

***Agenda***

***Council Meeting***

***23 October 2018***

Dear Council member

The next Ordinary Meeting of the City of Nedlands will be held on Tuesday 23 October 2018in the Council Chambers at 71 Stirling Highway Nedlands commencing at 7 pm.



Greg Trevaskis

Chief Executive Officer

17 October 2018

**Table of Contents**

[Declaration of Opening 4](#_Toc527530288)

[Present and Apologies and Leave Of Absence (Previously Approved) 4](#_Toc527530289)

[1. Public Question Time 5](#_Toc527530290)

[2. Addresses by Members of the Public 5](#_Toc527530291)

[3. Requests for Leave of Absence 5](#_Toc527530292)

[4. Petitions 5](#_Toc527530293)

[5. Disclosures of Financial Interest 5](#_Toc527530294)

[6. Disclosures of Interests Affecting Impartiality 6](#_Toc527530295)

[7. Declarations by Members That They Have Not Given Due Consideration to Papers 6](#_Toc527530296)

[8. Confirmation of Minutes 6](#_Toc527530297)

[8.1 Ordinary Council Meeting 25 September 2018 6](#_Toc527530298)

[9. Announcements of the Presiding Member without discussion 6](#_Toc527530299)

[10. Members announcements without discussion 6](#_Toc527530300)

[11. Matters for Which the Meeting May Be Closed 7](#_Toc527530301)

[12. Divisional reports and minutes of Council committees and administrative liaison working groups 7](#_Toc527530302)

[12.1 Minutes of Council Committees 7](#_Toc527530303)

[12.2 Planning & Development Report No’s PD48.18 to PD55.18 (copy attached) 8](#_Toc527530304)

PD48.18 [No. 3 Whitfeld Street, Floreat – Proposed Single Dwelling 8](#_Toc527530306)

[PD49.18](#_Toc527530307) [No. 29 Leon Road, Dalkeith – Proposed Alterations to Approved Single Dwelling 11](#_Toc527530308)

[PD50.18](#_Toc527530309) [No. 71 Bruce Street, Nedlands – Proposed Single Dwelling 12](#_Toc527530310)

[PD51.18](#_Toc527530311) [No. 82 Stanley Street, Nedlands – Additions (Ancillary Accommodation and Decking) to Existing Single House 15](#_Toc527530312)

[PD52.18](#_Toc527530313) [No. 82 Williams Road, Nedlands – Additions to Single House 17](#_Toc527530314)

[PD53.18](#_Toc527530315) [Mt Claremont North-East Structure Plan Investigation 20](#_Toc527530316)

[PD54.18](#_Toc527530317) [Municipal Inventory 21](#_Toc527530318)

[PD55.18](#_Toc527530319) [RFT 2018-19.01 - Natural Area Maintenance and Services 22](#_Toc527530320)

[12.3 Technical Services Report No’s TS21.18 to TS22.18 (copy attached) 23](#_Toc527530321)

[TS21.18 Loch Street Parking Prohibitions 23](#_Toc527530322)

[TS22.18 Boundary Roads Agreement – City of Perth 24](#_Toc527530323)

[12.4 Corporate & Strategy Report No’s CPS19.18 (copy attached) 25](#_Toc527530324)

[CPS19.18 List of Accounts Paid – August 2018 25](#_Toc527530325)

[13. Reports by the Chief Executive Officer 26](#_Toc527530326)

[13.1 Hockey Proposal at Mt Claremont Oval – Community Consultation 26](#_Toc527530327)

[13.2 List of Delegated Authorities – September 2018 31](#_Toc527530328)

[13.3 Monthly Financial Report – September 2018 34](#_Toc527530330)

[13.4 Monthly Investment Report – September 2018 38](#_Toc527530331)

[13.5 RFT 2018-19.06 Provision of Pavement Marking Services 40](#_Toc527530332)

[13.6 RFT 2017-18.14 Provision of Cleaning Services 43](#_Toc527530333)

[13.7 Metro West JDAP Application – (Lots 3, 4 and 5) No. 90 Stirling Highway, Nedlands – Supermarket and Six Shops 46](#_Toc527530334)

[14. Elected Members Notices of Motions of Which Previous Notice Has Been Given 47](#_Toc527530335)

[14.1 Councillor Mangano – Paving - Maisonette Car Parking Areas 47](#_Toc527530336)

[15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 27 November 2018 49](#_Toc527530337)

[16. Urgent Business Approved By the Presiding Member or By Decision 49](#_Toc527530338)

[17. Confidential Items 49](#_Toc527530339)

[17.1 Financial Assistance with Legal Fees 49](#_Toc527530340)

[Declaration of Closure 49](#_Toc527530341)

**City of Nedlands**

**Notice of an Ordinary Meeting of Council to be held in the Council Chambers, Nedlands on Tuesday 23 October 2018 at 7 pm.**

###### Council Agenda

# Declaration of Opening

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

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

# Present and Apologies and Leave Of Absence (Previously Approved)

**Leave of Absence** Councillor T P James Melvista Ward

**(Previously Approved)** Councillor K A Smyth Coastal Districts Ward

**Apologies** None as at distribution of this agenda.

**Disclaimer**

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

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

# Public Question Time

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

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

# Addresses by Members of the Public

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

# Requests for Leave of Absence

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

# Petitions

Petitions to be tabled at this point.

# Disclosures of Financial Interest

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

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

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

# Disclosures of Interests Affecting Impartiality

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

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

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

“With regard to …… the matter in item x….. I disclose that I have an association with the applicant (or person seeking a decision). 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.

# 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.

# Confirmation of Minutes

## Ordinary Council Meeting 25 September 2018

The Minutes of the Ordinary Council Meeting held 25 September 2018 are to be confirmed.

# Announcements of the Presiding Member without discussion

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

# Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

# Matters for Which the Meeting May Be Closed

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

# Divisional reports and minutes of Council committees and administrative liaison working groups

## Minutes of Council Committees

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

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

**Arts Committee 1 October 2018**

Circulated to Councillors on 11 October 2018

**Council Committee 9 October 2018**

Circulated to Councillors on 12 October 2018

**Note: As far as possible all the following reports under items 12.2, 12.3, 12.4 and 12.5 will be moved en-bloc and only the exceptions (items which Councillors wish to amend) will be discussed.**

## Planning & Development Report No’s PD48.18 to PD55.18 (copy attached)

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

|  |  |
| --- | --- |
| **PD48.18** | **No. 3 Whitfeld Street, Floreat – Proposed Single Dwelling** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Plunkett Homes |
| **Landowner** | Y Chew and S Etherington |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA2018/24 |
| **Previous Item** | Item PD26.18 – June 2018 |
| **Delegation** | Council has been requested by the SAT to reconsider its decision pursuant to Section 31(1) of the SAT Act 2004. |
| **Attachments** | 1. Photographs of the subject property |

