



City of Nedlands

Minutes

Council Meeting

24 August 2021

Attention

These Minutes are subject to confirmation.

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

Table of Contents

Declaration of Opening	4
Present and Apologies and Leave of Absence (Previously Approved)	4
1. Public Question Time	5
2. Addresses by Members of the Public.....	5
3. Requests for Leave of Absence	5
4. Petitions	6
4.1 Miss Florence Long – Nedlands Primary – Save the Trees in Nedlands	6
5. Disclosures of Financial / Proximity Interest.....	6
6. Disclosures of Interests Affecting Impartiality.....	6
6.1 Councillor Smyth – 13.7- Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands	6
6.2 Councillor Bennett – 13.7- Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands	7
7. Declarations by Council Members That They Have Not Given Due Consideration to Papers.....	7
8. Confirmation of Minutes	7
8.1 Ordinary Council Meeting 27 July 2021	7
8.2 Special Council Meeting 1 July 2021	7
9. Announcements of the Presiding Member without discussion	8
10. Members announcements without discussion.....	9
10.1 Councillor Smyth	9
10.2 Councillor Mangano	11
11. Matters for Which the Meeting May Be Closed	11
12. Divisional reports and minutes of Council Committees and administrative liaison working groups.....	11
12.1 Minutes of Council Committees	11
12.2 Planning & Development Report No's PD27.21 (copy attached).....	13
PD27.21 Reconsideration of Planning Application – No. 37 Strickland Street, Mount Claremont – Holiday House (Short Term Accommodation).....	13
12.3 Community Services & Development & Report No CSD08.21 (copy attached).....	17
CSD08.21 CSRFF Applications: Nedlands Tennis Club & Claremont Junior Football Club	17
13. Reports by the Chief Executive Officer	19
13.1 Review of Assignment of House Numbers Council Policy and Graffiti Management Council Policy	19
13.2 City of Nedlands Election Caretaker Policy.....	22
13.3 Street Trees Council Policy Review	26
13.4 Monthly Financial Report – July 2021	30
13.5 Monthly Investment Report – July 2021	35
13.6 List of Accounts Paid – July 2021	38
13.7 Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands.....	41

14.	Council Members Notices of Motions of Which Previous Notice Has Been Given.....	48
14.1	Councillor Smyth – Draining Infrastructure.....	48
15.	Council Members notices of motion given at the meeting for consideration at the following ordinary meeting on 28 September 2021.....	51
15.1	Councillor Horley – Allen Park A Class Recreation Reserve.....	51
15.2	Councillor Coghlan – Local Planning Policy – Primary Controls for Apartment Developments	52
15.3	Councillor Smyth – Lot 500 Montgomery Drive Mt Claremont – Care and Protection of remnant bushland (Reserve R43379).....	53
16.	Urgent Business Approved By the Presiding Member or By Decision	54
17.	Confidential Items	54
	Declaration of Closure	54

City of Nedlands

Minutes of an Ordinary Meeting of Council held in the Council Chambers, Nedlands and livestreamed on Tuesday 24 August 2021 at 7 pm.

Declaration of Opening

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

Present and Apologies and Leave of Absence (Previously Approved)

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

Staff	Mr W R Parker	Chief Executive Officer
	Mr E K Herne	Director Corporate & Strategy
	Mr T G Free	Director Planning & Development
	Mr A D Melville	Acting Technical Services
	Ms M E Granich	Executive Manager Community
	Mrs N M Ceric	Executive Officer

Public There were 18 members of the public present and 0 online.

Press Nil.

Leave of Absence (Previously Approved) Nil.

Apologies Nil

Disclaimer

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

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

1. Public Question Time

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

Nil.

2. Addresses by Members of the Public

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

Mrs Helen Chatfield, Strickland Street, Mt Claremont PD27.21
(spoke in opposition to the recommendation)

Mr Brown, Strickland Street, Mt Claremont PD27.21
(spoke in opposition to the recommendation)

Mr Neil Croker, Kingsway, Nedlands CSD08.21
(spoke in support of the recommendation)

Mr Mark Vonic, Claremont Junior Football Club CSD08.21
(spoke in support of the recommendation)

Ms Margaret Brophy, Stanley Street, Nedlands Item 13.7
(spoke in opposition to the recommendation)

Ms Mei Lai Luy, Webster Street, Nedlands Item 13.7
(spoke in opposition to the recommendation)

3. Requests for Leave of Absence

Nil.

4. Petitions

Petitions to be tabled at this point.

4.1 Miss Florence Long – Nedlands Primary – Save the Trees in Nedlands

The Presiding Member table a petition on behalf of Miss Florence Long and 192 other students from Nedlands Primary requesting that Council save the trees in Nedlands when in-fill developments occur, and the clearing of blocks is resulting in trees being removed.

Moved – Councillor Tyson
Seconded – Councillor Bennett

That Council receive the petition.

CARRIED UNANIMOUSLY 12/-

5. Disclosures of Financial / Proximity Interest

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

There were no disclosures of financial interest.

6. Disclosures of Interests Affecting Impartiality

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

6.1 Councillor Smyth – 13.7- Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands

Councillor Smyth disclosed an impartiality interest in Item 13.7 - Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands. Councillor Smyth disclosed that she is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for September 2021. As a consequence, there may be a perception that my impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Smyth advised she would not stay in the room and debate the item or vote on the matter. Please Note that although not participating in the debate Councillor Smyth intended to listen to Public Questions and Addresses as she believe this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

6.2 Councillor Bennett – 13.7- Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands

Councillor Bennett disclosed an impartiality interest in Item 13.7 - Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands. Councillor Bennett disclosed that he is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for September 2021. As a consequence, there may be a perception that his impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Bennett advised he would not stay in the room and debate the item or vote on the matter. Please Note that although not participating in the debate Councillor Bennett intended to listen to Public Questions and Addresses as he believe this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

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

Nil.

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 27 July 2021

Moved – Councillor Senathirajah
Seconded – Councillor Wetherall

The Minutes of the Ordinary Council Meeting held 27 July 2021 be confirmed.

CARRIED UNANIMOUSLY 12/-

8.2 Special Council Meeting 1 July 2021

Moved – Councillor Hodsdon
Seconded – Councillor McManus

The Minutes of the Special Council Meeting held 1 July 2021 be confirmed.

CARRIED UNANIMOUSLY 12/-

9. **Announcements of the Presiding Member without discussion**

The Presiding Member gave the following announcement:

Well greetings friends,

1. Just 60 days in the job, I am extremely proud we have together removed the smoldering agenda of sale city assets – now off the table.

Also, the rate freeze. Thank you Councillors. There is so much optimism in the community. It is greatly appreciated.

It's been a busy time.

2. I have been meeting so many people. I say hello to everyone, I ask them what's your name, do you live in the city, what's your hobby, what keeps you busy...I have learnt so much. There is an incredible array of people, QC's, scientists, award winning architects, tech leaders, medical leaders, sport leaders, former heads of the property council, heads of the engineering council. They are the most incredible people, our people our the brightest of the right and the kindest of the kind – they are our best asset.

3. Of the Meetings of note

I have met with the Vice Chancellor of UWA, Prof Amit Chakha – who is keen to support the city.

Together with the acting CEO, there was a tour of the new ED department at the largest Private hospital in Australia, bigger than Charlie and Fiona Stanley, Hollywood Private Hospital. Established a working relationship with the CEO, Peter Mott. This asset is in the middle of our city- and we are so fortunate,

Met with Dr Katrina Stratton, the MLA for Nedlands. We discussed underground power, among other matters. Th meeting was a success and the communication between local and state government is now open.

Met the people behind the safe active street to learn a greater understanding as to why and how it came into being, Met wonderful women at Miss Annie's, and the ladies behind the Floreat Toy Library, as well as Romaine from PRROC. There is a major focus on early childhood education, long term benefits, exciting to see this being a strong point in the city.

Down at the Swanbourne Nedlands Surf Club, Mr John Oldfield been a member there since 1945, looking for more people to join to the club. I will be one of them. Swanbourne to Cottesloe swim, all be a part of. Lets hope the sharks are not biting this day. On the day launched the Cygnet 9 and 10, two great looking surf boats. I also spoke with them about the loss of

beach. For every 1 cm sea level rise the club will lose 1 m of beach – this will be a challenge for our city moving forward.

My personal quest and mission for a Park Connector Network in the City continues - this is a green super highway for the people. I presented this to council over a year ago. In order to make this happen, I have met with Woodside and Shell, Hon Ian Campbell, in order to link it to the children's bridge in Kings Park. Spoken to the dept of transport- need to build underpasses. They asked for the cars? I said no for the people. Need to build a city for the people in a garden – not for the cars!

4. Conclusion

Chatting to everyone I met, everyone has a story, it reminded me – something I already knew. We live in the most magnificent part of the world. The city of Nedlands is the best of the best. The people potential here is quite simply unrivalled.

In light of this, I call on all councillors to do their absolute best, and this is for me also, to bring my A game to every council meeting. This is the window into our great city- Imperative, this council meeting runs smoothly, deliver the business of the day with professionalism and acumen.

With the right plan, vision, and leadership from all of us and the executive team, we can and will become one of the greatest cities in the country.

Thank you.

10. Members announcements without discussion

10.1 Councillor Smyth

Councillor Smyth provided the following list of events she had attending during July & August 2021

WALGA Central Metropolitan Zone Meeting – 19 August 2021 at 6:00pm at the Town of Cambridge, 1 Bold Park Drive, Floreat WA

Agenda & Minutes available on WALGA website <https://walga.asn.au/About-WALGA/Structure/Zones/Central-Metropolitan-Zone.aspx>

Mayor Fiona Argyle, CEO Bill Parker also attended.

Lake Claremont Advisory Committee meeting – 12 August 2021 at 8:00am at the Town of Claremont

Agenda & Minutes available on Town of Claremont website <https://www.claremont.wa.gov.au/Council/Committee-and-Council-Meetings>

Attended with social distancing. Councillor Bennett also attended.

SSSI Digital Twin Seminar – 5 August 2021 at 3:00am at Main Roads WA
Presentations included:

- City of Perth's Digital Twin Journey Shervin Family, City of Perth.
- Logistics Digital Exploration Dominique Thatcher, Fremantle Ports.
- Information Twin - Challenging the Status Quo Anwar Lowther, Aurecon.
- Towards a 3D Cadastral System for WA Murray Dolling, Landgate.

Precinct Planning Sessions

- Broadway Precinct CRG Workshop #1 – Thursday 5 August 2021 – 6.00pm – 8.00pm at Acorn Room, Guild Village at the University of Western Australia
- Broadway Precinct CRG Workshop #2 – Saturday 21 August 2021 – 9.30am – 2pm at Acorn Room, Guild Village at the University of Western Australia
- Nedlands Stirling Highway Activity Corridor SRG Workshop #2 - Saturday 7 August 2021 - 9:30am - 1:30pm at the Banksia Room, Mt Claremont Community Centre
- Waratah Village Precinct CRG Workshop #1 - Monday 21 June 2021 – 6.00pm – 8.00pm at Banskia Room - Mt Claremont Community Centre
- Waratah Village Precinct CRG Workshop #2 - Saturday 17 July 2021 - 9.30am – 1.30pm at Banskia Room - Mt Claremont Community Centre
- Waratah Village Precinct CRG Workshop #3 - Monday 2 August 2021 from 6pm-8pm at Banskia Room - Mt Claremont Community Centre

DAP Meetings (x1)

Metro Inner North JDAP meeting #99 – 20 August 2021 at 9:00am at the City of Nedlands Council Chambers, 71 Stirling Highway, Nedlands to determine the following applications:

Attended in person with Councillor Coghlan.

Lot 551 (119A) Broadway, Nedlands

Mixed Use Development – 15 Multiple Dwellings with office & consulting rooms. The RAR Council & Officer recommendation for a 90-day deferral was moved CARRIED 4/1

And

Lot 684 (135) Broadway, Nedlands

Change of Use from Mixed Use Development (20 Serviced Apartments, 8 Multiple Dwellings and Café) to 16 Multiple Dwellings.

The RAR recommendation for refusal of the Form 2 type application due to a substantial change under clause 17(1)(c) was moved with modifications* and CARRIED 5/-

10.2 Councillor Mangano

Councillor Mangano referred to a letter to the Post on Page 20 of last week's Post Newspaper and also the previous week, showing Planning Minister Rita Saffiotti and Paul Blackburne of Blackburne and Chris Palandri of Multiplex at a turning of the sod ceremony at Blackburne's apartment development in Claremont, which has many negative impacts on the amenity of the neighbouring residents.

Councillor Mangano advised he would like to know how much money Blackburne and Multiplex have donated to the Labor Party either directly or indirectly.

The attendance of the Minister of these types of events shows why the planning system in Western Australia is broken. Councillor Mangano doubted extremely that the Minister would attend a meeting of the affected residents if they requested one.

11. Matters for Which the Meeting May Be Closed

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

Nil.

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

12.1 Minutes of Council Committees

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

Moved – Councillor Coghlan
Seconded – Councillor Wetherall

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

Confidential CEO Recruitment & Selection Committee 9 August 2021
Unconfirmed, Circulated to Councillors on 18 August 2021

CARRIED UNANIMOUSLY 12/-

Moved – Councillor Tyson
Seconded – Councillor Senathirajah

Council Committee

10 August 2021

Unconfirmed, Circulated to Councillors on 18 August 2021

CARRIED UNANIMOUSLY 12/-

Note: As far as possible all the following reports under items 12.2, 12.3, and 13.1 will be moved en-bloc and only the exceptions (items which Council Members wish to amend) will be discussed.

En Bloc

Moved - Councillor Hodsdon
Seconded – Councillor Horley

That all Committee Recommendations relating to Reports under items 12.2, 12.3, and 13.1 with the exception of Report Nos. PD27.21 are adopted en bloc.

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

12.2 Planning & Development Report No's PD27.21 (copy attached)

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

PD27.21	Reconsideration of Planning Application – No. 37 Strickland Street, Mount Claremont – Holiday House (Short Term Accommodation)
Committee	10 August 2021
Council	24 August 2021
Applicant	David Joseph
Landowner	D Joseph and C Joseph
Director	Tony Free – Director Planning & Development
Employee Disclosure under section 5.70 Local Government Act 1995	<p>The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.</p> <p>There is no financial or personal relationship between City staff and the proponents or their consultants.</p> <p>Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia</p>
Report Type Quasi-Judicial	When Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications and other decisions that may be appealable to the State Administrative Tribunal.
Reference	DA20-48595
Previous Item	Nil
Delegation	In accordance with the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	<ol style="list-style-type: none"> 1. Extract of 23 March 2021 OCM – Agenda containing report with recommendation to Council 2. Extract of 23 March 2021 OCM – Minutes
Confidential Attachments	<ol style="list-style-type: none"> 1. Plans 2. Updated Management Plan

Moved – Councillor McManus
Seconded – Councillor Wetherall

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

Councillor Bennett left the meeting at 7.58 pm and returned at 8pm.

Lost 5/7

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

Regulation 11(da) – Council agreed that the Management Plan did not meet the Policy Objective of the City of Nedlands Short Term Accommodation Local Planning Policy.

Moved – Councillor Smyth
Seconded – Councillor Tyson

Council Resolution

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

- 1. The proposal is not compatible or complimentary with the adjoining residential development and is contrary to an objective of the Residential zone under the Scheme;**
- 2. The proposal does not comply with Clause 67(2)(n)(iii) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is not in keeping with the amenity of the locality, including the social impacts of the development;**
- 3. The proposal would have a detrimental impact on the existing residential amenity and character of the immediate low density residential area; and**
- 4. The Management Plan proposed does not meet the Policy Objective of the City of Nedlands Short Term Accommodation Local Planning Policy as the short term accommodation does not maintain a high standard of amenity for the surrounding neighbourhood through the management controls.**

CARRIED 7/5
(Against: Mayor Argyle Crs. McManus
Hodsdon Wetherall & Senathirajah)

Committee Recommendation

In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, Council approves the development application received on 27 May 2020 for a Holiday House at Lot 96 (No. 37) Strickland Street, Mount Claremont, subject to the following conditions:

1. This approval is for a Holiday House. Development shall be in accordance with the land use as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
2. The approval period for the Holiday House will expire 6 months from the date of this approval.
3. The Management Plan date stamped 9 July 2021 forms part of this approval and is to be complied with at all times to the City's satisfaction.
4. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
5. The proposed use complying with the Holiday House definition stipulated under the City's Local Planning Scheme No. 3.
6. A maximum of six (6) guests are permitted on the reside at the Holiday House at any one time.
7. Each booking for the Holiday House must be for a minimum stay of 2 consecutive nights.
8. A maximum of two (2) guest vehicles for guests of the Holiday House are permitted on the premises at any one time.

Recommendation to Committee

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

1. The proposal is not compatible or complimentary with the adjoining residential development and is contrary to an objective of the Residential zone under the Scheme;

2. The proposal does not comply with Clause 67(2)(n)(iii) of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 as the development is not in keeping with the amenity of the locality, including the social impacts of the development and
3. The proposal would have a detrimental impact on the existing residential amenity and character of the immediate low density residential area.

12.3 Community Services & Development & Report No CSD08.21 (copy attached)

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

CSD08.21	CSRFF Applications: Nedlands Tennis Club & Claremont Junior Football Club
-----------------	--

Committee	10 August 2021
Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the <i>Local Government Act 1995</i>	Nil
Officer	Marion Granich - Executive Manager Community
Attachments	Nil.
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Hodsdon

Seconded – Councillor Horley

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

**CARRIED EN BLOC 11/1
(Against: Cr. Mangano)**

Council Resolution / Committee Recommendation

Council:

- 1. advises the Department of Local Government, Sport and Cultural Industries that it has ranked and rated the applications to the current Community Sport and Recreation Facilities Fund Small Grant Round as follows:**
 - a. Nedlands Tennis Club - Upgrade Synthetic Grass Courts to Hard Surface & Upgrade Lighting to LED: Well Planned and Needed by Applicant (B Rating); and**

- b. Claremont Junior Football Club - Equipment Storage Shed: Well Planned and Needed by Applicant (B Rating);**
- 2. endorses the Nedlands Tennis Club application and the Claremont Junior Football Club application to Department of Local Government, Sport and Cultural Industries, conditional on:**
 - a. all necessary statutory approvals are obtained by the applicants; and**
 - b. the projects receive DLGSC funding;**
- 3. approves a grant of \$59,534 (ex GST) to the Nedlands Tennis Club for its Upgrade of 2 Grass Courts to Hard Surface and Lighting Upgrade to LED project;**
- 4. approves a grant of \$6,000 (ex GST) to the Claremont Junior Football Club for its storage shed project.**

Recommendation to Committee

Council:

1. advises the Department of Local Government, Sport and Cultural Industries that it has ranked and rated the applications to the current Community Sport and Recreation Facilities Fund Small Grant Round as follows:
 - a. Nedlands Tennis Club - Upgrade Synthetic Grass Courts to Hard Surface & Upgrade Lighting to LED: Well Planned and Needed by Applicant (B Rating); and
 - b. Claremont Junior Football Club - Equipment Storage Shed: Not Recommended (F Rating);
2. endorses the Nedlands Tennis Club 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 DLGSC funding; and
3. approves a grant of \$59,534 (ex GST) to the Nedlands Tennis Club for its Upgrade of 2 Grass Courts to Hard Surface and Lighting Upgrade to LED project.

