being:
	  ○ casual users at $19 per hour;
	  ○ discounted rates for regular clubs that are typical users;
	  ○ senior clubs at $7 per hour;
	  ○ game day rate approx. $30 per fixture; and
	  ○ junior fees are 50% of the above club rates.
	• The City will have a right of audit, at the City's cost, over bookings records to ensure that individuals and groups are being charged the agreed rates. If any discrepancies are identified, the Owner will reimburse the City for its reasonable and properly incurred audit costs and make refunds for over charges to any affected user groups.

Condition 3	• The Owner is required to secure its assets on the Land at all times. • The Owner shall ensure that the Playing Fields are available for use by the general public at all times for recreation and non-organised sport, provided that such use does not interfere with any other individuals or groups authorised to use the Playing Fields. • With the exception of the Playing Fields (being the grassed playing fields), the Owner will not provide access to the general public to the other facilities on the Land unless they are formally booked directly with the Owner. • There will be no access by the general public to toilet facilities, change rooms and club rooms, unless permitted by the Owner (on such terms and conditions as it decides). • The Owner will allow the general public access to the drink fountains located around the playing fields on the Land.
Condition 4	• The Owner will install perimeter fencing around the Land for health and safety reasons as the Owner will be irrigating the Playing Fields with water from the Subiaco Waste Water Treatment Plant which requires the Playing Fields to be closed to all users, including the general public, for 2 hours after reticulation. • The extent of perimeter fencing and associated signage will be addressed as part of the development application package, noting that whilst perimeter fencing is necessary for health and safety reasons, the Playing Fields should remain accessible for passive recreational uses by the general public at all times.
Condition 5	**Booking Process** • All bookings for the Playing Fields will be made via the Owner and the City is not permitted to accept a booking direct from the general public. • The Owner will provide training to the City, so the City can assist the general public in booking the Playing Fields with the Owner. • The Owner will ensure that the booking process and charges for bookings are easily accessible and visible for the general public. **Lights** • The Owner will permit the City and the DLGSC to continue discussions for the installation of sports lighting on the Land.
Condition 6	• The Parties collectively support the intent of the proposed Sports Circuit however agree that there is a substantial amount of work to be completed in the future by the City to achieve the desired outcome noted in Condition 6. • The Owner has agreed to provide the relevant survey information and cross sections to the City to continue discussions into the future.

Execution page

Executed as a deed.

EXECUTED for and on behalf of **CCGS Playing Fields Pty Ltd (ACN 642 467 150) atft CCGS Playing Fields Trust** in accordance with the requirements of s.127 of the Corporations Act 2001:

Signature of Sole Director

Benjamin Richard Lisle

Name of Sole Director

The COMMON SEAL of **City of Nedlands** was hereto affixed in the presence of:

No 945

Signature of Mayor

Cilla de Lacy

Full name of Mayor

Signature of Chief Executive Officer

Mark Goodlet

Full name of Chief Executive Officer

City of Nedlands
Received
31 January 2023

Taylor Burrell Barnett

t: (08) 9226 4276
e: admin@tbbplanning.com.au

taylorburrellbarnett.com.au

Our Ref: 18/071

31 January 2023

Attention: Chantel Weeraseeka

City of Nedlands
71 Stirling Highway
Nedlands WA 6009

Dear Chantel

DEVELOPMENT APPLICATION – LOT 1500 BROCKWAY ROAD, MOUNT CLAREMONT RESPONSE TO FURTHER INFORMATION REQUEST

Thank you for sending through your Further Information Request dated 19 December 2022 and subsequent emails dated 21 December 2022 and 4 January 2023, for the Development Application for a Sporting Facility (Recreation-Private) (City Ref DA22-81246). In response TBB has, in conjunction with the rest of the project team, prepared the following response.

Our response consists of the following:

1. A revised set of plans;
2. A revised transport impact assessment;
3. A revised environmental noise report;
4. A revised waste management report; and
5. Tree retention advice.

The following submission provides:

- A summary of the modifications to the drawings;
- A response to the items listed in the City's letter;
- Further justification for parking and landscaping matters;
- A response to the November 2022 Design Review Panel meeting minutes;
- A response to public submissions received.

1. Summary of Amendments and Additional Information

In response to the City's request for further information, modifications have been made to drawings. The key amendments to the drawings include:

a) Additional details on the site plan relating to the proposed fencing.
b) Amended elevations to include proposed light poles.
c) An additional context plan to show surrounding land uses and potential future connections subject to future negotiations with the adjacent landowner.

City of Nedlands
Received
31 January 2023

Taylor Burrell Barnett

In response to the City's request, the TIA, Environmental Noise Report and Waste Management Report provided as part of the development application have been updated. Tree retention advice has also been included.

2. Response to Request for Further Information

Table 1 below provides a response to the requests for further information from the City.

Table 1: Response to request for further information

City Request	Applicant Response
Fencing *Condition 4 of the Deed of Agreement for Access to Playing Fields notes that no fencing of the land is allowed except to protect the playing fields from unauthorised vehicular access, with any barriers not to exceed 900mm in height where practicable. Noting that the plans show the demolition of the majority of existing fencing, please provide details of any new fencing proposed, if any.*	**Plans amended** Additional notations have been made on the plans to indicate where fencing is to be retained and where new chain link fencing is proposed.
Lighting *The development application plans indicate that 12 light poles are proposed on the playing fields, however these have not been shown in elevation, nor indicative heights provided. Please update plans to demonstrate the height and design of light poles. Please also provide information detailing the proposed hours of operation of the light poles.*	**Plans amended** Amended plans have been provided showing details of the proposed light poles which will be to a height of 25m. As per the light spill memo included as part of the development application package, Light distribution and uniformity shall be appropriate for outdoor sports activities, meeting the minimum requirements of AS 2560. The sports lighting has been designed to minimise the impact on adjoining public or neighbouring spaces by minimising the light spill and limiting the glare effect for neighbouring properties and passers-by. This will be achieved by conforming with the requirements of AS 4282. The light poles will be used on an as needed basis during operating hours for training and games where the light level is deemed to require the use of lights.
Signage *With reference to the entry sign proposed at the lot boundary to Brockway Road, the City requests that the signage include the agreed hours which the playing fields are open to the general public (refer to Condition 1 of Deed of Agreement for Access to Playing Fields)..*	**Plans amended and written justification provided** The elevations have been updated to indicated a location for the operating details on the signage. Given Condition 1 (iv) states "or at any other time the playing fields are not in use by the owner" and Condition 1 requires that where access by the general public for organised sport training and competition must be mutually agreed and booked through the Owner's booking system, the signage will include details of the booking system.

City of Nedlands
Received
31 January 2023

Taylor Burrell Barnett

City Request	Applicant Response
Land Use *The application includes a function room seating 120 people within the proposed sporting pavilion. It is understood that the use of the function room is intended to be ancillary to the primary land use of "Recreation - private".* *Please provide further information on the proposed use of the function room including:* • *The estimated number of functions which are intended to be held per calendar year.* • *Proposed hours of operation of functions.* • *If a liquor license is intended to be sought and if so, what type of liquor license.* *If stand-up cocktail type functions will be held and if so, the capacity for stand-up functions.*	**Written justification provided** Christ Church Grammar School estimate that the number of functions will be limited to 2-3 per school term, which is equivalent to approximately 1-2 per month or 8 over the course of a school year. The hours of operation for functions may vary depending on the sport they are related to and the sporting season. Whilst these would have a varied start time, 10pm would be the latest any function would be complete; however, the majority of 'functions' would be completed by 7pm. There is currently no intention to seek a liquor licence. A typical allowance for this type of space would be 1sqm per person, meaning up to 230 people could be accommodated within the function room. Cocktail style functions would seldom occur.
Easement I956057 *The development plans indicate that a portion of the proposed pavilion and two light poles are located above easement I956057 (attached), which is to the benefit of Roman Catholic Archbishop of Perth (John XXIII College). Prior to any determination of the application, a written agreement between the relevant parties should be provided demonstrating support for the location of the development and any relevant conditions. Alternatively, the plans should be amended so that no building and/or light poles are located over easement I956057.*	**Written justification provided and supported information attached.** Christ Church Grammar School has been liaising with John XXIII College since the land acquisition process between CCGS and the State Government. Discussions with John XXIII College are ongoing in relation to the easement and should a written agreement not be in place at the time of determination, it is recognised a condition could be recommended to ensure the Easement matter is handled to the satisfaction of the City. This would allow the applicant to progress detailed design of the infrastructure either with agreement with John XXIII College for the re-alignment of the easement or by providing details of how the requirements of the easement are protected within the building design.
Building Services *The location of buildings will need geotechnical assessment and design of appropriate footings for the intended buildings at Building Permit stage.* *It is unclear if the water main infrastructure is suitable for firefighting purposes. Suitable flow and pressure will be required for the development, or if this cannot be achieved potentially tanks and pumps will be required (insufficient details to confirm).*	**Written justification provided** Noted. Information on geotechnical assessment and design of appropriate footings will be provided at Building Permit stage. Although the closest supply is a 100P to the south in Blenheim Land, the larger 150P main in Brockway Road and the 200P in Stephenson Avenue are more likely to provide the required supply. A Water Corporation service connection will be provided to the boundary of the site. The building

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	hydraulics consultant will need to determine the size of connection for both water supply and firefighting delivery. A private water main will then extend from the lot boundary to the pavilion.
Technical Services *In reference to Section 7.2 of the TIA report, while it is understood that students would make up the bulk of users at this facility, allowance would also need to be made for staff, parents, and spectators. Can Tables 2 – 5 please be updated to show total number of users expected and not just students.*	**Transport Impact Assessment updated.** Section 7.2 of the Transport Impact Assessment has been updated to include the likely number of staff and spectators. It is also noted that this is the total number of users within a window of time in which multiple sporting activities are occurring and it is not anticipated that those numbers of students, staff and spectators would all be using the facility at the same time. Refer to the expanded discussion in Section 2.1 of this letter.
Technical Services *The following traffic generations were considered in the TIA report. Please demonstrate how this trip generation was calculated and provide a breakdown of the traffic generated for each period:* *a. 250 vehicular movements (in and out combined) for Friday (2:30-3:30PM);* *b. 200 vehicular movements (in and out combined) during Monday to Thursday (4:30 – 5:30PM); and* *c. 250 vehicular movements (in and out combined) during Saturday (11:30AM-12:30PM).*	**Transport Impact Assessment updated.** Section 7.2 of the Transport Impact Assessment has been updated to demonstrate trip generation. It details patronage rates for various events and trainings and the arrival and departure pattern contributing to peak traffic activity.
Technical Services *Section 7.7 (Road Safety) of the TIA report states that a missing footpath link on the western side of Brockway Road would need to be constructed to facilitate pedestrian access from the areas south of the site. Similarly, a pedestrian crossing facility on Brockway Road would need to be installed to provide direct access to site from the shared path along the eastern side of Brockway Road. There is an existing concrete path on the western verge of Brockway Road between Lemnos Street and John XXIII Avenue. This path connects to the dual use path on the eastern verge of Brockway Road. The only land use south of the subject site without footpath access is the Western Power substation which in the City's opinion does not require pedestrian access. The City would be supportive of*	**Written response provided.** The landowners are comfortable with taking responsibility for the provision of the pedestrian connection in consultation with the City.

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a pedestrian crossing on Brockway Drive to connect the proposed development with the dual use path, however the need and nexus for such a crossing is firmly with the proponent and is not budgeted or planned by the City at this time.	
Technical Services *The application contains a parking memorandum which provides comparison of on-site parking supply of proposed playing fields with other similar facilities. The comparison was done by calculating a simple ratio of parking bays per hectare of playing field space and provided in Table 2 of the parking memorandum. The parking rate used in Table 2 varies substantially. For example, the playing field at Trinity College (size of 14.20 ha) has 168 existing bays which is equivalent to 12 parking spaces/hector. Wesley College on 5.59ha provides142 parking bays which equates to 32 bays and similarly Aquinas College (13.6ha) provides 310 parking bays which is equivalent to 32 bays/hector. Regarding the sample examples in the report, it did describe including, but not limited to:* *a. Number of attendees;* *b. Impact on surrounding neighborhood; and* *c. Transport mode distribution.* *The City has concerns over the accuracy of this approach to parking numbers. For example the City is aware of regular occurrences Christchurch playing fields (1 of 2) where the number of vehicles parked on site far exceeds the available designated parking bays. Vehicles often park on the fields themselves, on the verge of adjacent streets and even along Stephenson Avenue. We are mindful of not wanting to encourage private motor vehicle use by mandating the oversupply of parking, however we believe there needs to be a better methodology applied to determine the appropriate parking numbers for this facility*	**Written justification provided.** The standard parking requirement for 'Recreation – Private' is not really applicable in the context of open Playing Fields where the Playing Fields are used for school sports, given the unique nature of how they operate. In lieu of any other manner of calculation, the parking memorandum was designed to provide some benchmarking against which the proposed parking provision could be more accurately compared. That analysis highlighted that there are two main models of school playing fields – one being those integrated with the school campus and the other being those offsite Refer to the expanded justification of parking in Section 2.1 of this letter.
Environmental Considerations *There is native vegetation and a number of large trees across the development site that have not been identified on the plans. Please provide a detailed vegetation and habitat assessment of the whole site. In the assessment, all areas of native vegetation should be identified and mapped and all trees should be surveyed and their species and size identified.*	**Tree Survey Technical Memorandum attached and written justification provided** A tree survey has been conducted over part of the site and is attached to this letter. The survey was conducted over a portion of the site only as for the site to function as a playing field, the balance of the site is required to be clear and level. 95 trees were recorded within the survey area, comprising 2 local native species and 14 non-native species (i.e. native to

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	other parts of Australia or other countries). Of these 95 trees, only 2 were assigned a high retention value.10 trees were noted as species listed as a 'declared pest' under the *Biosecurity and Agriculture Management Act 2007*.
Environmental Considerations *The trees to be retained and the trees to be removed have not been clearly detailed on the plan including the species types and sizes. Please provide. Then the trees to be retained should be identified for protection in accordance with AS4970-2009 Protection of Trees on Development Sites and AS4373-2007*	**Written justification** As per the above. Additionally, the trees to be retained noted within the landscaping report. Existing trees proposed to be removed are all the Declared Weed species – Tamarix aphylla (Athel Tree) and some low quality introduced Eastern States eucalypts.
Environmental Considerations *It is the City's preference that the development includes a water wise garden that supports local biodiversity to assist with water conservation and environmental initiatives. Please see the attached Sustainable Landscaping Advice sheet for guidance on species selection which should be incorporated into the design.*	**Written justification** The proposed shrub and tree planting list has undergone consultation with the Botanic Gardens & Park Authority (BGPA) to reinforce the BGPA's greater greenlink and biodiversity vision for a connection between Bold Park, UWA Research Park bushland and Kings Park. Existing trees proposed to be removed are all the Declared Weed species – Tamarix aphylla (Athel Tree) and some low quality introduced Eastern States eucalypts. The tree and shrub species proposed for inclusion in the development are all Swan Coastal Plain endemic species.
Public Address System *Please provide a details assessment of the use of multiple public address system/s, portable speaker use by the commentator/referee during game day to demonstrate compliance can be achieved at the nearest noise sensitive premises', as this activity is not exempt from the assigned levels of the Environmental Protection (Noise) Regulations 1997.*	**Updated Environmental Noise Report and written justification provided** As per the existing pavilion near Stephenson Ave, the school does not intend to install a Public Address System as part of this development. Furthermore, if in the future the school wish to use portable speakers for public address, they are aware of their obligation to comply with the Assigned Levels of the Environmental Protection (Noise) Regulations 1997.
Community Noise *Please provide a "worst case scenario" assessment for community noise, such as crowd noise from 700 kids and parents yelling and cheering, and multiple referees using whistles, as there will be multiple sporting events taking place at the same time, such as a sport carnival.*	**Written justification provided** The noise emissions from spectators (parents and children) is 'community noise' and is therefore exempt from the 'Assigned levels' – and as such there has not been a specific assessment of a spectator noise for the 10 to 12 events per year with 700 persons.

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	Multiple referee whistles have already been assessed in Section 4.5 of the Environmental Noise Report. Referee whistles are a short, sharp noise which is typically assessed against the L_{max} criteria. To account for multiple whistles being used across the multiple ovals, the whistles have been assessed against the more stringent L1 'Assigned Levels' – which accounts for the whistle noise being present for a longer duration over the representative assessment period. However it is very unlikely for the whistle noise to 'double-up' given that the whistle blows will not occur at the very same time given the very short duration of each blow.
Mechanical plant, Speakers, and Equipment Locations *The applicant shall provide comment on the proposed location of all mechanical plant, speakers, and equipment at the development site during detail design stage and provide details of how noise emissions from these sources will be contained so as to not create unwanted sound at nearby properties. Furthermore, the applicant shall provide comment on how the building should be designed to ensure that sound levels emitted from the building do not exceed the 'assigned levels' detailed within the Noise Regulations and identify the most suitable locations for the placement of noise generation equipment.*	**Updated Environmental Noise Report and written justification provided** At this stage of the project, there is no mechanical design to allow assessment of the mechanical services. It is likely that there will be a condensing unit or two serving the Function Room and office, small toilet exhaust fans, and potentially a Kitchen Exhaust Fan. Given that there nearest residences are over 300 metres away from the Pavilion building, it is not likely that any special acoustic treatments will be necessary for achieving compliance with the Environmental Protection (Noise) Regulations 1997. Nonetheless, the mechanical services will be assessed prior to the lodgement of the Building Permit to ensure compliance.
Health Regulations *The development plans propose a pavilion. Where these facilities are available for residents, guests, or members of the public to assemble in congregation for a common purpose these facilities will be classified as a Public Building under the Health (Public Building) Regulations 1992 and are to comply with all statutory requirements*	**Noted**
Food Regulations *Food premises fit out is to be compliant with the following pieces of legislation:* • *Food Act 2008 and Food Regulations 2009.* • *Food Standards Australia New Zealand (FSANZ) Food Safety Standards.*	**Noted.**

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Waste Management *The City does not offer a 120L bin collection service to commercial properties. Please amend the Waste Management Plan to reflect 240L bin usage/calculation.*	**Updated Waste Management Report provided** The Waste Management Report has been updated to reflect the City's comments.
Waste Management *Please include the following statement under Section 6, Conclusion "The City of Nedlands will service the commercial bins onsite utilising their smaller rear loader truck/bin loading area as an inside service. The City's contractor will service and return the bins to the Bin Storage Area following collection".*	**Updated Waste Management Report provided** The Waste Management Report has been updated to reflect the City's comments.
Waste Management *Onsite waste collection - Please include swept path analysis confirming the rear loader waste truck collection.*	**Updated Waste Management Report provided** The Waste Management Report has been updated to reflect the City's comments.
Water Corporation *A wastewater treatment plant is located adjacent to the subject area near the Brockway Road boundary. Under normal operating conditions there will be minimal odour emanating from the wastewater treatment plant, however, during maintenance and abnormal operating or weather conditions, an increased level of odour may occur that will be of nuisance to persons within the odour buffer area.* *This proposal will require approval by the Water Corporation Building Services section prior to commencement of works. Infrastructure contributions and fees may be required to be paid prior to approval being issued.*	**Noted**
Department of Water and Environmental Regulation *The department understands that a detailed site investigation and remediation action plan have been prepared for the site and have previously been reviewed and approved by an auditor. The department additionally understands that the RAP was based on a conceptual development, and therefore final details of the gas mitigation design need to be determined based on the proposed development plans.*	**Noted.** Gas mitigation will be required to be included in the final Remediation Action Plan and Site Remediation Validation report. These reports will require endorsement by the contaminated sites auditor, prior to issue of the auditors Mandatory Auditors Report which will be required to lift any conditions related to contamination.

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Given that the site is suitable for the current vacant land use but not more sensitive land uses, the department recommends additional contamination conditions and advice notes to be applied to any approval granted.	

3. Additional Justification

The following text provides additional justification for key matters raised in the City's Request for Additional Information.

Parking

The parking memorandum included in Appendix 3 of the Transport Impact Assessment seeks to provide analysis of parking provision at playing fields of other schools similar to Christ Church Grammar School. The analysis was undertaken as the parking required for 'Recreation – Private' land uses under the City of Nedlands Local Planning Scheme No.3 is 1 bay per 2 users, however, the playing fields operate in a unique manner and as such it was necessary to seek an alternative consideration of appropriate parking provision.

In lieu of any other manner of calculation, the parking memorandum was designed to highlight that there are two main models of school playing fields – one being those integrated with the school campus and the other being those offsite. The memo highlights that Wesley College and Aquinas College have playing fields integrated with their school campuses with 32 bays per hectare of playing fields and 23 bays per hectare of playing fields respectively. As the facilities are integrated into the school campus, the available parking includes parking areas normally provided for generally school usage, and which are available for sporting use outside of normal school hours and therefore these parking provisions are considered higher than would be necessary for offsite playing fields.

Where playing fields are provided offsite such as the Trinity College playing fields (12 bays per hectare of playing fields) and CCGS playing fields at Fortview Road, Mount Claremont (0 bays per hectare of playing fields) and Stephenson Avenue, Mount Claremont (7 bays per hectare of playing fields), the parking ratio is lower as the parking available is not also providing capacity for the operation of the school campus. As demonstrated in the memo, the proposed development on the subject site will have the highest ratio of car parking per hectare of playing fields offsite from school campuses with provision of 17 bays per hectare of playing fields (rounded up to whole bay).

Furthermore, the maximum number of students expected to be competing in sport at any one time is approximately 132. This is calculated based on winter sports season in a scenario with 3 AFL games played at once, each team comprising 22 players, for a total of 132 students playing at one time. Even in a worst-case scenario where every student from both schools competing in the 3 games played at one time were transported by private vehicle, and where 10 staff were onsite from both schools, there would be sufficient parking within the 147 parking bays to accommodate the demand.

The amount of parking provided on-site addresses the anticipated parking demand given that, as experienced with existing playing fields:

- a high number of students (including boarding house students) and staff are transported for both training and games via bus from the school campus to the playing fields Staff are required on the bus to provide supervision to students and particularly on weekday trainings and games where students are at school prior to sport commitments, the overwhelming number are transported in this manner:
- some students are transported via car-pooling;
- some students are part of families with two or more siblings competing at the same venue; and
- some transport occurs via methods other than private vehicles.

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The design of the playing fields also ensures that in the unlikely scenario of a special event or fixturing that may induce excessive parking demand there is sufficient space around the playing fields for overflow parking to occur on grassed areas.

Based on the above, the parking proposed for the development is considered sufficient to meet the operational needs of the playing fields.

Landscaping

The City's Request for Further Information included a Factsheet to provide guidance on species selection which should be incorporated into the design. We make the following comments on the City's *Sustainable Landscaping Advice Factsheet*:

1. The document refers to the tree list provided as being 'Small Tree Species Suitable for Urban Areas'. We would suggest that the Playing Fields site is not an urban site. Similarly, the requirement for Small Tree Species is generally an accepted approach when trees are being planted in standard residential verges whereby consideration needs to be provided to proximity to houses, driveways, underground and overhead utility services. The Playing Fields site does not have these same constraints and therefore should not be bound by the use of 'Small Trees'.
2. The Factsheet provides the following suggested species list – we have provided some comments on each of those species in **Table 2**:

Table 2: Response to Suggested Species List

Common Name	Botanical Name	Size	Origin	Comment
Bell-fruited Mallee	*Eucalyptus preissiana*	3 - 5 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the WA south coast between Albany and Esperance, not to this site.
Bull Banksia	*Banksia grandis*	4 – 8 m	Local Species	A small tree, providing little shade amenity in a parkland setting. Endemic to the regions of the Swan Coastal Plain, but unlikely to have been found on this site. Other Banksia species have been included in the proposed planting list.
Coral Gum	*Eucalyptus torquata*	4-11 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the WA Goldfields around Kalgoorlie, not to this site.
Fremantle Mallee	*Eucalyptus foecunda*	4 – 5 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the regions of the Swan Coastal Plain, but likely to have been found on this site.
Eucalyptus forrestiana	*Fuchsia Gum*	1.5-6 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Esperance region not to this site.

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Holly-leaved Banksia	*Banksia ilicifolia*	3-8 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the regions of the Swan Coastal Plain, but unlikely to have been found on this site. Other Banksia species have been included in the proposed planting list.
Eucalyptus 'Torwood'	*Hybrid Coral Gum*	4 – 8 m	WA Native	A cultivar / manufactured (hybrid cross of E. torquata & E. woodwardii). A small tree, providing little shade amenity in a parkland setting. Would be an introduced species if planted in this site.
Callistemon 'Kings Park Special'	*Kings Park Special*	4 – 8 m	WA Native	A cultivar / manufactured. A small tree / tall shrub, providing little shade amenity in a parkland setting. Would be an introduced species if planted in this site.
Large Fruited Mallee	*Eucalyptus youngiana*	0.8-5m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Goldfields & Nullabor region not to this site.
Mottlecah	*Eucalyptus macrocarpa*	4 – 8 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Geraldton / Wheatbelt region not to this site.
Acorn Banksia	*Banksia prionotes*	3 – 8 m	Local Species	A small tree, providing little shade amenity in a parkland setting. Is found on the Swan Coastal Plain and the City of Nedlands. Very slow growing and notoriously acceptable to soil composition changes which results in sudden tree death. Other Banksia species have been included in the proposed planting list.
Pin-Cushion Hakea	*Hakea laurina*	2.5 – 6m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic in the region from Albany to Esperance not to this site.
Red Flowered Mallee	*Eucalyptus erythronema*	2-6 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Wheatbelt region not to this site.
River Yate	*Eucalyptus macrandra*	2– 8 m	WA Native	Rarely develops into a tree, would provide little shade amenity in a parkland setting.

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				Endemic to the Wheatbelt region not to this site.
Strickland's Gum	*Eucalyptus stricklandii*	4 – 11 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Eastern Goldfields region not to this site.
Tallerack	*Eucalyptus pleurocarpa*	4 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic in the region from Albany to Esperance not to this site.
Western Tea Myrtle	*Melaleuca nesophila*	2.5 - 5 m	WA Native	Considered a shrub, not a tree. Endemic in the region around Bremer Bay not to this site.
Webster's Mallee	*Eucalyptus websteriana*	4 m	WA Native	A small tree, providing little shade amenity in a parkland setting. Endemic to the Goldfields region not to this site.
Western Coolabah	*Eucalyptus victrix*	1 - 12 m	WA Native	A small tree, providing a small amount shade amenity in a parkland setting. Endemic to the Pilbara region not to this site.

All proposed tree and shrub species have been selected in consultation with the BGPA and the Emerge Ecology team to best strengthen the greenlink connection and biodiversity between Bold Park, UWA Research Centre Bushland and Kings Park. Based on the above, it is considered the proposed planting is appropriate for the development.

4. Response to Design Review Panel Recommendations

Table 3 below provides a response to the Design Review Panel recommendations from November 2022, prepared jointly by TBB and With Architecture Studio.

Table 3: Response to Design Review Panel meeting minutes

DRP comments	Applicant Response
Principle 1 – Context and Character	A context plan has been provided to demonstrate more of the surrounding context including potential locations of connectivity with the UWA Sports Park, however, any future connections would be subject to negotiation with UWA and are not proposed at this time.
Comments • Built form responds well to natural topography on the site. • Sport and community focused proposal. • It remains unclear how the site and the facility relates to other facilities on the School's land and to the surrounding neighbours. *Recommendations* • Consider strengthening the connections between the proposed facility and its neighbours.	

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DRP comments	Applicant Response
Principle 2 – Landscape Quality *Comments* • High quality landscape design proposal. • Significant amount of tree canopy within the car park. • Incorporating native planting contributes to local biodiversity. *Recommendations* • Opportunity to soften the blank walls at ground level by incorporating landscaping (planter boxes, bench seating of soft planting etc).	Noted and appreciated. No modifications proposed.
Principle 3 – Built Form and Scale *Comments* • Appropriate built form and scale for the zoning and local area. *Recommendations* • No further recommendations.	Noted and appreciated. No modifications proposed.
Principle 4 – Functionality and Build Quality *Comments* • Well-designed multi-use facility that provides benefits to the school and is inclusive of public use. • Functional and well arranged for the use type. • Appears to be designed as a single gender facility yet is intended for wider public use than the School. *Recommendations* • Investigate the needs of all genders who may be using the facility over its life cycle.	Noted and appreciated. No modifications proposed. The design of the changing rooms doesn't prohibit all gender use, however, in the future if required could be reconfigured to include additional cubicles.

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DRP comments	Applicant Response
Principle 5 – Sustainability *Comments* • ESD professional engaged which is supported. • Lack of use of natural light and ventilation on ground floor *Recommendations* • Consider using solar PV's and future battery storage.	The expected power usage at the facility is minimal and as such, solar PVs and battery systems are not proposed at this time.
Principle 6 – Amenity *Comments* • Land use is appropriate to the locality • Upper floor has good access to natural light and ventilation, however limited natural light and ventilation in the change rooms. *Recommendations* • Consider further opportunities to get more natural light and ventilation into the lower level change rooms	Noted and appreciated. No modifications proposed
Principle 7 – Legibility *Comments* • Legible entry sequence. • Consider the interconnectivity to adjoining sites (UWA Hockey Club to the north) *Recommendations* • Show current proposal in larger scale surrounding sites. • Possible improved access to UWA Hockey Field.	A context plan has been provided to demonstrate more of the surrounding context including potential locations of connectivity with the UWA Sports Park, however, any future connections would be subject to negotiation with UWA and are not proposed at this time. The subject land includes pedestrian access through the site to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program.
Principle 8 - Safety *Comments* • Security lights to be provided *Recommendations* • Consider suitable landscaping lights.	Noted and appreciated. No modifications proposed.

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DRP comments	Applicant Response
Principle 9 - Community *Comments* • Facilitates a number of activities for the school • Inclusive usage of the facility by the public. • Good master plan approach. *Recommendations* • Consider permitting access to toilets for public use after club hours to facilitate and encourage use by the local community. • Consider flexibility for provision of future all gender facilities.	Noted and appreciated. No modifications proposed. It is considered that with the lack of street surveillance, leaving the toilets open for public use could provide a location for anti-social behaviour. The design of the changing rooms doesn't prohibit all gender use, however, in the future if required could be reconfigured to include additional cubicles.
Principle 10 - Aesthetics *Comments* • Good range of high-quality materials used for the built form and locality. • The overall and roof form is simple, contemporary and elegant. *Recommendations* • No further recommendations	Noted and appreciated. No modifications proposed.

General comments

The Design Review Panel meeting took a largely positive view of the proposed development and in response, an additional context plan has been provided to suggest potential future connectivity with the surrounding playing

5. Response to Submissions

Table 3 below provides a response to the submissions received through public advertising.

Table 3: Response to public submissions

Comment	Applicant Response
The driveway from Brockway Road should be a gazetted road to allow for future connection to Stephenson Ave and the current laneway down to John XXIII Ave and should not be considered in isolation.	A road connection between Brockway Road and Stephenson Avenue is not proposed as a component of this application.

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Comment	Applicant Response
	The land which would be required for a road is privately owned and would need to be acquired by the State to facilitate a gazetted road connection.
We object to the current proposed development based on the salient points noted below (but not exhaustive): 1. The new Development has light poles - why are they needed if this is a school/community project noting the traffic plan does not mention any bus/cars beyond daylight times (IE. 6PM both summer and winter). I strongly oppose lightning pole/towers for night use. 2. The corridor to the West of the development has no plans associated with it - what is the plan for this area? Could this potential be a thoroughfare between Brockway and Stephenson Ave? 3. Whilst the access is from Brockway and is limited to the parking bays as shown there is a concern that the amount of traffic will far exceed that what is being portrayed in the development plan. This is evidenced by what actually happens at the existing field off Stephenson Ave as parking is allowed on the playing fields which was not part of the original traffic Management proposal. This includes cars lining up pre 7AM to enter for sporting events which do not appear to form part of the school's sporting curriculum. 4. As the proposed development will be an extension of the current playing fields there is a major concern that traffic will flow through from Brockway to Stephenson Ave (refer point 3 above). This will have major impact on the housing that backs directly onto the existing playing fields if the fields are linked to allow through traffic via the grassed areas. 5. The 2-story pavilion has a function room which is capable of seating a large number or patrons and is intended for leasing to external Parties for functions. Whilst the plan indicates that doors will be closed after 10PM to reduce noise this is unlikely to happen based on past performance from CCGS. As this is likely to be a commercial consideration for CCGS the function room may be a serious inconvenience for residents as it is highly likely that it will be leased out on an ongoing basis.	1. The playing fields will be accessible to the public and community groups, subject to the Deed of Agreement signed between the landowner and the City of Nedlands. Community events will likely occur outside school hours and lights will be required on occasion. A memorandum has been prepared which confirms lighting will uniformly illuminate the playing fields and will minimise light spill to adjoining residences compliant with relevant Australian Standards. 2. No development is proposed west of the proposed pavilion and shed. 3. The assessment of traffic associated with large events is set out section 3.5.2 of the DA Report, noting that the proposed development is expected to generate 910 daily trips during the busiest days of competition and is estimated to represent approximately 2.4% (north) and 5.7% (south) of the site along Brockway Road, and therefore is not likely to have a material impact on the road. 4. No access is proposed to Stephenson Avenue 5. The pavilion is located approximately 380m from the nearest residences and it is considered that appropriate management of the pavilion, including closing doors, will appropriately manage any impact on the amenity of nearby resident as per Section 4 of the Environmental Noise Report.
I support the proposal.	Noted, the support is appreciated.
I support the proposal on the basis that access will be provided, via Blenheim Lane, for residents to the entire sporting precinct. In addition, I request that access be granted to JTC grounds from the same area.	Noted, the support is appreciated. Access from Blenheim Lane is not proposed as a component of the application. The easement referenced is for an existing sewer connection.

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Comment	Applicant Response
The area surrounding the ovals should be planted with as many shade trees as possible. Their existing fields next to this should also be planted out with shade trees to provide localised cooling. CCGS have assured the community that the fields will be open to the public when not in use. Unlike other schools in the area, their existing fields are gated when not in use, ensuring no-one can park nearby, nor readily access the fields. What assurances have been put in place for community access to the new fields?	Shade trees are proposed to be planted as proposed in the landscaping plan. The proposed shrub and tree planting list has undergone consultation with the Botanic Gardens & Park Authority (BGPA) to reinforce the BGPA's greater greenlink and biodiversity vision for a connection between Bold Park, UWA Research Park bushland and Kings Park. A Deed of Agreement has been signed by the landowner and the City of Nedlands with conditions relating to general public access and agreement on hours of access. Additionally, there is public parking proposed and an accessway outside the gates and pedestrian access through the site is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program.
Please retain the line of trees in the hollow along the ROW at the eastern end of the CC playing fields entrance road off Brockway should also access McGilvrey oval	Pedestrian access is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program. Any additional pedestrian connection may be discussed and agreed between private landowners at a later point in time. No road connection between the subject site and UWA Sports Park is proposed at this time. The existing stand of trees along the entryway from Brockway Road are proposed to be retained as indicated on the site plans and extensive landscaping is proposed to the south of the site.
I support the rehabilitation of the old Brockway land fill site. Pedestrian and cycle Access. I want public access to maximized through the site so that local residents can walk or ride to McGillivray Oval and the WAIS facilities without needing to use cars the long way round via Stephenson Ave. I strongly support the City of Nedlands easement and dual use park on the western boundary of the CCGS SJW Phase 2 development. I request and urge that every effort is made to retain existing vegetation (trees) along the gully where the dual use path is shown on the landscape plan at cross-section D. Brockway Road Entrance There should be collaboration with the UWA/ VenuesWest Master Plan to ensure that the entrance off Brockway Road is a shared road connecting to the McGillivray Pavilion (subject of concurrent DA.) The CCGS gatehouse should be moved further to the west, allowing for a road	Pedestrian access is proposed to be provided via a public access easement to UWA Sports Park pursuant to the City of Nedlands School Sports Circuit Program. Any additional pedestrian connection may be discussed and agreed between private landowners at a later point in time. No road connection between the subject site and UWA Sports Park is proposed at this time. The existing stand of trees along the entryway from Brockway Road are proposed to be retained as indicated on the site plans and extensive landscaping is proposed to the south of the site.

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Comment	Applicant Response
connection to John 23rd College to the south. There should be an allowance for a N-S Dual use path along the eastern boundary of the development. The should be allowance for a E-W Dual use path between the southern boundary of CCGS and northern boundary of JTC. Traffic Congestion The amenity of the surrounding residential area should be considered when large and multiple carnival events such as "City to Surf" cause road closures. There are few route options for local traffic. Locals use the stadiums for daily fitness and recreation, parking by large events restricts their normal access options. Improved off road permeability such as footpaths gives local residents more options for entry to facilities	The assessment of traffic associated with large events is set out section 3.5.2 of the DA report noting that the proposed development is expected to generate 910 daily trips during the busiest days of competition and is estimated to represent approximately 2.4% (north) and 5.7% (south) of the site along Brockway Road, and therefore is not likely to have a material impact on the road.
There are two items that are of comment as an adjoining land-owner: **1.Traffic** Consideration should be made by the applicant at the City for peak-time traffic movements via a left-hand turn exit lane independent of the right-hand turn exit lane onto Brockway Road. The traffic report notes an analysis of car parking that illustrates the proposed number of car parking bays are above-average for a facility of this type. The metrics that are used to propose an average are based on bays at campuses that have their playing fields on site. Therefore this metric is inflated and may perhaps increase traffic load beyond what the facility would reasonably require. **2.Easement** 1.The easement referred to is as depicted on Deposited Plan 419082, and in associated Document I956057 (see attached). 2.Document I956057 is a registered document at Landgate which encumbers Lot 1500 & 1501 on Deposited Plan 419082 with a benefit to Lot 10629 Deposited Plan 419082. a. Lot 1500 on Deposited Plan 419082 is registered to the CCGSPF Pty Ltd (“Christ Church”) (CT Vol.4018 Fol.939 attached). b. Lot 1501 on Deposited Plan 419082 is registered to the State of WA (slither of land in north-west section of Deposited Plan 419082 c. Lot 10629 Deposited Plan 419082 is registered to the Roman Catholic Archbishop of Perth (“John XXIII”) (CT Vol.1726 Fol.694 attached). 3.A pavilion is proposed over portion of Lot 1500 by “Christ Church” which is located over the above easement. a. First and foremost, if any action is required on the asset (“water main”) contained in the easement then	As detailed in Section 7.4 of the Transport Impact Assessment, SIDRA analysis of proposed development’s full movement crossover to Brockway Road was undertaken for the post-development (2024) and 10-year post-development (2034) scenarios. The results of the SIDRA analysis show that the proposed Brockway Road crossover would operate at a satisfactory level in the post-development and 10-year post-development scenarios during a typical Friday between 2:30-3:30PM and a typical Saturday 11:30AM – 12:30PM (being the 2 expected peak periods) with a robust background traffic growth along Brockway Road. Christ Church Grammar School has been liaising with John XXIII College since the land acquisition process between CCGS and the State Government. Discussions with John XXIII College are ongoing in relation to the easement and should a written agreement not be in place at the time of determination, it is recognised a condition could be recommended to ensure the Easement matter is handled to the satisfaction of the City. This would allow the applicant to progress detailed design of the infrastructure either with agreement with John XXIII College for the re-alignment of the easement or by providing details of how the requirements of the easement are protected within the building design.

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Comment	Applicant Response
"John XXIII" must be consulted, and an approval must be obtained. b. If "John XXIII" is agreeable, then further action is possible. 4. In principle the proposed realignment of the geothermal connection is agreed pending: detailed engineering analysis and that all costs associated with the relocation are borne by the applicant. John XXIII College suggests that the interested parties (JTC and Challenge Stadium) are engaged with by the applicant to progress the proposed outcome agreed prior to DA approval. Should the project proceed, and the relocation is agreed/approved, then: • Whilst under construction a temporary service must be provided during re-construction such that the service within the easement is uninterrupted to John XXIII before, during and after construction. • Furthermore, any temporary service be protected and any maintained during construction at the responsibility of the applicant until the final "diverted" service is finalised. • The final "diverted" service be protected with an easement like that currently exists -at the cost of the applicant. 5.It also should be mentioned that there are two proposed light poles (LP) as shown on drawing SO3 which appear to be drawing within the subject easement. A similar investigation and agreement be made to address these. For example they should not disturb the asset within the easement and be designed/installed to the satisfaction of the "John XXIII" (see attached Drawing SO3 Mark Up). 6.In addition to specifics such as light poles and pavilion over/in the easement be addressed that a blanket agreement be/approval be given to any proposed works over the easement. For example, encasement of pipe where necessary within playing fields etc. As a result of the complexities of the above we suggest that this application is "deferred" until the above issues are finalised, and "John XXIII" is satisfied with outcomes after due diligence.	

6. Conclusion

As detailed in this submission, the plans have been revised in accordance with the City's requests and additional information provided in technical reports, additional tree retention advice and this submission to address the matters raised by the City in the Further Information Request dated 19 December 2022 and two further emails dated 21 December 2022 and 4 January 2023.

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In particular, more information has been provided to justify the City's concerns in raised in relation to transport and landscaping matters to justify the parking provision based on operational needs and landscaping species selection.

We respectfully request the City's consideration and favourable recommendation of the application to the Development Assessment Panel. Should you have any further queries in relation to the above, or require any additional information, please do not hesitate to contact the undersigned.

Yours faithfully
TAYLOR BURRELL BARNETT



LEX BARNETT
MANAGING DIRECTOR

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Development Application

Christ Church Grammar School
St John's Wood Playing Fields
Phase 2

Prepared for Total Project Management on behalf of Christ Church Grammar School
Prepared by Taylor Burrell Barnett
September 2022

Taylor Burrell Barnett

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Document Information

Development Application

Christ Church Grammar School St John's Wood Playing Fields Phase 2

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Doc ID: 18~071 RPT CCGS Playing Fields Development Application v.2.4

Revision	Status	Author	Approved by	Date Issue
1.0	Draft	C. Boland	L. Barnett	02/2020
2.4	Draft	B. Didcoe	L. Barnett	09/2022

Disclaimer

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Appendix E Detailed Site Investigation, Remidation Action Plan and Contaminated Sites Audit
Appendix F Engineering Report
Appendix G Transport Impact Assessment
Appendix H Environmental Noise Report
Appendix I Waste Management Plan
Appendix J Light Spill Memo
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1.0 Introduction

1.1 Background

Christ Church Grammar School (CCGS) has recently acquired the balance of the former landfill site from the former Department of Sport and Recreation (DSR, now part of Department of Local Government, Sport and Cultural Industries) for the purpose of expanding its existing playing fields, to provide a consolidated regional sporting facility at the St John's Wood Playing Fields.

The acquisition of the landfill site represents the culmination of years of strategic planning, negotiation, and collaboration with the Government of Western Australia to remediate the former landfill site and to create a unique and co-ordinated delivery of recreation facilities in the order of 22ha for CCGS and the local community.

CCGS currently operate sporting facilities on the western side of the former Brockway Landfill site known as St John's Wood Playing Fields Phase 1 and, having acquired the balance of the former landfill site, intend to consolidate its other playing fields to provide a cohesive school sporting precinct.

The development of the former Brockway Landfill site for sporting and recreation purposes as part of the broader Mount Claremont Sports Precinct has been in discussion for almost two decades alongside a government strategic vision for planning of the area which involved redevelopment of Perry Lakes, AK Reserve and the UWA Sports Park.

St John's Wood Playing Fields Phase 2 represents a significant investment which is to include a new pavilion, numerous fields and local recreational facilities which will be accessible to the community. A deed executed with the City of Nedlands expressly provides for ongoing community access which secures this public benefit outcome in perpetuity.

1.2 Proposal

Taylor Burrell Barnett, in collaboration with Total Project Management, With Architecture Studio, RPS, Tabec, Transcore, on behalf of Christ Church Grammar School, is pleased to lodge an application for approval for a 'Recreation – Private' land use and to commence development in respect of sporting facilities, comprising two full size AFL size ovals, a 3/4 size AFL oval, two cricket turf pitches, sporting pavilion and associated parking and landscaping on the former Brockway Landfill site, Brockway Road, Mt Claremont. The proposal will be referred to as St John's Wood Playing Fields Phase 2.

As the proposed construction cost is $20m, the application is to be assessed by the Metro Inner-North Joint Development Assessment Panel (JDAP). To assist the City and the JDAP with the assessment of this application, the following supporting information is provided to demonstrate compliance with the City of Nedlands planning requirements:

- Planning Application Forms and Checklist – **Appendix A**
- Certificate of Title and CCGSPF Pty Ltd ASIC Extract – **Appendix B**
- Development Application Plans – **Appendix C**
- Landscape Report – **Appendix D**
- Detailed Site Investigation, Remidation Action Plan and Contaminated Sites Audit – **Appendix E**
- Engineering Report and Plans – **Appendix F**
- Transport Impact Assessment – **Appendix G**
- Environmental Noise Report – **Appendix H**
- Waste Management Plan – **Appendix I**
- Light Spill Memo – **Appendix J**
- Section J Report – **Appendix K**

Upon confirmation of receipt and acceptance of the application, payment of the relevant application fees will be arranged forthwith.

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1.3 Site Description and Ownership

The subject land comprises one lot that is 15.17 ha in area, as described in **Table 1**. The site is owned by CCGSPF Pty Ltd. A Copy of the Certificate of Title is included in **Appendix B.**

Table 1 Land Ownership

Lot No.	Volume	Folio	Plan	Registered Proprietor
1500	4018	939	419082	CCGSPF Pty Ltd

The subject land is located on Brockway Road, Mount Claremont. It is bound by the UWA Sports Park and UWA Hockey Club to the north, Stephenson Avenue and existing CCGS St John's Wood Playing Fields Phase 1 to the west, John XXIII College and a Western Power depot to the south, and a western power transformer site and Brockway Road to the east.

The subject land was formerly used as a quarry and then as a landfill site. The land is presently vacant, with various stockpiles located on it. The surface levels vary from approximately 4m AHD in the eastern service corridor, to a peak of approximately RL 20m AHD at the stockpile site in the central western portion of the site, with the greater area at approximately RL 16m AHD.

Given its former uses as a quarry and a landfill site the land is completely cleared of all significant or native vegetation.

1.4 Site History and Context

The subject land was previously used as a quarry for sand and limestone extraction until the 1970s, when the Brockway Landfill site came into operation. The Brockway Landfill site ceased operations in the early 1990s. Following closure of the landfill operations, the site was covered with a sand cap of an approximately 1 – 2m, with more recent sand and limestone stockpiles placed over parts of the land. The landfill is estimated to be present to a depth of approximately 13 metres below ground level.

Site investigation works undertaken by RPS identified the presence of asbestos contamination within the sand cap material, which is likely to have originated from the material imported to the site during the capping works (refer **Section 3.7**).

The subject land is required to be remediated prior to the development of playing fields, which will comprise capping with clean fill along with some degree of water and land fill gas management. CCGS propose to undertake all required remediation works, understanding remediation works will be similar to those required on the adjacent CCGS St John's Wood Phase 1 ovals which were recently developed. The details of the remediation requirements are included in the Remediation Action Plan (RAP) prepared by RPS in **Appendix E.** A Contaminated Sites Auditor from Senversa who is accredited under the *Contaminated Sites Act 2003* was engaged to review the RAP. As per the audit advice (refer to **Appendix E**), the auditor is satisfied with the revised RAP to be considered as a final version.

CCGS developed Phase 1 of the St John's Wood Playing Fields on the western portion of the former landfill site in 2015.

1.4.1 Deed of Agreement for Access to Playing Fields – Brockway Playing Fields

A Deed of Agreement for Access to Playing Fields (the Deed) was signed by CCGSPF Pty Ltd as the landowner of the subject site and the City of Nedlands on 27 August 2020 to allow access to the Stage 2 Playing Fields subject to the terms and conditions outlined in the Deed. The Deed outlines that the Owner has principal use of the land in accordance with its private purpose, and the general public will be permitted to access and use the playing fields subject to the operation of the land use conditions outlined in the Deed.

The land use conditions outline:

1. the agreed hours for potential public access;
2. that the rate charged for community access with not exceed the rate charged by the City for comparable facilities;
3. that general public access should be available at all times subject to non-interference;
4. no fencing of the Land except to protect the playing fields from unauthorised vehicle access, with any barriers not to exceed 900mm in height;
5. the owner agrees to explore the potential for playing fields to be available for bookings via the City and to continue discussions with the State of Western Australia regarding the potential for sports lighting to be installed; and
6. the owner will work in good faith with the City to negotiate and achieve a link between the active ovals and the nearby Sports Stadium and Sporting Complex.

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1.4.2 City of Nedlands School Sports Circuit Project

The City of Nedlands School Sports Circuit Project is an initiative to provide a shared path network, 12.8km in length, and connecting to the surrounding suburbs, with the intention of providing a consistent accessible series of connections between educational and recreational facilities across the City of Nedlands.

The shared path network includes existing and proposed pathways which traverse Local Government, State Government and private land. It includes a proposed pathway, to be constructed at a future date by the City of Nedlands, generally shown on the western side of the subject site, to connect into an existing pathway north of the site through the UWA sports Park, and into a proposed pathway south of the site through John XXIII College. An easement has been created for the future sports circuit and is shown on the Deposited Plan.

A Deed of Agreement for Access to Playing Fields has been made between the landowner, CCGSPF Pty Ltd and the City of Nedlands, which outlines conditions relating to the easement for the shared path including matters related to any improvements within the Easement Area and the responsibilities for both parties in relation to the easement.

1.5 Movement Network

A Traffic Impact Statement has been prepared by Transcore in support of the proposed development, refer **Appendix G**. The key components of the report regarding the existing road network are outlined below.

1.5.1 Road Network and Access

The subject site is located on Brockway Road, which is a 13m wide, boulevard-style, two-lane road, and is classified as a Distributor A road in the Main Roads WA Perth Metropolitan Area – Functional Road Hierarchy.

1.5.2 Traffic Volumes

According to the latest traffic data sourced from MRWA, Brockway Road (north of Lemnos Street) carried approximately 11,090 vehicles per day on a regular weekday.

1.5.3 Pedestrian and Cycling Facilities

There are no formal pedestrian paths along Brockway Road so pedestrian access to the subject site is restricted.

Brockway Road does, however, provide a good level of access to the site for cyclists through existing on-street cycling lanes.

The City of Nedlands and Public Transport Authority are currently conducting a feasibility study for implementation of a Dual Use Path (DUP) along Brockway Road, between Underwood Avenue and Quintilian Road. It is yet to be determined if the DUP will be placed along the west or east side of the road.

1.6 Servicing

An existing service corridor runs the full length of the northern lot boundary from Brockway Road through to Stephenson Avenue, and contains both Water Corporation and Western Power major infrastructure.

The Water Corporation infrastructure consists of both gravity and pressure mains servicing the Subiaco Wastewater Treatment Plant to the east, as well as a recycled water main constructed for the reticulation of the existing CCGS playing fields to the west.

Two existing Western Power High Voltage overhead lines (66 kV and 11kV) are located across the subject land, running westwards from the Western Power substation towards the centre of the site, before running in a north-westerly direction up to the northern boundary, and then following the boundary west towards Stephenson Avenue. These assets are protected by an easement.

A 200mm polyethylene (PE) pipe owned by John XXIII College, is protected within a 3m easement extending diagonally across the site, which is identified as a geothermal water main for the purpose of irrigation, utilising excess geothermal water provided by the Challenge Stadium swimming complex.

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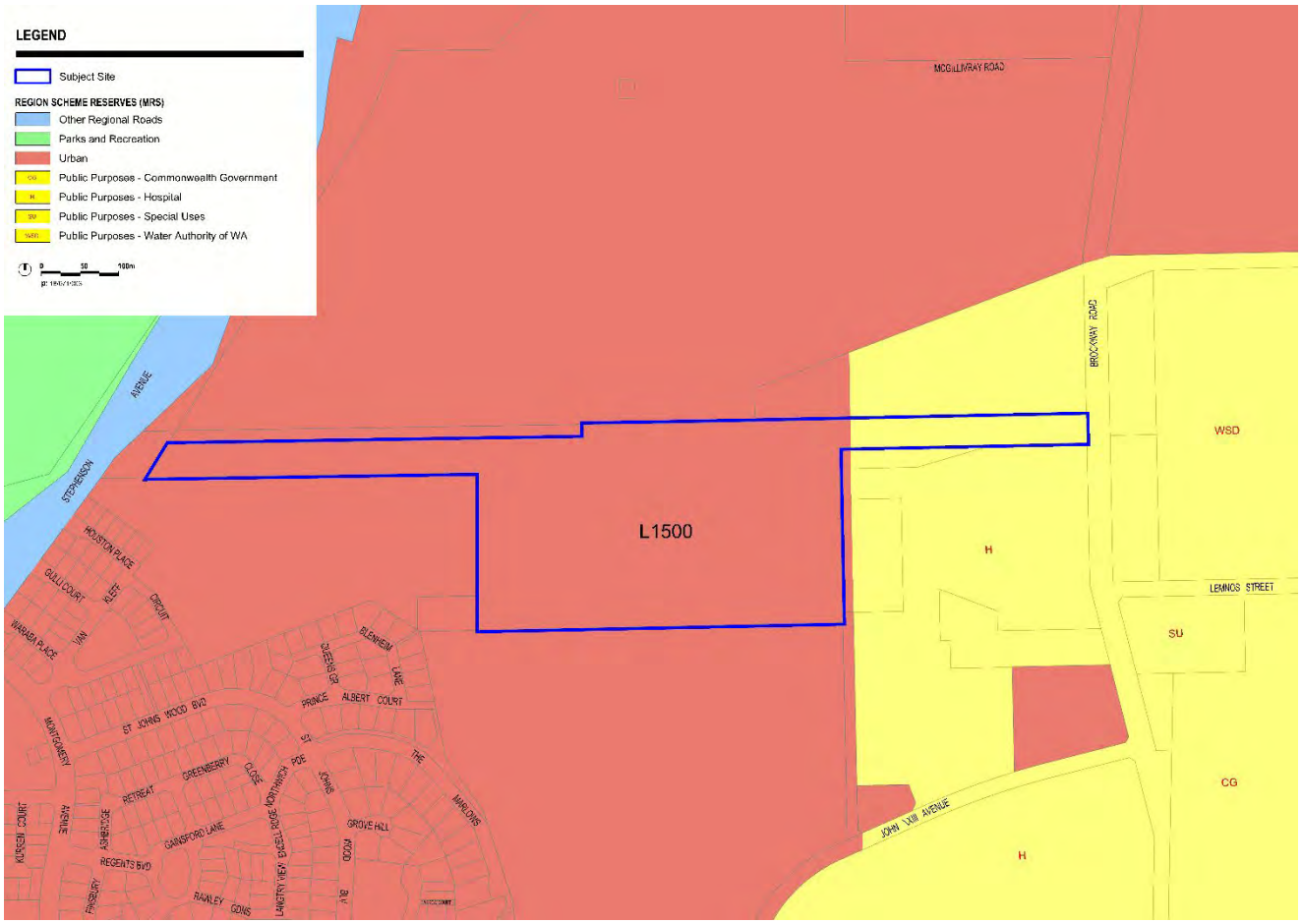
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2.0 Planning Framework

2.1 Statutory Planning Framework

2.1.1 Metropolitan Region Scheme

The majority of the subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS). A small portion to the east of the site is zoned 'Public Purpose – Hospital', which is no longer relevant.



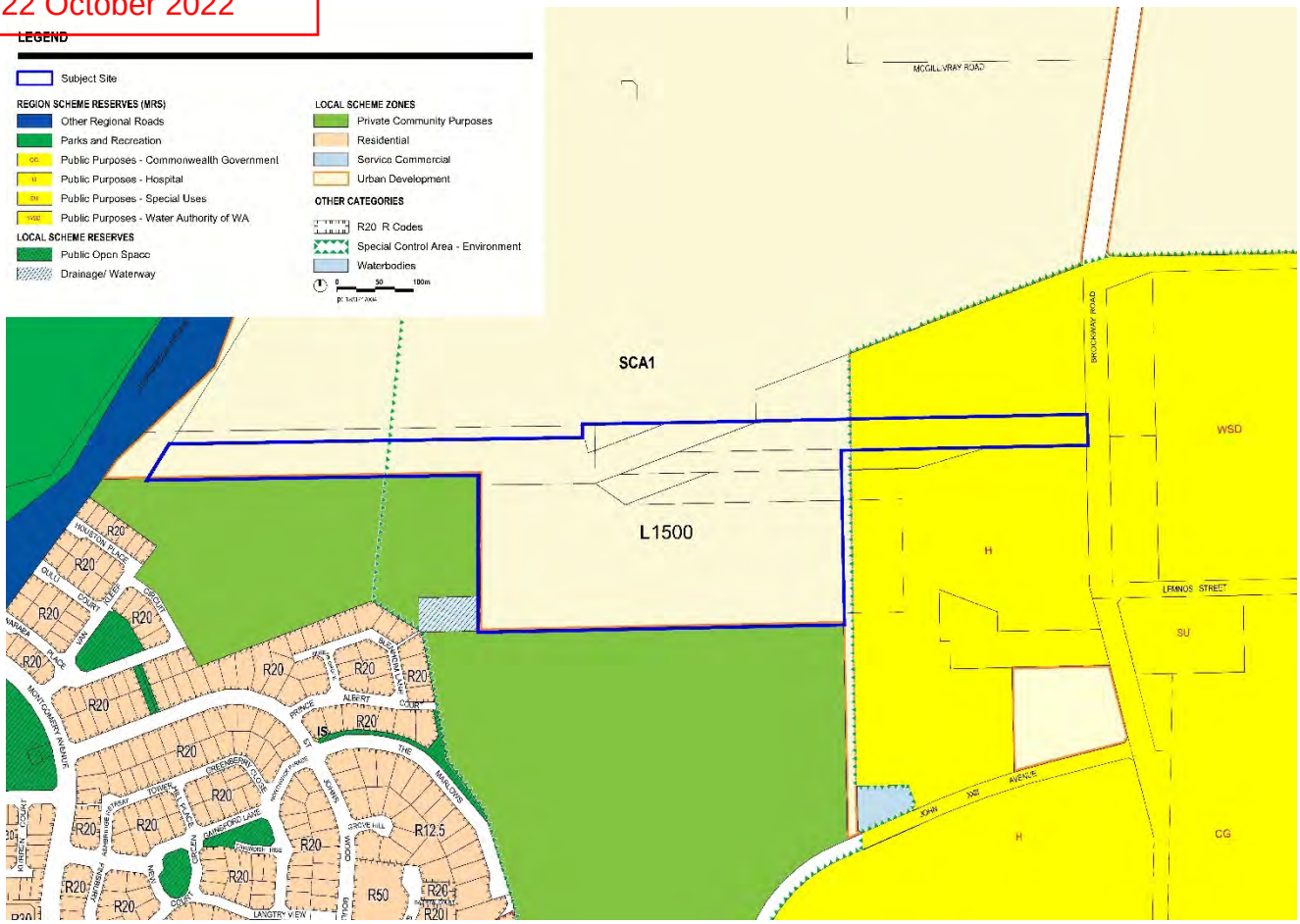
2.1.2 City of Nedlands Local Planning Scheme No. 3

The subject site is predominantly zoned 'Urban Development' in the City of Nedlands LPS 3. The MRS 'Public Purpose – Hospital' reserve over the eastern portion of the site is reflected in the LPS 3. The objectives of the Urban Development zone are:

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions for this Scheme.
- To identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.

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The Zoning Table (Table 3) contained within LPS 3 does not identify the land use permissibility for the Urban Development Zone. Rather, it refers to Clause 18(7) of LPS 3 which states:

> *Clause 18 (7) If the zoning table (Table 3) does not identify any permissible uses for land in a zone the local government may, in considering an application for development approval for land within the zone, have due regard to any of the following plans that apply to the land –*
>
> *(a) a structure plan;*
>
> *(b) an activity centre plan;*
>
> *(c) a local development plan.*

Requirement for Local Development Plan

It is considered that a development application is an appropriate planning instrument which provides the required level of comprehensive planning which is sufficient to provide for the coordination of land use and development, in accordance with the provisions of LPS 3.

Pre-lodgement consultation with the City of Nedlands and the Department of Planning, Lands and Heritage (DPLH) confirmed that in this instance, a Development Application is the appropriate planning mechanism for addressing the relevant matters to facilitate development of the site. Both agencies agreed that requiring a structure plan, activity centre plan or local development plan would only add an unnecessary planning layer, which would address matters which can be appropriately addressed as part of the DA.

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2.2 Strategic Planning Framework

2.2.1 Central Sub-Regional Planning Framework (WAPC, 2018)

Perth and Peel @3.5million is a high level suite of strategic documents published by the WAPC that seek to realise the vision encapsulated in the preceding Directions 2031 and Beyond and State Planning Strategy 2050 documents for the future growth of the Perth and Peel Regions. It incorporates a series of planning frameworks that respond to emerging challenges with a co-ordinated, long-term growth strategy for land use and infrastructure.

The subject land is included within the Central Metropolitan Sub-Regional Planning Framework (SRPF), which will contribute to 32.5% of the population by 2050, bringing the central sub-region's population close to 1.2 million people. The City of Nedlands has been identified within the central sub-region to accommodate an additional 4,320 dwellings.

The Strategy acknowledges that there is a need for social infrastructure to meet the projected population growth within the sub-region, including public open space and sports and recreation facilities.

The proposed development directly responds to the need identified in both Perth & Peel and the SRPF to provide sports and recreation facilities, adjacent to existing sporting facilities, to promote better use of the existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion.

2.2.2 City of Nedlands Local Planning Strategy (City of Nedlands, 2017)

The City of Nedlands Local Planning Strategy (LPS) was endorsed by the WAPC in September 2017. The subject site is included in the Mt Claremont East Precinct in the LPS, which has the following strategies:

- Retain and enhance the character and streetscape of the existing residential areas.
- Comprehensively plan for the remaining non-residential areas.
    - Land uses and development within this area shall not conflict with the urban character being predominantly of sporting, research and educational facilities.
- Prevent the encroachment of sensitive land uses and residential development within the Subiaco WWTP odour buffer area.
- Consider opportunities to consolidate and improve access throughout the precinct.

The proposed development of the subject site for recreation purposes is in accordance with the strategies identified in the City's LPS for the area.

2.2.3 State Planning Policies

State Planning Policy 3.7 Planning for Bushfire Risk Management (WAPC, 2015)

State Planning Policy (SPP) 3.7 directs how land should address bushfire risk management and seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The policy is accompanied by Guidelines for Planning in Bushfire Prone Areas which provides advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.

As outlined in Planning Bulletin 111/2016; Planning in Bushfire Prone Areas, State Planning Policy 3.7 applies to development applications for habitable buildings in Bushfire Prone Areas. While a small portion of the subject site is located within a mapped Bushfire Prone Area, the proposed development does not include a habitable building, nor is the proposed land use considered high-risk or vulnerable. As such, the application of SPP 3.7 does not apply to this development application.

2.2.4 Local Planning Policies

Local Planning Policy – Parking

The City's Local Planning Policy – Parking, defines the standards for car parking for residential and non-residential development.

The policy includes minimum car parking requirements based on land uses. It is considered the proposed development most closely aligns with the 'Recreation – Private' land use listed in the policy, which is defined in Division 2 of LPS 3 as:

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Recreation – private means premises that are – (a) used for indoor or outdoor leisure, recreation or sport; and (b) not usually open to the public without charge.

The policy requires 1 car parking bay per 2 persons for 'Recreation – Private' land uses.

As detailed in **Section 3.4.3** and **Section 4** of this report and included in the Transport Impact Assessment in **Appendix G**, under the LPP, the requirement of 1 parking bay per 2 persons for 'Recreation – Private' parking would create a requirement for 350 bays at peak usage, however, the proposed development draws a lower parking demand as the primary user group is students who do not drive and who are transported by bus. The development proposes 147 light vehicle parking bays and 10 parking bays for buses.

Comparison against the existing CCGS playing fields and 3 other similar PSA All Boys' Schools highlighted a range of parking ratios from 14 bays per hectare to 32 bays per hectare. The 147 parking bays proposed by the development equates to 16 bays per hectare of playing field area.

Local Planning Policy – Landscaping Plans

The City's Local Planning Policy – Landscaping Plans, provides guidance on Council's expectation in terms of the type and minimum standard of landscape plans. The policy requires landscaping plans to be provided as part of a development application for non-residential development. A landscaping report including plans and species selection has been prepared in accordance with the policy requirements, and is discussed in **Section 4** and included in **Appendix D**.

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3.0 Development Proposal

CCGS intends to consolidate its field-based sporting facilities to a single site encompassing the existing St John's Wood Playing Fields Phase 1 west of the subject site, along with the Phase 2 development, being the subject of this application. The provision of a centralised site will promote better use of the existing infrastructure and facilities, reduce traffic movements and establish a sense of social cohesion.

3.1 Development Overview

The proposed sport facility has been designed to accommodate a range of field-based sport activities, comprising the following components:

Playing Fields

- Two x AFL full-sized ovals;
- One x AFL ¾-sized oval;

Cricket Pitches

- Two x Cricket turf pitches;

Sports Pavilion

A pavilion building is located on the northern edge of the site, between the two AFL full-sized ovals. The pavilion includes a function room and external terrace which at times will be used for private functions and club social events, catering for approximately 120 people seated. The pavilion building also includes 7 changing rooms, showers, medical room, sports store room, administration office, classroom; kitchen and toilets.

A single-level storage shed with a small office is located to the west of the pavilion, for the storage of maintenance and grounds equipment.

3.2 Operation and Management Arrangements

Specific arrangements operation and management including purpose, time of use and public access have been agreed between the landowner and the City, as agreed in the Deed signed between the parties in August 2020 (detailed in **Section 1.4.1).**

3.2.1 Purpose and Time of Use

The proposed sporting facilities will cater for sports training, as well as competitions and events. Overall, higher attendance at sports activities by both participants and spectators typically occurs during the winter season (i.e. April to August). Summer season runs from October to March and has fewer attendees.

Sports Training

The facilities are expected to be used by CCGS for training four times per week (Monday, Tuesday, Wednesday and Thursday). The training sessions generally occur in the late afternoon (3:30 – 5:30PM), immediately after school hours. The students and staff are typically transported to the playing fields by buses from the CCGS campus. While some of the students may be collected by parents after the training session is over, most students are transported back to the CCGS campus by buses for parent pick-ups.

Sports Events

The proposed development will also cater for various sporting events held throughout the year. The summer season sporting events, which generally record lower attendance, will be held each Friday afternoon (1:30pm – 6:00PM) and on Saturdays (8:30AM – 6:00PM) 10 – 12 times a season (subject to home or away fixtures).