**Committee Recommendation / Recommendation to Committee**

**Pursuant to Section 31(1) of the *State Administrative Tribunal Act 2004 (WA)*, Council approves the development application with amended plans received on 6 September 2018 for a proposed single dwelling at (Lot 222) No. 3 Whitfeld Street, Floreat, subject to the following conditions and advice notes:**

1. **The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
2. **All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite.**
3. **All footings and structures shall be constructed wholly inside the site boundaries of the property’s Certificate of Title.**
4. **The parapet wall being finished to a professional standard within 14 days of the proposed development’s practicable completion and be maintained thereafter by the landowner to the City’s satisfaction.**
5. **All visual privacy screens (fencing) to Major Openings and Unenclosed Active Habitable Spaces as shown on the approved plans, shall prevent overlooking in accordance with the visual privacy requirements of the *Residential Design Codes 2018*. The fencing shall be installed prior to the development’s practicable completion and remain in place permanently, unless otherwise approved by the City.**

**Advice Notes specific to this approval:**

1. **All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m3 for every 80m2 of calculated surface area of the development.**
2. **All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved under the Nature Strip Development approval.**
3. **Any development in the nature-strip (verge), including footpaths, will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City’s Technical Services department, prior to construction commencing.**
4. **All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.**
5. **The landowner is advised that all mechanical equipment (e.g. air-conditioner,) is required to comply with the Environmental Protection (Noise) Regulations 1997, in relation to noise.**
6. **A separate development application is required to be submitted to and approved by the City prior to erecting any fencing within the street setback area(s) which is not compliant with the deemed-to-comply provisions of the Residential Design Codes, and/or erecting any further fencing behind the primary street setback area which is more than 1.8m in height above natural ground level.**
7. **Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.**

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

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

1. **The existing retaining wall on the adjoining portion of Council’s verge and the redundant crossover(s) shall be removed and the nature-strip (verge) reinstated to the City’s satisfaction.**
2. **This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.**

|  |  |
| --- | --- |
| **PD49.18** | **No. 29 Leon Road, Dalkeith – Proposed Alterations to Approved Single Dwelling** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Giorgi Architects and Builders |
| **Landowner** | R and L Atkinson |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA18/28996 |
| **Previous Item** | Nil. |
| **Delegation** | In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to objections being received. |
| **Attachments** | 1. Photograph showing the rear portion of the subject property |

**Committee Recommendation / Recommendation to Committee**

**Council approves the development application dated 17 May 2018with amended plans received 7 August 2018for alterations (a balcony and enlarged outbuilding) to the single dwelling at (Lot 256) No. 29 Leon Road, Dalkeith, subject to the following conditions and advice:**

1. **The development shall always comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
2. **This development approval only pertains to the proposed balcony and outbuilding (garage).**
3. **The previous development approval (DA2017/242, dated 22 January 2018), conditions and advice notes there-in, remain in effect. This excludes the plans approved as part of the previous development application for the dwelling.**

**Advice Notes specific to this proposal:**

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

|  |  |
| --- | --- |
| **PD50.18** | **No. 71 Bruce Street, Nedlands – Proposed Single Dwelling** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Dasco Building Group |
| **Landowner** | T Ha |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA18/28555 |
| **Previous Item** | Nil. |
| **Delegation** | In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to an objection being received. |
| **Attachments** | 1. Photographs taken on the subject property |

**PLEASE NOTE**

Following the Committee Meeting on 9 October 2018 amended plans were submitted which now show the proposed development fully complying with the deemed-to-comply provisions of the R-Codes.

Therefore, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* this item no longer requires development approval, only a building permit.

**Committee Recommendation / Recommendation to Committee**

**Council approves the development application dated 24 April 2018, with amended plans received on 8 October 2018, for a proposed single dwelling at (Lot 545) No. 71 Bruce Street, Nedlands, subject to the following conditions and advice notes:**

1. **The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
2. **All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.**
3. **All footings and structures to fences and the parapet wall shall be constructed wholly inside the site boundaries of the property’s Certificate of Title.**

**Advice Notes specific to this approval:**

1. **Stormwater to be contained on site by draining to soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. All downpipes from guttering shall be connected to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, at least 1.8m from the boundary of the block. Soak-wells shall be a minimum capacity of 1.0m3 for every 80m2 of calculated surface area of the development.**
2. **The redundant crossover(s) shall be removed and the nature-strip (verge) reinstated to the City’s satisfaction.**
3. **Any development in the nature-strip (verge), including footpaths, will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City’s Technical Services department, prior to construction commencing.**
4. **All street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved under the Nature Strip Development approval.**
5. **Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.**

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

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

1. **A separate development application is required to be submitted to and approved by the City prior to erecting any fencing within the street setback area(s) which is not compliant with the deemed-to-comply provisions of the Residential Design Codes, and/or erecting any fencing behind the primary street setback area which is more than 1.8m in height above natural ground level.**
2. **All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.**
3. **This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.**

|  |  |
| --- | --- |
| **PD51.18** | **No. 82 Stanley Street, Nedlands – Additions (Ancillary Accommodation and Decking) to Existing Single House** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Australian Renovation Group Pty Ltd |
| **Landowner** | A Vonic |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA18/29307 |
| **Previous Item** | Nil. |
| **Delegation** | In accordance with Clause 6.7.1a) of the City’s Instrument of Delegation, Council is required to determine the application due to objections being received. |
| **Attachments** | 1. Site Photographs |

**Committee Recommendation**

**Council does not approve the development application.**

Recommendation to Committee

Council approves the development application dated 1 June 2018with amended plans received 10 July 2018 and 28 August 2018to construct ancillary accommodation and decking at (Lot 689) No. 82 Stanley Street, Nedlands subject to the following conditions and advice:

1. The development shall always comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
2. This development approval only pertains to the proposed ancillary accommodation and decking.
3. All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite.

4. The ancillary accommodation building shall be occupied only by persons related to the occupiers of the main dwelling.

5. The landowner shall execute and provide to the City a notification pursuant to section 70A of the *Transfer of Land Act 1893*, to be registered on the title to the land as notification to prospective purchasers that the use of the ancillary accommodation is subject to the restriction set out in this approval. The full costs of the notification shall be borne by the landowner; and this condition shall be fulfilled prior to the lodgement of a Building Permit application.

Advice Notes specific to this proposal:

1. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m3 for every 80m2 of calculated surface area of the development.
2. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
3. The applicant is advised to consult the City’s Visual and Acoustic Privacy Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner) such that noise, vibration and visual impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours.