13. Reports by the Chief Executive Officer

13.1 Review of Assignment of House Numbers Council Policy and Graffiti Management Council Policy

Committee	10 August 2021
Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
CEO	Bill Parker
Attachments	1. Assignment of House Numbers 2. Graffiti Management
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Hodsdon
Seconded – Councillor Horley

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

**CARRIED EN BLOC 11/1
(Against: Cr. Mangano)**

Council Resolution / Committee Recommendation / Recommendation to Council

Council adopts the following Council Policies:

- 1. Assignment of House Numbers Council Policy (attachment 1); and**
- 2. Graffiti Management Policy (attachment 2).**

Executive Summary

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

Discussion/Overview

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

The procedure for policy reviews is as follows:

- Policies will be reviewed and updated by relevant staff with any amendments due to changes in any Legislation, Local Laws, Regulations etc. and recommendations made to the Executive Management Team;
- Staff recommendations are reviewed by the Executive Management Team and the CEO and amended as required and recommendations made to Council;
- Where there are major amendments to existing policies these policies are then presented at a Councillor Briefing for discussion prior to presentation to Council;
- Where a number of policies have common themes, these policies may be combined to establish a new policy. Redundant and old policies will be revoked where they are substantially changed, and a new replacement policy will be presented at a Councillor Briefing for discussion prior to presentation to Council; and
- Administration may at times recommend a policy be revoked with no Council Policy to replace it. This may occur when it has been identified that the policy is operational or covered under legislation and/or the responsibility of the Chief Executive Officer.

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

Assignment of House Numbers Council Policy

This policy has been reviewed by the relevant staff, Executive Management Team and the Chief Executive Officer and only two minor changes are recommended (as showed in track changes in attachment 1). The first change being the removal of the reference to KFA (Key Focus Areas) in the Strategic Community Plan as these are no longer listed in the City's current Strategic Community Plan and also the removal of the remove of the Manager Building Services and replacing with Director Planning & Development.

Graffiti Management Council Policy

This policy has been reviewed by the relevant staff, Executive Management Team and the Chief Executive Officer and only two minor changes are recommended (as showed in track changes in attachment 2). The first change being the removal of the reference to KFA (Key Focus Areas) in the Strategic Community Plan as these are no longer listed in the City's current Strategic Community Plan and other minor changes as tracked for clearer understanding of intent and what can be done under this policy.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Council Policies with only minor changes are reviewed by relevant staff followed by the Executive Management Team and then referred to Council requesting feedback to ascertain whether a Council Member Workshop is required.

The Assignment of House Numbers Council Policy and Graffiti Management Council Policy was circulated to Council Members via email on the 26 June 2021 requesting feedback by Friday 2 July 2021.

As only a few minor questions were received from 2 council members it was concluded that a workshop was not required, and the policies could proceed to a Council Meeting for formal review and adoption.

Budget/Financial Implications

Nil.

Conclusion

The Council Policies listed in this report have been reviewed and are now presented to Council for formal review in accordance with the Review of Policies Council Policy and are recommended for adoption with minor changes.

Assignment of House Numbers

Status	Council
Responsible Division	Planning and Development
Objective	To ensure proper and orderly property addressing.

Deleted: KFA Natural and Built Environment

Context

Council supports the proper and orderly addressing of properties for both street addressing and postal addressing purposes, to ensure efficiency in property identification and to maintain orderly addressing throughout the City. This is achieved through reference to Australia New Zealand Standard for addressing (AS/NZS 4819:2011) and liaison with Landgate, as well as consultation with property owners where necessary.

Statement

House numbers will be assigned according to the following:

- a. Lots created within an established street which have previously been numbered, shall be assigned a whole number if available, but where this is not available, an (a) shall be assigned to the lot whose driveway next follows the consecutive numbering, a (b) shall be assigned to the lot whose driveway next follows the consecutive numbering;
- b. Where an existing lot is subdivided in to two or more lots, the owner has the option to retain the original number for one lot, and subsequent lots shall be numbered in accordance with the provisions of this policy;
- c. Where a new subdivision creates more than one new lot, street numbers shall be assigned in accordance with AS/NZS 4819:2011;
- d. When it is found that an existing street numbering is causing problems for deliveries of mail or goods, the Chief Executive Officer will seek unanimous agreement of affected persons and adjust the numbering to remove the problem. When agreement cannot be achieved the matter shall be determined by the CEO;
- e. Should an owner of a corner lot request a street number in the secondary street, this may be assigned if a whole number is available. A suffix to a number assigned to an adjoining house shall not be assigned without the written consent of the adjoining property's owner;
- f. Where changes to street numbers are proposed, priority will be given to allowing existing residents to retain their existing street numbers where possible; and
- g. Where a property is determined to require a secondary address for purposes of ease of identification, the City will allocate such an address in accordance with the provisions of this policy.



The Chief Executive Officer or **Director Planning & Development**, may write to or advise persons where street numbers issued are not readily legible or displayed requiring them to provide an adequate size numeral not less than 75mm high and fix it in a prominent place, preferably near the street boundary and entry to the property.

Deleted: Manager Building Services

The City assigns street numbering with the objective of efficient property identification by emergency services, postal delivery, utility authorities and general public in locating and identifying a property. Any other basis for a change to street numbering, such as superstition, religious and cultural beliefs are considered to have little relevance in assigning street numbering. To consider other bases may derogate from the objective of public interest for efficient property identification.

Related documentation

Nil.

Related Local Law/legislation

Nil.

Related delegation

Nil.

Review History

18 December 2018 (Report CPS23.18)
20 December 2016 (Report CPS33.16)
24 September 2013 (Report CPS28.13)



Related Local Law/legislation

Section 65 Police Act 1998

Related delegation

Nil.

Review History

22 March 2016 (CPS09.16)

28 April 2015 (CPS10.15)

28 February 2012 (Report CM12.12)

13.2 City of Nedlands Election Caretaker Policy

Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
CEO	Bill Parker, Chief Executive Officer
Attachments	1. City of Nedlands Election Caretaker Policy
Confidential Attachments	Nil.

Regulation 11(da) – Council agreed that it was too close to an election and wanted more time to consider the policy.

Moved – Councillor Wetherall

Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

Lost 5/7

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

Recommendation to Council

That Council adopt the City of Nedlands Election Caretaker Policy, as per attachment 1.

Executive Summary

This Policy establishes protocols for the purpose of avoiding actual and perceived advantage or disadvantage to a candidate in a Local Government Election, using public resources or decisions made by the Council or administration on behalf of the City of Nedlands during the period immediately prior to an election.

The draft Policy (attachment 1) proposed for adoption by Council will ensure that certain types of decisions to be taken, or actions to be made cannot be construed to be for the “benefit” of council members renominating for Council.

Similarly, it will ensure that the public roles and duties of the Mayor, or Deputy Mayor, when acting) cannot be construed to be advantageous, if nominating for election.

The draft Policy will require some careful planning by the CEO to ensure major expenditures or decisions of a certain type are not made (or needed to be made) during the caretaker period - although there are provisions for such matters to be addressed if urgent to do so.

The draft policy is proposed to apply to Council Members and Employees during a 'Caretaker Period' relevant to:

- Decisions made by the Council
- Decisions made under delegated authority
- Decisions made administratively
- Promotional materials published by the City of Nedlands
- Discretionary community consultation
- Events and functions, held by the City of Nedlands or other organisations
- Use of the City of Nedlands' resources
- Access to information held by the City of Nedlands.

It also introduces the concept of Significant Expenditure and a Significant Local Government Decision – both matters which will be avoided during the caretaker period.

If circumstances arise that necessitate consideration and determination of such matters then the Policy sets out a process for Council, or the CEO to be able to do so.

There will be a need for Council and the CEO to carefully evaluate and “avoid” upcoming matters that may require determination and implementation during the caretaker period.

Similarly, events and functions arranged by the City will need to be carefully thought through to ensure there is no perception that council members are being favoured with high media profiles or major expenditure decisions in the lead up an election.

There are some key issues for Council to address including:

- whether the Policy should only apply to ordinary elections, or ALL elections
- the amounts of expenditure that will be the specified amounts for “Significant”

In addition, the draft Policy proposes careful management of media statements and inquiries, where the Mayor is a candidate for election, ‘temporary editing’ of council member profiles at the City website to ensure no ‘political’ or ‘policy’ statements are being promoted by the City, as its website and careful management of access to, and use of the City’s social media.

Discussion/Overview

Background

Several years ago, when the review of the Local Government Act 1995 commenced, and several discussion papers were released it was indicated that local governments would be required to make and adopt an election caretaker policy.

To date this requirement has not been formalised in legislation but many local governments have already moved to make and adopt such a Policy.

In advance of the October 2021 ordinary local government elections, it is timely for Council to consider the adoption of an election caretaker policy.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Consideration given to approaches taken by other local governments in guiding drafting of proposed Policy.

Strategic Implications

How well does it fit with our strategic direction?

The introduction of this Policy aligns with the 'Great Governance and Civic Leadership' value as outlined within the Strategic Community Plan.

Who benefits?

The broader community will benefit from improved levels of transparency.

Does it involve a tolerable risk?

The new Policy will mitigate the risk associated with significant decisions being made during the caretaker period.

Do we have the information we need?

A number of local governments have introduced similar policies. The City has reviewed the incorporated elements from other local governments.

Does this affect any CEO Key Result Areas?

N/A

Budget/Financial Implications

No specific financial implications arise from the adoption of the draft Policy; however, care and planning will need to occur in the lead up to local government elections to ensure the Policy is not contravened in relation to types of decisions.

Conclusion

It is timely for the City to make and implement an election caretaker policy to ensure avoiding actual and perceived advantage or disadvantage to a candidate in a Local Government Election, using public resources or decisions made by the Council or administration on behalf of the City of Nedlands during the period immediately prior to an election.

Election Caretaker Policy

Status	Council
Responsible Division	Corporate & Strategy
Objective	To establish protocols for the purpose of avoiding actual and perceived advantage or disadvantage to a candidate in a Local Government Election, using public resources or decisions made by the Council or administration on behalf of the City of Nedlands during the period immediately prior to an election.

Context

This Policy applies to Council Members and employees during a 'Caretaker Period' relevant to:

- Decisions made by the Council,
- Decisions made under delegated authority,
- Decisions made administratively,
- Promotional materials published by the City of Nedlands,
- Discretionary community consultation,
- Events and functions, held by the City of Nedlands or other organisations,
- Use of the City of Nedlands' resources,
- Access to information held by the City of Nedlands.

Definitions

'Caretaker Period' means the period prior to an Election Day, specifically being the period from the close of nominations (37 days prior to the Election Day in accordance with s.4.49(a) of the Local Government Act 1995) until 6.00pm on Election Day.

'Caretaker Protocol' means the practices or procedures prescribed in this Policy.

'CEO' means the Chief Executive Officer of the City of Nedlands.

"Code of Conduct" means the Code of Conduct for Council Members, Committee Members and Candidates for Election, and the Code of Conduct for Employees

'Election Day' means the day fixed under the Local Government Act 1995 for the holding of any poll needed for an election. For the purposes of this Policy, 'Election Day' meaning generally excludes an Extraordinary Election Day unless otherwise specified in this Policy.

'Electoral Material' includes any advertisement, handbill, pamphlet, notice, letter, email, social media post or article that is intended or calculated to affect an Election Day result, but does not include:

- An advertisement in a newspaper announcing the holding of a meeting (s.4.87(3) of the Local Government Act 1995); or
- Any materials exempted under Regulation 78 of the Local Government (Elections) Regulations 1997; or
- Any materials produced by the City of Nedlands relating to the election process by way of information, education or publicity, or materials produced by or on behalf of the Returning Officer for the purposes of conducting an election.

'Events and Functions' including gatherings for the purpose of discussion, review, acknowledgement, communication, consultation, celebration or promotion, of any matter relevant to the City of Nedlands and / or its stakeholders and may take the form of conferences, workshops, forums, launches, promotional activities, social occasions such as dinners and receptions, including gatherings coordinated or facilitated by the City of Nedlands or an external entity.

'Extraordinary Circumstances' including a circumstance that requires the Council to make or announce a Significant Local Government Decision during the Caretaker Period because, in the CEO's opinion, delaying the decision or announcement to occur after the Caretaker Period has reasonable potential to:

- (a) incur or increase legal, financial and/or reputational risk; or
- (b) cause detriment to the strategic objectives of the City of Nedlands

'Significant Local Government Decision' includes any decision:

- (a) Relating to the employment, remuneration or termination of the CEO or any other designated Senior Employee [s.5.37], other than a decision to appoint an Acting CEO, or suspend the current CEO (in accordance with the terms of their Contract of Employment and the CEO Standards adopted by the City of Nedlands), pending the Election Day result, BUT not including the commencement and progressing of a process to recruit a CEO – that is the City may commence, and progress the process of appointing a CEO, but no decision may be taken to appoint, based on any recommendation of a Committee, appointed for that purpose, during the Caretaker Period)
- (b) Relating to the City of Nedlands entering a sponsorship arrangement with a total City of Nedlands contribution that would constitute Significant Expenditure, unless the Council resolved "in principle" support for the sponsorship prior to the Caretaker Period taking effect and sufficient funds are allocated in the Annual Budget,
- (c) Relating to the City of Nedlands entering a commercial enterprise as defined by s3.59 of the Local Government Act 1995,

Commented [st1]: as proposed at Council Member workshop

- (d) That would commit the City of Nedlands to Significant Expenditure or actions that, in the CEO's opinion, are significant to the Local Government operations, strategic objectives and / or will have significant impact on the community,
- (e) To prepare a report, initiated by the Administration, a Council Member, candidate, or member of the public that, in the CEO's opinion, may be perceived as or is an election campaign issue,
- (f) Initiated through a Notice of Motion by a Council Member, where the effect of that motion will change the status quo or, in the CEO's opinion, may be relevant to the circumstances described in sub-clauses (a) to (e) above.
- (g) That adopts a new, or significantly changes an existing, policy, service or service level that incurs Significant Expenditure, unless the decision is necessary to comply with legislation.
- (h) That initiates or adopts a new Local Planning Scheme, amendment to a Local Planning Scheme or Planning Policy.
- (i) Significant Local Government Decision does NOT include any decision necessary in response to an Emergency, either declared by the State or Federal Government or by the City of Nedlands in accordance with s.6.8(1)(c) of the Local Government Act 1995.

'Public Consultation' includes a process which involves an invitation to individuals, groups, organisations, or the wider community to provide comment on a matter, proposed action or proposed policy which may be perceived as or is an electoral / campaign issue but does not include statutory consultation / submission periods prescribed in a written law.

'Significant Expenditure' means expenditure of \$250,000.

Statement

1. Caretaker Period Protocols - Decision Making

The CEO will ensure that:

- (a) At least 30-days prior to a Caretaker Period, the CEO will advise Council Members and employees in writing of the dates that the Caretaker Period commences and concludes.
- (b) Candidates are provided with a copy of this Policy at the time of their nomination for election, to ensure their awareness of the protocols and equitable access requirements.

1.1 Scheduling Significant Local Government Decisions

1. During a Caretaker Period, unless Extraordinary Circumstances apply, the CEO will reasonably ensure that:
 - (a) Council or Committee Agenda, do not include reports and / or recommendations that constitute Significant Local Government Decisions; and
 - (b) Council Forums, Workshops or Briefings, do not list for discussions matters that relate to Significant Local Government Decisions.
2. The CEO shall reasonably ensure that, unless Extraordinary Circumstances apply, Significant Local Government Decisions are either:
 - (a) Considered by the Council prior to the Caretaker Period; or
 - (b) Scheduled for determination by the incoming Council.
3. The CEO shall reasonably ensure that, unless Extraordinary Circumstances apply, Delegated Authority from the Council to the CEO or a Committee is not exercised where the exercise of that delegated authority relates to a Significant Local Government Decision or an election campaign issue.

1.2 Council Reports Electoral Caretaker Period Policy Statement

1.2.1 Extraordinary Circumstances

1. Council Reports

Where, during a Caretaker Period, the CEO determines that Extraordinary Circumstances apply, the CEO may submit a report on a Significant Local Government Decision for Council's consideration, subject to the report including:

- (a) Details, if applicable, of options for what aspects of the decision are necessary to be made within the Caretaker Period and what aspects may be deferred until after the Caretaker Period.
- (b) An Electoral Caretaker Period Policy Statement, which details why Extraordinary Circumstances apply.



2. Council Forums, Workshops or Briefings

Where, during a Caretaker Period, the CEO determines that Extraordinary Circumstances apply, the CEO may include matters relating to a Significant Local Government Decision for Council Member discussion at Council Forums, Workshops or Briefings.

The CEO is required to provide Council with advice as to why Exceptional Circumstances apply. Details of this advice is to be retained, with the Forum, Workshop or Briefing notes, as a Local Government record.

1.3 Managing CEO Employment

This Policy prohibits Significant Local Government Decisions relating to the employment, remuneration or termination of the CEO during a Caretaker Period BUT not including the commencement and progressing of a process to recruit a CEO – that is the City may commence, and progress the process of appointing a CEO, but no decision may be taken to appoint, based on any recommendation of a Committee, appointed for that purpose, during the Caretaker Period).

Commented [st2]: as proposed at Council Member workshop

The Council is however required to fulfil its obligations as the CEO's employer regardless of a Caretaker Period. Therefore, during a Caretaker Period:

1. The Council may consider and determine:
 - (a) CEO's leave applications, or where appropriate, the Mayor may do so,
 - (b) appoint an Acting CEO, where necessary, and in accordance with the City's Policy on the appointment of an ACEO,
 - (c) suspend the current CEO, where appropriate and in accordance with the terms of their contract.
2. The Council may commence and progress a process to review the performance of the CEO, during a Caretaker Period but no decision may be taken by Council, based on any recommendation of a Committee, appointed for that purpose, during the Caretaker Period).
3. All such decisions must be in accordance the CEO Standards and related Policies.

Commented [st3]: as proposed at Council Member workshop

Commented [st4]: proposed at Council Member workshop

1.4 Delegated Authority Decision Making in Extraordinary Circumstances

During a Caretaker Period, Employees who have Delegated Authority are required to consider if a proposed delegated authority decision may relate, or be subsidiary, to a Significant Local Government Decision or election campaign issue and if so, refer the matter to the CEO for review and consideration in accordance with clause 1.1(3) above.

2. Caretaker Period Protocols – Candidates

Candidates, including Council Members who have nominated for re-election, relevant to an Election Day or Extraordinary Election Day, shall be provided with equitable access to the City of Nedlands's public information in accordance with s.5.94 of the Local Government Act 1995.

The CEO shall ensure that assistance and advice provided to candidates as part of the conduct of the election is provided equally to all candidates.

Council Members nominating for re-election, may access information and assistance regarding the City of Nedlands's operations and Council matters during a Caretaker Period, but only to the extent necessary to perform their role as a Councillor and limited to matters currently relevant to the City of Nedlands [refer s.5.92 of the Local Government Act 1995].

All election process enquiries from Candidates, including Council Members who have nominated for re-election, will be directed to the Returning Officer, or where the matter is outside the responsibility of the Returning Officer, to the CEO.