The sporting events during the winter season are held on Friday afternoons (1:30 – 4:30PM) and Saturdays (8:30AM – 1:30PM) and typically occur 10 – 12 times per season (subject to home or away fixtures). The winter sporting events generally record highest level of attendance where multiple teams have several games/competitions in succession.

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The students will be initially transported to the site by buses from their respective schools. After the sporting events some students will be returned to their school for parent pick-up, while the balance will be picked up by parents from the sporting grounds after their event has finished.

3.2.2 Number of Occupants

The number of students and staff expected to be attending the sport training and competition events is outlined in Table 2 below:

Table 2: Sport Competition Events Schedule

Activity and Frequency	Week		Friday	Saturday
Winter Season Sporting Competition (10-12 events per season)	Week 1	Student numbers	400	700
		Period	1:30pm – 4:30pm	8:30am-1:30pm
		Bus transport	10 buses	15 buses
	Week 2	Student numbers	700	400
		Period	1:30pm – 4:30pm	8:30am-1:30pm
		Bus transport	15 buses	10 buses
Summer Season Sporting Competition (10-12 events per season)	Week 1	Student numbers	100	75
		Period	1:30pm- 6:00pm	8:30am – 6:00pm
		Bus transport	5 buses	4 buses
	Week 2	Student numbers	100	50
		Period	1:30pm- 6:00pm	8:30am – 6:00pm
		Bus transport	5 buses	4 buses

Table 3: Sport Training Sessions

Activity and Frequency	Week		Monday to Thursday
Winter Season Training Sessions (weekly)	Weekly	Student (staff) numbers	600 (50)
		Period	3:30pm – 5:30pm
		Bus transport	12 buses
Summer Season Training Sessions (weekly)	Weekly	Student (staff) numbers	50 (10)
		Period	Minimal usage
		Bus transport	N/A

3.2.3 Management and Public Access

Access to the playing fields and associated facilities will be made available to the general public and community sports clubs for training and competition outside of the times the school is required to use the facilities. Community groups will have the ability to book the playing fields and facilities including change rooms and toilets, consistent with the arrangements already in place at the existing CCGS playing fields.

Bookings will be advertised and scheduled online with a link placed on the City of Nedlands website. The bookings would be coordinated via an in-house resource, which would be utilised exclusively to book facilities to the general public and community groups. This resource is currently in operation by CCGS and regularly approached by community groups for access to playing fields, the school pool, gymnasium and boarding facility.

The general public will also have access to use the playing fields for recreation and non-organised sport and passive recreation, such as dog exercising, walking and general kick-to-kick, as is the case at the existing CCGS St John's Wood playing fields, when not in use for organised events.

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3.3 Design Statement

A design statement considering the proposed development in the context of State Planning Policy 7.0 Design of the Built Environment has been prepared by with architecture and is provided as follows:

3.3.1 Context, Siting and Orientation

Constructed over two levels in response to the site topography, the sports pavilion proposed for Christ Church Grammar School's new playing fields at St John's Wood, will align with the crest of the embankment, with the building's long glazed façade facing south and overlooking the playing fields. Panoramic views to the north encompass Bold Park and UWA's Hockey Club and Sports Park. The new pavilion will be the only building in the precinct.

3.3.2 Programme, Functionality and Build Quality

The sports pavilion is a two-level structure equipped with seven generous change rooms for both Home and Away teams, accommodation for Umpires (both male and female), a sport equipment storage area, a dedicated first aid room, and an entry lobby with lift and stairs, all on the lower level.

The upper level includes a coach and time-keeper's office overlooking the playing fields, a classroom, and a meeting/function room for around 120 people seated. A small preparation/servery kitchen is included, along with a chair-store and toilets at the western end.

Glazing to the south and the east facades will enable patrons to view the playing fields and the distant city views to the east from within the pavilion.

A covered terrace and meeting deck occupies the eastern end of the pavilion's upper level.

The 340 sqm covered outdoor terrace to the west includes tiered seating facing the ovals, for spectators to sit and watch the events. The terrace is approximately 1.20m above the level of the playing fields to provide improved sightlines. The upper-level toilets are directly accessible to patrons using the covered deck, as well as those within the pavilion.

Complimenting the main pavilion is a single-level storage/groundkeepers shed with a small staff office, located to the west of the pavilion. Maintenance and grounds equipment will be secured within the shed. A dedicated bin store appropriately screened within an enclosed compound has also been included.

The pavilion will be constructed of robust, hard-wearing materials- concrete block and precast concrete at the lower level, and steel framed construction for the upper level. Metal standing-seam and compressed-sheet cladding will wrap the building's upper-level and the cantilevered canopy. Roof-mounted plant will be screened.

3.3.3 Aesthetics

The architectural design intent is to express the facility's practical planning and pay attention to the construction detailing to achieve a clean, taut and rational aesthetic, void of gimmicks and superfluous elements.

3.3.4 Accessibility

The pavilion's changeroom facility is located at the lower level, easily accessed from the nearby carpark and bus layover. The site plan provides 147 car bays and 10 bus bays within close proximity (walking distance) to the pavilion. Vehicle access is via a long roadway from Brockway Road. The site planning has given careful attention to pedestrian safety by minimising the frequency of pedestrian pathways crossing vehicle driveways.

Pedestrian access to the pavilion's upper level is provided via a lift and staircase within the entry lobby located at the lower level. The passenger lift is compliant with universal access requirements.

Players and umpires will access the ovals, from the lower level, via steps and ramps, similar to a typical grandstand "race".

A trafficable pathway between the main pavilion and the storage shed is included to enable maintenance equipment and grounds crews to easily access both facilities whilst minimising crossover with pedestrians and user groups.

3.3.5 Amenity

This is a functional building with a clearly defined purpose; a sports related facility with all the development's functions contributing to users' amenity. The change rooms are generously sized, with a 3.3m high ceiling. A glazed strip will emit natural light and ventilation is further enhanced by the open corridors. These internal corridors are wide to facilitate easier movement.

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Internal surfaces will be coated to be impervious and can be easily washed down if required. Players, coaches and umpires will have use of benches and lockers.

Spectators will have access to a covered terrace equipped with a BBQ to better support post-game gatherings. The terrace is partly enclosed to provide some weather protection. The internal appointment will be functional and suitable to purpose.

The entry road and carpark will be lined with trees, that will provide shade and act as a partial windbreak. A paved area/forecourt along the north façade provides and gathering space for sports teams. This plaza will include trees to provide shade and contribute to the development's aesthetic appeal.

A bicycle rack will be included in the entry forecourt to the pavilion, to encourage and cater to cyclists.

3.3.6 Legibility

Set into the embankment, the pavilion will have a visual presence at both levels and be clearly evident from the parking areas, bus bays, and from the playing fields.

The lower-level entry lobby will be marked with a visually prominent canopy that will mark the main point of entry for visitors and patrons. Players and coaches access their change room through openings along the north facing façade.

With its cantilevered canopy and seating terraces, the design resembles a small grandstand, thereby signalling the pavilion's purpose and function.

An appropriately scaled entry statement is envisioned at the Brockway Road access point.

3.3.7 Sustainability

The upper-level will be well-insulated, and the placement of windows and openings will enable cross-ventilation. The lower-level change rooms are arranged to utilise cross ventilation to address odours, condensation, and similar conditions endemic to change facilities. Full height grille/doors will further enhance cross ventilation, as will the openings at the ends of internal corridors.

Light coloured sheet metal roofing will be utilised, and all glazing will be screened from direct sunlight to reduce heat load. Internal lighting and air conditioning to the upper-level will be "zoned" to enable users to monitor/minimise the building's energy use.

The waste collection area has been appropriately sized to provide multi-stream waste sorting to allow for the segregation of landfill, recycling and organic waste. Waste will be held in an enclosure.

3.3.8 Safety

Particular attention will be paid to security. External openings on the pavilion will include robust locks to deter anti-social behaviour and CCTV cameras installed to monitor the external envelope. Alarms and warning indicators will meet Code compliance and the School's safety requirements.

A dedicated pedestrian path takes visitors from Brockway Road to the Entry Terrace, or alternatively down to the playing fields. Lighting will be included throughout, including the carpark and bus bays.

3.3.9 Community

Provision for the future City of Nedlands Sports Circuit, to be constructed by the City of Nedlands, has been accommodated within the project master planning for community use. Although this is a private development, the site will remain open and readily accessible to the general public and nearby residents outside of the times the school is required to use the facilities. Community groups will have the ability to book the playing fields and facilities including change rooms and toilets, consistent with the arrangements already in place at the existing CCGS playing fields. A deed of agreement has been signed between the landowner and the City of Nedlands which outlines the specific arrangements to ensure community accessibility.

3.3.10 Landscape Design

The landscape strategy for the CCGS Playing Field Phase 2 site and its associated infrastructure will be aimed at providing an instantly attractive, amenable landscape response from day one, that is of benefit to the adjacent existing community whilst serving the site's main function as playing fields.

Entry Statement

Vehicular arrival to the site will occur from the proposed entry of Brockway Road which will consist of tree lined roadway with retained existing significant trees and new tree plantings. A small entry statement / signage will be provided on a

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boundary fencing pier to assist with wayfinding and legible identification of the site to patrons making their first visit to the site. Landscaping along the entry roadway will consist predominantly of low native groundcovers, no greater than 600mm in height to ensure sightlines are retained from vehicles. Some areas of turf may exist in the verge area as well. A pedestrian footpath will run the full length of the entry roadway, connecting the site's facilities to the greater pedestrian network in Brockway Road.

The project has sought to retain as many of the good quality existing significant trees as possible through the arrival experience. The retained trees are primarily a collection of Eastern States and West Australian native Eucalyptus species. A number of trees proposed to be removed in the entry area are a declared pest species *Tamarix aphylla* (Athel Tree).

Taller native shrub planting will be provided along the site's northern boundary along the entry roadway to provide a landscaped buffer the adjoining northern properties.

Carparking & Building Surrounds

The internal carpark areas will have shade trees provided at 1 tree per 6 bays to provide relief from solar radiation emanating from the large expanse of asphalt and to provide visual softening of the bitumen areas. Carpark trees will be provided in designated planting nibs and / or barrier kerb tree wells to ensure adequate protection from vehicles. Tree species have been selected to ensure clear trunked views are maintained under the canopy throughout the project. A tiered free flowing retaining wall system has been proposed at the eastern end of the carparking interface with the oval interface to soften the level difference and reduce the visual dominance by allowing for planting to occur between the retaining wall tiers.

Carpark areas and the building surrounds will be landscaped with predominantly native species, hydrozoned to ensure Waterwise principles can be achieved with maintenance minimisation an ongoing consideration.

Full pedestrian connectivity has been proposed between the carparking areas and the pavilion. All footpaths will cater for disability access in accordance with the relevant Australian Standards. Turf interfaces with the proposed pavilion provide uninterrupted views over the playing fields to maximise spectator opportunity. A space adjacent the pavilion has been designated as a possible location for a small future playspace that caters for children not involved in sporting activities on the playing fields to have a level of passive surveillance from the pavilion building.

Drainage basins for stormwater capture from carparking and hardstand areas have been located along the site's northern boundary. These areas will be planted with reeds, sedges and other plant species that will be selected based on their ability to uptake nutrients as listed in the Vegetation guidelines for stormwater biofilters in the south-west of Western Australia (Monash University 2014). The plants to be used will be selected based on their intended purpose, particularly nutrient uptake.

Playing Fields & Surrounds

The playing field surface caters for two (2) full sized and one (1) junior AFL sized ovals, with an overlay of two (2) cricket ovals or four (4) soccer fields with ample runoff area. Feature shade trees will define space around the perimeter of the playing fields as well as to areas of overspill from the playing surfaces. These feature trees will provide informal sitting opportunities for spectators to gather under during sporting events. On the alternate days when the playing fields are not being used for organised sport, the trees and turf areas will provide an attractive parkland setting for the surrounding community to use as an informal kickabout space or for exercising a dog. Small permanent shade structures have been proposed to the main oval's western boundary to provide shade from midday and afternoon sun for spectator comfort. An easement and future footpath network has been noted on the plans for connecting to the greater municipality pedestrian network system that connects the UWA Hockey Fields to the north, with the existing School playing fields to the west and the existing Mt Claremont residential area.

3.4 Landscaping

A Landscape Report has been prepared by Emerge Associates which provides:

- landscape concepts;
- site sections;
- information on retained trees and tree protection zones;
- an irrigation strategy; and
- a proposed planting palette for the development.

The Landscape Report, included in **Appendix D** and Section 4.0, outlines compliance of the landscaping plans against the City of Nedlands'

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3.5 Access and Parking

A Traffic Impact Assessment has been prepared by Transcore to consider the impacts of the proposed development, which is included in **Appendix G** and summarised below.

3.5.1 Vehicle Access

Access to the site will be provided via a single full-movement crossover on Brockway Road, on the eastern side of the site. The crossover leads to an internal east-west driveway which provides access to the car parking areas and pavilion.

3.5.2 Traffic Generation

Based on CCGS's training and competition events program, a total of three peak traffic activity periods where demand on local road network will be at its highest are anticipated to occur 10 – 12 times during the winter season (April to August) These events detailed as follows:

- It is estimated that about 250 vehicular movements (ins and outs combined) will be experienced during the Friday 2:30–3:30 PM hour (April to August);
- It is estimated that about 250 vehicular movements (ins and outs combined) will be experienced during the Saturday 11:30 AM–12:30 PM hour (April to August); and,
- It is estimated that about 200 vehicular movements (ins and outs combined) will be experienced during the Monday to Thursday 4:30–5:30 PM hour (April to August).

The estimated traffic generation allows for car-pooling which typically occurs at such events. Nevertheless, the estimated trips represent a conservative assumption.

The proposed crossover will generally operate at a good level of service with acceptable queues and delays throughout its use during weekdays and on Saturdays. The crossover may occasionally experience queuing of up to three vehicles within the site during the Saturday peak, however there is ample space to accommodate this queue, and longer queues, within the site.

Overall, the proposed development is expected to generate about 910 daily trips during the busiest competition days. The level of traffic increase represents around 2.4% and 5.7% of additional traffic on Brockway Road north and south of the site. It is important to note that this level of traffic increased would only occur 10-12 times per year and as such is considered to be occasional. The proposed increase in traffic is less than 10% of the capacity of the road, and therefore is not likely to have a material impact on the road, in accordance with the guidance included in the WAPC's *Transport Impact Assessment Guidelines for Developments* (2016).

3.5.3 Parking

A car park facility is proposed on the northern edge of the site, accessed from Brockway Road. The proposed development plans provide for a total of 147 car parking bays, which are located in two dedicated car parking areas to the north of the playing fields, and along the southern edge of the proposed entrance road. 147 car parking bays equates to 16.66 bays per hectare of playing fields. Comparative analysis against other playing fields utilised by PSA schools had an average of 14 car parking bays per hectare of playing fields which places this development above average.

The layout of the bays along the driveway has been designed as parallel parking bays to improve safety for vehicles parking and exiting parking bays. The parallel parking is also more conducive to pick up and drop off which is considered to be a prominent activity in the operation of the playing fields.

In addition to the general car parking provision there is also parking planned for up to 10 buses with capacity for 75 students per bus. The car park includes a bus turnaround facility to facilitate movement of buses in forward gear throughout the site.

Under the City of Nedlands Local Planning Policy - Parking, the requirement of 1 parking bay per 2 persons for 'Recreation – Private' parking would create a requirement for 350 bays at peak usage, however, the proposed development draws a lower parking demand as the primary user group is students who do not drive and who are primarily transported by bus from the school campus in Claremont.

Based on CCGS's experience with the parking requirements at their existing facilities, this level of parking supply will be sufficient to meet the demand based on the anticipated student numbers.

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3.5.4 Public Transport Access

The proposed development is not expected to generate significant demand for public transport services due to the nature of events expected to be held on the subject site.

TransPerth bus service No. 27 operates in the immediate proximity to the site, which provides an opportunity to connect to the Fremantle train line.

3.5.5 Pedestrian and Cyclist Access

In accordance with the requirements of the City of Nedlands School Sports Circuit Program, the proposed development allows for the future provision of the Sports Circuit Path to run through the subject site, which will provide a connection from UWA's McGillivray Playing Fields to the north, through to the residential area to the south. An easement has been executed over the pathway location, to accommodate the future construction of the pathway by the City.

Apart from the School Sports Circuit, pedestrian and cyclist patronage to the proposed development is expected to be limited due to the nature of the proposed activities. However, the on-road cycling lanes and other such paths within the locality provide adequate level of accessibility for cyclists to the subject site. The pedestrian access to the site is currently limited due to gap in path system and non-existence of pedestrian paths on Brockway Road. This will however be addressed with the implementation of the planned DUP along Brockway Road.

3.6 Servicing and Infrastructure Strategy

3.6.1 Electrical Infrastructure

In order to feed power to the proposed pavilion, a new Western Power transformer and switchgear will be required. There are a number of options available to connect the transformer and switchgear to the pavilion. These will be subject to Western Power approval.

The power supply will also be needed for street lighting to the access roads and car parks.

3.6.2 Sewerage

As there are no gravity sewers in the immediate vicinity, the pavilion will require the installation of a private waste water pumping station and pressure main. The main would either run westward along the northern boundary of the existing playing fields and discharge into the sewer servicing the existing western change rooms on Stephenson Avenue, or southwards across the western extent of the proposed playing fields, to discharge into the existing sewer in Blenheim Lane. The western discharge is slightly longer, though it may be less problematic as it could be totally contained within CCGS land and minimise easement requirements.

3.6.3 Water Supply

A number of options are available to provide a potable water supply to the pavilion. Although the closest supply is a 100P to the south in Blenheim Lane, a larger 150P main in Brockway Road and 200P in Stephenson Avenue is more likely to provide the required supply. The Brockway Road connection is the shortest option, although it may be more appealing to extend the water from the 200P main currently serving the western changerooms and utilise the same service trench for installation.

Discussions will be progressed with Water Corporation to determine the most suitable supply point for the water service.

Irrigation

As bore water in the area is already over allocated, the only viable source of irrigation water is recycled treated effluent from the Subiaco Waste Water Treatment Plant, as is utilised on the exiting playing fields west of the subject site. To supply the Phase 1 playing fields, a DNE250 HDPE pipeline was installed along the northern boundary within the service corridor.

It is proposed that, subject to Water Corporation approval, the irrigation design to accommodate the Phase 2 playing fields that the existing and new irrigation systems are combined to both be pumped from the new tanks proposed within the subject site. This would include utilising the Water Corp main to fill the tanks during the day (not directly into the irrigation system) and the irrigation cycle beginning at 8:30pm. Finalisation of such an arrangement will be sought through consultation with Water Corporation.

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3.7 Environmental Considerations

The environmental investigations confirmed that the existing sand cap which was previously placed over the subject site was contaminated with ACM, and is not acceptable as the finished surface of the proposed playing fields. To provide an acceptable finished surface on the playing fields, a combination of imported turf root zone material will be placed over the playing field surface, along with clean limestone and sand from the existing stockpile on the western end of the site. These materials will be placed over a geofabric barrier layer, to achieve an acceptable separation to the contaminated materials.

3.8 Bushfire Considerations

As outlined in Planning Bulletin 111/2016; Planning in Bushfire Prone Areas, State Planning Policy 3.7 applies to development applications for habitable buildings in Bushfire Prone Areas. While a small portion of the subject site is located within a mapped Bushfire Prone Area, the proposed development does not include a habitable building, nor is the proposed land use considered high-risk or vulnerable. As such, the application of SPP 3.7 does not apply to this development application.

3.9 Environmental Noise Emissions

An Environmental Noise Report has been prepared by Gabriels Hearne Farrell to evaluate the proposed development in relation to environmental noise emissions, and is included in **Appendix H.** The report includes the findings of an acoustic assessment, which was undertaken to determine the likely resultant noise levels at the nearest residences on Blenheim Lane, south of the site, within the framework of the *Environmental Protection (Noise) Regulations 1997* (Noise Regulations).

It is important to acknowledge that the noise emissions from sporting and recreation facilities is deemed to be 'community noise', which is technically exempt from complying with the 'Assigned Levels' of the Noise Regulations in order to allow sporting ovals and residences to be in close proximity to each other. This exemption does not apply to the potential amplified music emissions from the pavilion building, nor any mechanical plant serving the Pavilion.

The acoustic assessment concluded that the noise emissions will generally comply with the 'Assigned Levels' of the Noise Regulations, including the majority of the noise sources that are deemed to be 'community noise' and are therefore not required to comply with the 'Assigned Levels'.

Furthermore, the proposed playing fields are located further away from the nearest residences than the residences located adjacent existing sporting ovals within the City of Nedlands. Therefore, the extended playing fields will result in no greater loss of amenity than what is experienced around the other sporting ovals within the City of Nedlands. The report recommends the function area of the Pavilion include a requirement that all external doors and windows must be kept shut when the music is louder than the background music, and that the music volume does not exceed 96 dB(A) after 10pm, which will be addressed through requirements imposed on user groups.

3.10 Light Emissions

A Memorandum has been prepared to consider the impacts of the proposed sporting lights on the nearby public and residential areas (Refer **Appendix J**). The Memorandum confirms the lighting will uniformly illuminate the playing fields, and will minimise light spill onto adjoining residence through use of advance materials, suitably locating and aiming the lighting, and compliance with the requirements of AS4282.

3.11 Waste Management

Talis has completed a Waste Management Plan, to determine the waste requirements for the proposed development (Refer **Appendix I**). Waste will be collected once per week by the City of Nedlands, via 240 litre bins. In addition, 2 additional 120 litre bins common area bins will be provided on game days to cater for waste generated on these days.

3.12 Sustainability

Full Circle Design Services has prepared a Section J Report for the development (Refer to **Appendix K**). The report outlines that the proposed development intends to demonstrate compliance by the deemed-to-satisfy approach for most elements and demonstrates building envelope performance exceeding minimum performance standards for most features.

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4.0 Compliance with Planning Framework

The following table demonstrates the proposed development is compliant with the Site's planning framework.

Table 4: Compliance with Planning Framework

Planning Document	Provision	Compliance	Comment / Justification
City of Nedlands Local Planning Strategy **(Mt Claremont East Precinct Aims)**	Retain and enhance the character and streetscape of the existing residential areas	✓	The proposed development does not detract from the character and streetscape of the existing residential area.
	Comprehensively plan for the remaining non-residential areas Land uses and development within this area shall not conflict with the urban character being predominantly of sporting, research and educational facilities.	✓	The proposed development is aligned with the urban character being of a non-residential nature and is proposed to be used for a sporting purpose in line with the surrounding uses at existing CCGS Playing Fields to the west, the John XXIII College Playing Fields to the south, and the UWA Hockey Club to the North. The proposed development allows for the continuation of a comprehensive redevelopment plan through former Brockway tip site to continue the area's role as a sporting precinct
	Prevent the encroachment of sensitive land uses and residential development within the Subiaco WWTP odour buffer area.	✓	The proposed land use is not considered a sensitive land use that will encroach within the Subiaco WWTP odour buffer area
	Consider opportunities to consolidate and improve access throughout the Precinct.	✓	In accordance with the requirements of the City of Nedlands School Sports Circuit Program, the proposed development allows for the future provision of the Sports Circuit Path to run through the subject site, which will provide a connection from UWA's McGillivray Playing Fields to the north, through to the residential area to the south. An easement has been executed over the pathway location, to accommodate the future construction of the pathway by the City which will improve access throughout the Precinct.
City of Nedlands Local Planning Scheme No. 3 **(Urban Development zone)**	To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions for this Scheme.	✓	It is considered that a development application is an appropriate planning instrument which provides the required level of comprehensive planning which is sufficient to provide for the coordination of land use and development, in accordance with the provisions of LPS 3. On this basis there is no need for the preparation of a structure plan, activity centre plan, or local development plan to be prepared to provide additional detail, with these processes adding an unnecessary planner layer. This position has been confirmed by the DPLH
	To identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development		

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			and City of Nedlands in pre-lodgement consultation.
City of Nedlands Local Planning Policy – Parking	A 'Recreation – Private' land use is required to provide a minimum of 1 car parking bay per 2 persons.	×	The objective of the Local Planning Policy is recognised as "to facilitate the development of sufficient parking facilities for cars and other wheeled vehicles". The development proposes 147 light vehicle parking bays and 10 parking bays for buses. Comparison against the existing CCGS playing fields and 3 other similar PSA All Boys' Schools highlighted a range of parking ratios from 14 bays per hectare to 32 bays per hectare. The 147 parking bays proposed by the development equates to 16 bays per hectare of playing field area. Under the LPP, the requirement of 1 parking bay per 2 persons for 'Recreation – Private' parking would create a requirement for 350 bays at peak usage, however, the proposed development draws a lower parking demand as the primary user group is students who do not drive and who are transported by bus.
City of Nedlands Local Planning Policy – Landscaping Plan	At least 50% of street setback area(s) using soft landscaping treatments, unless otherwise approved by the City.	✓	Based on the lot shape, there is limited street setback area, however, the proposed development includes feature trees and shrub/ground cover planting either side of the 6m wide driveway.
	One shade tree being provided for every 4 continuous open car parking bays	✓	One shade tree provided per 4 car bays.
	In cases where car parking bays are not located within the street setback area, at least one tree for every 10m across a lot's street frontage is to be provided, unless otherwise approved by the City.	✓	4 feature trees proposed along 36m street frontage.
	Plants being setback an adequate distance from driveways, crossovers, footpaths and truncations so as not to obstruct driver and/or pedestrian sightlines when they reach full maturity	✓	Feature trees to street frontage are proposed to be located to maintain full pedestrian and driver visibility. Planting within car parking areas and along footpaths are proposed to provide shading whilst maintaining safety and visibility within the movement network.
	The retention of mature trees where practicable, unless otherwise approved by the City. If sufficient justification for removal of significant trees, the City will expect equivalent trees to be planted elsewhere on the site.	✓	Section 3 of the Landscaping report details the locations of tree retention and trees to be removed. Trees to be removed are those which prevent access to the site from Brockway Road and a small number within the car park. A significant number of additional trees are being planted on site in suitable locations including significant planting to the south of the site.
	The avoidance of landscaping which will fully obstruct surveillance from the property to the street, and vice versa.	✓	The shape of the subject site limits opportunities for street surveillance, however, landscaping does not obstruct beyond the existing limitations.

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	Landscape design which will not provide concealment or entrapment areas	✓	The landscape design does not create concealment or entrapment areas.
	The use of a variety of landscaping to create interesting built environments.	✓	A variety of species are proposed to create visual interest as per Section 6 of the landscaping report.

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5.0 Other Considerations

5.1 Construction Management Strategy

It is intended that a Construction Management Plan (CMP) will be prepared prior to construction to address the following during the construction phase:

- Works Methodology, Programme & Quality Control
- Environmental Management & Approvals
- Waste Management
- Occupational Health & Safety
- Pedestrian, Cyclist and Traffic Management Plan
- Fencing & Signage
- Noise and Vibration
- Dust and Wind-Blown Material
- Construction Days / Hours
- Point of Contact
- Traffic
- Noise

5.2 Staging and Implementation

The proposed development would be implemented in two stages to deliver the final development. The first stage of works will be land reclamation and civil and technical works to adequately prepare the land for the development in accordance with its intended use. Following these works, the second stage of development is construction of the facilities including the playing fields, the sports pavilion and supporting infrastructure including car parking.

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6.0 Pre-Lodgement Consultation

6.1 Overall Stakeholder Consultation

CCGS has discussed the proposal with UWA and John XXIII College, who both indicated support of the proposed development.

6.2 Department of Planning, Lands and Heritage

Given the majority of the site was previously vested in the Department of Local Government, Sport and Cultural Industries, CCGS has undertaken extensive consultation with the DPLH as part of the land acquisition process. The DPLH are supportive of the proposal.

6.3 City of Nedlands

Various pre-lodgement consultations was undertaken, including with the City of Nedlands. Specifically, CCGS and the project team first met with the City of Nedlands technical officers on the 14th October 2019 to discuss the proposed development. Following the meeting, the City confirmed a DA would be the appropriate planning mechanism to be pursued to facilitate the intended development.

CCGS and the project team met with the City of Nedlands technical officers (via an online meeting) again on the 16th April 2020, to discuss the indicative DA plans, and technical reporting completed to date. Overall, the City was supportive of the proposed development. The City officers explained their intention to construct the School Sports Circuit through the subject site, and the requirement for the proposed development to be able to accommodate this. There was also discussion on the DA reporting requirements, and the City identified the requirement for a Waste Management Plan, Landscape Plan and Acoustic Report. The City also indicated they were currently preparing a feasibility study for a dual use path on Brockway Road. These matters have all been addressed in this DA.

Most recently, the applicant and project manager met with the City of Nedlands planning team in August 2022 as a final pre-lodgement discussion following the signing of the Deed of Agreement in late 2020 and the execution of the land amalgamation and transfer to CCGSPF Pty Ltd. The meeting provided City officers an update from discussions held in 2020 for the project and confirmed that the appropriate land use to be sought was ‘Recreation – Private’. Discussions on the approach to the parking provision for ‘Recreation – Private’ and it was recognised that the application would be seeking a variation to the requirement under the local planning policy given the operation of the facility as playing fields for a school where students are transported by bus. The City also discussed the requirement for the application to be considered by the City’s Design Review Panel as it was a mandatory JDAP application. It was confirmed following the meeting that the application would need to be reviewed by the DRP, however, the City officers were comfortable with that occurring following lodgement of the application, given the DRP meeting schedule.

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7.0 Conclusion

The development of the former Brockway Landfill site for recreation purposes as part of the broader Mount Claremont Sports Precinct has been in discussion for almost two decades. In response to growing demand and following their recent development of the Phase 1 sporting facilities on the western side of the subject site in 2015, Christ Church Grammar School has acquired the balance of the former landfill site for the purpose of expanding their existing playing fields, to provide a consolidated sporting facility. Consolidation of the playing fields will provide a cohesive sporting precinct.

This development application represents the culmination of an extensive process of engagement, collaboration and consultation with key stakeholders, design and technical experts over a number of years to ensure the proposed development of the site for the expanded playing fields has considered all relevant planning and technical matters as is detailed in this report and supporting technical assessments.

The proposal is generally consistent with the applicable planning framework and technical requirements affecting the land.

For the reasons outlined above, we submit that the application represents an appropriate land use and development which is consistent with the area's strategic planning framework and we respectfully request the JDAP's approval.

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City of Nedlands Amended Plans Received 31 January 2023

Waste Management Plan

CCGS St John's Wood Playing Fields – Phase 2

Prepared for Christ Church Grammar School

27 January 2023

Project Number: TW20048

City of Nedlands Amended Plans Received 31 January 2023

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	12/09/2022	DP	RH	DP
2.0	Second Approved Release	27/01/2023	DP	RH	DP

Approval for Release

Name	Position	File Reference
Dilan Patel	Project Manager – Waste Management Consultant	TW20048-02_Waste Management Plan_2.0
Signature		

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Executive Summary

Christ Church Grammar School is seeking development approval for the proposed CCGS St John's Wood Playing Fields located between Stephenson Avenue and Brockway Road at CCGS, Mount Claremont (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Bin Storage Area					
Refuse	843	240	6	Once each week	City of Nedlands
Recycling	287	240	2	Once each week	City of Nedlands

The City will service the commercial bins onsite utilising their smaller rear loader truck/bin loading area as an inside service. The City's contractor will service and return the bins to the Bin Storage Area following collection.

The groundskeeper/cleaners will oversee the relevant aspects of waste management at the Proposal.

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1 Introduction

Christ Church Grammar School is seeking development approval for the proposed CCGS St John's Wood Playing Fields located between Stephenson Avenue and Brockway Road at CCGS, Mount Claremont (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by UWA Hockey Club to the north, Brockway Road to the east, John XXIII College to the south and the existing playing fields to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m^2) of the pavilion tenancies at the Proposal. The Proposal consists of the following:

- Changerooms – 571m^2;
- Umpire Change Rooms – 56m^2;
- Medical Room – 12m^2;
- Classroom– 85m^2;
- Function Area – 233m^2;
- Kitchen and Bar – 54m^2;
- Spectator Amenities – 61m^2; and
- Admin Office – 42m^2.

2.2 Waste Generation Rates

The estimated amount of refuse and recyclables to be generated by the Proposal is based on the City of Melbourne's *Guidelines for Preparing a Waste Management Plan* (2017) and Randwick City Council's *Waste Management Guidelines for Proposed Developments*.

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Type	Guidelines	Use Type	Refuse Generation Rate	Recycling Generation Rate	Operating Days/Time
Changerooms	Randwick City Council	Recreational	50L/100m²/day	10L/100m²/day	2
Umpire Change Rooms	Randwick City Council	Recreational	50L/100m²/day	10L/100m²/day	2
Medical Room	Melbourne	Offices	10L/100m²/day	10L/100m²/day	2
Classroom	Melbourne	Education / Training	5L/100m²/day	5L/100m²/day	2
Function Area	Melbourne	Offices	10L/100m²/day	10L/100m²/day	1
Kitchen and Bar	Melbourne	Café	300L/100m²/day	200L/100m²/day	1
Spectator Amenities	Melbourne	Offices	10L/100m²/day	10L/100m²/day	2
Admin Office	Melbourne	Offices	10L/100m²/day	10L/100m²/day	2

It should also be noted that a conservative approach has been taken with regards to waste generation across the Proposal by overestimating the potential waste volumes for the tenancies. Note: One (1) operating day is equivalent to eight (8) hours.

The Kitchen and Bar tenancy will be utilised twice each week over the weekend on game days (Friday and Saturday) for a total of six (6) hours each week. The Function Area is anticipated to be used a maximum of twelve (12) times throughout the year. All other tenancies will be utilised on Tuesday, Wednesday and Thursday for two (2) hours each day and over the weekend on game days (Friday and Saturday) for three (3) hours each day for a total twelve (12) hours each week.

For the purposes of this assessment, two (2) operating days have been accounted for with each of the tenancies (excluding the function area which is expected to be used maximum once each month).

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 2-2. It is estimated that the Proposal will generate 843L of refuse and 287L of recyclables each week.

Table 2-2: Estimated Waste Generation

Tenancy Type	Floor Area (m^2)	Waste Generation Rate ($L/100m^2/day$)	Waste Generation (L/week)
REFUSE			
Changerooms	571	50	571
Umpire Change Rooms	56	50	56
Medical Room	12	10	2
Classroom	85	5	9
Function Area	233	10	23
Kitchen and Bar	54	300	162
Spectator Amenities	61	10	12
Admin Office	42	10	8
		Total	**843**
RECYCLABLES			
Changerooms	571	10	114
Umpire Change Rooms	56	10	11
Medical Room	12	10	2
Classroom	85	5	9
Function Area	233	10	23
Kitchen and Bar	54	200	108
Spectator Amenities	61	10	12
Admin Office	42	10	8
		Total	**287**

3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Figure 2, and discussed in the following sub-sections.

3.1 Internal Bins

The Proposal will also have a minimum of two bins to facilitate the separate disposal of refuse and recycling within each of the pavilion tenancies. The bins will be transferred by the groundskeeper/cleaners to the Bin Storage Area and be deposited into the appropriate bin.

3.2 Communal Area Waste

Waste generated in communal areas, such as the playing fields, will be collected in the 240L refuse bins situated between each of the three new playing fields. The groundskeeper/cleaners will take these bins to the Bin Storage Area on non-operational days and on collection days to ensure the City can efficiently service the Proposal. The groundskeeper/cleaners will clean these bins, as required.

3.3 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimensions	Bin Sizes		
	240L	660L	1,100L
Width (m)	0.6	1.3	1.4
Depth (m)	0.8	0.8	1.3
Height (m)	1.1	1.2	1.5

Reference: City of Nedlands LPP and Guidelines – 4.0 Bin size and Colour – Table 3

3.4 Bin Storage Area Size

To ensure sufficient area is available for storage of bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse and recyclables once each week.

Based on the results shown in Table 3-2, the Bin Storage Area has been sized to accommodate:

- Six 240L refuse bins; and
- Two 240L recycling bins.

Note: The two additional 240L bins have been allocated to be placed out between each of the three new playing fields to reduce littering on game days.

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Table 3-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required		
		240L	660L	1,100L
Refuse	843	4	2	1
Recycling	287	2	1	1

The configuration of these bins within the Bin Storage Area is shown in Figure 2. It is worth noting that the number of bins and corresponding placement of bins shown in Figure 2 represents the maximum requirements assuming one collection each week of refuse and recyclables. Increased collection frequencies would reduce the required number of bins.

Note: the waste generation volumes are best practice estimates and the number of bins to be utilised represents the maximum requirements once the Proposal is fully operational. Bin requirements may be impacted as the development becomes operational and the nature of the tenants and waste management requirements are known.

3.5 Bin Storage Area Design

The design of the Bin Storage Area will take into consideration:

- Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
- 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;
- Smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
- Easily accessible to allow for the removal of the receptacles;
- Provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City; and
- Provided with a tap connected to an adequate supply of water.

Bin numbers and storage space within the Bin Storage Area will be monitored by the groundskeeper/cleaners during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

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4 Waste Collection

The City will service the Proposal and provide the development with six 240L bins for refuse and two 240L bins for recyclables.

The City will collect refuse and recyclables once each week utilising their rear loader waste collection vehicle.

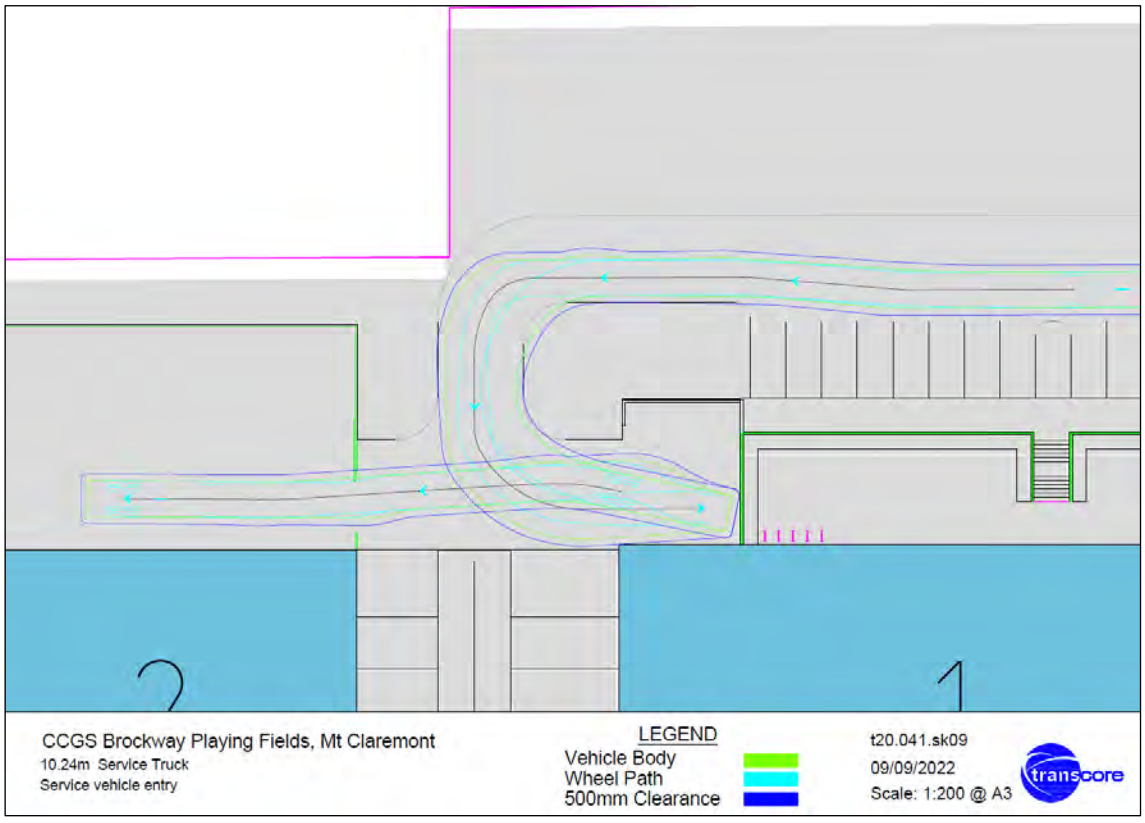
For servicing bins, the City's rear loader waste collection vehicle will travel with left hand lane traffic flow on Brockway Road and turn into the Proposal in forward gear, pulling up adjacent to the Bin Storage Area.

During servicing the City's waste collection staff will transfer bins between the rear loader waste collection vehicle and the Bin Storage Areas during servicing. The bin transfer path is level and of smooth surface, with no steps/kerbs and will be kept free of obstacles. The City will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the City' rear loader waste collection vehicle will exit the Proposal in forward gear, turning onto Brockway Road, and moving with traffic flow.

The ability for the City's rear loader waste collection vehicle to access the Proposal in a safe manner will be assessed by Transcore and included within their traffic impact statement, refer Diagram 1.

Diagram 1: Swept Path Analysis



4.1 Bulk and Speciality Waste

Bulky/speciality waste materials will be removed from the Proposal as they are generated. Removal of bulky/speciality waste will be monitored by the groundskeeper/cleaners. Space will be accommodated within the Bin Storage Area for the temporary holding of bulky/speciality wastes not suitable for collection using the bin system. A car bay could be utilised for the ad-hoc use of temporary skip bins for the collection of bulky wastes, if required

5 Waste Management

The groundskeeper/cleaners will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Transporting bins on game days to and from playing fields and the Bin Storage Area;
- Ensure all parties involved at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor staff/student behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with CCGS to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

6 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

The above is achieved using:

- Six 240L refuse bins, collected once each week; and
- Two 240L recycling bins, collected once each week.

The City will service the commercial bins onsite utilising their smaller rear loader truck/bin loading area as an inside service. The City's contractor will service and return the bins to the Bin Storage Area following collection.

The groundskeeper/cleaners will oversee the relevant aspects of waste management at the Proposal.

Figures

Figure 1: Locality Plan

Figure 2: Bin Storage Area

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LEGEND

Site Boundary

Cadastre

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LOCALITY

CCGS Brockway Playing Fields
Brockway Road
Mt Claremony, WA 6010

Total Project Management

N
0 50 100 150 metres
Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994
Scale @ A3: 1:4,000

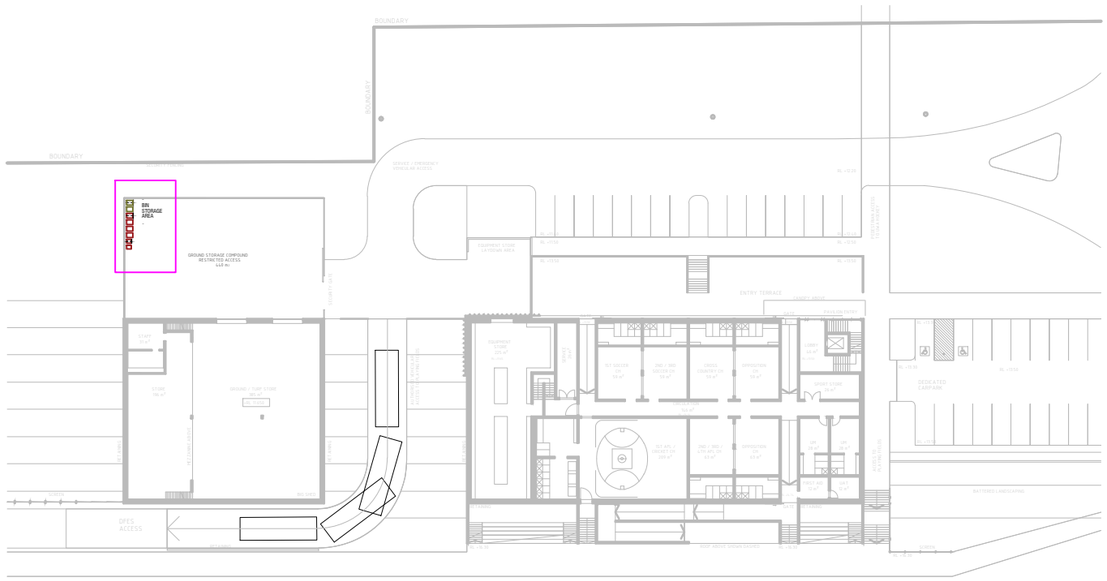
Prepared:	F Walker	Date:	29/04/2020
Reviewed:	D Patel	Revision:	A
Project:	TW20048		

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Figure 01

Document Path: \\server\Talis\SECTIONS\Waste\PROJECTS\TW2020\TW20048 - Brockway Playing Fields Extension, CCGS WMP\5 GIS\Maps\TW20048_01_Locality_RevA.mxd

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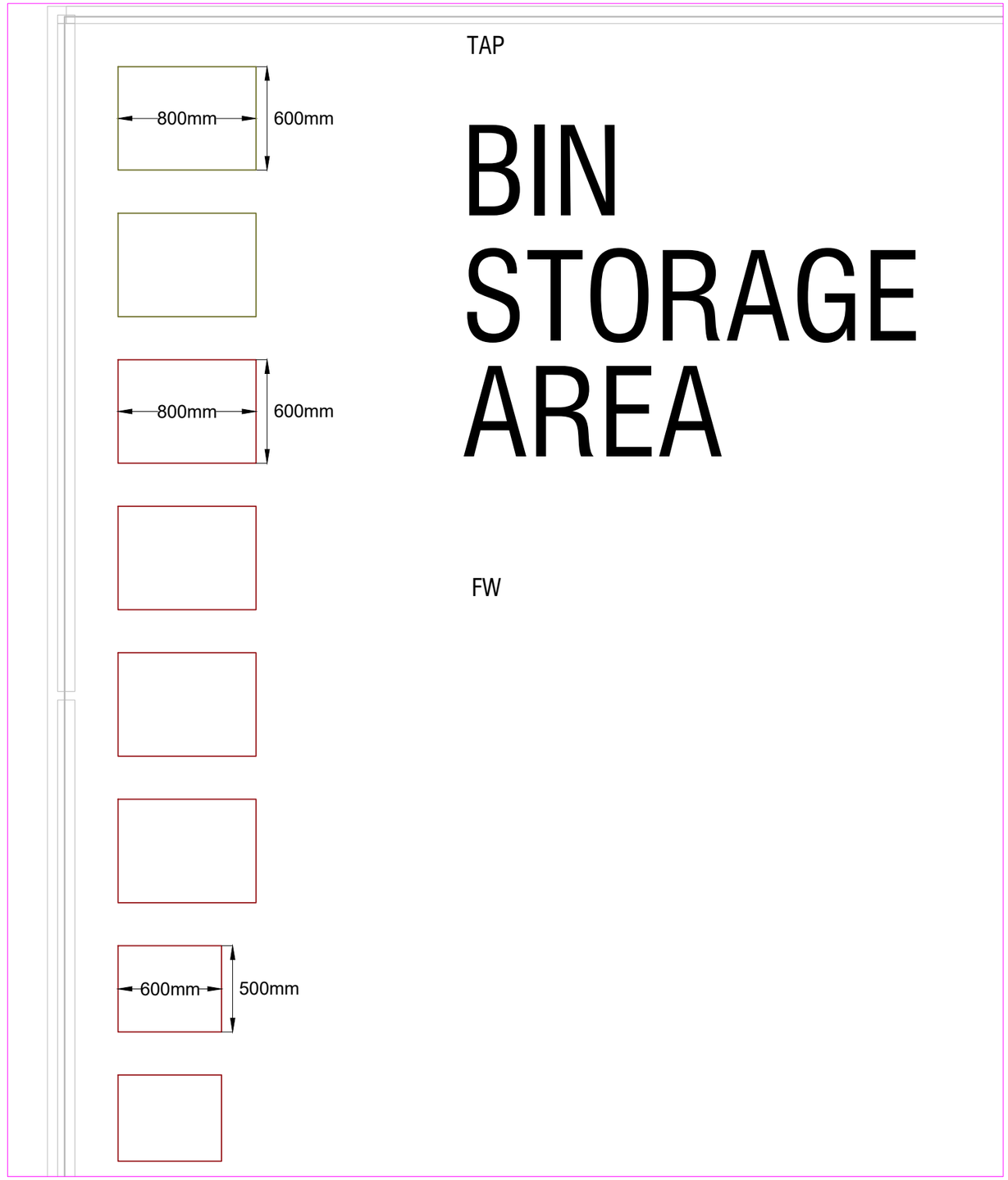
Legend:

Bin Storage Area

- 4 x 240L refuse (800mm x 600mm)
- 2 x 120L refuse (600mm x 500mm)
- 2 x 240L recycling (800mm x 600mm)

N

Bin Storage Area



BIN STORAGE AREA

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Client: Christ Church Grammar School

NOTES
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2. All levels refer to Australian Height Datum.
3. DO NOT SCALE, use figured dimensions only, if in doubt please contact Talis Consultants.

No.	Date	Drawn	Chkd	Amendment / Issue	App.
A	01/07/21	DP	RH	FIRST ISSUE	DP

Project: CCGS St John's Wood Playing Fields - Phase 2

Title: Bin Storage Area

Drawn by:	DP	Job No:	TW20048
Checked by:	RH	File No:	TW20048DWG001
Approved by:	RH	Fig. No: 002	Rev: A
Scale:	NTS		
Date:	01/07/21		

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transcore
20 years anniversary

transport planning
traffic engineering
modelling

Christ Church Grammar School, Proposed Playing Fields, Mt Claremont

Transport Impact Assessment

PREPARED FOR:
Christ Church Grammar School

January 2023

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Document history and status

Author	Revision	Approved by	Date approved	Revision type
Vladimir Baltic	r01	B Bordbar	20/04/2020	1st Draft
Vladimir Baltic	r01a	B Bordbar	23/04/2020	Final
Vladimir Baltic	r02	B Bordbar	16/09/2022	1st Revision
Vladimir Baltic	r02a	B Bordbar	16/09/2022	2nd Revision
Vladimir Baltic	r03	B Bordbar	19/01/2023	3rd Revision
Vladimir Baltic	r03a	B Bordbar	30/01/2023	4th Revision

File name: t20.041.vb.r03a.docx

Author: Vladimir Baltic

Project manager: Behnam Bordbar

Client: Christ Church Grammar School

Project: CCGS Playing Fields Mt Claremont

Document revision: r03a

Project number: t20.041

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APPENDIX C: PARKING MEMORANDUM (TBB)

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1 Summary

This Transport Impact Assessment (TIA) report has been prepared with respect to the proposed playing fields associated with Christ Church Grammar School to be located at the former Brockway Road landfill site in Mt Claremont, City of Nedlands.

The proposed development contemplates several AFL full and ¾ size ovals with additional facilities for soccer, cricket and athletics activities including the associated pavilion for students, staff, parents and spectators. The on-site car and bus parking facility also forms part of the development proposal.

The proposed sports complex is intended to be served by a single, full-movement access crossover on Brockway Road.

In accordance with the WAPC document "*Transport Impact Assessment Guidelines for Developments, Volume 4 – Individual Developments (2016)*" a Transport Impact Assessment is required for developments that are likely to generate high volumes of traffic and, therefore, would have a high overall impact on the surrounding land uses and transport networks. Accordingly, a Transport Impact Assessment is deemed appropriate for this project.

The aim of this Transport Impact Assessment (TIA) is to estimate the traffic which will be generated by the proposed development and establish the resultant traffic pattern on the surrounding road network. This assessment will include the capacity analysis of the development's crossover on Brockway Road.

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2 Introduction

This TIA has been prepared by Transcore on behalf of Christ Church Grammar School with regards to the proposed playing fields development at the former Brockway Road landfill site in Mt Claremont, City of Nedlands.

The subject site (approximately 15ha in size) is situated between existing UWA playing fields to the north and John XXIII College campus to the south and is bound by Brockway Road to the east and Stephenson Avenue (road reserve) to the west as shown in **Figure 1**. The subject site is presently vacant.

The key issues that will be addressed in this report include the traffic generation of the proposed development, capacity analysis of the surrounding road network and the capacity analysis of the proposed development's crossover.



Figure 1: Location of the subject site

The location of the subject site within the *Metropolitan Region Scheme* context is illustrated in **Figure 2**.

A review of the *Metropolitan Regional Scheme* confirms that Stephenson Avenue road reserve is classified as *Other Regional Roads* (Blue Roads) under control of WAPC. Brockway Road is a local road under care and control of City of Nedlands.

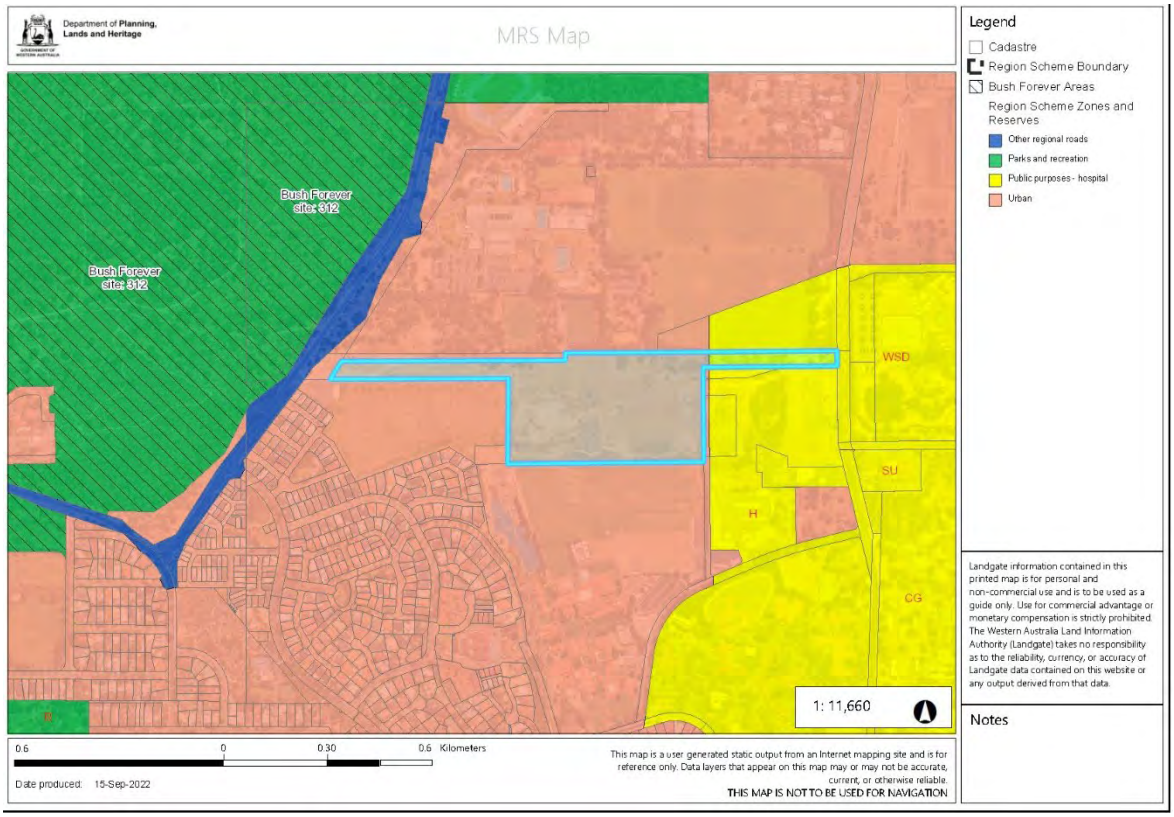


Figure 2. Site location within the Metropolitan Region Scheme

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3 Development Proposal

The Christ Church Grammar School (hereafter CCGS) intends to consolidate its field-based sporting facilities to a single site encompassing the existing St John's Wood playing fields and the site currently under consideration. This would enable a centralised single sporting facility in lieu of several sites and would free up existing CCGS's playing fields at McClemans Road for other uses.

Accordingly, it is intended that the proposed sporting facility accommodates a range of field and track-based sport activities comprising the following specific elements:

- Two full-sized AFL ovals;
- One ¾-sized AFL oval;
- Two Cricket turf pitches; and,
- Two-level pavilion with admin office, change rooms, showers, medical room, sports storeroom, function room, kitchen and toilets.

A car park facility totalling 147 parking bays for passenger vehicles and 10 pick-up/drop-off bays for 12.5m-long buses is proposed to cater for the parking requirements of the development. Refer **Appendix A** for more details.

The development is proposed to be served by a single, full-movement access crossover on Brockway Road at the eastern side of the site. The crossover connects to the internal east-west driveway leading to the car park areas, bus pick-up/drop-off facility and the pavilion. A turnaround facility for buses is also provided to facilitate movement of such vehicles in forward gear only throughout the site.

For the purpose of the traffic impact assessment, it is assumed that the proposed development would be completed and fully operational by the end of 2024.

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4 Existing Situation

The subject site is situated in Mt Claremont and is bound by the UWA playing fields to the north, John XXIII College to the south, Stephenson Avenue (road reserve) to the west and Brockway Road to the east. The site fronts Brockway Road.

4.1 Existing Road Network

Brockway Road is presented as a 13m wide, boulevard-style, two-lane road with a 2.0m wide painted median and on-road cycle lanes. In the immediate vicinity of the site no pedestrian paths are in place on either side of the road. Brockway Road operates under 70km/h speed limit near the site. Refer for more details.



Figure 3. Northbound view along Brockway Road in the vicinity of the site

In the Main Roads WA *Perth Metropolitan Area – Functional Road Hierarchy* document, Brockway Road is classified as a *Distributor A* road. Brockway Road is under care and control of local government.

Brockway Road forms a priority-controlled T-intersection with Lemnos Street, immediately adjacent to the subject site.

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Figure 4. Southbound view along Brockway Road in the vicinity of the site



Figure 5. View of the location of the future Brockway Road access crossover

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4.2 Existing Traffic Volumes on Roads

According to the latest available traffic data sourced from Main Roads WA, Brockway Road (north of Lemnos Street) carried approximately 11,070vpd on a regular weekday in 2021/22. The recorded daily traffic volumes are similar to the previous 2018/19 counts. The classified counts for this road indicate approximately 5% participation of heavy vehicles in the total daily traffic mix.

4.3 Public Transport Access

The closest existing bus route to the subject site is bus service No. 27 operating along Lemnos Street and Brockway Road (south of Lenos Street) with bus stops on Lemnos Street approximately 250m walking distance southeast of the subject site. This bus service links East Perth with Claremont Station providing opportunities to transfer to Fremantle train line.

The Transperth map of existing public transport services available in the vicinity of the subject site is provided in **Figure 6**.

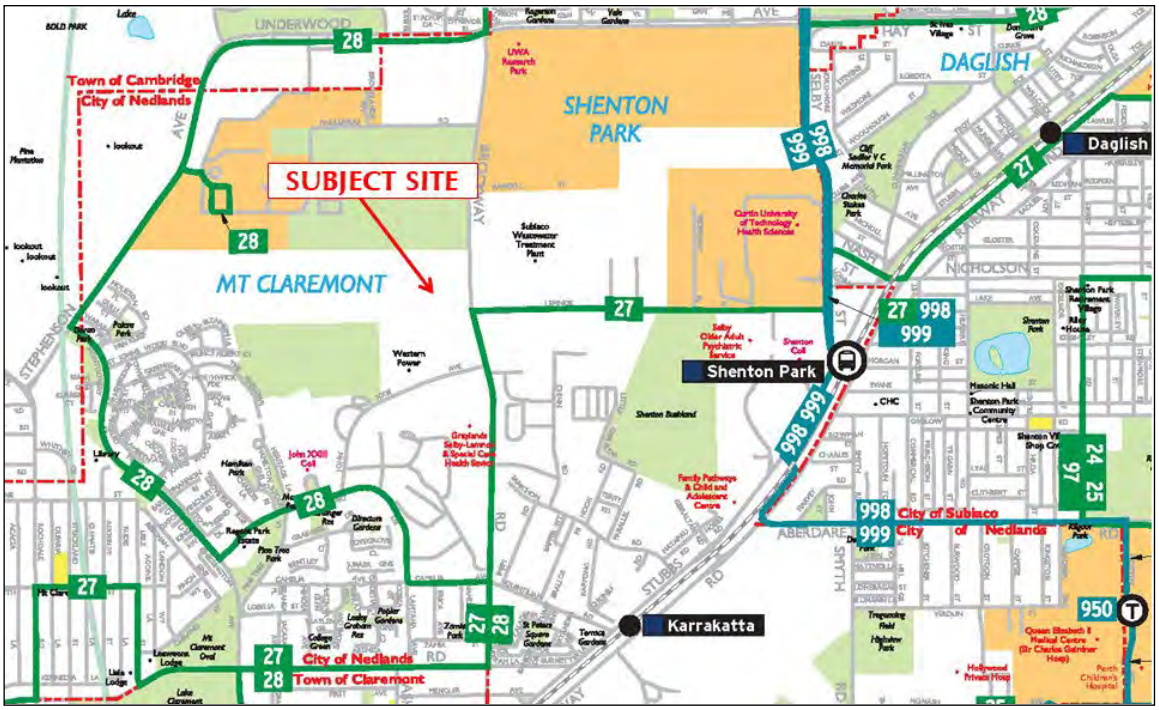


Figure 6: Existing bus routes within the locality (source: Transperth)

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4.4 Pedestrian and Cyclist Facilities

A shared path has recently been constructed along the eastern side of Brockway Road between Underwood Avenue and Lemnos Street facilitating pedestrian access to the site from the north. A footpath is also in place along the western side of Brockway Road between John XXIII Avenue and Lemnos Street facilitating pedestrian access to the site from the south.

There is however, a short missing link of about 165m between the termination point of the footpath south of the site and the site access point. This link would need to be constructed to ensure direct and formal connectivity to the site from the south. Similarly, a pedestrian crossing facility that would provide direct access to the site from the shared path, which is in place on the eastern side of Brockway Road, would also be required.

The subject site enjoys very good level of access for cyclists through existing on-street cycling lanes (and the new shared path) which are in place along Brockway Road. An elaborate network of on-road cycle lanes, shared paths and "good road riding environment" roads is in place at this locality providing links to major local attractors.

The Department of Transport's *Perth Bike Map* series shows a good cyclist connectivity for the subject site as shown **Figure 7**.

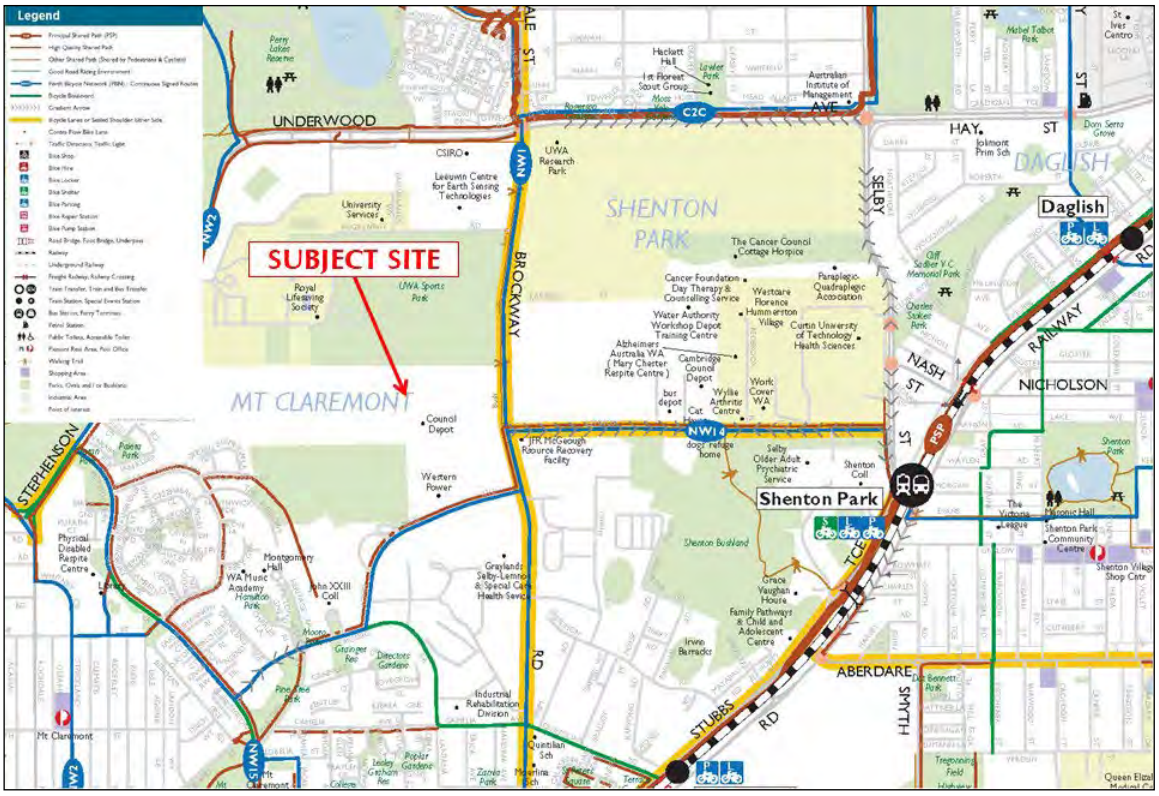


Figure 7: Bike map (source: Department of Transport)

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4.5 Crash Data

Information available on Main Roads WA website provides crash statistics for Brockway Road/Lemnos Street intersection during the five-year period ending 31 December 2021.

The crash records indicate that Brockway Road/Lemnos Street intersection recorded a total of two intersection crashes with no casualty and no fatalities in the last five-year period. More details on the crash records are provided in **Table 1**.

Table 1. Crash history for the Brockway Road/Lemnos Street intersection

Intersection				Total Crashes	Casualty
Brockway Road/Lemnos Street				2	0
Right Angle	Rear End	Pedestrian	Cycle	Wet	Night
1	1	0	N/A	0	0

A total of four crashes were recorded on Brockway Road (section between Underwood Avenue and Lemnos Street) during this period most of which were rear end. Two were "property damage only" and two were medical.

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5 Changes to Surrounding Transport Networks

As part of the development proposal, construction of a missing footpath link (approximately 165m long) on the western side of Brockway Road and along the Western Power substation site is contemplated so to facilitate subject site's connectivity from the southern direction.

Similarly, construction of a formal pedestrian crossing across Brockway Road is contemplated to facilitate subject site's connectivity from the northern direction via a connection to the existing shared path on the eastern side of Brockway Road.

This pedestrian crossing should include a refuge island within the Brockway Road median and guard rails to facilitate a safer two-stage crossing of the road by pedestrians/cyclists.

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6 Integration with Surrounding Area

The proposed development is consistent with the current zoning for the subject site. It is of a sporting/recreational character and is consistent with the existing sports facilities in this locality (i.e., UWA playing fields and John XXIII College sporting facilities).