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

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

1. The swimming pool shall be kept dry during the construction period. Alternatively, the water shall be maintained to a quality which prevents mosquitoes from breeding.
2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.

|  |  |
| --- | --- |
| **PD52.18** | **No. 82 Williams Road, Nedlands – Additions to Single House** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Mr J Schulyta |
| **Landowner** | Ms M R Lawson |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA18/29767 |
| **Previous Item** | Nil. |
| **Delegation** | In accordance with the City’s Instrument of Delegation, Council is required to determine the application when refusal is recommended, and discretion exists for Council to approve the variations under the City’s TPS2 and/or the R-Codes. |
| **Attachments** | 1. Site Photographs |

**Committee Recommendation**

**Council approves the development application to construct additions to the existing single dwelling at (Lot 505) No. 82 Williams Road, Nedlands, received on 03 July 2018 with amended plans received 27 July and 03 August 2018 subject to the following conditions and advice:**

1. **The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.**
2. **This development approval only pertains to the proposed secondary street fencing, patio, decking and outbuilding additions to the existing single house.**
3. **The parapet wall being finished to a professional standard within 14 days of the proposed development’s practicable completion and be maintained thereafter by the landowner to the City’s satisfaction.**
4. **All footings and structures to decking, fencing and parapet walls, shall be constructed wholly inside the site boundaries of the property’s Certificate of Title.**
5. **All stormwater from the development, which includes permeable and non-permeable areas shall be contained onsite.**

**Advice Notes specific to this proposal:**

1. **Dividing fencing which is less than 1.8m in height is exempt from requiring development approval. A separate development application is required to be submitted to and approved by the City prior to erecting any fencing within the street setback area(s) which is not compliant with the deemed-to-comply provisions of the Residential Design Codes, and/or erecting any fencing behind the primary street setback area which is more than 1.8m in height above natural ground level.**
2. **All crossovers to the street(s) shall be constructed to the Council’s Crossover Specifications and the applicant / landowner to obtain levels for crossovers from the Council’s Infrastructure Services under supervision onsite, prior to commencement of works.**
3. **The redundant crossover(s) shall be removed and the nature-strip (verge) reinstated to the City’s satisfaction.**
4. **Any development in the nature-strip (verge), including footpaths, will require a Nature-Strip Development Application (NSDA) to be lodged with, and approved by, the City’s Technical Services department, prior to construction commencing.**
5. **All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 20-year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m3 for every 80m2 of calculated surface area of the development.**
6. **Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.**

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

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

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

Recommendation to Committee

Council refuses the development application to construct Additions to an existing Single Dwelling at (Lot 505) No. 82 Williams Road, Nedlands, received 03 July 2018 with amended plans dated 27 July and 03 August 2018, for the following reasons:

1. The development will adversely affect the amenity of the local area as the proposed outbuilding will reduce the secondary street setback within a streetscape which has an established and consistent minimum setback of 1.5m.
2. The proposal does not satisfy the design principles stipulated under clause 5.1.2 (Street setbacks) of the Residential Design Codes due to the nil setback proposed within an established streetscape which has a minimum 1.5m secondary street setbacks provided.
3. The proposal does not satisfy the design principles stipulated under clause 5.2.5 (Sight lines) of the Residential Design Codes due to the reduced setback of the outbuilding compromising safe sightlines at the proposed vehicle access point.
4. The proposal does not satisfy provisions (m), (n) and (s) of Clause 67 within the Planning and Development (Local Planning Schemes) Regulations 2015, as the reduced setback to the outbuilding compromises the streetscape amenity, character and vehicle access safety, setting an undesirable precedent within the streetscape.

|  |  |
| --- | --- |
| **PD53.18** | **Mt Claremont North-East Structure Plan Investigation** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Previous Item** | OCM 26 June 2018 – 14.4 |
| **Attachments** | 1. Structure Plan Flowchart 2. Mt Claremont North-East Landowners and Management Orders Map 3. Mt Claremont North-East Zoning Map 4. Christ Church Playing Fields ODP Map 5. John XXIII College ODP Map 6. Mt Claremont Sports Precinct Structure Plan Map – Option 1 7. Mt Claremont Sports Precinct Structure Plan Map – Option 2 8. Mt Claremont Bus Depot Map 9. Waste Water Treatment Buffer Plan 10. John XXIII Depot Plan 11. Water Corporation and Western Power Easements Map |

**Committee Recommendation**

**Council approves:**

1. **the preparation of a Project Plan and Community Engagement Strategy by the City’s Administration. This is required for the City to explore options for future development and planning for the Mt Claremont North-East area; and**
2. **the study area boundary be extended north up Brockway to Underwood Avenue proceeding to Stephenson Avenue.**

Recommendation to Committee

Council approves the preparation of a Project Plan and Community Engagement Strategy by the City’s Administration. This is to follow the resolution of Local Planning Scheme No. 3 by the Minister for Planning and is required for the City to explore options for future development and planning for the Mt Claremont North-East area.

|  |  |
| --- | --- |
| **PD54.18** | **Municipal Inventory** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Previous Item** | PD23.18 – OCM 22 May 2018 |
| **Attachments** | 1. Proposed Municipal Inventory |

**Committee Recommendation / Recommendation to Committee**

**Council adopts the proposed Municipal Inventory (Attachment 1).**

|  |  |
| --- | --- |
| **PD55.18** | **RFT 2018-19.01 - Natural Area Maintenance and Services** |
|  | |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Attachments** | Nil. |

**Committee Recommendation / Recommendation to Committee**

**Council**

1. **Agrees to award tender no. 2018-19.01 to Green Skills Inc. for the provision of natural area maintenance and services, as per the schedule of rates and additional price information submitted; and**
2. **Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

## Technical Services Report No’s TS21.18 to TS22.18 (copy attached)

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

|  |
| --- |
| **TS21.18 Loch Street Parking Prohibitions** |

|  |  |
| --- | --- |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | James Cresswell – Manager Infrastructure Services |
| **Director** | Martyn Glover – Director Technical Services |
| **Attachments** | 1. Proposed Parking Prohibitions Drawing R-2018-49-02-0 2. Existing Parking Prohibitions Drawing R-2018-49-01-0 |

**Committee Recommendation**

**That the item be deferred for further consideration**

Recommendation to Committee

That Council approves the proposed parking prohibitions on Loch Street between Carrington Street and Bedford Street as detailed in Attachment 1 of this report.

|  |
| --- |
| **TS22.18 Boundary Roads Agreement – City of Perth** |

|  |  |
| --- | --- |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Maria Hulls, Manager Engineering Services |
| **Director** | Martyn Glover, Director Technical Services |
| **Attachments** | 1. Draft Boundary Roads Agreement – City of Nedlands and City of Perth |

**Committee Recommendation / Recommendation to Committee**

**That Council authorise the Mayor and Chief Executive Officer to sign the Memorandum of Understanding for the Boundary Road Agreement between the City of Nedlands and the City of Perth as detailed in Attachment 1 of this report.**

## Corporate & Strategy Report No’s CPS19.18 (copy attached)

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

|  |
| --- |
| **CPS19.18 List of Accounts Paid – August 2018** |

|  |  |
| --- | --- |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Vanaja Jayaraman – Manager Finance |
| **Director** | Lorraine Driscoll – Director Corporate & Strategy |
| **Attachments** | 1. Creditor Payment Listing August 2018 2. Purchasing Card Payments August 2018 (29th July – 28th August) |