2.1 Candidate Requests on behalf of Electors, Residents or Ratepayers

Where a Candidate, including Council Members who have nominated for re-election, requires the assistance of the Administration to respond to a request made by an Elector, Resident or Ratepayer, then the Administration will provide the response directly to the requesting Elector, Resident or Ratepayer and will also advise the candidate of the outcome.

2.2 Candidate Campaign Electoral Materials

Candidates, including Council Members who have nominated for re-election, should note that the City of Nedlands's official crest or logo may not be used in campaign Electoral Materials without the express permission of the City of Nedlands.



2.3 Candidate attendance at Meetings

To ensure equitable access to information about Council's decision making during a Caretaker Period, the CEO shall ensure that Candidates, who are not sitting Council Members, are advised of Ordinary and Special Council Meetings (if open to the public) called and convened during a Caretaker Period; providing each Candidate with a copy of the meeting agenda at the time it is distributed to Council Members.

For the purposes of transparency and the benefit of the public gallery, Candidates are requested to identify themselves as an election candidate prior to asking a question or making a statement at a Council or Committee meeting.

3. Council Member Caretaker Period Protocols

3.1 Access to Information and Advice

During a Caretaker Period all Council Members will scrupulously avoid using or accessing City of Nedlands information, resources or employee resources and expertise for the purpose of gaining electoral advantage or disadvantage relevant to their own candidacy or any other person's candidacy [refer s.5.93 of the Local Government Act 1995].

During a Caretaker Period, all Council Member requests for information and advice from the City of Nedlands will be reviewed by the CEO and where the subject of the information or advice is considered as relating to an election campaign issue, the CEO will either make a determination, or refer the request for Council's determination, as to if the information or advice is / is not to be provided, including if information is provided to one candidate, or if that information is also to be provided to all candidates (i.e. including candidates who are not current Council Members).

3.2 Media and Publicity

During a Caretaker Period, all Council Member requests for media advice or assistance, including Council Members who have nominated for re-election, will be referred to the CEO for review.

The CEO will only authorise Council Member access to media advice or assistance where, in the CEO's opinion, the subject matter is relevant to the City of Nedlands's objectives or operations and is not related to an election campaign purpose or issue or to the Council Member's candidacy or the candidacy of another person.



3.3 Council Member Business Cards, City of Nedlands Printed Materials

Council Members must ensure that City of Nedlands business cards and Local Government printed materials are only used for purposes associated with their role as a Councillor, in accordance with s2.10 of the Local Government Act 1995.

Council Members are prohibited from using City of Nedlands business cards or printed materials at any time, including times outside a Caretaker Period, for any election campaign purpose, either in support of their own candidacy or the candidacy of another person.

3.4 Council Member Participation in Events and Functions

During a Caretaker Period Council Members may continue to fulfil their role through attendance at events and functions hosted by external bodies.

3.5 Council Member Delegates to External Organisations

At any time, including times outside of a Caretaker Period, Council Members who are the Council's appointed delegate to an external organisation, must not use their attendance at an external organisation's meeting, event or function for any purpose associated with an election campaign purpose, including recruiting campaign assistance or to promote their own candidacy or the candidacy of another person.

3.6 Council Member Addresses / Speeches

Excluding the Mayor and Deputy Mayor, when fulfilling their functions prescribed in s2.8 and 2.9 of the Local Government Act 1995, Council Members who have nominated for re-election, shall not be permitted to make speeches, or addresses during a Caretaker Period at events or functions organised or sponsored by the City of Nedlands unless expressly authorised by the CEO.

Where the Mayor has nominated for election, the Mayor, Deputy Mayor and CEO shall consider options for dealing with media inquiries and making media statements during the caretaker period.

In any case, the Mayor, Deputy Mayor and Council Members are prohibited from using an official speech or address during a Caretaker Period to promote an election campaign purpose.

3.7 Council Member Misuse of Local Government Resources

A Council Member who uses City of Nedlands resources for the purpose of persuading electors to vote in a particular way may be a "misuse of Local



Government resources” and may be breach of the Council Code of Conduct, Local Government Act, or Regulations.

This prohibition on misuse of Local Government Resources for electoral purposes always applies and is not only applicable to a Caretaker Period.

For clarity, Local Government resources includes, but is not limited to employee time or expertise, City of Nedlands provided equipment, information and communication technologies, stationery, hospitality, images, communications, services, reimbursements, and allowances provided by the City of Nedlands.

4. City of Nedlands Publicity, Promotional and Civic Activities

Publicity campaigns and promotional activities during a Caretaker Period may be undertaken only for the purposes of:

- (a) Promoting City of Nedlands services and activities, where such promotion does not relate to an electoral campaign issue and would otherwise be undertaken as part of normal operations; and,
- (b) Conducting the Election and promoting Elector participation in the Election.

All other, publicity and promotional activities of City of Nedlands initiatives will be, where reasonably practicable, avoided during the Caretaker Period, including the announcement of Significant Local Government Decisions, made prior to the commencement of a Caretaker Period, or proposed to be made after a Caretaker Period.

The CEO may determine if Exceptional Circumstances apply and if a Significant Local Government Decision announcement is necessary during a Caretaker Period.

4.1 Civic Events and Functions

The City of Nedlands will avoid the scheduling of Civic Events and Functions during a Caretaker Period, which may give rise to any actual or perceived electoral advantage to Council Members who have nominated for re-election.

Where the City of Nedlands is required to schedule a Civic Event or Function during a Caretaker Period at which Council Members would usually be invited, then all Candidates will also be invited to attend and will be acknowledged as candidates immediately following any acknowledgement provided to Council Members.

For example, Candidates will be introduced at the function immediately following the introduction of Council Members.

4.2 City of Nedlands Publications and Communications

All City of Nedlands publications and communications distributed during a Caretaker Period must not include content that:

- (a) may, or be perceived to, persuade voting in an election; or
- (b) is specific to a candidate or candidates, to the exclusion of other candidates,
- (c) draws focus to or promotes a matter which is a Significant Local Government Decision, or which is an electoral campaign issue.

All City of Nedlands publications and communications proposed to occur immediately prior to, throughout or during, a Caretaker Period must be reviewed and approved by the CEO prior to publication or distribution.

4.3 City of Nedlands Website and Social Media Content

1. During the Caretaker Period, this Policy applies to content proposed for publication on the City of Nedlands's website and social media channels.

Website and social media content regarding Council Members will be limited to: Council Member names, contact details, membership of committees and Council appointments as City of Nedlands Delegates on external committees and organisations however, all other biographical information related to a sitting Council Member who is also a candidate will be removed from public access for the duration of the Caretaker Period.

The Candidate Election Profiles prescribed in s.4.49(b) Local Government Act 1995, may also be published on the City of Nedlands's website and social media.

2. Website and social media content, published prior to a Caretaker Period, will not be subject to this Policy.
3. New website or social media content which relates to Significant Local Government Decisions or election campaign issues will not be published during a Caretaker Period unless Exceptional Circumstances apply.
4. Content posted by the public, candidates, or Council Members on the City of Nedlands's social media channels, which is perceived as candidate election campaign material or promotes a candidate or candidates will be removed.

4.4 Community Consultation

The City of Nedlands will not undertake planned community consultation during a Caretaker Period if the consultation relates to a Significant Local Government Decision or potentially contentious election campaign issue.

Related documentation

Nil.

Related Local Law / Legislation

s4.87, 5.93 and 5.103 Local Government Act 1995, City of Nedlands Code of Conduct for Council Members, Committee Members and Candidates for Election, City of Nedlands Code of Conduct for Employees.

Related delegation

Nil

Review History

Adopted by Council xxxxx

13.3 Street Trees Council Policy Review

Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 of the Local Government Act 1995	Nil
Director	Andrew Melville – Acting Director Technical Services
Attachments	1. Draft Revised Street Trees Policy 2. Draft Revised “Approved Street Trees Species List”
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Bennett
Seconded – Councillor Tyson

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

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council:

- 1. acknowledges the draft revised Street Trees Policy and Approved Street Trees Species List; and**
- 2. approves advertising the draft revised Street Trees Policy as per attachment 1 and Approved Street Trees Species List as per attachment 2 for public comment.**

Executive Summary

All Council policies are required to be reviewed regularly and approved by Council. At its meetings on 23 March 2021 and 22 June 2021, Council resolved for the Street Trees Policy to be reviewed and updated taking in consideration the volunteer community working groups draft revised policy. This report presents the revised Policy to Council and seeks approval to advertise the draft Policy for public comment in accordance with Council’s previous resolutions.

Voting Requirement

Simple Majority.

Discussion/Overview

Background

Council's Street Trees Policy was last updated on 27 October 2015. The City has experienced an increase in development on private land in the ensuing period, particularly since the gazettal of Local Planning Scheme 3 (LPS 3) on 16 April 2019. The extent of the increase in development in recent times has resulted in loss of tree canopy cover on private land and impacted preservation of existing street trees.

Foreshadowing the implementation of LPS 3, Council adopted the Urban Forest Strategy (Strategy) on 27 November 2018. A key component of the Strategy is management of the City's public tree assets. Of note, the Strategy has identified the future importance the City's public tree assets, inclusive of street trees. Public tree assets will play an increasingly significant role in maintaining the City's urban forest canopy cover and resultant quality living environment. Having identified the importance that the City's street trees play in preserving many inherent benefits to the community, the revised Policy endeavors to strengthen protections and expansion of the City's street tree assets.

Key Relevant Previous Council Decisions:

- Ordinary Council Meeting 23 March 2021 – Item 14.1, Notice of Motion – Councillor Poliwka - Street Tree Council Policy

“Council Resolution

Council instructs the CEO to:

1. review and update the Council's Street Trees Policy (last updated in October 2015);
2. take into consideration the draft revised Street Trees Policy (Attachment 1) prepared by a volunteer community working group, as part of the update; and
3. present the updated Street Trees Policy to Council in May 2021 for approval to advertise for public comment.”

- Ordinary Council Meeting 22 June 2021 – Item 12.3, Report TS11.21

“Council Resolution

Council requests the CEO to ensure that the previous resolutions of Council regarding review of the "Street Tree Policy" and review of the directly associated "Preferred Street Tree Species List" are to be honoured by arranging a meeting in July attended by the relevant administration staff, any interested Council members, Prof Hans Lambers and a delegation from Nedlands Tree Canopy Advocates so that amendments to this policy and associated list can be prepared to advertise for public comment ready for final approval by Council at the August 2021 Council meetings.”

Consultation

In accordance with Council’s resolution of 22 June 2021, the relevant Administration staff met on 3 August 2021 with interested Councillors, Prof. Hans Lambers and delegates from the Nedlands Tree Canopy Advocates. Based on outcomes arising from this meeting, the revised Policy and Approved Street Trees Species List (Street Trees List) was presented to Councillors to seek feedback at a briefing session held on 3 August 2021. Following the Councillor feedback session, it has now been prepared for Council approval in order for the Administration to advertise the draft Policy for public comment.

Strategic Implications

The draft revised Policy seeks to align with the strategic priorities contained within the Strategic Community Plan – Nedlands 2028. These priorities include protection of the City’s quality living environment through providing, retaining, and maintaining public trees in streets and on reserves to at least maintain the urban forest canopy.

Budget/Financial Implications

Council provides funding for the planting and maintenance of street trees within the City’s annual operational budget. Currently, the annual operational budget provides for planting of approximately 500 street trees per annum and funding to cover a basic level of service for maintaining the City’s existing street trees. If adopted, the revised Policy and Street Trees List should not materially impact operational budgets in the short term. In the longer term, the City expects there to be budget implications associated with managing an increased number of street trees.

Conclusion

The revised Policy and Street Trees List is presented for approval to advertise for public comment following input from key stakeholders. Proposed amendments to the current Policy seek to highlight and enhance the future role that the City's street tree assets will play in maintaining the quality living environment within the City.

Street Trees

Status	Council
Responsible Division	Technical Services
Objective	To define Council's approach to the provision and management of street trees within the City of Nedlands.

Context

The City's community obtains tremendous benefits from its urban forest, of which street trees are an important component. Evident benefits include the beautifying of streetscapes and suburbs, providing a sense of place, improved community wellbeing, increased property values, shade, significant evaporative cooling and providing habitat for fauna. Though there is an inherent understanding that having trees in the City's urban environment is beneficial, to some extent many of the benefits derived are imperceptible to the community.

Deleted: valuable

Deleted: temperature

Deleted: moderation

Street trees are increasingly being recognised and managed throughout Australia as important community assets as the benefits they deliver are progressively identified, understood and quantified. The extent of benefit provided, in most circumstances, is directly linked to the combined area of canopy cover, which in turn is linked to the number, type and size of street trees.

Deleted: measured

With the accelerating densification and development of the City, and the associated impacts on the urban forest, there is an emerging significance attached to the City's street trees. Council intends to work to secure the benefits of the City's street trees to ensure they remain accessible into the future.

Deleted: continued

Deleted: growth and renewal

Deleted: likely to be

For the purpose of this policy, a 'street tree' is defined as a tree that has the centreline of its trunk on a road reserve managed by the City. The portion of a road reserve that adjoins a lot or reserve and is bounded by the road is referred to as the 'nature strip'.

Statement

To ensure the City of Nedlands preserves its recognised green and leafy character, the City will develop and implement street tree management based on the following principles:

1. Increasing tree canopy cover through establishing street trees where planting opportunities are identified.
2. Preserving the City's existing street trees.



3. Cultivating a diverse and resilient street tree population through identification and planting of a variety of tree species which are assessed as suitable for the district having consideration of.
 - biodiversity;
 - susceptibility to plant pathogens;
 - provision of multi aged population;
 - habitat benefits;
 - shade requirements and temperature moderation;
 - streetscape amenity;
 - lines of sight for road users;
 - climate and soil conditions; and
 - maintenance requirements (including watering).
4. Recognising street trees as assets that will be maintained and renewed with regard to each tree's life cycle to achieve a high level of aesthetic, environmental, economic and social benefits.
5. Planning on a street by street, ward and district basis for the improvement of streetscapes and localities for the short, medium and long term.
6. Minimising conflicts with the built environment and providing protection to and from tree growth through assessment of site attributes and appropriate tree selection.
7. Acknowledging the active partnership between the City and the community in enhancing the maintenance, appearance and utility of streetscapes and of the need to work cooperatively with members of the community in the selection, establishment and preservation of street trees.
8. Scheduled monitoring to allow management of canopy cover percentage, collective tree health and species performance over time.
9. Accepting that for reasons of safety and practicality there may be a need to manage existing street trees, that are assessed as hazardous, through a range of arboricultural practices which may include remedial pruning to mitigate hazards and removal and replacement where no other management options are available to resolve the hazard.

- Deleted: is
- Deleted: considered
- Deleted: and/or unsuitable for nature strips
- Deleted: with more suitable species where deemed appropriate

Planting

The City will develop and implement a street tree management plan in which the following principles apply:

1. The City will maintain and make available a diverse schedule of approved street tree species, assessed as being suitable for the district, from which residents can select street trees.

- Deleted: preferred



2. The City will consult with adjoining property owners about which trees will be planted on the adjoining nature strip, however the City may mandate restrictions on selection in order to comply with the Statement of this policy.
3. The City is to maintain a schedule of tree species considered unsuitable for nature strips and a register of individual street trees considered to pose a heightened risk to public safety and/or property damage.
4. The default street tree species for all residential and commercial nature strips is Marri (*Corymbia calophylla*). The default street tree species for nature strips adjoining land other than residential or commercial are Tuart (*Eucalyptus gomphocephala*), Marri (*Corymbia calophylla*) and Jarrah (*Eucalyptus marginata*). Where the available nature strip area makes planting of the above species impracticable, the default street species are Modong (*Melaleuca preissiana*) or WA Willow Peppermint (*Agonis flexuosa*).
5. The City will bear the cost to supply and plant street trees of bag sizes up to 45 Litres. Property owners who request the City to plant larger trees shall pay the difference in cost, in respect of the specified maximum size, to supply and plant the trees.
6. Preference shall be given to planting large tree species that are native to the City of Nedlands on undeveloped nature strips that are not irrigated and not adjoining residential and commercial property frontages. Such nature strips should be subject to multiple level tree canopy design, with smaller native trees between large natives.
7. Street trees will be planted following consultation with the owners of adjoining land. However, it is acknowledged that street trees are not optional for adjoining property owners and objections to planting of a street tree may only be considered in exceptional circumstances.
8. Property owners are to be encouraged to water all street trees during and after establishment. Communication of watering requirements is incumbent on the City upon planting of every street tree.
9. All new developments that do not have a street tree on the nature strip shall be subject to having street trees planted in the next available planting season or as soon as possible thereafter, as deemed appropriate by the City.

Deleted: preferred

Deleted: is

Deleted: the Western Australian/Willow Peppermint (*Agonis flexuosa*)...

Deleted: or the predominant species within a street or locality where it is identified as suitable

Deleted: Residents

Location and Spacing

The following definitions shall be used in interpreting this section of the Policy:

Canopy Area Potential means the average canopy area that a tree of that species (and variety) will attain after twenty years of moderate growth.



Aggregate Tree Canopy Area means the sum of the Tree Canopy Area Potentials for every tree on a particular nature strip.

Nature Strip Area means the area of the nature strip of the adjoining lot as calculated by its width and depth.

The City shall fill all street tree planting opportunities so as to have as near a continuous street tree canopy as is practicable in all areas of the City. This will be achieved through planting trees at appropriate intervals for the selected species, which is defined as creating an Aggregate Tree Canopy Area of at least one and half times the Nature Strip Area and preferably two times where practicable to do so. A resident may request the planting of an additional tree if sufficient space allows. A property owner can request planting of additional trees if sufficient space allows.

Deleted: Council's
Deleted: intention is to

Deleted: generally considered as being two per standard nature strip frontage or at approximately 10 metre intervals.

Deleted: request

1. An installation of paving or synthetic turf, whether authorised or not, shall not affect the requirement for all nature strips to have street trees.
2. A resident shall not be permitted to install synthetic turf under the drip line of street trees.
3. Council considers uniform avenues of street trees as desirable in certain situations and may designate locations to introduce this. Though desirable, Council considers the concept of uniform avenues less important than the direct objective of increasing canopy cover and species diversity through planting suitable street trees in suitable locations.
4. Council will consider proposals for uniform tree species within a street provided the proposed species is included on the approved species list and is suitable to plant in the particular location. Council may delegate approval of uniform tree species to the CEO.
5. To facilitate introduction of new street trees inter-tree planting will occur in conjunction with tree replacement, resulting from natural attrition and other causes, to allow for staged removal of existing declining trees.
6. When new trees are planted on the south side of an east/west street, consideration is to be given to ensuring residents are consulted in regard to their winter solar access requirements.

Deleted: in consultation with residents

Deleted: ¶

Deleted: preferred

Deleted: ¶

Deleted: ¶
 Preference shall be given to planting tree species native to the City of Nedlands on undeveloped nature strips that are not irrigated and not adjacent to standard residential and commercial property frontages.¶

Deleted: Street trees will be planted following consultation with the adjacent residents.

Deleted: However, it is acknowledged that there will be instances where residents may

Deleted: consider the planting of either new trees or replacement trees as ...inappropriate or unsatisfactory. inappropriate or unsatisfactory. Where an objection to the proposed planting of

Deleted: inappropriate or unsatisfactory. Where an proposed planting of

Deleted: street trees is received by Administration the Chief Executive Officer will have

Deleted: the authority to make a determination on an individual basis and objections shall

Deleted: only be consented to where deemed justifiable.