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7 Traffic Assessment

7.1 Assessment Period

The assessment periods for the proposal were established through discussions with the CCGS representatives. Accordingly, it is expected that the combination of peak traffic activity periods associated with the proposed development and the peak road network traffic flow periods is likely to result in the greatest demand on the local road network during the Friday early afternoon between 2:30-3:30PM and late afternoon between 4:30-5:30PM peak hours as well as Saturday midday between 11:30AM-12:30PM. As such, trip generation is estimated, and traffic analysis undertaken for these periods.

It is assumed that the proposed development would be fully constructed and activated by the end of 2024. As such, 2024 assessment is undertaken for the post-development scenario.

In line with the requirements of the document *"Transport Impact Assessment Guidelines for Developments, Volume 4 – Individual Developments (2016)"* additional assessment is also undertaken for a 10-year post development time horizon (i.e., 2034 in this case).

7.2 Trip Generation and Distribution

The trip generation and distribution has been established based on the training and competition programme throughout the year provided by CCGS sport department. As advised, higher attendance at sports activities by both participants and spectators are typically taking place during the winter season (i.e., April to August). Summer season runs from October to March generally has fewer attendees (both participants and spectators). Similarly, the sporting events generate significantly more parent/spectator attendance compared to training sessions.

The students and staff are typically transported to the playing fields for training by buses from CCGS campus four times per week (Monday, Tuesday, Wednesday and Thursday). While some of the students may be collected by parents after the training session is over, most students are transported back to CCGS campus by buses for regular parent pick-ups. The training sessions typically occur in late afternoon (3:30 – 5:30PM), immediately after school hours.

Various sporting events are held throughout the year; however, the summer season sporting events (September to March) generally record lower attendance (participants and spectators combined). These events are held at the venue each Friday afternoon (1:30 – 6:00PM) and on Saturday (8:30AM – 6:00PM) between 10–12 times a season (subject to home or away fixtures).

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The sporting events during the winter season are held on Friday afternoons (1:30 – 4:30PM) and Saturdays (8:30AM – 1:30PM) and typically occur between 10–12 times per season (subject to home or away fixtures). The winter sporting events generally record highest level of attendance where multiple teams have several games/ competitions in succession. The students and staff are initially transported to the site by buses from their respective schools. After the sporting events a portion of students is returned to school for parent pick-up while the balance is picked up by parents after their event has finished directly from the sporting grounds.

The sporting event/training programme for summer and winter seasons was provided by CCGS and is presented in Table 2 through to Table 5. Also included are the estimated parent/spectator attendance numbers.

Table 2. Winter season sporting event/competition (10 – 12 per season)

Week	Sporting Event/Competition	Friday	Saturday
Week 1	Student/staff/spectators	400/5/310	700/10/(600+)
	Period	1:30-4:30 PM	8:30 AM-1:30 PM
	Bus transport	10 buses	15 buses
Week 2	Student/staff/spectators	700/10/470	400/10/(340+)
	Period	1:30-4:30 PM	8:30 AM-1:30 PM
	Bus transport	15 buses	10 buses

Table 3. Summer season sporting event/competition (10 – 12 per season)

Week	Sporting Event/Competition	Friday	Saturday
Week 1	Student/staff/spectators	100/5/50	75/5/(50+)
	Period	1:30-6:00 PM	8:30 AM-6:00 PM
	Bus transport	5 buses	4 buses
Week 2	Student/staff/spectators	100/5/50	50/5/(35+)
	Period	1:30-6:00 PM	8:30AM-6:00 PM
	Bus transport	5 buses	4 buses

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Table 4. Winter season training sessions (weekly)

Week	Training session	Monday to Thursday
Weekly	Student/staff/spectators	600/50/(200+)
	Period	3:30-5:30 PM
	Bus transport	13 buses

Table 5. Summer season sporting events/training sessions (weekly)

Week	Training session	Monday to Thursday
Weekly	Student/staff/spectators	50/10/(16+)
	Period	-
	Bus transport	2 buses

The sporting event/training session programme was used to estimate the likely traffic generation for event activity periods during the peak or near-peak road network traffic activity periods. Based on the advice provided, peak traffic activity periods typically occur during the middle of the sporting event (between two games) and at the end of the training session.

As previously discussed, the participants in sports/training events (i.e., students and staff) are bused to and from the site, hence, the overwhelming proportion of traffic generated by the development will be parent/spectator-related trips to and from the site using personal vehicles.

In order to estimate the future spectator/parent attendance rate, consideration was given to the broader typical school sporting/carnival event attendance patterns including some empirical-based advice provided by the CCGS derived from current sporting events taking place at McClemans Road playing fields.

Accordingly, using parent/spectator per student ratio to estimate the attendance rates the following discount assumptions are made:

- 1% of parents cycling or using public transport to arrive to the site;
- 10% parents with multiple siblings in school;
- 5% car-pooling between parents/spectators;

This would result in the maximum attendance rate of 84% parents/student assuming one parent/spectator per vehicle at the highest attending event (typically winter competition event). Clearly, allowing for more likely higher occupancy rate per vehicle

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(i.e., two parents, parents + spectators, parents from two families) these numbers would be higher.

It is also a typical occurrence that sporting events during winter season record higher attendance rate than ones taking place during the summer season. Similarly, events taking place during weekdays have lower patronage that those taking place on Saturdays due to convenience and availability. Furthermore, the competition events also record markedly higher patronage than the regular training sessions.

Accordingly, allowing for the aforementioned factors shaping the sport events patronage, the following assumptions have been made for various scenarios:

- Patronage rate of 84% assumed for winter sport events on Saturdays;
- Patronage rate of 72% assumed for winter sport events on Fridays;
- Patronage rate of 67% assumed for summer sport events on Saturdays;
- Patronage rate of 50% assumed for summer sport events on Fridays;
- Patronage rate of 33% assumed for summer training sessions on Saturdays;
- Patronage rate of 33% assumed for summer training sessions on Fridays;

Hence the patronage reported above in **Table 2** through to **Table 5** represent a lower end of the estimated attendance numbers as one parent/spectator per vehicle ratio was assumed in this case. Accordingly, the reported patronage rate was further converted to trip rate of the development in line with the assumed vehicular arrival/departure pattern.

With respect to the parent/spectator arrival and departure pattern, typically the arrivals start gradually to increase during the first hour, plateau during the middle sections and taper off towards the last hour while the opposite is the case with the departure pattern. Hence, the peak traffic activity is typically recorded during the mid-section of the particular event.

Accordingly, a total of three peak traffic activity periods where demand on local road network will be at its highest are anticipated to occur 10–12 times during the April to August period (i.e., during winter season). These events are quantified and detailed as follows:

- It is estimated that about **250** vehicular movements (125 inbound/125 outbound trips) will be experienced during the Friday 2:30–3:30 PM hour (April to August);
- It is estimated that about **200** vehicular movements (100 inbound/100 outbound trips) will be experienced during the Monday to Thursday 4:30–5:30 PM hour (April to August); and,
- It is estimated that about **250** vehicular movements (125 inbound/125 outbound trips) will be experienced during the Saturday 11:30 AM–12:30 PM hour (April to August).

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It should be noted again that the aforementioned traffic split includes only parent/spectator-related traffic since student and staff transfer to and from the site is carried out separately by buses (typically 50-seater) which bring students on site just before the sport event commences and takes them back to school after the event is completed. Hence, this traffic is not captured in the outlined distribution. Also, the reported peak hour traffic comprises primarily private vehicles (passenger vehicles/ 4WD).

With respect to the assumed distribution of the site-generated traffic, consideration was given to the location of the subject site, the location of schools involved in training/completion events and the location of student residences. The assumed directional distribution was affirmed by the CCGS staff which is currently managing these events.

Accordingly, the following distribution of traffic to and from the site via Brockway Road was assumed:

- 30% of all site-generated traffic to/from Brockway Road north direction; and,
- 70% of all site-generated traffic to/from Brockway Road south direction.

7.3 Traffic Flows

The traffic movements generated by the proposed development have been manually assigned on the adjacent road network in line with the directional distribution assumptions outlined in the previous section.

The resulting traffic movements generated by this development during the two distinct weekday and one Saturday peak hour periods through the Brockway Road access crossover are illustrated in **Figure 8**.

For the purpose of this assessment the relevant peak hour traffic movements along Brockway Road were derived from the traffic count data sourced from Main Roads WA undertaken in the vicinity of the site in 2021/22. The relevant traffic movements adjacent to the site are illustrated in **Figure 9**.

These traffic flows are used in subsequent intersection capacity assessments presented later in this report.

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Figure 8: Estimated traffic flows from the proposed development – Friday 2:30-3:30PM / Monday to Thursday 4:30-5:30PM / Saturday 11:30-AM-12:30PM



Figure 9: Existing traffic flows on Brockway Road – Friday 2:30-3:30PM / Monday-Thursday 4:30-5:30PM / Saturday 11:30-AM-12:30PM

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7.4 Analysis of Development's Crossovers

The assessment of the proposed development's full-movement crossover on Brockway Road was undertaken for the post-development (year 2024) and 10-year post-development time horizon (year 2034) scenarios.

The available historical traffic counts for Brockway Road between 2018/19 and 2021/22 period indicate that the daily volumes have plateaued and have not changed significantly within this period.

In order to ensure a robust assessment and for the purpose of this analysis, background traffic growth of 2% p.a. was allowed for Brockway Road (i.e., cumulative 4% growth for 2024 scenario and 24% for 2034 scenario).

In order to establish the future traffic operations at the Brockway Road crossover during the critical weekday and Saturday peak periods a capacity analysis using SIDRA computer package was undertaken. This package is a commonly used intersection-modelling tool by traffic engineers for all types of intersections. SIDRA outputs are presented in the form of Degree of Saturation, Level of Service, Average Delay and 95% Queue. These items are defined as following:

- **Degree of Saturation** is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The Degree of Saturation ranges from close to zero for infrequent traffic flow up to one for saturated flow or capacity.
- **Level of Service** is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. In general, there are 6 levels of service, designated from A to F, with Level of Service A representing the best operating condition (i.e., free flow) and Level of Service F the worst (i.e. forced or breakdown flow).
- **Average Delay** is the average of all travel time delays for vehicles through the intersection.
- **95% Queue** is the queue length below which 95% of all observed queue lengths fall.

The participation (i.e., percentage) of heavy vehicles in the total traffic mix on Brockway Road was derived from the latest available traffic count data survey.

The results of the SIDRA analysis are summarised in **Appendix B** and discussed in the following paragraphs.

BROCKWAY ROAD CROSSOVER - Friday 2:30-3:30PM

The results of the SIDRA analysis for the post-development situation show that this crossover is expected to operate satisfactorily with a very good overall Level of Service ranging from A to C (LoS A/C) and at 42% capacity during the peak Friday afternoon period. Occasional queues of up to one vehicle are expected on Brockway Road north approach with no queues on southern approach.

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The most pronounced vehicular queueing of just over one vehicle is expected to occur within the site; however, there is ample space to accommodate this, and longer queues, within the site.

The SIDRA analysis of the 10-year post-development horizon stage (i.e., 2034 scenario) shows that the crossover would experience some increase in delays and queueing but mostly within the site. Importantly, Brockway Road flows are expected to largely remain unaffected with queues on northern approach only occasionally increasing to two vehicles. The crossover records a capacity level of about 65% leaving ample spare capacity for further traffic growth.

It can therefore be concluded that the proposed Brockway Road crossover would operate at a satisfactory level in the post-development and 10-year post-development scenarios during a typical Friday between 2:30-3:30PM with a robust background traffic growth along Brockway Road.

Brockway Road crossover – Monday to Thursday 4:30-5:30PM

The results of the SIDRA analysis for the post-development situation show that this crossover is expected to operate with an overall LoS A/B and at 37% capacity during the peak Tuesday/Wednesday/Thursday late afternoon period. No notable queueing is anticipated on any of the approaches.

The SIDRA analysis of the 10-year post-development horizon stage (i.e., 2034 scenario) shows that the overall crossover level of service would decrease only slightly LoS A/C. The crossover records a capacity level of about 45% at this stage leaving ample spare capacity for further traffic growth. No notable queueing is expected to occur at this stage.

Brockway Road crossover - Saturday 11:30AM-12:30PM

The results of the SIDRA analysis for the post-development situation show that this crossover is expected to operate with an overall LoS A and at 27% capacity during the peak Saturday midday period. No notable queueing is anticipated on either of the approaches.

The SIDRA analysis of the 10-year post-development horizon stage (i.e., 2034 scenario) shows that the crossover would retain its excellent overall LoS A. The crossover at this stage records a capacity level of about 31% leaving ample spare capacity for further traffic growth.

It can therefore be concluded that the proposed Brockway Road crossover would operate at a satisfactory level in the post-development and 10-year post-development scenarios during typical Saturday 11:30-12:30PM with a robust background traffic growth along Brockway Road.

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7.5 Impact on Surrounding Roads and Neighbouring Areas

The proposed development is expected to generate up to about 910 daily trips during the busiest competition days. The traffic generation allows for transport of students to the site, partial return to school campuses post event and approximately 20% car-pooling factor.

This level of traffic increase represents around 2.4% and 5.7% of additional traffic on Brockway Road north and south of the site. It is important to note that this level of traffic increase would occur only 10–12 times per year and as such is considered to be occasional.

The WAPC *Transport Impact Assessment Guidelines for Developments (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."

It can be seen that the estimated traffic impact from the proposed development would not be anywhere near the critical thresholds, hence the impact on the surrounding road network is considered to be insignificant.

Considering the location of the subject site, its accessibility via major district road, and limited number of residential dwellings within the immediate vicinity, the traffic impact from the development in the area will be limited.

7.6 Traffic Noise and Vibration

Due to the location of the proposed development and with respect to the surrounding land uses traffic noise and vibration are relevant only to the residential areas fronting major district roads including the residential cell located to the southwest of the subject development which in this case is limited.

It generally requires a doubling of traffic volumes on a road to produce a perceptible 3dB(A) increase in road noise. The proposed development will not increase traffic volumes or noise on surrounding roads anywhere near this level.

7.7 Road Safety

As previously discussed in section **4.4** of the report, a missing footpath link on the western side of Brockway Road would need to be constructed to facilitate direct pedestrian access from the areas south of the site. Similarly, a pedestrian crossing facility on Brockway Road would need to be installed to provide direct access to the site from the shared path along the eastern side of Brockway Road.

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8 Parking

Total car parking provision for the proposed development comprises 147 parking bays for passenger vehicles and 10 drop-off/pick-up bays for buses.

It is considered that quantum of parking provided on-site addresses the anticipated parking demand of the proposed development. As advise by the CCGS the overwhelming majority of the students will be bused to and from the site. This type of transport mode enables efficient and safe transport of large volumes of students at once while removing the need for private vehicle parking provision at the site.

Similarly, it is likely that a proportion of the students will only be dropped-off thus removing the demand for longer term parking at the site for parents/guardians.

The town planners for the project (TBB) have prepared a parking memorandum which provides comparison of on-site parking supply at various existing sports facilities. The result of this study confirms that the proposed on-site parking supply is more than adequate to meet the anticipated parking demand. Refer **Appendix C** for more details.

A empirical approach to parking supply based on the maximum number of players on the field at any one time would suggest that with the three AFL fields (i.e., three simultaneous footy games) there could be up to 150 students on field. Applying the attendance calculation presented in Section **7.2** of this report, it is conservatively assumed that there could be up to 126 vehicles parked at the site during the peak attendance winter season event. Assuming at least one spectator per vehicle this would translate to more than 126 spectators at one time.

The design of the car park area and bays would need to be in accordance with provisions of AS 2890.1.

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9 Public Transport Access

Details of the available public transport services in this locality are provided in section **4.3** of this report.

The proposed development is not expected to generate significant demand for public transport services due to the nature of events expected to be held at the site.

However, Transperth bus service No. 27 operates in the immediate proximity of the site with bus stops within comfortable walking distance. However, the bus stops are not formally fully connected to the site due to lack of pedestrian paths along Brockway Road. However, provision of a pedestrian crossing facility on Brockway Road would facilitate connection between the bus stops and the site's access on Brockway Road.

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10 Pedestrian and Cyclist Access

Details of the pedestrian and cyclist facilities in this locality are provided in section **4.4** of the report.

Pedestrian and cyclist patronage to the proposed development is expected to be limited due to the nature of the proposed activities.

Nonetheless, the existing on-road cycling lanes and pedestrian paths, once existing gaps in footpath connectivity are resolved, will provide adequate level of accessibility for cyclists to the subject site.

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11 Conclusions

This TIA has been prepared with respect to the proposed playing fields associated with Christ Church Grammar School to be located at the former Brockway Road landfill site in Mt Claremont, City of Nedlands.

The proposed development contemplates several full and ¾ size AFL ovals with additional facilities for soccer, cricket and athletics activities including the associated pavilion.

The access system proposed to service the development comprises a single full-movement crossover on Brockway Road.

The proposed development is expected to generate a maximum number of daily trips between **890** and **1,230**vpd (both inbound and outbound) during busiest competition days in winter season which are expected to occur no more than 10-12 times a year.

It is also anticipated that the development may generate between 200 and 250 peak hour trips depending on the type of training or competition event.

The assessment undertaken in this report indicates that the traffic from this development will not have an adverse impact on the surrounding road network which has the capacity to accommodate this additional traffic.

The traffic assessment undertaken in this report also indicates that Brockway Road crossover has sufficient capacity to accommodate the anticipated traffic from the proposed development in both post-development and 10-year post-development horizon stages.

Therefore, the traffic-related issue should not form an impediment to the approval of the proposed development.

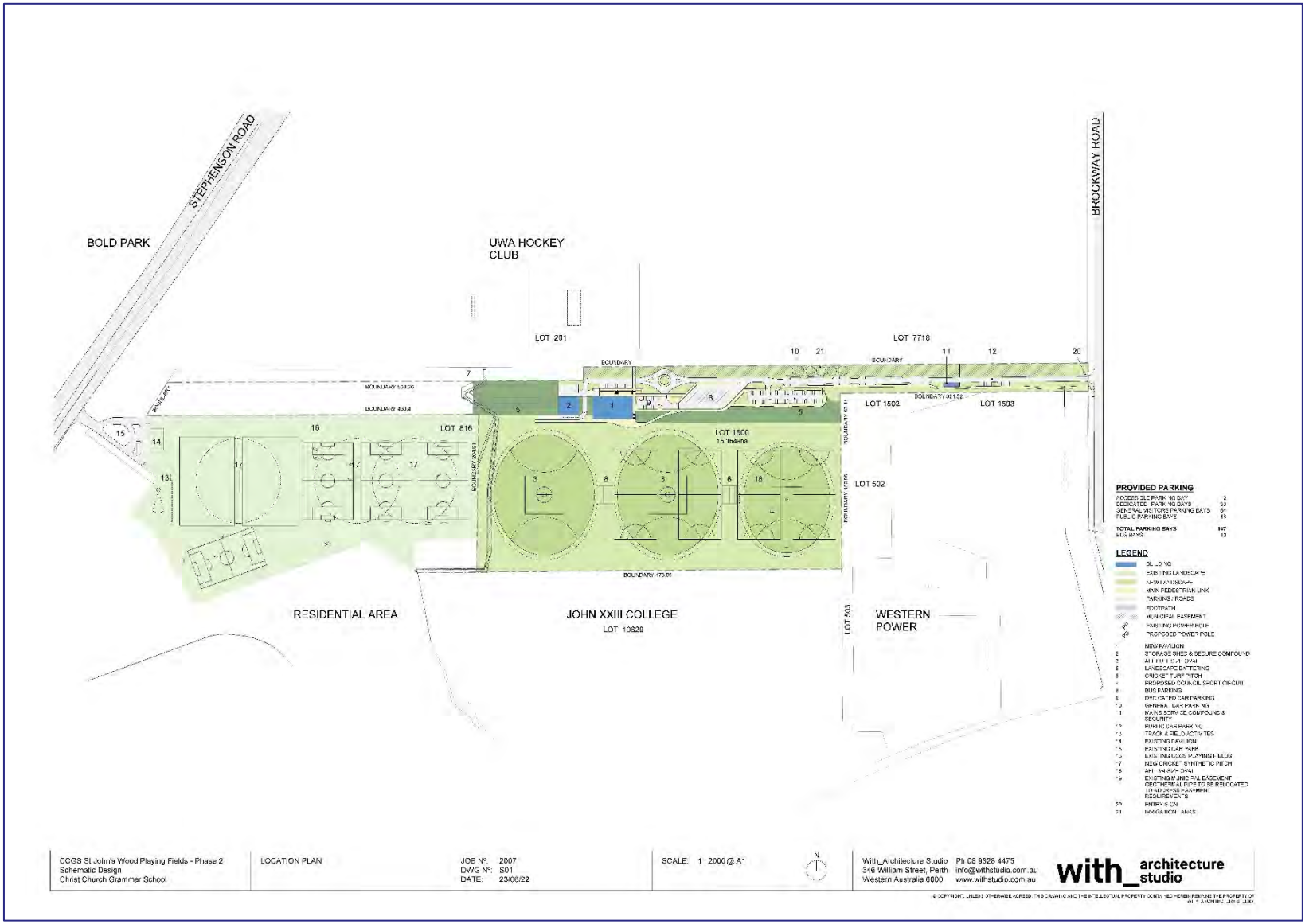
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Appendix A

SITE PLANS

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Appendix B

SIDRA RESULTS

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Table 6. SIDRA Results – Brockway Road Access Crossover - Friday 2:30-3:30PM peak period (post-development)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	87	0.0	92	0.0	0.365	6.5	LOS A	0.0	0.0	0.00	0.09	0.00	63.5
4	T1	549	0.4	578	0.4	0.365	0.1	LOS A	0.0	0.0	0.00	0.09	0.00	68.6
Approach		636	0.3	669	0.3	0.365	1.0	NA	0.0	0.0	0.00	0.09	0.00	68.0
North: Brockway Road														
5	T1	610	0.4	642	0.4	0.398	0.7	LOS A	1.0	7.5	0.14	0.04	0.19	68.2
6	R2	38	0.0	40	0.0	0.398	11.7	LOS B	1.0	7.5	0.14	0.04	0.19	41.4
Approach		648	0.4	682	0.4	0.398	1.4	NA	1.0	7.5	0.14	0.04	0.19	66.4
West: CCGS Crossover														
1	L2	38	0.0	40	0.0	0.418	5.4	LOS A	1.6	11.9	0.81	1.02	1.09	31.9
2	R2	87	0.0	92	0.0	0.418	17.7	LOS C	1.6	11.9	0.81	1.02	1.09	31.7
Approach		125	0.0	132	0.0	0.418	14.0	LOS B	1.6	11.9	0.81	1.02	1.09	31.7
All Vehicles		1409	0.3	1483	0.3	0.418	2.3	NA	1.6	11.9	0.14	0.15	0.19	62.6

Table 7. SIDRA Results – Brockway Road Access Crossover - Friday 2:30-3:30PM peak period (10-year horizon)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	87	0.0	92	0.0	0.425	6.5	LOS A	0.0	0.0	0.00	0.07	0.00	63.6
4	T1	654	0.4	688	0.4	0.425	0.1	LOS A	0.0	0.0	0.00	0.07	0.00	68.7
Approach		741	0.4	780	0.4	0.425	0.9	NA	0.0	0.0	0.00	0.07	0.00	68.2
North: Brockway Road														
5	T1	727	0.4	765	0.4	0.475	1.1	LOS A	1.4	10.8	0.17	0.04	0.25	67.7
6	R2	38	0.0	40	0.0	0.475	14.6	LOS B	1.4	10.8	0.17	0.04	0.25	41.1
Approach		765	0.4	805	0.4	0.475	1.7	NA	1.4	10.8	0.17	0.04	0.25	66.2
West: CCGS Crossover														
1	L2	38	0.0	40	0.0	0.647	14.4	LOS B	2.6	19.7	0.91	1.32	1.52	26.8
2	R2	87	0.0	92	0.0	0.647	35.4	LOS E	2.6	19.7	0.91	1.32	1.52	26.7
Approach		125	0.0	132	0.0	0.647	29.0	LOS D	2.6	19.7	0.91	1.32	1.52	26.7
All Vehicles		1631	0.3	1717	0.3	0.647	3.4	NA	2.6	19.7	0.15	0.15	0.23	61.9

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Table 8. SIDRA Results – Brockway Road Access Crossover – Tuesday to Thursday 4:30-5:30PM peak period (post-development)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	70	0.0	74	0.0	0.386	6.5	LOS A	0.0	0.0	0.00	0.07	0.00	63.8
4	T1	603	0.4	635	0.4	0.386	0.1	LOS A	0.0	0.0	0.00	0.07	0.00	68.8
Approach		673	0.4	708	0.4	0.386	0.8	NA	0.0	0.0	0.00	0.07	0.00	68.4
North: Brockway Road														
5	T1	378	0.4	398	0.4	0.258	0.8	LOS A	0.6	4.6	0.16	0.05	0.17	68.0
6	R2	30	0.0	32	0.0	0.258	11.1	LOS B	0.6	4.6	0.16	0.05	0.17	41.3
Approach		408	0.4	429	0.4	0.258	1.5	NA	0.6	4.6	0.16	0.05	0.17	65.8
West: CCGS Crossover														
1	L2	30	0.0	32	0.0	0.260	3.8	LOS A	0.9	6.8	0.74	0.83	0.84	34.0
2	R2	70	0.0	74	0.0	0.260	11.0	LOS B	0.9	6.8	0.74	0.83	0.84	33.8
Approach		100	0.0	105	0.0	0.260	8.9	LOS A	0.9	6.8	0.74	0.83	0.84	33.8
All Vehicles		1181	0.3	1243	0.3	0.386	1.7	NA	0.9	6.8	0.12	0.13	0.13	63.4

Table 9. SIDRA Results – Brockway Road Access Crossover – Tuesday to Thursday 4:30-5:30PM peak period (10-year horizon)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	70	0.0	74	0.0	0.452	6.5	LOS A	0.0	0.0	0.00	0.06	0.00	63.8
4	T1	718	0.4	756	0.4	0.452	0.2	LOS A	0.0	0.0	0.00	0.06	0.00	68.9
Approach		788	0.4	829	0.4	0.452	0.7	NA	0.0	0.0	0.00	0.06	0.00	68.5
North: Brockway Road														
5	T1	451	0.4	475	0.4	0.309	1.1	LOS A	0.9	6.8	0.18	0.04	0.22	67.5
6	R2	30	0.0	32	0.0	0.309	13.4	LOS B	0.9	6.8	0.18	0.04	0.22	41.0
Approach		481	0.4	506	0.4	0.309	1.9	NA	0.9	6.8	0.18	0.04	0.22	65.6
West: CCGS Crossover														
1	L2	30	0.0	32	0.0	0.366	6.6	LOS A	1.3	9.7	0.84	0.99	1.05	31.7
2	R2	70	0.0	74	0.0	0.366	17.8	LOS C	1.3	9.7	0.84	0.99	1.05	31.5
Approach		100	0.0	105	0.0	0.366	14.5	LOS B	1.3	9.7	0.84	0.99	1.05	31.5
All Vehicles		1369	0.3	1441	0.3	0.452	2.1	NA	1.3	9.7	0.12	0.12	0.15	63.5

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Table 10. SIDRA Results – Brockway Road Access Crossover – Saturday 11:30AM-12:30PM peak period (post-development)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	87	0.0	92	0.0	0.270	6.4	LOS A	0.0	0.0	0.00	0.12	0.00	63.2
4	T1	383	0.4	403	0.4	0.270	0.1	LOS A	0.0	0.0	0.00	0.12	0.00	68.3
Approach		470	0.3	495	0.3	0.270	1.2	NA	0.0	0.0	0.00	0.12	0.00	67.5
North: Brockway Road														
5	T1	346	0.4	364	0.4	0.236	0.5	LOS A	0.5	3.7	0.15	0.07	0.15	68.3
6	R2	38	0.0	40	0.0	0.236	8.8	LOS A	0.5	3.7	0.15	0.07	0.15	41.4
Approach		384	0.4	404	0.4	0.236	1.3	NA	0.5	3.7	0.15	0.07	0.15	65.2
West: CCGS Crossover														
1	L2	38	0.0	40	0.0	0.218	1.7	LOS A	0.8	5.7	0.57	0.60	0.59	35.8
2	R2	87	0.0	92	0.0	0.218	6.4	LOS A	0.8	5.7	0.57	0.60	0.59	35.6
Approach		125	0.0	132	0.0	0.218	5.0	LOS A	0.8	5.7	0.57	0.60	0.59	35.7
All Vehicles		979	0.3	1031	0.3	0.270	1.7	NA	0.8	5.7	0.13	0.16	0.13	61.3

Table 11. SIDRA Results – Brockway Road Access Crossover – Saturday 11:30AM-12:30PM peak period (10-year horizon)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Brockway Road														
3	L2	87	0.0	92	0.0	0.312	6.5	LOS A	0.0	0.0	0.00	0.10	0.00	63.4
4	T1	457	0.4	481	0.4	0.312	0.1	LOS A	0.0	0.0	0.00	0.10	0.00	68.4
Approach		544	0.3	573	0.3	0.312	1.1	NA	0.0	0.0	0.00	0.10	0.00	67.8
North: Brockway Road														
5	T1	412	0.4	434	0.4	0.278	0.6	LOS A	0.6	4.7	0.15	0.06	0.16	68.2
6	R2	38	0.0	40	0.0	0.278	9.7	LOS A	0.6	4.7	0.15	0.06	0.16	41.4
Approach		450	0.4	474	0.4	0.278	1.3	NA	0.6	4.7	0.15	0.06	0.16	65.7
West: CCGS Crossover														
1	L2	38	0.0	40	0.0	0.265	2.6	LOS A	1.0	7.2	0.66	0.75	0.75	34.9
2	R2	87	0.0	92	0.0	0.265	8.9	LOS A	1.0	7.2	0.66	0.75	0.75	34.7
Approach		125	0.0	132	0.0	0.265	7.0	LOS A	1.0	7.2	0.66	0.75	0.75	34.7
All Vehicles		1119	0.3	1178	0.3	0.312	1.8	NA	1.0	7.2	0.13	0.16	0.15	62.0

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Appendix C

PARKING MEMORANDUM (TBB)

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MEMORANDUM

Subject	Christ Church Grammar School (CCGS) Playing Fields – Car Parking Analysis
Date	15 September 2022
Reference	18/071
To	Total Project Management
From	Taylor Burrell Barnett

Introduction

This Memorandum has been prepared to consider the car parking needs of the CCGS playing fields proposed on Brockway Road, Mount Claremont. The current planned provision of 147 parking bays - which is in line with the requirement stipulated by the school - has proven to be difficult to provide in a safe and efficient way; at the same time, the need for this quantum of parking has been questioned by the project team. It was therefore decided that a high-level analysis be undertaken to compare the parking provision with other similar facilities to determine if a reduced number of parking bays would still provide a reasonable level of service.

This document compares the car parking provided at various playing fields throughout the metropolitan area with the proposed parking to be provided at the new CCGS playing fields area.

Christ Church Grammar School – Proposed Playing Fields

The development plan currently provides for a total of 147 car parking bays, which are located in two dedicated car parking areas to the north of the playing fields, and along the southern edge of the proposed entrance road (refer **Figure 1**). 147 car parking bays equates to 16.66 bays per hectare of playing fields (refer **Table 1**). In addition to the general car parking provision there is also parking planned for up to 10 buses it is understood that this quantum of parking supports the bus movements required by CCGS for the operation of the playing fields whereby the school transports students from the Claremont school campus.

The proposed design, as presently shown, raises a level of concern in relation to the safety and accessibility of the parking, particularly along the entrance road. The area is subject to a number of constraints that make any alternative design problematic, without reducing the overall parking provision.

TABLE 1 CCGS PROPOSED CAR PARKING PROVISION

Playing Field	Playing Field Area	Proposed Carparking Bays	Carparking Bays Provided Per Hectare
CCGS (Proposed)	8.82ha	**147**	**16.66**

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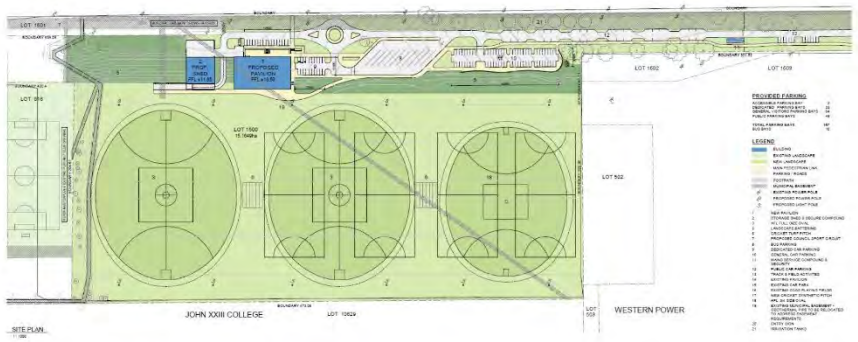


FIGURE 1 PROPOSED PLAYING FIELDS DEVELOPMENT

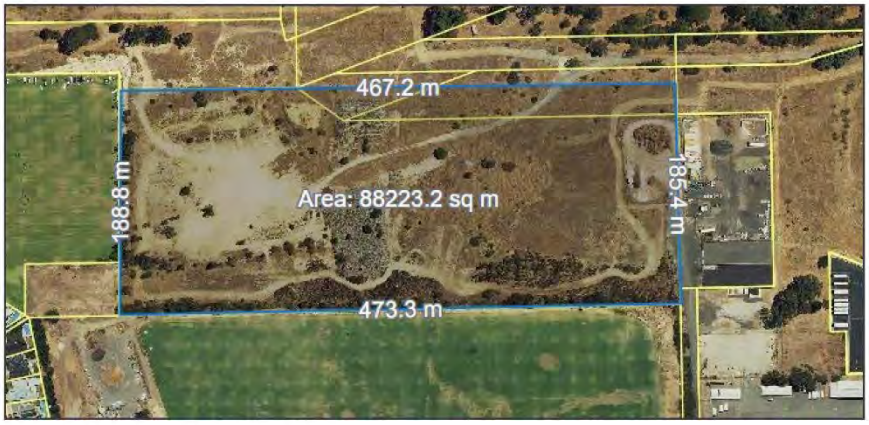


FIGURE 2 CCGS PROPOSED PLAYING FIELD AREA

Methodology

- The number of parking spaces included at the proposed CCGS playing fields have been compared to playing fields at similar PSA schools. The sites selected for comparison were:
  - CCGS existing playing fields at Stephenson Ave and Mt Claremont;
  - Trinity College;
  - Aquinas College; and
  - Wesley College.
- This comparison was applied because of the similarities across these playing fields, in terms of the sports offered, the manner in which the playing fields are utilised, and the number of students, staff and spectators that are likely to utilise these areas.

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- Given that the various facilities generally comprise different mixtures of playing field types, and with uses changing between Summer and Winter, it was considered that the most suitable method for comparison was by calculating a simple ratio of parking bays per hectare of playing field space.
- It should be noted that this is a high-level comparison, and the analysis has not involved any on-site survey of the usage of the parking areas to determine the occupancy rates during peak operating times.

Study Results

A summary of the car parking provision for playing fields for the compared sites is provided in **Table 2,** and illustrated in **Figures 3-6**.

The data shows that the car parking ratio varies from 0 bays at the existing CCGS playing fields in Mt Claremont, up to 32 bays/ha at Wesley College, with an average of 14 bays/ha across the four sites analysed.

It is worth noting that Wesley College provides a relatively smaller playing area compared to the other examples, and (given that the facilities are located on the school campus) the relatively high parking ratio may be explained by the fact that the parking also provision also services the school itself, rather than just the playing fields.

The locational context of the playing fields also needs to be considered. Aquinas College, Wesley College and Trinity College are each located in highly built-up areas and/or on main roads with minimal alternative parking options available in their surrounds.

Conclusion

Based on the comparison with other similar facilities, the proposed allocation of 147 bays, or 16.66 bays / ha, is considered to be above average.

On this basis, we believe it is possible to reduce the car parking provision in order to provide a safer parking and access design, without compromising the adequacy of the parking provision. For example, if we were to apply the average ratio of 14 bays/ha, this would result in a parking requirement of 124 bays.

Under the City of Nedlands Local Planning Policy - Parking, the requirement of 1 parking bay per 2 persons for 'Recreation – Private' parking would create a requirement for 350 bays at peak usage, however, the proposed development draws a lower parking demand as the primary user group is students who do not drive and who are primarily transported by bus from the school campus in Claremont.

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TABLE 2 CAR PARKING PROVISION AT COMPARABLE PLAYING FIELDS

Playing Fields	Playing Fields Size	Existing Carparks	Carparks Provided Per Hectare (rounded up to whole bay)
CCGS (current 1 of 2)	6.4ha	42	7
CCGS (current 2 of 2)	7.9ha	0	0
Trinity College	14.20ha	168	12
Aquinas College*	13.86ha	310	23
Wesley College*	5.59ha	142	32
Average	**14.67ha**	**155**	**14**

** Wesley & Aquinas playing fields are within the school campus and car parking available is part of the allocation to school sites and utilised for the playing fields out of hours*



FIGURE 3 CCGS PROPOSED PLAYING FIELD (1 OF 2) AREA

Current CCGS Playing Fields (1 of 2) - 64,606 square metres (6.4 Hectares) = 42 car parking spaces/6.4 = 6.5 car parking spaces per hectare of playing fields and school.

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FIGURE 4 EXISTING CCGS PLAYING FIELDS (2 OF 2)

Current CCGS Playing Fields - 79,425 square metres (7.9 Hectares) – No sealed car parking provided, relies on on-street and verge car parking around the perimeter of the playing fields area.



FIGURE 5 TRINITY PLAYING FIELDS

Trinity Playing Fields – Area of 142,050 square metres (14.20 hectares) and 168 car parking spaces. 168 car parking bays / 14.20 hectares = 11.82 parking spaces per hectare of playing field space.

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FIGURE 6 AQUINAS COLLEGE PLAYING FIELDS



FIGURE 7 AQUINAS COLLEGE PLAYING FIELDS

Aquinas College (Playing fields and school site) – 138,670 square metres (13.86 hectares) = 310 car parking spaces/13.86 = 22.36 car parking spaces per hectare of playing fields and school.

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FIGURE 8 WESLEY COLLEGE PLAYING FIELDS



FIGURE 9 WESLEY COLLEGE PLAYING FIELDS

Wesley College (Playing fields and school site) – 45,238 square metres (4.52 hectares) = 142 car parking spaces/4.52 = 31.41 car parking spaces per hectare of playing fields and school.

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GABRIELS HEARNE FARRELL

ENVIRONMENTAL NOISE REPORT

BROCKWAY PLAYING FIELDS EXTENSION
CHRIST CHURCH GRAMMAR SCHOOL

18th January 2023



For

CHRIST CHURCH GRAMMAR SCHOOL
C/- TOTAL PROJECT MANAGEMENT
Level 6, 1008 Hay St
PERTH WA 6000

UNIT 3 / 2 HARDY STREET, SOUTH PERTH 6151 TEL: 9474 5966 EMAIL: reception@gabriels.net.au
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5. CONCLUSION 8

ATTACHMENTS

- APPENDIX A EXISTING SPORTING OVALS WITH THE CITY OF NEDLANDS

Report Version	Author	Notes	Date
2	Benjamin Farrell	Added section on mechanical plant	18th Jan 2023

Gabriels Hearne Farrell Pty Ltd is a Member Firm of the Association of Australasian Acoustical Consultants. The report author is a full member of the Australian Acoustical Society.

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1. INTRODUCTION

Gabriels Hearne Farrell Pty Ltd was commissioned to evaluate the proposed extension to the Brockway Playing Fields at the Development Approval stage, in relation to environmental noise emissions. This report examines the potential noise emissions within the framework of the Environmental Protection (Noise) Regulations 1997.

2. PROJECT DESCRIPTION

The site of the proposed Brockway Playing Fields extension is in Mount Claremont immediately north of John XXIII College, and east of the existing Christ Church Grammar School Playing Fields. As per Figure 1, the main feature of the development are three AFL ovals, and a pavilion building on the northern side of the site. To the north of the site are the existing UWA sporting facilities, and there is Western Power infrastructure located to the east. The nearest residences to the playing fields extension are located on Blenheim Lane, approximately 125 metres south-west of the western AFL oval.

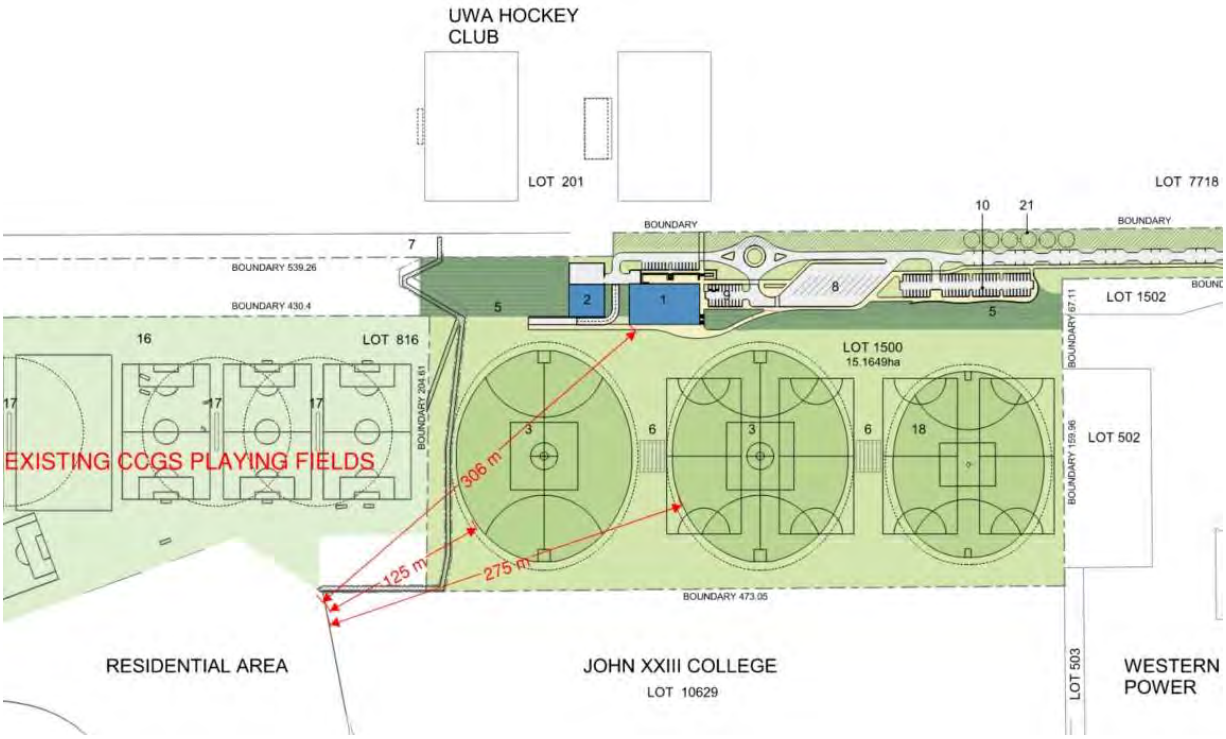


Figure 1 – Site plan of proposed Brockway Playing Fields Extension

The playing fields extension will be served by a new access road and carparking located at the northern edge of the site.

The Pavilion building includes a Function Room and external terrace which at times will be used for private functions and club social events.

Table 1 on the following page provides a high-level indication of the times of use and number of occupants of the extended playing fields. Please note that these numbers are the total occupancy inclusive of the existing playing fields.

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Winter Sporting Events (Friday & Saturday)

	Friday	Saturday	Approx. no of events per year.
Week 1	- No. of kids – 400 - Time – 1:30pm to 4:30pm - Transported to site via 10 buses	- No. of kids – 700 & parents - Time – 8:30am to 1:30pm - Transported to site via 15 buses	Approx. 10 / 12 events per year.
Week 2	- No. of kids – 700 - Time – 1:30pm to 4:30pm - Transported to site via 15 buses	- No. of kids – 400 & parents - Time – 1:30pm to 4:30pm - Transported to site via 10 buses	

Winter Training Nights (Tuesday, Wednesday & Thursday)

	Tuesday, Wednesday & Thursday
Weekly	- No. of kids – 600 & 50 staff - Time – 3:30pm to 5:30pm - Transported to site via 12 buses - Transported back to CCGS Main Campus via 8 buses - The other 4 buses of kids get picked up by parents.

Summer Sporting Events / Training (Tuesday, Wednesday & Thursday)

	Tuesday, Wednesday & Thursday
Weekly	- No. of kids – 50 & 10 staff - Minimal usage.

Activity and Frequency	Week		Friday	Saturday
Summer Season Sporting Competition (10-12 events per season)	Week 1	Student numbers	100	75
		Period	1:30pm- 6:00pm	8:30am – 6:00pm
		Bus transport	5 buses	4 buses
	Week 2	Student numbers	100	50
		Period	1:30pm- 6:00pm	8:30am – 6:00pm
		Bus transport	5 buses	4 buses

Table 1– Indicative occupancy and times of use of the extended playing fields

The usage of the ovals by Christ Church Grammar School is limited to Monday to Saturday, with the earliest start at 8:30 am and the latest finish at 5:30 pm. However, it is possible that the new playing fields will be available for use by external parties including the City of Nedlands.

3. FRAMEWORK OF THE ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

3.1 Community noise

It is important to acknowledge that the noise emissions from sporting and recreation facilities is technically exempt from complying with the 'Assigned Levels' of the Environmental Protection (Noise) Regulations 1997. According to Schedule 2 of the noise regulations, the noise associated with the playing fields is deemed to be *community noise*:

Schedule 2 — Community noise

[r. 16]

[Heading inserted: Gazette 5 Dec 2013 p. 5716.]

Item	Activity
1.	Noise emitted by spectators at a sporting activity that is — (a) arranged by a sporting organization; or (b) conducted at a sporting venue; or (c) advertised prior to the conduct of the event.
2.	Noise emitted by participants and spectators at a meeting or procession authorised under a permit granted under the *Public Order in Streets Act 1984*.

Regulation 16(3) states that Regulation 7 does not apply to *community noise* (Regulation 7 is where the 'Assigned levels' are established:

16. Community noise

(1) In this regulation —

community noise means a noise of a type listed in Schedule 2;

noise control notice means a notice under subregulation (4).

(2) Nothing in this regulation —

(a) affects the application of regulations 5 and 15 and sections 79 to 81A of the Act; or

(b) applies to noise emitted in accordance with an approval granted under regulation 18B or 18.

(3) Regulation 7 does not apply to community noise.

The noise associated with sporting activities inclusive of spectators is exempted from the 'Assigned Levels' in order to allow sporting ovals and residences to be in close proximity to each other. Without this exemption it is likely that buffer zones would be required between sporting fields and residences in order to achieve compliance with the 'Assigned Levels'.

Please note that the exemption does not apply to the potential amplified music emissions from the pavilion building, nor any mechanical plant serving the Pavilion.

3.2 Precedence of sporting ovals located in close proximity to residences within the City of Nedlands

It is our professional view that the proposed extended playing fields will impact upon the nearest residences to a lower degree than that of many existing sporting ovals located within the City of Nedlands boundary. The proposed western AFL oval is located approximately 125 metres from the nearest residence on Blenheim Lane. Table 2 below demonstrates that many existing sporting ovals within the City of Nedlands are located much closer to residences. Aerial photographs of these other sporting ovals are provided in Appendix A.

Sporting oval	Distance to nearest residence
Proposed Brockway Playing Fields extension	*125 metres*
Allen Park (Kirkwood Rd, Swanbourne)	37 metres
College Park (Melvista Ave, Nedlands)	40 metres
David Cruikshank Reserve (Beatrice Rd, Dalkeith)	44 metres
Melvista Park (Melvista Ave, Nedlands)	79 metres
Mount Claremont Oval (Montgomery Ave, Nedlands)	81 metres

Table 2 – Proximity of residences to sporting ovals within the City of Nedlands

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Given the above, loud, individual noise sources such as whistles and yelling will result in lower noise levels at the nearest residences compared to what is currently experienced at residences adjacent other sporting ovals within the City of Nedlands.

It is also envisaged that there will be minimal impact from spectators given that they will likely congregate at the northern sides of the ovals given that:

- The carparking is located on the northern side of the site therefore spectators will generally position themselves at this side of the oval; and,
- The amenities (eg toilets) will be located at the northern side of the site.

4. ASSESSMENT OF ENVIRONMENTAL NOISE EMISSIONS

An acoustical assessment of environmental noise emissions has been undertaken to determine the likely resultant noise levels at the nearest residences on Blenheim Lane. Our assessment has included noise sources that must comply with the 'Assigned Levels', as well as some of the noise sources that are exempt from complying (ie community noise).

4.1 'Assigned Levels' for the adjacent residences

The 'Assigned Level' applicable to the nearest residences is provided on Table 3. These 'Assigned Levels' are based on an *influencing factor* of 0 dB given that there are no roads of significance, nor commercial premises within the 100 m and 450 m circles.

Part of premises receiving noise	Time of day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises: highly sensitive area	7 am to 7 pm Monday to Saturday	45	55	65
	9 am to 7 pm Sunday and public holidays	40	50	65
	7 pm to 10 pm all days	40	50	55
	10 pm to 7 am Monday to Saturday and 10 pm to 9 am on Sundays and public holidays	35	45	55

Table 3 – Assigned Levels for the residences on Blenheim Lane

Table 3 refers to three types of 'Assigned Levels':

L_{Amax} - the noise level which is not to be exceeded at any time.

L_{A1} - the noise level which is not to be exceeded for more than 1% of the time (eg for more than 144 seconds over a 4 hour period).

L_{A10} - the noise level which is not to be exceed for more than 10% of the time (eg for more than 24 minutes over a 4 hour period).

4.2 Assessment methodology

The assessment has taken into account the attenuation over distance, air absorption, etc in accordance with ISO 9613-2:1996 'Acoustics – Attenuation of sound during propagation outdoors'. The assessments were undertaken utilising octave-band data, within the frequency range of 63 Hz to 8 kHz. The assessment was based on the following meteorological conditions:

- Temperature: 20°C

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- Humidity: 50%
- Wind speed: 4 m/s
- Wind direction: Towards the residences

4.3 Amplified music within the Function Room of the Pavilion

At times amplified music may be played within the Function Room of the Pavilion, when the space is hired for private functions or during sporting club social events. The break-out of amplified music from the Function Rooms must comply with the 'Assigned Levels'.

As per Figure 1, the Pavilion is located over 300 metres away from the nearest residences.

4.3.1 *Function Room construction*

At this early stage of the project the building envelope construction of the Pavilion has not been fully detailed or specified. For the purpose of the assessment we have assumed the following building envelope construction for the Function Room, which is typical of a sporting pavilion:

- Roof – Colorbond roofing with anticon insulation held to the underside;
- Ceiling – Perforated acoustic ceiling (eg perforated plasterboard with ceiling insulation over);
- External walls – Stud framed walls with fibre cement cladding externally, and plasterboard lining internally, and glasswool insulation between the studs.
- External glass – 6.38 mm laminated glass.

4.3.2 *Amplified music volume within the Function Room*

We have previously measured music volumes of around 85 to 90 dB(A) at wedding receptions. As such, the following octave-band noise levels have been used for the assessment of break-out of amplified music:

Frequency (Hz)	63	125	250	500	1k	2k	4k	8k	**dB(A)**
Music volume within Function Room	89	89.5	86.7	88.4	86.9	77.7	75.5	70.1	**90**

Table 4 – Amplified music volume within Function Room

4.3.3 *Predicted noise level at the Blenheim Lane residences*

Table 5 provides the predicted noise levels at the nearest residences when amplified music is played within the Function Room at a level of 90 dB(A):

Situation	**Calculated noise level**	**Adjusted noise level including the +10 dB penalty for music as per Regulation 9**
All external bi-fold doors and windows of the Function Room in a closed position	L_{10} 22 dB(A)	L_{10} 32 dB(A)
External bi-fold doors of the Function Room open (maximum 23 m^2 opening)	L_{10} 39 dB(A)	L_{10} 49 dB(A)

Table 5 – Predicted noise break-out from the Pavilion

The following conclusions can be drawn from the above results:

- With the external doors and windows closed, the music volume within the Function Room can be up to 98 dB(A) when the 'Assigned Level is L_{10} 40 dB(A), and can be up to 93 dB(A) after 10 pm when the 'Assigned Level' is L_{10} 35 dB(A).
- With the external doors and windows of the Function Room open, the amplified music must not exceed 81 dB(A) before 10 pm and 76 dB(A) after 10 pm. A music volume of 76 dB(A) would be considered to be background music.

It is recommended that any hire agreement for the Function Room include a requirement that all external doors and windows must be kept shut when the music is louder than background music, and that the music volume shall not exceed 93 dB(A) after 10 pm.

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4.4 Assessment of patron noise within the external terrace

It is noted that the proposed occupancy of the Function Area is 260 persons. A worst case scenario assessment has been undertaken based on all 260 patrons being located in the external terrace at the same time.

The applicable Sound Power Level for a crowd of 260 patrons is 93 dB(A). This is based on one-third of the people speaking simultaneously with a raised voice. According to Australian Standard 2822, the noise level of a someone speaking with a raised voice at 1 metre is 66 dB(A).

The outdoor propagation of noise calculation indicates that the resultant noise level at the Blenheim Lane residences will be L_{10} 33 dB(A). Crowd noise at a distance of over 300 metres is not likely to exhibit annoying characteristics and therefore an adjustment for 'tonality' is not required. The resultant noise level of L_{10} 33 dB(A) is compliant with the 'Assigned Levels' at all time periods.

4.5 Assessment of exempt noise sources (community noise)

As per Section 3.1 of this report, the noise associated with spectators and sporting activity are exempt from complying within the 'Assigned Levels'. However, as requested by the City of Nedlands, the potential noise emissions from typical sporting noise sources have been considered. The indicative results are provided in Table 6 below:

Noise source	Location of noise source	Predicted noise level	Adjusted noise level	Relevant 'Assigned Level'	Status of compliance
Someone yelling (SPL 88 dB(A) at 1 metre)	At south-western edge of the western AFL oval, 125 metres from residences	L_1 43 dB(A)	L_1 48 dB(A) (includes + 5 dB penalty for tonality	L_1 55 dB(A) daytime Monday to Saturday; and L_1 50 dB(A) Sundays daytime	YES
Referee whistle (SPL 94 dB(A) at 1 metre)	At south-western edge of the western AFL oval, 125 metres from residences	L_1 48 dB(A)	L_1 53 dB(A)	L_1 55 dB(A) daytime Monday to Saturday; and L_1 50 dB(A) Sundays daytime	YES Monday to Saturday, but minor exceedance on Sundays
Players cheering in unison following a goal (18 players cheering at once – Total Sound Power Level of 109 dB(A))	Evenly distributed in southern half of the AFL oval closest to residences	L_{max} 53 dB(A)	L_{max} 58 dB(A) (includes + 5 dB penalty for tonality	L_{max} 65 dB(A) Daytime on all days	YES

Table 6 – Predicted noise levels from 'community noise' sources

The assessment suggests that the majority of the noise associated with sporting activities and spectators will likely comply with the 'Assigned Levels. The only situation where there may be a minor exceedance of the 'Assigned Levels' is on Sundays and Public Holidays when a referee blows a whistle at the edge of the AFL closest to the Blenheim Lane residences. However as per Table 1, Christ Church Grammar School do not intend to use the extended ovals on Sundays and Public Holidays, therefore whistle blowing will not occur on these days except perhaps occasionally by an outside party.

Notwithstanding the above, it is our view that the blowing of whistles will have a lesser impact on amenity at the nearest residences compared to the impact of whistle use at the existing sporting ovals identified in Appendix A, which are all within the City of Nedlands. Reason for this is the proximity of the residences to these other sporting ovals is closer than the proximity of the western AFL oval of the extended playing fields to the Blenheim Lane residences.

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4.6 Mechanical services

At this early stage of the project, there is no mechanical design to allow assessment of the mechanical services. It is likely that there will be a condensing unit or two serving the Function Room and office, small toilet exhaust fans, and potentially a Kitchen Exhaust Fan. Given that there nearest residences are over 300 metres away from the Pavilion building, it is not likely that any special acoustic treatments will be necessary for achieving compliance with the Environmental Protection (Noise) Regulations 1997. Nonetheless, the mechanical services will be assessed prior to the lodgement of the Building Permit to ensure compliance.

As per the existing pavilion near Stephenson Ave, the school does not intend to install a Public Address System as part of this development. Furthermore, if in the future the school wish to use portable speakers for public address, they are aware of their obligation to comply with the Assigned Levels of the Environmental Protection (Noise) Regulations 1997.

5. CONCLUSION

An acoustical assessment of potential environmental noise emissions from the new Brockway Playing Fields has been undertaken. The assessment confirms that the noise emissions will generally comply with the 'Assigned Levels' of the Environmental Protection (Noise) Regulations 1997, including the majority of the noise sources that are deemed to be 'community noise' and are therefore not required to comply with the 'Assigned Levels'.

Furthermore, the proposed extended ovals are located further away from the nearest residences than the residences located adjacent existing sporting ovals within the City of Nedlands. Therefore, the extended playing fields will result in no greater loss of amenity than what is experienced around the other sporting ovals within the City of Nedlands.

It is recommended that any hire agreement for the Function area of the Pavilion include a requirement that all external doors and windows must be kept shut when the music is louder than background music, and that the music volume shall not exceed 93 dB(A) after 10 pm.

Regards,

Benjamin Farrell
Director M.A.A.S.



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ATTACHMENTS

- APPENDIX A EXISTING SPORTING OVALS WITH THE CITY OF NEDLANDS

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APPENDIX A

EXISTING SPORTING OVALS WITHIN THE CITY OF NEDLANDS AND THEIR PROXIMITY TO THE NEAREST RESIDENCES



Allen Park (Swanbourne Tigers) – 37 metres to residences



College Park (John Leckie Pavilion) – 40 metres from residences

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APPENDIX A



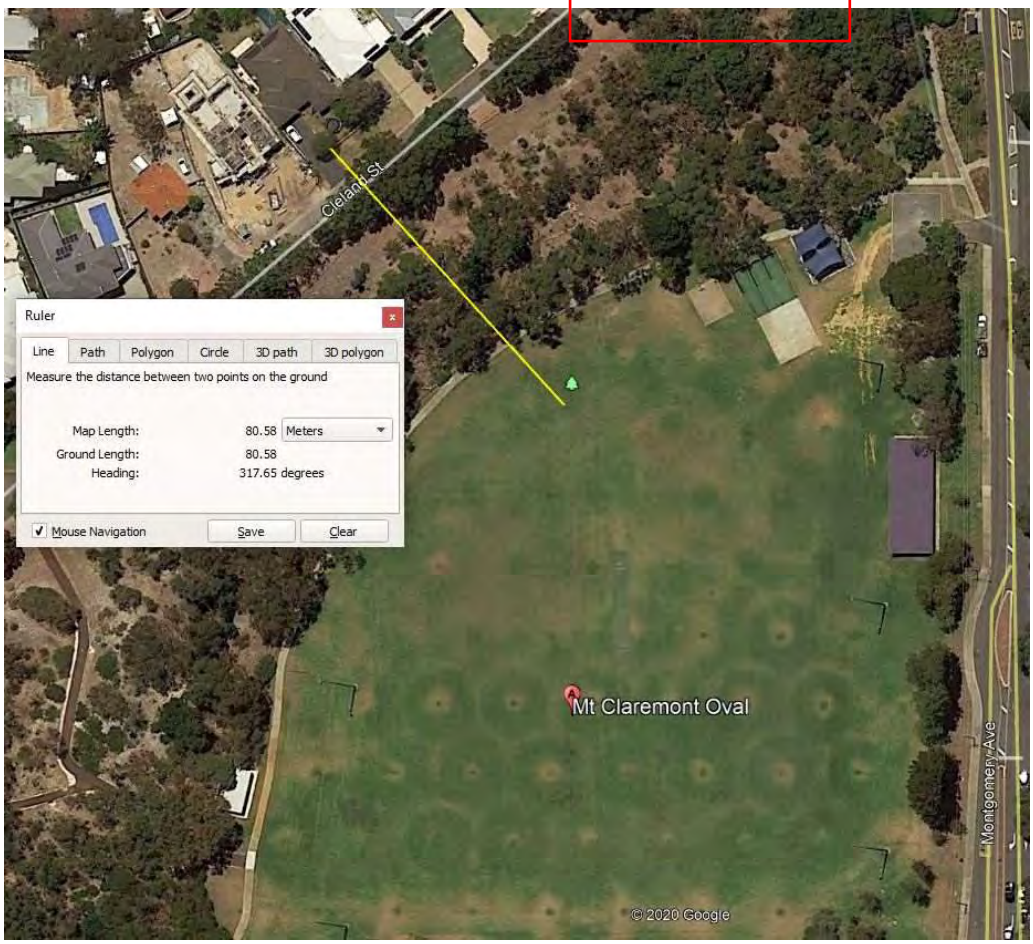
David Cruikshank Reserve – 44 metres from residences



Melvista Park – 79 metres from residences

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APPENDIX A



Mount Claremont oval – 81 metres from residences

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TECHNICAL MEMORANDUM

Tree Survey

Christ Church Grammar School – St John's Wood Playing Fields

PROJECT NUMBER	EP21-060(02)	**DOC. NUMBER**	EP21-060(02)—002 RAW
PROJECT NAME	CCGS St John's Wood Playing Fields Environmental Support	**CLIENT**	Christ Church Grammar School
VERSION	1	**DATE**	21/09/2022

1 INTRODUCTION

1.1 Project background

Emerge Associates (Emerge) were engaged by Christ Church Grammar School (CCGS) to undertake a tree assessment to the south of the CCGS St John's Wood Playing Fields on Brockway Road in Mount Claremont. The area subject to the tree assessment extends over 3.16 ha and is bounded by the McGillivray Reserve Playing Fields to the north, Brockway Road to the east, a Western Power energy substation and vacant land to the south and vacant land to the west. The area is herein referred to as the 'site' and the location is shown in **Figure 1.**

1.2 Purpose and scope of work

The tree assessment is required to inform the detailed landscape design and various planning application documents. The scope of work was a preliminary tree assessment as per Australian Standard AS 4970-2009 *Protection of trees on development sites* (Standards Australia 2009).

As part of the scope of work the following tasks were completed:

- A field survey to record attributes of all trees with a trunk diameter at breast height (DBH) of at least 15 centimetres (cm).
- Recommendation of the retention value of each tree.
- Calculation of tree protection zones and structural root zones for each tree.
- Documentation of the methodology and results into a report.

2 METHODS

2.1 Field survey

Ecologists from Emerge visited the site on 17 and 18 June 2021 to conduct the field survey.

During the survey the site was traversed on foot and all trees with a DBH of at least 15 cm were assessed. An aluminium tag with a unique number was attached to each tree, as shown in **Plate 1**.

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Plate 1: Example ID tag affixed to trees within the site

The attributes in **Table 1** were recorded for each tree.

Table 1: Attributes recorded for each tree

Attribute	Details
Unique ID	Aluminium tag number
Spatial location	XY coordinates using GPS receiver ± 5m^
Image	Oblique digital photograph (12 megapixel or greater)
Species name	Using WA herbarium nomenclature
Common name	Using WA herbarium nomenclature
Height	1-5 m, 1-10 m, 10-15 m, 15-20 m, 20-25 m, 25 +m
Canopy spread (width)	1-5 m, 1-10 m, 10-15 m, 15-20 m
Trunk diameter	Diameter at breast height (DBH) (cm)
Health	Dead, poor, average, good, excellent
Structure	Poor, acceptable, good
Notes	Safety concerns, tree defects, presence of hollows, pruning requirements, whether the tree is a 'habitat tree' for threatened species of black cockatoo#, suitability of hollows for threatened species of black cockatoo, further ecologist/arborist assessment recommended etc.

^location updated after field survey with feature survey data; #^defined as trees of a species known to support black cockatoo breeding and with a DBH of ≥50 centimetres (cm) for most tree species used by black cockatoos.

2.2 Mapping and analysis

Following the field survey, an inventory of all trees within the site was compiled. The location of each tree was mapped on an aerial image.

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2.2.1 Retention value

Each tree was assigned a 'retention value' of 'high', 'medium' or 'low', based on the attributes recorded during the field survey. The criteria for each retention category are provided in **Table 2**.

Table 2: Tree retention category criteria

Retention category	Criteria
High	• DBH ≥50 cm • Local native or Australian native • 'Excellent' or 'good' health • 'Good' or 'acceptable' structure • Tree is a 'habitat tree' for species of threatened black cockatoo
Moderate	• At least 'average' health • At least 'acceptable' structure • Any size DBH • Local/Australian native or exotic • Tree may be a 'habitat tree' for species of threatened black cockatoo
Low	• 'Poor' or 'dead' heath and/or 'poor' structure • Any size DBH • Local/Australian native or exotic • Tree may be a 'habitat tree' for species of threatened black cockatoo

2.2.2 Protection zones

2.2.2.1 Tree protection zone

Tree protection zones (TPZ), as defined by AS 4970-2009, are the principal means of protecting trees on development sites (Standards Australia 2009).

A TPZ is a circular area defined around a tree to isolate its roots and crown from construction disturbance. The radius of a TPZ is calculated by multiplying the DBH of a trees' trunk by 12, where DBH is measured in metres at a height of 1.4 m above the ground (Standards Australia 2009).

According to AS 4970-2009 a TPZ should not be less than 2 m, nor greater than 15 m except where crown protection is required.

The TPZ was calculated for all trees within the site and was displayed on an aerial image.

2.2.2.1 Structural root zone

The structural root zone (SRZ) is the minimum volume of roots required by a tree to remain stable in the ground (Standards Australia 2009). If the SRZ is breached the chances of windthrow are significantly increased, especially if roots are cut on the same side as prevailing winds. Windthrow is an event where the entire tree fails/falls over.

While an SRZ is typically drawn as a circular area it should be understood as a cylinder, designating the root soil volume required to support a tree. The radius of an SRZ (top of the cylinder) is calculated by the following formula: $SRZ = (D \times 50)^{0.42} \times 0.64$, where D is the trunk diameter in metres (Standards Australia 2009). According to AS 4970-2009 an SRZ should not be less than 1.5 m.

The SRZ was calculated for all trees within the site and was displayed on an aerial image.

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3 RESULTS

3.1 Inventory

A total of 95 trees were recorded in the site, comprising two local native species and 14 non-native species (i.e. native to other parts of Australia or other countries).

A summary of the trees recorded within the site is provided in **Table 2**. An inventory of the trees recorded within the site is provided in **Appendix A**.