**Committee Recommendation / Recommendation to Committee**

**Council receives the List of Accounts Paid for the month of August 2018** **(refer to attachments).**

# Reports by the Chief Executive Officer

## Hockey Proposal at Mt Claremont Oval – Community Consultation

|  |  |
| --- | --- |
| **Committee** | 9 October 2018 |
| **Council** | 23 October 2018 |
| **Applicant** | Westside Wolves Hockey Club |
| **CEO** | Greg Trevaskis, Chief Executive Officer |
| **Attachments** | 1. Westside Wolves Concept Plans 2. Community Engagement Plan 3. Minutes of Community Workshop |

**Committee Recommendation / Recommendation to Committee**

**Council endorses the proposed community engagement plan (Attachment 2) for Mt Claremont Oval and seeks a report to be prepared on the results of the consultation for consideration in December 2018.**

**Executive Summary**

Council at its meeting on 22 May 2018 resolved:

“*That Council offers the City’s support to the Westside Wolves Hockey Club for location of new facilities on an alternative site to the Mt Claremont Oval, with other locations to be workshopped by Council, such as the former tip site at the Mt Claremont Sporting Precinct.”*

A workshop was subsequently convened at Allen Park on 9 August 2018 with councillors and staff, Westside Wolves Hockey Club, Suburban Lions Hockey Club, other sporting user groups from Mt Claremont Oval, Mt Claremont Primary School, Hockey WA and representatives from the Department of Local Government, Sport and Cultural Industries.

Whilst a number of alternative sites were discussed at the workshop no feasible alternative could be agreed to due to: costs to rehabilitate, not available/owned by other parties or not appropriate due to location or funding. The minutes of the workshop were further considered at a Council Briefing held on 4 September 2018.

This report is now presented to determine whether the Westside Wolves Hockey Club proposal should be canvassed with residents and a wider selection of key stakeholders to assist Council in its consideration of whether the Mt Claremont site could potentially be approved for a synthetic hockey pitch. If the site is confirmed, for at least a period of time that would enable the Club to develop detailed designs, costings, secure funding and prepare a detailed business plan to support its proposal.

**Discussion/Overview**

**Background**

The City has been approached by the Westside Wolves Hockey Club to consider the potential for an artificial hockey pitch and clubrooms to be constructed on the western side of Mt Claremont Oval (refer Attachment 1).

There are currently 12 artificial pitches in metropolitan Perth and only three of these are located within the Western suburbs. Westside Wolves has nearly 1,700 members from adult hockey to minkey hockey, has been resident in the Western suburbs since 1930 and is looking for a permanent home. A previous proposal to locate a similar facility in Allen Park was unsuccessful, and the concept plan fits on a section of the Mt Claremont Oval.

The City has met with the Club, as well as other sporting groups that utilise the oval, and the general indication is that the proposal is supported providing the sporting groups can co-locate at Mt Claremont or be accommodated elsewhere in the western suburbs, or the City.

Council staff believe that the project should now be tested with the community and appropriate consultation take place. To achieve this, a community engagement plan has been developed to ensure all affected parties have an opportunity to comment on their support, or opposition, of Western Wolves locating here.

Mt Claremont Oval, located on the intersection of Alfred Road and Montgomery Avenue, is a Crown Reserve (R26102) for the purposes of recreation (refer figure 1 below). The Reserve has an area of 4.2 hectares with a grassed area of 2.3 hectares and the remainder, predominantly an escarpment containing remnant bushland. The Reserve is not over committed with mainly junior sport, some use for cricket or soccer and sports with low rental hours are the main users. The Western Wolves Hockey Club proposal covers approximately 0.9 hectares.

The oval is currently utilised by:

* Senior cricket (Western Suburbs Cricket Club and Swanbourne Cricket Club);
* Junior cricket (Claremont-Nedlands Cricket Club);
* Junior soccer (UWA-Nedlands FC);
* Grid Iron Football (Claremont Jets); and
* Mt Claremont Primary School.

The existing assets include flood lighting, a synthetic cricket pitch, cricket nets, basketball half court, children’s playground and sports change rooms.

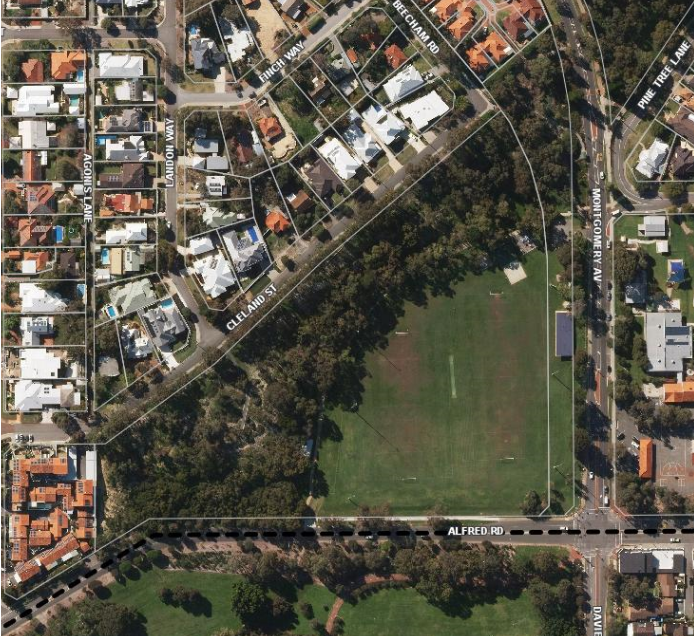


Figure 1: Mt Claremont Oval (Res 26102)

**Westside Wolves Hockey Club**

Western Australia is a significant participant and contributor to the sport of hockey in Australia and internationally. The Western Suburbs of metropolitan Perth support four established hockey Clubs. These Clubs engage in regular fixtures, the sport’s development in schools, and junior ‘Minkey’ hockey programs. Westside Wolves Hockey Club, one of the four, originated from an early established club and has been a long-term participant in premier completion divisions for both women and men.

Westside Wolves Hockey Club was formed in 1987 with the merger of the Graduates Womens Hockey Club, Cricketers Hockey Club, Old Scotch Collegians Hockey Club and the Christ Church Hockey Club. The origins of the Club go back to 1930 when Cricketers Hockey Club was established and played at the Claremont Showground.

By 1964 the Club had moved to College Park. Following the amalgamation in 1987, the Club played at College Park, Melvista Reserve, Allen Park (originally Minkey), Selby Street and at Mt Claremont Oval before most recently moving to Cresswell Park in the Town of Claremont.

The Club fields senior teams from First Grade to Veterans and has an extensive junior program at College Park which is thought to be the largest in Australia with nearly 20 local schools participating and has been running for nearly 30 years. The membership of nearly 1700 is currently made up of:

* 92 Women Fixture Players
* 168 Men Fixture Players
* 287 Boys Fixture Players
* 261 Girls Fixture Players
* 878 Minkey Players

The Club has regularly provided players for State and National teams. There are currently three men and two women in the National squads and nearly 40 representing the State over the various age groups.