Deleted: <#>Residents are to be encouraged to water all street trees during and after establishment.¶

Deleted: ;

Pruning

In relation to street tree pruning Council's primary objectives are to:

1. Promote tree health, structural integrity and form.

- 2. Maintain statutory clearances for the various infrastructure located in the road reserve;
- 3. Maximise the benefits delivered by street trees; and
- 4. Support public safety and minimise the risk of damage to property and injury to people.

In the interests of public safety, of the health of street trees and of managing the City's exposure to liability the following requirements and tree management standards apply to the pruning of street trees:

- a. All pruning of street trees will be in accordance with Australian Standard AS 4373 *Pruning of Amenity Trees* or as otherwise instructed by a suitably competent and qualified arborist approved by the City.
- b. ~~All pruning of street trees requires City approval and pruning is only to be undertaken by persons authorised by the City of Nedlands. The City will apply penalties to any person found to have carried out unauthorised pruning of a street tree.~~
- c. If a resident requests pruning of a street tree abutting their property, and in the opinion of the CEO the pruning is not associated with matters of safety, tree health or boundary encroachment, the ratepayer shall bear 100% of the cost to prune the tree if approved.

Deleted: P

Preservation

It is Council's objective to ensure development and building activity considers and accommodates established street trees where ~~to the extent practicable~~. The following requirements apply:

Deleted: reasonable

- 1. ~~The City shall develop and maintain a register of Significant Street Trees.~~
- 2. All development applications shall indicate the location of ~~street trees on~~ adjoining nature strips on surveys and site plans.
- 3. Prior to planning approval Council promotes consultation between the City and developers, ~~in order that plans are adjusted to accommodate established street trees. Council prioritises tree retention on nature strips adjoining development sites, and will only consider removal when no other practicable design alternative exists.~~
- 4. Approval for developers to conduct building related activities on the ~~adjoining~~ nature strip, including the storing of materials, ~~shall be~~ conditional to establishment of a fenced Tree Protection Zone to a minimum of 2 metres from the base of street trees. Council may also require developers deposit a bond of

Deleted: adjacent

Deleted: with the view to adjusting plans

Deleted: existing mature

Deleted: where appropriate and reasonable

Deleted: adjacent

Deleted: may

Deleted: made

sufficient amount to cover the cost of remediating damage to a street tree resulting from building activities.

5. Any person(s), where identified, associated with the unauthorised removal or damage of a street tree may be prosecuted by the City. The City shall provide a mechanism to encourage community members to report unauthorised removal or damage of street trees. Significant measures, including the placement of signage, may be implemented as a deterrent against future unauthorised removal or damage of street trees.

Removal

Street trees will not be authorised to be removed unless one or more of the following circumstances applies:

1. The tree is dead, or in decline and no further remedial techniques are appropriate;

2. The tree is listed on the City's unsuitable street tree species list.

3. The tree poses an unmanageable hazard and endangers persons or property and pruning or other techniques cannot effectively remedy that hazard. For the avoidance of doubt, private property (such as vehicles) located on nature strips underneath street trees shall not be considered to constitute an 'unmanageable hazard';

4. The tree is diseased or damaged to an extent that remedial techniques are unlikely to restore it;

5. To facilitate private development where, following consultation between the City and the developer, no practicable design alternative exists which allows retention of the tree. The City will not approve designs that propose removal of street trees listed on the register of Significant Street Trees and Council will not accept objections to refusal of designs resulting in removal of a significant street tree;

6. Where a development is approved that necessitates the removal of a street tree the developer shall replace the tree and bear 100% of the cost for the City to remove the tree and:

- the developer must plant a minimum of two suitable replacement trees from the approved species list;
- where a number of frontages are created due to subdivision, then a minimum of one tree shall be planted on each frontage; and
- Replacement trees shall be a species that fulfills the Aggregate Tree Canopy Area provision.

Deleted: <#>¶

Deleted: are

Deleted: ¶

Deleted: post mature

Deleted: whether to

Deleted: it is not considered reasonable to redesign or amend the development proposal to enable retention of the street tree

Deleted: preferred



7. To facilitate a Council approved works program (i.e. road works, drainage, utilities etc.);

8. Council may consider requests for removal and replacement of a street tree that is considered unsuitable for nature strips on the basis of:

- o it being of a species associated with a propensity to endanger persons or property;
- o it being of a species having an association with an elevated risk of establishing as an environmental weed;
- o a tree posing unacceptable risk due to a history of significant branch failures; and
- o each request being considered individually.

9. Other than where a tree is considered to be unsuitable in accordance with the preceding provisions, removal and replacement of street trees shall not occur and penalties will be imposed for any damage, modification or removal of street trees without the City's authorisation.

10. All resident requests/proposals for street tree removal, irrespective of the reasons, shall be lodged in writing.

11. Other than where there are imminent safety risks, Administration shall notify ward Councillors of all proposed street tree removals at least two weeks prior to removal and the reasons why in accordance with the preceding provisions.

Council considers some inconvenience arising from street trees as a necessary consequence of living in an urban environment where trees deliver significant community benefits. Council will only consider an issue with management of a street tree when the proprietor and Administration cannot agree and the issue concerns safety and well-being, significant inconvenience and the tree is listed on the Significant Tree Register.

The City will not approve requests for street tree removals that rely solely on the following reasons:

- Leaf, flower, nut or bark falling or accumulating or being blown by the wind;
- Enhancement or protection of views;
- Reduction or eradication of shading to gardens, lawns, pools or dwellings;
- Requests for the planting of alternative species on the basis of individual preference or a desire to re-landscape; or
- Installation of an area for parking a vehicle on the nature strip.

In the interests of public safety, removal is only to be undertaken by personnel authorised by the City of Nedlands.

Public Awareness

Deleted: To facilitate the creation of a Council approved uniform avenue of street trees; ¶

Deleted: s

Deleted: are

Deleted: having an association with

Deleted: an elevated risk to public safety and/or

Deleted: damage

Deleted: t being of a species having an association with a high potential to cause damage to infrastructure and/or the built environment through root system growth;

Deleted: t being of a species having an association with a high potential to cause damage to infrastructure and/or the built environment through root system growth;

Deleted: upon request, if approved, is conditional to the property owner agreeing to accept all associated costs for tree removal and establishment of a replacement tree or trees, as is the case, in the City's standard planting size. Council may delegate approval to remove street trees for development or other purposes to the CEO

Deleted: immediate

Deleted: concerns

Deleted: one

Deleted: s

Deleted: or changes that would result in significant alteration of the streetscape

Deleted: Council will not be asked to decide requests

Deleted: requests

Deleted: or

Deleted: .



Council will promote the importance of the City's street tree assets and the benefits they deliver. Regular communication including information about planting, streetscape improvement and maintenance activities, will be published in the local media and via other appropriate sources.

Tree Health and Public Safety

In the interest of street tree health, public safety and potential liability issues, structures such as, but not limited to, swings, cubby houses, ladders etc. are not permitted to be constructed in street trees.

Related Documentation

Strategic Community Plan
Corporate Business Plan
[Urban Forest Strategy 2018-2023](#)
Nature Strip Development Policy
Street Trees Procedure
Street Tree Management Plan

Related Local Law / Legislation

Local Government Act 1995
Occupational Safety and Health Act 1984
Energy Operators (Powers) Act 1976
Thoroughfares Local Law

Related Delegation

Nil.

Review History

27 October 2015 (Report CPS24.15)
24 July 2012 (Report CP31.12)
27 July 2010 (Report CM18.10)



Botanic Name	Common Name	Approximate Height at Maturity (m)	Approximate Spread at Maturity (m)	Recommended Tree Spacing (m)	Suitable Wards – Costal (C), Dalkeith (D), Hollywood (H), Melvista (M)	Deciduous (D) – or – Evergreen (E)	Endemic to Nedlands (N), WA Native (WA), Australian Native (A), Exotic (E)	Suitable Where Winter Solar Access is Desired (x or ✓)
Default Tree Species for All Nature Strips Adjoining Private Residential and Commercial								
<i>Corymbia callophylla</i>	Marri	15	10	10	CDHM	E	N	✓
<i>Melaleuca preissiana</i>	Modong	9	6	8	CDHM	E	N	✓
Default Tree Species for All Nature Strips Adjoining Land Other than Private Property								
<i>Corymbia callophylla</i>	Marri	15	10	10	CDHM	E	N	✓
<i>Eucalyptus gomphocephala</i>	Tuart	30	15	12	CDHM	E	N	x
<i>Eucalyptus marginata</i>	Jarra	10	8	8	CDHM	E	N	✓
<i>Melaleuca preissiana</i>	Modong	9	6	8	CDHM	E	N	✓
Preferred Species - Endemic to Nedlands								
<i>Agonis flexuosa</i>	WA Peppermint Willow	10	8	8	CDHM	E	N	✓
<i>Corymbia callophylla</i>	Marri	15	10	10	CDHM	E	N	✓
<i>Eucalyptus marginata</i>	Jarra	10	8	8	CDHM	E	N	✓
<i>Melaleuca preissiana</i>	Modong	9	6	8	CDHM	E	N	✓
<i>Allocasuarina fraseriana</i>	WA Sheoak	10	6	8	CDHM	E	N	✓
Preferred Species - Western Australian Natives								
<i>Corymbia ficifolia</i>	Red Flowering Gum	10	6	8	CDHM	E	WA	✓
<i>Eucalyptus torquata</i>	Coral Gum	10	6	8	DHM	E	WA	✓



Botanic Name	Common Name	Approximate Height at Maturity (m)	Approximate Spread at Maturity (m)	Recommended Tree Spacing (m)	Suitable Wards – Costal (C), Dalkeith (D), Hollywood (H), Melvista (M)	Deciduous (D) – or – Evergreen (E)	Endemic to Nedlands (N), WA Native (WA), Australian Native (A), Exotic (E)	Suitable Where Winter Solar Access is Desired (x or ✓)
Preferred Species - Australian Natives								
<i>Angophora costata</i>	Smoothbarked Apple Myrtle	20	12	12	CDHM	E	A	x
<i>Araucaria heterophylla</i>	Norfolk Island Pine	30	12	12	CDHM	E	A	x
<i>Casuarina equestifolia</i>	Horsetail Sheoak	10	10	8	C	E	A	✓
<i>Corymbia eximia</i>	Dwarf Yellow Bloodwood	10	6	8	CDHM	E	A	✓
<i>Cupaniopsis anacardioides</i>	Tuckeroo	8	6	8	CDHM	E	A	✓
<i>Corymbia maculata</i>	Spotted Gum	30	12	12	CDHM	E	A	x
<i>Eucalyptus sideroxylon 'Rosea'</i>	Red Flowering Ironbark	15	8	10	CDHM	E	A	✓
<i>Lophostemon confertus</i>	Queensland Brush Box	12	8	10	DHM	E	A	✓
<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark	10	8	10	CDHM	E	A	✓
<i>Melaleuca quinquinervia</i>	Broadleaf Paperbark	12	6	10	CDHM	E	A	✓
<i>Melaleuca viridiflora</i>	Red Flowering Paperbark	10	5	8	CDHM	E	A	✓
<i>Toona ciliata</i>	Australian Red Cedar	30	15	12	CDHM	E	A	x
<i>Tristaniopsis laurina</i>	Water Gum	10	8	8	CDHM	E	A	✓
Preferred Species - Exotics								
<i>Acer rubrum</i>	Red Maple	12	8	10	DHM	D	E	✓
<i>Celtis australis</i>	Nettle Tree	15	10	10	DHM	D	E	✓



Botanic Name	Common Name	Approximate Height at Maturity (m)	Approximate Spread at Maturity (m)	Recommended Tree Spacing (m)	Suitable Wards – Costal (C), Dalkeith (D), Hollywood (H), Melvista (M)	Deciduous (D) – or – Evergreen (E)	Endemic to Nedlands (N), WA Native (WA), Australian Native (A), Exotic (E)	Suitable Where Winter Solar Access is Desired (x or ✓)
<i>Delonix regia</i>	Poinciana	10	12	12	DHM	D	E	✓
<i>Erythrina indica</i>	Coral Tree	10	8	10	DHM	D	E	✓
<i>Fraxinus angustifolia</i> 'Raywood'	Claret Ash	12	8	10	CDHM	D	E	✓
<i>Jacaranda mimosifolia</i>	Jacaranda	12	8	10	DMH	D	E	✓
<i>Koelreuteria paniculata</i>	Golden Rain Tree	10	8	8	CDHM	D	E	✓
<i>Liquidambar styraciflua</i>	American Sweet Gum	15	8	10	DHM	D	E	✓
<i>Metrosideros excelsa</i>	NZ Christmas Tree	10	8	10	C	E	E	✓
<i>Pistacia chinensis</i>	Chinese Pistachio	8	6	8	DHM	D	E	✓
<i>Platanus x acerifolia</i>	London Plane	20	14	12	CDHM	D	E	✓
<i>Sapium sebiferum</i>	Chinese Tallow	10	5	8	DHM	D	E	✓
<i>Ulmus parvifolia</i>	Chinese Elm	12	10	12	DHM	D	E	✓
Alternative Species that May be Considered by Exception - Endemic to Nedlands								
<i>Eucalyptus todtiana</i>	Coastal Black	8	6	8	CDHM	E	N	✓
Alternative Species that May be Considered by Exception - Western Australian Natives								
<i>Callistemon 'Kings Park Special'</i>	Bottlebrush	6	4	8	CDHM	E	WA	✓
<i>Eucalyptus victrix</i>	Western Coolabah	8	6	8	CDHM	E	WA	✓
Alternative Species that May be Considered by Exception - Exotics								
<i>Araucaria columnaris</i>	Cook Pine	10	6	8	CDHM	E	E	✓



Botanic Name	Common Name	Approximate Height at Maturity (m)	Approximate Spread at Maturity (m)	Recommended Tree Spacing (m)	Suitable Wards – Costal (C), Dalkeith (D), Hollywood (H), Melvista (M)	Deciduous (D) – or – Evergreen (E)	Endemic to Nedlands (N), WA Native (WA), Australian Native (A), Exotic (E)	Suitable Where Winter Solar Access is Desired (x or ✓)
<i>Bauhinia blakeana</i>	Hong Kong Orchid	6	4	8	DHM	E	E	✓
<i>Lagerstroma indica</i>	Crepe Myrtle	5	5	6	DHM	D	E	✓
<i>Magnolia grandiflora</i> 'Coolwyn Gloss'	Magnolia	8	5	8	CDHM	E	E	✓
<i>Pyrus calleryana</i> 'Bradford'	Ornamental Pear	8	6	8	CDHM	D	E	✓
<i>Pyrus calleryana</i> 'Chanticleer'	Ornamental Pear	8	4	6	CDHM	D	E	✓

13.4 Monthly Financial Report – July 2021

Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Director	Ed Herne – Director Corporate & Strategy
Attachments	<ol style="list-style-type: none"> 1. Financial Summary (Operating) by Business Units – 31 July 2021 2. Capital Works & Acquisitions – 31 July 2021 3. Statement of Net Current Assets – 31 July 2021 4. Statement of Financial Activity – 31 July 2021 5. Borrowings – 31 July 2021 6. Statement of Financial Position – 31 July 2021 7. Operating Income & Expenditure by Reporting Activity – 31 July 2021 8. Operating Income by Reporting Nature & Type – 31 July 2021

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Senathirajah
 Seconded – Councillor Coghlan

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council receives the Monthly Financial Report for 31 July 2021.

Executive Summary

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

Voting Requirement

Simple Majority.

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*.

This report gives an overview of the revenue and expenses of the City for the year to date 31 July 2021 together with a Statement of Net Current Assets as at 31 July 2020.

The operating revenue at the end of July 2021 was \$659k which represents \$1.17m unfavourable variance compared to the year-to-date budget.

The operating expense at the end of July 2021 was \$2.14m, which represents \$1.69m favourable variance compared to the year-to-date budget.

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

Governance

Expenditure:	Favourable variance of	\$ 266,937
--------------	------------------------	------------

The Favourable expenditure variance is mainly due to:

- Professional and Other employee expense of \$225k not spent yet.
- HR Staff recruitment cost of \$21k not spent yet.

Corporate and Strategy

Expenditure:	Favourable variance of	\$ 335,742
Revenue:	Unfavourable variance of	\$ (85,120)

The favourable expenditure variances are mainly due to:

- Corporate services ICT expense of \$ 12k not spent yet.
- ICT Professional fees, ICT expenses and Special Projects of \$295k not spent yet.

Unfavourable revenue variances are mainly due to:

- Delay in raising invoices for rental income of \$25k;
- Rates profiling of \$51k.

Community Development and Services

Expenditure:	Favourable variance of	\$ 110,036
Revenue:	Favourable variance of	\$ 33,832

The favourable expenditure variance is mainly due to:

- Community development operational activities, donations and other employee costs of \$11k not expensed yet.
- PRCC amount of \$20k not spent yet.
- Library amount of \$ 35k not spent yet.

The favourable income variance is mainly due to:

- Increase Tresillian fees & charges of \$39k.
- Offset by lower NCC income of \$8k.

Planning and Development

Expenditure:	Favourable variance of	\$ 514,050
Revenue:	Unfavourable variance of	\$ (324,309)

The Favourable expenditure variance is mainly due to:

- Urban Projects expenses of \$305k not spent yet.
- Planning salaries and professional fees of \$88k not spent yet.
- Operation activities and other employee costs of \$69k not spent yet.

The Unfavourable revenue variance is mainly due to:

- Lower fees & charges from Planning and building services of \$296k.

Technical Services

Expenditure:	Favourable variance of	\$ 468,970
Revenue:	Unfavourable variance of	\$ (803,184)

The favourable expenditure variance is mainly due to:

- Maintenance expense not expensed yet for Street Road and depots, Waste management and park services of \$326k.
- Insurance expense of \$142k is due to delay in receiving invoices.

The Unfavourable revenue variance is mainly due to:

- Issuing rates notices in August that includes waste services of \$815k.

Borrowings

As at 31 July 2021, we have a balance of borrowings of \$1.35m.

Net Current Assets Statement

At 31 July 2021, net current assets were \$3.07m compared to \$29m as at 31 July 2020. This is due the rates notices being issued in August(\$25m) compared to July last year. Current assets are lower by \$24m compared to 30 June 2020 offset by increased current liabilities of \$937k.

Outstanding rates debtors are \$288k as at 31 July 2021 compared to \$31m as at 31 July 2020. Breakdown as follows:

	31 July 2021 (\$000)	31 July 2020 (\$000)	Variance (\$000)
Rates	\$200	\$23,553	(\$23,353)
Rubbish & Pool	\$38	\$3,215	(\$3177)
Pensioner Rebates	\$8	\$1178	(\$1170)
ESL	\$37	\$3773	(\$3736)
Other Services	\$4	\$4	0
Total	\$288	\$31,723	(\$31,436)

Capital Works Programme

As at 31 July, expenditure on capital works was \$48k with additional capital commitments of \$1.6m which represents 20% of a total budget of \$8.24m.