Table 3: Tree species recorded within the site

Species name	Common name	Number of individuals
**Agonis flexuosa*	Peppermint	3
**Ceratonia siliqua*	Carob	1
**Corymbia citriodora*	Lemon-scented gum	1
**Corymbia ficifolia*	Red-flowering gum	2
**Corymbia maculata*	Spotted gum	4
**Eucalyptus camaldulensis*	River gum	51
Eucalyptus gomphocephala	Tuart	6
**Eucalyptus grandis*	Rose gum	1
**Eucalyptus leucoxylon rosea*	Red-flowering yellow gum	1
**Eucalyptus robusta*	Swamp mahogany	10
Eucalyptus rudis	Flooded gum	1
**Eucalyptus sp.*	Eucalypt	3
**Melia azedarach*	Cape lilac	1
**^Tamarix aphylla*	Tamarix	10

*indicates non-native, ^indicates listed as a 'declared pest' under the *Biosecurity and Agriculture Management Act 2007* and listed as a 'weed of national significance'.

3.2 Retention value

Most of the trees were assigned a moderate or low retention value. Only two trees were assigned a high retention value. The tamarix trees were assigned a low retention value but are not recommended for retention as they are listed as a declared pest and a weed of national significance (refer **Section 3.1**).

A summary of the retention values of trees within the site is provided in **Table 4**. The retention value assigned to each tree is shown in **Figure 2**.

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Table 4: Retention value of trees within the site

Retention value	Number of individuals
High^	2^
Moderate	49
Low	44^
Total	**95**

^includes two trees which qualify as black cockatoo habitat trees (without hollows).

3.3 Protection zones

TPZs and SRZs for each tree are shown in **Figure 3**.

4 CONCLUSIONS

A total of 95 trees were recorded within the site, comprising two local native species and 14 non-native species (i.e. native to other parts of Australia or other countries).

The majority of the trees (93) were assigned a moderate or low retention value. The remaining 2 trees were assigned a high retention value.

Four black cockatoo habitat trees were recorded in the site. These trees were all *Eucalyptus gomphocephala* (tuart). No trees contain hollows suitable for breeding by black cockatoos. Two of the habitat trees were assigned a low retention value due to poor health and structure. The other two trees were assigned a high retention value.

TPZs and SRZs in accordance with AS 4970-2009 are provided for each tree.

5 REFERENCES

Standards Australia 2009, *AS 4970-2009 Protection of trees on development sites* Sydney.

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Figures

Figure 1: Site Location

Figure 2: Tree Retention Priority

Figure 3: Tree Protection Zones and Structural Root Zones

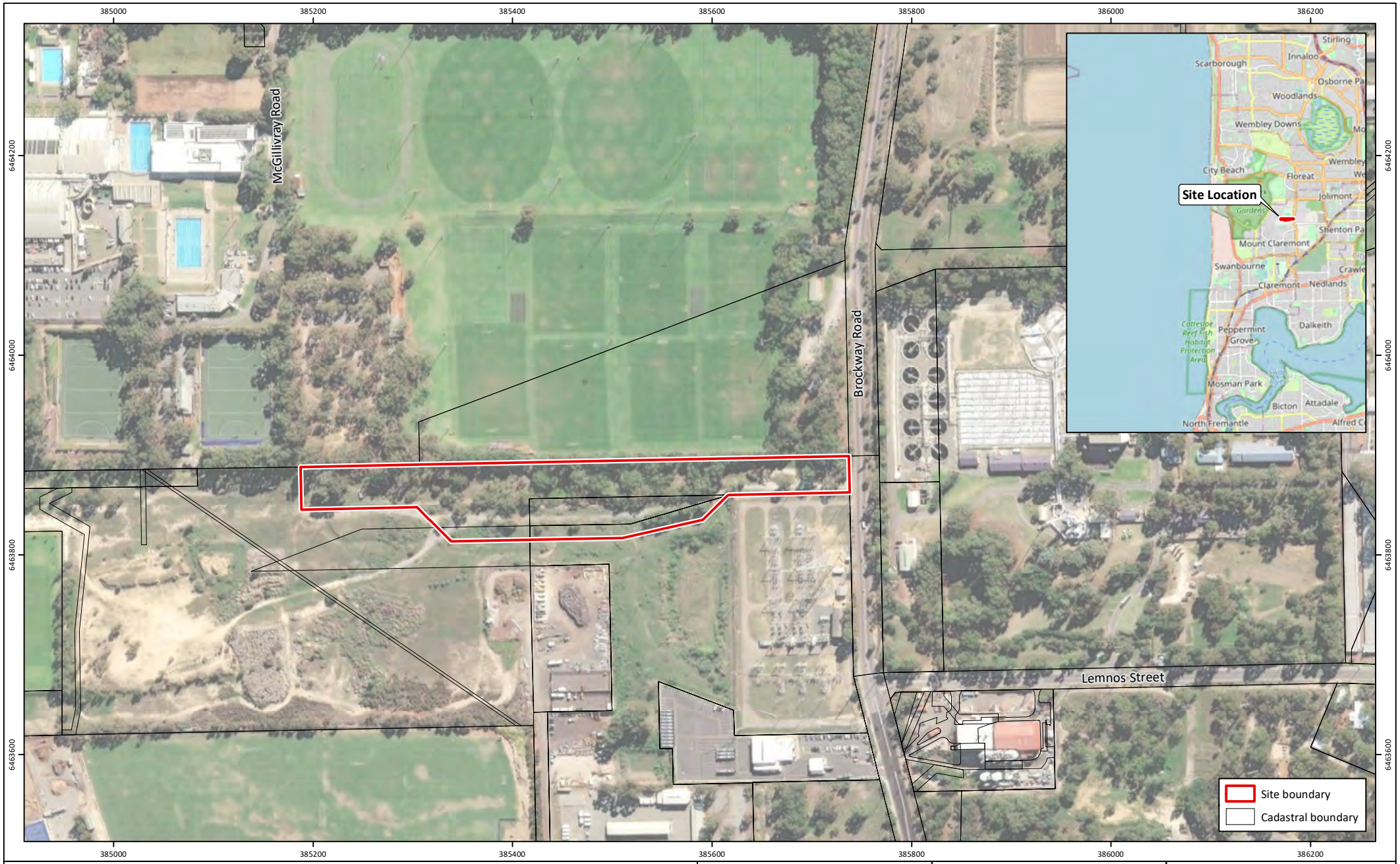


Figure 1: Site Location

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Project: Tree Survey
St John's Wood Playing Field
Client: Christ Church Grammar School

Plan Number:
EP21-060(02)--F02
Drawn: RAW
Date: 21/09/2022
Checked: RAW
Approved: RAW
Date: 21/09/2022

N

0 2,100 4,200 6,300
Metres
Scale: 1:5,000@A4
GDA 1994 MGA Zone 50

emerge ASSOCIATES

While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used
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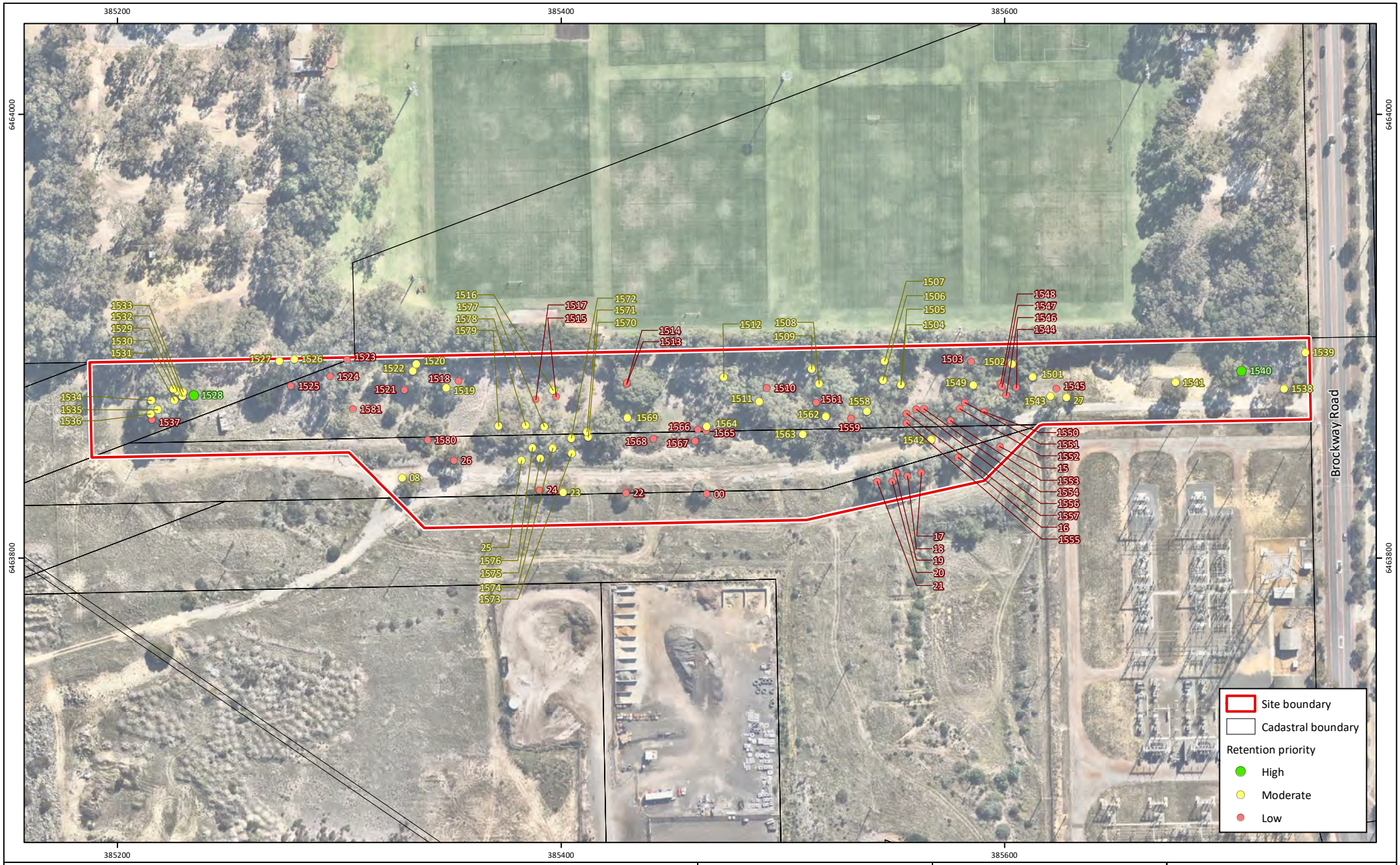


Figure 2: Tree Retention Priority

Project: Tree Survey
St John's Wood Playing Field
Client: Christ Church Grammar School

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Plan Number:
EP21-060(02)--F03
Drawn: RAW
Date: 21/09/2022
Checked: RAW
Approved: RAW
Date: 21/09/2022

N

0 50 100
Metres
Scale: 1:2,250@A4
GDA 1994 MGA Zone 50

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Figure 3: **Tree Protection Zones and Structural Root Zones**

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Project: Tree Survey
St John's Wood Playing Field
Client: Christ Church Grammar School

Plan Number:
EP21-060(02)--F04

Drawn:	RAW
Date:	21/09/2022
Checked:	RAW
Approved:	RAW
Date:	21/09/2022

N

0 50 100
Metres

Scale: 1:2,250@A4

GDA 1994 MGA Zone 50

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Appendix A

Tree Inventory

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Tree Inventory
Christ Church Grammar School St John's Wood Playing Fields

Tag No.	Species	Easting	Northing	DBH (cm)	Photo No.	Height (m)	Width (m)	Health	Structure	Hollows	Black cockatoo habitat tree	Origin	Notes	Retention Value	TPZ (m)	SRZ (m)
00	*Tamarix aphylla*	385466	6463829	15	8	5-10	5-10	good	poor	No	No	Non-native	multi stem	Low	2.00	1.49
08	*Eucalyptus camaldulensis*	385328	6463836	50	16	5-10	5-10	good	acceptable	No	No	Non-native	not tagged	Moderate	6.00	2.47
15	*Tamarix aphylla*	385598	6463850	40	1	10-15	5-10	average	poor	No	No	Non-native	multi stem	Low	4.80	2.25
1501	*Eucalyptus robusta*	385613	6463882	89	1	10-15	5-10	average	acceptable	No	No	Non-native		Moderate	10.68	3.15
1502	*Corymbia maculata*	385603	6463887	22	6	10-15	1-5	good	good	No	No	Non-native		Moderate	2.64	1.75
1503	*Eucalyptus robusta*	385585	6463889	36	8	15-20	15-20	poor	poor	No	No	Non-native	bifurcate with some horizontal limbs	Low	4.32	2.15
1504	*Eucalyptus camaldulensis*	385553	6463878	24	13	5-10	5-10	average	acceptable	No	No	Non-native		Moderate	2.88	1.82
1505	*Eucalyptus camaldulensis*	385553	6463878	25	20	10-15	1-5	average	acceptable	No	No	Non-native	top of trunk snapped	Moderate	3.00	1.85
1506	*Eucalyptus camaldulensis*	385545	6463880	32	21	10-15	5-10	good	acceptable	No	No	Non-native		Moderate	3.84	2.05
1507	*Eucalyptus robusta*	385546	6463889	71	23	15-20	10-15	average	acceptable	No	No	Non-native	fencing mesh around base	Moderate	8.52	2.87
1508	*Eucalyptus robusta*	385516	6463879	105	24	15-20	15-20	average	acceptable	No	No	Non-native	fencing mesh around base and cement structure at base	Moderate	12.60	3.38
1509	*Eucalyptus robusta*	385513	6463885	30	26	10-15	5-10	good	acceptable	No	No	Non-native		Moderate	3.60	2.00
1510	*Eucalyptus robusta*	385493	6463877	68	27	15-20	10-15	average	poor	No	No	Non-native		Low	8.16	2.81
1511	*Eucalyptus robusta*	385489	6463871	58	29	15-20	10-15	good	good	No	No	Non-native		Moderate	6.96	2.63
1512	*Corymbia maculata*	385473	6463881	58	30	20-25	15-20	average	acceptable	No	No	Non-native		Moderate	6.96	2.63
1513	*Eucalyptus robusta*	385429	6463878	100	35	15-20	15-20	average	poor	No	No	Non-native		Low	12.00	3.31
1514	*Eucalyptus robusta*	385430	6463879	64	36	15-20	15-20	average	poor	No	No	Non-native		Low	7.68	2.74
1515	*Eucalyptus camaldulensis*	385398	6463873	25	39	5-10	5-10	average	poor	No	No	Non-native		Low	3.00	1.85
1516	*Eucalyptus camaldulensis*	385396	6463876	35	41	10-15	5-10	average	acceptable	No	No	Non-native		Moderate	4.20	2.13
1517	*Eucalyptus camaldulensis*	385389	6463871	41	42	15-20	10-15	average	poor	No	No	Non-native	multi stem at the base	Low	4.92	2.28
1518	*Eucalyptus rudis*	385354	6463880	45	45	5-10	10-15	poor	poor	No	No	Native		Low	5.40	2.37
1519	*Eucalyptus robusta*	385348	6463877	44	49	10-15	5-10	good	good	No	No	Non-native		Moderate	5.28	2.34
1520	*Agonis flexuosa*	385335	6463888	25	50	5-10	5-10	average	acceptable	No	No	Non-native		Moderate	3.00	1.85
1521	*Eucalyptus camaldulensis*	385329	6463876	53	51	10-15	5-10	average	poor	No	No	Non-native		Low	6.36	2.53
1522	*Agonis flexuosa*	385333	6463884	22	52	5-10	5-10	good	acceptable	No	No	Non-native		Moderate	2.64	1.75
1523	*Eucalyptus gomphocephala*	385303	6463890	76	53	10-15	10-15	poor	poor	No	Yes	Native	partial dead trunk and branches	Low	9.12	2.95
1524	*Eucalyptus gomphocephala*	385296	6463882	61	57	10-15	10-15	poor	poor	No	Yes	Native	lots of abnormal growths, many limbs dead	Low	7.32	2.69
1525	*Ceratonia siliqua*	385278	6463878	28	58	5-10	10-15	good	acceptable	No	No	Non-native		Low	3.36	1.94
1526	*Eucalyptus gomphocephala*	385280	6463890	44	60	10-15	10-15	average	acceptable	No	No	Native		Moderate	5.28	2.34
1527	*Agonis flexuosa*	385273	6463889	23	61	5-10	5-10	average	acceptable	No	No	Non-native		Moderate	2.76	1.79
1528	*Eucalyptus gomphocephala*	385234	6463873	79	62	20-25	15-20	average	acceptable	No	Yes	Native	arborplan tag 00812	High	9.48	3.00
1529	*Eucalyptus camaldulensis*	385227	6463875	80	63	20-25	10-15	good	acceptable	No	No	Non-native	arborplan tag 00811	Moderate	9.60	3.01
1530	*Eucalyptus camaldulensis*	385225	6463876	47	64	15-20	10-15	good	acceptable	No	No	Non-native		Moderate	5.64	2.41
1531	*Eucalyptus camaldulensis*	385226	6463871	59	64	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	7.08	2.65
1532	*Eucalyptus camaldulensis*	385229	6463873	33	65	15-20	10-15	good	acceptable	No	No	Non-native		Moderate	3.96	2.08
1533	*Eucalyptus camaldulensis*	385230	6463875	37	66	15-20	5-10	average	acceptable	No	No	Non-native		Moderate	4.44	2.18
1534	*Corymbia ficifolia*	385215	6463871	53	67	10-15	10-15	average	acceptable	No	No	Non-native		Moderate	6.36	2.53
1535	*Corymbia ficifolia*	385218	6463867	27	68	5-10	10-15	average	acceptable	No	No	Non-native		Moderate	3.24	1.91
1536	*Eucalyptus camaldulensis*	385215	6463865	49	69	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	5.88	2.45
1537	*Eucalyptus camaldulensis*	385215	6463862	66	70	15-20	15-20	average	poor	No	No	Non-native		Low	7.92	2.78
1538	*Corymbia citriodora*	385726	6463876	49	71	10-15	10-15	good	good	No	No	Non-native		Moderate	5.88	2.45
1539	*Eucalyptus camaldulensis*	385736	6463893	25	74	10-15	5-10	good	good	No	No	Non-native		Moderate	3.00	1.85
1540	*Eucalyptus gomphocephala*	385707	6463884	51	75	10-15	5-10	good	acceptable	No	Yes	Native	bifurcated at base	High	6.12	2.49
1541	*Corymbia maculata*	385677	6463879	51	76	10-15	5-10	good	good	No	No	Non-native		Moderate	6.12	2.49
1542	*Eucalyptus camaldulensis*	385567	6463853	26	79	5-10	5-10	average	acceptable	No	No	Non-native		Moderate	3.12	1.88

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Tree Inventory
Christ Church Grammar School St John's Wood Playing Fields

Tag No.	Species	Easting	Northing	DBH (cm)	Photo No.	Height (m)	Width (m)	Health	Structure	Hollows	Black cockatoo habitat tree	Origin	Notes	Retention Value	TPZ (m)	SRZ (m)
1543	*Eucalyptus camaldulensis*	385621	6463873	24	80	10-15	5-10	average	acceptable	No	No	Non-native		Moderate	2.88	1.82
1544	*Eucalyptus camaldulensis*	385605	6463877	65	81	15-20	15-20	average	poor	No	No	Non-native	bifurcated at base	Low	7.80	2.76
1545	*Eucalyptus camaldulensis*	385623	6463876	27	83	5-10	5-10	poor	poor	No	No	Non-native		Low	3.24	1.91
1546	*Eucalyptus camaldulensis*	385601	6463873	22	84	5-10	5-10	poor	poor	No	No	Non-native		Low	2.64	1.75
1547	*Eucalyptus camaldulensis*	385599	6463877	23	84	5-10	5-10	poor	poor	No	No	Non-native		Low	2.76	1.79
1548	*Eucalyptus camaldulensis*	385598	6463879	87	85	15-20	10-15	poor	poor	No	No	Non-native		Low	10.44	3.12
1549	*Eucalyptus camaldulensis*	385586	6463878	97	86	10-15	10-15	average	acceptable	No	No	Non-native		Moderate	11.64	3.27
1550	*Tamarix aphylla*	385591	6463866	36	87	10-15	5-10	average	poor	No	No	Non-native		Low	4.32	2.15
1551	*Tamarix aphylla*	385582	6463870	39	90	10-15	10-15	average	poor	No	No	Non-native		Low	4.68	2.23
1552	*Eucalyptus camaldulensis*	385580	6463867	43	91	1-5	10-15	poor	poor	No	No	Non-native		Low	5.16	2.32
1553	*Eucalyptus camaldulensis*	385576	6463862	46	92	10-15	5-10	poor	poor	No	No	Non-native		Low	5.52	2.39
1554	*Eucalyptus camaldulensis*	385564	6463867	52	93	10-15	10-15	poor	poor	No	No	Non-native		Low	6.24	2.51
1555	*Eucalyptus camaldulensis*	385556	6463861	65	94	10-15	10-15	poor	poor	No	No	Non-native		Low	7.80	2.76
1556	*Eucalyptus camaldulensis*	385560	6463867	28	95	10-15	10-15	poor	poor	No	No	Non-native		Low	3.36	1.94
1557	*Eucalyptus camaldulensis*	385556	6463865	36	96	10-15	10-15	average	poor	No	No	Non-native		Low	4.32	2.15
1558	*Eucalyptus sp.*	385538	6463866	70	97	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	8.40	2.85
1559	*Eucalyptus camaldulensis*	385531	6463863	123	102	15-20	15-20	average	poor	No	No	Non-native		Low	14.76	3.61
1561	*Eucalyptus camaldulensis*	385515	6463870	31	103	10-15	5-10	poor	acceptable	No	No	Non-native		Low	3.72	2.02
1562	*Eucalyptus camaldulensis*	385519	6463864	79	104	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	9.48	3.00
1563	*Eucalyptus sp.*	385509	6463856	134	105	10-15	15-20	average	acceptable	No	No	Non-native	one branch sawn off at trunk	Moderate	15.00	3.74
1564	*Eucalyptus grandis*	385466	6463860	68	110	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	8.16	2.81
1565	*Eucalyptus sp.*	385466	6463857	32	113	5-10	15-20	poor	poor	No	No	Non-native	split and growing horizontally either side	Low	3.84	2.05
1566	*Eucalyptus camaldulensis*	385462	6463858	36	116	10-15	5-10	poor	acceptable	No	No	Non-native		Low	4.32	2.15
1567	*Eucalyptus camaldulensis*	385460	6463853	35	117	5-10	5-10	poor	acceptable	No	No	Non-native		Low	4.20	2.13
1568	*Melia azedarach*	385442	6463854	38	118	10-15	15-20	poor	poor	No	No	Non-native		Low	4.56	2.20
1569	*Eucalyptus camaldulensis*	385430	6463863	82	119	15-20	10-15	average	acceptable	No	No	Non-native		Moderate	9.84	3.04
1570	*Eucalyptus camaldulensis*	385412	6463855	35	120	10-15	10-15	average	acceptable	No	No	Non-native		Moderate	4.20	2.13
1571	*Eucalyptus camaldulensis*	385412	6463857	45	121	15-20	5-10	average	acceptable	No	No	Non-native		Moderate	5.40	2.37
1572	*Eucalyptus camaldulensis*	385405	6463854	65	122	15-20	10-15	good	acceptable	No	No	Non-native		Moderate	7.80	2.76
1573	*Eucalyptus camaldulensis*	385405	6463847	32	123	10-15	10-15	good	acceptable	No	No	Non-native		Moderate	3.84	2.05
1574	*Eucalyptus camaldulensis*	385396	6463850	35	124	10-15	10-15	good	acceptable	No	No	Non-native		Moderate	4.20	2.13
1575	*Eucalyptus camaldulensis*	385391	6463845	21	125	5-10	5-10	good	acceptable	No	No	Non-native		Moderate	2.52	1.72
1576	*Eucalyptus camaldulensis*	385387	6463850	23	126	5-10	5-10	good	acceptable	No	No	Non-native		Moderate	2.76	1.79
1577	*Eucalyptus camaldulensis*	385392	6463859	22	127	10-15	10-15	average	acceptable	No	No	Non-native		Moderate	2.64	1.75
1578	*Eucalyptus camaldulensis*	385384	6463860	68	128	15-20	15-20	average	acceptable	No	No	Non-native		Moderate	8.16	2.81
1579	*Eucalyptus camaldulensis*	385372	6463860	81	129	15-20	15-20	good	acceptable	No	No	Non-native		Moderate	9.72	3.03
1580	*Eucalyptus camaldulensis*	385340	6463853	41	130	10-15	15-20	average	poor	No	No	Non-native	multi stem splitting at base	Low	4.92	2.28
1581	*Eucalyptus gomphocephala*	385306	6463867	28	132	5-10	10-15	average	poor	No	No	Native		Low	3.36	1.94
16	*Tamarix aphylla*	385579	6463845	30	2	10-15	5-10	good	poor	No	No	Non-native	multi stem	Low	3.60	2.00
17	*Tamarix aphylla*	385562	6463839	52	3	10-15	10-15	good	poor	No	No	Non-native	multi stem	Low	6.24	2.51
18	*Tamarix aphylla*	385556	6463837	55	4	10-15	10-15	good	poor	No	No	Non-native	multi stem	Low	6.60	2.57
19	*Tamarix aphylla*	385551	6463838	49	5	10-15	5-10	good	poor	No	No	Non-native		Low	5.88	2.45
20	*Tamarix aphylla*	385549	6463835	50	6	5-10	10-15	good	poor	No	No	Non-native	multi stem	Low	6.00	2.47
21	*Tamarix aphylla*	385542	6463835	55	7	10-15	10-15	good	poor	No	No	Non-native	multi stem	Low	6.60	2.57
22	*Eucalyptus leucoxylon rosea*	385429	6463829	21	11	5-10	5-10	excellent	poor	No	No	Non-native	2 trunks, leaning	Low	2.52	1.72
23	*Eucalyptus camaldulensis*	385401	6463830	51	12	5-10	5-10	excellent	acceptable	No	No	Non-native		Moderate	6.12	2.49
24	*Eucalyptus camaldulensis*	385390	6463831	36	13	5-10	5-10	good	poor	No	No	Non-native		Low	4.32	2.15

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Tree Inventory
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Tag No.	Species	Easting	Northing	DBH (cm)	Photo No.	Height (m)	Width (m)	Health	Structure	Hollows	Black cockatoo habitat tree	Origin	Notes	Retention Value	TPZ (m)	SRZ (m)
25	*Eucalyptus camaldulensis*	385382	6463844	55	14	10-15	5-10	good	acceptable	No	No	Non-native		Moderate	6.60	2.57
26	*Eucalyptus camaldulensis*	385352	6463844	33	15	5-10	10-15	good	poor	No	No	Non-native		Low	3.96	2.08
27	*Corymbia maculata*	385628	6463872	20	17	5-10	1-5	good	good	No	No	Non-native		Moderate	2.40	1.68

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CHRIST CHURCH GRAMMAR SCHOOL

Phase 2 Development – Remediation Action Plan



EEC12027.011
Rev 1
2 December 2020

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Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
Draft A	Internal review	WillJon	ColCor	-	01/10/2020
Rev 0	Final for CSA review	ShaMil	ColCor	ColCor	26/10/2020
Rev 1	Final for issue	ZakLan	ColCor	ColCor	02/12/2020

Approval for issue

Colm Corcoran		2 December 2020

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Figure B Site layout

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EXECUTIVE SUMMARY

RPS Australia West Pty Ltd (RPS) were engaged by Christ Church Grammar School (CCGS) to produce a Remedial Action Plan (RAP) for the reworking and burial of asbestos containing material (ACM) impacted soils within the historical Brockway Road landfill located on Swan Location 10782, positioned between Stephenson Avenue and Brockway road, Mount Claremont, Western Australia (hereafter referred to as "the site"). Refer to Figure A for the site location and Figure B for the site layout.

RPS understands that CCGS propose to redevelop the site into school playing fields and sports pitches. The development is being undertaken following the successful completion of the development of an adjacent lot (Lot 816 Plan 2594, Stephenson Avenue, Mount Claremont, Western Australia, known as the CCGS St John's Wood Playing Fields) and referred to herein as the 'Phase 1' development. All works proposed to be completed within the subject site boundary will make up "Phase 2" of the CCGS playing fields redevelopment program. A preliminary concept design prepared by the site engineers TABEC Civil Engineering Consultants (TABEC) is presented in Appendix A.

As presented within the Detailed Site Investigation (DSI) (RPS, 2020), The site has been classified by the Department of Water and Environmental Regulation (DWER) as *Contaminated - remediation required* under the Contaminated Sites Act 2003 (CS Act). The site was classified in December 2014 as part of a total of 15 lots associated with the former Brockway Road Landfill. A DWER Basic Summary of Records (BSR) (DWER, 2014) indicates the presence of the following known contaminants:

- Asbestos, metals (zinc, copper, and mercury) and pesticides in the sand capping layer
- Landfill material buried across the site
- Nutrients, metals (iron and cadmium), pesticides and hydrocarbons detected in groundwater
- Landfill gases; methane, carbon dioxide, carbon monoxide, hydrogen sulphide, volatile organic compounds (VOCs).

The current site classification carries several required actions as specified in the Basic Summary of Records (DWER 2014) as follows:

- Further groundwater investigations are required down gradient to confirm the extent of the groundwater plume originating from the site and contributed to from up-gradient of the site. Groundwater monitoring should be periodically undertaken on site with the results reported to DWER to confirm if the quality of the groundwater is improving.
- Further landfill gas investigations and potential off-site impacts, including an appropriate risk assessment, are required to assess the suitability of the site for any proposed development.
- Investigations should meet the standards outlined in the DWER's *Guideline for the Assessment and Management of Contaminated Sites, Contaminated sites Guidelines* (DER, 2014) and the National Environmental Protection Council, *National Environmental Protection (assessment of Site Contamination) Measures 1999* (NEPC 2013).

The DSI (RPS, 2020) was completed to address these conditions and concluded that the with the exception of ACM, no significant impediment to the development were identified. On this basis it was recommended that a RAP / Construction Environmental Management Plan (CEMP) and Site Management Plan (SMP) be developed to guide Phase 2 development of the site and manage future use.

The overall objectives of the site remediation and validation exercise are to:

- Remove identified risks to human health associated with ACM fragments present at the site.
- Render the site suitable for the proposed use comprising sporting ovals, a car park and changing-room facilities.
- Render the site suitable for reclassification by the DWER as "Remediated – Restricted Use" in the context of the proposed land use; specific to asbestos contamination and dependant on the outcome groundwater and landfill gas investigations.
- To complete all remedial works in general accordance with the following relevant guidelines and codes of practices:

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- Department of Health (DoH), *Guideline for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (DoH 2009).
- Department of Environmental Regulation (DER), *Assessment and management of contaminated sites, Contaminated sites guideline* (DER 2014).
- Landfill Waste Classification and Waste Definitions 1996 (as amended 2019) (DWER 2019)
- National Environmental Protection Measures (NEPM 2013), *Schedule B2, Guideline on Site Characterisation* (NEPM 2013)
- National occupational Health and Safety Commission (NOHSC), *Code of Practice for the Safe Removal of Asbestos 2nd Edition* (NOHSC 2005a).
- Safe Work Australia (SWA), *How to Safely Remove Asbestos, Code of Practice* (SWA 2018).

This RAP details measures to be undertaken to remediate ACM impact on site that potentially pose an unacceptable risk to human health. This RAP also details measures to ensure the site is suitable (from a contamination perspective) for its proposed redevelopment as public playing fields and sports pitches with respect to risks to human health from asbestos. This RAP has been produced in accordance with DER (2014), NEPM (2013) and DoH (2009) guidelines and requirements.

In accordance with CS Act and DWER 2014 guidance, this RAP has been reviewed and approved by DWER accredited Contaminated Sites Auditor (CSA), Jason Clay of Senversa Pty Ltd.

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1 INTRODUCTION AND BACKGROUND

1.1 Introduction

RPS Australia West Pty Ltd (RPS) were engaged by Christ Church Grammar School (CCGS) to produce a Remedial Action Plan (RAP) for the reworking and burial of asbestos containing material (ACM) impacted soils within the historical Brockway Road landfill located on Swan Location 10782, positioned between Stephenson Avenue and Brockway road, Mount Claremont, Western Australia (hereafter referred to as "the site"). Refer to Figure A for the site location and Figure B for the site layout.

RPS understands that CCGS propose to redevelop the site into school playing fields and sports pitches (Figure 1). The development is being undertaken following the successful completion of the development of an adjacent lot (Lot 816 Plan 2594, Stephenson Avenue, Mount Claremont, Western Australia, known as the CCGS St John's Wood Playing Fields) and referred to herein as the 'Phase 1' development. All works proposed to be completed within the subject site boundary will make up "Phase 2" of the CCGS playing fields redevelopment program. A preliminary concept design prepared by the site engineers TABEC Civil Engineering Consultants (TABEC) is presented in Appendix A.

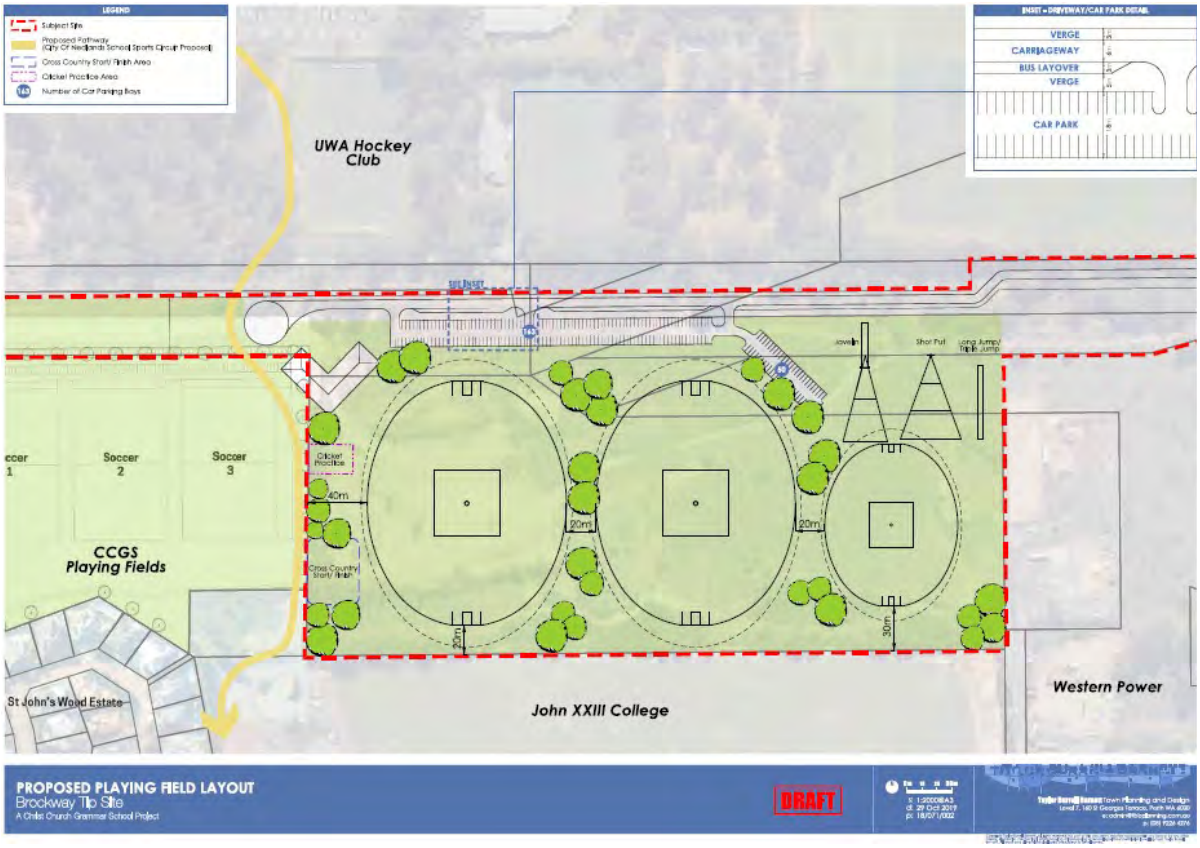


Figure 1 Proposed Indicative layout

1.2 Background

As presented within the Detailed Site Investigation (DSI) (RPS, 2020), The site has been classified by the Department of Water and Environmental Regulation (DWER) as *Contaminated - remediation required* under the Contaminated Sites Act 2003 (CS Act). The site was classified in December 2014 as part of a total of 15 lots associated with the former Brockway Road Landfill. A DWER Basic Summary of Records (BSR) (DWER, 2014) indicates the presence of the following known contaminants:

- Asbestos, metals (zinc, copper, and mercury) and pesticides in the sand capping layer
- Landfill material buried across the site
- Nutrients, metals (iron and cadmium), pesticides and hydrocarbons detected in groundwater

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- Landfill gases; methane, carbon dioxide, carbon monoxide, hydrogen sulphide, volatile organic compounds (VOCs).

The current site classification carries several required actions as specified in the Basic Summary of Records (DWER 2014) as follows:

- Further groundwater investigations are required down gradient to confirm the extent of the groundwater plume originating from the site and contributed to from up-gradient of the site. Groundwater monitoring should be periodically undertaken on site with the results reported to DWER to confirm if the quality of the groundwater is improving.
- Further landfill gas investigations and potential off-site impacts, including an appropriate risk assessment, are required to assess the suitability of the site for any proposed development.
- Investigations should meet the standards outlined in the DWER's *Guideline for the Assessment and Management of Contaminated Sites, Contaminated sites Guidelines* (DER, 2014) and the National Environmental Protection Council, *National Environmental Protection (assessment of Site Contamination) Measures 1999* (NEPC 2013).

The DSI (RPS, 2020) was completed to address these conditions and concluded that the with the exception of ACM, no significant impediment to the development were identified. On this basis it was recommended that a RAP / Construction Environmental Management Plan (CEMP) and Site Management Plan (SMP) be developed to guide Phase 2 development of the site and manage future use.

In accordance with CS Act and DWER 2014 guidance, this RAP has been reviewed and approved by DWER accredited Contaminated Sites Auditor (CSA), Jason Clay of Senversa Pty Ltd.

1.3 RAP Objectives

The overall objectives of the site remediation and validation exercise are to:

- Remove identified risks to human health associated with ACM fragments present at the site.
- Render the site suitable for the proposed use comprising sporting ovals, a car park and changing-room facilities.
- Render the site suitable for reclassification by the DWER as "Remediated – Restricted Use" in the context of the proposed land use; specific to asbestos contamination and dependant on the outcome groundwater and landfill gas investigations.
- To complete all remedial works in general accordance with the following relevant guidelines and codes of practices:
  - Department of Health (DoH), *Guideline for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia* (DoH 2009).
  - Department of Environmental Regulation (DER), *Assessment and management of contaminated sites, Contaminated sites guideline* (DER 2014).
  - Landfill Waste Classification and Waste Definitions 1996 (as amended 2019) (DWER 2019)
  - National Environmental Protection Measures (NEPM 2013), *Schedule B2, Guideline on Site Characterisation* (NEPM 2013)
  - National occupational Health and Safety Commission (NOHSC), *Code of Practice for the Safe Removal of Asbestos 2nd Edition* (NOHSC 2005a).
  - Safe Work Australia (SWA), *How to Safely Remove Asbestos, Code of Practice* (SWA 2018).

1.4 Report Structure

This RAP was prepared in general accordance with relevant DER 2014 and DoH 2009 guidelines and includes relevant details on the site background as well as details pertinent to the proposed remediation works.

For the benefit of the Remediation Contractor (RC), the requirements of the RC are summarised in Section 2 with reference to specific sections of the RAP where required.

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2 SUMMARY OF ON-SITE REQUIREMENTS

A summary of the key on-site requirements of the RC and the Environmental Superintendent (ES) during the remediation works are presented in Table 1 below.

Table 1: Summary of RC Requirements

Work Item	Responsibility	Supporting Information
Health and Safety		
Prepare an Occupational Health and Safety Plan (OH&S)	RC	Section 9.1, Table 6 (Health and Safety)
Ensure site personnel adhere to PPE requirements	RC	Section 9.1, Table 6 (PPE)
Site Establishment		
Set up wind screening and secure fencing around the site perimeter.	RC	Section 9.1, Table 6 (Work Zones)
Remediate the safe work zone (SWZ) prior to establishment of site offices and amenities.	RC	
Establish the SWZ and Remediation Zone (RZ).	RC	
Remediation		
Placement of ACM impacted fill	RC	Section 9.2, Table 7 (Earth working of ACM impacted soils)
Re-use of Athletic stockpile material	RC	Section 9.2, Table 7 (Re-use of Athletic stockpile material)
Placement of geotextile across site. Geotextile to be subject to topographical survey. Survey data will be utilised to confirm that newly constructed capping layer meets required minimum 1.0 m depth.	RC	Section 9.1, Table 6 (Use of geotextile barrier and survey requirements)
Provide relevant documentation from the quarry for any imported clean fill.	RC	Section 9.2, Table 7 (use of imported fill)
Dust		
Conduct PM_{10} monitoring throughout the remediation works.	RC	Section 9.7, Table 8 (asbestos fibre monitoring and dust control measures)
Conduct airborne fibre monitoring throughout the remediation works.	ES	
Ensure personal airborne fibre monitoring retained and used as instructed by the ES	RC	
Disposal of ACM Impacted Materials		
Provide landfill classification advice when the RC wishes to dispose of soils	ES	Section 9.2, Table 7 (Classification and landfill disposal)
Ensure ACM impacted materials are appropriately transported and disposed of.	RC	Section 9.2, Table 7 (Off-site disposal – If required due to excess ACM impacted material)
Retain all landfill disposal dockets and provide these to the ES.	RC	Section 9.2, Table 7 (Classification and landfill disposal)
Validation		
Validate remedial works program		Section 10, Table 9
Other		
Manage and monitor noise and vibration throughout the works.	RC	Section 9.5
Execute contingency measures in the event of an incident.	RC	Section 9.6

Note

RC – Remediation Contractor

ES – Environmental Superintendent

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3 PROJECT TEAM STRUCTURE

Table 2 below identifies the key personnel, their roles and contact details.

Table 2: Project Team and Roles

Contact	Company	Role	Contact Details	Roles and Responsibilities
John Price	CCGS	Proponent - CCGS	T: 08 9442 1505 E: jprice@ccgs.wa.edu.au	The Proponent has ultimate responsibility for the remediation of the site and maintaining compliance with the environmental conditions set for the project.
Edward Neville	Total Project Management	Superintendent	T: 0488 908 995 E: ed@totalpm.com.au	The Superintendent will represent the Proponent and manage the remediation on their behalf.
Barry Smith	TABEC	Project Engineer	T: 08 9425 5958 E: bsmith@tabec.com.au	The Project Engineer is responsible for the design of the proposed redevelopment of the site.
Shae Miller-White	RPS	Environmental Supervisor	T: 08 9211 1111 E: shae.miller-white@rpsgroup.com.au	The ES will routinely monitor remedial works and record relevant information, on-site conditions, the progress of works and the progress with regard to removal of contamination, including conducting necessary validation testing. The proposed ES has in excess of minimum of 15 years' experience with contaminated sites including asbestos soil contamination
TBC	TBC	Remediation Contractor	T: TBC E: TBC	The duty of the RC is to perform the remedial and rehabilitation works in accordance with the specifications outlined in this document, and by direction of the Superintendent. The RC's requirements also include complying with all environmental conditions set for the project, reporting directly to the Superintendent, and liaising with the ES on environmental issues.
Jason Clay	Senversa	Contaminated Sites Auditor	T: 0410431674 E: jason.clay@senversa.com.au	Review and endorse all reporting to ensure compliance with contaminated sites guidelines. Prepare Mandatory Auditors Report for submission to DWER supporting reclassification of the site post-remediation.

Notes: TBC - To be confirmed

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4 SITE BACKGROUND

4.1 Site Identification

The site comprises a total of 18.3 ha of currently vacant land that was formerly used as the Brockway Road Landfill. The site was previously acquired by the Government of Western Australia from the City of Nedlands and nominated as the AK Reserve under the Perry Lakes Redevelopment Act 2005 (PLRA, 2005). Table 3 highlights the site location, land parcels and area.

The site is currently proposed to be transferred to CCGS for the purpose of redevelopment as school playing fields with public recreational access. Transfer of the site is anticipated to occur in early 2020.

Table 3: Site identification

Common Title/Name	CCGS Playing Field Phase 2 (formerly AK Reserve)		
Address	**Lot/street no.**	**Street name**	**Suburb**
	Lot 12970	No address available	Mount Claremont
	Lot 12971	No address available	
	Lot 10781	No address available	
	Lot 10949	No address available	
	Lot 9206	Brockway Road	
	Lot 9208	Brockway Road	
	Lot 9209	Brockway Road	
Certificates of Title*	**Volume/Folios**		
	LR3111/283		
	LR3167/287		
	LR3141/646		
	LR3141/647		
	LR3141/648		
	LR3141/649		
	LR3141/650		
Local government authority	City of Nedlands		
Area and elevation	Total area of 18.3 hectares, elevation ranges from 7 mAHD to 20 mAHD.		
Locality map	Figure A (at the rear of this report)		
Site layout	Figure B (at the rear of this report)		

*Certificates of title are based upon current understanding of land parcels as provided by MNG (project surveyors). Final confirmation of the land parcels will be provided following confirmation and finalisation of the land transfer to CCGS.

4.2 Surrounding Area Layout

Figure A (at the rear of this report) highlights the site location and adjacent land uses including:

- Western Australian Institute of Sport, HBF Stadium and University of Western Australia (UWA) McGillivray Sports Park to the north
- The CCGS playing fields Phase 1 'St John's Wood Playing Fields' directly west
- Residential housing (St Johns Wood Estate) to the south-west
- John XXIII College playing fields to the south
- City of Nedlands depot directly adjacent to the east and south of the site
- Western Power Depot and Substation to the east and south-east of the site
- Subiaco Wastewater Treatment Plant (SWTP) directly east of the site across Brockway Road.

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Figure B highlights the current site features and layout relevant to the Phase 2 investigation. These include:

- Location of temporary stockpiles (including sand, large limestone boulders and mixed sand and limestone) placed on the site by the Government of Western Australia during construction of the Western Australian Athletics Stadium in 2008 and sampled by RPS as part of the Temporary Stockpiles DSI (refer RPS, 2008) and approved by a CSA (Tony Scott of Coffey Environments).
- Location of additional stockpiled material of unknow origin, including suspected fly-tipping and uncontrolled fill.
- Locations of historical groundwater and ground gas monitoring bores.

4.3 Site History

The former Brockway Road Landfill operated between 1970 and 1996. Municipal wastes including putrescible waste, industrial wastes and septic wastes were reportedly accepted by the former landfill. The landfill is estimated to extend over approximately 28 hectares of land and landfill wastes are noted to be present to a depth of between 3-17 metres below ground level (mbgl).

Commercial extraction of landfill gases was undertaken at the site between 1994 and 2004, this gas was recovered via approximately 330 extraction bores and was used to fire former Challenge Stadium (now HBF Stadium) boilers and a power station connected to the Western Power electricity grid. The site was previously acquired by the Government of Western Australia from the City of Nedlands and nominated as the AK Reserve under the *Perry Lakes Redevelopment Act 2005* (PLRA, 2005) with the purpose of developing the site as a rugby stadium. However, development did not proceed as the site was considered geotechnically unsuitable due to ongoing issues with gas originating from the decomposition of wastes within the landfill body.

Between 2000 and 2014, RPS undertook a number of investigations of the site and existing sand cap (see Table 4) and identified asbestos contamination within the sand cap material, likely originating from asbestos contaminated fill used during capping works. The site is currently subject to an ongoing Site Management Pan (SMP) (RPS 2014) which specifies the requirements for the management of the site for passive uses such as recreational public open space.

4.4 Topography

The site gently slopes from 17–18 mAHD in the south to 13 mAHD in the north. The slope becomes steeper at the northern section of the site and declines to approximately 5.5 mAHD with the adjacent corridor reserves (DWER, 2020). The western section of the former landfill site contains low mounds and shallow depressions, elevated between 12–20 mAHD. The eastern section of the former landfill slopes towards Brockway Road to 7 mAHD (DWER, 2020). There are no natural drainage features on the landfill or within the site boundary. Rainfall to the site infiltrates through the sand cap and landfill into the underlying groundwater. Some run-off may occur from steep declines at the eastern end of the site.

4.5 Geology and Hydrogeology

4.5.1 Soil Mapping

The landfill is underlain by Safety Bay Sands and Tamala Limestone Sands. These superficial formations extend to approximately -35 mAHD and are underlain by sedimentary rock of the Kings Park Formation (Gozzard 1986). The landfill is covered by 0.2 m to greater than 1.0 m of imported soils. In general, the site is covered with light brown sand overlying yellow medium sand. Dark soils occur near the base of the sand cover, indicating possible staining from landfill gas and/or organic deposits from the biodegradation of putrescible wastes (RPS, 2000).

4.5.2 Acid Sulfate Soil Mapping

Based on a search of data included in the *Perth Groundwater Map* (DWER, 2020) the site is classified as “No known risk of acid sulfate soils (ASS) within three metres of the natural soil surface”. It is unknown if the imported uncontrolled fill material included any ASS.

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4.5.3 Hydrogeology

Based on information made available from the *Perth Groundwater Map* (DWER, 2020), groundwater beneath the site and surrounding area is present in the shallow superficial geology at a depth of approximately 3 to 4 m AHD (i.e. 14 to 19 m bgl) and flows toward the west-south-west (i.e. toward the Indian Ocean located approximately 2 km toward the west of the site). The base of the superficial aquifer is located at the upper boundary of the Kings Park Formation.

4.6 Protection Areas

A search was conducted for protection areas that may be in the proximity of the site. The outcome of the search is presented below:

A search for Aboriginal heritage sites specific to the site and immediate surroundings was conducted via the Department of Aboriginal Affairs website. No such sites are present within the site boundary; however, two sites are situated nearby:

- Site 20178 (Bold Park) listed for historical and mythological reasons. Located 50 m to the north-west of the site
- Site 3734 (Stephenson Avenue) listed for non-specified reasons. Located 300 m to the south-west of the site.

Bold Park (50 m to the north-west of the site) is an A-class reserve under Part 4 of the *Land Administration Act 1997*, i.e. legally protected Crown land for conservation purposes.

A search of the Western Australian State Heritage Register was conducted for any state heritage sites located at or near (within 1 km of the site boundary) to the site. None were identified.

A search of the Perth Groundwater Map (DWER, 2020) shows that the nearest wetland to the site is located approximately 900 m to the south (Lake Claremont). There are no other wetland areas located within 1 km of the site.

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5 PREVIOUS INVESTIGATION FINDINGS

5.1 Historical Reporting Summary

Table 4 summarises the environmental investigations undertaken by RPS in relation to the ongoing CCGS Playing Fields Development. It must be noted that a significant body of work was undertaken for the Phase 2 development site between 2000 and 2010 when the site was initially nominated as the proposed location of a Rugby Union Stadium (AK Reserve, the Rugby Site).

This site was found to be geotechnically unsuitable for stadium construction and was therefore proposed for development as playing fields with public access. A SMP was prepared for the development of this end use (RPS, 2010a) though no development occurred.

The SMP was reviewed and updated for use as public playing fields in 2014 (RPS 2014) and approved by the Western Australian DoH and the DWER. To date no further development has occurred on the Phase 2 site and the requirements of the SMP have been reviewed and included in the work scope of the Phase 2 SAQP.

Table 4: Historical Reporting Summary

Title	Type	Reference
Brockway Landfill Environmental Audit	Report	BBG, 2000
Site Management Plan for Proposed Playing Fields at the Former Brockway Road Landfill	Report	RPS, 2005
Environmental Assessment: Rugby Site.	Report	RPS, 2006
Preliminary Site Investigation for Contamination, AK Reserve – Former Brockway Road Landfill	Report	RPS, 2007
Sampling and Analysis Plan, AK Reserve – Former Brockway Road Landfill.	Report	RPS, 2008a
Detailed Site Investigation for Contamination, AK Reserve Rugby Site (Former Brockway Road Landfill)	Report	RPS, 2008b
Groundwater and Landfill Gas Bore Monitoring Results, August 2008	Letter	RPS, 2008c
Detailed Site Investigation for Imported Fill Material, AK Reserve Rugby Site (Former Brockway Road Landfill)	Report	RPS, 2008d
Groundwater and Landfill Gas Bore Monitoring Results, January 2009	Letter	RPS, 2009a
Groundwater and Landfill Gas Bore Monitoring Results, August 2009	Letter	RPS, 2009b
Detailed Site Investigation for Contamination, AK Reserve Remainder of Landfill Owned by the State Government Site (Former Brockway Road Landfill)	Report	RPS, 2010a
Detailed Site Investigation for Contamination Addendum Report for Updated Results, AK Reserve Rugby Site (Former Brockway Road Landfill)	Report	RPS, 2010b
Site Management Plan for Contamination - AK Reserve Playing Fields (Former Brockway Road Landfill)	Report	RPS, 2010c
Pre-development Groundwater Monitoring, May 2012	Letter	RPS, 2012
Maintenance Bore Pump Test Analysis	Memorandum	RPS, 2013
Site Management Plan for Contamination - AK Reserve Playing Fields (Former Brockway Road Landfill)	Report	RPS, 2014a
Recycled Water Quality Management Plan Christ Church Grammar School Playing Fields	Letter	RPS, 2014b
Contamination Status of the Site	Report	RPS, 2015a
Sampling and Analysis Quality Plan, Christ Church Grammar School Playing Fields/Sports Pitches	Report	RPS, 2015b
Landfill Gas and Groundwater Assessment, Christ Church Grammar School Playing Fields/Sports Pitches	Report	RPS, 2016
Post-development Groundwater Monitoring Annual Report	Report	RPS, 2018
Post-development Groundwater Monitoring Report	Report	RPS, 2019a
Christ Church Grammar School Playing Fields: Landfill Gas Contamination Assessment Pre- and Post-Development Monitoring	Letter	RPS, 2019b
Ongoing Management Plan, Christ Church Grammar School, Playing Fields	Report	RPS, 2019c

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Title	Type	Reference
Sampling and Analysis Quality Plan Addendum, Christ Church Grammar School Playing Fields Development	Report	RPS, 2020b
Detailed Site Investigation, Christ Church Grammar School Playing Fields Development – Phase 2	Report	RPS, 2020
Christ Church Grammar School Playing Fields Phase 2 Development – Former Brockway Road Landfill: Asbestos Assessment Findings Summary	Memorandum	RPS, 2020c

In 2020 the site was subject to a DSI (RPS 2020) and asbestos assessment (RPS, 2020c) which identified the following;

- With the exception of ACM, no significant impediment to development was identified in surface soils or stockpiled materials located on the site surface. As ACM in excess of the adopted guidance was identified across the site surface a program of remediation and site management measures are required to manage risk to site workers and surrounding residents during redevelopment and the risks to future site users. Material from the athletics site was found to be suitable for reuse on site as fill.
- The groundwater monitoring event completed identified exceedances of guidelines for metals, nutrients and pathogens however none of these exceedances are considered to pose a significant impediment to development as no groundwater is proposed for abstraction during or post-development. The risk to groundwater users positioned external to the landfill footprint down gradient of the site is considered low and acceptable. In order to ensure that development does not cause a significant change to the groundwater regime or quality leaving the landfill footprint as a result of increased water infiltration via irrigation of the playing fields, post-development monitoring will be required.
- A landfill gas assessment was conducted which identified high concentrations of methane and carbon dioxide in the landfill however owing to the low flow rates the landfill is classified as Characteristic Situation 2, “Low risk”. The presence of high concentrations of landfill gas is not considered a constraint to the development of the playing fields. Gas production within the landfill has been shown to reduce over time and gas production is expected to continue to decline. Capping the landfill with additional fill layers and overlaying with turf has the potential to change the gas regime by restricting the vertical migration and dispersal of landfill gases through the loose sand capping material. A less permeable cap may force gas to migrate to the edges of the landfill. On this basis post-development ground gas monitoring will be required.
- Gas has the potential to migrate into any site structures or service conduits and present a significant human health risk via asphyxiation or explosion. Subject to the final location of the proposed site structures i.e. on or off the landfill footprint, consideration will be required for gas mitigation measures in the building design and in the design and alignment of service conduits.

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6 PRE-REMEDIATION RISK ASSESSMENT

6.1 Soil

6.1.1 Asbestos Assessment

- An asbestos assessment was undertaken in conjunction with the soil assessment on 1 and 2 April 2020, at the surface of, and within the soil profile of each of the 53 test pit locations within the landfill cap layer, as well as an assessment of the uncontrolled fill stockpiles and a visual assessment of the “athletics site” stockpiles (RPS, 2020c).
- ACM was identified at multiple locations within the sand cap at concentrations exceeding DoH 2009 public open space (POS) criteria (>0.02% w/w asbestos). Given the non-homogenous distribution of ACM the entire sand cap must therefore be treated as contaminated (RPS, 2020c).
- ACM has been identified at multiple locations within the uncontrolled fill stockpiles at concentrations exceeding DoH 2009 POS criteria and the uncontrolled fill stockpiles must therefore be treated as contaminated (RPS, 2020c).
- No ACM was identified in assessment of the “athletics site” stockpiles. Given the absence of any visual evidence of ACM, the previous assessment of the stockpiles is considered valid and the material is considered suitable for use onsite as part of the development from a contamination perspective (RPS, 2020c).
- Owing to the findings of the assessment asbestos management / remediation will be required during development.

6.1.2 Chemical Assessment

- No exceedances of the metal or organochlorine / organophosphate pesticides (OC/OP) guidance was identified in the assessment.
- No measurable concentrations of methyl tert-butyl ether (MTBE), benzene, toluene, ethylbenzene, and xylene (BTEX) were observed at any of the sample locations assessed.
- A minor exceedance of the relevant ecological guideline (EIL/ESL-B) for total recoverable hydrocarbons (TRH) and benzo[a]pyrene (BaP) was identified at a single location. This single minor exceedance is not considered to pose a risk to the development.
- No remediation / management to address these exceedances is considered warranted.

6.2 Groundwater

- Groundwater was sampled on 17 April 2020 to assess current groundwater quality and to provide a baseline for comparison post-development.
- The groundwater was observed to be slightly acidic to neutral, with pH commonly within the adopted criteria, with a mean of 6.6 pH units, equivalent with the groundwater Investigation Levels (GILs) guideline values for freshwater (GIL-A) and Australian drinking water guideline (ADWG).
- Metal concentrations were typically elevated and observed to exceed the GILs and ADWG for a number of bores and analytes. Concentrations of metals were typically lower upgradient of the site (MB1A), increased through the middle of the landfill (B46, B56 and B110) and decreased moving downgradient (CCW1-M and CCW2-M).
- Nutrient concentrations for nitrogen and phosphorus species were typically elevated above the respective GIL guidelines. Nutrients in the form of Nitrate and NOx were higher upgradient of the site (MB1A), while concentrations of ammonia were higher in the landfill (B46, B56 and B110) than upgradient.
- Total coliform counts were significantly above the GIL for municipal use within public open spaces (<1 cfu/100mL) and sporting grounds (with unrestricted access and application) with a maximum of 760 cfu/100mL, and average of 318 cfu/100mL. Total Coliforms were observed to be higher upgradient of the site and remained elevated downgradient of the site (CCW1-M and CCW2-M).

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- No other guideline exceedances were observed, with concentrations of MTBE, TRH, polycyclic aromatic hydrocarbons (PAHs), pesticides, and phenolic compounds all below the assessment criteria.
- No groundwater abstraction is proposed for the development and therefore the risk from groundwater onsite is limited.
- Groundwater poses a potential risk to offsite users. The neighbouring site is the CCGS St Johns Wood Playing Fields which does not use abstract groundwater. Potential groundwater users outside the landfill footprint are therefore the only identified receptors.
- The RPS report *Post-Development Groundwater Monitoring Report, Christ Church Grammar School, Playing Fields,* June 2019 (RPS, 2019a) details the findings of groundwater quality post-development of the CCGS playing fields located adjacent and downgradient of the site. The existing playing fields are the furthest point downgradient from the landfill i.e. are the point at which groundwater leaves the landfill. This report identified:
  - A potential human health risks exists for downgradient water user's resultant from elevated concentrations of arsenic and pathogens.
  - Risk from arsenic is considered low as dilution and dispersion would reduce concentrations for receptors greater 200 m downgradient, and residential properties within 200 m are connected to mains water supply.
  - Risk from pathogens to downgradient water users is also considered low as pathogens typically have short life spans in groundwater, such that they will perish relatively quickly as they move away from the landfill, particularly given that groundwater is observed to have low dissolved oxygen levels thereby reducing the potential risk to down gradient groundwater users.

As such, the risk posed to human health or ecology by groundwater exceedances identified onsite i.e. the Phase 2 development boundary, is considered low. However, post-development groundwater monitoring will be required to confirm that development does not result in a change to the risk profile of the groundwater e.g. irrigation resulting in flushing of additional contamination from the landfill downgradient.

6.3 Landfill Gas

- Landfill gas assessment identified high concentrations of landfill gasses methane and carbon dioxide (a maximum recorded value of 58.6 % and 34.7 % respectively) at the site, although only very low flow rates were identified.
- Owing to the concentrations of methane and carbon dioxide identified, the site is classified as Characteristic Situation 2, "Low risk".
- The low flow rates identified provides further evidence of a landfill in decline in terms of gas production. These findings are consistent with those from the post-construction gas monitoring completed for the existing CCGS playing fields and reported in the RPS letter report *Christ Church Grammar School: Landfill Gas Contamination Assessment Pre- and Post- Development Monitoring* (RPS, 2019b).
- However, owing to the high concentrations of methane and carbon dioxide identified, and subject to confirmation of the final design and location for any site structures (i.e. on or off the landfill footprint), gas mitigation measures may be required for the building design.
- On the same basis and subject to the final alignment for service conduits, gas mitigation measures may be required for the service corridors/conduits.

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6.4 Pre-Remediation Conceptual Site Model

Based on the findings of the investigation the following Table 5 summarises the revised Conceptual Site Model.

Table 5: Pre-remediation Conceptual Site Model

Area of potential environmental concern	Contaminants of concern	Pathways	Receptor	Commentary
ACM within sand cap and fill materials	• Asbestos	• Weathering / abrasion of ACM • Mechanical disturbance during civil works • Inhalation (fibres in dust)	• Human health – on-site workers – adjacent residents – future site users/visitors	• ACM has been identified across the site surface and will require remediation / management
Landfill waste / groundwater	• Nutrients • Pathogens (Total coliforms) • Metals (As, Cr, Cu, Fe, Pb, Mn, Zn)	• Irrigation • Downward leaching in soils • Lateral migration (groundwater) • Use of domestic garden irrigation bores (down-gradient residential properties) • Plant uptake	• Human health – domestic non-potable users of bore water at adjacent properties • Environmental – Plant uptake – Bold Park	• Elevated levels of nutrients, pathogens and metals were identified in the groundwater within the site footprint, however there are no plans to abstract groundwater for use in development and therefore the only risks are to downgradient groundwater users located external to the landfill footprint. • Arsenic and pathogens leaving the landfill footprint are considered to present a risk to potential groundwater users downgradient of the landfill, however the risk is reduced given the expected effects of dilution, dispersion and short pathogen lifespan. Furthermore, residential properties down gradient are connected to mains water • Post development groundwater monitoring will be required to determine whether development and increased irrigation has resulted in a change in risk profile of groundwater leaving the site.
Landfill gas	• Methane, • Carbon dioxide	• Lateral and vertical migration through vadose zone – outdoor intrusion – indoor intrusion • Preferential migration via pipes/ sewers	• Human health – on-site workers – adjacent residents – future site users/visitors • Physical/structural hazard (explosion/flammable) – Human health; future site users/visitors	• Assessment classes the site as Characteristic Situation 2, “Low Risk” • Gas mitigation measures will be required for buildings proposed for construction onsite • Additional monitoring will be required post-development to ensure that the site gas regime is not affected as a result of capping the landfill

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7 REMEDIATION

7.1 Remediation Overview

The assessment completed identified the presence of ACM within the sand cap across the site surface, and within the uncontrolled fill stockpiles. The investigation confirmed the absence of ACM within the "athletics site" stockpiles. The site will be redeveloped as public playing fields with buildings potentially constructed off the landfill footprint along the norther site boundary (RPS, 2020c).

Remediation must therefore be completed to render the site suitable for the proposed sporting ground development.

7.2 Remediation Options Assessment

To assist in determining the most technically appropriate and cost-effective remediation approach for the site, RPS completed a remediation options appraisal in consultation with the client and the project engineer, assessing the following methodologies typically used for sub-surface ACM impact:

- Excavation and offsite disposal (dig and dump)
- Mechanical screening and onsite reuse
- Excavation and onsite burial.

Based on the contamination identified i.e. surficial ACM impact requiring remediation or management the client and engineer have expressed a preference for installation of a warning barrier over the current site surface, reuse of the stockpiled material shown to be free of contamination above the barrier and import of additional clean fill to achieve design levels.

No further consideration has been given to any other remediation option.

7.3 Preferred Remediation Approach

Based on the findings of the remediation options appraisal and discussion with the client and project engineers the preferred remediation program will comprise capping of the existing landfill with a geotextile barrier and importation of clean fill materials to achieve design levels.

The "athletics stockpile material" is suitable for reuse above the barrier if required.

Where deeper services are required to be accommodated, trenches will be excavated through the existing sand cap and lined with the geotextile warning barrier, allowing services to be installed in the lined trench and backfilled with clean site won or imported material.

7.4 Works Schedule

A provisional works schedule indicates construction for Separable Portion 1 (SP1) is proposed to commence in April 2021 with practical completion achieved by August 2021. Construction phase for SP 2, which would include any potential site buildings is proposed to commence July 2021 with practical completion in May 2022 (Appendix B).

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8 COMMUNITY CONSULTATION

The local community associated with the site includes surrounding residents, parents and students of Christ Church Grammar School, workers and visitors at UWA Sports Park and John XXIII College, workers at the Public Transport Authority Depot. No formal community consultation has been undertaken to date for this phase of development.

Prior to the remediation works commencing further community consultation will be undertaken by CCGS. This will likely take the form of a further letter drop. The additional communication will need to address the following points:

- A single point of contact shall be established should the community have any queries relating to the project. The central point of contact will likely be the proponent, who has been the established point of contact to date.
- Information based signage will need to be installed around the perimeter of the site, including site access and egress points identifying the remediation works, potential hazard from asbestos and a site point of contact (appointed by the RC).
- A community log will be established by CCGS to register complaints, information requests and feedback from local residents. The log will include the date, name, nature of complaint/request and corresponding action taken by CCGS.
- A complaints/enquires log will be established by the RC.
- Community feedback will be reviewed by CCGS with technical advice provided by the ES. Action will be taken to fix the complaints if considered appropriate by CCGS and the ES.