**The Proposal**

In late 2017, the Administration was approached by Dr Ric Charlesworth representing Westside Wolves Hockey Club to discuss the potential for an alternative home for the Club. It was anticipated at this stage that the Allen Park option was unlikely to be successful.

The current proposal is to construct an artificial pitch and associated infrastructure in the south-west corner of Mt Claremont Oval. The Club over the past two years has developed a concept (see attachment 1) at its own cost that would fit on the site and still retain a grassed rectangular pitch for use by other sports including Mt Claremont Primary School athletics, and a grassed area for casual use. The main public access would be located at Montgomery Avenue with only service access from Alfred Road, and some of the existing infrastructure would need to be relocated e.g. cricket nets, western flood lights.

There is a recognised shortage of artificial hockey pitches in Western Australia and the Perth metropolitan area. An additional synthetic pitch at Mt Claremont will relieve pressure on the current Shenton Park facility to the benefit of other local hockey clubs.

**Key Relevant Previous Council Decisions:**

Ordinary Council Meeting - 22 May 2018 (to convene a workshop and explore possible alternative sites)

Councillor Briefing – 4th September 2018 (review Workshop Minutes 9th August 2018)

**Consultation**

On 15 December 2017 the Administration met with representatives of all the Clubs who currently tenant Mt Claremont Oval and Dr Ric Charlesworth from Westside Wolves. There was general support at the meeting for the Westside Wolves’ proposal with the following caveats:

1. Milo-in-2 cricket remain at Mt Claremont Oval;
2. Junior cricket relocate to Swanbourne Oval;
3. Junior soccer to have a new home, perhaps at McGillvray Oval or Paul Hasluck Reserve;
4. Grid Iron be retained at Mt Claremont Oval; and
5. Senior cricket be relocated to new synthetic pitch at College Park.

Dr Charlesworth has since advised that he has also met with the staff and P&C of Mt Claremont Primary School as well as a number of Councillors.

A Workshop of Council, user sporting clubs and other key stakeholders was held on 9 August 2018 to discuss the Westside Wolves proposal and hear the views of the sporting clubs, local school and interested parties.

It is proposed to undertake broader community consultation before the Council considers any potential change to operations at the oval. The Administration has prepared a Community Consultation Plan (refer Attachment 2), and this will guide the consultation process with sporting groups, park users, the school, nearby residents and the general public. It is anticipated a report on the consultation outcomes would be prepared for the Council Meeting of 18 December 2018.

**Budget/Financial Implications**

Should the project progress, all costs associated with the artificial pitch and pavilion would be met by the Westside Wolves (fundraising, possible government assistance and sponsorship funding).

Any decision by Council to undertake consultation or subsequently allocate Mt Claremont Oval as suitable for a synthetic hockey pitch does not pre-commit Council to future funding obligations for this project. The decision to assist with funding is a separate decision and will be considered on its merits, Council’s financial capacity and any other relevant considerations.

**Conclusion**

The Westside Wolves proposal has now been canvassed with Mt Claremont Oval user groups, nearby school, sporting agencies, councillors and staff. The proposed project has also received local newspaper coverage and Dr Charlesworth has attempted to personally contact any impacted sporting groups to discuss plans and options to overcome possible reservations.

However, all consultation to date has been informal and to assist Council in its consideration of the validity of setting aside Mt Claremont Oval to house a synthetic hockey pitch, a community engagement plan has been prepared to obtain formal feedback from local residents, sporting clubs, schools and other interested parties. It is therefore recommended that Council undertake an independent and structured community engagement process for report back to Council in December 2018 on the results/commentary received prior to Council considering whether to support the Westside Wolves Synthetic Pitch/Clubrooms proposal, or not.

## List of Delegated Authorities – September 2018

The attached List of Delegated Authorities for the month of September 2018 is to be received.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Date of use of delegation of authority** | **Title** | **Position exercising delegated authority** | **Act** | **Section of Act** | **Applicant / CoN / Property Owner / Other** |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **September 2018** | | | | | |
| **03/09/2018** | (APP) – DA18/28374 – 151A Rochdale Rd, Mt Claremont – Additions to Grouped Dwelling | Coordinator Statutory Planning – Andrew Bratley | City of Nedlands TPS2 | Section 6.7.1 | M A Lumley |
| **03/09/2018** | (APP) – DA18/28609 – 40 Browne Ave, Dalkeith – Additions to Single House | Coordinator Statutory Planning – Andrew Bratley | City of Nedlands TPS2 | Section 6.7.1 | D4 Designs |
| **04/09/2018** | 3018017 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Tom Hasner |
| **06/09/18** | 3032518 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Lucia Strever |
| **06/09/2018** | (APP) – DA18/29784 – 29 Haldane St, Mt Claremont – Two Storey Single House | Manager Planning – Ross Jutras-Minett | City of Nedlands TPS2 | Section 6.7.1 | The Slatter Group WA |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **07/09/2018** | (APP) – DA18/30723 – 67 Alderbury St, Floreat – Additions (Carport, Street Boundary Fencing and Rear Extension) to Single House | Manager Planning – Ross Jutras-Minett | City of Nedlands TPS2 | Section 6.7.1 | Wisespot Pty Ltd |
| **11/09/2018** | (APP) – DA18/29861 – 33 Brockman Ave, Dalkeith – Additions replacement (Carport and Sauna) to Single House | Coordinator Statutory Planning – Andrew Bratley | City of Nedlands TPS2 | Section 6.7.1 | BuildingLines Approvals |
| **12/09/2018** | (APP) – DA18/29993 – 6 Dalkeith Rd, Nedlands – Ancillary Accommodation and Single House | Manager Planning – Ross Jutras-Minett | City of Nedlands TPS2 | Section 6.7.1 | Ecologic Homes |
| **12/09/2018** | (APP) – DA18/31100 – 1 Hillway, Nedlands – Swimming Pool and Equipment Area (Amendments to DA16/001 and DA16/248 | Manager Planning – Ross Jutras-Minett | City of Nedlands TPS2 | Section 6.7.1 | Select Pools |
| **14/09/2018** | 3018178 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Lara Fine |
| **14/09/2018** | 3032522 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Deborah Savage |
| **14/09/2018** | 3030393 – Parking Infringement Withdrawal – mechanical breakdown | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Ronan Casey |
| **14/09/2018** | (APP) – DA18/30459 – 8 Finsbury Gr, Mt Claremont – Additions (Garage) Retrospective | Coordinator Statutory Planning – Andrew Bratley | City of Nedlands TPS2 | Section 6.7.1 | M Rodick & Associates |
| **17/09/2018** | (APP) – DA18/30157 – 83 Kingsway, Nedlands – Additions (Carport) to Single House | Coordinator Statutory Planning – Andrew Bratley | City of Nedlands TPS2 | Section 6.7.1 | Risbec Designs |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **19/09/2018** | 3030393 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Edward Hopkins |
| **28/09/2018** | 3035419 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Jessica Luke |
| **28/09/2018** | 3032567 – Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Jai McTaggart |
| **28/09/2018** | 3030359 - Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Robert Morgan |
| **28/09/2018** | 3035447 - Parking Infringement Withdrawal – other compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Felly Chandra |
| **28/09/2018** | 3032478 - Parking Infringement Withdrawal – vehicle breakdown | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Paige Wilson |
| **28/09/2018** | 3032204 - Parking Infringement Withdrawal – compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Stan Morgillo |
| **28/09/2018** | 3032213 - Parking Infringement Withdrawal – compassionate grounds | Manager Health & Compliance – Andrew Melville | Local Government Act 1995 | Section 9.20/6.12(1) | Margaret Cooper |