Employee Data

Description	Number
Number of employees (total of full-time, part-time and casual employees) as of the last day of the previous month	164
Number of contract employees (temporary/agency) as of the last day of the previous month	8
*Occupied FTE (Full Time Equivalent) count as of the last day of the previous month	139.58
Number of unfilled employee positions at the end of each month	42

Employee turnover has been significantly high throughout calendar year 2021. There are early signs of reduction in turnover. Occupied FTE has trended down to 139.58 due to lag time between resignation and backfilling positions in a competitive employee market and a number of prospective employees declining offers. There are 42 unfilled employee positions (end July) compared to 29 unfilled employee positions (end June). This includes new project

positions for the introduction of the ERP; backfilling of civil design roles; long-term CEO and director roles; library and administration roles; and parks and works roles.

Conclusion

The statement of financial activity for the period ended 31 July 2021 indicates that operating expenses are change-to-date budget by 44.17% or \$1.69m, and revenue is under the budget by 64.13% or \$1.17m.

Key Relevant Previous Council Decisions:

Nil.

Consultation

N/A

Strategic Implications

The 2021/22 approved budget is in line with the City's strategic direction. Our operations and capital spend, and income is undertaken in line with and measured against the budget.

The 2021/22 approved budget ensures that there is an equitable distribution of benefits in the community.

The 2021/22 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

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

Budget/Financial Implications

As outlined in the Monthly Financial Report.



CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 JULY 2021

Row Labels	Master Account (desc)	July Actual YTD	July Budget YTD	Variance	Committed Balance	Annual Budget YTD
Governance						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	61,230	74,270	13,040	0	891,238
20421	Other Employee Costs - Governance	0	33,787	33,787	0	48,287
20423	Office - Governance	35,402	1,484	(33,918)	433	17,810
20425	Depreciation - Governance	9,892	9,892	0	0	118,700
20427	Finance - Governance	22,800	22,800	0	0	273,600
20430	Other Expense - Governance	0	1,167	1,167	2,253	14,000
20434	Professional Fees - Governance	8,220	47,917	39,697	81,789	565,000
20450	Special Projects - Governance / PC93	0	6,397	6,397	0	49,000
Expense Total		137,543	197,714	60,171	84,476	1,977,635
Governance Total		137,543	197,714	60,171	84,476	1,977,635
Communications						
Expense						
28320	Salaries - Communications	17,246	25,097	7,851	0	301,165
28321	Other Employee Costs - Communications	0	3,530	3,530	0	4,057
28322	Staff Recruitment - Communications	0	750	750	0	1,500
28323	Office - Communications	2,660	7,974	5,314	7,415	95,600
28327	Finance - Communications	13,875	13,875	0	0	166,500
28330	Other Expense - Communications	0	358	358	0	4,300
28335	ICT Expenses - Communications	0	3,681	3,681	0	44,170
28350	Special Projects - Communications / PC 90	0	0	0	10,550	0
Expense Total		33,780	55,265	21,485	17,965	617,292
Communications Total		33,780	55,265	21,485	17,965	617,292
Human Resources						
Expense						
20520	Salaries - HR	33,707	42,955	9,248	10,953	515,463
20521	Other Employee Costs - HR	10,698	41,300	30,602	31,224	304,400
20522	Staff Recruitment - HR	11,359	32,625	21,266	25,419	61,500
20523	Office - HR	0	925	925	0	1,800
20527	Finance - HR	(85,395)	(85,400)	(5)	0	(1,024,800)
20528	Insurance - HR	0	111,600	111,600	0	111,600
20534	Professional Fees - HR	0	5,000	5,000	0	20,000
20550	Special Projects - HR / PC92	0	0	0	0	10,000
Expense Total		(29,631)	149,005	178,636	67,596	(37)
Human Resources Total		(29,631)	149,005	178,636	67,596	(37)
Members Of Council						
Expense						
20323	Office - MOC	1,181	1,667	486	2,451	20,000
20325	Depreciation - MOC	50	50	0	0	600
20329	Members of Council - MOC	35,496	39,823	4,327	1,446	552,876
20330	Other Expense - MOC	0	167	167	0	2,000
20334	Professional Fees - MOC	0	1,667	1,667	0	10,000
20327	Finance - MOC	4,759	4,758	(1)	0	57,100
Expense Total		41,486	48,132	6,646	3,897	642,576
Members Of Council Total		41,486	48,132	6,646	3,897	642,576
CEO's Office Total		183,179	450,116	266,937	173,935	3,237,466
Governance Total		183,179	450,116	266,937	173,935	3,237,466
Corporate & Strategy						
Corporate Strategy & Systems						
Corporate Services						
Expense						
21220	Salaries - Corporate Services	99,306	58,403	(40,903)	0	700,842
21221	Other Employee Costs - Corporate Services	0	9,349	9,349	0	9,349
21227	Finance - Corporate Services	(34,502)	(34,500)	2	0	(414,000)
21230	Other Expense - Corporate Services	0	1,417	1,417	13,748	17,000
21234	Professional Fees - Corporate Services	5,850	7,500	1,650	24,150	90,000
21235	ICT Expenses - Corporate Services	0	12,500	12,500	4,827	150,000
21250	Special Projects - Corporate Services / PC68	400	0	(400)	3,300	0
Expense Total		71,054	54,669	(16,385)	46,026	553,191
Corporate Services Total		71,054	54,669	(16,385)	46,026	553,191
Customer Services						
Expense						
21320	Salaries - Customer Service	25,706	29,445	3,739	0	353,335
21321	Other Employee Costs - Customer Service	0	3,368	3,368	160	4,868

Item 13.4 - Attachment 1

21323	Office - Customer Service	0	529	529	1,809	6,350
21327	Finance - Customer Service	(30,370)	(30,375)	(5)	0	(364,500)
21330	Other Expense - Customer Service	0	0	0	0	200
Expense Total		(4,664)	2,967	7,631	1,968	253
Income						
51301	Fees & Charges - Customer Services	(170)	(50)	120	0	(300)
Income Total		(170)	(50)	120	0	(300)
Customer Services Total		(4,834)	2,917	7,751	1,968	(47)
ICT						
Expense						
21720	Salaries - ICT	46,832	52,093	5,261	0	625,110
21721	Other Employee Costs - ICT	0	5,247	5,247	0	9,247
21723	Office - ICT	(4,157)	2,667	6,824	1,691	32,000
21724	Motor Vehicles - ICT	0	825	825	0	9,900
21725	Depreciation - ICT	7,108	7,108	(0)	0	85,300
21727	Finance - ICT	(333,645)	(333,649)	(4)	0	(4,003,800)
21728	Insurance - ICT	0	5,600	5,600	0	5,600
21730	Other Expense - ICT	8,661	833	(7,828)	10	10,000
21734	Professional Fees - ICT	0	55,000	55,000	43,529	660,000
21735	ICT Expenses - ICT	9,725	140,748	131,023	60,986	1,259,000
21750	Special Projects - ICT	0	109,084	109,084	0	1,309,000
Expense Total		(265,476)	45,556	311,032	106,216	1,357
ICT Total		(265,476)	45,556	311,032	106,216	1,357
Land and Property						
Expense						
21110	Salaries- Land & Property	1,229	8,667	7,438	0	104,018
21111	Other employee Costs-Land and Property	0	1,193	1,193	0	1,193
21112	Others Expenses - Land and Property	0	1,517	1,517	0	18,400
21117	Special Projects - Land and Property	750	0	(750)	409	60,000
Expense Total		1,979	11,377	9,398	409	183,611
Income						
51251	Fees & Charges - Rental Income Land & Property	0	(25,790)	(25,790)	0	(309,500)
Income Total		0	(25,790)	(25,790)	0	(309,500)
Land and Property Total		1,979	(14,413)	(16,392)	409	(125,889)
Corporate Strategy & Systems Total		(197,276)	88,729	286,005	154,619	428,612
Finance						
Rates						
Expense						
21920	Salaries - Rates	10,928	14,276	3,348	0	171,311
21921	Other Employee Costs - Rates	0	1,962	1,962	0	1,962
21923	Office - Rates	0	1,188	1,188	560	14,250
21927	Finance - Rates	10,171	14,966	4,795	2,142	179,600
21930	Other Expense - Rates	0	1,083	1,083	908	13,000
21934	Professional Fees - Rates	356	3,750	3,394	22,097	45,000
Expense Total		21,455	37,225	15,770	25,707	425,123
Income						
51908	Rates - Rates	(1,842)	(53,000)	(51,158)	0	(25,393,172)
Income Total		(1,842)	(53,000)	(51,158)	0	(25,393,172)
Rates Total		19,613	(15,775)	(35,388)	25,707	(24,968,049)
General Finance						
Expense						
21420	Salaries - Finance	58,460	68,084	9,624	13,461	817,008
21421	Other Employee Costs - Finance	0	7,922	7,922	0	13,714
21423	Office - Finance	41	97	56	0	1,164
21427	Finance - Finance	(69,015)	(67,017)	1,998	1,483	(804,200)
21434	Professional Fees - Finance	1,500	4,917	3,417	110,050	59,000
21450	Special Projects - Finance	1,027	0	(1,027)	0	0
Expense Total		(7,986)	14,003	21,989	124,995	86,686
Income						
51401	Fees & Charges - Finance	(3,776)	(5,333)	(1,557)	0	(64,000)
51410	Sundry Income - Finance	0	0	0	0	(22,983)
Income Total		(3,776)	(5,333)	(1,557)	0	(86,983)
General Finance Total		(11,762)	8,670	20,432	124,995	(297)
General Purpose						
Expense						
21627	Finance - General Purpose	0	0	0	0	25,000
21631	Interest - General Purpose	11,311	11,311	0	0	113,432
Expense Total		11,311	11,311	0	0	138,432
Income						
51604	Grants Operating - General Purpose	0	0	0	0	(375,000)
51607	Interest - General Purpose	(3,016)	(9,750)	(6,734)	0	(117,000)
Income Total		(3,016)	(9,750)	(6,734)	0	(492,000)
General Purpose Total		8,295	1,561	(6,734)	0	(353,568)

Item 13.4 - Attachment 1

Shared Services						
Expense						
21523	Office - Shared Services	9,315	9,133	(182)	26,483	118,000
21525	Depreciation - Shared Services	4,292	0	(4,292)	0	0
21527	Finance - Shared Services	(29,000)	(29,000)	0	0	(348,000)
21534	Professional Fees - Shared Services	7,625	19,167	11,542	45,522	230,000
21540	Major Incident Expenses - Shared Services	20,760	0	(20,760)	17,487	0
Expense Total		12,993	(700)	(13,693)	89,491	0
Shared Services Total		12,993	(700)	(13,693)	89,491	0
Finance Total		29,139	(6,244)	(35,383)	240,193	(25,321,914)
Corporate & Strategy Total		(168,138)	82,485	250,623	394,812	(24,893,302)
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	40,821	40,823	2	33,189	489,873
28121	Other Employee Costs - Community Development	0	5,578	5,578	0	8,861
28123	Office - Community Development	0	84	84	49	1,000
28124	Motor Vehicles - Community Development	0	750	750	0	9,000
28125	Depreciation - Community Development	92	92	0	0	1,100
28127	Finance - Community Development	22,475	22,475	0	0	269,700
28130	Other Expense - Community Development	1,726	625	(1,101)	0	7,500
28134	Professional Fees - Community Development	0	42	42	0	500
28135	ICT Expenses - Community Development	0	2,350	2,350	0	2,350
28137	Donations - Community Development	0	1,208	1,208	0	293,710
28150	Special Projects - Community Development	0	0	0	888	30,000
28151	OPRL Activities - Community Development / PC82-87	1,818	6,291	4,473	28,242	145,500
Expense Total		66,933	80,318	13,385	62,369	1,259,094
Income						
58101	Fees & Charges - Community Development	(1,130)	(542)	588	0	(10,500)
58104	Grants Operating - Community Development	0	(1,750)	(1,750)	0	(21,000)
58106	Contributions & Reimbursen - Community Development	0	(417)	(417)	0	(5,000)
Income Total		(1,130)	(2,709)	(1,579)	0	(36,500)
Community Development Total		65,803	77,609	11,806	62,369	1,222,594
Community Facilities						
Expense						
28220	Salaries - Community Facilities	3,525	0	(3,525)	0	0
Expense Total		3,525	0	(3,525)	0	0
Income						
58201	Fees & Charges - Community Facilities	0	(83)	(83)	0	(1,000)
58209	Council Property - Community Facilities	(6,785)	(14,211)	(7,426)	0	(170,520)
Income Total		(6,785)	(14,294)	(7,509)	0	(171,520)
Community Facilities Total		(3,261)	(14,294)	(11,033)	0	(171,520)
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	3,266	3,957	691	0	47,488
29221	Other Employee Costs - Volunteer Services NVS	0	539	539	0	539
29223	Office - Volunteer Services NVS	0	250	250	0	500
29227	Finance - Volunteer Services NVS	8,700	8,700	0	0	104,400
29230	Other Expense - Volunteer Services NVS	0	367	367	1,290	2,000
29250	Special Projects - Volunteer Services NVS	0	0	0	274	3,000
Expense Total		11,966	13,813	1,847	1,564	157,927
Volunteer Services NVS Total		11,966	13,813	1,847	1,564	157,927
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	20,008	24,336	4,328	0	263,442
29121	Other Employee Costs - Tresillian CC	0	2,627	2,627	0	2,627
29123	Office - Tresillian CC	233	0	(233)	4,814	25,000
29125	Depreciation - Tresillian CC	1,258	1,258	(0)	0	15,100
29127	Finance - Tresillian CC	10,500	10,500	0	0	126,000
29130	Other Expense - Tresillian CC	558	583	25	354	7,500
29136	Courses - Tresillian CC	3,200	0	(3,200)	64,671	250,800
29150	Exhibition - Tresillian CC	0	0	0	545	9,000
Expense Total		35,757	39,304	3,547	70,383	699,469
Income						
59101	Fees & Charges - Tresillian CC	(131,887)	(92,500)	39,387	0	(388,500)
59109	Council Property - Tresillian CC	(2,713)	(3,000)	(287)	0	(36,000)
59106	Contributions & Reimbursement - Tresillian CC	(557)	0	557	0	(500)
Income Total		(135,158)	(95,500)	39,658	0	(425,000)
Tresillian Community Centre Total		(99,400)	(56,196)	43,204	70,383	274,469
Community Development Total		(24,892)	20,932	45,824	134,316	1,483,470
Community Services Centres						
Nedlands Community Care						

Item 13.4 - Attachment 1

Expense						
28620	Salaries - NCC	60,674	77,226	16,552	0	926,715
28621	Other Employee Costs - NCC	0	6,758	6,758	0	10,558
28623	Office - NCC	40	1,250	1,211	2,269	9,500
28624	Motor Vehicles - NCC	0	6,042	6,042	0	72,500
28625	Depreciation - NCC	217	217	0	0	2,600
28626	Utility - NCC	0	1,125	1,125	0	13,500
28627	Finance - NCC	28,208	28,208	0	0	338,500
28628	Insurance - NCC	0	600	600	0	600
28630	Other Expense - NCC	2,425	6,167	3,742	13,642	74,000
28635	ICT Expenses - NCC	0	6,000	6,000	5,305	6,000
28649	Loss Sale of Assets - NCC	0	411	411	0	4,932
28664	Hacc Unit Cost - NCC / PC66	0	0	0	0	0
Expense Total		91,563	134,004	42,441	21,216	1,459,405
Income						
58601	Fees & Charges - NCC/PC 66	(2,146)	(10,834)	(8,688)	0	(130,000)
58604	Grants Operating - NCC/PC 66	(260,270)	(260,124)	146	0	(1,040,500)
Income Total		(262,416)	(270,958)	(8,542)	0	(1,170,500)
Nedlands Community Care Total		(170,853)	(136,954)	33,899	21,216	288,905
Positive Ageing						
Expense						
27420	Salaries - Positive Ageing	14,932	13,675	(1,257)	0	164,100
27421	Other Employee Costs - Positive Ageing	0	1,858	1,858	0	1,858
27427	Finance - Positive Ageing	6,283	6,283	0	0	75,400
28450	Other Expense - Positive Ageing	1,380	3,750	2,370	4,227	81,000
Expense Total		22,595	25,566	2,971	4,227	322,358
Income						
58420	Fees & Charges - Positive Ageing	(10,560)	(5,417)	5,143	0	(67,000)
58423	Grants Operating - Positive Ageing	0	0	0	0	(3,000)
Income Total		(10,560)	(5,417)	5,143	0	(70,000)
Positive Ageing Total		12,035	20,149	8,114	4,227	252,358
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	36,209	48,988	12,779	0	587,866
28821	Other Employee Costs - PRCC	0	7,025	7,025	0	8,125
28823	Office - PRCC	0	250	250	423	8,700
28824	Motor Vehicles - PRCC	0	750	750	0	9,000
28826	Utility - PRCC	991	0	(991)	0	6,300
28827	Finance - PRCC	12,308	12,308	0	0	147,700
28830	Other Expense - PRCC	3,862	2,250	(1,612)	4,566	30,000
28835	ICT Expenses - PRCC	155	0	(155)	1,723	0
28833	Building - PRCC	0	0	0	0	10,000
Expense Total		53,525	71,571	18,046	6,713	807,691
Income						
58801	Fees & Charges - PRCC	(77,776)	(70,000)	7,776	0	(840,000)
Income Total		(77,776)	(70,000)	7,776	0	(840,000)
Point Resolution Child Care Total		(24,251)	1,571	25,822	6,713	(32,309)
Mt Claremont Library						
Expense						
28523	Office - Mt Claremont Library	1,812	908	(904)	2,390	10,900
28527	Finance - Mt Claremont Library	20,642	20,642	0	0	247,700
28530	Other Expense - Mt Claremont Library	2,656	2,784	128	12,879	37,500
28535	ICT Expenses - Mt Claremont Library	0	0	0	0	12,200
Expense Total		25,110	24,334	(776)	15,269	308,300
Income						
58501	Fees & Charges - Mt Claremont Library	(18)	(58)	(40)	0	(700)
58510	Sundry Income - Mt Claremont Library	(5)	(42)	(37)	0	(500)
58511	Fines & Penalties - Mt Claremont Library	(20)	(42)	(22)	0	(500)
Income Total		(43)	(142)	(99)	0	(1,700)
Mt Claremont Library Total		25,067	24,192	(875)	15,269	306,600
Nedlands Library						
Expense						
28720	Salaries - Library Services	74,538	92,961	18,423	273	1,115,524
28721	Other Employee Costs - Library Services	0	10,716	10,716	0	25,041
28723	Office - Nedlands Library	4,091	3,626	(465)	4,782	43,500
28724	Motor Vehicles - Nedlands Library	0	1,542	1,542	0	18,500
28725	Depreciation - Nedlands Library	875	875	0	0	10,500
28727	Finance - Nedlands Library	86,017	86,016	(1)	0	1,032,200
28728	Insurance - Nedlands Library	0	900	900	0	900
28730	Other Expense - Nedlands Library	4,622	8,618	3,996	26,987	103,400
28731	Grants Expenditure - Nedlands Library	0	0	0	0	1,100
28734	Professional Fees - Nedlands Library	0	0	0	0	1,000
28735	ICT Expenses - Nedlands Library	3,011	0	(3,011)	0	32,600