The community feedback received by both CCGS and the RC shall be documented by the ES in the Site Remediation and Validation report (SRV).

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9 SITE MANAGEMENT REQUIREMENTS

9.1 General Requirements

General site management requirements are presented in Table 6 below. The earthworks must be undertaken in accordance with the principles set out in Table 7 however, the ultimate responsibility for site management requirements lies with the RC.

Table 6: General site management requirements

Item	Site requirements
Regulatory approvals	No works approval application or licences are required under Part V of the Environmental Protection Act for any of the detailed remediation options. After completion of the remedial works, a SRV report and SMP will be prepared by the ES in accordance with relevant DER 2014 and NEPM 2013 guidelines.
Asbestos Licensing	All remediation work will be completed under the supervision of the ES which holds a current restricted asbestos license (WR1975). All ACM identified onsite consisted of bonded (nonfriable) material in soils. No friable asbestos has been identified. Therefore, an unrestricted license will not be required.
Work Zones	Clear definition of the following working zones is required for all remedial works: • Safe Work Zone (SWZ): Shall principally comprise of the site compound or a defined area outside of the Remediation Zone. The establishment of SWZs are required during any remediation works to allow protection of on-site personnel, surrounding residents and visitors and the public. The purpose of these zones is to separate unprotected people from potentially hazardous material and physical danger from earthmoving machinery. • Remediation Zone (RZ): – The RZ is required to be clearly defined with temporary fencing (or equivalent) and signed appropriately, defining asbestos related works. – Due to the proximity of surrounding residents and land users all perimeter fencing must be covered with shade cloth (or equivalent) to minimise remediation visibility and assist in dust control. • Decontamination Zones (DZ): – Personnel: The purpose of the DZ is for personnel to remove worn disposable PPE at a clean and safe location away from possible exposure to asbestos. The decontamination zone will be established on the boundary of the RZ – Heavy machinery: The heavy machinery DZ should be located on the boundary of the RZ and should be maintained throughout the remediation program. All machinery is required to be wash-downed at this location prior to leaving the RZ. Being compliant with this will eliminate tracking ACM impacted material into non-contaminated zones.
General order of Remediation Works	The general order of remediation works is summarised below, with reference to Figure B and Figure C: 1. Movement and placement of ACM impacted materials 2. Movement, screening and placement of Athletics Stockpile 3. Placement of Geotextile Barrier a minimum of 1.0 m below the finished level (DoH 2009) 4. Importation and placement of clean fill • The surface of the SWZ must be made free from ACM. It is suggested that the Athletics Stockpiled material (if geotechnically suitable) or the importation of clean fill will be required for this i.e. crushed stone. The remediation of the SWZ will be completed as the final stages of the program. At this stage the crushed stone will be excavated for off-site disposal (owing to the potential for cross-contamination from the underlying material) or used as fill below the geotextile barrier. The SWZ will then be subject to remediation in line with the balance of the site. • The RZ shall be further split into sub-zones, including a designated screening and processing zone (SZ) so that the remediation and validation works can be conducted in an organised and staged manner (refer to Figure C). • in accordance with the SWZ, the SZ will need to be created utilising material sourced from the Athletics Stockpile or certified clean imported material i.e. crushed stone from a quarry. This pad will also need to be sacrificed in the final stages of the project and the underlying soils remediated in accordance with the remainder of the site. • Remediation works shall comprise the movement of the “athletics stockpile” and mechanical crushing/screening of materials to meet Geotechnical requirements.

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Item	Site requirements
	• Remediation works in the RZ shall commence in the easternmost part working toward the west. Once the design level across each subzone has been achieved, the RC is required to install a geotextile across the entire extent of the relevant sub-zone. Further requirements regarding the geotextile are stipulated below.
Use of Geotextile Barrier	The RC will place a geotextile barrier across the entire extent of each sub-zone. Requirements with regard to the geotextile barrier are provided below (and as per DoH 2009). • In general accordance with DoH 2009 POS guidelines, the geotextile barrier must be placed a minimum of 1.0 m below finished level to allow the majority of required service to be installed within clean material. • The geotextile material must be water permeable, highly visible, rot proof, chemically inert and have a high tensile strength. • Placement of each sheet should be conducted so that sheets are fixed together, or they shall overlap by 200 mm. • Survey is required to confirm the depth of Geotextile barrier and toc confirm the 1 m cover of clean material above the geotextile. The geotextile barrier shall ultimately cover the excavation base of the entire RZ, and it shall be taken up to the extent of the site boundary as much as practicable. If a batter slope is necessary, the barrier should be toed into the slope, or placed onto the batter itself.
Service trench installation	It is assumed that the majority of services will be installed above the warning barrier however should deeper trenching be required the trench must be excavated and lined with the warning barrier, services can then be placed in the trench and backfilled with clean site won or imported fill.
Imported fill	The source of any imported fill and certification of the quality of the fill must be provided to the ES before any material is imported to site.
Survey Requirements	As a minimum, the following key elements of the remediation works are required to be surveyed: • the geotextile barrier • location of any trenching and depth to warning barrier in the trench • the upper surface of the placed fill. Further surveying requirements may apply and shall be instructed by the Superintendent.
Health and Safety	A Job Hazard Analysis (JHA) is required to be in place before the commencement of any remedial works. The JHA describes measures to maintain a safe workplace and to prevent unauthorised persons from entering the site and placing themselves or workers at risk. The plan details management measures required to protect on-site works and public safety during construction works. The plan in no way precludes the use of any other health or safety measures that the contractor may adopt for any purpose. The RC will be responsible for preparing a site-specific OH&S plan to the requirements of WorkSafe WA and in consideration of the potential human health issues associated with asbestos related remedial works. Appropriate personal protective equipment (PPE) will be worn by all site personnel while on site and as defined in this RAP (see below).
Hours of operation	The hours of operation will be in accordance with the Environmental Protection (Noise) Regulations 1997. Remedial works will be conducted within normal operating hours. Working hours will be between 7.00 am and 6.00 pm from Monday to Friday, and 7.00 am and 4.00 pm on Saturday. Works will not be conducted on Sundays or public holidays unless approved by the City of Nedlands.
PPE	In addition to basic requirements stipulated by the RC, PPE requirements for asbestos related works will include the following: • All workers that are required to operate within the RZ and that may come into contact with asbestos as a result of work activities, including any persons entering the RZ that are not inside a sealed vehicle, are required to use respiratory protection (Class P2 half face mask) and disposable gloves. • The use of disposal overalls for persons within the RZ is optional. If any persons feel that they are being exposed to dust from remedial works (or conditions change), then disposable overalls must be provided however, this is not a requirement as the risk of airborne fibre associated with bonded works is low.
Equipment	As far as practical, machinery and equipment used during the remediation works shall be dedicated to the remediation works only. If this is not possible due to onsite requirements than decontamination within the defined DZ must occur prior to commencement of clean works. The following equipment is likely be used during asbestos related remedial activities: • Excavator fitted with a toothless bucket, loader, dozers, roller and water cart (or equivalent) • Haulage trucks

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Item	Site requirements
Community feedback	Community feedback / public complaints will be managed as described in Section 8 above.

9.2 Soil Management Requirements

Soil management requirements are presented in Table 7.

Table 7: Soil management requirements

Item	Site requirements
Earthworks - Cut and fill levelling works	
Earth working of ACM impacted soils	As the ACM impacted capping layer earthworks program will predominantly involve levelling works i.e. cut and filling, the uses of heavy machinery that will not result in further fragmentation is recommended. Heavy machinery such as loaders, dozers or excavators fitted with a toothless bucket e.g. batter bucket is suitable, whereas scrappers are not recommended in this instance.
Haulage	As the entire current capping layer is considered ACM impacted, the movement of contaminated material during levelling works will not require strict management in regard to maintaining haulage routes. However, as the remedial program will be completed in a staged manner the movement of ACM contaminated material over finalised remediation sub-zones will not be allowed.
Re-use of Athletic stockpile material	With the exception of the bottom 0.3 m (which will be sacrificed as contaminated), the Athletic stockpile material is suitable for reuse as clean fill above the geotextile barrier to a maximum height of 0.1 m below finished level. To minimise the potential for surficial ACM, the top 0.1 m must be capped with clean certified clean fill as detailed below.
Use of imported fill	If use of any imported fill material is necessary, the quality of the clean fill (imported) will be verified prior to placement and relevant documentation provided to ES at that time. Imported clean fill must be certified from the supplier or subject to validation testing if not from a quarry site. The scope of testing would be determined on the history and land use of the site from where the material originated. In the case that imported fill is required, it is expected that only certified quarry sand will be used.
Off-site disposal – If required due to excess ACM impacted material	
On-site requirements - loading and preparation	On-site loading and preparation of trucks must adhere to the following guidance: • All trucks must have their cabs closed during loading. • Enviro-tarps and tailgates must be functioning properly. • Personnel manually installing enviro-tarps must adhere to on-site PPE requirements e.g. disposable P2 respiratory protection and disposable gloves. • Management of loading spillage must occur prior to leaving the defined RZ. Options include inspection, sweeping or wet methods e.g. wheel wash or wash down.
Off-site transportation requirements	As defined within the Environmental Protection (Controlled Waste) Regulations 2004 (EPA 2004), the transportation of asbestos does not require a waste tracking form. However, the regulation does note the following: • Separate asbestos from other materials for disposal (where that is reasonably practicable) • Wrap or contain the material containing asbestos in a manner that prevents asbestos fibres entering the atmosphere during transportation • Label appropriately. As haulage will involve ACM impacted soils or building/fencing materials, transportation will be by trucks using the public road system. As such, the following management measures must be implemented: • All trucks will be roadworthy and comply with statutory requirements. • All trucks will be operated by appropriately licensed personnel. • All trucks will be fitted with sealed tailgates and “Envirotarps” or equivalent to prevent the leakage or windblown loss of soils during transit. • All trucks will carry a mobile phone and a two-way radio to base to allow constant access to drivers and monitoring of soils transport. • All trucks will hold a description of the soils in transit, plus contact details and procedures to be applied in the event of an emergency. • Trucks will be required to use the major road network and avoid environmental and socially sensitive areas such as local roads, primary schools, conservation areas, etc. ACM impacted soils are not classified as a dangerous good under statutory legislation. In the event of a road accident involving a truck transporting contaminated soils, the following emergency procedures would be applied:

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Item	Site requirements
	• Driver is to advise Police immediately of any road hazard and any other emergency services as required. • Driver is to advise site supervisor of the accident and extent of damage and any loss of material. • Driver to isolate any spilt materials, whilst awaiting arrival of recovery equipment. All trucks will carry witches' hats and personal protective equipment to allow minor handling of materials. • Site supervisor is to arrange immediately for recovery equipment to contain spilt material and remove for disposal to appropriate location. • Clean-up of spilt material plus testing to confirm no residual contaminated material remains at the accident site. If material is limited to a sealed road, no testing is required.
Classification and landfill disposal	ACM and ACM impacted material is required to be disposed of an appropriately licensed landfill as Class 1 Type 1 Special Waste (Asbestos). All disposal receipts and dockets must be retained by the RC and provided to the ES. Landfill dockets will be used to verify that ACM impacted material from the remedial works have been disposed of off-site to an approved landfill. The receipts and dockets will be presented by the ES in a site specific SRV, as evidence of disposal.

9.3 Groundwater Management

No groundwater is to be abstracted from the site during the remediation program for any purpose. Scheme water will be used for all dust suppression purposes during the remedial program.

No other groundwater management measures are required specific to remediation works that are covered in this RAP. Post-development monitoring of groundwater requirements will be detailed in a separate Site Management Plan.

9.4 Landfill Gas Management

Subject to location of proposed site buildings, details of the proposed mitigation landfill gas measures will be determined. It is recognised that any construction on the landfill footprint will require gas mitigation measures to be incorporated into the building design. Options for consideration may include installation of gas impermeable barriers beneath the building footprint and / or installation of passive vents to prevent gas ingress or build up within the proposed structure.

Details of any site buildings and gas mitigation measures will be provided in the Site Management Plan that will be developed post-remediation.

9.5 Noise and Vibration Management

The management measure that will be applied to minimise noise and vibration emissions and nuisance include:

- Machinery vibration will be kept to a practicable minimum and comply with Australian Standard (1990) AS2670.2—Evaluation of Human Exposure to Whole Body Vibration.
- Remedial works to be conducted within normal operating hours. Working hours will be between 7.00 am and 6.00 pm on Monday to Friday, and 7.00 am and 4.00 pm on Saturday.
- Works will not be conducted on Sundays or public holidays unless approved by the City of Nedlands.
- All machinery will be fitted with appropriate noise suppression equipment to reduce emissions.
- All non-conformances or noise and vibration related complaints will be immediately reported to the RC, who will implement appropriate action to remedy the situation.
- In the event of a complaint, the offending source will be identified and one or more of the following actions will be applied to reduce/eliminate excessive noise or vibration.
  - The source machinery will be inspected and repaired.
  - The source machinery will be replaced.
  - Work practices will be modified or rescheduled.

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- Machinery activity will be reduced until meteorological conditions more conducive to noise attenuation prevail.

9.6 Contingency Planning

Should the remediation works create an incident, all works will cease, and the RC and ES (if required) will assess the situation and take all necessary actions to address the issue. Potential incidents may include, but are not limited to:

- Machinery accident
  - Machinery / ground personnel contact
  - Machinery / machinery contact (on site and off site)
- Unauthorised access to the site
- Unacceptable air emissions
- Discovery of additional contaminants or potentially hazardous materials or contaminated soils (Unexpected finds).

Should an incident occur it will be logged by the RC and ES and a note made as to the corrective action undertaken.

In case of an emergency, the relevant services will be notified. An incident report form and emergency contact list will be maintained at the site at all times by the RC.

9.7 Dust Management and Monitoring

The following dust management and monitoring plan must be adhered to during all significant soil disturbance remedial works i.e. excavation and consolidation, onsite burial and offsite disposal.

Table 8: Dust management plan

Item	Site requirements
General approach	Dust management at the site will be conducted in line with the DoH (2009) and NOSHC (2005a) guidance. The RC is responsible for dust monitoring and management, the ES is responsible for airborne asbestos fibre monitoring.
Possible dust sources and associated contaminants	The primary contaminant of concern associated with dust generated form the proposed remediation is asbestos airborne fibre. Remedial work activities at the site have the potential to generate air emissions including: • Excavation of soils • Containment cell backfilling and compaction • Windblown dust from the surface of stockpiles or exposed ground. • Loading material to trucks The susceptibility of soil particles to lift apart from wind strength is a function of the following: • Quantity of ground cover • Level of dust management • Surface/stockpile exposure • Level of compaction • Soil moisture content.
Asbestos fibre monitoring	The ES is responsible for completing airborne asbestos fibre monitoring (AAFM) during all significant soil disturbance remedial works. AAFM will be completed in general accordance with NOHSC (2005a) and *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Dust*. [NOHSC: 3003 (2005)] (NOHSC 2005b) and, as summarised below: • ES will undertake daily monitoring during all soil disturbance. • Monitoring period: minimum of four hours or 400 L • Static monitoring: Four static monitors are placed around the perimeter of the RZ during all soil disturbance works. Placement of monitors will consider the following factors: – Prevailing winds – Surrounding receptors

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Item	Site requirements
	– High traffic zones • Personal monitoring: A personal monitor shall be worn by a nominated person or placed with the cab of the machinery utilise during the remedial works. – Personal monitor location will be rotated between all exposed machinery and personnel throughout the remediation program. Any exceedance of the DoH (2009) para-occupational limit for asbestos of 0.01 fibres/mL will be managed as per NOSHC (2005a) guidance: • <0.01 fibres/mL: Continue with control measures • ≥0.01 fibres/mL: Review control measures • ≥0.02 fibres/mL: Stop removal work and find the cause
Dust control measures	Visual monitoring will be conducted throughout all remedial works. A site log will be kept by ES detailing daily remediation activities, including but not limited to the following: • A description of daily works activities • Prevailing weather conditions • Plant and equipment in use on site (dedicated plant to be used only) • A record of any dust events (including details of the time, duration, location and probable cause of visible dust emissions) • Details of any remedial actions performed in the event of a dust problem Dust management measures that will be applied throughout all remedial works include: • Routine saturation of the RZ and surrounding haulage routes by water truck and/or sprinklers • Drop heights minimised during all excavation, consolidation and loading works • Stockpile heights minimised and in line with perimeter dust fencing • Dustex and hydro mulch utilised when appropriate • Vehicle/machinery movements within the RZ will be kept to a minimum • Works suspended during adverse weather conditions. If unacceptable levels of dust are visible at any point during the remedial works, ES will notify the RC and steps will be taken to reduce the dust levels. If dust levels cannot be reduced adequately, ES will retain authority to stop operations. In the unlikely event that visible dusts or asbestos airborne fibre becomes an issue during the remediation program, it may be necessary to implement an air quality-monitoring program focusing on fine respirable dust (PM10). Based on a review of the AAFM findings and site observations, the ES in conjunction with the RC will be responsible for determining if such a program is required. The specification of such a program will only become apparent if the operation generates dust or airborne fibre at unacceptable levels. For example, persistent visible dust or airborne fibre concentrations above the DoH (2009) para-occupational limit for asbestos of 0.01 fibres per mL.

9.8 Unexpected Finds Protocol

Due to the nature of the site there is the potential for additional volumes of deleterious material to be identified during bulk and civil earthworks phases (unexpected finds). RPS developed an unexpected find protocol (UFP) detailing the correct procedure if potentially impacted material is encountered. A summary of the protocol is given below:

- Unexpected find identified
- RC to cease work immediately in the area and contact the site supervisor and project manager
- Unexpected finds to be clearly demarcated and photographed
- Superintendent to be notified of unexpected finds
- Proponent to be notified of unexpected finds
- ES contacted and provided with initial photograph evidence and any other relevant information
- ES assess information and determined what action is required.
- ES provided advice to superintendent and proponent
- RC notified of assessment findings and remedial works (if required)

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- ES to complete assessment and remediation supervision as required.
- ES to notify RC, superintendent and proponent of remediation and validation completion.
- Superintendent authorises RC to recommence works.

A copy of the UFP is located in Appendix C.

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10 VALIDATION REQUIREMENTS

The project validation plan is presented in Table 9 below. The Validation Plan has been prepared in general accordance with relevant DEC 2014 and DoH 2009 guidance.

Table 9 - Validation Plan

ITEM	DESCRIPTION
Validation Objectives	The site surface must be remediated i.e. capped with clean certified fill to a depth of 1.0 m below finished level. The depth of clean fill will be confirmed by means of topographic survey. A survey across site surface following installation of the geotextile barrier and following clean capping layer application will be required. It is anticipated that the survey will need to be undertaken in a staged manner as per the remediation i.e. broken down into sub-zones (Figure C). The upper 1.0 m of the soil profile must comply with the DoH (2009) criteria for asbestos as follows: • ACM shall not exceed 0.01% soil asbestos w/w. • Asbestos fines and fibrous asbestos shall not exceed 0.001% soil asbestos w/w. • No visible ACM present within the top 10 cm. The percentage soil asbestos from ACM criterion is based on a more conservative land use (i.e. for residential use, day-care centres, pre-schools, etc.) so as to protect against the most applicable receptor being a child attending Christ Church Grammar School who is using the playing field. Once these objectives have been achieved the site can be considered suitable for the proposed redevelopment into sporting grounds. **RPS recommends that only clean quarry sand or processed Athletics Stockpile sand is used for the capping material and as such, should not contain any ACM or construction and demolition rubble.**
Validation Overview	Validation of the remediation works shall be conducted by the ES and as defined below. **SWZ and SZ (if required)** Prior to establishment of the SWZ and SZ, the surface should be made free from ACM. Owing to the underlying landfill it will be necessary to use material sourced from Athletic Stockpile (if geotechnically suitable) or use import clean certified material. RPS suggests that crushed stone will be utilised for this purpose. **Validation requirements – ES will complete visual inspection of the defined SWZ and SZ following completion of surface preparation to determine that it is free of ACM.** **Validation of Screened Soils** Screening of the Athletics stockpile may be required to remove oversize materials prior to its use as onsite fill material. If this occurs, and the material is to be used as clean fill above the geotechnical barrier than periodic visual inspection of the oversize material and product will be completed by the ES. If the material is to be used below the geotechnical barrier i.e. in the contaminated zone than no inspection will be required. If the Athletics stockpile material is being used as clean fill and ACM is identified within the oversize or product than all screening works must be suspended until appropriate management advice has been provided by the ES. Noting that ACM impacted material will need to be used at depth, rescreened, or disposed of offsite at a suitable landfill facility. **Validation requirements – ES will complete periodic visual inspection of the oversize and screened product during geotechnical screening operations. Additional sieving and laboratory validation will be required if ACM is identified and rescreening for reuse as clean fill occurs.** **Validation of capping material** Periodic visual inspection of imported certified capping material will be completed by the ES during filling operations. To further de-risk the capping material from an asbestos perspective, following completion of capping the ES will complete a series of test pits in general accordance with DoH 2009 guidelines to 1.0 m, to confirm capping depth and complete visual and sieving validation. **Validation requirements – ES will complete periodic visual inspection of imported capping material as well as completing a series for test pits for visual and sieving validation.** **Validation of SZ and SWZ** These areas will be subject to remediation in the final stages of the program. Due to the high potential for this material to be contaminated during the works, pad material will be used at depth in the final sub-zone or consolidated (excluding bottom 0.3 m) and validated in general accordance with DoH 2009 guidelines. Material may be required to be disposed of offsite at a suitable landfill facility if validation confirms that the material is not suitable for reuse above the geotextile barrier. **Validation requirements - ES will complete stockpile assessment of consolidated pad to determine suitability for reuse above the geotextile barrier (if required)**

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Visual Inspection / Raking Validation Methodology	With reference to DoH 2009 guidelines, the visual inspection / raking validation involves the systematic inspection (and raking) of a remediated zone. The process will be completed using a grid pattern making 90º directional changes as summarised below: • RPS to conduct visual inspection and hand raking of excavation footprint • Minimum of two passes to be conducted, each pass at 90o to the previous • Location and weights of ACM to be recorded • Inspection and raking passes to be repeated until no further ACM visually identified • Final pass required to be ACM free.
	Significant ACM impact will be subject to further assessment and remediation in general accordance with DoH 2009 guidelines.
Sieving validation	Sieving validation involves the collection of a soil sample at a given point to establish the percentage soil asbestos (% w/w) in accordance with DoH 2009 guidelines as summarised below: • A minimum 10-litre soil sample will be collected from the base or the wall of the excavation. • The sample is passed through a sieve with a 7 mm mesh. The >7 mm fraction is subjected to visual inspection for the presence of potential ACM fragments. • At locations where ACM fragments are identified the fragments are collected, weighed and the percentage soil asbestos weight for weight (% w/w) calculated using the following equation: $$\%\ Soil\ Asbestos = \frac{\%\ Asbestos\ Content\ \times ACM\ (kg)}{Soil\ Weight\ (kg)}$$ • This method assumes that % asbestos content within asbestos cement materials is 15%. • %w/w results are compared against validation criteria above.
Laboratory Validation Testing	Where relevant, validation samples shall be analysed for ACM, asbestos fines and fibres in accordance with DoH (2009) guidance by a National Association of testing Authorities (NATA) approved laboratory. Areas visually validated (only) will not require validation samples.
Field and Laboratory Quality Control	As asbestos is the only contaminant requiring remediation, no quality assurance sampling is required.
Contingency for Validation Failures	The following contingency shall be made for validation failures: • For visual inspections, the area that fails shall be subject to either an emu pick or a surface scrape, in accordance with DoH (2009) guidance. • For validation sample failures for screened soils (if required), the relevant stockpile shall be used at depth, rescreened or disposed of as asbestos impacted soil.
Unexpected Finds	If unexpected finds are encountered during remediation works, they shall be remediated as directed by the Superintendent and the ES, and in accordance with DER (2014) and DoH (2009) guidance (Appendix C).

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PD22.05.23 Attachment 1

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11 CONCLUSIONS AND RECOMMENDATIONS

11.1 Summary

This RAP details measures to be undertaken to remediate ACM impact on site that potentially pose an unacceptable risk to human health. This RAP also details measures to ensure the site is suitable (from a contamination perspective) for its proposed redevelopment as public playing fields and sports pitches with respect to risks to human health from asbestos. This RAP has been produced in accordance with DER (2014), NEPM (2013) and DoH (2009) guidelines and requirements.

11.2 Assumptions and Uncertainties

The management measures contained herein have been developed on the assumption that the data collected accurately represents the conditions at the site.

11.3 Suitability for Use

Once the remedial and validation activities that are defined within this report are completed, identified risks associated with asbestos at the site shall be resolved to a level that associated risks to relevant receptors have been mitigated to a standard in support of the proposed development of the site for public playing fields/sports pitches. Specific ongoing site management requirements are necessary to maintain the integrity of the asbestos remediation works (see below).

Impact to landfill gas and groundwater conditions at the site will be assessed post development and requirements will be detailed in the SMP.

11.4 Recommendations

Following completion of the asbestos remedial program, the following is recommended:

- Completion of a concise SRV:
  - A SRV will be required by the CSA, DoH and the DER to confirm the outcome of the remediation and validation works, specifically with regard to the suitability of the site for the proposed redevelopment.
- Completion of a SMP:
  - A SMP shall be established for the site to appropriately manage the human health risks associated with potential future interaction with asbestos impacted fill groundwater and landfill gas.

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FIGURES

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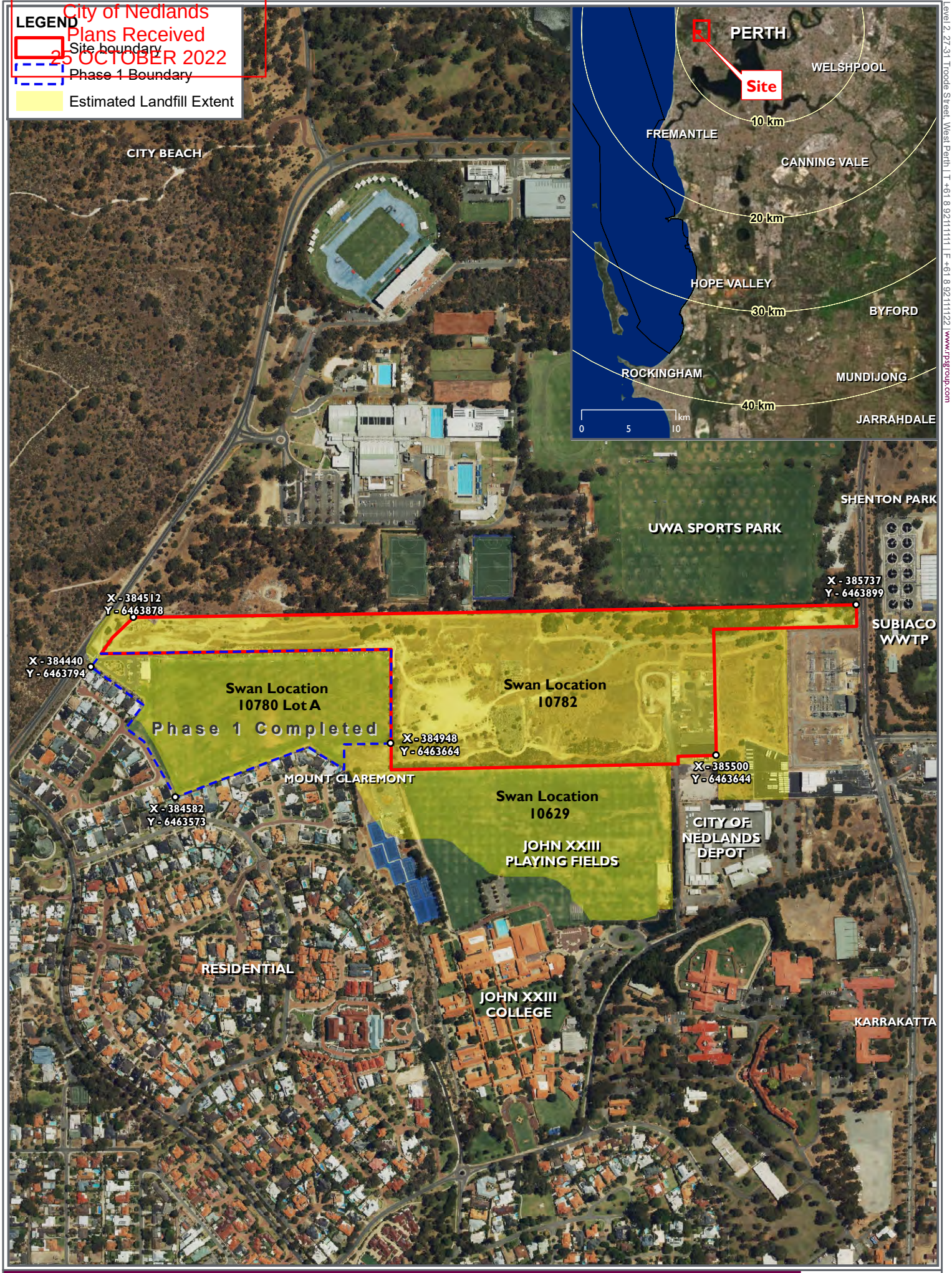


Figure A

Site location

GDA 1994 MGA Zone 50

0 100 200 400 m

Job Number: C12027-011 RP
Date: 23.10.20
Scale: Map 1:8,000 Overview 1:500,000 @ A4
Created by: MA
Source: Imagery - Perth Metro Imagery Landgate 2020

Level 2, 27-31 Troode Street, West Perth | T +61 8 92111111 | F +61 8 92111122 | www.rpsgroup.com

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Figure B

Site layout and features

GDA 1994 MGA Zone 50

0 50 100 200 m

Job Number: C12027-011 CD
Date 24.06.20
Scale: 1:4,000 @ A3
Created by: MA

Source: Cadastre - Landgate, 2020 Orthophoto - Landgate, Jan 2020

Document Set ID: 9312
Version: 1, Version Date: 20/09/2022

Document Path: G:\Jobs\C_Jobs\C12027 - CCGS Water Monitoring\Figures C12027-011 RAP (RP)\C12027-011_RP_FigB_Site layout_201023.mxd

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Figure C

Remediation plan

GDA 1994 MGA Zone 50

0 50 100 200 m

Job Number: C12027-011 CD
Date 23.10.20
Scale: 1:4,000 @ A3
Created by: MA

Source: Cadastre - Landgate, 2020 Orthophoto - Landgate, Jan 2020

Document Path: G:\Jobs\C_Jobs\C12027 - CCGS Water Monitoring\Figures C12027-011 RAP (RP)\C12027-011_RP_FigC_Remediation plan_201023.mxd

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APPENDICES

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Appendix A
Preliminary design

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ESTIMATED EXTENT OF LAND FILL.

FINISHED ROAD PAVEMENT CONTOUR. (0.5m)

PROPOSED RETAINING WALLS (TYPICAL).

JOIN LINE SEE INSET BELOW

FINISHED OVAL SURFACE CONTOUR. (0.5m)

FINISHED SURFACE CONTOUR PLAN
Scale 1 : 1000

this hardstand ideally drops by 1 meter?

Raise to RL 12.

FINISHED ROAD PAVEMENT CONTOUR. (0.1m)

RL 10.5m

RL to car park to be RL 14.4 (ish) so that car park drains out to North.

need to raise to RL 13.5. - or can we raise this level to RL 14.5?

aim for 10% gradient

BUILDINGS DETAIL PLAN
Scale 1 : 500

PAVEMENT CONNECTION TO EXISTING BROCKWAY ROAD.

BROCKWAY ROAD

JOIN LINE SEE MAIN PLAN

INSET
Scale 1 : 1000

SCALE 1:1000 0 20 40 60

A1

No.	DATE	DRAWN	APPROVED	AMENDMENT
B	30.06.20	PK	BMS	ISSUED FOR INFORMATION
A	08.05.20	PK	BMS	ISSUED FOR INFORMATION

This plan shall not to be used for construction unless issued as rev 0 and signed as approved.

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CLIENT: CCGS PLAYING FIELDS PTY. LTD.

DESIGNED	CHECKED	APPROVED
DRAWN: PK	CHECKED: BMS	DATE

TABEC Civil Engineering Consultants
TABEC PTY LTD
ACN 090 796 204
14 Wickham Street, East Perth WA 6004
t 08 9425 5900 e info@tabec.com.au
www.tabec.com.au

PROJECT: CCGS PLAYING FIELDS, BROCKWAY TIP SITE

TITLE: FINISHED SURFACE CONTOUR PLAN

DRAWING NUMBER: 2087-SK52

ISSUE: B

Z:\0a\general\A1_TABEC.dwg 04/02/20 12:59:31 pkeenan

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Appendix B
Preliminary development plan

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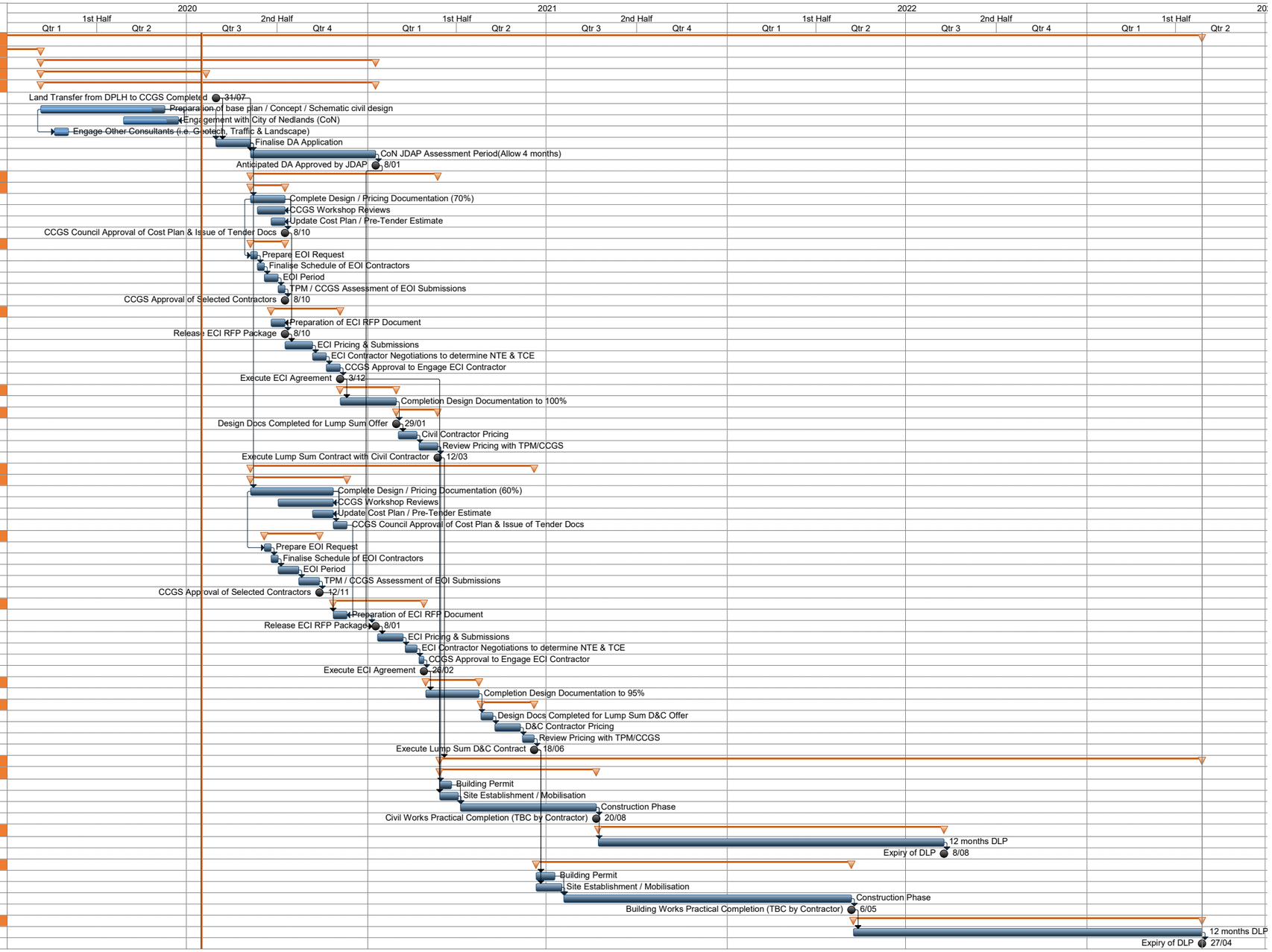
Christ Church Grammar School
PERTH, WESTERN AUSTRALIA

CCGS Brockway Playing Fields

Development Programme - Rev F

total PROJECT MANAGEMENT

ID	Task Name	Duration	Start	Finish
1	**Project No. 01 - CCGS Brockway Playing Fields**	**888 days**	**Mon 30/09/19**	**Thu 27/04/23**
2	**Stage 1.1 - Project Briefing & Initiation**	**80 days**	**Mon 30/09/19**	**Mon 3/02/20**
12	**Stage 1.2 - Site Investigation & Statutory Planning Process**	**233 days**	**Tue 4/02/20**	**Fri 8/01/21**
13	**1.2A - Environmental Considerations**	**120 days**	**Tue 4/02/20**	**Mon 20/07/20**
31	**1.2B - Statutory Planning / DA Submission**	**233 days**	**Tue 4/02/20**	**Fri 8/01/21**
32	Land Transfer from DPLH to CCGS Completed	0 days	Fri 31/07/20	Fri 31/07/20
33	Preparation of base plan / Concept / Schematic civil design	4.5 mons	Tue 4/02/20	Mon 8/06/20
34	Engagement with City of Nedlands (CoN)	8 wks	Tue 28/04/20	Mon 22/06/20
35	Engage Other Consultants (i.e. Geotech, Traffic & Landscape)	2 wks	Tue 18/02/20	Mon 2/03/20
36	Finalise DA Application	5 wks	Fri 31/07/20	Thu 3/09/20
37	CoN JDAP Assessment Period(Allow 4 months)	4 mons	Fri 4/09/20	Fri 8/01/21
38	Anticipated DA Approved by JDAP	0 wks	Fri 8/01/21	Fri 8/01/21
39	**Stage 1.3 - Design Docs & Contractor Procurement (SP 1 Civil Works)**	**125 days**	**Fri 4/09/20**	**Fri 12/03/21**
40	**1.3A - Design Documentation (SP 1 Civil Works)**	**25 days**	**Fri 4/09/20**	**Thu 8/10/20**
41	Complete Design / Pricing Documentation (70%)	5 wks	Fri 4/09/20	Thu 8/10/20
42	CCGS Workshop Reviews	1 mon	Fri 11/09/20	Thu 8/10/20
43	Update Cost Plan / Pre-Tender Estimate	2 wks	Fri 25/09/20	Thu 8/10/20
44	CCGS Council Approval of Cost Plan & Issue of Tender Docs	0 wks	Thu 8/10/20	Thu 8/10/20
45	**1.3B - Contractor EOI (SP 1 Civil Works)**	**25 days**	**Fri 4/09/20**	**Thu 8/10/20**
46	Prepare EOI Request	1 wk	Fri 4/09/20	Thu 10/09/20
47	Finalise Schedule of EOI Contractors	1 wk	Fri 11/09/20	Thu 17/09/20
48	EOI Period	2 wks	Fri 18/09/20	Thu 1/10/20
49	TPM / CCGS Assessment of EOI Submissions	1 wk	Fri 2/10/20	Thu 8/10/20
50	CCGS Approval of Selected Contractors	0 wks	Thu 8/10/20	Thu 8/10/20
51	**1.3C - ECI Contractor Pricing Period (SP 1 Civil Works)**	**50 days**	**Fri 25/09/20**	**Thu 3/12/20**
52	Preparation of ECI RFP Document	2 wks	Fri 25/09/20	Thu 8/10/20
53	Release ECI RFP Package	0 days	Thu 8/10/20	Thu 8/10/20
54	ECI Pricing & Submissions	4 wks	Fri 9/10/20	Thu 5/11/20
55	ECI Contractor Negotiations to determine NTE & TCE	2 wks	Fri 6/11/20	Thu 19/11/20
56	CCGS Approval to Engage ECI Contractor	2 wks	Fri 20/11/20	Thu 3/12/20
57	Execute ECI Agreement	0 days	Thu 3/12/20	Thu 3/12/20
58	**1.3D - ECI Design Period (SP 1 Civil Works)**	**30 days**	**Fri 4/12/20**	**Fri 29/01/21**
59	Completion Design Documentation to 100%	6 wks	Fri 4/12/20	Fri 29/01/21
60	**1.3E - Lump Sum D&C Offer (SP 1 Civil Works)**	**30 days**	**Fri 29/01/21**	**Fri 12/03/21**
61	Design Docs Completed for Lump Sum Offer	0 wks	Fri 29/01/21	Fri 29/01/21
62	Civil Contractor Pricing	3 wks	Mon 1/02/21	Fri 19/02/21
63	Review Pricing with TPM/CCGS	3 wks	Mon 22/02/21	Fri 12/03/21
64	Execute Lump Sum Contract with Civil Contractor	0 days	Fri 12/03/21	Fri 12/03/21
65	**Stage 1.4 - Design Docs & Contractor Procurement (SP 2 Building Works)**	**195 days**	**Fri 4/09/20**	**Fri 18/06/21**
66	**1.4A - Design Documentation (SP 2 Building Works)**	**70 days**	**Fri 4/09/20**	**Thu 10/12/20**
67	Complete Design / Pricing Documentation (60%)	12 wks	Fri 4/09/20	Thu 26/11/20
68	CCGS Workshop Reviews	2 mons	Fri 2/10/20	Thu 26/11/20
69	Update Cost Plan / Pre-Tender Estimate	3 wks	Fri 6/11/20	Thu 26/11/20
70	CCGS Council Approval of Cost Plan & Issue of Tender Docs	2 wks	Fri 27/11/20	Thu 10/12/20
71	**1.4B - Contractor EOI (SP 2 Building Works)**	**40 days**	**Fri 18/09/20**	**Thu 12/11/20**
72	Prepare EOI Request	1 wk	Fri 18/09/20	Thu 24/09/20
73	Finalise Schedule of EOI Contractors	1 wk	Fri 25/09/20	Thu 1/10/20
74	EOI Period	3 wks	Fri 2/10/20	Thu 22/10/20
75	TPM / CCGS Assessment of EOI Submissions	3 wks	Fri 23/10/20	Thu 12/11/20
76	CCGS Approval of Selected Contractors	0 wks	Thu 12/11/20	Thu 12/11/20
77	**1.4C - ECI Contractor Pricing Period (SP 2 - Building Works)**	**55 days**	**Fri 27/11/20**	**Fri 26/02/21**
78	Preparation of ECI RFP Document	2 wks	Fri 27/11/20	Thu 10/12/20
79	Release ECI RFP Package	0 days	Fri 8/01/21	Fri 8/01/21
80	ECI Pricing & Submissions	4 wks	Mon 11/01/21	Fri 5/02/21
81	ECI Contractor Negotiations to determine NTE & TCE	2 wks	Mon 8/02/21	Fri 19/02/21
82	CCGS Approval to Engage ECI Contractor	1 wk	Mon 22/02/21	Fri 26/02/21
83	Execute ECI Agreement	0 days	Fri 26/02/21	Fri 26/02/21
84	**1.4D - ECI Design Period (SP 2 - Building Works)**	**40 days**	**Mon 1/03/21**	**Fri 23/04/21**
85	Completion Design Documentation to 95%	8 wks	Mon 1/03/21	Fri 23/04/21
86	**1.4E - Lump Sum D&C Offer (SP 2 Building Works)**	**40 days**	**Mon 26/04/21**	**Fri 18/06/21**
87	Design Docs Completed for Lump Sum D&C Offer	2 wks	Mon 26/04/21	Fri 7/05/21
88	D&C Contractor Pricing	4 wks	Mon 10/05/21	Fri 4/06/21
89	Review Pricing with TPM/CCGS	2 wks	Mon 7/06/21	Fri 18/06/21
90	Execute Lump Sum D&C Contract	0 days	Fri 18/06/21	Fri 18/06/21
91	**Stage 1.5 - Design & Construction Phase (SP 1 & SP 2)**	**530 days**	**Mon 15/03/21**	**Thu 27/04/23**
92	**1.5A - Construction Phase (SP 1 Civil Works)**	**115 days**	**Mon 15/03/21**	**Fri 20/08/21**
93	Building Permit	2 wks	Mon 15/03/21	Fri 26/03/21
94	Site Establishment / Mobilisation	3 wks	Mon 15/03/21	Fri 2/04/21
95	Construction Phase	5 mons	Mon 5/04/21	Fri 20/08/21
96	Civil Works Practical Completion (TBC by Contractor)	0 days	Fri 20/08/21	Fri 20/08/21
97	**1.5B - Defects Liability Period (DLP) (SP 1 Civil Works)**	**240 days**	**Mon 23/08/21**	**Mon 8/08/22**
98	12 months DLP	12 mons	Mon 23/08/21	Mon 8/08/22
99	Expiry of DLP	0 days	Mon 8/08/22	Mon 8/08/22
100	**1.5C - Construction Phase (SP 2 Building Works)**	**220 days**	**Mon 21/06/21**	**Fri 6/05/22**
101	Building Permit	3 wks	Mon 21/06/21	Fri 9/07/21
102	Site Establishment / Mobilisation	4 wks	Mon 21/06/21	Fri 16/07/21
103	Construction Phase	10 mons	Mon 19/07/21	Fri 6/05/22
104	Building Works Practical Completion (TBC by Contractor)	0 days	Fri 6/05/22	Fri 6/05/22
105	**1.5D - Defects Liability Period (DLP) (SP 2 Building Works)**	**240 days**	**Mon 9/05/22**	**Thu 27/04/23**
106	12 months DLP	12 mons	Mon 9/05/22	Thu 27/04/23
107	Expiry of DLP	0 days	Thu 27/04/23	Thu 27/04/23



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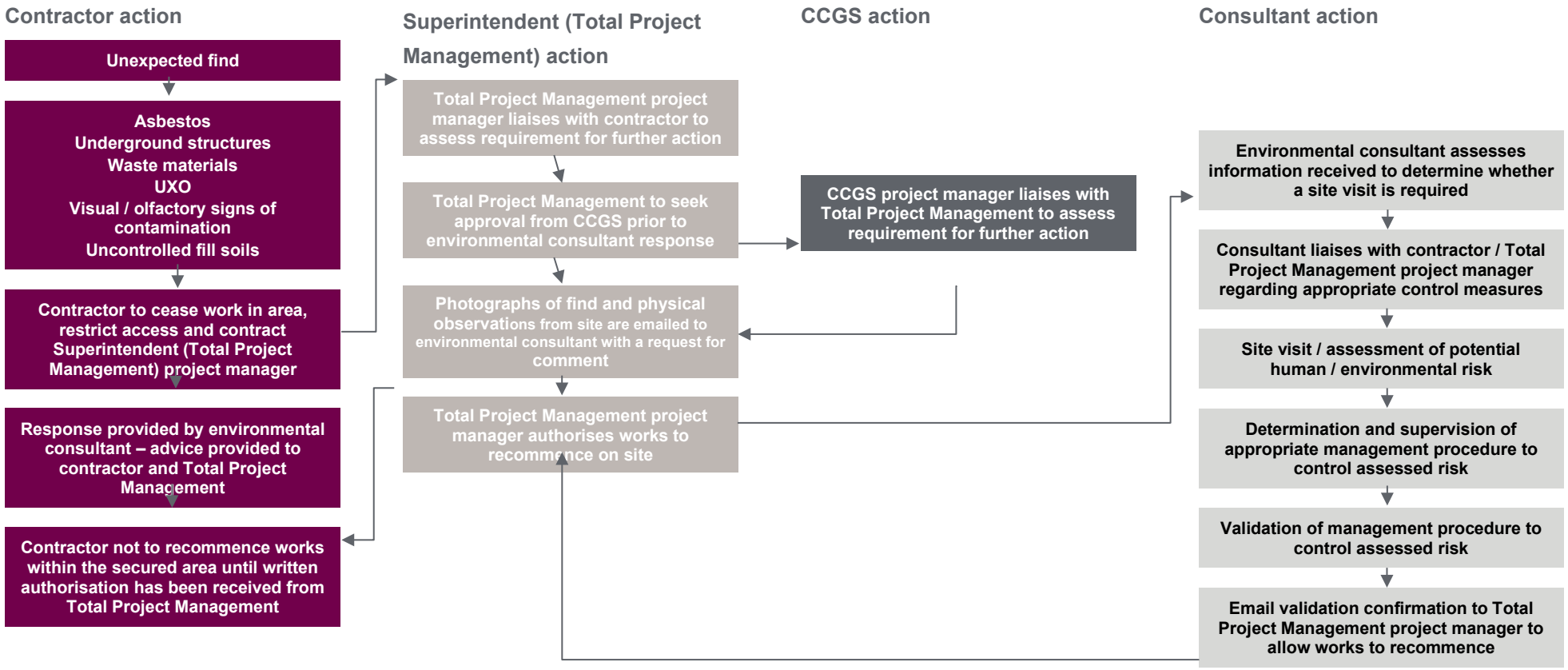
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Appendix C
Unexpected finds protocol

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UNEXPECTED FINDS PROTOCOL – CCGS PLAYING FIELDS DEVELOPMENT



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floth

Memorandum

20285
19/09/2022

Edward Neville
Total Project Management
Level 6, 1008 Hay Street
Perth WA 6000

Dear Edward,

RE: Brockway Playing Fields Extension – Impact of the Sports lighting on the adjoining public or neighbouring spaces

This memo describes the design of the Sports Lighting and its impact on the adjoining public or neighbouring spaces.

Outdoor lighting is provided for Brockway Playing Fields for competition events and for training purposes. The Sports lighting will consits of a number of LED Sports lighting luminaires installed onto 25m poles.

The proposed luminaire, which conforms to Australian Standards requirements, is Eaton 'All Field' LEDSports luminaires.



Figure 1 - Eaton All Field Luminaire

The precisely engineered optics aim light to uniformly illuminate the field with less light spill. The light transmittance is maximizeed because of its advanced materials which also protect the fixture from the elements. This all helps the optics control glare as well as reduce wasted light.The fixtures provide two-way communication with the capability to self-monitor and report performance and wellness data from each fixture.

These luminaires are used extensively at municipal, school and semiprofessional outdoor fields, because it efficiently delivers uniform light on the field and significantly reduces unwanted light spill and sky glow.

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Figure 2 - Example of Eaton All Field Luminaires Installed at Ford Park's 12 Championship-Caliber Fields

The proposed light fittings are to be controlled through a digital addressable lighting interface (DALI) system. Each LED fitting is to be addressable, enabling independent control of each light fitting. Control will consist off:

- On/Off status
- Dimming from 0-100%
- Lighting levels correlation to available daylight
- Energy Management
- Zone control
- Usage Control (training/ game/ competition).

Lighting can be controlled from local lighting control panels, facility management PC's or through an application on a smart phone or tablet.

Designed Illuminance levels, Light distribution and Uniformity shall be appropriate for outdoor sports activities, meeting the minimum requirements of AS 2560. Care shall be taken to minimize the effects of glare to ensure spectator comfort and to coordinate the requirements of the participants and spectators.

Sports lighting shall be designed to minimise the impact on adjoining public or neighbouring spaces by minimising the light spill and limiting the glare effect for neighbouring properties and passers-by. This will be achieved by conforming with the requirements of AS 4282. Luminaires shall have a light output distribution appropriate for the application, shall be correctly located and aimed in accordance with the design and shall not emit excessive light outside the boundaries of the property. Location of the neighbouring residential properties and John XXIII College facilities shall be considered during the design process, to prevent the direct view of the bright parts of the luminaire.

If you have any further questions or clarifications please don't hesitate in contacting myself or the office.

Yours sincerely,
Floth Pty Limited

Andrew Petrides
Principal Electrical Engineer – Perth Assistant Office Manager

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Full Circle
Design Services

July 2021

Christ Church Grammar School – Playing Fields

Section J Report

Graham Agar
FULL CIRCLE DESIGN SERVICES

Document Set ID: 8896
Version: 1, Version Date: 20/09/2022

Full Circle Design Services

Telephone: 0412 475 819	**Report №:** 2020_072_ESD_REP_01
Email: graham.agar@fcds.com.au	**Original Date of Issue:** 8th July 2021
ACN: 163 742 890	
ABN: 84 163 742 890	

Title:	Christ Church Grammar School – Playing Fields – Section J Report
Author :	Graham Agar
Client:	With_Architecture Studio
Contact:	Ed Neville
Description:	Building License – Section J Assessment This report reviews the Section J compliance requirements of the Christ Church Grammar School – Playing Fields

Revision	Date	Checked by		Transmitted by	
A	8th July 2021		GEA		EW

Distribution	Revision								
Receiver	A								
With_ Architecture Studio	X								

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Full Circle
Design Services

Executive Summary

Full Circle have been commissioned as part of the design team for the proposed St John's Wood Playing Fields at Christ Church Grammar School, to the West of the Perth CBD.

This report is the Section J report for the project. Building envelope performance is summarised in the table below:

Envelope Feature		Performance		Comment
		BCA Minimum	Proposed	
Roof – Insulation at roof		R3.7	R4.1	145mm anticon insulation to roof
Masonry Walls		R1.0	R2.5	Avoid thermal bridging
Lightweight Walls		R1.0	R2.5	Avoid thermal bridging
Glass	U Value	4.26	4.53	Typical low-e single neutral glazing
	SHGC	0.62	0.51	
Suspended floors		R2.0	R2.2	40mm board insulation
Slab on Grade		R2.0	R1.3	

The proposed column is based on typical constructions and glazing performance as described in the body of this report.

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Full Circle Design Services

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1. Introduction

Full Circle Design Services has been commissioned to provide ESD consultancy services for the proposed St John's Wood Playing Fields at Christ Church Grammar School, Claremont, WA.

The new playing fields will be added to the North of the existing LOT 1500 and will consist of shed and pavilion.

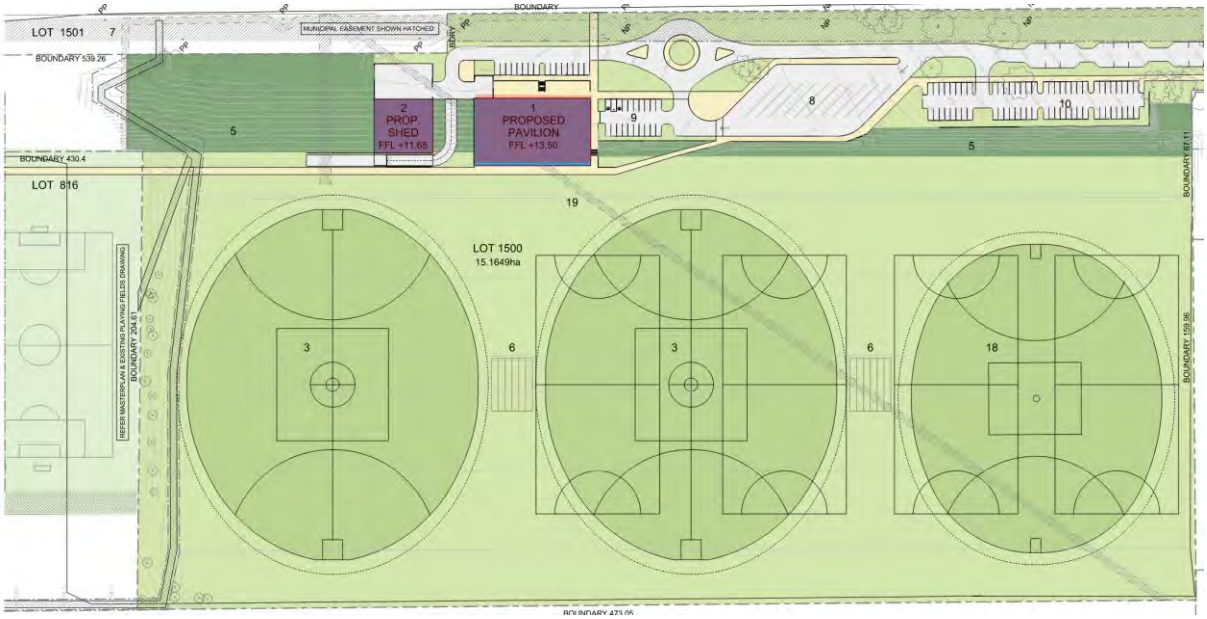


Image courtesy of With_Architecture Studio

2. General Section J Compliance Requirements

2.1 NCC 2019

The changes between NCC 2019 and 2016 are generally relatively subtle. However, with specific guidance around calculation of thermal bridging and significant increases in glazing performance requirements FCDS expect substantial changes to how projects are designed, documented and delivered.

The ABCB have advised that the implications of the update to Section J are intended to improve building energy performance by between 30 and 40%. This is a significant improvement in efficiency – notionally improving a 4.5 Star NABERS office building to a 5.5 Star building, or a 2.5 star building to 4.5 stars.

As with all parts of the BCA, the Section is based on a performance outcome, with designers free to use either the prescriptive, Deemed to Satisfy (Dts) approach for all building elements, or undertake a performance-based approach.

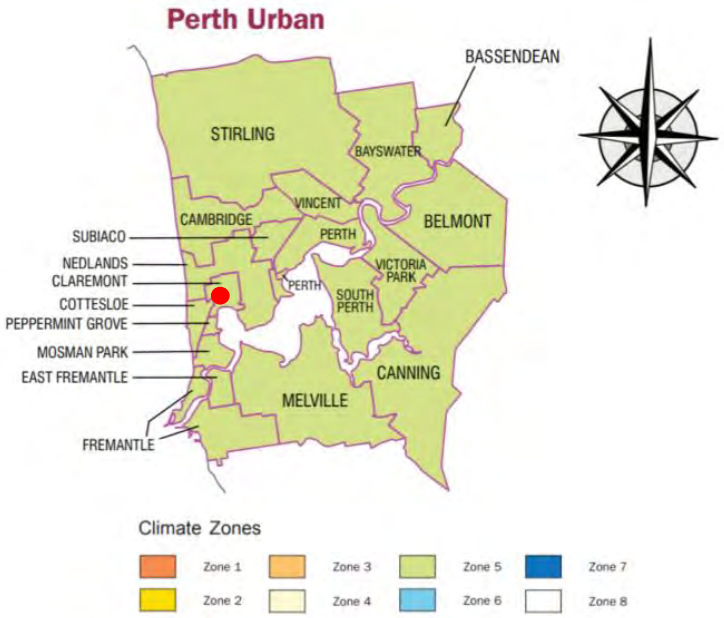
This project intends to demonstrate compliance by the prescriptive, Deemed-to-Satisfy approach for most elements.

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2.2 Climate Zone and Usage

This report is based on the assumption that the building will be considered Class 9b – school.

The school is located in the Town of Claremont, which is considered climate zone 5 by the BCA.



2.3 Design Inputs

The report is based on the following drawings:

Referenced Drawing	Revision	Date
S03 Proposed Site Plan	A	21/05/21
S04 Proposed Ground Floor Plan	A	21/05/21
S05 Proposed First Floor Plan	A	21/05/21
S06 Elevations	A	21/05/21
SD06.05_A Roof Plan	A	21/05/21
SD06.07_A Sections	A	21/05/21

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2.4 General

NCC Section J is the carbon efficiency requirements section of the National Construction Codes and presents minimum standards for compliance for all building designs.

The Section is comprised of a number of sub-sections, as follows:

J1 Building Fabric
J3 Building Sealing
J5 Air Conditioning and Ventilation Systems
J6 Artificial Lighting and Power
J7 Hot Water Supply
J8 Access for maintenance

The Architect is responsible for design and documentation to meet the requirements of sections J1 and J3, with the mechanical, electrical and hydraulic consultants responsible for sections J5, J6 and J7 respectively. All members of the design team are responsible for incorporating the requirements of J8 within their design. J2 and J4 are not currently in use.

2.5 Methods of Compliance

There are an increased number of compliance methodologies for buildings under the NCC 2019, briefly summarised below:

- JP1:
  - This is a pure performance approach. Where buildings can demonstrate an energy usage below a (very low) threshold, they are deemed to be compliant with all elements of the section.
  - This is only really feasible for projects which are intending to operate, essentially, off the main electrical grid.
- JV1: NABERS Energy for Offices
  - This allows project teams who have committed to achieving NABRS energy ratings for offices to demonstrate compliance via the NABERS modelling and peer review process. The NCC requires some specific outcomes as well as the overall NABERS performance of 5.5 stars or better.
  - This option is effectively the same as a JV3 approach. There is no significant relief from modelling requirements and, with the additional performance requirements over and above the 5.5 Star outcome, there is limited, if any, advantages for projects undertaking this compliance route.
- JV2: Green Star
  - This approach is essentially the same as JV1, but is also applicable to buildings other than offices.
- JV3: Verification Using a Reference Building
  - This approach is similar to the current JV3 performance approach, where design teams simulate their performance against the worst possible conforming building and demonstrate a performance improvement
  - There are significant differences to modelling and reporting requirements for a JV3, including a need to FULLY model mechanical plant for both reference and proposed cases, even where mechanical plant is fully DtS compliant. Indicatively, this will triple the costs of JV3 analyses.

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- The other major change is that, due to modifications in how glazing is assessed, the ability to off-set one façade's glazing performance with another is now a DtS approach, this is expected to reduce the number of performance-based approaches to Section J required.

- JV4: Building Envelope Sealing
  - This involves testing the building sealing by air pressure test. It is essentially a performance approach to Section J3 only.
- Prescriptive Approach
  - This is as per previous iterations of the code, whereby overall compliance is achieved by adhering to Parts J0 to J8.

This project is utilising the deemed to satisfy, prescriptive approach for compliance.

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3. J0 Energy Efficiency

J0 primarily describes the application of Section J of the NCC. The code requirements are summarised below:

3.1 J0.0 – Deemed to Satisfy Provisions

This section outlines the specific clauses which projects need to comply with in order to meet the Deemed to Satisfy (DtS) provisions of the code.

Specifically, these are:

- J0.1 to J0.5 and
- J1.1 to J1.6 and
- J3.1 to J3.7 and
- J5.1 to J5.12 and
- J6.1 to J6.8 and
- J7.1 to J7.4 and
- J8.1 to J8.3

Sections J0 to J3 are described below, the other sections are to be certified by the relevant service design consultants.

3.2 J0.1 Application of Section J

Sections J1 and J3 apply only to conditioned spaces. As such, non-conditioned spaces such as the change rooms and ground / turf store do not consider compliance requirements. If these spaces are conditioned, they will also require insulation and consideration of building sealing etc.

3.3 J0.2 Heating and Cooling Loads – Class 2 and Class 4

This section outlines the peak heating and cooling loads for various star ratings for residential buildings. It is not relevant for this building.

3.4 J0.3 Ceiling Fans

This section outlines requirements for ceiling fans, where required as part of J0.2 compliance. As per J0.2, this section is not relevant for schools.

3.5 J0.4 Roof Thermal Breaks

This is a new section of the NCC that is not present in NCC 2016. This notwithstanding, whilst the section was not present, the technical content was present within sub-clauses of Section J1.

This section requires thermal breaks to be installed between external metal roof sheeting and internal conditioned spaces, where building structure is also metallic, and roof and ceiling materials are fixed to the same structure.

Compliance is required by the FCDS Section J specification.

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A roof that— - is required to achieve a minimum Total R-Value; and - has metal sheet roofing fixed to metal purlins, metal rafters or metal battens; and - does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens (see Specification J1.3 Figure 2(c) and (f)), must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.	

3.6 J0.5 Wall Thermal Breaks

This is a new section of the NCC that is not present in NCC 2016. This notwithstanding, whilst the section was not present, the technical content was presented within sub-clauses of Section J1.

This section requires thermal breaks to be installed between lightweight (weatherboards, fibre-cement or metal sheeting) external cladding and internal conditioned spaces, where building structure is also metallic and wall lining materials are fixed to the same structure.

Compliance generally requires specific material to be installed to act as a thermal break, however, this material can often fail to meet non-combustibility requirements if they are present. FCDS recommend designs included a space for 30-50mm of insulation to run over any structural element in walls or roof construction.

Compliance is required by the FCDS Section J specification.

A wall that— - is required to achieve a minimum Total R-Value; and - has lightweight external cladding such as weatherboards, fibre cement or metal sheeting fixed to a metal frame; and - does not have a wall lining or has a wall lining that is fixed directly to the same metal frame, must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed between the external cladding and the metal frame.	

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4. Section J1 – Building Envelope

4.1 J1.2 Thermal Construction General

This section primarily deals with workmanship and construction requirements. Generally, compliance will be specified within ESD or architectural specification documents.

Insulation must comply with AS/NZS 4859.1 and be installed so that it—

- abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
- forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and does not affect the safe or effective operation of a service or fitting.

The installation of any reflective layer (if required) must meet the following:

- the reflective insulation closely fitted against any penetration, door or window opening; and
- the reflective insulation adequately supported by framing members; and
- each adjoining sheet of roll membrane being—
    - Overlapped not less than 50 mm; or taped together.

The insulation must be installed so that it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.

The section also provides guidance on methods of calculation for wall performance, sub-floor performance and glazing performance.

Compliance is required by the FCDS Section J specification.

Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it— - abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and - forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and - does not affect the safe or effective operation of a service or fitting.	
Where required, reflective insulation must be installed with— - the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and - the reflective insulation closely fitted against any penetration, door or window opening; and - the reflective insulation adequately supported by framing members; and - each adjoining sheet of roll membrane being— o overlapped not less than 50 mm; or o taped together.	

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Where required, bulk insulation must be installed so that— - it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling or the like; and - in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.	
Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification J1.2.	
The Total R-Value and Total System U-Value, including allowance for thermal bridging, must be – - calculated in accordance with AS/NZS 4859.2 for a roof or floor; or - determined in accordance with Specification J1.5a for wall-glazing construction; or - determined in accordance with Specification J1.6 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.	

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4.1 J1.3 Roofs and Ceiling Construction

As the centre is located in Climate Zone 5 of the NCC, it is required to be a light colour (Solar Absorbance <0.45) and achieve an overall R value of 3.7.

Based on the colour chart right (Colourbond Colour Chart, reference for illustration only), only Shale Grey or lighter would be considered compliant.

The roof pitch is expected to be flat (< 15 degree pitch).

FCDS note that one of the key changes to the NCC 2019 is the requirement to include the performance implications of thermal bridging and compression of insulation much more closely.