## Monthly Financial Report – September 2018

|  |  |
| --- | --- |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Vanaja Jayaraman – Manager Financial Services |
| **Director** | Lorraine Driscoll – Director Corporate & Strategy |
| **Attachments** | 1. Financial Summary (Operating) by Business Units – 30 September 2018 2. Capital Works & Acquisitions – 30 September 2018 3. Net Current Assets – 30 September 2018 4. Statement of Activity – 30 September 2018 5. Borrowings – 30 September 2018 |

**Executive Summary**

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

**Recommendation to Council**

**Council receives the Monthly Financial Report for 30 September 2018.**

**Discussion/Overview**

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

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

This report gives an overview of the revenue and expenses of the City for the month of September 2018 together with a Net Assets Statement as at 30 September 2018.

The operating revenue at the end of September 2018 was $31.11M which represents a $1.85M favourable variance compared to the year-to-date budget.

The operating expense at the end of September 2018 was $8.79M, which represents a $1.71M favourable variance compared to the year-to-date budget.

The attached Operating Statement compares “Actual” with “Budget” by Business Units. Variations from the budget of revenue and expenses by Directorates are highlighted in the following paragraphs.

**Governance**

Expenditure: Favourable variance of $ 217,313

Revenue: Unfavourable variance of $ (36,628)

The favourable expenditure variance is mainly due to savings on special projects, professional fees, ICT expenses, staff recruitment and office communication of $137k not incurred yet. Salaries, other employee expenses and staff recruitment are lower by $57k due to timing differences and will even out during the year.

The unfavourable revenue variance is due to lower revenue from Hollywood private hospital parking and WESROC.

**Corporate and Strategy**

Expenditure: Favourable variance of $ 283,472

Revenue: Favourable variance of $ 231,760

The favourable expenditure variance is mainly due to timing differences in the commencement of special projects and the use of professional services and ICT expenses of $179k. Salaries, interest and office of shared services expenses are lower by $100k due to timing differences and will even out during the year.

Favourable revenue variance is due to higher rates revenue of $210k. Year to-date rates revenue is $23.39M compared to annual budget of $23.45M.

**Community Development**

Expenditure: Favourable variance of $302,634

Revenue: Unfavourable variance of $(21,962)

The favourable expenditure variance is mainly due to expenses not expended yet for community donations of $42k, operational activities $20k and NCC of $41k, Tresillian courses fees and other library expenses of $57k. Salaries expenses is lower by $126k mainly due to delay in filling vacant positions, and timing differences.

The Unfavourable revenue variance is due to less fees & charges income from NCC and community Development of $19k.

**Planning and Development**

Expenditure: Favourable variance of $ 251,291

Revenue: Favourable variance of $ 45,281

|  |  |  |
| --- | --- | --- |
|  |  |  |

The favourable expenditure variance is mainly due to expenses not expended yet for operational activities, professional fees, others and donations of $135k. Salaries is lower by $102k mainly due to delay in filling vacant positions, and timing differences.

Small favourable revenue variance is due to higher income on planning fees & charges of $51k.

**Technical Services**

Expenditure: Favourable variance of $ 656,838

Revenue: Favourable variance of $ 1,629,428

The favourable expenditure variance is mainly due to expenses not expended yet for Building maintenance of $117k and park services of $511k.

The favourable revenue variance is due to higher revenue from upfront payment of underground power (UGP) service charge of $1.6M. The underground power revenue budget will be updated at budget review, with the confirmed figures based on owners who have elected to pay up-front or in 10-year instalments.

UGP – As at 30th September 2018, the City’s service charge, spend and borrowings since the commencement of the project is as follows:

|  |  |  |  |
| --- | --- | --- | --- |
| **Project** | **Service Charge** | **Spend** | **Borrowings** |
| Alderbury Street | $184,509 | $0.00 | $0.00 |
| West Hollywood | $2,274,731 | $5,495,228 | $2,929,192 |
| Alfred Rd & Mt Claremont | $389,530 | $674,661 | $0.00 |

**Borrowings**

At 30th September 2018, we have a balance of borrowings of $7.9 M. 2018/19 budget included borrowings of $4.4M including $2.47M for the Underground Power projects based on the assumption that 75% of the owners would opt for a 10-year loan.

However, only 23% of owners have opted for the 10-year loan, thus reducing the loan requirement for the owners’ portion of the UGP to $900k. This will reduce the borrowings for the year by $1.57M with an estimated total outstanding borrowings of $8.5M at year end compared to the budget of $10M.

**Net Current Assets Statement**

At 30 September 2018, net current assets were $26.9M compared to $2.2M as at 30 June 2018. This is mainly due to rates notices amounting to $23.1M has been issued in July for the financial year 2018/19.

**Capital Works Programme**

At the end of September, the expenditure on capital works were $1.03M with further commitments of $1.94M which is 21.4% of a total budget of $13.88M.

**Conclusion**

The statement of financial activity for the period ended 30 September 2018 indicates that operating expenses are under the year-to-date budget by 16.3% or $1.71M, while revenue is above the Budget by 6.3% or $1.84M.

**Key Relevant Previous Council Decisions:**

Nil.

**Consultation**

N/A

**Budget/Financial Implications**

As outlined in the Monthly Financial Report.