Item 13.4 - Attachment 1

28750	Special Projects - Nedlands Library	0	0	0	0	3,100
Expense Total		173,153	205,254	32,101	32,042	2,387,365
Income						
58701	Fees & Charges - Nedland Library	(333)	(433)	(100)	0	(5,200)
58704	Grants Operating - Nedlands Library	0	(1,100)	(1,100)	0	(1,100)
58710	Sundry Income - Nedlands Library	(432)	(417)	15	0	(5,000)
58711	Fines & Penalties - Nedlands Library	(427)	(258)	169	0	(3,100)
Income Total		(1,191)	(2,208)	(1,017)	0	(14,400)
Nedlands Library Total		171,962	203,046	31,084	32,042	2,372,965
Community Services Centres Total		13,960	112,004	98,044	79,468	3,188,519
Community Development Total		(10,932)	132,936	143,868	213,784	4,671,989
Planning & Development Services						
Planning Services						
Urban Planning						
Expense						
24820	Salaries - Town Planning Admin	118,340	154,675	36,335	13,830	1,856,103
24821	Other Employee Costs - Town Planning Admin	0	18,040	18,040	0	32,998
24823	Office - Town Planning Admin	0	4,826	4,826	820	57,900
24824	Motor Vehicles - Town Planning Admin	0	3,000	3,000	0	36,000
24827	Finance - Town Planning Admin	65,533	65,533	0	0	786,400
24830	Other Expense - Town Planning Admin	176	500	324	0	6,000
24834	Professional Fees - Town Planning Admin	3,310	55,028	51,718	188,175	660,324
24858	Projects - PC61	5,600	311,584	305,984	336,878	779,000
Expense Total		192,959	613,186	420,227	539,702	4,214,725
Income						
54801	Fees & Charges - Town Planning Admin	(43,667)	(72,916)	(29,249)	0	(875,000)
54811	Fines & Penalties - Town Planning	0	(125)	(125)	0	(1,500)
Income Total		(43,667)	(73,041)	(29,374)	0	(876,500)
Urban Planning Total		149,292	540,145	390,853	539,702	3,338,225
Planning Services Total		149,292	540,145	390,853	539,702	3,338,225
Health & Compliance						
Sustainability						
Expense						
24620	Salaries - Sustainability	2,149	2,802	653	0	33,624
24621	Other Employee Costs - Sustainability	0	387	387	483	387
24624	Motor Vehicles - Sustainability	0	1,625	1,625	0	19,500
24627	Finance - Sustainability	483	483	0	0	5,800
24638	Operational Activities - Sustainability / PC79	4,362	10,757	6,395	2,157	24,000
Expense Total		6,995	16,054	9,059	2,640	83,311
Sustainability Total		6,995	16,054	9,059	2,640	83,311
Environmental Health						
Expense						
24720	Salaries - Environmental Health	46,610	55,420	8,810	0	665,036
24721	Other Employee Costs - Environmental Health	0	8,344	8,344	1,871	19,928
24723	Office - Environmental Health	0	500	500	0	6,000
24725	Depreciation - Environmental Health	333	333	(0)	0	4,000
24727	Finance - Environmental Health	18,842	18,842	0	0	226,100
24730	Other Expense - Environmental Health	0	1,484	1,484	380	17,800
24751	OPRL Activities - Environmental Health PC76,77,78	500	2,459	1,959	7,870	30,000
Expense Total		66,285	87,382	21,097	10,121	968,864
Income						
54701	Fees & Charges - Environmental Health	(1,836)	(5,042)	(3,206)	0	(60,500)
54710	Sundry Income - Environmental Health	0	(167)	(167)	0	(2,000)
54711	Fines & Penalties - Environmental Health	0	(1,917)	(1,917)	0	(23,000)
Income Total		(1,836)	(7,126)	(5,290)	0	(85,500)
Environmental Health Total		64,449	80,256	15,807	10,121	883,364
Environmental Conservation						
Expense						
24220	Salaries - Environmental Conservation	746	0	(746)	0	0
24221	Other Employee Costs - Environmental Conservation	0	1,291	1,291	0	2,291
24223	Office - Environmental Conservation	0	0	0	0	900
24227	Finance - Environmental Conservation	9,400	9,400	0	0	112,800
24230	Other Expense - Environmental Conservation	0	0	0	0	1,350
24237	Donations - Environmental Conservation	0	0	0	0	1,800
24251	OPRL Activities - Environ Conservation / PC80	26,205	43,467	17,262	134,956	848,400
Expense Total		36,351	54,158	17,807	134,956	967,541
Income						
54204	Grants Operating - Environmental Conservation	0	0	0	0	(20,000)
54210	Sundry Income - Environmental Conservation	0	(7,203)	(7,203)	0	(17,160)
Income Total		0	(7,203)	(7,203)	0	(37,160)
Environmental Conservation Total		36,351	46,955	10,604	134,956	930,381
Ranger Services						
Expense						

Item 13.4 - Attachment 1

21120	Salaries - Ranger Services	40,432	46,690	6,258	0	560,287
21121	Other Employee Costs - Ranger Services	525	6,441	5,916	1,909	16,991
21123	Office - Ranger Services	0	275	275	157	6,300
21124	Motor Vehicles - Ranger Services	0	4,000	4,000	0	48,000
21125	Depreciation - Ranger Services	400	400	0	0	4,800
21127	Finance - Ranger Services	20,814	22,209	1,395	0	276,500
21130	Other Expense - Ranger Services	0	1,583	1,583	10,435	19,450
21137	Donations - Ranger Services	0	0	0	0	1,000
Expense Total		62,171	81,598	19,427	12,500	933,328
Income						
51101	Fees & Charges - Ranger Services	(2,330)	(4,917)	(2,587)	0	(62,000)
51111	Fines & Penalties - Rangers Services	(14,018)	(21,833)	(7,815)	0	(282,000)
Income Total		(16,347)	(26,750)	(10,403)	0	(344,000)
Ranger Services Total		45,824	54,848	9,024	12,500	589,328
Health & Compliance Total		153,618	198,113	44,495	160,217	2,486,384
Building Services						
Building Services						
Expense						
24420	Salaries - Building Services	60,666	73,226	12,560	0	878,714
24421	Other Employee Costs - Building Services	0	11,377	11,377	110	27,803
24423	Office - Building Services	0	195	195	0	1,150
24424	Motor Vehicles - Building Services	0	2,292	2,292	0	27,500
24427	Finance - Building Services	34,000	34,000	0	0	408,000
24430	Other Expense - Building Services	116	42	(74)	0	500
24434	Professional Fees - Building Services	0	83	83	0	1,000
Expense Total		94,782	121,215	26,433	110	1,344,667
Income						
54401	Fees & Charges - Building Services	(55,485)	(322,706)	(267,221)	0	(1,200,000)
54410	Sundry Income - Building Services	0	(3,750)	(3,750)	0	(15,000)
54411	Fines & Penalties - Building Services	(3,139)	(4,208)	(1,069)	0	(43,500)
Income Total		(58,624)	(330,664)	(272,040)	0	(1,258,500)
Building Services Total		36,158	(209,449)	(245,607)	110	86,167
Building Services Total		36,158	(209,449)	(245,607)	110	86,167
Planning & Development Services Total		339,068	528,809	189,741	700,030	5,910,776
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220	Salaries - Infrastructure Svs	175,660	188,072	12,412	77,951	2,256,869
26221	Other Employee Costs - Infrastructure Svs	91	50,755	50,664	6,210	108,008
26223	Office - Infrastructure Svs	202	1,891	1,690	2,365	31,500
26224	Motor Vehicles - Infrastructure Svs	0	2,375	2,375	0	28,500
26225	Depreciation - Infrastructure Svs	700	700	0	0	8,400
26227	Finance - Infrastructure Svs	26,396	(82,223)	(108,619)	0	(986,677)
26228	Insurance - Infrastructure Svs	0	142,500	142,500	0	142,500
26230	Other Expense - Infrastructure Svs	132	891	759	1,648	65,000
26234	Professional Fees - Infrastructure Svs	23,610	1,849	(21,761)	38,256	120,000
Expense Total		226,791	306,810	80,019	126,430	1,774,100
Income						
50202	Service Charges - Infrastructure Svs	0	0	0	0	0
56201	Fees & Charges - Infrastructure Svs	0	(438)	(438)	0	(5,250)
Income Total		0	(438)	(438)	0	(5,250)
Infrastructure Services Total		226,791	306,372	79,581	126,430	1,768,850
Plant Operating						
Expense						
26521	Other Employee Costs - Plant Operating	0	3,358	3,358	0	3,358
26525	Depreciation - Plant Operating	31,875	31,875	0	0	382,500
26527	Finance - Plant Operating	(4,368)	(91,666)	(87,298)	0	(1,100,000)
26532	Plant - Plant Operating	29,546	50,249	20,703	31,663	603,000
26533	Minor Parts & Workshop Tools - Plant Operating	160	2,666	2,506	16,537	32,000
26549	Loss Sale of Assets - Plant Operating	0	10,709	10,709	0	128,508
Expense Total		57,213	7,191	(50,022)	48,199	49,366
Income						
56515	Profit Sale of Assets - Plant Operating	0	(545)	(545)	0	(6,545)
56506	Contributions & Reimbursements - Plant Operating	(3,744)	(4,383)	(639)	0	(52,600)
Income Total		(3,744)	(4,928)	(1,184)	0	(59,145)
Plant Operating Total		53,469	2,263	(51,206)	48,199	(9,779)
Streets Roads and Depots						
Expense						
26625	Depreciation - Streets Roads & Depots	200,417	200,416	(1)	0	2,405,000
26626	Utility - Streets Roads & Depots	41,520	49,013	7,493	350	593,203
26630	Other Expense - Streets Roads & Depots	0	2,795	2,795	1,359	33,550
26667	Maintenance - Road Maintenance / PC51	44,547	22,241	(22,306)	201,217	750,000

Item 13.4 - Attachment 1

26668	Maintenance - Drainage Maintenance / PC52	46,417	70,257	23,840	117,855	508,750
26669	Maintenance - Footpath Maintenance / PC53	10,586	12,376	1,790	5,914	198,900
26670	Maintenance - Parking Signs / PC54	6,134	2,629	(3,505)	572	93,405
26671	Maintenance - Right of Way Maintenance / PC55	442	0	(442)	6,515	96,250
26672	Maintenance - Bus Shelter Maintenance / PC56	0	0	0	30	12,760
26673	Maintenance - Graffiti Control / PC57	0	1,250	1,250	1,865	15,000
26674	Maintenance - Streets Roads & Depot / PC89	1,795	2,992	1,197	25,450	45,000
Expense Total		351,857	363,969	12,112	361,128	4,751,818
Income						
56601	Fees & Charges - Streets Roads & Depots	(11,191)	(4,756)	6,435	0	(56,000)
56606	Contributions & Reimburse - Streets Roads & Depots	0	0	0	0	(10,000)
Income Total		(11,191)	(4,756)	6,435	0	(66,000)
Streets Roads and Depots Total		340,666	359,213	18,547	361,128	4,685,818
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	20,580	22,900	2,320	0	274,796
24521	Other Employee Costs - Waste Minimisation	0	3,120	3,120	0	7,120
24524	Motor Vehicles - Waste Minimisation	0	792	792	0	9,500
24527	Finance - Waste Minimisation	21,467	21,467	0	0	257,600
24552	Residential Kerbside - Waste Minimisation / PC71	0	165,091	165,091	953,792	1,981,100
24553	Residential Bulk - Waste Minimisation / PC72	0	0	0	25,875	458,600
24554	Commercial - Waste Minimisation / PC73	0	10,966	10,966	130,782	131,600
24555	Public Waste - Waste Minimisation / PC74	28,650	8,925	(19,725)	35,618	107,100
24556	Waste Strategy - Waste Minimisation / PC75	0	2,996	2,996	3,200	50,000
Expense Total		70,696	236,257	165,561	1,149,267	3,277,416
Income						
54501	Fees & Charges - Waste Minimisation	(226)	(815,614)	(815,388)	0	(3,262,460)
Income Total		(226)	(815,614)	(815,388)	0	(3,262,460)
Waste Minimisation Total		70,470	(579,357)	(649,827)	1,149,267	14,956
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	38,142	35,652	(2,490)	0	427,826
24121	Other Employee Costs - Building Maintenance	0	5,130	5,130	0	8,980
24123	Office - Building Maintenance	0	42	42	0	500
24124	Motor Vehicles - Building Maintenance	0	2,958	2,958	0	35,500
24125	Depreciation - Building Maintenance	65,158	65,158	(0)	0	781,900
24126	Utility - Building Maintenance PC41,42,43	9,892	18,333	8,441	0	220,000
24127	Finance - Building Maintenance	22,008	(1,325)	(23,333)	0	(15,900)
24128	Insurance - Building Maintenance PC40	0	95,000	95,000	0	95,000
24130	Other Expense - Building Maintenance	1,627	1,250	(377)	436	15,000
24133	Building - Building Maintenance PC58	62,799	119,624	56,825	185,825	1,483,000
Expense Total		199,627	341,822	142,195	186,262	3,051,806
Income						
54106	Contributions & Reimbursement - Building Maintenance	(3,465)	0	3,465	0	0
54109	Council Property - Building Maintenance	(10,796)	0	10,796	0	0
Income Total		(14,261)	0	14,261	0	0
Building Maintenance Total		185,366	341,822	156,456	186,262	3,051,806
Engineering Total		876,761	430,313	(446,448)	1,871,286	9,511,651
Parks Services						
Parks Services						
Expense						
26360	Depreciation - Parks Services	69,675	69,675	0	0	836,100
26365	Maintenance - Parks Services / PC59	199,583	318,687	119,104	366,377	4,213,995
Expense Total		269,258	388,362	119,104	366,377	5,050,095
Income						
56301	Fees & Charges - Parks & Ovals	0	(42)	(42)	0	(500)
56306	Contributions & Reimbursements - Parks Services	(290)	(6,613)	(6,323)	0	(79,356)
56309	Council Property - Parks Services	(2,751)	(3,969)	(1,218)	0	(47,641)
56310	Sundry Income - Parks Services	(2,522)	(1,781)	741	0	(21,368)
56312	Fines & Penalties - Parks & Ovals	(55)	(84)	(29)	0	(1,010)
Income Total		(5,618)	(12,489)	(6,871)	0	(149,875)
Parks Services Total		263,640	375,873	112,233	366,377	4,900,220
Parks Services Total		263,640	375,873	112,233	366,377	4,900,220
Technical Services Total		1,140,401	806,186	(334,215)	2,237,663	14,411,871
City of Nedlands Total		1,483,578	2,000,532	516,954	3,720,223	3,338,800



City of Nedlands

CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 JULY 2021

L1	L1 Desc / Num	L2 - Desc	July Actual YTD	Committed Balanc	Annual Budget YTD	Budget Available
2	Footpath Rehabilitation					
	2012	Waratah Avenue	0	12,282	185,582	173,300
	2023	Bruce Street	0	1	0	-1
	2054	Broome Street	0	0	19,592	19,592
	2097	Whitfeld St	0	4,173	0	-4,173
	2500	Stirling Hwy - CF Taylor to Vincent 4 sections	0	0	42,336	42,336
	2452	School Sports Facility	0	0	30,211	30,211
	2147	Nandina Avenue	0	2,147	0	-2,147
	643	Bruce st Hillway to The Avenue	0	946	0	-946
	796	Viewway	0	10,629	0	-10,629
	805	Selby St - Underwood Av to Alderbury St	0	0	39,420	39,420
	803	Asquith St - Olearia lane to Strickland	0	0	8,708	8,708
	804	Birdwood P path(bushland to Tawarri)	0	0	47,730	47,730
	806	Stirling Hwy - Broome to Martin(North S)	0	0	44,604	44,604
	807	Stirling Hw-Martin to Baird(North S)	0	0	42,714	42,714
	Footpath Rehabilitation Total		0	30,178	460,897	430,719
3	Road Rehabilitation					
	2049	Asquith Street	0	0	96,250	96,250
	2202	Mooro Drive	0	0	0	0
	2319	Laneways	14,300	81,754	50,000	-46,054
	647	Karella Street(East)	0	1,659	0	-1,659
	648	Lissadel st - Kirwan to Alderbury st	0	164	0	-164
	667	Nameless Lane (Nth of Haldane)	0	70,353	0	-70,353
	797	Mengler Av road Resurfacing	0	142,272	0	-142,272
	808	Design, Survey,Testing & Inspentions	0	0	0	0
	809	Portland St - Stirling Hwy to Karella St	0	6,600	366,508	359,908
	841	Lobelia Street - Design & Construction	0	0	175,838	175,838
	843	Pine Tree - Moore Drive to Lobelia St	0	0	287,154	287,154
	845	Mooro - John XXIII to Camelia	0	0	295,268	295,268
	Road Rehabilitation Total		14,300	302,801	1,271,018	953,917
4	Drainage Rehabilitation					
	2191	Bishop Road	0	0	55,106	55,106
	638	Drainage Risk Review Dalkeith & Nedlands	0	500	0	-500
	642	56 Dalkeith Rd Drainage & Laneway Design	0	1,500	0	-1,500
	668	Government Road & Loch Street Sumps	0	19,845	0	-19,845
	810	56 Dalkeith Rd-Drainage Tank and Laneway	0	0	50,000	50,000
	811	Charles Crt Res- Design drainage Swale	0	0	19,350	19,350
	812	Loftus St - Design deepening basin	0	0	6,450	6,450
	813	Philip Rd - Design reveiw drainage infra	0	0	25,800	25,800
	Drainage Rehabilitation Total		0	21,845	156,706	134,861
5	Street Furniture / Bus Shelter					
	814	Replace existing beach signage	0	0	18,060	18,060
	847	Replace 2 Bus shelter-CIF2508, CIF2511	0	0	32,250	32,250
	Street Furniture / Bus Shelter Total		0	0	50,310	50,310
6	Grant Funded Projects					
	2001	Railway Road	0	123,400	96,631	-26,769
	2003	Alfred Road	0	5,000	0	-5,000
	2015	Birdwood Parade	0	80,368	0	-80,368
	2037	Elizabeth Street	0	98,217	0	-98,217
	2225	Stephenson Avenue	0	19,354	0	-19,354
	2041	Elizabeth St-Broadwy to Bay Rd(Drainage)	0	176,428	0	-176,428
	658	School Sports Circuit Mt Claremont	0	0	118,916	118,916
	659	Quintilian Road Shared Path - Stage 3	7,637	9,576	0	-17,212
	683	Brockway Rd - Alfred to Lemnos St	0	31,305	0	-31,305
	684	Brockway Rd - Lemnos to Underwood	0	52,152	0	-52,152
	790	Kingston St	0	176,925	0	-176,925
	794	Lemnos St-Brockway Rd to Bedbrook Pl	91	0	0	-91
	816	Alfred Rd-Rochdale Rd intersection	0	0	179,945	179,945
	817	The Avenue-Brce st to Broadway	0	0	298,862	298,862
	818	Adam Armtrng Pavillion Buildin Solar P	0	0	25,000	25,000
	819	John Leckie Building-Solar Panels	0	0	35,000	35,000
	846	Mooro - John XXIII to Norfolk	0	0	160,600	160,600
	848	Waratah - Road Resurfacing Project	0	0	148,555	148,555
	849	Waratah Footpath Renewal Project	0	0	501,445	501,445
	Grant Funded Projects Total		7,727	772,726	1,564,954	784,501
11	Building Construction					
	652	Allen Park Cottage - Alternate Facility	0	140,340	136,916	-3,424
	682	71 Stirling Hwy - Renovate roof, Air con	0	452	0	-452
	820	Allen Park Cottage Stage 2 Building upgr	0	0	75,465	75,465
	821	Beaton Park Toilet- Internal refurb	0	0	15,480	15,480
	822	City wide air-conditioning program	0	7,974	32,250	24,276