In order to keep wall and glazing performance to relatively low, insulation for the roof construction needs to be maintained directly under the roof sheet, note that this will most likely require roof spacers or similar or the use of insulated panel for the roof construction:

Colour	Solar Absorptance
Classic Cream™	0.32
Surfmist®	0.32
Paperbark®	0.42
Evening Haze®	0.43
Shale Grey™	0.43
Sandbank®	0.46
Dune®	0.47
Windspray®	0.58
Pale Eucalypt®	0.60
Bushland®	0.62
Headland®	0.63
Wilderness®	0.65
Jasper®	0.68
Manor Red®	0.69
Woodland Grey®	0.71
Loft®	0.71
Monument®	0.73
Ironstone®	0.74
Cottage Green®	0.75
Deep Ocean®	0.75

metecnospan

Panel Properties				
Panel Thickness (mm)	40	60	80	100
Typical Mass (kg/m²) based on 0.42/0.5mm skins	10.7	11.6	12.7	13.2
Declared λ (W/m.K) at 23˚C	0.022	0.022	0.022	0.022
Declared R-value (m²K/W) at 15˚C (NZ)	1.95	2.90	3.85	4.75
Declared R-value (m²K/W) at 23˚C (AU)	1.85	2.75	3.65	4.55
Total R-value (m²K/W) at 15˚C (Winter)	2.10	3.05	4.00	4.94
Total R-value (m²K/W) at 30˚C (Summer)	2.00	2.87	3.74	4.61
Note: Contact us for other temperatures.				

Insulation De Rating Calculation	Framed %	Thickness	Conductivity	R-Value
Insulation	8%	145	0.02	3.60
Thermal Break	Air Gap	Physical	Performance	Contact Resistance
	No	No	0.40	0.40
Framing	Conductivity	Flange (mm)	Web (mm)	Frame R-Value
Steel	0.77	74	1.5	0.59
Section Type:	Z	Centres (mm)	950	
			Derated Insulation / R Value	2.57

Construction Element Recommended Roof - Thermally Broken Frame	Conductivity W/mk	Thickness mm	Surface Density kg/m²	R Value
Outside				0.03
Steel Sheeting	47.50	0.5	3.925	0.00
145mm Anticon R3.6		145		2.57
Reflective Air Gap		40		1.28
Gypsum Plasterboard	0.17	13	11.44	0.08
Inside				0.16
Total - Roof Sheet Only		145.5		3.88
Total		198.5		4.12
Minimum Compliant R				3.70

If roof insulation is split between the roof and the ceiling, glazing performance will increase significantly.

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A roof or ceiling must achieve a Total R-Value greater than or equal to— - in climate zones 1, 2, 3, 4 and 5, R3.7 for a downward direction of heat flow; and - in climate zone 6, R3.2 for a downward direction of heat flow; and - in climate zone 7, R3.7 for an upward direction of heat flow; and - in climate zone 8, R4.8 for an upward direction of heat flow.	
In climate zones 1, 2, 3, 4, 5, 6 and 7, the solar absorptance of the upper surface of a roof must be not more than 0.45.	

4.2 J1.4 Roof Lights

The project does not currently have roof lights documented to conditioned spaces and such J1.4 is expected to be not applicable.

Roof lights must have a total area of not more than 5% of the floor area of the room or space served *and*	NA
Roof lights must have transparent and translucent elements, including and imperforate ceiling diffuser with a combined performance: - SHGC in accordance with table J1.4 below. - U Value < 3.9	NA

4.3 J1.5 Walls and Glazing

The first requirement for wall performance is an overall U value (note that U value is the inverse of R value and represents thermal conductivity of a construction in W/m^2K).

For this project overall wall performance must achieve a U value of 2.0 (equivalent to R0.5), with the opaque portions of wall requiring to achieve either R1.0 (glazing >20%) or R1.4 (glazing <20%) depending on the extent of glazing.

This is significantly less than the old level of R2.8 (U 0.35), however, it also includes the performance of the window system.

Block	Façade Area	Glazed Area	Glazed Proportion	Required Opaque Portion R Value
CCGS St John Wood's Playing Fields	622.3 m^2	239.6 m^2	38%	1.0

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4.3.1 Typical Constructions

NCC 2019 requirements for the wall-glazing construction is that they achieve an overall R value of 1.0, including glazing, where glazing is 20% or more of the façade area and R1.4 where glazing is less than 20% of the façade area. The extent of glazing is more than 20% for this project.

The update to code is also explicit about the requirement to calculate and account for thermal bridging, as per the above.

FCDS generally recommend walls achieving >R1.5 to reduce pressure on glazing performance. Some typical compliant details are shown below:

4.3.2 Masonry Walls

Insulation De Rating Calculation	Framed %	Thickness	Conductivity	R-Value
Insulation	10%	90	0.03	2.50
Thermal Break	Air Gap	Physical	Performance	Contact Resistance
	Yes	No	0	0.17
Framing	Conductivity	Flange (mm)	Web (mm)	Frame R-Value
Steel	1.70	33.5	1.5	0.22
Section Type:	C	Centres (mm)	335	
			Derated Insulation / R Value	1.10

Construction Element Lined Cavity Brick	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Outside				0.03
110mm Clay Brick	0.55	110	157.3	0.20
Air Gap		50		0.17
R2.5 Insulation with 10% Frame		92		1.10
Gypsum Plasterboard	0.17	13	11.44	0.08
Inside				0.12
Total		265		1.70
Minimum Compliant R				1.00

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4.3.1 Spandrel / Curtain Wall:

The BCA nominates specific performance for curtain wall type constructions based on glass performance and insulation contained within the framing zone of the wall. The different options are shown below:

Glazing	Frame	No Insulation	R0.5 Insulation	R1.0 Insulation	R1.5 Insulation	R2.0 Insulation
Single Glazed	Thermally Unbroken	0.3	0.39	0.42	0.44	0.45
Double Glazed	Thermally Unbroken	0.35	0.41	0.43	0.44	0.45
Double Glazed	Thermally Broken	0.84	0.96	1.03	1.07	1.09
Double Glazed Low-e	Thermally Broken	0.91	1.00	1.05	1.09	1.11

In order to meet **minimum** compliance without internal lining, the spandrel glazing will need to be double glazed and thermally broken frames with a minimum of R1.0 insulation in the spandrel zone (overall R1.03).

The table also shows very limited value in increasing insulation performance within the frame zone.

Spandrel type envelopes will require separate internal lining, nominally 50mm R1.2, as per the build-up below:

Curtain Wall R Value				
Glazing Type:	Single Glazed		Frame type:	Thermally Unbroken
Glass Treatment:	Standard		Insulation Provision:	1
Specification J1.5b Configuration:	1		R Value:	0.42

Insulation De Rating Calculation	Framed %	Thickness	Conductivity	R-Value
Insulation	6%	50	0.02	1.20
Thermal Break	Air Gap	Physical	Performance	Contact Resistance
	No	No	0.2	0.20
Framing @600mm Centres + Thermal Break	Frame Conductivity	Flange	Web	R Value
Steel	1.58	36	1.5	0.23
Section Type:	C	Centres (mm)	600	
			Derated Insulation R Value	0.96

Construction Element Curtain Wall	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Outside				0.03
Curtin Wall - Single Glazing R1 in Frame		150		0.42
Gypsum Plasterboard	0.17	13	11.44	0.08
R1.2 Insulation with 6% Frame		75		0.96
Gypsum Plasterboard	0.17	13	11.44	0.08
Inside				0.12
Total		251		1.68
Minimum Compliant R				1.00

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4.3.2 Lightweight Walls

The current design shows limited external lightweight walls:

Insulation De Rating Calculation	Framed %	Thickness	Conductivity	R-Value
Insulation	10%	75	0.03	2.00
Thermal Break	Air Gap	Physical	Performance	Contact Resistance
	Yes	No	0	0.17
Framing - Thermally Broken	Conductivity	Flange (mm)	Web (mm)	Frame R-Value
Steel	1.70	33.5	1.5	0.21
Section Type:	C	Centres (mm)	335	
			Derated Insulation / R Value	0.96

Construction Element Lightweight Clad	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Outside				0.03
Steel Sheeting	47.50	5	39.25	0.00
Thermal Break		50		0.17
R2.0 Insulation with 10% Frame		92		0.96
Gypsum Plasterboard	0.17	13	11.44	0.08
Inside				0.12
Total		160		1.36
Minimum Compliant R				1.00

4.3.3 Window Performance

Based on current elevations, glass performance requirements are shown below, based on insulation split between roof sheet and ceiling level:

Minimum Compliance					
Façade Orientation	Total Façade Area (m^2)	Expected Opaque R Value	Glazed Percentage	Maximum SHGC	Maximum Glazed U Value
North	182.6	1.70	36%	0.53	4.47
South	210.2	1.70	48%	0.47	3.55
East	114.3	1.70	40%	0.81	4.15
West	115.2	1.70	24%	0.81	5.80
Overall	622.3	1.70	38%	0.62	4.26

From the performance above, a low-e, single neutral glazing in thermally broken aluminium frame is required, with a typical U-Value of 4.2 and SHGC of 0.62.

In order to avoid thermally broken frames a reduction of ~5% of glass area (approximately 15m^2) would be required.

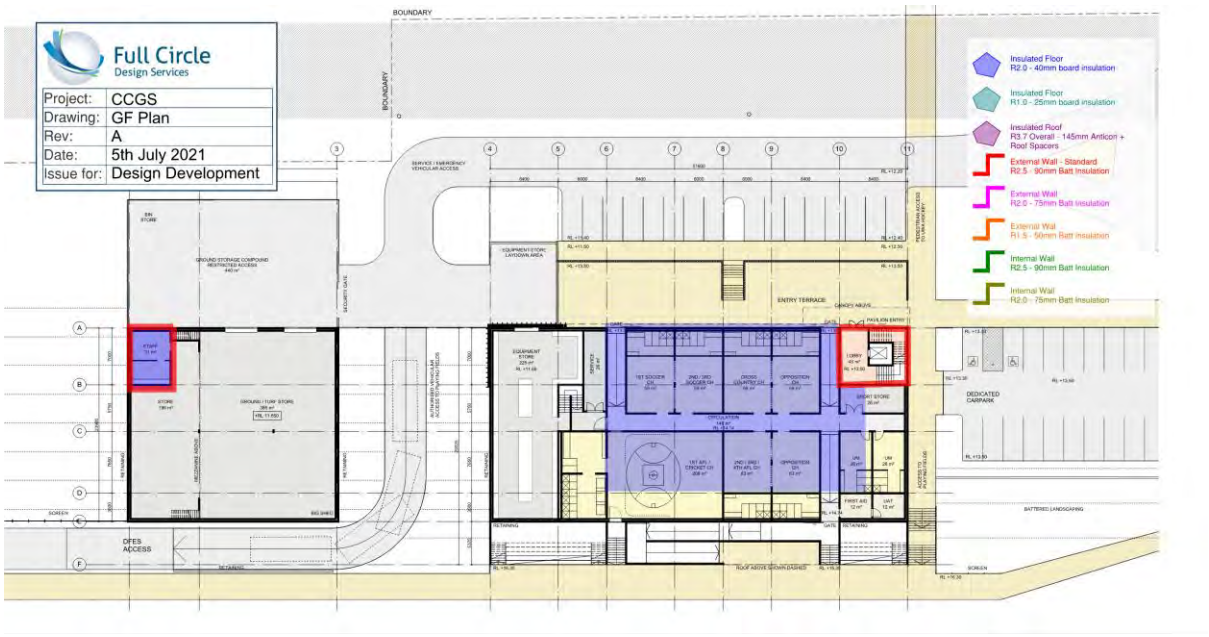
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The Total System U-Value of wall-glazing construction must not be greater than— - for a Class 2 common area, a Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area, U2.0; and - for a Class 3 or 9c building or a Class 9a ward area— o in climate zones 1, 3, 4, 6 or 7, U1.1; or o in climate zones 2 or 5, U2.0; or o in climate zone 8, U0.9.	
The Total System U-Value of display glazing must not be greater than U5.8.	
The Total System U-Value of wall-glazing construction must be calculated in accordance with Specification J1.5a.	
Wall components of a wall-glazing construction must achieve a minimum Total R-Value of— - where the wall is less than 80% of the area of the wall-glazing construction, R1.0; or - where the wall is 80% or more of the area of the wall-glazing construction, R1.4	
The solar admittance of externally facing wall-glazing construction must not be greater than— - for a Class 2 common area, a Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area, 0.13; and - for a Class 3 or 9c building or a Class 9a ward area, 0.10.	

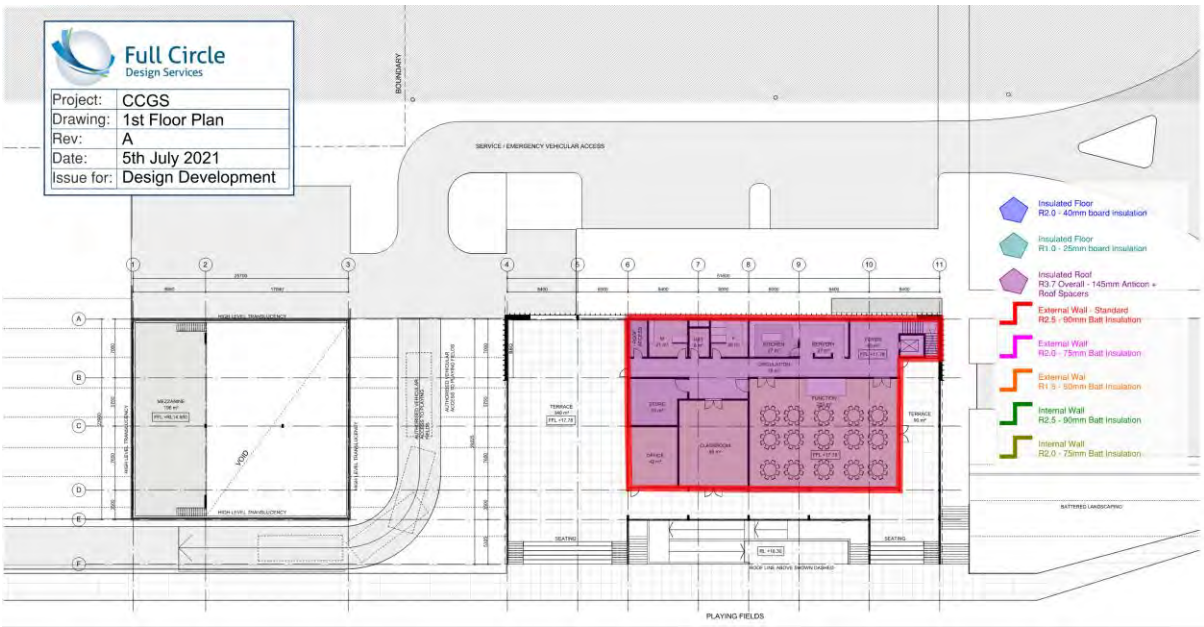
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4.3.4 Insulation Markup



Above: Ground Floor plan insulation markup



Above: First Floor plan insulation markups

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4.4 J1.6 Floors

For schools in climate zone 5, which do not have exposed floor slabs or in-slab heating and cooling, floors are required to achieve and overall R value of 2.0 – including the insulating performance of the surrounding soil.

The pavilion has a very small area of ground contact flooring – the lobby on ground floor level:

Building Area	58	m^2
Building Perimeter	31.3	m
Area to Perimeter Ratio	1.9	m^{-1}
Wall Width	250	mm
Earth R Value	1.04	

Construction Element Concrete Floor on Grade	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Inside Air Film				0.11
Solid Concrete	1.44	200	480	0.14
Earth				1.04
Total		200		1.29
R-Value Required:	2			Fail

Whilst this lobby floor area fails, the use of 40mm board insulation over the rest of the suspended floor would allow overall weighted floor performance to meet minimum requirements:

Construction Element Exposed Concrete Floor	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Inside				0.16
Solid Concrete	1.44	200	480	0.14
Polyurethane Board		40		1.90
Outside				0.04
Total		240		2.24
Minimum Compliant R				2.00

Reference Case Envelope	Area	U Value	R-Value	Area Weighted U	Area Weighted R
Lobby Floor	58		1.29	0.06	
Suspended Floor	643		2.24	0.39	
Total	701			0.45	2.22

Based on the above, the proposed building would be compliant without underslab insulation to the slab on ground.

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The staff area within the turf store is also a small area and will not comply with minimum floor R-value if considered on its own:

Building Area	37.3	m^2
Building Perimeter	24.8	m
Area to Perimeter Ratio	1.5	m^{-1}
Wall Width	250	mm
Earth R Value	0.90	

Construction Element Concrete Floor on Grade	Conductivity W/mk	Thickness mm	Surface Density kg/m^2	R Value
Inside Air Film				0.11
Solid Concrete	1.44	200	480	0.14
Earth				0.90
Total		200		1.15
R-Value Required:	2			Fail

If this space is conditioned, it will require ~R0.85 under-slab insulation – nominally 25mm board – to comply.

The ceiling of this space will also require insulation to protect it from the unconditioned space above – nominally 40mm R1.9 board insulation or equivalent performing batt.

A floor that does not include an in-slab heating or cooling system that is part of the envelope of a building, other than a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, including a floor above or below a car park or a plant room must achieve a Total R-Value of R2.0	
A floor that includes an in-slab heating or cooling system that is part of the envelope of a building, other than a sole-occupancy unit of a Class 2 building or a Class 4 part of a building, including a floor above or below a car park or a plant room must achieve a Total R-Value of R3.25. In addition, this slab must have edge insulation with an R-Value greater than or equal to R1.0. The edge insulation may be omitted except where the heating/cooling system is used solely in a bathroom, amenity area or the like.	NA
Insulation required by (b) for a concrete slab-on-ground must— - be water resistant; and - be continuous from the adjacent finished ground level— o to a depth not less than 300 mm; or o for the full depth of the vertical edge of the concrete slab-on-ground.	

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5. Section J3 – Building Sealing

Section J3 deals with building sealing and is primarily the responsibility of the architect. A description of the requirements is as follow:

5.1 J3.2 Chimneys and Flues

The project contains no chimneys or flues for solid fuel burning appliances, as such this clause is expected to be not applicable.

The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.	NA

5.2 J3.3 Roof Lights

A roof light serving a conditioned space must be sealed, or capable of being sealed. The roof light must be constructed with either an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or a weatherproof seal if it is a roof window; or a shutter system readily operated either manually, mechanically or electronically by the occupant.

A roof light must be sealed, or capable of being sealed when serving— - a conditioned space; or a habitable room in climate zones 4, 5, 6, 7 and 8.	NA
A roof light required by (a) to be sealed, or capable of being sealed, must be constructed with— - an imperforate ceiling diffuser or the like installed at the ceiling or internal lining level; or - a weatherproof seal; or a shutter system readily operated either manually, mechanically or electronically by the occupant.	NA

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5.3 J3.4 Windows and Doors

Seals must be fitted to each door or openable window to conditioned areas, unless the window complies with AS2047.

Seals for the bottom edge of an external door swing must be a draft protection device and, for all other edges of an external door or openable window, may be a foam or rubber compression strip, fibrous seal or similar.

Entrances to the building – where opening onto a space of 50m^2 or more – must be provided with an air-lock, self-closing door or the like, most doors will require auto-closers.

A seal to restrict air infiltration must be fitted to each edge of a door, openable window or the like forming part of— - the envelope of a *conditioned space*; or - the external fabric of a habitable room or public area in *climate zones* 4, 5, 6, 7 or 8.	
The requirements of (a) do not apply to— - a window complying with AS 2047; or - a fire door or smoke door; or - a roller shutter door, roller shutter grille or other security door or device installed only for out-of-hours security.	
A seal required by (a)— - for the bottom edge of an external swing door, must be a draft protection device; and - for the other edges of an external door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like.	
An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, revolving door or the like, other than— - where the conditioned space has a floor area of not more than 50 m^2; or - where a cafe, restaurant, open front shop or the like has— o a 3 m deep un-conditioned zone between the main entrance, including an open front, and the conditioned space; and o at all other entrances to the cafe, restaurant, open front shop or the like, self-closing doors.	
A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door or the like.	NA

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5.4 J3.6 Construction of Roofs, Walls and Floors

Roofs, ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like must be constructed to minimise air leakage where they are over the internal space. This requires, either internal lining systems that are close fitting at ceiling wall and floor junctions or sealed by caulking, skirting architraves, cornices or the like.

6. Other Sections

Other elements of the NCC Section J will need to be assessed and confirmed as compliant by the relevant services consultants, including:

- Mechanical
  - J3.5 – Exhaust Fans
  - J3.7 – Evaporative Coolers (if relevant)
  - Section J5 – Airconditioning and Ventilation Systems
- Electrical:
  - Section J6 – Artificial Lighting and Power
  - Section J8 – Facilities for Energy Monitoring
- Hydraulic
  - Section J7 – Heated Water Supply and Swimming Pool and Spa Pool Plant
  - Section J8 – Facilities for Energy Monitoring (if relevant)

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Please Contact: Graham Agar

0412475819

Graham.agar@fcds.com.au

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EXISTING CCGS ST JOHN'S WOOD PLAYING FIELDS

HBF STADIUM

ST JOHN'S WOOD PHASE 2 PLAYING FIELDS AND PAVILION

UWA HOCKEY CLUB

JOHN XXIII COLLEGE

CCGS ST JOHN'S WOOD PLAYING FIELDS – PHASE 2
BROCKWAY PLAYING FIELDS

LANDSCAPE DA REPORT

SEPTEMBER 2022

Christ Church Grammar School

with_ architecture studio

emerge ASSOCIATES

IMAGE SOURCE: WITH_ARCHITECTURE STUDIO

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REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	09/07/2021	PRELIMINARY DESIGN COMMENTS	MM	SC
B	28/07/2021	ISSUE FOR DA	MM	SC
C	19/09/2022	ISSUE FOR DA	MM	SC

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1.0 Landscape Concepts

1.1 Overall Masterplan

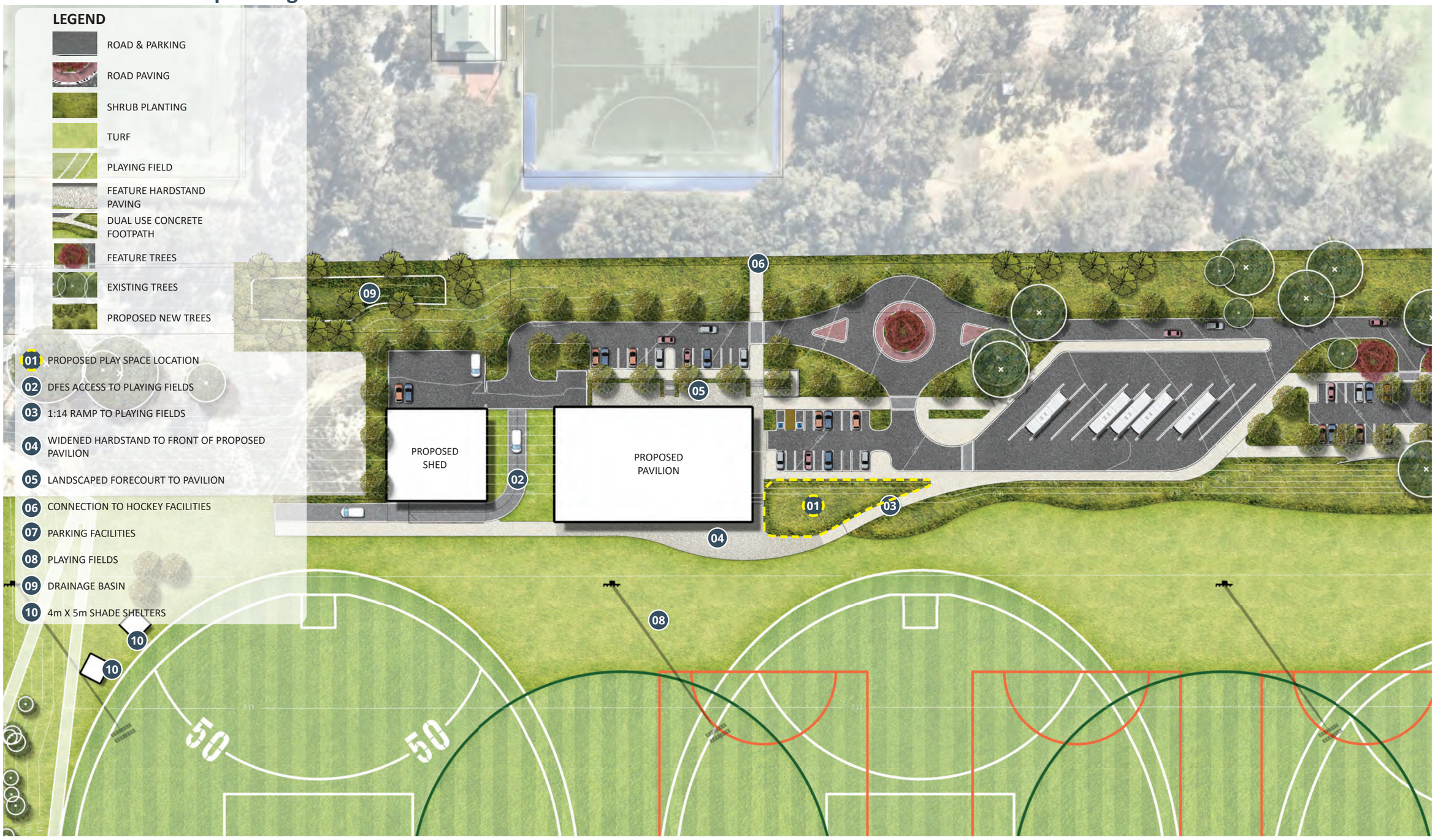


SCALE 1 : 2000 @ A3

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1.2 Pavilion Landscape Design



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2.0 Site Sections

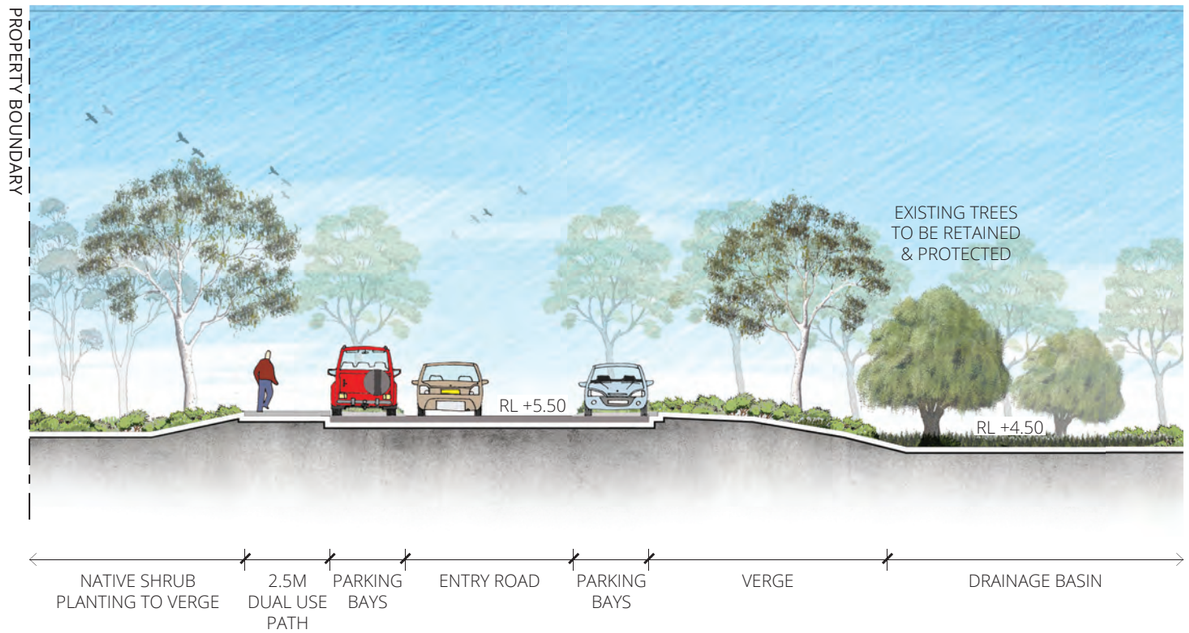
2.1 Section Locations



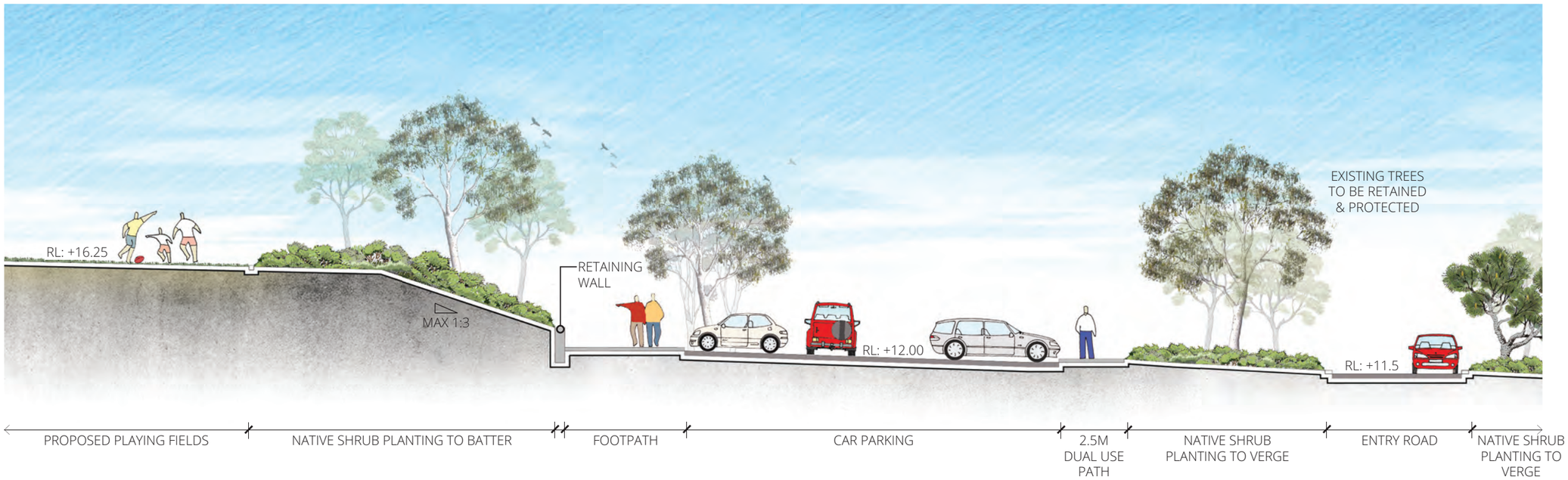
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2.2 Section A - 1:200



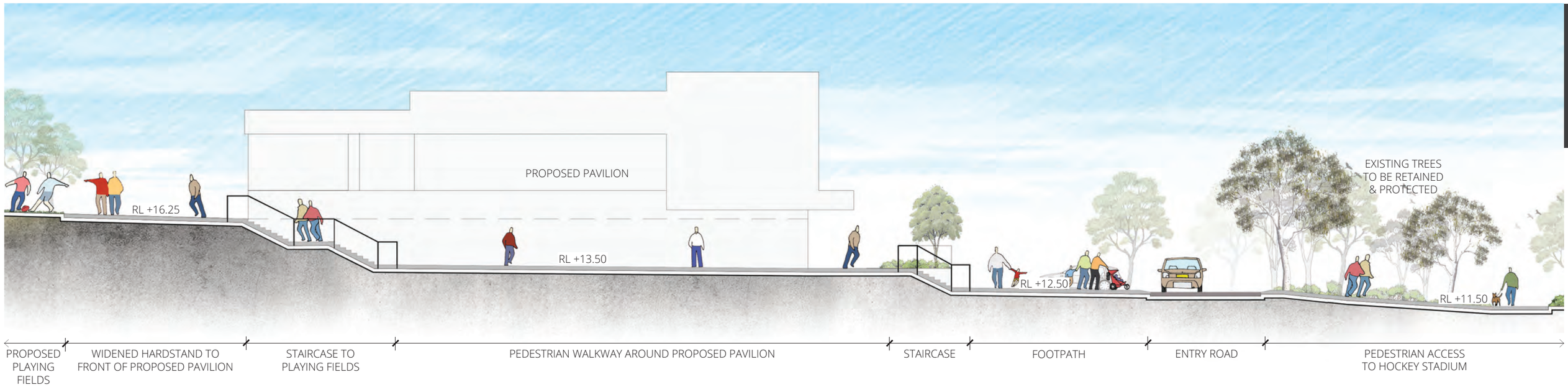
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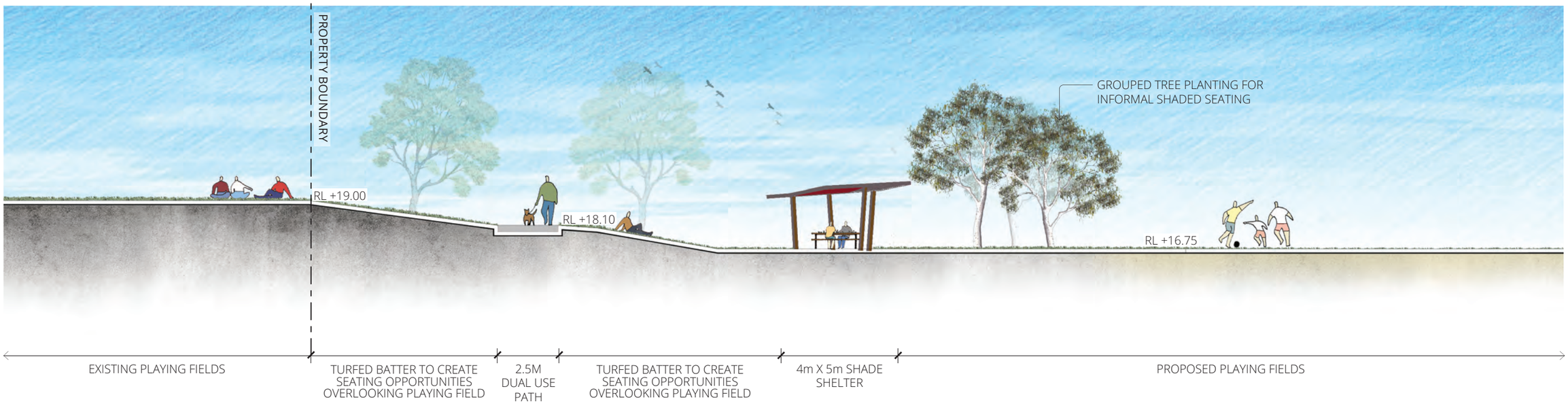
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2.4 Section C - 1:200



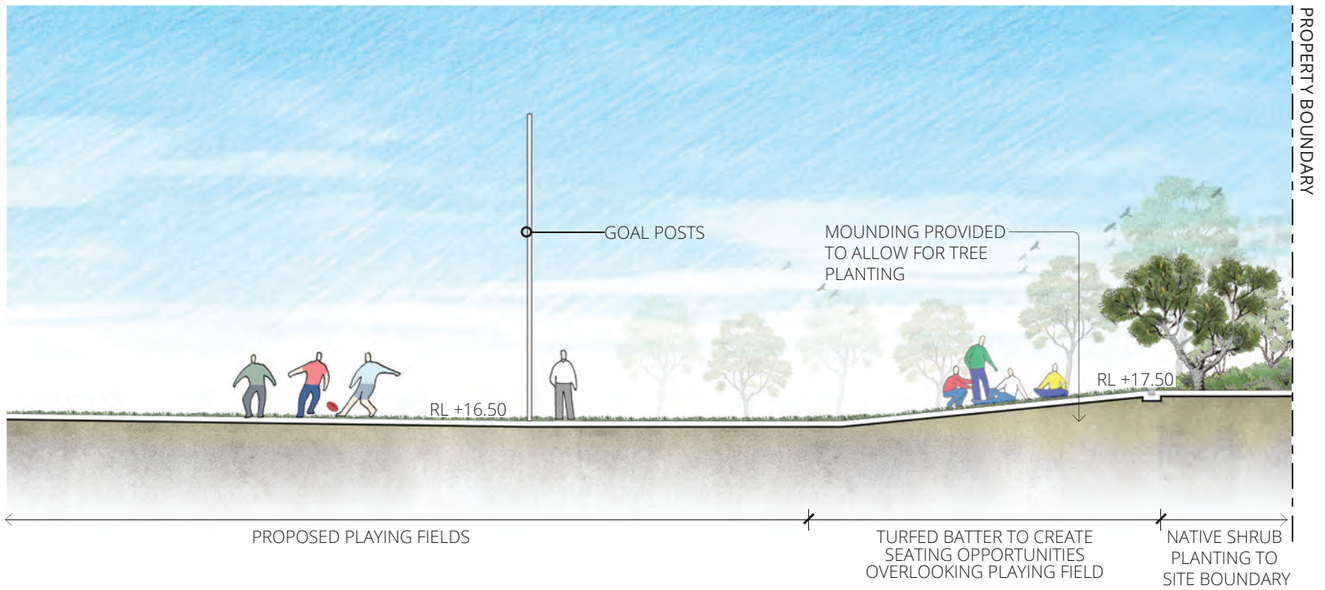
2.5 Section D - 1:200



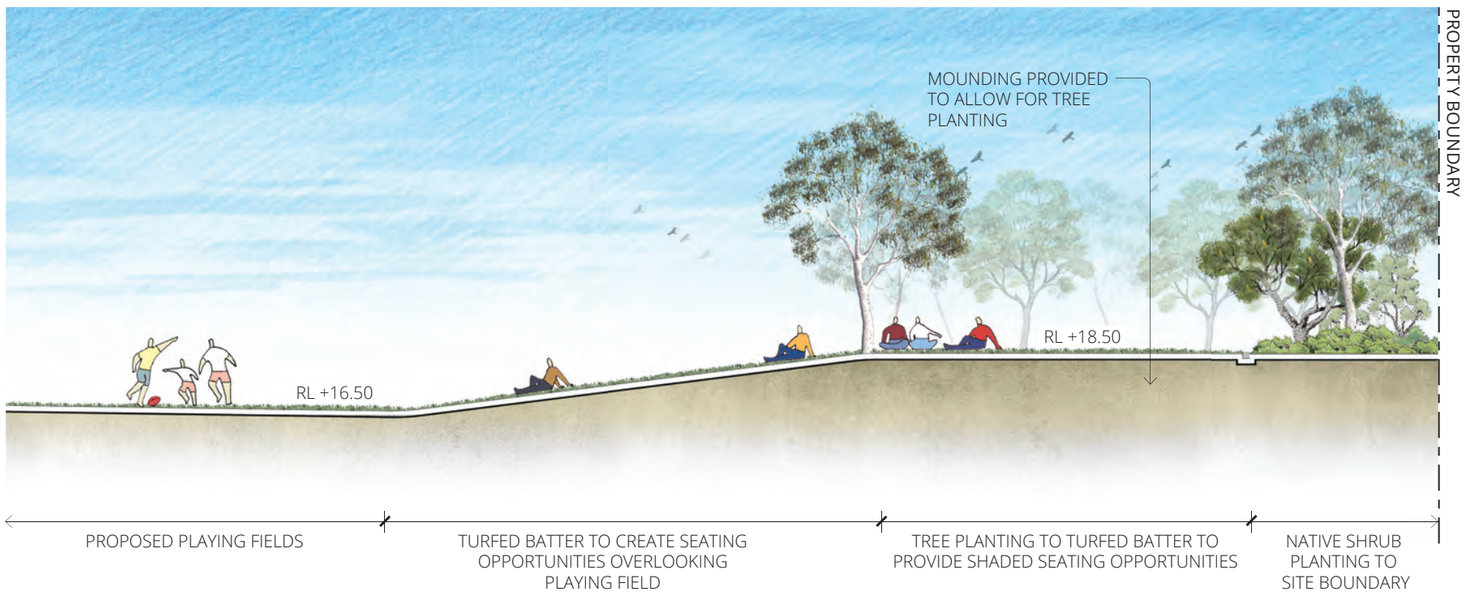
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2.6 Section E - 1:200



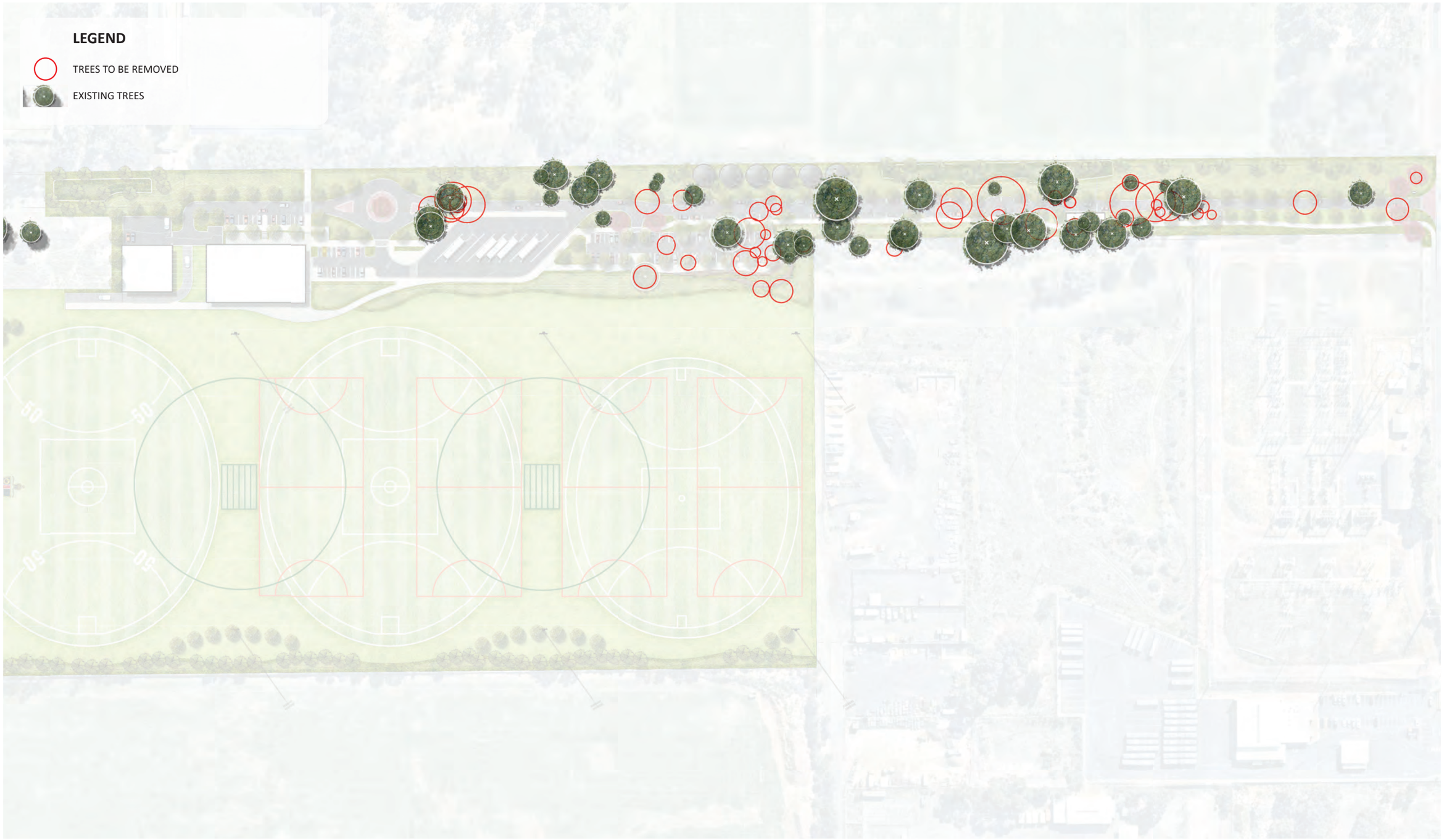
2.7 Section F - 1:200



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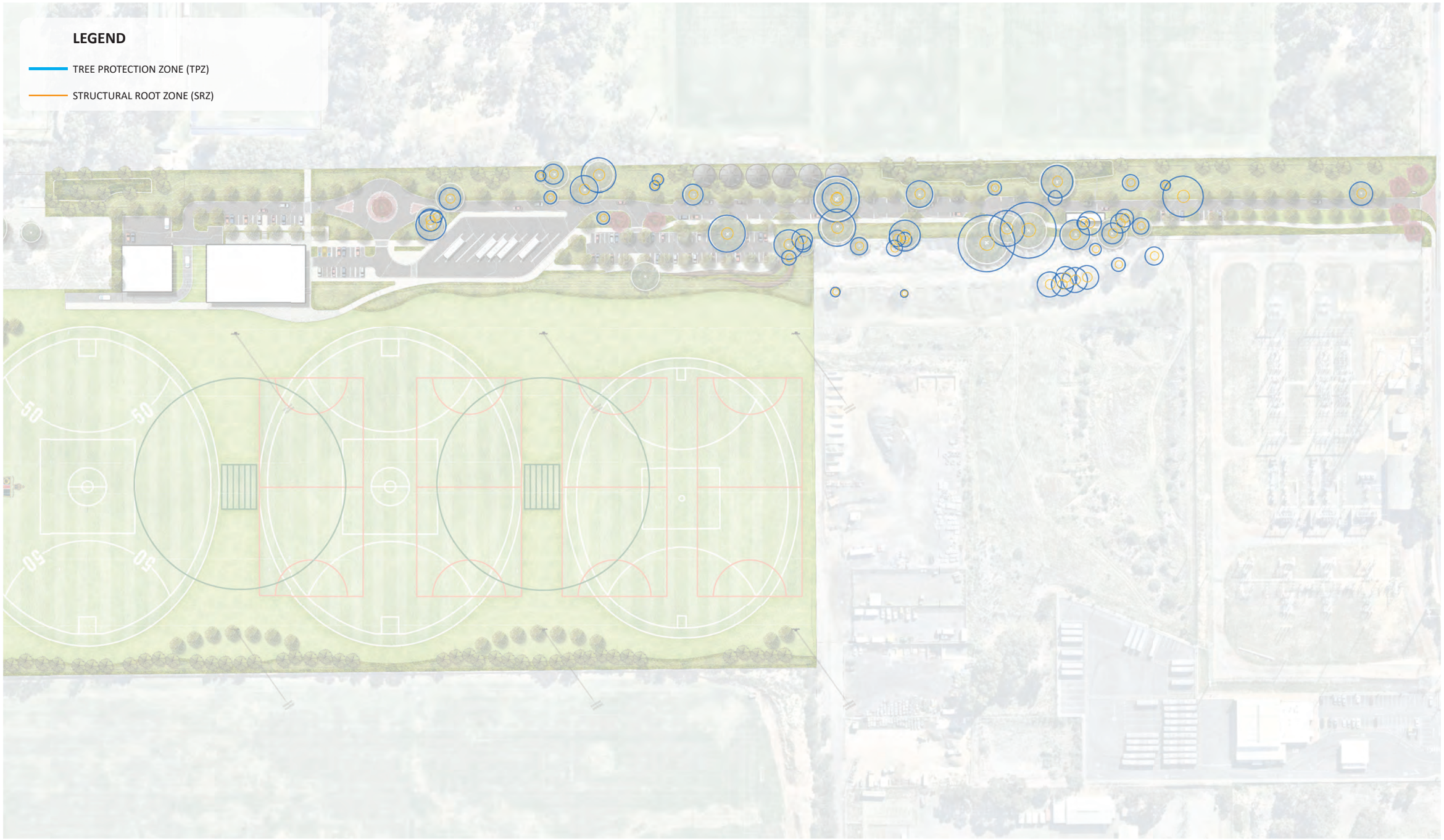
3.0 Retained Trees



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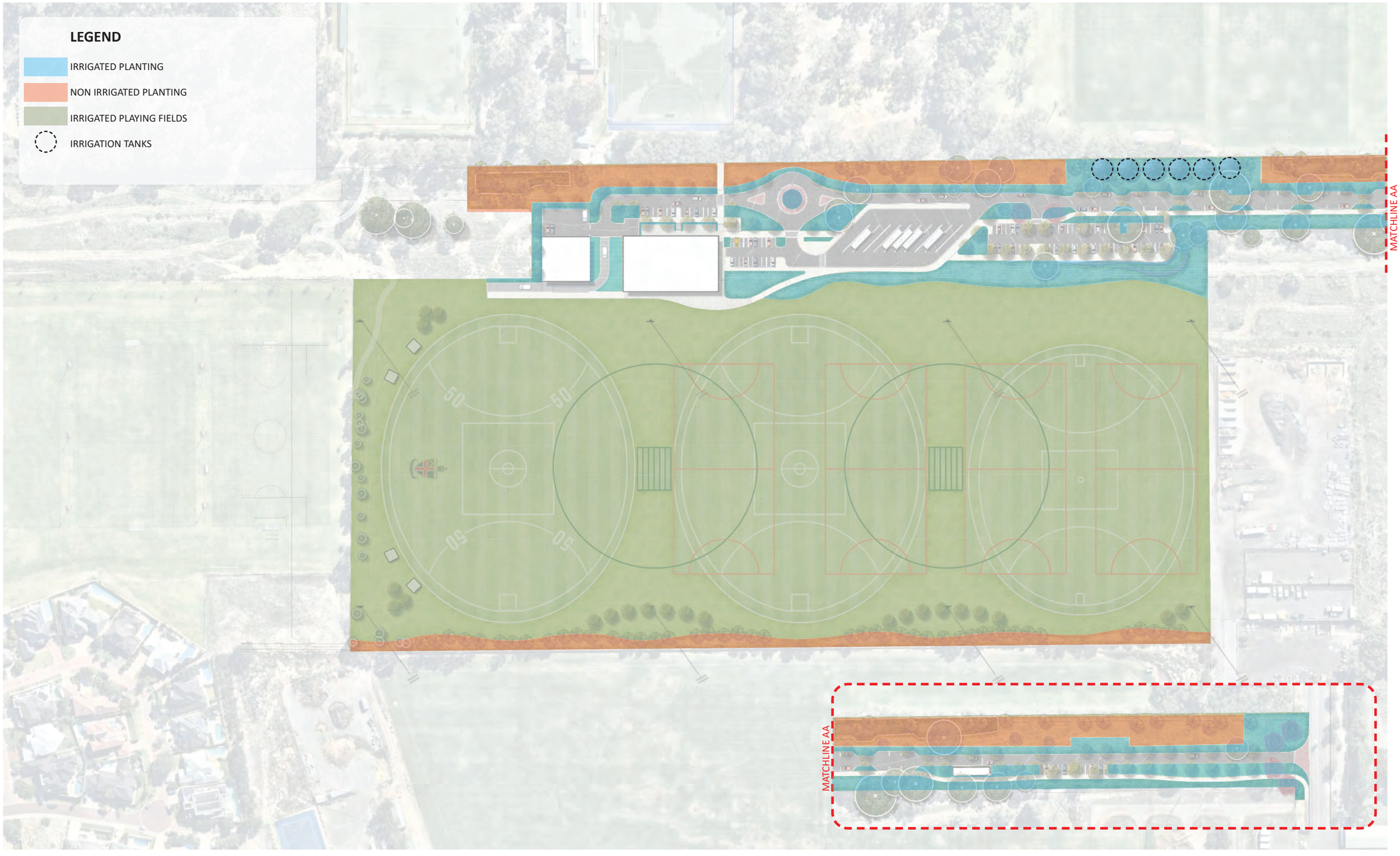
4.0 Tree Protection Zones



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5.0 Irrigation Strategy



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6.0 Planting Palette

6.1 Tree Planting



Agonis flexuosa
'WA Peppermint'



Corymbia ficifolia
'Red Flowering Gum'



Eucalyptus marginata
'Jarrah'



Eucalyptus gomphocephala
'Tuart'



Banksia attenuata
'Slender Banksia'



Banksia menziesii
'Firewood Banksia'

6.2 Drainage Planting



Lobelia anceps



Centella asiatica



Baumea articulata



Melaleuca thymoides



Hypocalymma angustifolium



Carex thecata



Ficinia nodosa



Gahnia trifida



Grevillea preissii



Schoenoplectus tabernaemontani



Cryptandra arbutiflora



Samolus repens

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6.3 Shrub & Ground Cover Planting


Alyxia buxifolia


Olearia axillaris


Macrozamia


Melaleuca systena


Grevillea crithmifolia


Banksia nivea


Acacia lasiocarpa


Schoenus grandifloras


Allocasuarina humilis


Lechenaultia lineraoides


Calothamnus quadrifidus


Banksia sessilis


Acacia cyclops


Acacia ochlearis


Eremaea pauciflora


Hakea prostrata


Lomandra ‘Seascape’


Westringia fruticosa ‘Coastal Rose-mary’

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20.3 PD23.05.23 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 137 and 139 Broadway, Nedlands

Meeting & Date	Council – 23 May 2023
Applicant	Element Advisory
Information Provided	All relevant information required has been provided.
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Nathan Blumenthal – A/Manager Urban Planning
Director	Tony Free – Director Planning and Development
Attachments	1. Responsible Authority Report and Attachments

Purpose

The purpose of this report is for Council to consider a Joint Development Assessment Panel (JDAP) application at 137 and 139 Broadway, Nedlands. Minor amendments are proposed to the previously approved mixed use development of 29 multiple dwellings and 1 commercial tenancy at the subject site. The amendments alter the interior layout of one dwelling and thereby reduce the number of dwellings that meet 'Silver Level' universal housing by one.

Council is requested to make its recommendation to the Metro Inner-North Joint Development Assessment Panel as the Responsible Authority. Council's recommendation will be incorporated into the Responsible Authority Report (RAR) and lodged with the DAP Secretariat on 19 June 2023.

Administration recommends Council adopt the Officer Recommendation for approval.

Recommendation

That Council adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the amendments to the approved mixed-use development at 137 and 139 Broadway, Nedlands as follows:

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

1. **Accept that the DAP Application reference DAP/20/01819 as detailed on the DAP Form 2 dated 29 March 2023 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011;**

2. **Approve DAP Application reference DAP/20/01819 and accompanying plan DA_077 date stamped 3 March 2023 (Attachment 2) and all other plans approved 27 October 2020 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of Clause 16 of the City of Nedlands Local Planning Scheme No. 3, for the proposed minor amendment to the approved Mixed Use development at 137 and 139 Broadway, Nedlands.**

Amended Conditions

24. **Nine (9) apartments on the approved plans dated 17 September 2020 (drawing no DA_077) shall meet 'Silver Level' universal access requirements as defined by the Liveable Housing Design Guidelines.**

All other conditions and requirements detailed on the previous approval dated 27 October 2020 shall remain unless altered by this application.

Voting Requirement

Simple Majority.

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

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Mixed Use R-AC3
R-Code	R-AC3
Land area	Lot 685: 880m^2 Lot 686: 837m^2 Total: 1,717m^2
Land Use	Residential (Multiple Dwellings) and Office – 'P' Permitted
Use Class	'P' – Permitted Use

Application Details
The "Form 2" application under regulation 17 of the Development Assessment Panel Regulations 2011 proposes an internal change to apartment 201 which replaces a powder room with a walk-in robe. The removal of the powder room from apartment 201 means that the unit no longer satisfies the requirements of the Silver Level Liveable Housing Design Guidelines.

The reduction in Silver Level designed dwellings triggers an amended development application to alter the wording of condition 24 which currently states:

"Ten (10) apartments on the hereby approved plans dated 17 September 2020 (drawing no DA_077) shall meet 'Silver Level' universal access requirements as defined by the Liveable Housing Design Guidelines."

An application under regulation 17 is not an application for a review or reconsideration of the original decision. The proposed modifications sought are deemed minor in nature. The proposal appropriately addresses the Element Objectives of the R-Codes and matters to be considered under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Approval of the amendments is recommended.

Existing Approvals
An application for a six storey mixed use development of 29 multiple dwellings and 1 commercial tenancy at this site was originally considered by the Joint Development Assessment Panel (JDAP). The JDAP resolved to approve the application, subject to conditions, on 27 October 2020.

Discussion

Assessment of Statutory Provisions

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

Design Element 4.9 Universal Design

The development provides a total of nine apartments which satisfy the Silver Level requirements as defined in the Liveable Housing Design Guidelines. This represents 31% of the total apartments in the development.

A multiple dwelling development of this size would typically include a 20% provision of universally designed dwellings. The 31% proposed by the subject development exceeds this standard and ensures the supply of an adequate number of apartments which accommodate people living with disabilities or limited mobility, achieving the Element Objective.

The replacement of the bathroom with a walk-in robe also results in a window (opening to the bathroom) being removed from the southern wall. The removal of the window does not impact the amenity or functionality of apartment 201 and the adjoining lots.

The proposal remains unchanged in all other aspects, and all Element Objectives are satisfied.

Consultation

The development application was not advertised to the public for comment.

Strategic Implications

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

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

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

Priority Area Urban form – protecting our quality living environment

Budget/Financial Implications

N/A

Legislative and Policy Implications

Council is requested to make a recommendation to the JDAP in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Council may recommend to approve, refuse or defer the application.

Decision Implications

Council's recommendation will be incorporated into the Responsible Authority Report (RAR) and lodged with the DAP Secretariat by 19 June 2023. The recommendation noted above is the officer recommendation that is also included in the RAR. In the event that Council does not adopt the officer recommendation, Council's recommendation will be located at the front of the RAR as the Responsible Authority Recommendation and the officer recommendation will be contained in the rear of the report. In the event that Council does not make a recommendation, the RAR will be forwarded to DAP with the Officer Recommendation only.

Conclusion

An application under r.17 of the Development Assessment Panel Regulations 2011 is not an application for a review or reconsideration of the original decision. The proposed modifications sought are deemed minor in nature. The proposal is considered to appropriately address the Element Objectives of the R-Codes, objectives of the 'Residential' zone and matters to be considered under clause 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Approval of the amendments is recommended.

Further Information

Nil.

BROADWAY, 137 & 139 (LOT 101), NEDLANDS – AMENDMENT TO APPROVED MIXED USE DEVELOPMENT

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Inner-North Joint Development Assessment Panel	
Local Government Area:	City of Nedlands	
Proposed Amendments:	Reduction of liveable housing units from ten (10) to nine (9).	
Applicant:	Element Advisory	
Owner:	Great Oneness Pty Ltd; 137 BP Pty Ltd	
Value of Amendment:	Not stated	
Responsible Authority:	City of Nedlands	
Authorising Officer:	Tony Free – Director Planning and Development	
LG Reference:	DA23-84949	
DAP File No:	DAP/20/01819	
Date of Original DAP decision:	27 October 2020	
Application Received Date:	29 March 2023	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Zoning Plan and Aerial Image 2. Amended Development Plans dated 3 March 2023 3. Original Determination Notice dated 27 October 2020	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation
To be considered at the City of Nedlands Ordinary Council Meeting on 23 May 2023.

Reasons for Responsible Authority Recommendation

To be considered at the City of Nedlands Ordinary Council Meeting on 23 May 2023.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	City of Nedlands Local Planning Scheme No. 3

Local Planning Scheme Zone/Reserve	Mixed Use R-AC3
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan Land Use Designation	N/A
Use Class (proposed) and permissibility:	Residential (Multiple Dwellings) and Office – 'P' Permitted
Lot Size:	1,717m^2
Net Lettable Area (NLA):	84m^2
Number of Dwellings:	29
Existing Land Use:	Proposed use under construction
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Amendments are proposed to the previously approved mixed use development of 29 multiple dwellings and 1 commercial tenancy at 137 Broadway, Nedlands. The application has been made in accordance with r.17(1) of the *Planning and Development (Development Assessment Panels) Regulations 2011* as it amends an aspect of the development which does not substantially change the original development that has been approved.

The application proposes an internal change to apartment 201 which replaces a powder room with a walk-in robe. The removal of the powder room from apartment 201 means that the unit no longer satisfies the requirements of the Silver Level Liveable Housing Design Guidelines.

The reduction in Silver Level designed dwellings triggers an amended development application to alter the wording of condition 24 which currently states:

> Ten (10) apartments on the hereby approved plans dated 17 September 2020 (drawing no DA_077) shall meet 'Silver Level' universal access requirements as defined by the Liveable Housing Design Guidelines

Background:

Site Description

The site is located within the street block bounded by Broadway to the east, Princess Road to the north, Kingsway to the west, Hillway to the south-east and Melvista Avenue to the south.

The site is zoned R-AC3 and has its sole street frontage to Broadway. The land directly east (rear) of the site is zoned Residential R60.

The site is 1,717m^2 in area and there is a rise in natural ground level of approximately 7.0m from the front boundary (east) to the rear boundary (west). The site also experiences a slight 2.0m rise from the south to the north.

Existing Approval

An application for a six storey mixed use development of 29 multiple dwellings and 1 commercial tenancy at this site was originally considered by the Joint Development Assessment Panel (JDAP). The JDAP resolved to approve the application, subject to conditions, on 27 October 2020. A copy of the determination and approved plans is included as Attachment 3. The development is substantially commenced.

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

State Government Policies

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

Local Policies

- Local Planning Policy 7.3 – Consultation of Planning Proposals
- Local Planning Policy 5.10 – Broadway Precinct
- Local Planning Policy 5.9 – Primary Controls for Apartment Developments

The City's Primary Controls for Apartment Developments Local Planning Policy has not been used to assess this development application as the policy attempts to fetter the exercise of discretion in a manner contrary to the R-Codes and the broader discretion available in clause 67(2) of the Deemed Provisions. A policy instrument that seeks to fetter the exercise of discretion as provided by the Deemed Provisions and R-Codes cannot be considered to be based upon sound town planning principles. Clause 3(3) of the Deemed Provisions requires a local planning policy be based on sound town planning principles.

Consultation:

Public Consultation

The development application was not advertised to the public for comment. Policy Objective 3.3 of the City's Consultation of Planning Proposals LPP is below:

To recognise that discretion should be applied on a case-by-case basis given the varying degree of significance, scale and nature of planning proposals in the undertaking of public consultation with the community.

The proposal relates to an internal change to one apartment. The alteration of the apartment will not have an impact on the amenity of the surrounding lots and will not affect the external appearance, height, bulk or nature of the development. As such, the amendment is considered to be minor in significance and nature to the extent that public consultation is not necessary.

Planning Assessment:

The application relates to a minor alteration of apartment 201 and the subsequent amendment of condition 24. The modified proposal has been assessed against the R-Codes Vol. 2.

An application under Regulation 17 is not an application for review or reconsideration of the original decision. The assessment is based on the extent of the amendment sought only for the replacement of one powder room with a walk-in robe. The key considerations of the R-Codes Vol. 2 are discussed below:

Design Element 4.9 Universal Design

The development provides a total of nine apartments which satisfy the Silver Level requirements as defined in the Liveable Housing Design Guidelines. This represents 31% of the total apartments in the development. The nine apartments feature:

- a minimum front door opening width of 870mm
- doorways with a minimum opening width of 820mm to habitable rooms
- Internal passageways with a minimum width of 1.0m.
- At least one bathroom with a minimum circulation space of 1.2m forward of the toilet located adjacent to two walls for future installation of grab rails.
- At least one bathroom with a hobless shower recess

A multiple dwelling development of this size would typically include a 20% provision of universally designed dwellings. The 31% proposed by the subject development exceeds this standard and ensures the supply of an adequate number of apartments which accommodate people living with disabilities or limited mobility, achieving the Element Objective.

The replacement of the bathroom with a walk-in robe also results in a window (opening to the bathroom) being removed from the southern wall. The removal of the window does not impact the amenity or functionality of apartment 201 and the adjoining lots.

The proposal remains unchanged in all other aspects and all other Element Objectives are satisfied.

Conclusion:

The modification to apartment 201 is minor in nature. The modification does not have an adverse impact on the adjoining lots or the locality and does not substantially alter the nature of the development. The proposal satisfies the Element Objectives of the

R-Codes Vol. 2 and matters to be considered under clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015. Approval of the amendment is recommended.

An amended condition (condition 24) is recommended to reflect the amended provision of universally designed dwellings.

Officer Recommendation

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

1. **Accept** that the DAP Application reference DAP/20/01819 as detailed on the DAP Form 2 dated 29 March 2023 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

2. **Approve** DAP Application reference DAP/20/01819 and accompanying plan date stamped 3 March 2023 (Attachment 2) and all other plans approved 27 October 2020 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 16 of the City of Nedlands Local Planning Scheme No. 3, for the proposed minor amendment to the approved Mixed Use development at 137 Broadway, Nedlands.

Amended Conditions

24. Nine (9) apartments on the hereby approved plans dated 17 September 2020 (drawing no DA_077) shall meet ‘Silver Level’ universal access requirements as defined by the Liveable Housing Design Guidelines

All other conditions and requirements detailed on the previous approval dated 27 October 2020 shall remain unless altered by this application.