## Monthly Investment Report – September 2018

|  |  |
| --- | --- |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Vanaja Jayaraman – Manager Financial Services |
| **Director** | Lorraine Driscoll – Director Corporate & Strategy |
| **Attachments** | Investment Report for the period ended 30 September 2018 |

**Executive Summary**

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

**Recommendation to Council**

**Council receives the Investment Report for the period ended 30 September 2018.**

**Discussion/Overview**

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

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as 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 Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as 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 September 2018 the City held the following funds in investments:

Municipal Funds $ 12,550,254.11

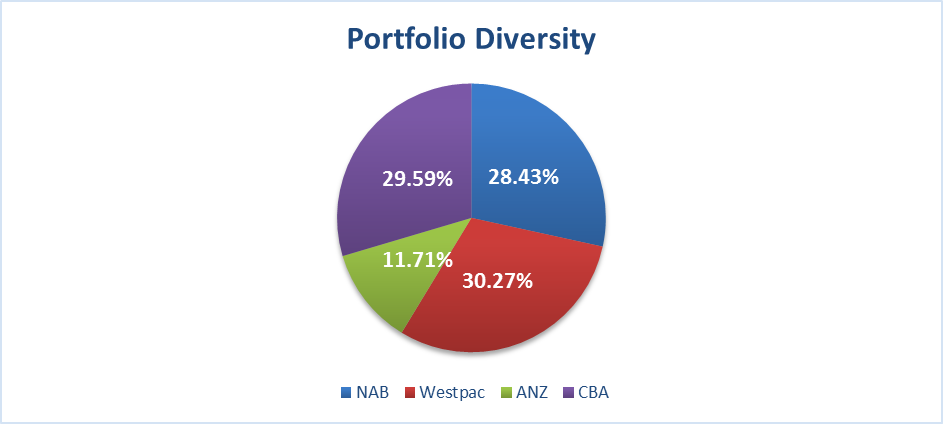
Reserve Funds $ 6,076,227.30

Total $ 18,626,481.41

The total interest earned from investments as at 30 September 2018 was $79,455.01.

The Investment Portfolio comprises holdings in the following institutions:

|  |  |  |  |
| --- | --- | --- | --- |
| **Financial Institution** | **Funds Invested** | **Interest Rate** | **Proportion of Portfolio** |
| NAB | $5,295,922.67 | 2.46% - 2.74% | 28.43% |
| Westpac | $5,638,167.47 | 2.50% - 2.81% | 30.27% |
| ANZ | $2,181,113.11 | 2.30% - 2.50% | 11.71% |
| CBA | $5,511,278.16 | 1.30% - 2.46% | 29.59% |
| **Total** | **$18,626,481.41** |  | **100.00%** |



**Conclusion**

The Investment Report is presented to Council.

**Key Relevant Previous Council Decisions:**

Nil.

**Consultation**

Required by legislation: Yes  No

Required by City of Redlands policy: Yes  No

**Budget/Financial Implications**

Investment income is steady as per budget.

## RFT 2018-19.06 Provision of Pavement Marking Services

|  |  |
| --- | --- |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Nathan Brewer – Purchasing and Tenders Coordinator |
| **Director** | Martyn Glover – Director Technical Services |
| **Attachments** | 1. Final Evaluation Scoresheet (Confidential) |

**Executive Summary**

To award the tender for the Provision of Pavement Marking Services to the City.

**Recommendation to Council**

**Council:**

**1. agrees to award tender no. 2018-19.06 to Tagsat Pty Ltd t/a Retro Roads for the Provision of Pavement Marking Services as per the schedule of rates submitted; and**

**2. authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

**Discussion/Overview**

**Tender Information**

The City of Nedlands includes a provision for pavement marking services in operational works. Expenditure on this contract is likely to exceed $150,000. Therefore, to comply with legislative requirements outlined in the Local Government Act 1995 and ensure the best value for money for the City, this service must be tendered.

Tender RFT 2018-19.06 was advertised on 30 August 2018 in the West Australian Newspaper and on www.tenderlink.com/nedlands. The tender period ended on 18 September 2018 and submitted tenders were opened by officers of the City at 2:30pm. Four (4) submissions were received by the City. Compliant tenders were received from the following companies:

1. Tagsat Pty Ltd t/a Retro Roads
2. Weston Road Systems
3. TJ Linemarking
4. Linemarking WA

The proposed term of this contract is 12 months, with the option of four (4) further 12-month extensions after successful performance reviews.

**Evaluation**

The tender was independently evaluated by three (3) City officers in accordance with the qualitative criteria specified in the tender documentation, qualitative criteria was afforded a total of 70% of the total score.

Price criteria was evaluated on a schedule of rates basis, against prices taken from the completed itemised price schedule included within the tender submissions. A price criteria score was allocated based on the best value being scored at 100% and other values scored proportionally against this price. A total of 30% weighting was allocated to the price criteria.

A confidential evaluation and recommendation report was completed and approved by the evaluation panel, Manager Engineering Services and Director Technical Services. References were sought from appropriate sources for quality assurance purposes which backed up the findings of the evaluation panel.

The final evaluation, including pricing and scoring, can be viewed in Attachment 1.

**Conclusion**

After an assessment of the submitted tenders it is proposed that the tender submission received from the contractor Tagsat Pty Ltd t/a Retro Roads be accepted.

Retro Roads demonstrated an excellent understanding of the contract requirements through an extremely thorough methodology inclusive of all stages of the contract, also giving a thorough description of their capabilities and history. They provided an extensive list of experience with contracts of a similar size and scope, including several examples of quality outcomes on similar projects with descriptions, pictures, issues faced and how they were overcome.

Retro Roads provided an excellent submission, demonstrating their capabilities clearly and showing a desire to create positive relationships with their clients. It is the opinion of the evaluation panel that the offer from Retro Roads represents the best value option to the City and it is proposed their offer be accepted.

**Key Relevant Previous Council Decisions**

Nil.

**Consultation**

Nil.

**Budget/Financial Implications**

A provision for pavement marking services is included as part of the engineering road maintenance operational budget.

## RFT 2017-18.14 Provision of Cleaning Services

|  |  |
| --- | --- |
| **Council** | 23 October 2018 |
| **Applicant** | City of Nedlands |
| **Officer** | Nathan Brewer – Purchasing and Tenders Coordinator |
| **Director** | Martyn Glover – Director Technical Services |
| **Attachments** | 1. Final Evaluation Scoresheet (Confidential) |

**Executive Summary**

To award the tender for the Provision of Cleaning Services for City buildings.

**Recommendation to Council**

**Council:**

**1. agrees to award tender no. 2017-18.14 to Charles Cleaning Service for the Provision of Cleaning Services as per the schedule of rates submitted; and**

**2. authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

**Discussion/Overview**

**Tender Information**

The City of Nedlands includes a provision for contract cleaning services to maintain the sanitary condition of the City’s buildings and amenities within operational budgets. Expenditure on this contract is likely to exceed $150,000. Therefore, to comply with legislative requirements outlined in the Local Government Act 1995 and to ensure the best value for money for the City, this service must be tendered.

Tender RFT 2017-18.14 was advertised on 25 June 2018 in the West Australian Newspaper and on www.tenderlink.com/nedlands. The tender period ended on 9 July 2018 and submitted tenders were opened by officers of the City at 2:30 pm. Seventeen (17) submissions were received by the City. Compliant tenders were received from the following companies:

1. Alpha Corporate Property Services Pty Ltd
2. ASF Cleaning Pty Ltd
3. Brigade Facilities Management Pty Ltd
4. Brightmark Group Pty Ltd
5. Cleandustrial Services Pty Ltd
6. ARA Property Services Pty Ltd
7. Charles Service Company
8. Delron Cleaning Pty Ltd
9. Iconic Property Services Pty Ltd
10. ICS Service Solutions
11. JCA Property Management Pty Ltd ta JCA Corporate Cleaning
12. Mission Impossible Cleaning Pty Ltd
13. Office Cleaning Experts ta OCE Corporate Cleaning
14. Presidential Facility Services Pty Ltd
15. The Trustee for Panich Family Trust TA DMC Cleaning
16. Pickwick Group Pty Ltd ATF The Pickwick Cleaning Services Unit Trust
17. Wilson Property Services Pty Ltd.