City of Nedlands

CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 JULY 2021

	823	City wide flooring program	0	0	32,250	32,250
	824	City wide painting program	0	0	32,250	32,250
	825	Highview Park Tennis Court toilet	0	0	5,160	5,160
	826	Lawler park toilet	0	0	5,160	5,160
	827	Nedlands Child health Centre(reroof)	0	0	12,900	12,900
	828	PRCC Cabinetry and storage	0	0	12,900	12,900
	829	Swanbourne Surf Life Saving Ext SNSLSC b	0	3,840	2,212,667	2,208,827
	830	Tresillian Art C-upgrade Heatng nd Cooli	0	0	64,500	64,500
	Building Construction Total		0	152,606	2,637,898	2,485,292
12	Off Street Parking					
	4122	Point Resolution Reserve	0	0	12,900	12,900
	831	Tawarri Car Park upgrade	0	0	200,000	200,000
	832	Waratah St Parking Signs	0	0	25,200	25,200
	842	Melvista Oval - JC Smith Pavillion	0	5,370	145,080	139,710
	Off Street Parking Total		0	5,370	383,180	377,810
13	Major Projects - Roads					
	662	Foreshore Workshop	0	20,155	76,084	55,929
	833	Kennedia Lane - Road pavement,Asphalt We	0	12,235	200,000	187,765
	844	Hay st 2 Alderbury-install of Street li	0	28,741	0	-28,741
	Major Projects - Roads Total		0	61,131	276,084	214,953
14	Parks & Reserves Construction					
	4061	Bishop Road Reserve	0	0	0	0
	4089	Hamilton Park	325	58,852	72,000	12,823
	4096	Lawler Park	2,125	12,015	55,000	40,860
	4192	College Green Mt Claremont	0	129	0	-129
	4173	Cottesloe Golf Club	0	3,000	112,000	109,000
	732	Allen Park (LO) - INST floodlight	0	5,686	0	-5,686
	752	Hamilton Park - UG irrigation system	0	0	14,000	14,000
	631	Peace Memo Gardens-Renew Bore(38m)	0	26	0	-26
	633	Swanbourne Greenway Project	0	11,196	0	-11,196
	641	Montario Quarter	0	0	20,000	20,000
	654	River Foreshore Protection and Acces Man	0	2,920	0	-2,920
	694	Cruickshank Verge repair,Passive Recreat	0	6,840	0	-6,840
	696	College Green Walkway - Upgrade Irrigati	0	7	0	-7
	699	Hamilton Park - Renew Garden Beds	0	225	25,000	24,775
	772	Daran Park - Construct Noise Attention	0	35,893	0	-35,893
	778	Street gardens and Verges - Install LED	815	0	0	-815
	780	Allen park - Upgrade floodl 2 game stand	4,474	70,660	0	-75,135
	835	Greenway - Foreshore Reserve 28307	0	0	19,050	19,050
	837	Groundwater Bore Renewal	0	0	129,000	129,000
	838	Urban Forest Strategy	0	0	23,220	23,220
	839	College Park- Renew Central Capable Cab	0	0	28,834	28,834
	840	College Park - Clay wkt synthetic wkt	0	0	77,400	77,400
	Parks & Reserves Construction Total		7,740	207,449	575,504	360,315
15	Plant & Equipment					
	7502	Development Svs - Building Svs	0	0	34,000	34,000
	7505	Planning & Development Svs - Ranger Svs	0	0	102,000	102,000
	7508	Corporate & Strategy - Finance	0	14	0	-14
	7517	Tresillian Kiln	0	12,141	13,797	1,656
	7519	1DWC369:Hino Mowing Unit 1	0	0	75,000	75,000
	7520	1GJZ462:Subaru Forester Wagon-L	0	0	39,000	39,000
	7521	1DWC370: Hino Mowing Unit 2	0	0	75,000	75,000
	7522	1BK0449:Toyota Hi Ace Commuter Bus	0	0	70,000	70,000
	7523	Massey Furguson 5609 4WD Turf Tractor	0	0	87,500	87,500
	Plant & Equipment Total		0	12,155	496,297	484,142
16	ICT Capital Projects					
	670	Adobe Acrobat	2,370	0	0	-2,370
	671	Azure Migration	0	0	25,000	25,000
	672	IP Phone System Collaboration	0	16,141	40,000	23,859
	674	Cyber Security Review	7,800	0	0	-7,800
	676	CCTV Management System	0	0	15,000	15,000
	678	Website Review	8,200	18,200	0	-26,400
	6070	Field GO Client Application	0	2,325	0	-2,325
	850	CAD Station Upgrade	0	0	5,000	5,000
	851	Conference Room Interactive Screens	0	0	75,000	75,000
	853	iPads for Councillors	0	0	12,000	12,000
	854	Laptop Fleet	0	0	50,000	50,000
	855	Libraries, NCC & PRCC hardware	0	0	15,000	15,000
	856	NTI XL2 Sound Level Meter and Net Box	0	0	15,000	15,000
	860	Councilor Chambers Upgrade	0	0	15,000	15,000
	862	The Client Alternative	0	0	15,000	15,000
	863	WiFi Upgrade	0	0	10,000	10,000



City of Nedlands

CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 JULY 2021

	ICT Capital Projects Total		18,370	36,666	292,000	236,964
18	Furniture & Fixture					
	864	Furnitures & Equipment	0	0	5,000	5,000
	Furniture & Fixture Total		0	0	5,000	5,000
19	Public Art					
	9001	Public Arts Work	0	0	28,000	28,000
	865	Public Art	0	0	50,000	50,000
	Public Art Total		0	0	78,000	78,000
20	Major Projects - Parks					
	904	Swanbourne Beach Oval - rehabilitation	0	6,386	0	-6,386
	Major Projects - Parks Total		0	6,386	0	-6,386
City of Nedlands Total			48,137	1,609,313	8,247,848	6,590,398



CITY OF NEDLANDS
STATEMENT OF NET CURRENT ASSETS
CLOSING FUNDS
AS AT 31 JULY 2021

	2021/22	2020/21	2020/21
	YTD 31 JULY 2022	YTD 31 JULY 2021	YEAR END 30 June 2021
Current Assets			
Cash & Cash Equivalents	18,350,486	11,672,420	20,109,111
Receivable - Rates Outstanding (inc Rebates)	288,372	31,723,958	344,319
Receivable - Sundry Debtors	723,847	656,281	823,517
Receivable - Self Supporting Loan	(4,730)	3,447	(4,730)
Receivable - UGP	(430)	106,102	812
GST Receivable	100,146	248,828	260,231
Prepayments	95,060	95,060	95,060
Less: Provision for Doubtful Debts	(10,432)	(9,282)	(10,432)
Inventories	41,414	28,047	34,191
	<u>19,583,732</u>	<u>44,524,862</u>	<u>21,652,079</u>
Current Liabilities			
Payable - Sundry Creditors	(7,852,578)	(2,334,630)	(8,683,051)
Payable - ESL	(57,714)	(4,233,991)	(57,714)
Payable Lease Liability	(60,020)	(58,569)	(64,177)
Accrued Salaries and Wages	(32,231)	(28,602)	(32,126)
Employee Provisions	(2,590,124)	(2,653,500)	(2,635,924)
Borrowings	(1,355,173)	(1,701,387)	(1,405,492)
Deferred Income	0	0	0
	<u>(11,947,838)</u>	<u>(11,010,679)</u>	<u>(12,878,484)</u>
Unadjusted Net Current Assets	<u>7,635,893</u>	<u>33,514,183</u>	<u>8,773,595</u>
Less: Restricted Reserves	(5,926,188)	(5,896,745)	(5,924,732)
Less: Current Self Supporting Loan Liability	9,461	(3,447)	4,730
Add Back: Borrowings	1,355,173	1,701,387	1,405,492
Net Current Assets	<u>3,074,339</u>	<u>29,315,378</u>	<u>4,259,085</u>



CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 31 JULY 2021

Note	2021-22 June Budget \$	July 21 YTD Budget \$	July 21 YTD Actual \$	July 21 YTD Variance \$	Variance %
Operating Income					
Corporate & Strategy	26,281,955	93,923	8,803	(85,120)	-90.63%
Community Development & Services	2,729,620	461,228	495,060	33,832	7.34%
Planning & Development Services	2,601,660	444,784	120,475	(324,309)	-72.91%
Technical Services	3,542,730	838,225	35,041	(803,184)	-95.82%
	35,155,965	1,838,160	659,378	(1,178,782)	-64.13%
Operating Expense					
Governance	(3,237,466)	(450,116)	(183,179)	266,937	59.30%
Corporate & Strategy	(1,388,653)	(176,408)	159,334	335,742	190.32%
Community Development & Services	(7,401,609)	(594,164)	(484,128)	110,036	18.52%
Planning & Development Services	(8,512,436)	(973,593)	(459,543)	514,050	52.80%
Technical Services	(17,954,601)	(1,644,411)	(1,175,441)	468,970	28.52%
	(38,494,765)	(3,838,692)	(2,142,956)	1,695,736	44.17%
Capital Income					
Grants Capital	3,994,383		0		
Capital Contribution	0		0		
Proceeds from Disposal of Assets	269,909		0		
New Borrowings	0		0		
Self Supporting Loan Principal Repayments	0		4,730		
Transfer from Reserve	1,364,528		0		
	5,628,820		4,730		
Capital Expenditure					
Land & Buildings	(2,637,898)		0		
Infrastructure - Road	(4,112,839)		(22,027)		
Infrastructure - Parks	(625,814)		(7,740)		
Plant & Equipment	(496,297)		0		
Furniture & Equipment	(375,000)		(18,370)		
Principal elements of finance lease payments	(64,560)		0		
Repayment of Debentures	(1,407,745)		(50,319)		
Transfer to Reserves	(2,052,500)		(898)		
	(11,772,653)		(99,354)		
Total Operating and Non-Operating	(9,482,633)		(1,578,202)		
Adjustment - Non Cash Items					
Depreciation	4,656,600		392,342		
Receivables/Provisions/Other Accruals	(126,895)		1,114		
Change in accounting policy	0		0		
(Profit) on Sale of Assets	(6,545)		0		
Loss on Sale of Assets	133,440		0		
ADD - Surplus/(Deficit) 1 July b/f	4,826,033		4,259,085		
LESS - Surplus/(Deficit) 30 June c/f	0		3,074,339		
	9,482,633		1,578,202		



**SUMMARY STATEMENT OF BORROWING ACTIVITY
FOR THE PERIOD ENDING 31 JULY 2021**

Purpose

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

Self Supporting Loans

Loan 186 - Dalkeith Bowling Club

Total

	Actual YTD 31 JULY 2021					
	Interest Rate Per Annum	Principal 01-Jul-21 \$	New loans \$	Principal Repayment \$	Principal 31-Jul-21 \$	Interest(YTD) \$
Loan 179 - Road Infrastructures	6.04%	130,529	0	0	130,529	2,095
Loan 182 - Building	4.67%	135,922	0	0	135,922	529
Loan 183 - Building	2.78%	169,380	0	0	169,380	1,637
Loan 184 - Building	3.12%	138,225	0	(34,155)	104,071	1,709
Loan 185 - Building	3.12%	65,419	0	(16,165)	49,254	809
Loan 187 - Underground Power (CON)	2.64%	667,916	0	0	667,916	2,597
Loan 188 - Underground Power (W.Hollywood Res)	3.07%	66,901	0	0	66,901	1,416
Loan 189 - Underground Power (Alfred & MTC Res)	3.07%	9,771	0	0	9,771	207
Loan 190 - Underground Power (Alderbury Res)	3.07%	6,940	0	0	6,940	146
		1,391,003	0	(50,319)	1,340,683	11,145
Loan 186 - Dalkeith Bowling Club	3.07%	16,742	0	0	16,742	166
					0	
Total		1,407,745	0	(50,319)	1,357,425	11,311

Adopted Budget 2021/22		
New loans \$	Principal 30-Jun-22 \$	Interest \$
0	285,749	22,224
0	0	2,385
0	537,226	17,496
0	519,065	18,182
0	245,662	8,605
0	512,598	24,589
0	446,816	14,508
0	65,260	2,119
0	46,347	1,502
0	2,658,721	111,610
0	48,021	1,822
0	2,706,742	113,432



CITY OF NEDLANDS
STATEMENT OF FINANCIAL POSITION
AS AT 31 JULY 2021

	2021/2022 YTD 31 JULY 2022 \$	2020/2021 YTD 31 JULY 2021 \$	2020/2021 YEAR END 30 June 2021 \$
Current Assets			
Cash & Cash Equivalents	18,350,486	11,672,420	20,109,111
Trade & Other Receivables	1,096,772	32,729,335	1,413,717
Inventories	41,414	28,047	34,191
Other - Prepayments & Accruals	95,060	95,060	95,060
Total Current Assets	19,583,732	44,524,862	21,652,079
Non Current Assets			
Other Receivables	1,800,146	1,727,806	1,806,109
Other Financial Assets	142,442	142,442	142,442
Property, Plant & Equipment	151,199,487	151,939,615	151,569,167
Infrastructure	92,430,762	90,637,334	92,407,623
Total Non Current Assets	245,572,837	244,447,197	245,925,341
Total Assets	265,156,569	288,972,059	267,577,421
Current Liabilities			
Trade & Other Payables	8,002,541	6,655,792	8,837,068
Current Borrowings	1,355,173	1,701,387	1,405,492
Employee Provisions	2,590,124	2,653,500	2,635,924
Total Current Liabilities	11,947,837	11,010,679	12,878,484
Non Current Liabilities			
Long Term Borrowings	2,708,993	4,114,485	2,708,993
Deferred Liability	269,252	184,414	269,252
Employee Provisions	264,987	264,987	264,987
Total Non Current Liabilities	3,243,231	4,563,886	3,243,231
Total Liabilities	15,191,069	15,574,565	16,121,715
Net Assets	249,965,500	273,397,494	251,455,705
Equity			
Retained Surplus	84,081,662	107,543,100	85,573,323
Reserves - Cash Backed	5,926,188	5,896,745	5,924,732
Revaluation Surplus	159,957,650	159,957,650	159,957,650
Total Equity	249,965,500	273,397,494	251,455,705



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 JULY 2021**

Reporting Activity	July 21	July 21	Variance Indicators				2021-22	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag	F/U	Annual Budget	Scale	
Income:									
Corporate Administration	40,923	6,961	(33,962)	(83%)	▶	U	888,783	●	Profiling residential and commercial rental income
Community Capacity Building	112,503	143,073	30,570	27%	▶	F	633,020	●	
Community Care	346,375	350,752	4,377	1%	▶	F	2,080,500	●	
Libraries	2,350	1,235	(1,115)	(47%)	▶	U	16,100	●	Lower fees & charges from Libraries
Building & Development Control	403,705	102,291	(301,414)	(75%)	▶	U	2,135,000	●	Lower business income
Environmental Health Services	7,126	1,836	(5,290)	(74%)	▶	U	85,500	●	Lower fines & Penalties
Rangers & Public Safety	26,750	16,347	(10,403)	(39%)	▶	U	344,000	●	Lower rangers income
Engineering & Asset Management	438	-	438	(100%)	▶	U	5,250	●	
Parks & Natural Areas	19,692	5,618	(14,074)	(71%)	▶	U	187,035	●	Lower income from oval and reserve
Roads, Paths & Drains	9,684	14,935	5,251	54%	▶	F	125,145	●	
Community Building Management	-	14,261	14,261	0%	▶	F	-	●	
Waste Management	815,614	226	(815,388)	(100%)	▶	U	3,262,460	●	Rates issued in August
Rates & Property Services	53,000	1,842	(51,158)	(97%)	▶	U	25,393,172	●	Rates issued in August
Total Income	1,838,160	659,378		(64%)	▶	F	35,155,965		

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

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



**SUMMARY STATEMENT OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 JULY 2021**

Reporting Activity	July 21	July 21	Variance Indicators				2021-22	Var.	Comment Ref
	YTD Budget	YTD Actual	\$	%	Flag	F/U	Annual Budget	Scale	
Expenditure:									
Community Leadership	245,846	179,030	66,816	27%	▶	F	2,620,211	●	
Corporate Administration	343,453	(176,640)	520,093	151%	▶	F	1,580,785	●	
Community Capacity Building	133,435	118,181	15,254	11%	▶	F	2,116,490	●	
Community Care	231,141	167,683	63,458	27%	▶	F	2,589,454	●	
Libraries	229,588	198,264	31,324	14%	▶	F	2,695,665	●	
Building & Development Control	734,401	287,741	411,857	56%	▶	F	5,640,636	●	
Strategic Urban Planning	16,054	6,995	25,168	157%	▶	F	2,067	●	
Environmental Health Services	87,382	66,285	21,097	24%	▶	F	968,864	●	
Rangers & Public Safety	81,598	62,171	19,427	24%	▶	F	933,328	●	
Engineering & Asset Management	306,810	226,791	80,019	26%	▶	F	1,774,100	●	
Parks & Natural Areas	442,520	305,609	136,911	31%	▶	F	6,017,636	●	
Roads, Paths & Drains	371,160	409,070	(37,910)	10%	▶	U	4,801,184	●	
Community Building Management	341,822	199,627	142,195	42%	▶	F	3,051,806	●	
Waste Management	236,257	70,696	165,561	70%	▶	F	3,277,416	●	
Rates & Property Services	37,225	21,455	15,770	42%	▶	F	425,123	●	
Total Operating Expenditure	3,838,692	2,142,956		44%	▶	F	38,494,765		
Net Operating Result	- 2,000,532	- 1,483,578					(3,338,800)		