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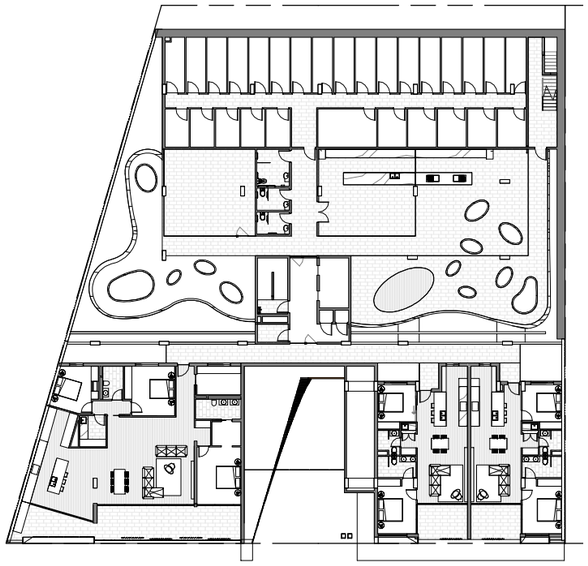


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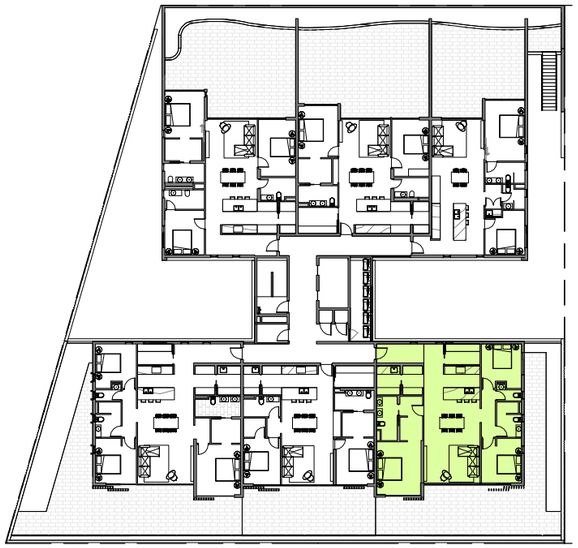
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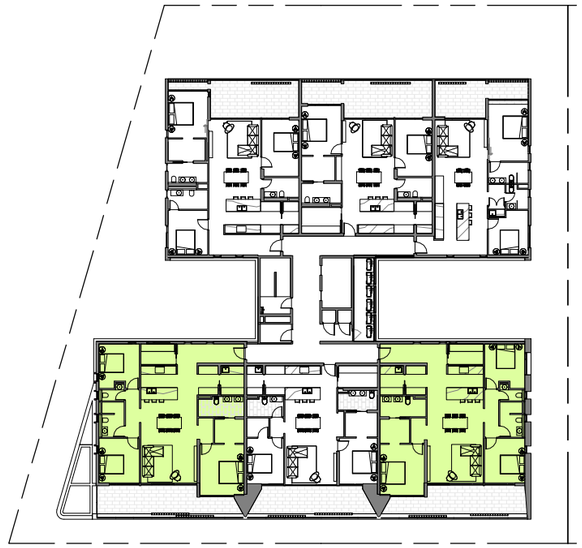


LEVEL 01 LIVABLE HOMES COMPLIANT



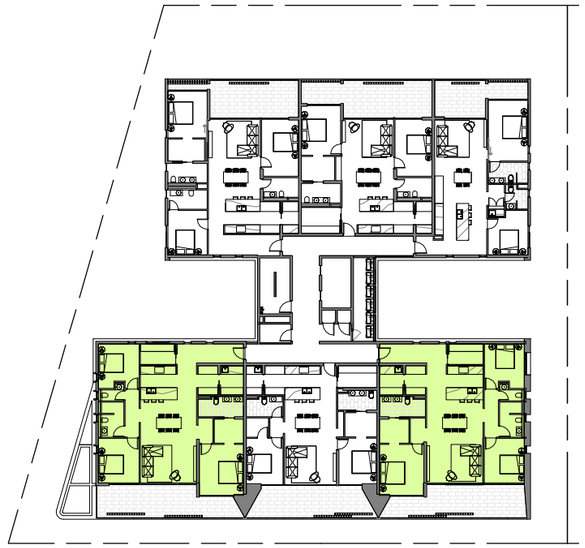
LEVEL 02 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 1 APARTMENT



LEVEL 03 LIVABLE HOMES COMPLIANT

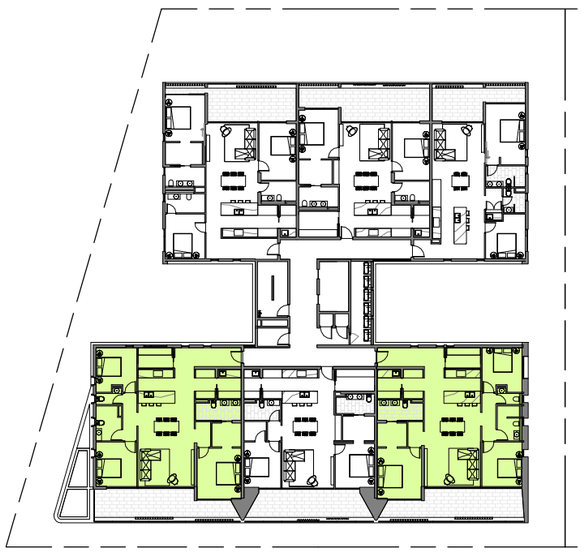
SILVER LEVEL = 2 APARTMENTS



LEVEL 04 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS

City of Nedlands
Received
03 March 2023



LEVEL 05 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS



LEVEL 06 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS

LIVABLE HOMES COMPLIANT DWELLINGS

20% OF 29 APARTMENTS = 6 APTS REQUIRED.

9 SILVER LEVEL DWELLINGS PROVIDED (31%)

SILVER LEVEL CRITERIA
Applicatible to Apartments:
203, 301, 303, 401, 403, 501, 503, 601, 602

1. DWELLING ACCESS
   1a. Entirely step free
   1b. All passages are more than 1000mm wide
   1c. NA
   1d+e. There are no steps or ramps in the path of travel

2. DWELLING ENTRANCE
   2a. Door width is wider than 820mm and is step free
   2b. The Landing is larger than 1200mmx1200mm
   2c+d. The paths of travel are step free

3. INTERNAL DOORS & CORRIDORS
   3a. All internal doors have a clear opening of 820mm
   3b. All passages are more than 1000mm wide

4. TOILET
   4ai. At least 1 toilet has a clear wall width of 900mm
   4aii. At least 1 toilet has a clear space in front of 1200mm
   4aiii. At least 1 toilet has provision for future grabrails

5. SHOWER
   5a. All showers are hobless
   5b. All showers are in the corner

6. REINFORCEMENT OF BATHROOM & TOILET WALLS
   6a. All walls will be constructed of solid masonry

7. INTERNAL STAIRWAYS
   This item is not applicable

architects & builders
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PROJECT
137-139 BROADWAY, NEDLANDS

CLIENT
For: 137 BP Development Pty Ltd

DRAWING TITLE
LIVABLE HOMES SILVER LEVEL APARTMENTS

Sheet Size A3
(C Copyright
10 20 40mm
JOB NUMBER
DRAWING NO. DA_077
SCALE As indicated
DATE 15th SEPT 2020

Government of **Western Australia**
Development Assessment Panels

LG Ref: DA20-58055
DAP Ref: DAP/20/01819
Enquiries: (08) 6551 9919

Mr Daniel Lees
element
PO Box 7375
Cloisters Square, Perth WA 6850

Dear Mr Lees

METRO INNER-NORTH JDAP - CITY OF NEDLANDS - DAP APPLICATION - DA20-58055 - DETERMINATION

Property Location:	137 & 139 (Lot 685 & 686) Broadway, Nedlands
Application Details:	29 Multiple Dwellings and Office

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Nedlands on 13 July 2020 for the above-mentioned development.

This application was considered by the Metro Inner-North JDAP at its meeting held on 27 October 2020, where in accordance with the provisions of the City of Nedlands Local Planning Scheme No. 3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ms Pacey Lang on behalf of the City of Nedlands on 9273 3500.

Yours sincerely,

DAP Secretariat

29 October 2020

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Pacey Lang
City of Nedlands

Document Set ID: 27323
Version: 1, Version Date: 01/03/2023

Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

City of Nedlands Local Planning Scheme No. 3

Metro Inner-North Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: 137 & 139 (Lot 685 & 686) Broadway, Nedlands
Application Details: 29 Multiple Dwellings and Office

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 27 October 2020, subject to the following:

1. **Accept** that the DAP Application reference DAP/20/01819 is appropriate for consideration as a "Mixed Use" land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Nedlands Local Planning Scheme No. 3;

2. **Approve** DAP Application reference DAP/20/01819 and accompanying plans contained in Attachment 2, in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions:

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 four (4) year 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 (stamped received 17 September 2020), subject to any modifications required as a consequence of any conditions of this approval.

4. This approval is for 'Residential' and 'Office' use. Development shall be in accordance with these land uses as defined within the City of Nedlands Local Planning Scheme No. 3, the approved plans, any other supporting information and conditions of approval.

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Legal

5. Prior to occupation of the approved development, the applicant/owner shall enter into a deed of agreement with the City of Nedlands ("the City") whereby the owner:

   a) Indemnifies the City against any loss or damage to any road reserve or other property of the City or to any person or property of any person arising out of the installation of the approved awning constructed over the road reserve immediately adjacent the land where the awning will be located or the use of the road reserve in connection with the approved development;

   b) Agrees to take out and maintain a policy of public liability with a reputable insurer in an amount satisfactory to the City to insure the City and the owner against all claims for loss or damage or injury occurring to any road reserve or property of the City or any person or property of any person as a result of the construction of the development or in respect of the use of that portion of the awning constructed over the road reserve immediately adjacent to the land in connection with the development;

   c) Agrees to maintain the development at its cost; and

   d) Agrees that the City can require the awning be removed and for the road reserve to be re-instated within a reasonable time.

   The agreement shall be prepared by the City's solicitors to the satisfaction of the City and enable the City to lodge an absolute caveat over the land. The applicant/owner shall be responsible to pay all costs associated with the City's solicitor's costs and incidentals to the preparation of (including all drafts) and stamping of the agreement and the lodgement of the absolute caveat.

6. Prior to occupation of any part of the development, the landowner(s) shall enter into a Deed of Indemnity with the City, which indemnifies both the City and its waste collection contractors from claims relating to any damage, injuries or death that may be caused as a result of the on-site waste collection process.

   The Agreement shall be prepared by the City's solicitors to the satisfaction of the City and the landowner(s) shall pay all costs associated with the City's solicitor's preparation and execution of the Agreement.

Demolition and Construction Management

7. 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, traffic control shall be provided to the City of Nedlands with or before the demolition permit and building permit approval applications are submitted to the satisfaction of the City.

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8. Prior to the commencement of excavation works, a dilapidation report prepared by a practising Structural Engineer should be submitted to the City of Nedlands for approval, and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:

   a) 135 Broadway, Nedlands;

   b) 1 Hillway, Nedlands;

   c) 66 Kingsway, Nedlands;

   d) 68 Kingsway, Nedlands; and

   e) 70 Kingsway, Nedlands.

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

Stormwater / Geotechnical

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

10. A stormwater management strategy is to be prepared and submitted for approval to the City of Nedlands prior to issue of the building permit.

11. Prior to the issue of a building permit, a geotechnical report addressing the development area is to be prepared by a suitably qualified practitioner at the applicant's cost and submitted to the City of Nedlands and be implemented to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The geotechnical report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the geotechnical report.

Noise

12. Prior to occupation of any part of the development, the Acoustic Report (prepared by Herring Storer Acoustics and dated 17 September 2020) shall be implemented and thereafter complied with by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

13. Prior to the issuing of a Building Permit the landowner is to provide a detailed acoustic assessment on the chosen mechanical plant equipment which demonstrates compliance with the requirements of the Environmental Protection (Noise) Regulations 1997.

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Waste Management

14. Prior to the issue of a Building Permit, the Waste Management Plan (prepared by Dallywater Consulting and dated 17 September 2020) shall be amended to the satisfaction of the City and shall designate the following:

    a) Waste charges imposed on lot owners by the City as part of its annual rates and charges will be higher than standard refuse charges, due to the use of an small waste truck and additional services provided by the City in respect of the collection of refuse from the development

    b) All internal bins located at each floor to manage the internal waste will be purchased and maintained by the developer by private arrangement.

    c) This development shall install a mechanical bin lifter in the Ground Floor main bin store when emptying the floor waste bins onto 660L waste bins to mitigate all OSH related concerns on responsible staff.

    d) The Strata Body Corporate shall be responsible for organising the delivery and collection of any skip bins.

    e) The Strata Body Corporate shall be responsible for transferring all items within the dedicated bulk waste storeroom to the skip bin prior to the bulk waste collection

    The amended Waste Management Plan shall be implemented and thereafter complied with by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

Vehicle Access and Parking

15. 61 residential car parking bays, six visitor bays and four commercial bays shall be provided on site for the development. The car parking area shall be provided and constructed in accordance with the approved plans and are to comply with the requirements of Australian Standard 2890.1, to the satisfaction of the City of Nedlands.

16. Prior to occupation of any part of the development, all visitors car parking bays shown on the approved plans shall be surface marked "visitors' only" and sign posted accordingly and thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

17. Prior to occupation of any part of the development, the existing bus shelter, bus stop pole area and embayment adjoining Lots 685 and 686 (Nos. 137 and 139) Broadway, Nedlands shall be modified at the landowner's full cost (including all traffic management costs) to the satisfaction of the City of Nedlands, on the advice of the Public Transport Authority.

18. Prior to occupation of any part of the development, the existing crossovers to Lots 685 and 686 (Nos. 137 and 139) Broadway, Nedlands, shall be removed and the verge and kerb reinstated at the landowner's full cost to the satisfaction of the City of Nedlands.

19. Prior to occupation of any part of the development, the crossover shall be constructed as shown on the approved plans at the landowner's cost and thereafter maintained by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

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Landscaping

20. Prior to the issue of a Building Permit, a Landscaping Management Plan shall be prepared by a landscape designer and submitted and approved by the City.

21. Landscaping shall be installed and maintained in accordance with the Landscape Plan and Landscape Concept Design Report (prepared by Plan E dated 17 September 2020), and Landscaping Management Plan and updated as follows:

    a) The removal of the second Liquidambar Styraciflua tree in the DSA to the south to ensure the remaining Liquidambar Styraciflua tree will have sufficient DSA to sustain healthy tree growth;

    b) Landscape Plan must include a detailed planting schedule and species list to reflect the existing ecology and improves the street presence of the development fronting Broadway;

    c) Maintenance and watering of all landscaped areas by the Strata Body Corporate;

    d) A Tree Protection Zone (TPZ) be provided around the two street trees along Broadway; and

    e) The development's communal and private open space areas shall include a water tap for the purpose of irrigation.

    shall be implemented and thereafter complied with by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

Lighting

22. Prior to occupation, 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 to the satisfaction of the City of Nedlands.

    The Lighting Management Plan shall be implemented upon occupation of any part of the development and thereafter complied with by the landowner(s) for the life of the development to the satisfaction of the City of Nedlands.

Sustainability and Liveable Housing

23. Upon lodgement of the Building Permit application, the initiatives specified in the 'Sustainable Design Elements' section of the Sustainability Statement (prepared by Stantec and dated 13 July 2020) shall be shown on the Building Permit plans in accordance with A4.15.1 of State Planning Policy 7.3 - Residential Design Codes - Volume 2 Apartments, 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 of Nedlands.

24. Ten (10) apartments on the hereby approved plans dated 17 September 2020 (drawing no DA_077) shall meet 'Silver Level' universal access requirements as defined by the *Liveable Housing Design Guidelines*.

25. Circulation and common spaces are to be designed and constructed for universal access in accordance with the *Disability (Access to premises – Buildings) Standards 2010* and AS1428.1

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Visual Privacy

26. All major openings, balconies, and private open space are to comply with the visual privacy setbacks to adjoining properties in accordance with Table 3.5 of *State Planning Policy 7.3 Residential Design Codes Volume 2 - Apartments* or shall be screened by either:

    a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level, or

    b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure.

    c) a minimum sill height of 1.60 metres as determined from the internal floor level, or

    d) an alternative method of screening approved by the City of Nedlands.

    e) All rear facing balustrades be constructed of obscure or translucent material.

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

Materials and Services

27. Upon lodgement of the Building Permit application, the materials, finishes and colours (as shown and notated 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.

28. Any future electrical infrastructure or equipment is to be located internally within the development, or otherwise inconspicuously along the street frontage so as to avoid it dominating the development's streetscape appearance.

29. Services and utilities are to be located such that they can be safely maintained, are not visually obtrusive from the street and do not have an acoustic impact on functionality of outdoor living areas or internal storage.

30. Prior to occupation of any part of the development, each of the 29 apartments shall be provided with a mechanical clothes dryer (unless a clothes-drying area, screened from view of Broadway is otherwise approved by the City) which shall thereafter remain in place for the life of the development to the satisfaction of the City.

31. Any signage that is not exempt from development approval in accordance with the City's Local Planning Policy - Signage shall not be erected on the subject premises unless otherwise approved by the City as part of a separate development application.

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Government of Western Australia
Development Assessment Panels

Advice Notes

1. If an applicant or landowner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the Planning and Development Act 2005. An application shall be made within 28 days of the date of determination.

2. Where an approval has so lapsed, no development shall be carried out without further approval of the City of Nedlands having first been sought and obtained.

3. In relation to the demolition and construction management plan, this 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) Staging plan for the entire works;
   s) Applicable timeframes and assigned responsibilities for tasks;
   t) Onsite storage of materials and equipment;
   u) Parking for contractors;
   v) Waste management;
   w) Management of noise in accordance with the requirements of the Environmental Protection (Noise) Regulations 1997;
   x) Management of vibrations;
   y) Complaints and incidents; and
   z) Site signage showing the builder's direct contact details (telephone number and email address).
   aa) dewatering management plan;
   bb) contact details;

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cc) site offices;

dd) details of measures to be implemented to control noise (including vibration) emissions;

ee) complaint response procedure to be adopted;

ff) 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; and

gg) 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

hh) any other relevant matters.

4. In relation to the Car Parking Management Plan the applicant is advised that this is to address the following matters:

   a) Operation of the automatic sliding security gate and any associated intercom system to provide access to the visitors' bay and five commercial bays (including the disabled bay); and

   b) How the use of the commercial bays will be shared/facilitated with residential visitors' outside of the operating hours of the Office.

5. In relation to the Lighting Management Plan, the applicant is advised that this is to address the following matters:

   a) 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;

   b) Details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity.

6. In relation to the existing bus shelter modifications and works, the applicant is advised to liaise with the Public Transport Authority regarding:

   a) A design is to be provided to PTA prior to any works commencing to ensure a compliant DDA boarding area is achieved. This includes a level hardstand area, raised kerb to 170mm height and transitions to surrounding pathway.

   b) Sufficient space between driveway splay (northern edge of proposed driveway) and the boarding area is to be allowed for the bus to pull up. Consideration be granted that the bus will be blocking the driveway access when stopped for passengers (PTA has no objection to this).

   c) Tactile Guidance Indicators will be undertaken by PTA on audit meeting compliance. Bus stop removal, relocation (if required) and install will be conducted by PTA with at least 10 days working notice in advance.

7. The laundry facilities provided will need to be adequately ventilated to remove hot damp air that may cause the growth of mould. Ventilation is to be provided in accordance with the minimum requirements of the BCA and Australian Standard 1668.2 – The use of Ventilation and Air-condition in Buildings – Mechanical Ventilation in Buildings.

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8. The applicant is advised 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.

9. 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 prior to construction commencing.

10. The landowner is advised that dividing fencing between properties is a civil matter between abutting landowners in accordance with the Dividing Fences Act 1961. It is the responsibility of the landowner to obtain any necessary approvals or satisfy any other obligations under the Dividing Fences Act 1961.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

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137-139 BROADWAY, NEDLANDS

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
27-Oct-2020

City of Nedlands
Amended Plans
Received
17 September 2020



architects &
builders
GIORGI

DEVELOPMENT APPLICATION DRAWINGS

15th SEPT 2020

Document Set ID: 27323
Version: 1, Version Date: 01/03/2023

DEVELOPMENT ASSESSMENT PANEL
APPROVED
27-Oct-2020

City of Nedlands Amended Plans Received 17 September 2020



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PROJECT
137-139 BROADWAY, NEDLANDS

CLIENT
For: 137 BP Development Pty Ltd

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SCALE
DATE 15th SEPT 2020

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Version: 1, Version Date: 01/03/2023

City of Nedlands
Amended Plans
Received
17 September 2020



BUS ROUTES (BROADWAY) 24, 96 | BUS STOPS (BROADWAY+HILLWAY) | SUBJECT SITE | PUBLIC OPEN SPACE | LOCAL SHOPS | NEDLANDS PRIMARY SCHOOL | STEVE'S HOTEL | UNIVERSITY OF WESTERN AUSTRALIA

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SITE CONTEXT

- COMMERCIAL
- RETAIL / SHOPPING
- RESIDENTIAL
  - 1 STOREY
  - 2 STOREYS
  - 3 STOREYS
  - 4 STOREYS



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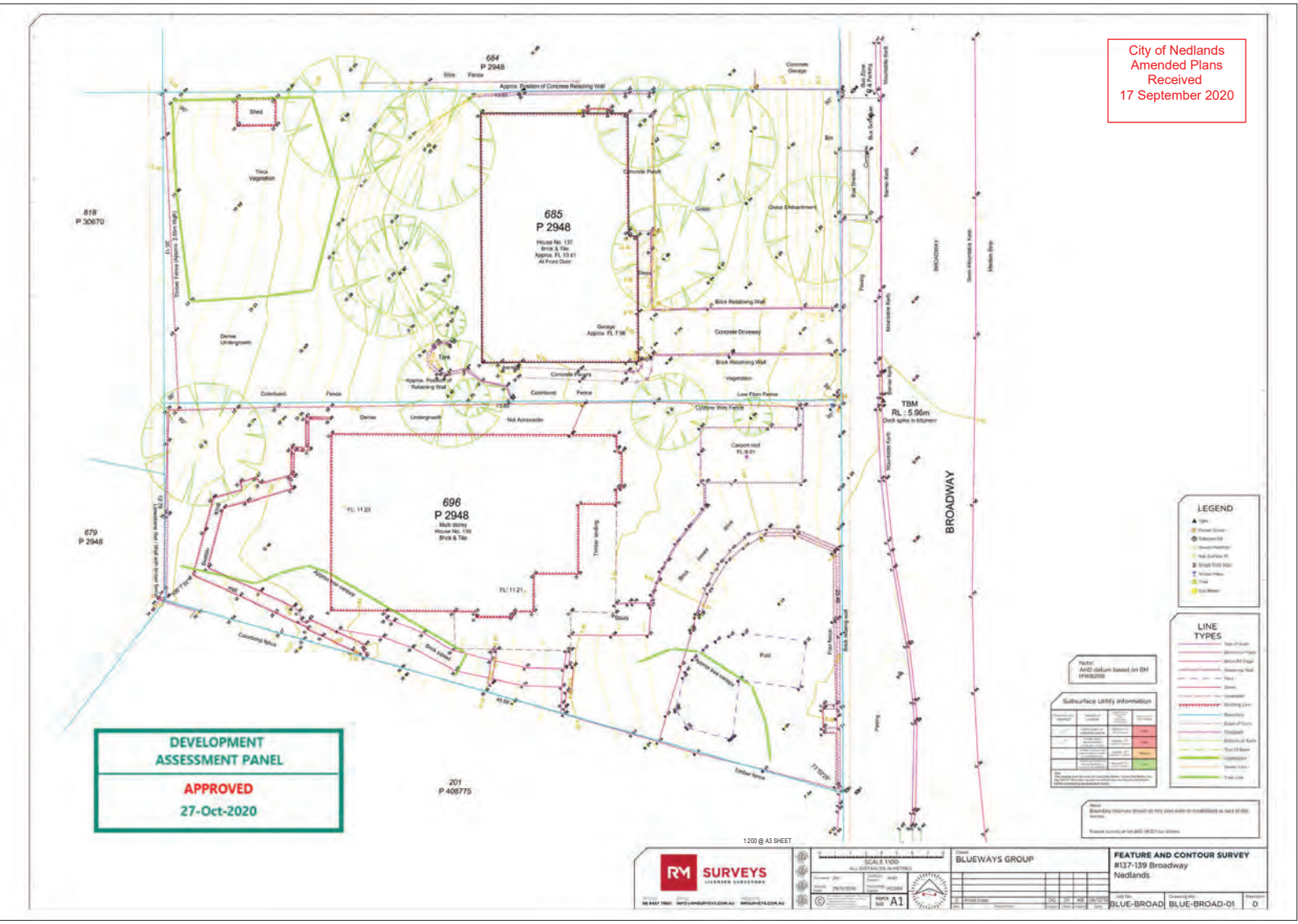
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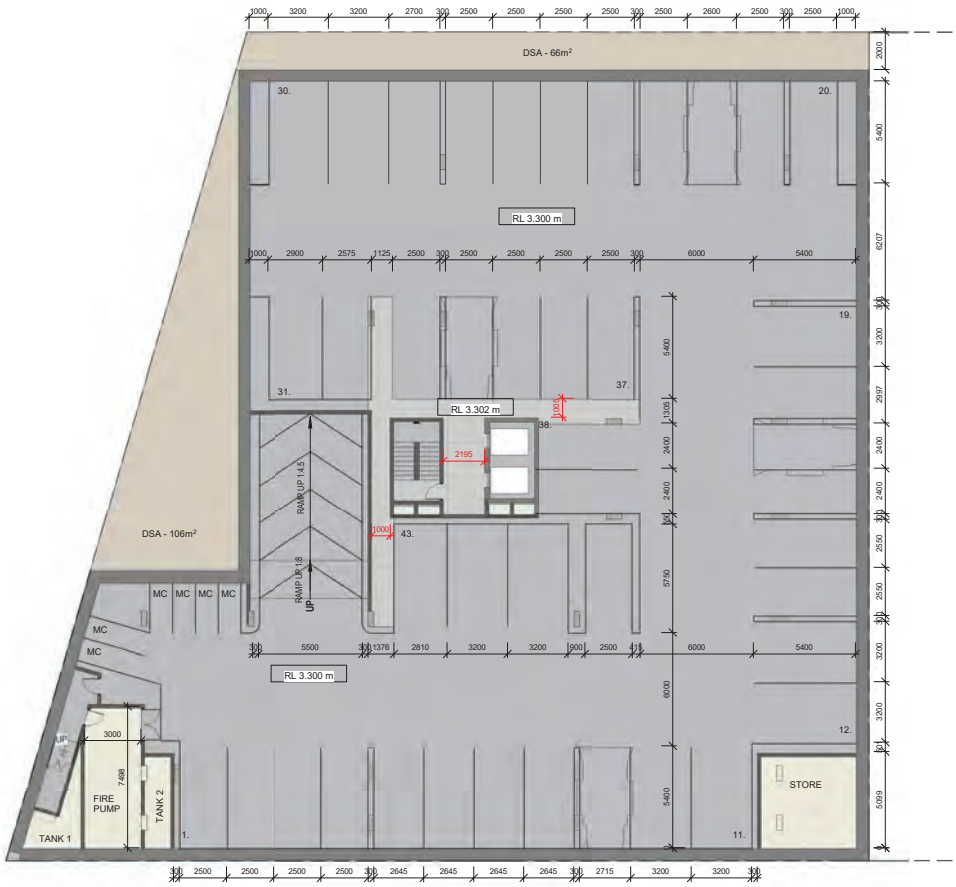
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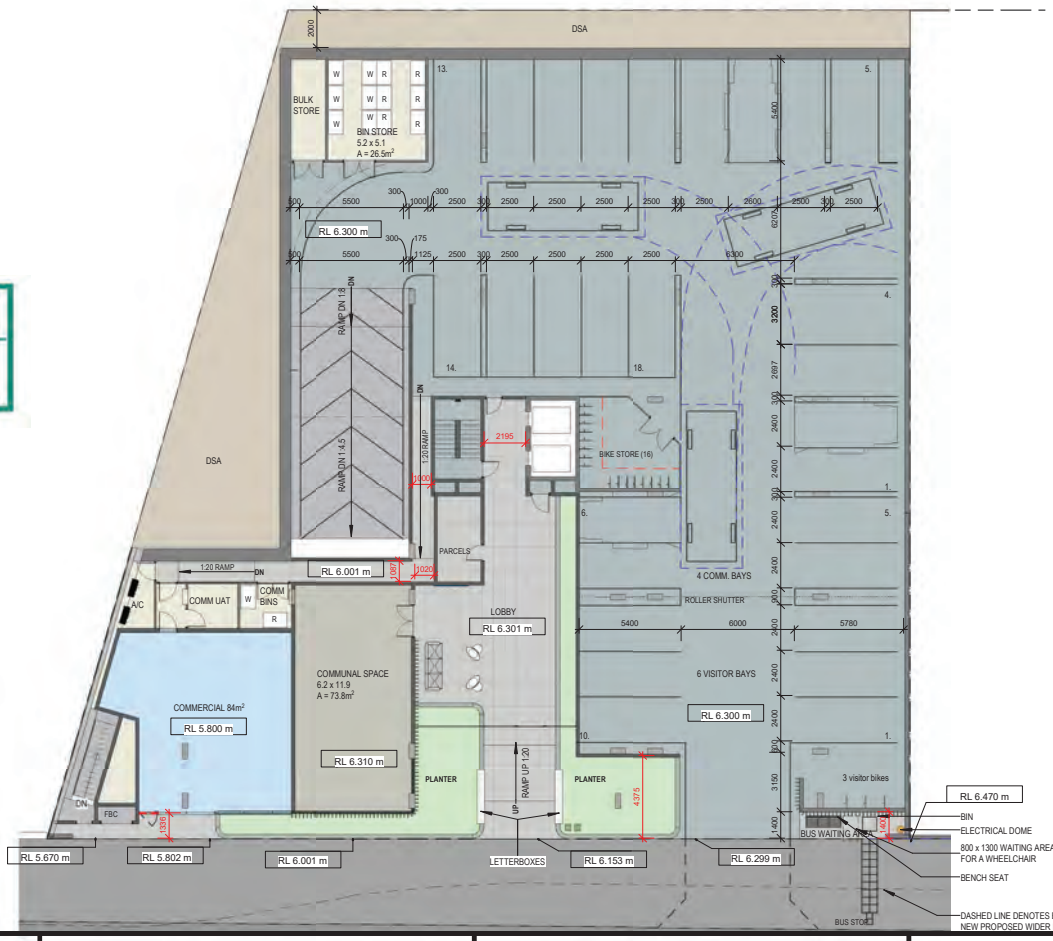
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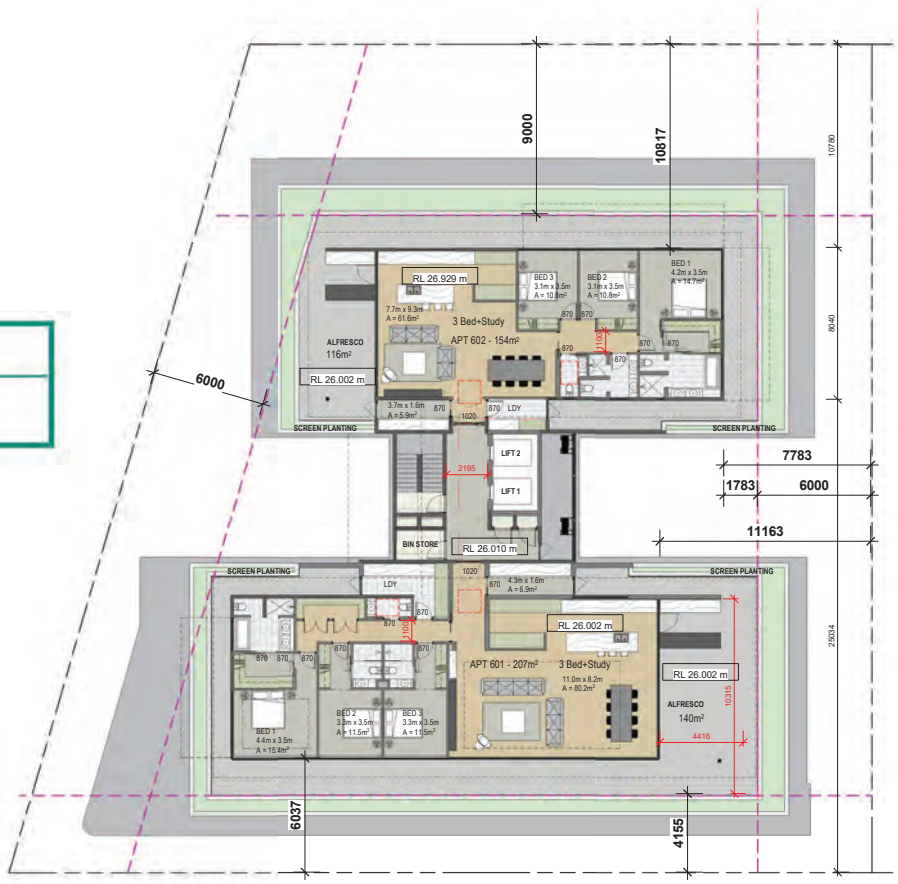
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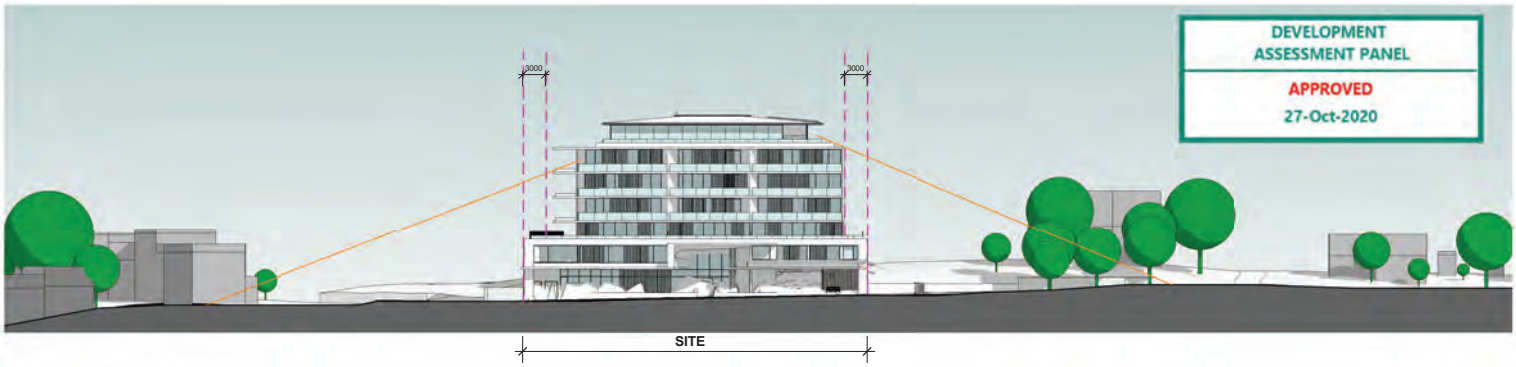
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S A_101 CONTEXT ELEVATION SOUTH
SCALE: 1 : 500

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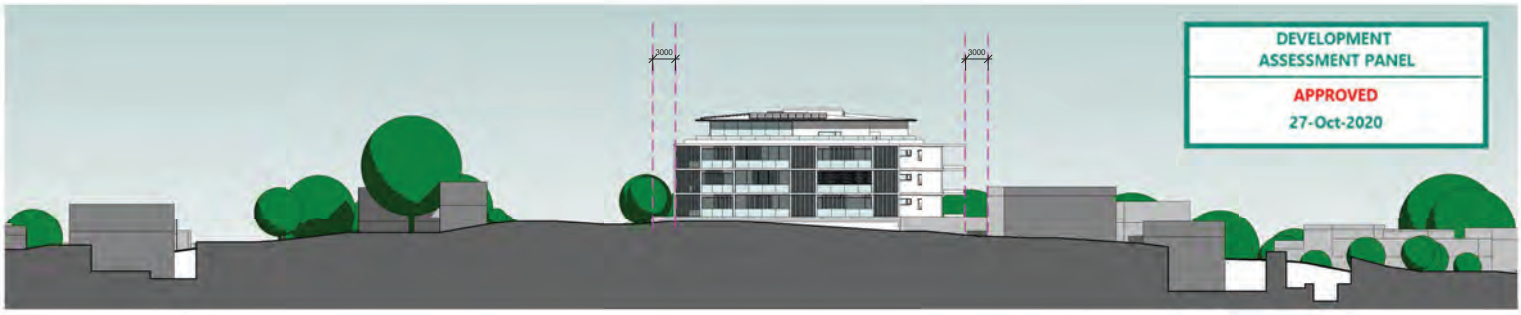
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N A_101 CONTEXT ELEVATION NORTH
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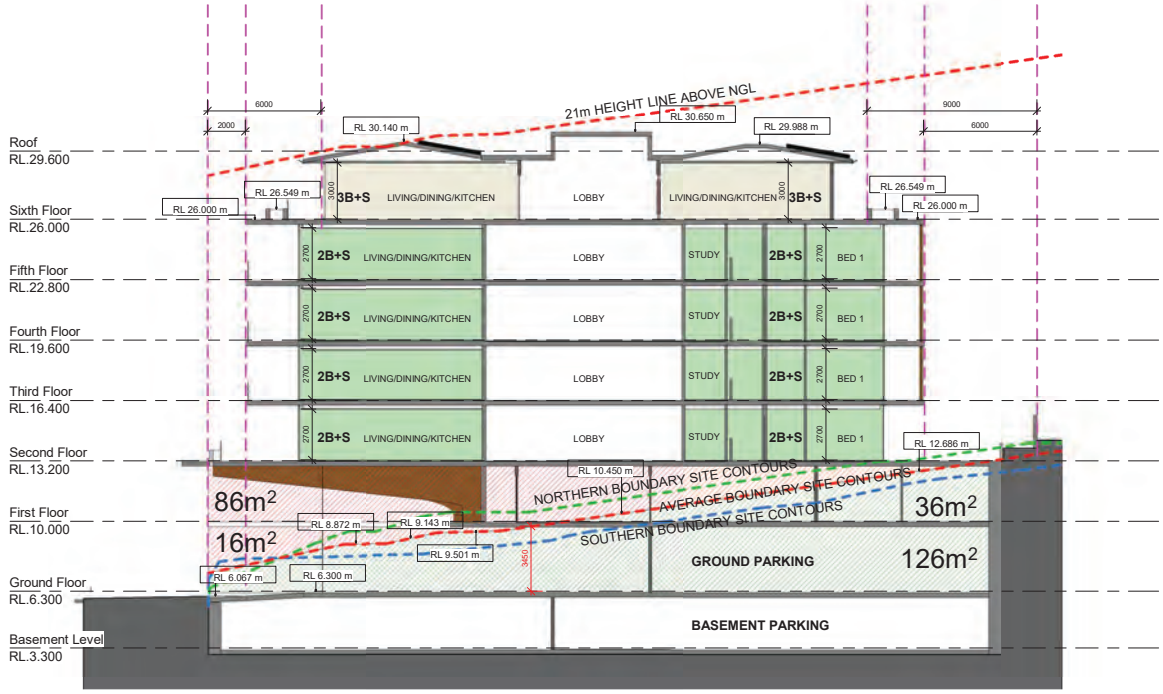
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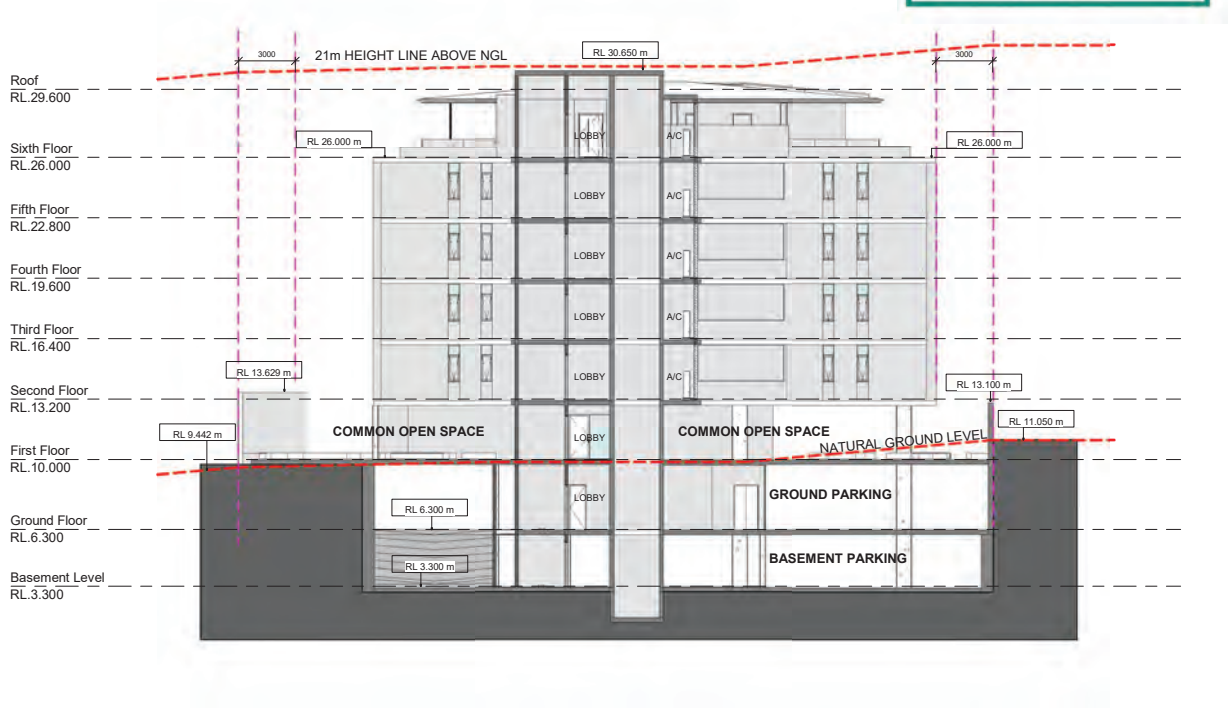
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EAST WEST SECTION

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NORTH SOUTH SECTION

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EAST WEST SECTION LOOKING NORTH

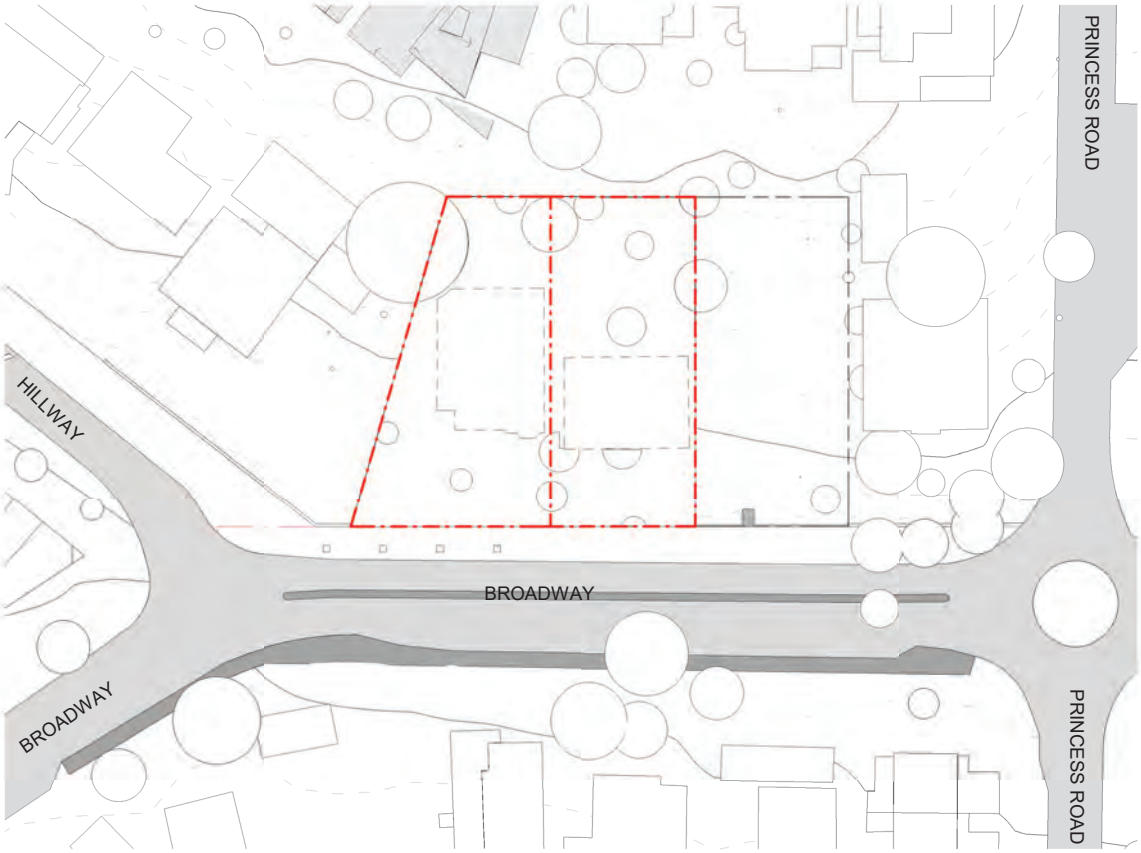
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EXISTING SITES

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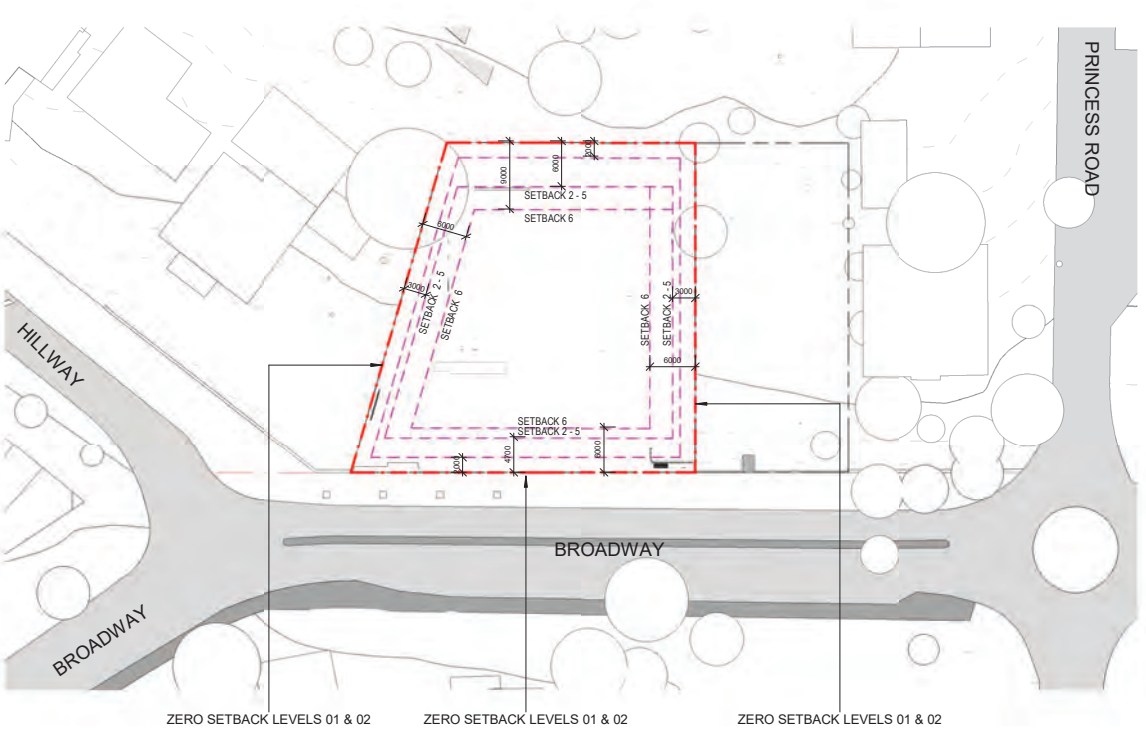
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SETBACKS

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DEEP SOIL AREA

- FOR SITE AREA MORE THAN 1000m², A MINIMUM OF 10% DEEP SOIL AREA IS REQUIRED IF NO EXISTING TREE(S) ARE RETAINED.
- FOR SITE AREA MORE THAN 1000m², A MINIMUM OF 7% DEEP SOIL AREA IS REQUIRED IF EXISTING TREE(S) IS RETAINED.
- % DEEP SOIL AREA ACHIEVED.
- A LARGE TREE & 1 MEDIUM TREE FOR EACH ADDITIONAL 400m² IN EXCESS OF 1000m² (INCLUDING RETAINED TREE(S).

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DASHED LINE DENOTES BASEMENT RETAINING STRUCTURE

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DIAGRAM OF DEEP SOIL ZONE

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WASTE STRATEGY

WASTE QUANTITIES

- A TOTAL OF 12 660L BINS REQUIRED FOR RESIDENTIAL CONSISTING OF THE FOLLOWING:

  6 WASTE (WEEKLY COLLECTION)
  6 RECYCLING (FORTNIGHTLY COLLECTION)

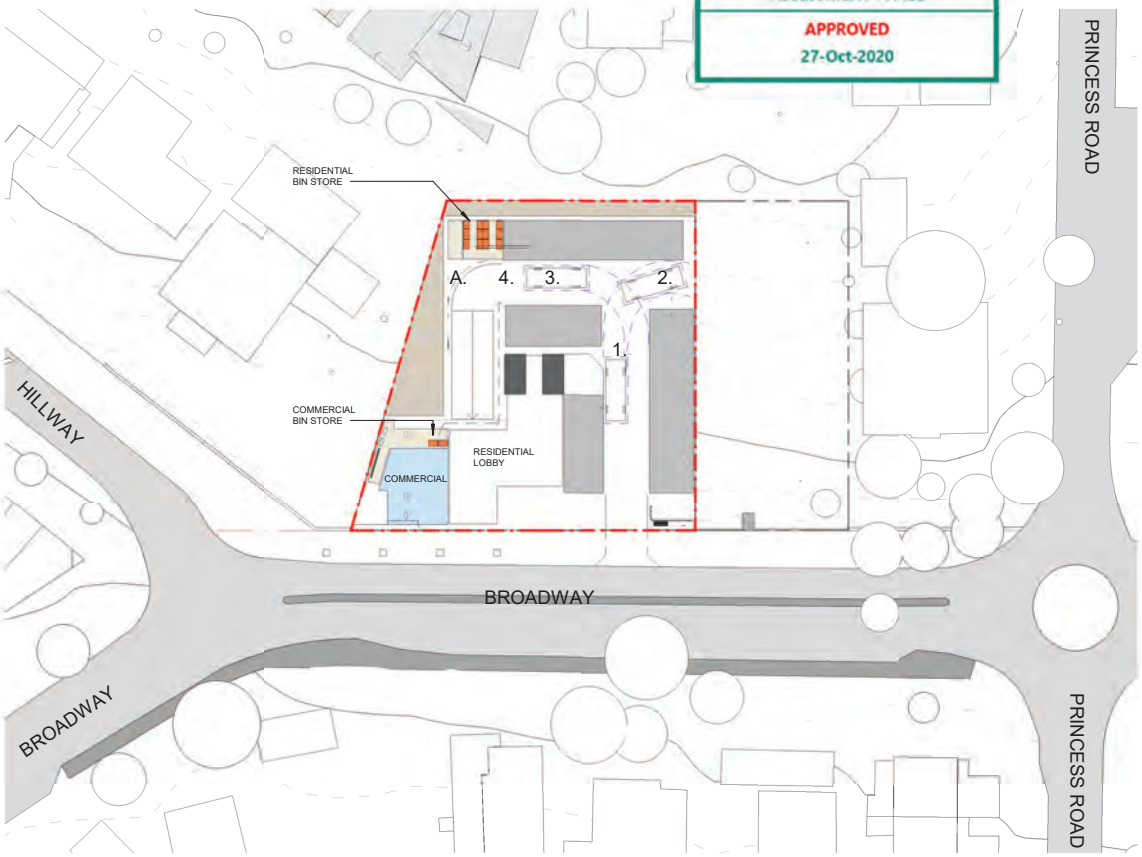
- SPACE FOR 2 COMMERCIAL BINS SHOWN (SUBJECT TO FURTHER ADVICE).

COLLECTION STRATEGY

- COLLECTION BY 8M CITY OF NEDLANDS TRUCK.
- ON COLLECTION DAY, BINS ARE MOVED FROM RESIDENTIAL AND COMMERCIAL STORAGE AREAS TO TEMPORARY DECANT AREA(A).
- TRUCK MANOEUVRES (POSITIONS 1,2,3) INTO POSITION (4).
- BINS LOADED INTO TRUCK FROM POSITION A.
- TRUCK POSITION 4 ALLOWS VEHICLES TO PASS ALONG ROAD ISLE.

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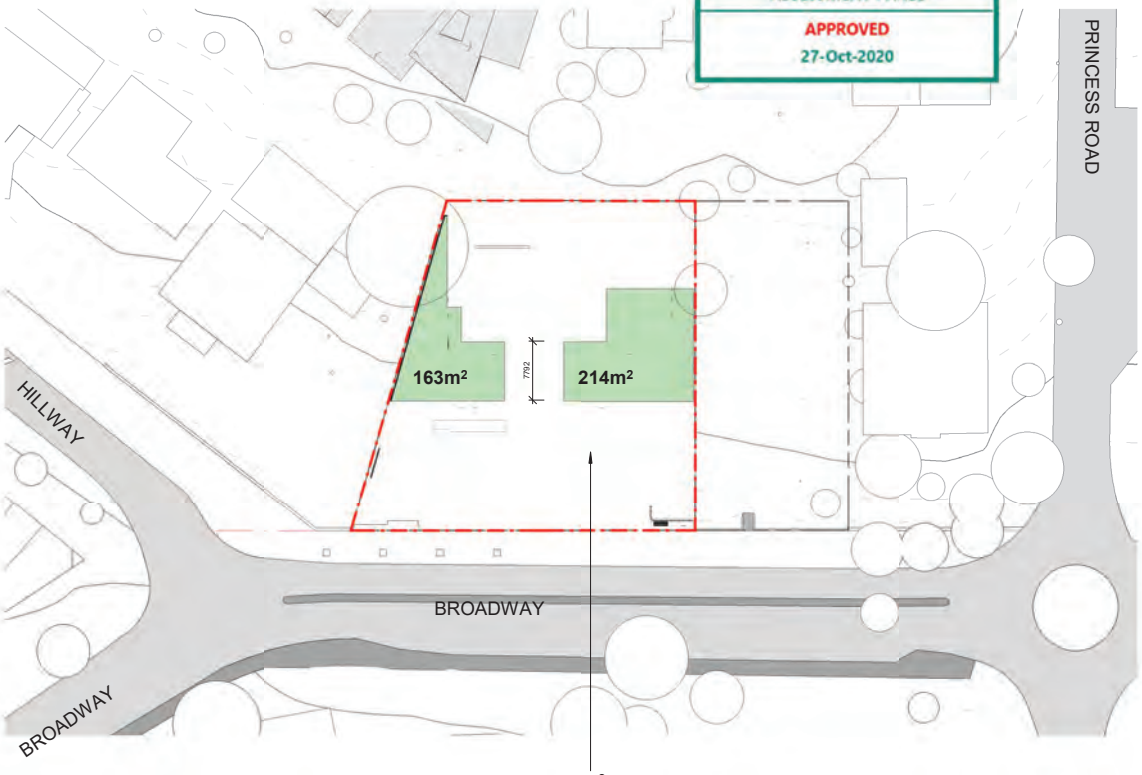
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COMMUNAL OPEN SPACE

- MORE THAN 10 DWELLINGS - 6m² PER DWELLING UP TO MAXIMUM OF 300m². **29 APARTMENTS @ 6m² EACH = 174m²**
- AT LEAST 2m² PER DWELLING OF ACCESSIBLE / HARD LANDSCAPE AREA (INCLUDED IN THE ABOVE). **29 APARTMENTS @ 2m² EACH = 58m²**
- 4m MINIMUM OPEN SPACE DIMENSION. **MINIMUM 6.0m PROVIDED**

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TOTAL = 377m²
COMMUNAL OPEN SPACE

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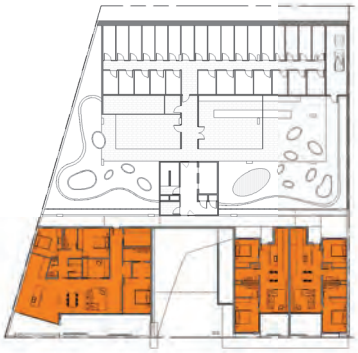
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LEVEL 01

100% (3 of 3 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION



LEVEL 02

67% (4 of 6 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION



LEVEL 03

67% (4 of 6 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION



LEVEL 04

67% (4 of 6 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION

NATURAL CROSS VENTILATION



LEVEL 05

67% (4 of 6 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION



LEVEL 06

100% (2 of 2 APARTMENTS) CAPABLE OF NATURAL CROSS VENTILATION

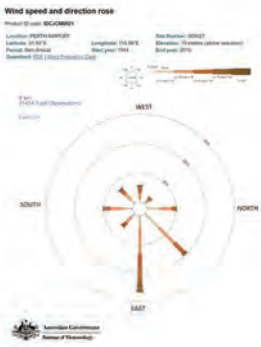
ACCEPTABLE OUTCOMES

- HABITABLE ROOMS HAVE OPENINGS ON AT LEAST TWO WALLS WITH A STRAIGHT LINE DISTANCE BETWEEN THE CENTRE OF THE OPENINGS OF AT LEAST 2M.
- A MINIMUM OF 60% OF DWELLINGS ARE, OR CAPABLE OF, BEING NATURALLY VENTILATED.
- SINGLE ASPECT APARTMENTS WITHIN THE 60% MINIMUM MUST HAVE:

  _VENTILATION OPENINGS ORIENTATED BETWEEN 45 - 90 DEGREES OF THE PREVAILING COOLING WIND DIRECTION AND

  _ROOM DEPTH NO GREATER THAN 3 x CEILING HEIGHT.

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72% (21 OUT OF 29) OF APARTMENTS CAPABLE OF NATURAL CROSS-VENTILATION

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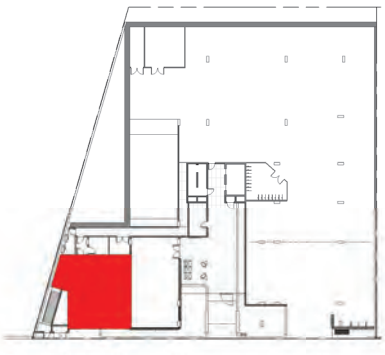
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DIAGRAM OF NATURAL VENTILATION

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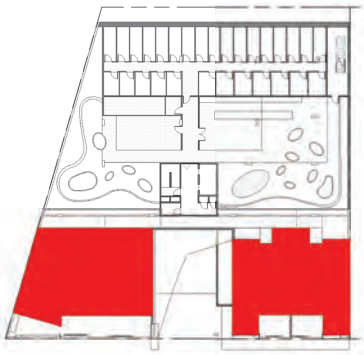
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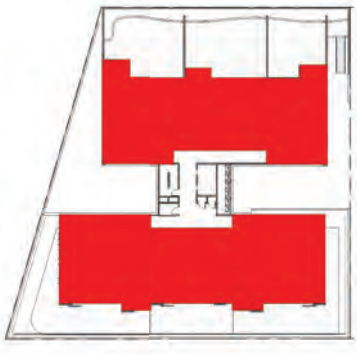
LEVEL 00 - PLOT RATIO

_89.5m²



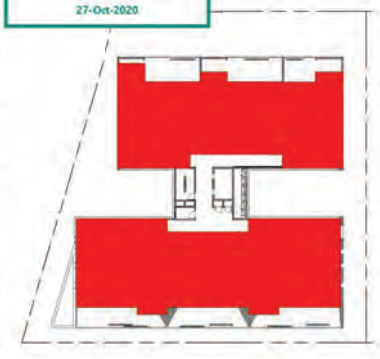
LEVEL 01 - PLOT RATIO

_379.90m²



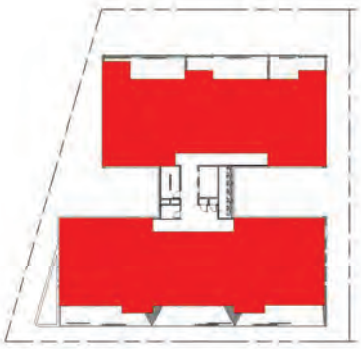
LEVEL 02 - PLOT RATIO

_740.50m²



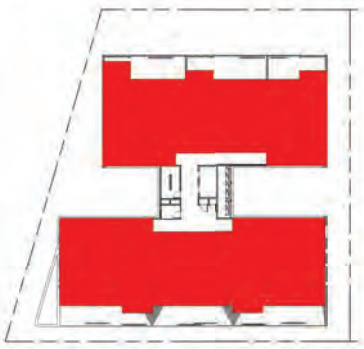
LEVEL 03 - PLOT RATIO

_738.50m²



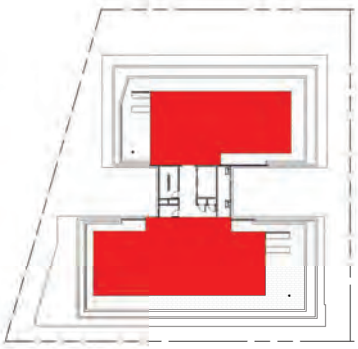
LEVEL 04 - PLOT RATIO

_738.50m²



LEVEL 05 - PLOT RATIO

_738.50m²



LEVEL 06 - PLOT RATIO

_382.10m²

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CURRENT PLOT RATIO = 3807.50m²
2.222:1
SITE AREA = 1717m²
2:1 PLOT RATIO = 3434m²

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PLOT RATIO DIAGRAMS

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LEVEL 01 LIVABLE HOMES COMPLIANT



LEVEL 02 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APPARTMENTS



LEVEL 03 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS



LEVEL 04 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS



LEVEL 05 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS



LEVEL 06 LIVABLE HOMES COMPLIANT

SILVER LEVEL = 2 APARTMENTS

LIVABLE HOMES COMPLIANT DWELLINGS

20% OF 29 APARTMENTS = 6 APTS REQUIRED.