The proposed term of this contract is 12 months, with the option of four 12-month extensions after a successful performance review.

**Evaluation**

The tender was independently evaluated by three (3) City officers in accordance with the qualitative criteria specified in the tender documentation. Qualitative criteria was afforded a total of 70% of the total score.

Price criteria was evaluated on a schedule of rates basis, against prices based on the completed itemised price schedule included within the tender submissions. A price criteria score was allocated based on the best value being scored at 100% and other values scored proportionally against this price. A total of 30% weighting was allocated to the price criteria.

A confidential evaluation and recommendation report was completed and approved by the evaluation panel, Manager Engineering Services and Director Technical Services. References were sought from appropriate sources for quality assurance purposes which backed up the findings of the evaluation panel.

The final evaluation, including pricing and scoring, can be viewed in Attachment 1 (Confidential) – RFT 2017-18.14 Provision of Cleaning Services Final Evaluation.

**Conclusion**

After an assessment of the submitted tenders it is proposed that the tender submission received from the contractor Charles Service Company be accepted.

Charles Service Company (CSC) held the cleaning services contract with the City from 2007-2014 and are therefore familiar with the Council buildings and the scope of work. CSC provided a detailed methodology which, along with their previous relationship with the City, demonstrated a thorough understanding of the contract requirements. They have a highly experienced management team with dedicated roles for this request and a large number of permanent cleaning staff at their disposal.

While Charles Service Company did not achieve the highest score in the evaluation process for both qualitative and quantitative assessment, they have demonstrated themselves, in tandem with universally positive professional references, capable of completing the required scope of works to a high standard at an acceptable price and consequently it is recommended their offer is accepted.

**Key Relevant Previous Council Decisions:**

None.

**Consultation**

Not required.

**Budget/Financial Implications**

A provision for cleaning services is included as part of the Building Maintenance operational budget. The proposed cost of this offer is within the allocated budget.

## Metro West JDAP Application – (Lots 3, 4 and 5) No. 90 Stirling Highway, Nedlands – Supermarket and Six Shops

|  |  |
| --- | --- |
| **Council** | 23 October 2018 |
| **Applicant** | Urbis Pty Ltd |
| **Landowner** | ALDI Foods Pty Ltd |
| **Director** | Peter Mickleson – Director Planning & Development |
| **Reference** | DA18/29611  DAP/18/01444 |
| **Previous Item** | Nil. |
| **Attachments** | 1. Responsible Authority Report and attachments |

1. **Executive Summary**

In accordance with the Planning and Development (Development Assessment Panels) Regulations 2011, Administration is required to provide a Responsible Authority Report (RAR) to the Joint Development Assessment Panel (JDAP). Council views can also be submitted as a separate submission. The purpose of this report is to obtain Council’s submission.

The development consists of the following:

* An Aldi supermarket with a retail floor space of 1,213sqm.
* A 347sqm storage area at the rear of the supermarket.
* Office and staff facilities 60sqm in area.
* A gross leasable area of 624sqm for additional shop tenancies fronting Florence Road and Stirling Highway which are proposed to be independent of the supermarket.
* A basement car park containing 90 bays, including 2 disabled bays.
* Vehicle access to the property being proposed to be from Florence Road.
* Soft and hard landscaping.
* Wall and pylon signage associated with the proposed supermarket.

The RAR outlines the proposal in detail (see attachment 1)

1. **Recommendation to Council**

**Council recommends to the Metropolitan West Joint Development Assessment Panel that the application (reference DAP/18/01444) for a supermarket and 6 shops at (Lots 3, 4 and 5) No. 90 Stirling Highway, Nedlands, be refused for the reasons contained in the Responsible Authority Report (dated 5 October 2018).**

# Elected Members Notices of Motions of Which Previous Notice Has Been Given

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

## Councillor Mangano – Paving - Maisonette Car Parking Areas

On the 3 October 2018 Councillor Mangano gave notice of his intention to move the following at this meeting.

**Council:**

1. **Supports proceeding with the repaving of the Maisonettes car parking areas;**
2. **Defers the replacement of the garages pending a workshop consideration of the issue in the context of the intended or contemplated future of the Maisonettes;**
3. **If considered necessary, requests an independent engineering report be obtained to determine if the garages are structurally sound or could be repaired for minimal cost; and**
4. **Be provided with a summary by financial year of all costs and incomes associated with the Maisonettes site.**

Administration Comment

The Maisonettes was originally constructed in 1934 and was partly refurbished in 2012. A feature of the refurbishment was to provide a laundry space for each unit removing the communal laundry area attached to the garages which is now discarded and unusable. It is noted that although the residence is heritage listed, the garages are not.

It has been identified and acknowledged that there is a lack of storage and security for Tenant’s vehicles, there is also a need for a dedicated clothes line and bin storage area. Current clothes lines positions offer no privacy and are dangerously close to cars moving between the two properties. The individual garage bays are cramped at 3m x 5m making it difficult to enter or exit your vehicle or even fit the vehicle in the garage.

The garages are now beyond their service life and don’t meet today’s design standards. They offer limited service to the Tenants and most tenants park at the front of their assigned garage. Revenue if also effected by the condition of the garages and storage.

A recent inspection by the City’s engineers and building maintenance staff identified structural issues including:

* + - Structural cracks on supporting walls;
    - Rising damp has weakened the bed joints on lower brick courses;
    - Bag finish render is cracked and drumming, that is has delaminated from the brickwork;
    - External brickwork is fretting and needs repointing;
    - Subsiding foundations; and
    - Floor surface is cracked and uneven.

This was originally identified in 2013 and subsequently Council approved development of designs to replace the garages the following financial year. The project has not progressed in the interim due to competing priorities until now when Council approved $152,000 plus on costs for the replacement of the garages and asphalt surfacing of the car park in the 2018/19 budget. It is however possible that with remedial treatment, the garages will continue to remain standing however they are still too small to park most contemporary vehicles. Therefore, from the Administration’s perspective, there is no requirement for further structural assessment.

In terms of the construction schedule, the car park surfacing is always last on the schedule, therefore it makes no sense to carry this part of the project out before a decision on the replacement of the garages.

# Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 27 November 2018

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

Notices of motion for consideration at the Council Meeting to be held on 27 November 2018 to be tabled at this point in accordance with Clause 3.9(2) of Council’s Local Law Relating to Standing Orders.

# Urgent Business Approved By the Presiding Member or By Decision

Any urgent business to be considered at this point.

# Confidential Items

## Financial Assistance with Legal Fees

Confidential report circulated separately to Councillors.

# Declaration of Closure

There being no further business, the Presiding Member will declare the meeting closed.