10 SILVER LEVEL DWELLINGS PROVIDED (35%)

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SILVER LEVEL CRITERIA
Applicatible to Apartments:
201, 203, 301, 303, 401, 403, 501, 503, 601, 602

1. DWELLING ACCESS
   1a. Entirely step free
   1b. All passages are more than 1000mm wide
   1c. NA
   1d+e. There are no steps or ramps in the path of travel

2. DWELLING ENTRANCE
   2a. Door width is wider than 820mm and is step free
   2b. The Landing is larger than 1200mmx1200mm
   2c+d. The paths of travel are step free

3. INTERNAL DOORS & CORRIDORS
   3a. All internal doors have a clear opening of 820mm
   3b. All passages are more than 1000mm wide

4. TOILET
   4ai. At least 1 toilet has a clear wall width of 900mm
   4aii. At least 1 toilet has a clear space in front of 1200mm
   4aiii. At least 1 toilet has provision for future grabrails

5. SHOWER
   5a. All showers are hobless
   5b. All showers are in the corner

6. REINFORCEMENT OF BATHROOM & TOILET WALLS
   6a. All walls will be constructed of solid masonry

7. INTERNAL STAIRWAYS
   This item is not applicable

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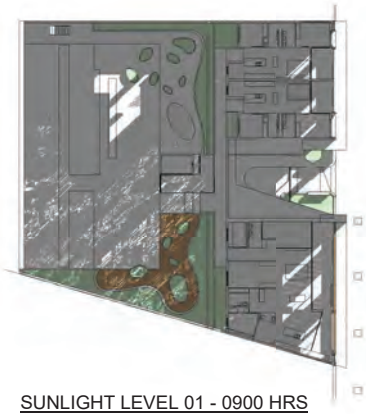
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137-139 BROADWAY, NEDLANDS

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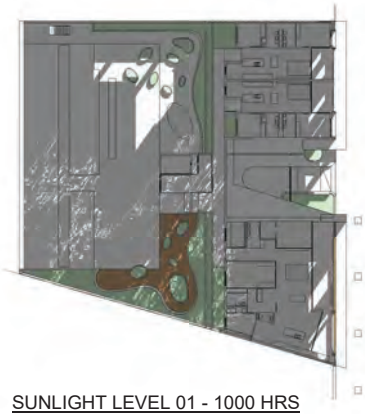
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LIVABLE HOMES SILVER LEVEL APARTMENTS

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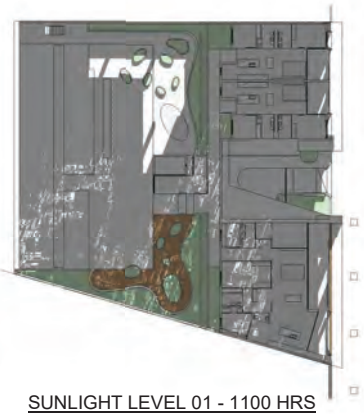
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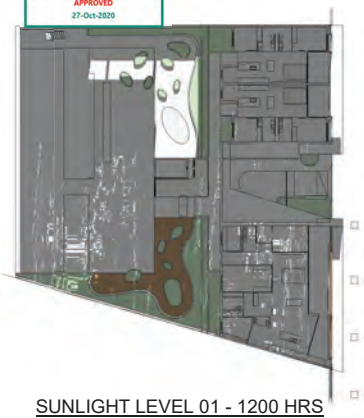
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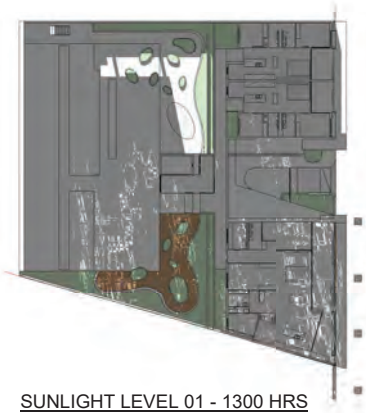
SUNLIGHT LEVEL 01 - 1000 HRS



SUNLIGHT LEVEL 01 - 1100 HRS



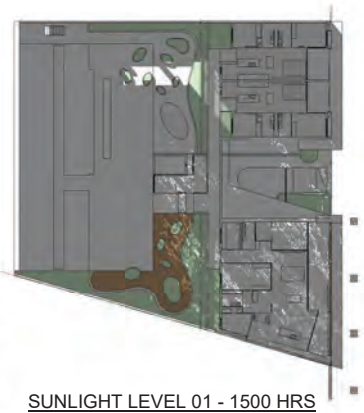
SUNLIGHT LEVEL 01 - 1200 HRS



SUNLIGHT LEVEL 01 - 1300 HRS



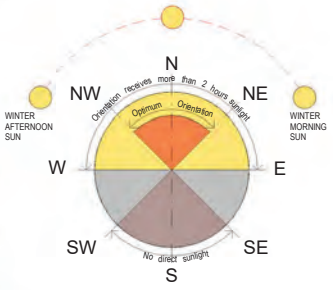
SUNLIGHT LEVEL 01 1400 HRS



SUNLIGHT LEVEL 01 - 1500 HRS

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100% OF APARTMENTS ON LEVEL 01 ACHIEVE A MINIMUM OF 2 HOURS PER DAY OF DIRECT SUNLIGHT BETWEEN 9AM & 3PM

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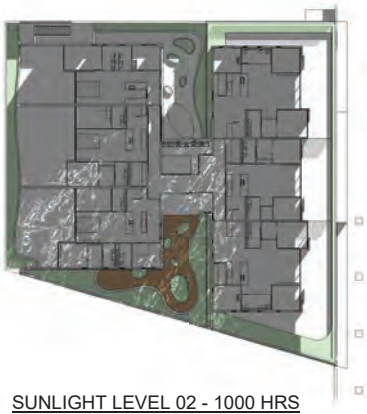
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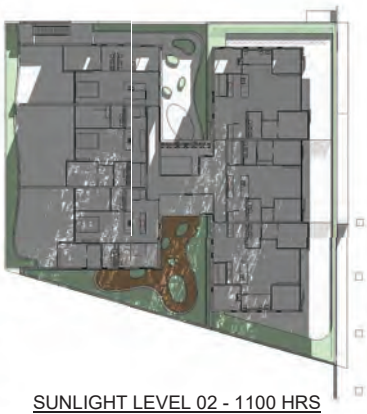
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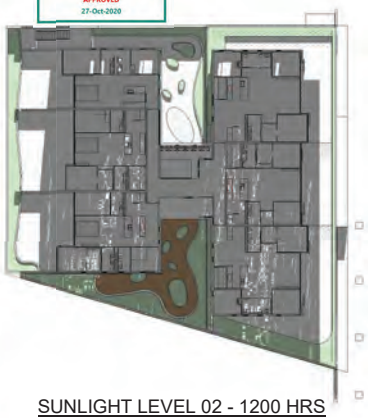
SUNLIGHT LEVEL 02 - 0900 HRS



SUNLIGHT LEVEL 02 - 1000 HRS



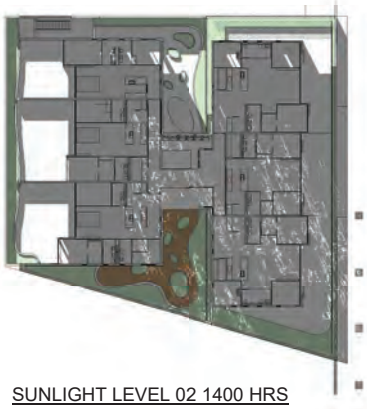
SUNLIGHT LEVEL 02 - 1100 HRS



SUNLIGHT LEVEL 02 - 1200 HRS



SUNLIGHT LEVEL 02 - 1300 HRS



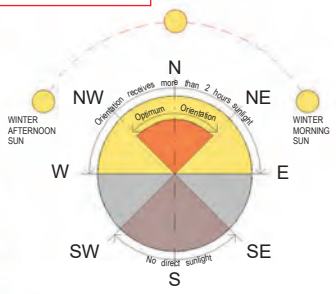
SUNLIGHT LEVEL 02 1400 HRS



SUNLIGHT LEVEL 02 - 1500 HRS

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100% OF APARTMENTS ON LEVEL 02 ACHIEVE A MINIMUM OF 2 HOURS PER DAY OF DIRECT SUNLIGHT BETWEEN 9AM & 3PM

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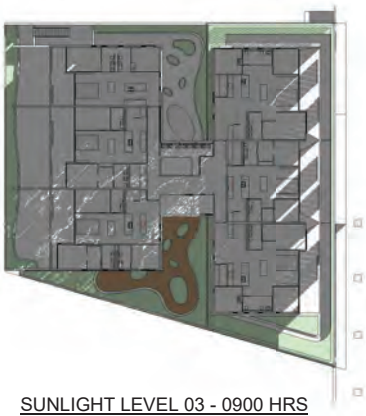
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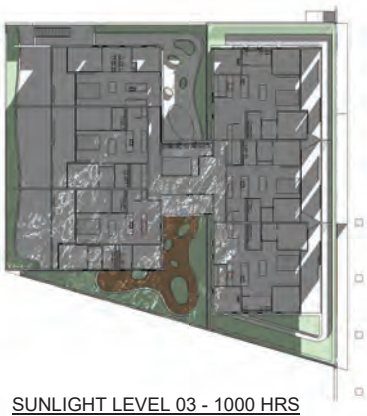
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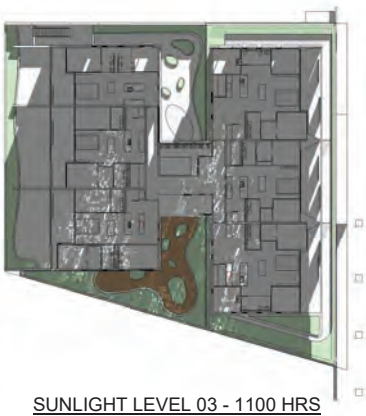
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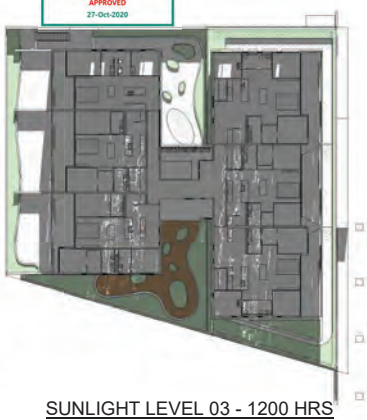
SUNLIGHT LEVEL 03 - 0900 HRS



SUNLIGHT LEVEL 03 - 1000 HRS

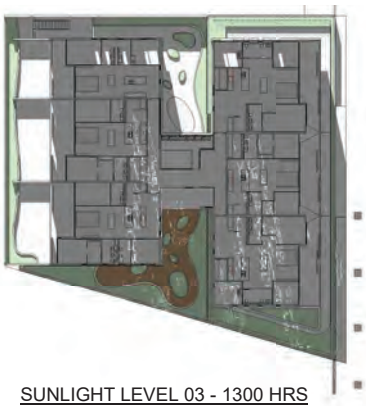


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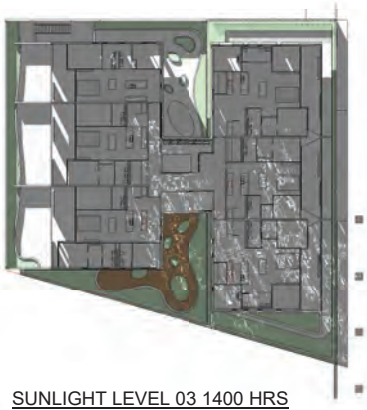


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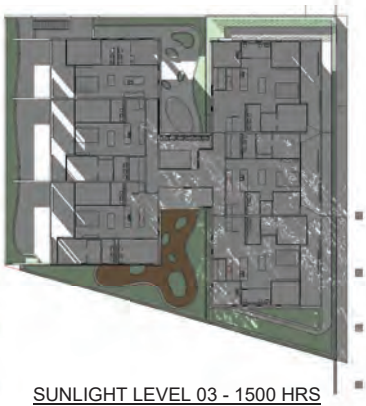
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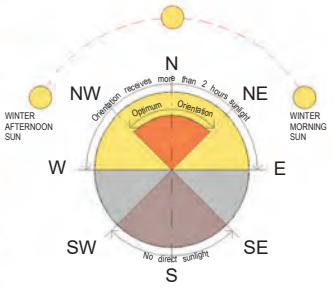
SUNLIGHT LEVEL 03 - 1300 HRS



SUNLIGHT LEVEL 03 1400 HRS



SUNLIGHT LEVEL 03 - 1500 HRS



100% OF APARTMENTS ON LEVEL 03 ACHIEVE A MINIMUM OF 2 HOURS PER DAY OF DIRECT SUNLIGHT BETWEEN 9AM & 3PM

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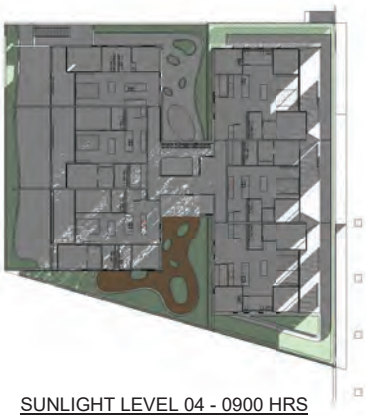
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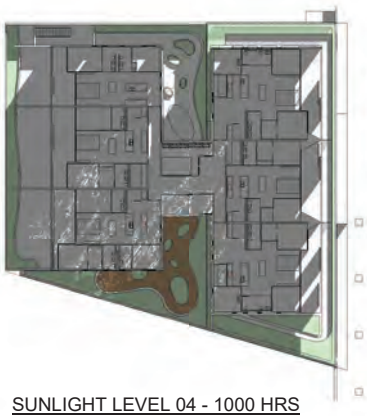
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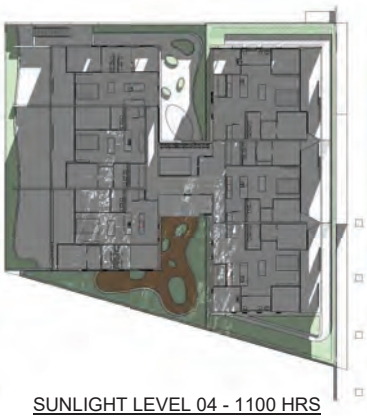
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SUNLIGHT LEVEL 04 - 0900 HRS

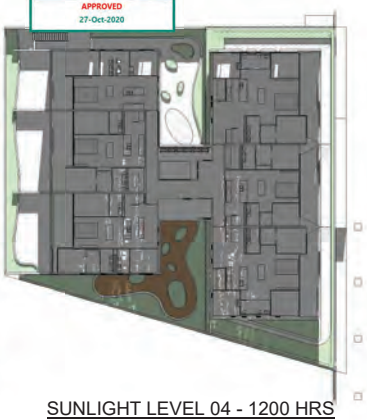


SUNLIGHT LEVEL 04 - 1000 HRS



SUNLIGHT LEVEL 04 - 1100 HRS

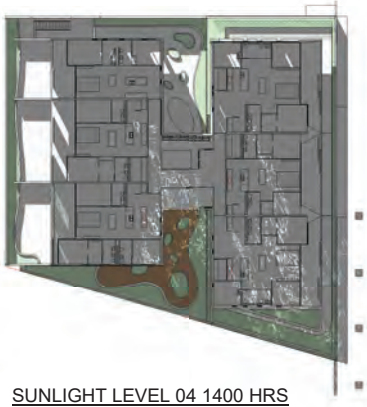
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SUNLIGHT LEVEL 04 - 1200 HRS



SUNLIGHT LEVEL 04 - 1300 HRS

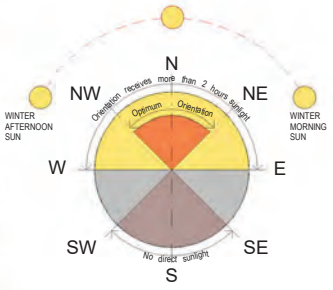


SUNLIGHT LEVEL 04 1400 HRS



SUNLIGHT LEVEL 04 - 1500 HRS

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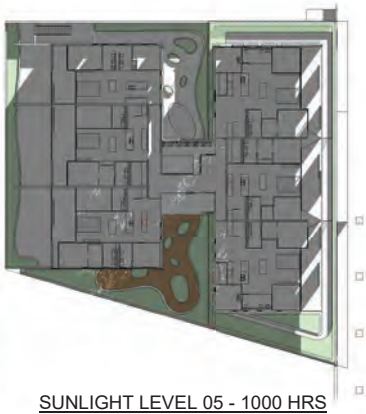
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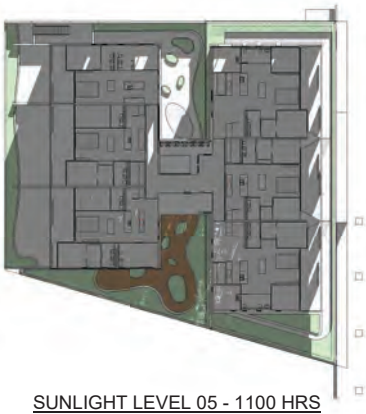
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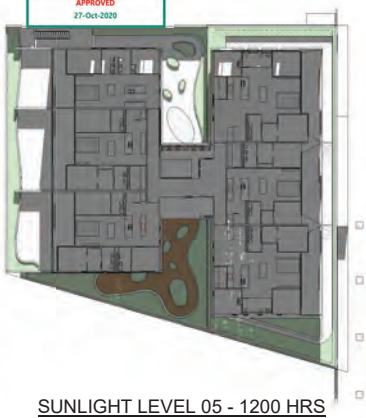
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SUNLIGHT LEVEL 05 - 1000 HRS

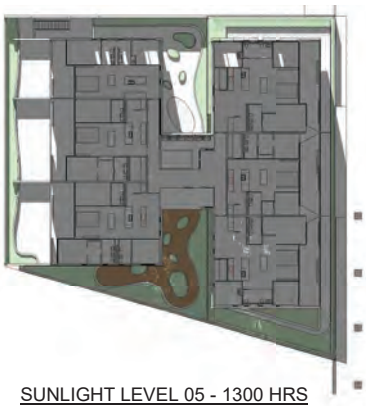


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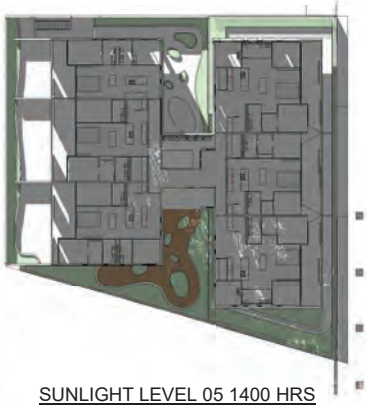


SUNLIGHT LEVEL 05 - 1200 HRS

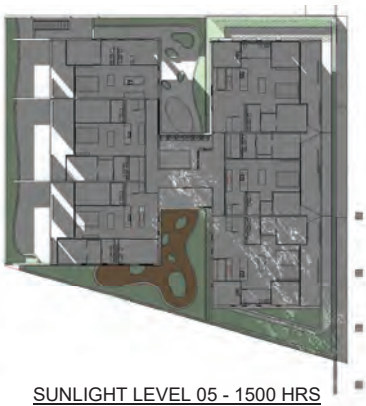
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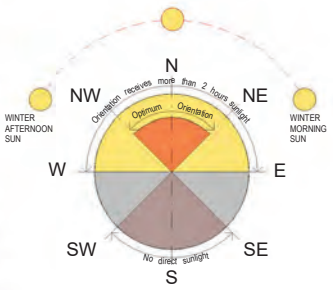
SUNLIGHT LEVEL 05 - 1300 HRS



SUNLIGHT LEVEL 05 1400 HRS



SUNLIGHT LEVEL 05 - 1500 HRS



100% OF APARTMENTS ON LEVEL 05 ACHIEVE A MINIMUM OF 2 HOURS PER DAY OF DIRECT SUNLIGHT BETWEEN 9AM & 3PM

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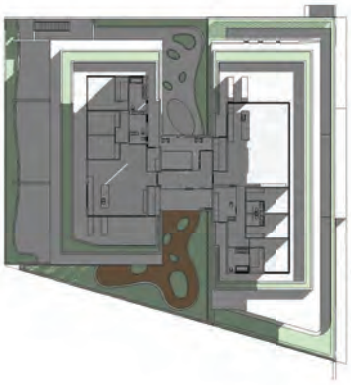
CLIENT
For: 137 BP Development Pty Ltd

DRAWING TITLE
SOLAR & DAYLIGHT ACCESS - L05

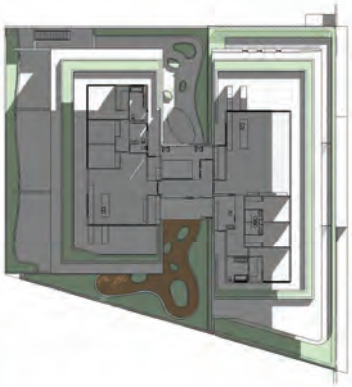
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DATE 15th SEPT 2020

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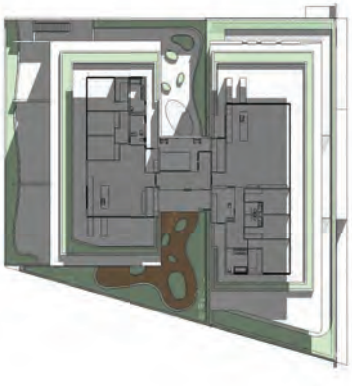
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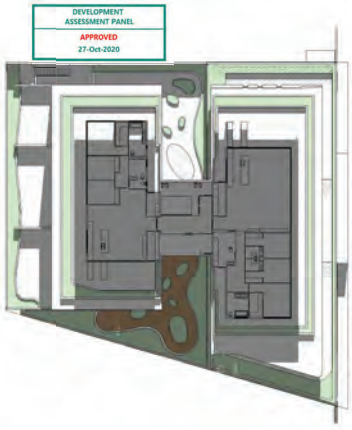
SUNLIGHT LEVEL 06 - 0900 HRS



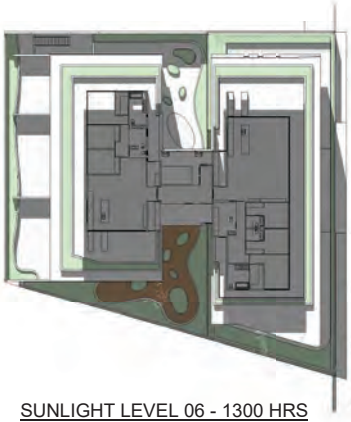
SUNLIGHT LEVEL 06 - 1000 HRS



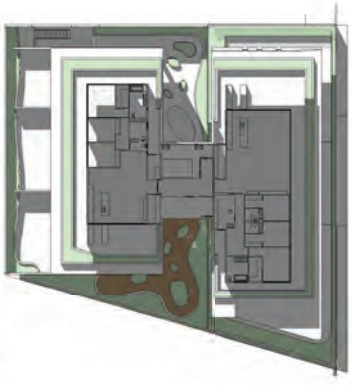
SUNLIGHT LEVEL 06 - 1100 HRS



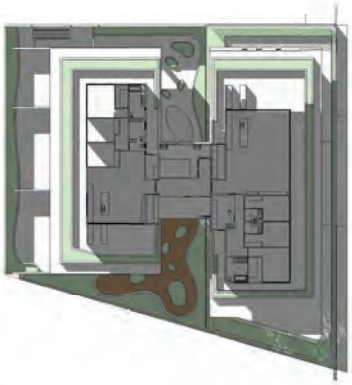
SUNLIGHT LEVEL 06 - 1200 HRS



SUNLIGHT LEVEL 06 - 1300 HRS

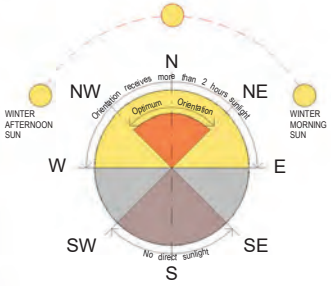


SUNLIGHT LEVEL 06 1400 HRS



SUNLIGHT LEVEL 06 - 1500 HRS

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100% OF APARTMENTS ON LEVEL 06 ACHIEVE A MINIMUM OF 2 HOURS PER DAY OF DIRECT SUNLIGHT BETWEEN 9AM & 3PM

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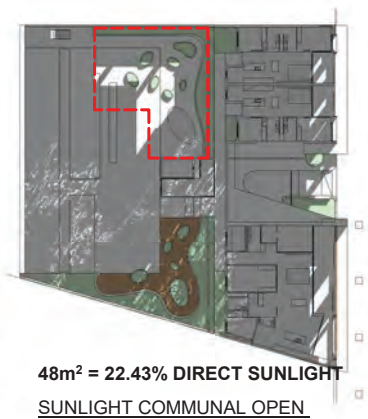
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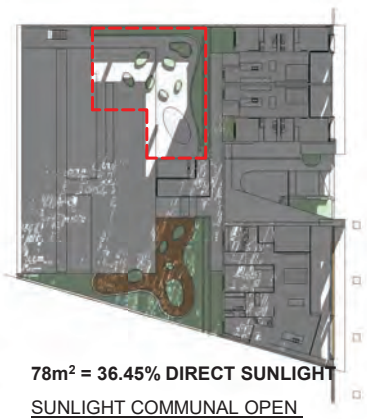


SUNLIGHT COMMUNAL OPEN SPACE - 0900 HRS



48m² = 22.43% DIRECT SUNLIGHT

SUNLIGHT COMMUNAL OPEN SPACE - 1000 HRS



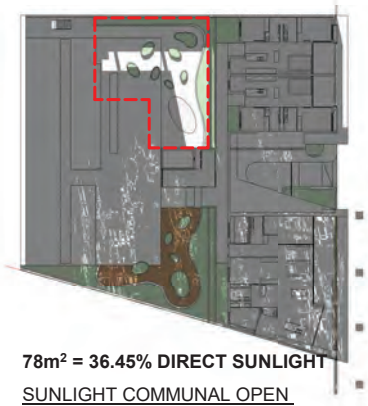
78m² = 36.45% DIRECT SUNLIGHT

SUNLIGHT COMMUNAL OPEN SPACE - 1100 HRS



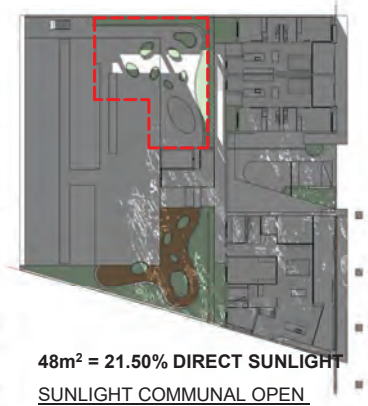
95m² = 44.40% DIRECT SUNLIGHT

SUNLIGHT COMMUNAL OPEN SPACE - 1200 HRS



78m² = 36.45% DIRECT SUNLIGHT

SUNLIGHT COMMUNAL OPEN SPACE - 1300 HRS



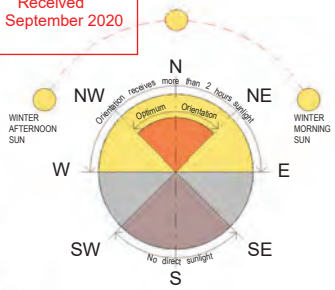
48m² = 21.50% DIRECT SUNLIGHT

SUNLIGHT COMMUNAL OPEN SPACE 1400 HRS



SUNLIGHT COMMUNAL OPEN SPACE - 1500 HRS

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RED DASH AREA DENOTES EXTENT OF COMMON OPEN SPACE (NORTH).
TOTAL AREA HERE IS 214m².
MIN. C.O.S. IS 29 APTS X 2m² = 58m²

A MINIMUM OF 50% DIRECT SUNLIGHT IS REQUIRED TO LEVEL 01 - COMMUNAL OPEN SPACE FOR TWO HOURS ON JUNE 21st BETWEEN 9AM & 3PM

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DRAWING TITLE
SOLAR ACCESS COMMUNAL OPEN SPACE

N

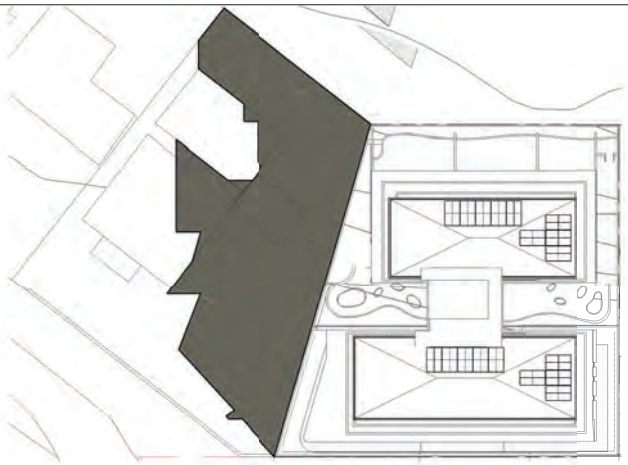
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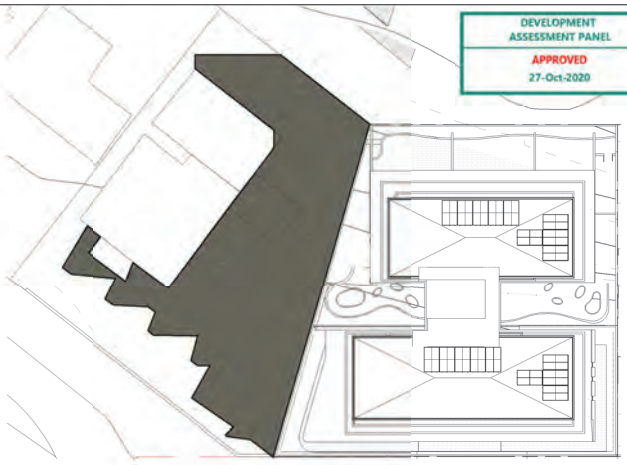
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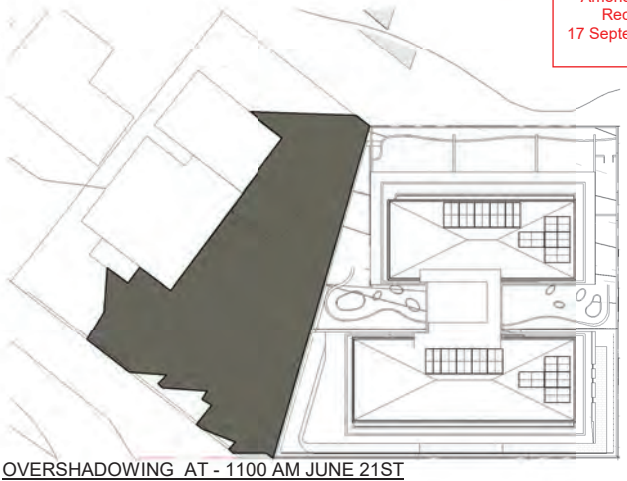
OVERSHADOWING AT - 0900 AM JUNE 21ST

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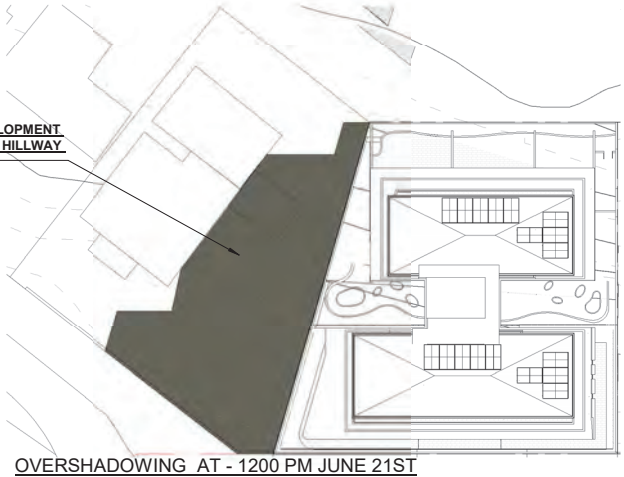
OVERSHADOWING AT - 1000 AM JUNE 21ST

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OVERSHADOWING AT - 1100 AM JUNE 21ST

PROPOSED DEVELOPMENT OVERSHADOWS 1 HILLWAY SITE BY 46.3%



OVERSHADOWING AT - 1200 PM JUNE 21ST

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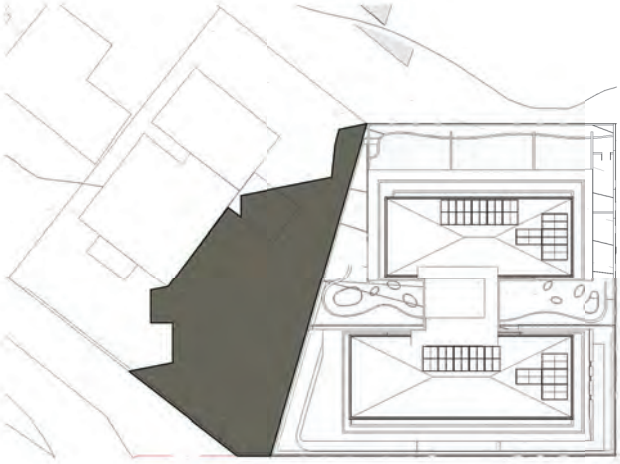
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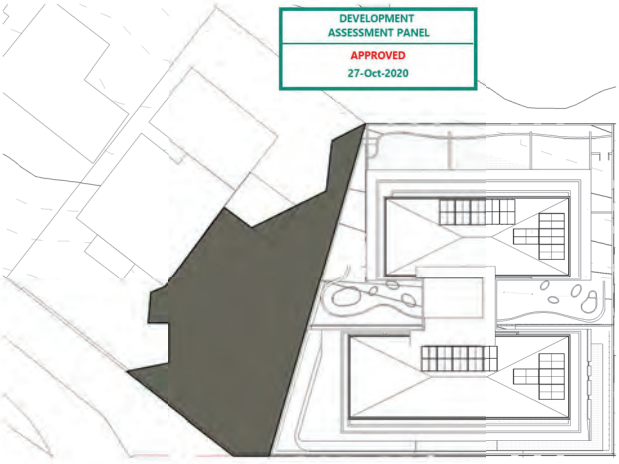
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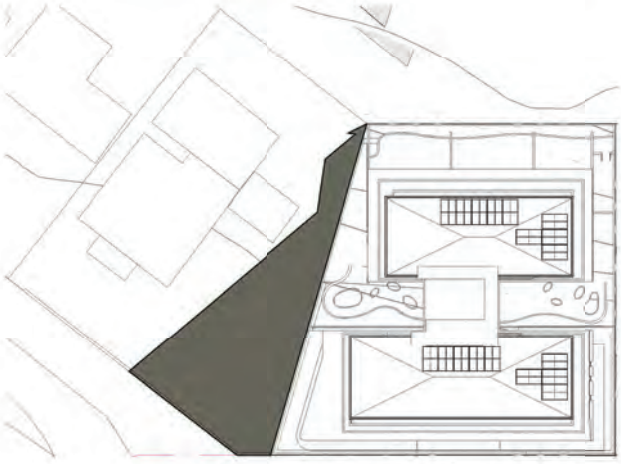
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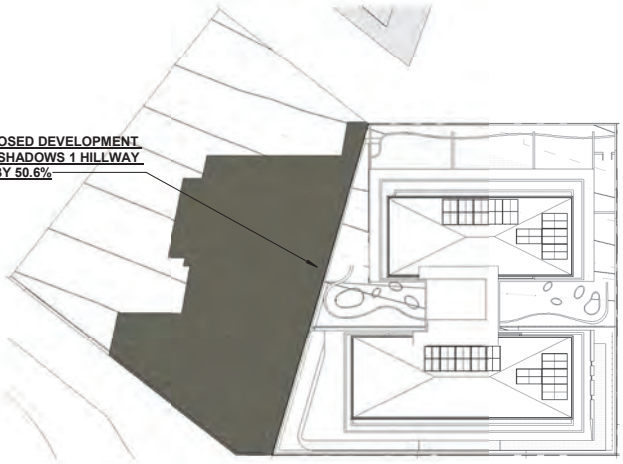
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OVERSHADOWING AT - 1400 PM JUNE 21ST



OVERSHADOWING AT - 1500 PM JUNE 21ST



OVERSHADOWING AT - 1200 PM JUNE 21ST - **OVER VACANT SITE**

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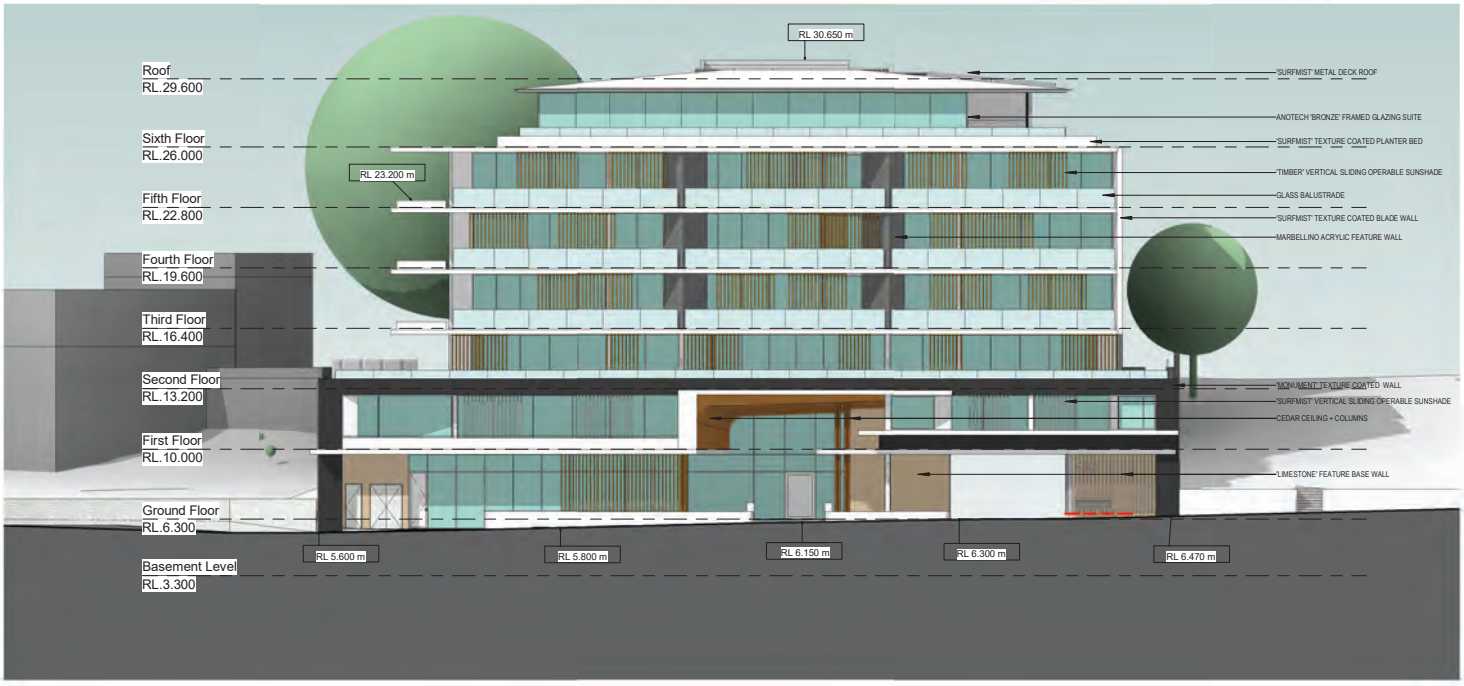
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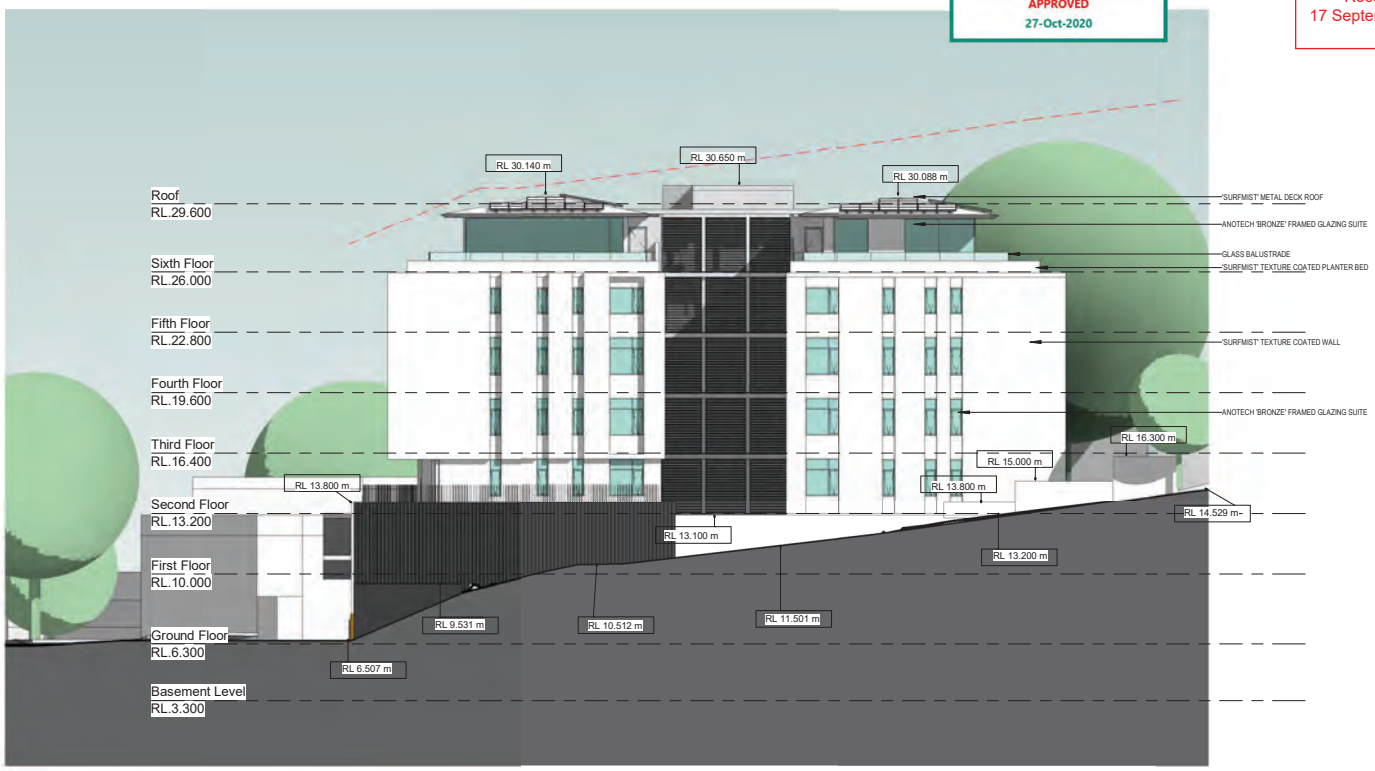
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NORTH ELEVATION

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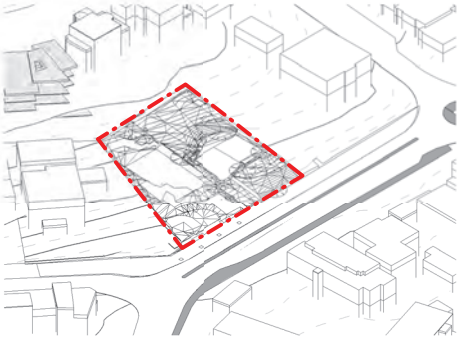
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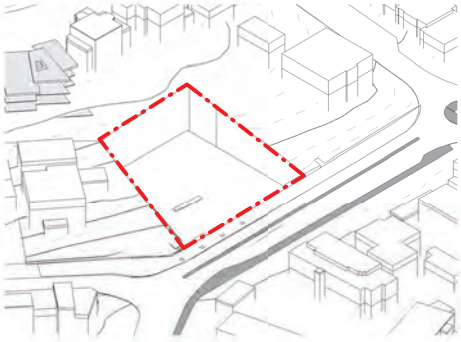
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EXISTING SITES (TOTAL 1717sqm)

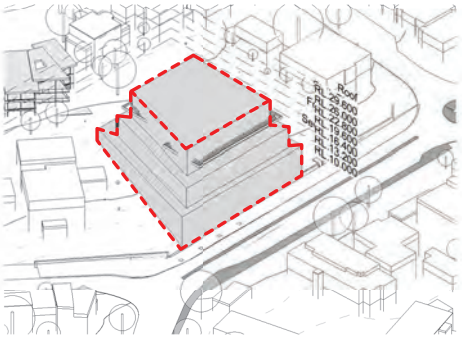
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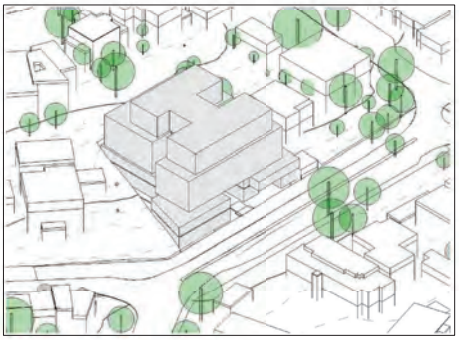


EXCAVATION

_DEEP SOIL ZONE RETAINED SOUTH AND WEST



MASSING OF PERMISSIBLE SETBACKS



ARTICULATION OF MASSING 01

_FINER GRAIN FORM
_UPPER FLOOR INDENTATION

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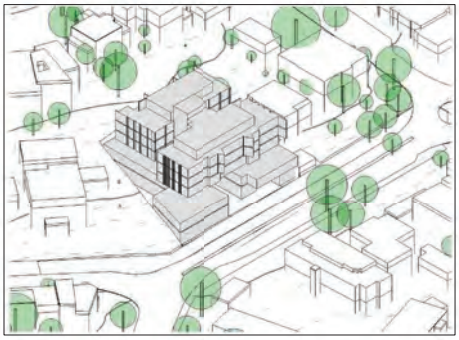
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ARTICULATION OF MASSING 02

_FINER FORM OF VERTICAL ARTICULATION



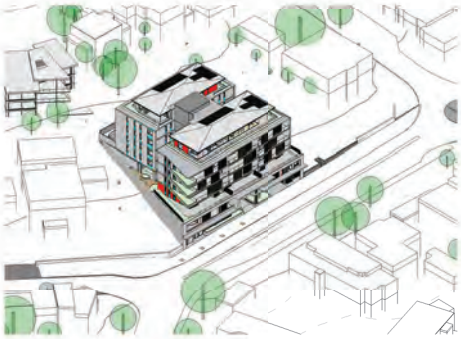
ARTICULATION OF MASSING 03

_ FINER FORM OF HORIZONTAL PLANES



ARTICULATION OF MASSING 04

_ROOF AND AWNING ADDED



ARTICULATION OF MASSING 05

_FINISHED FORM

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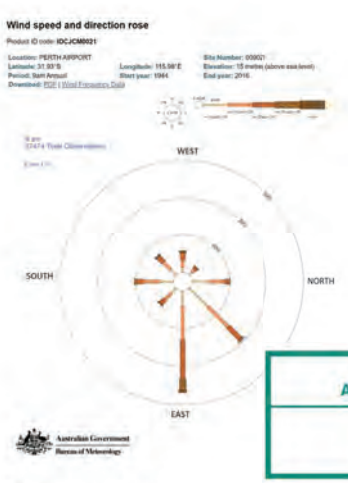
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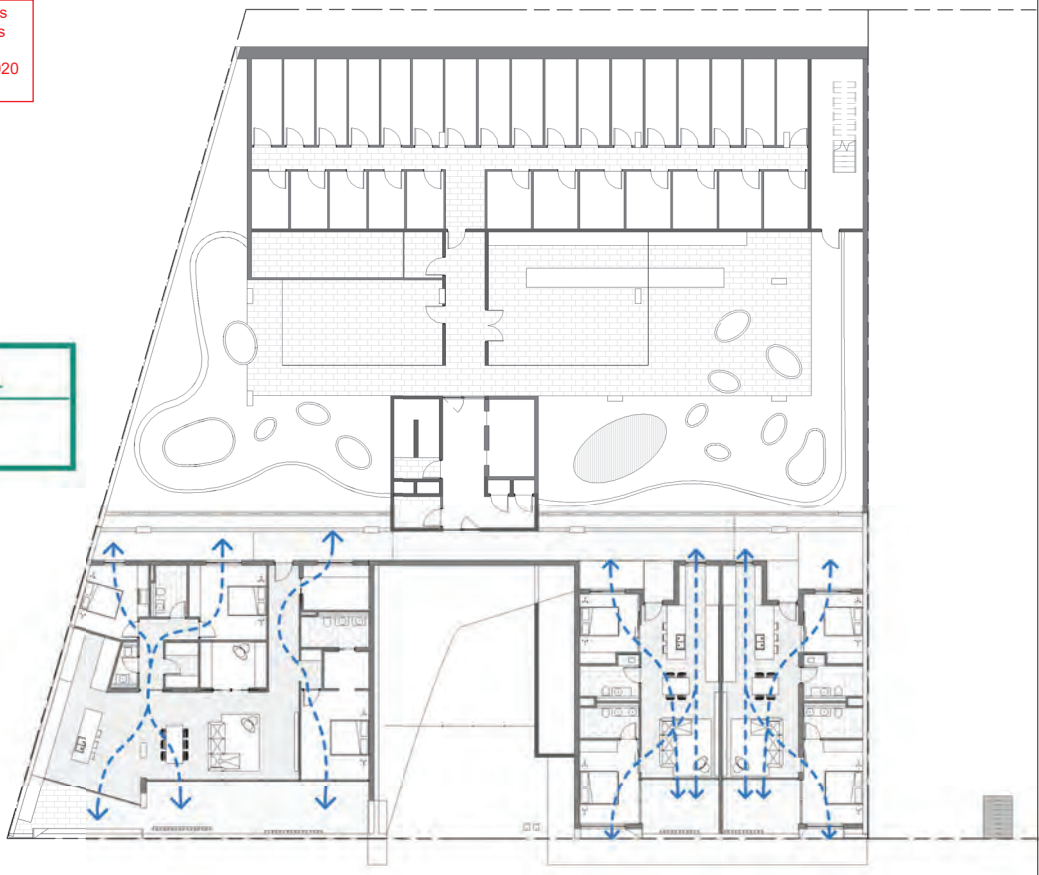
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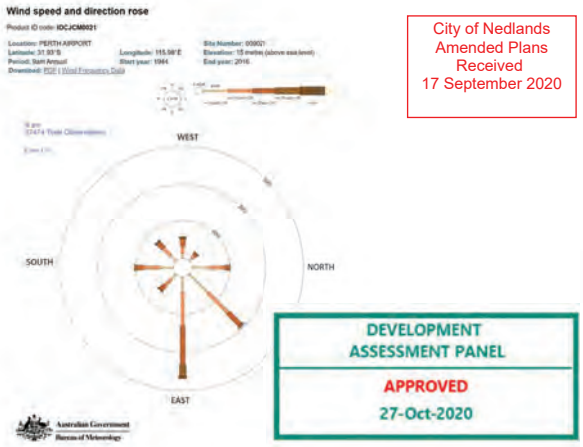
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DRAWING TITLE
LEVEL 01 NATURAL VENTILATION PATHS

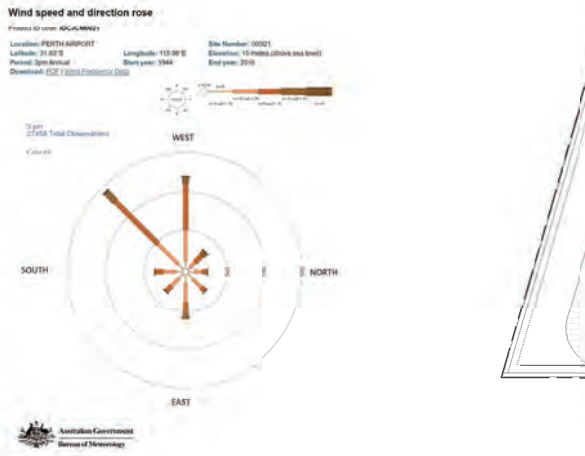
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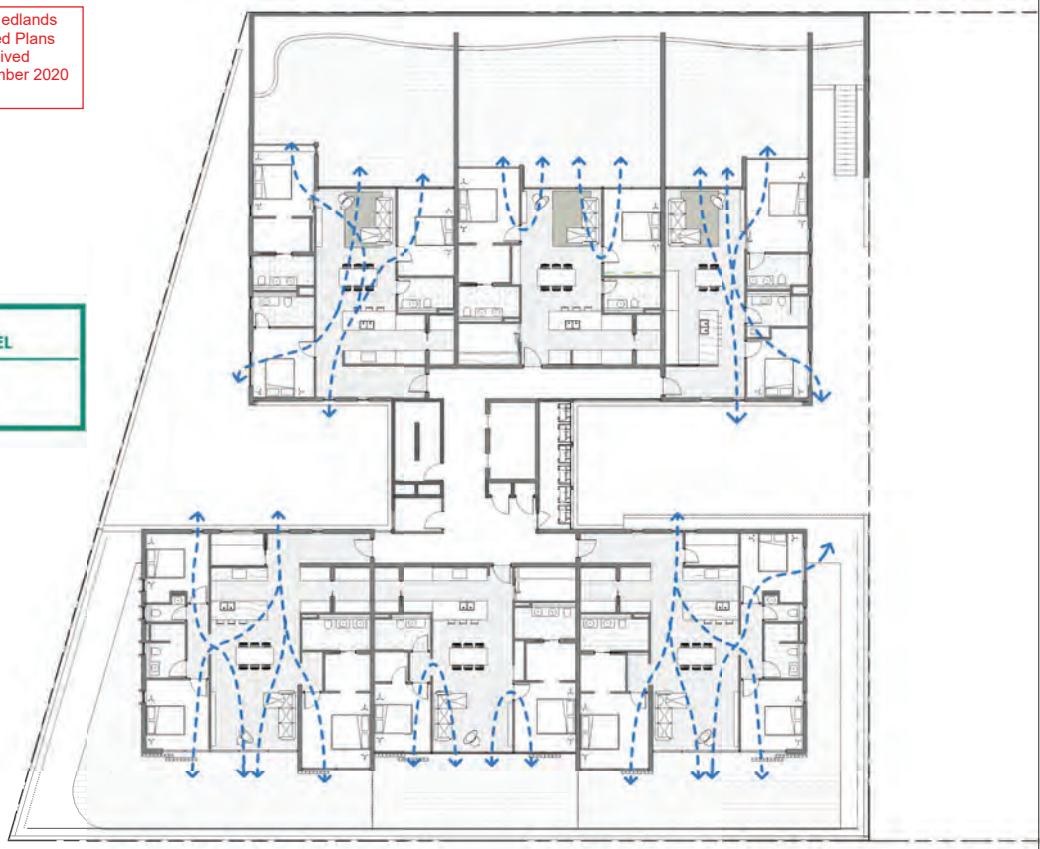
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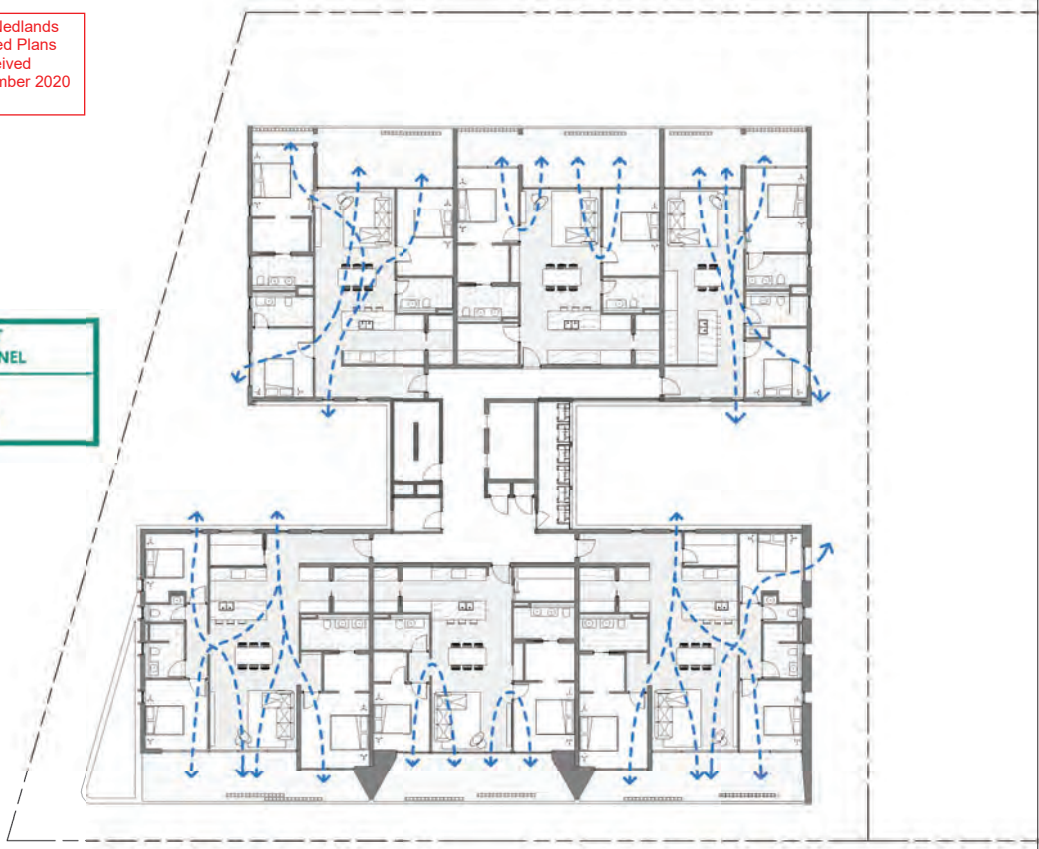
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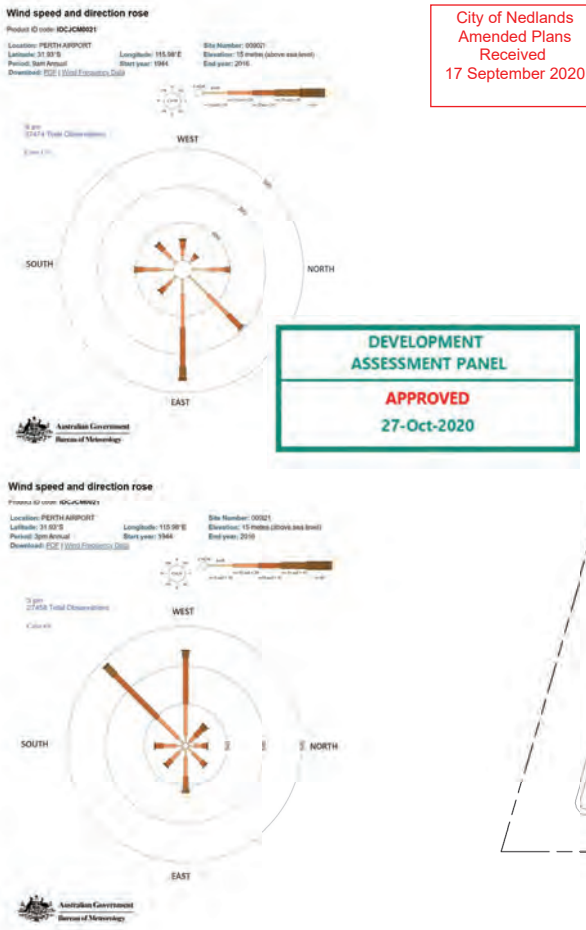
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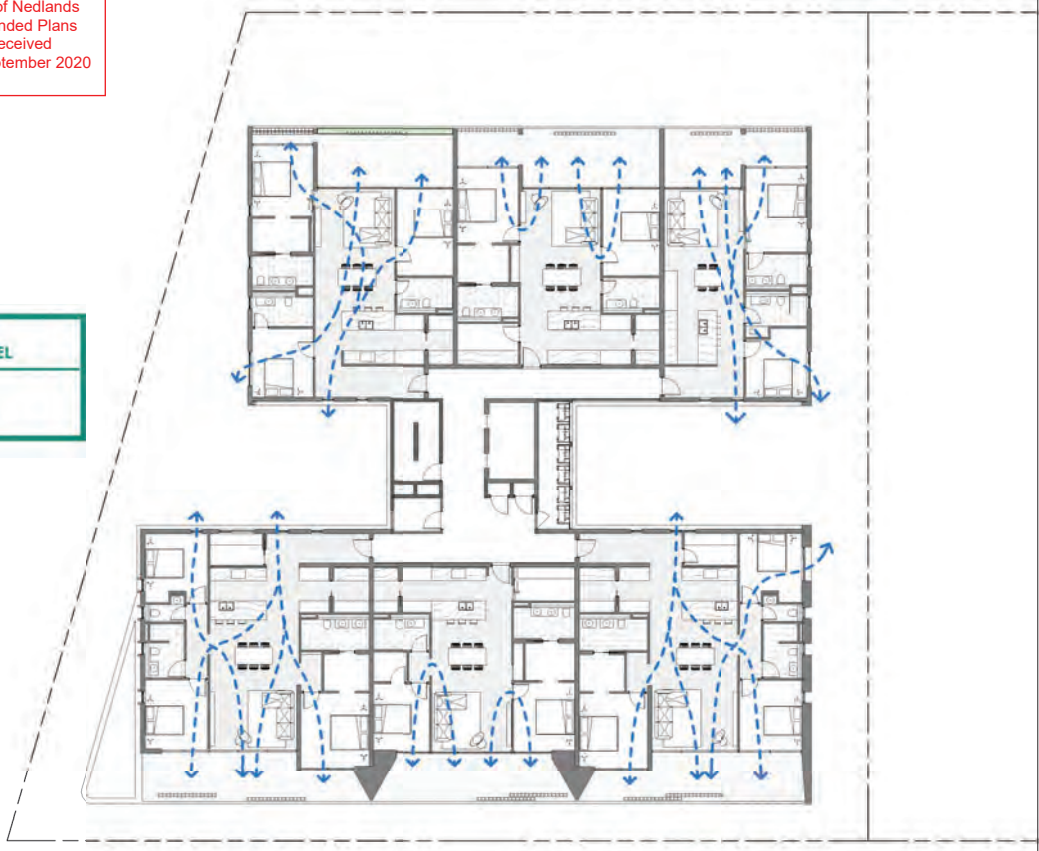
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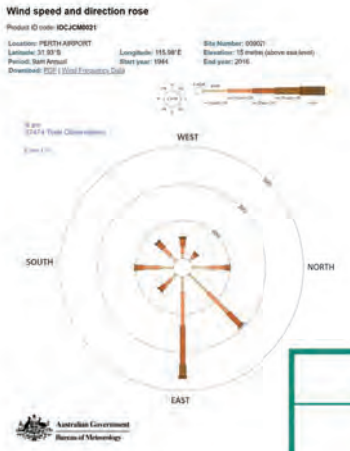
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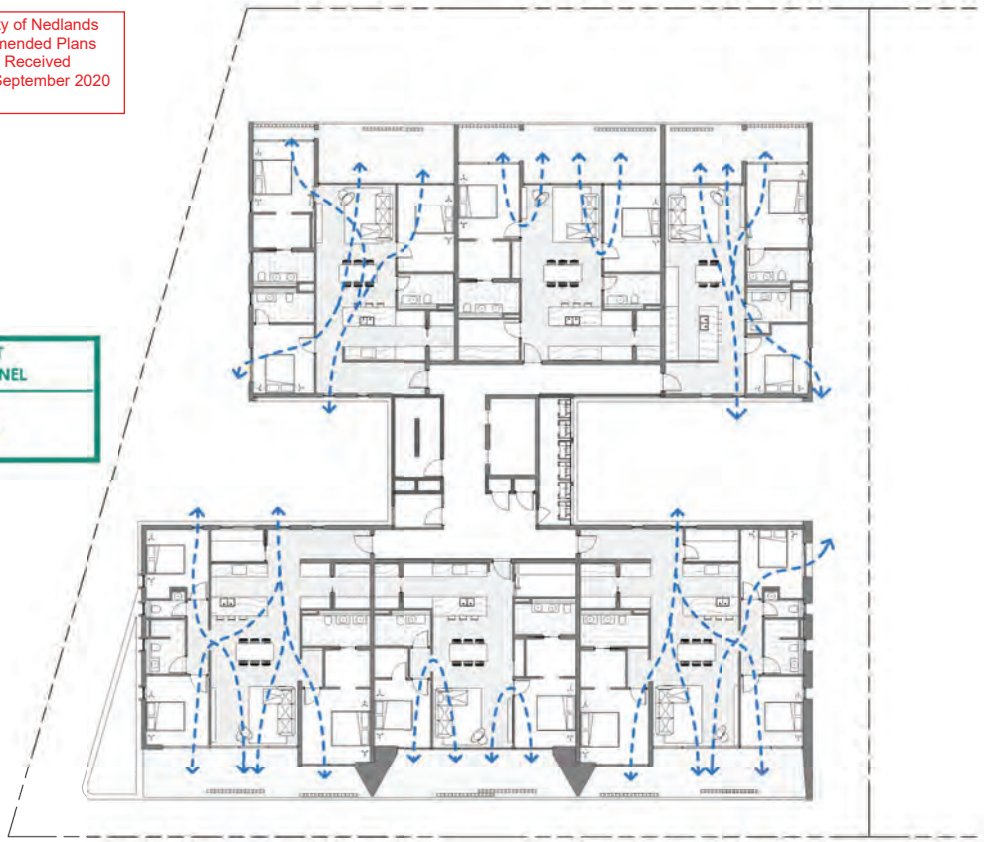
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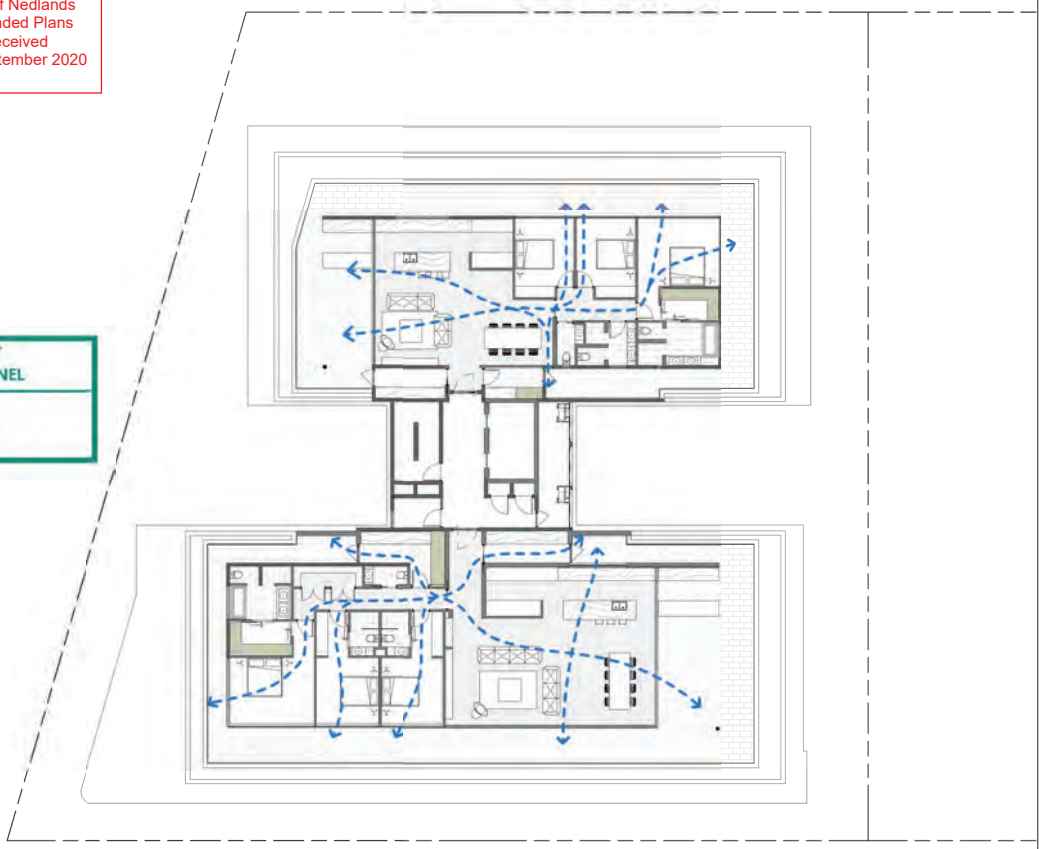
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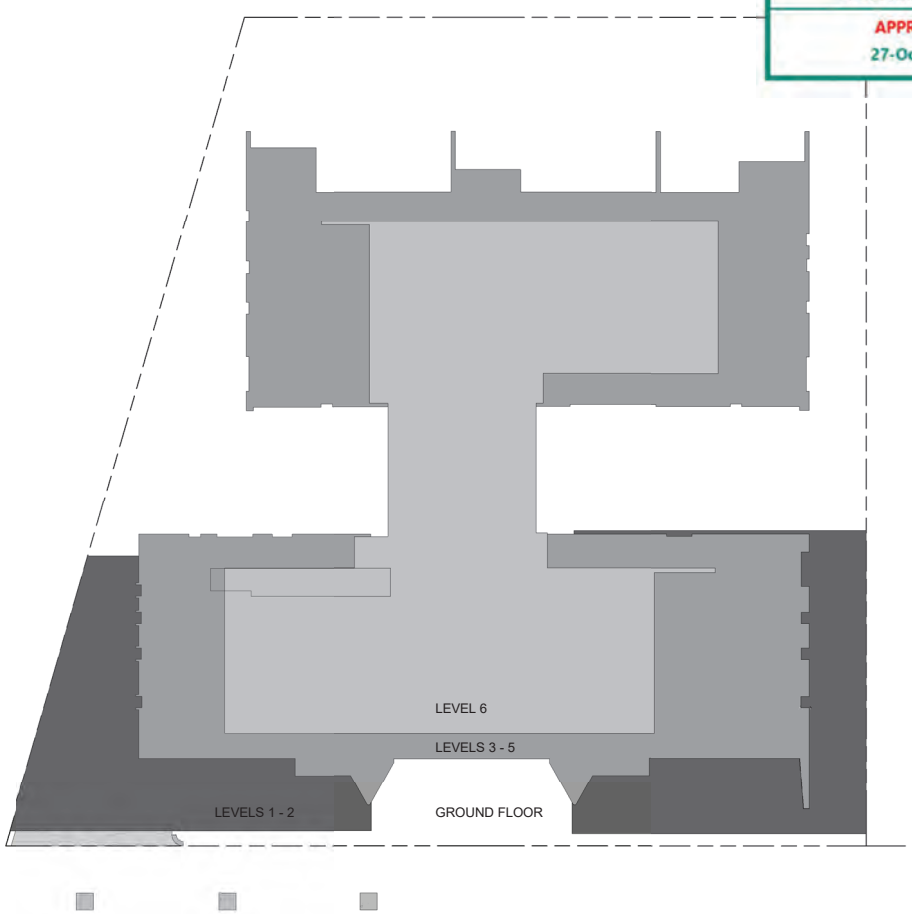
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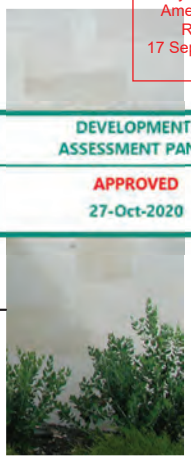
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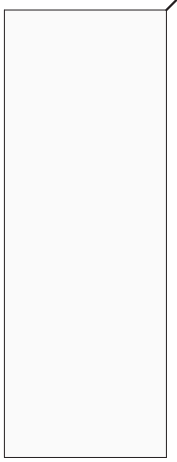
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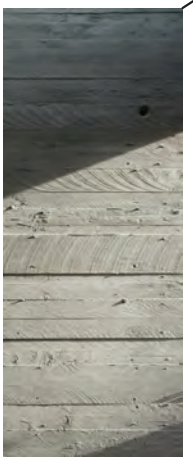
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DONNYBROOK STONE (LIMESTONE)



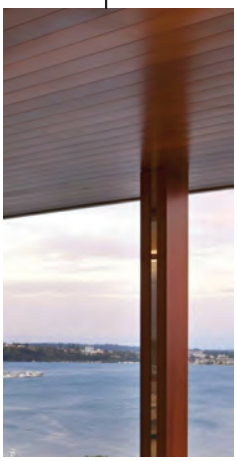
SURFMIST TEXTURE COAT



OFF FORM CONCRETE



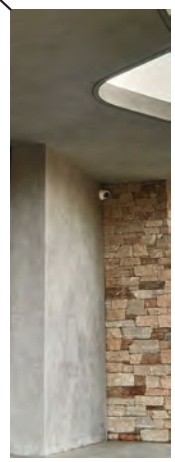
ANOTECH BRONZE POWDER COAT FRAMES



CEDAR COLUMNS AND LOBBY CEILING LINING



MONUMENT TEXTURE COAT



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21. Confidential Items

Confidential items to be discussed at this point.

22. Declaration of Closure

There being no further business, the Presiding Member will declare the meeting closed.