Legend

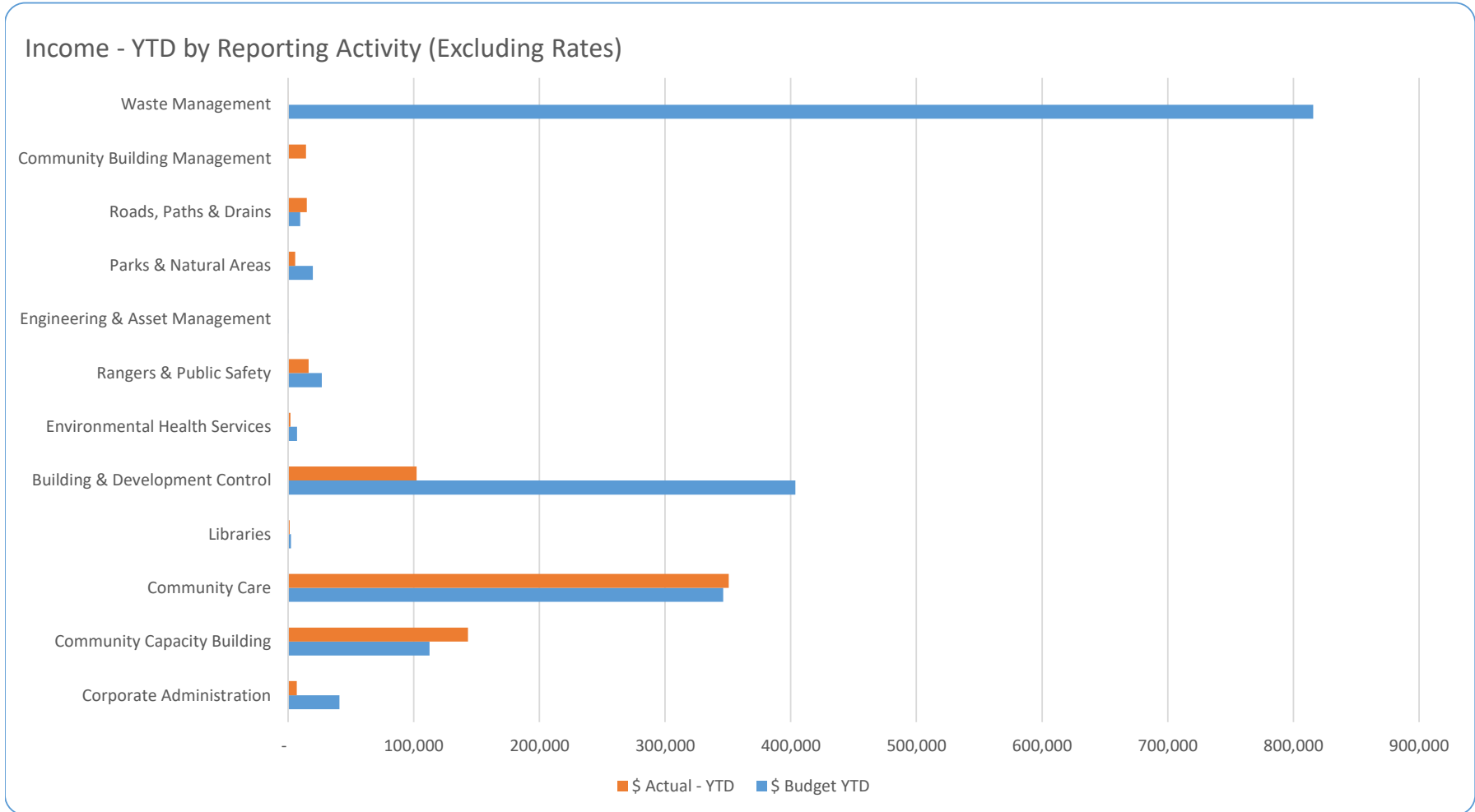
Favourable Variance to Budget F ▶
Unfavourable Variance to Budget U ▶

Legend

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



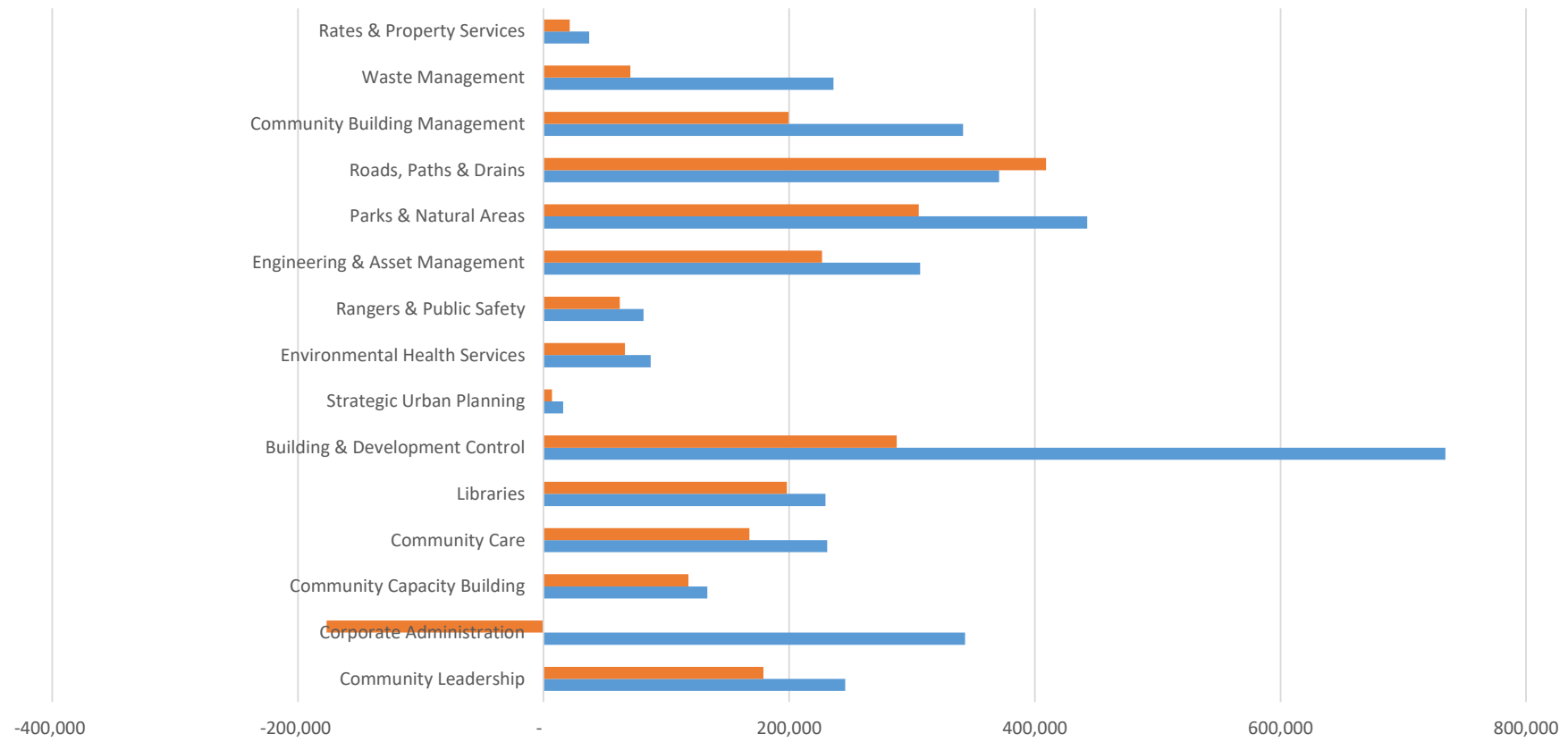
**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 JULY 2021**





**GRAPHICAL SUMMARY OF FINANCIAL ACTIVITY - OPERATING
BY REPORTING ACTIVITY
FOR THE PERIOD ENDING 31 JULY 2021**

Operating Expenditure - YTD by Reporting Activity





**CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 JULY 2021**

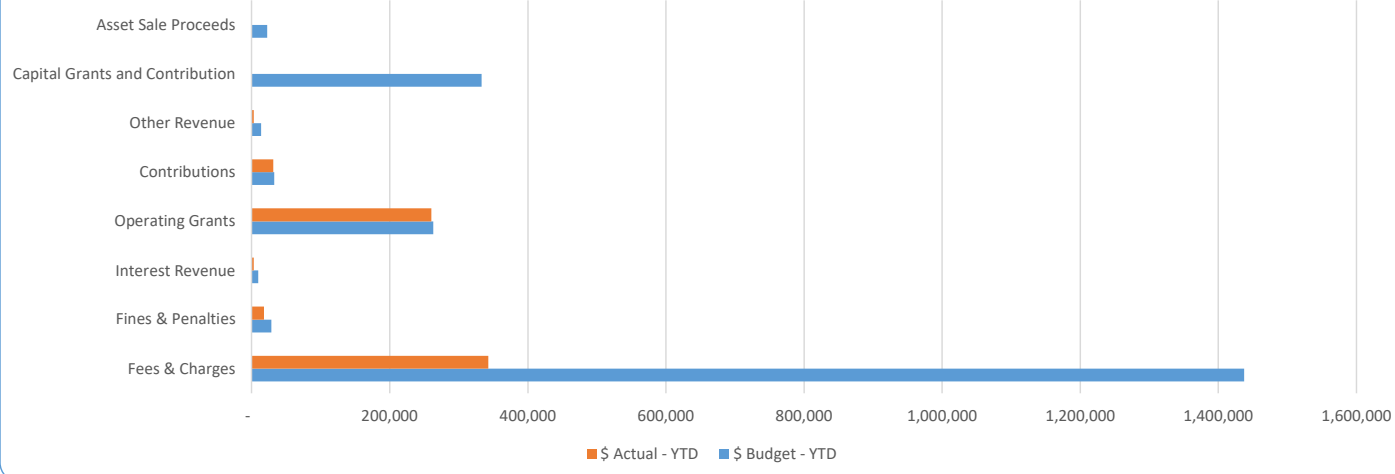
Reporting Activity	July 21	July 21	Variance Indicators			F/U	2021-22	Var. Scale
	YTD Budget	YTD Actual	\$	%	Flag		Annual Budget	
Income:								
Operating Income								
Rates	53,000	1,842	(51,158)	(97%)	▶	U	25,393,172	● Rates issued in August
Fees & Charges	1,437,471	342,532	(1,094,939)	(76%)	▶	U	7,338,410	● Waste bill was issued together with rates on August
Fines & Penalties	28,467	17,658	(10,809)	(38%)	▶	U	354,610	● Lower ranger and environmental health fines
Interest Revenue	9,750	3,016	(6,734)	(69%)	▶	U	117,000	● Lower interest rate
Operating Grants	262,974	260,270	(2,704)	(1%)	▶	U	1,460,600	●
Contributions	32,593	31,102	(1,491)	(5%)	▶	U	401,617	●
Other Revenue	13,905	2,959	(10,946)	(79%)	▶	U	84,193	●
Operating Income	1,838,160	659,378					35,149,602	
Capital Income								
Capital Grants and Contribution	332,865	0	(332,865)	(100%)	▶	U	3,994,383	● Difference due to profiling and refund of grants received due to projects not under-taken
Asset Sale Proceeds	22,492	-	(22,492)	(100%)	▶	U	269,909	● Difference due to profiling and sale of property not undertaken
Sub Total - Capital Income	355,358	0					4,264,292	
Total Income	2,193,518	659,378		(70%)	▶	U	39,413,894	

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

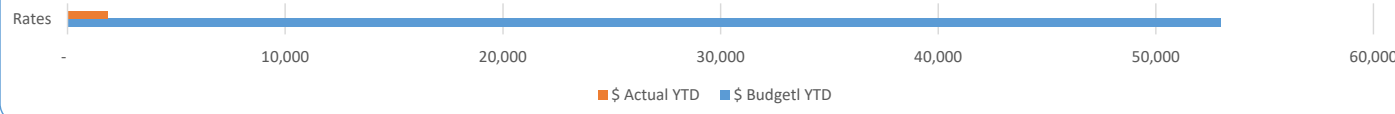


**CITY OF NEDLANDS
SUMMARY STATEMENT OF FINANCIAL ACTIVITY - INCOME
BY REPORTING NATURE & TYPE
FOR THE PERIOD ENDING 31 JULY 2021**

Income - YTD by Nature & Type (Excluding Rates)



Rates Income - YTD



13.5 Monthly Investment Report – July 2021

Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne – Director Corporate & Strategy
Attachments	1. Investment Report for the period ended 31 July 2021

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall
 Seconded – Councillor McManus

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

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council receives the Investment Report for the period ended 31 July 2021.

Executive Summary

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

Voting Requirement

Simple Majority.

Discussion/Overview

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

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

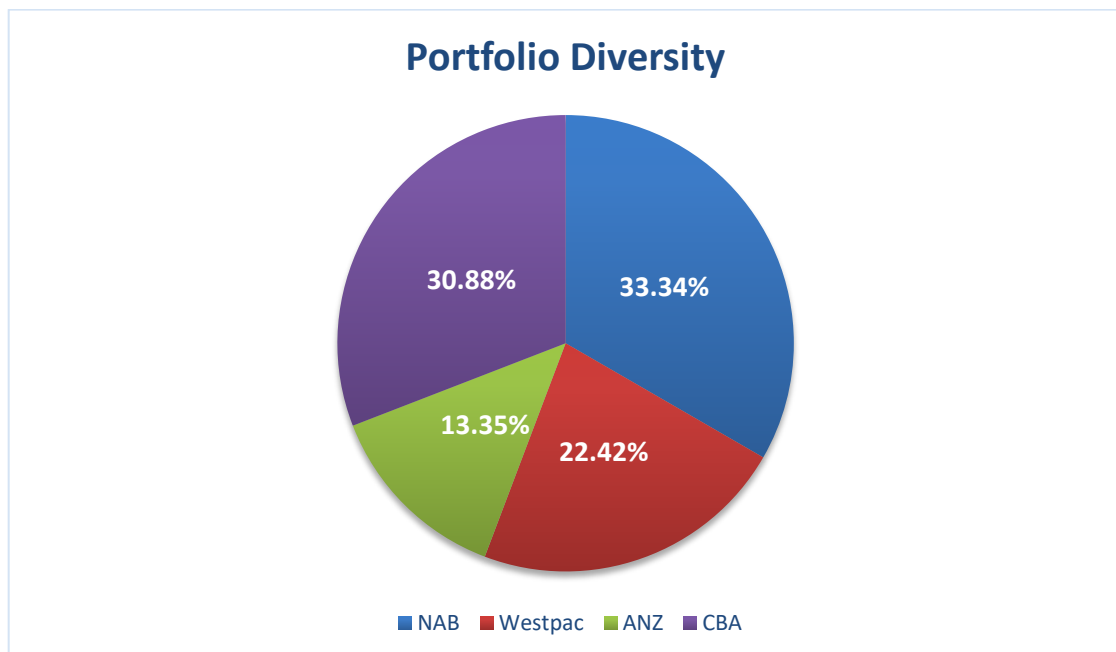
The Investment Summary shows that as at 31 July 2021 and 31 July 2020 the City held the following funds in investments:

	31-Jul-2021	31-Jul-2020
Municipal Funds	\$ 5,319,779	\$ 5,902,735
Reserve Funds	\$ 3,575,562	\$ 1,887,192
Total investments	\$ 8,895,341	\$ 7,789,927

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

The total interest earned from investments as at 31 July 2021 was \$1,820. The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$2,965,653	0.27% - 0.30%	33.34%
Westpac	\$1,994,753	0.22% - 1.05%	22.42%
ANZ	\$1,187,960	0.10%	13.35%
CBA	\$2,746,975	0.16% - 0.25%	30.89%
Total	\$8,895,341		100.00%



Conclusion

The Investment Report is presented to Council.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Required by legislation: Yes No
Required by City of Redlands policy: Yes No

Strategic Implications

The investment of surplus funds in the 2021/22 approved budget is in line with the City’s strategic direction.

The 2021/22 approved budget ensured that there is an equitable distribution of benefits in the community.

The 2021/22 budget was prepared in line with the City’s level of tolerance of risk and it is managed through budgetary review and control.

The interest income on investment in the 2021/22 approved budget was based on economic and financial data available at the time of preparation of the budget.

Budget/Financial Implications

The July YTD Actual interest income from investments is \$1,820 compared to the July YTD Budget of \$3,500.



**INVESTMENTS REPORT
FOR THE PERIOD ENDED 31 JULY 2021**

Particulars	Interest	Invest.	Maturity	Period	NAB	Westpac	ANZ	CBA	Total	Interest
	Rate	Date	Date	Days	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+	*AA-/Stable/A-1+		YTD Accumulated
RESERVE INVESTMENTS										
Plant Replacement	0.18%	23-Jun-21	21-Sep-21	90				34,685.89	34,685.89	\$4.71
City Development - Western Zone	0.19%	20-Jun-21	17-Sep-21	89				66,159.29	66,159.29	\$10.67
Business system reserve	0.19%	23-Jun-21	21-Sep-21	90				142,646.27	142,646.27	\$23.01
All abilities play space	0.19%	23-Jun-21	21-Sep-21	90				31,801.22	31,801.22	\$5.13
North Street	0.22%	23-Jun-21	23-Sep-21	92		136,352.02			136,352.02	\$25.47
Welfare - General	0.24%	15-Jul-21	18-Jan-22	187				319,900.99	319,900.99	\$52.69
Welfare - NCC	0.22%	4-May-21	2-Aug-21	90				360,856.60	360,856.60	\$49.02
Welfare - PRCC	0.19%	20-Jun-21	17-Sep-21	89				15,763.45	15,763.45	\$2.54
Services - Tawarri 1	0.22%	23-Jun-21	23-Sep-21	92		68,842.16			68,842.16	\$13.44
Services General	0.30%	27-May-21	25-Aug-21	90	25,912.77				25,912.77	\$6.59
Services - Tawarri 2	0.10%	11-May-21	11-Oct-21	153			117,527.24		117,527.24	\$9.98
Insurance	0.10%	11-May-21	11-Aug-21	92			65,402.50		65,402.50	\$5.55
Undrground power	0.29%	21-Jun-21	17-Sep-21	88	748,259.53				748,259.53	\$184.24
Waste Management	0.19%	23-Jun-21	21-Sep-21	90				613,080.45	613,080.45	\$98.91
City Development - Swanbourne	0.16%	15-Jul-21	18-Jan-22	187				135,003.38	135,003.38	\$23.07
City Building - General	0.23%	23-Jun-21	23-Sep-21	92		140,250.78			140,250.78	\$26.20
City Building - PRCC	0.19%	20-Jun-21	17-Sep-21	89				26,204.53	26,204.53	\$4.23
Business system Reserve	0.27%	19-Jul-21	18-Oct-21	91	411,300.29				411,300.29	\$100.68
Public Art Reserves	0.27%	19-Jul-21	18-Oct-21	91	97,954.21				97,954.21	\$23.98
Waste Management Reserve	0.27%	19-Jul-21	18-Oct-21	91	575,202.61				575,202.61	\$140.81
City Development Reserve	0.27%	19-Jul-21	18-Oct-21	91	9,014.26				9,014.26	\$6.10
Building Replacement Reserve	0.27%	19-Jul-21	18-Oct-21	91	307,114.51				307,114.51	\$78.18
All ability play space	0.28%	20-Jul-21	17-Nov-21	120	282,766.99				282,766.99	\$70.30
Major projects	0.31%	4-May-21	4-Aug-21	92		587,776.33			587,776.33	\$119.74
TOTAL RESERVE INVESTMENTS					\$2,457,525.17	\$933,221.30	\$182,929.74	\$1,746,102.07	\$5,319,778.27	\$1,085.26
MUNICIPAL INVESTMENTS										
Muni Investment NS60	1.05%	31-Jul-21	31-Aug-21	31		1,061,531.23			1,061,531.23	\$348.88
Muni Investment #1 - CBA	0.15%	19-Jul-21	18-Aug-21	30				1,000,872.83	1,000,872.83	\$173.22
Muni Investment #7 - NAB	0.27%	19-Jul-21	18-Oct-21	91	508,128.25				508,128.25	\$43.15
Muni Investment #150 - ANZ	0.10%	7-Jun-21	7-Aug-21	91			1,005,030.69		1,005,030.69	\$170.22
TOTAL MUNICIPAL INVESTMENTS					508,128.25	1,061,531.23	1,005,030.69	1,000,872.83	\$3,575,562.99	\$735.47
TOTAL					\$2,965,653.42	\$1,994,752.53	\$1,187,960.42	\$2,746,974.89	\$8,895,341.26	\$1,820.74

13.6 List of Accounts Paid – July 2021

Council	24 August 2021
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Director	Ed Herne - Director Corporate & Strategy
Attachments	1. Creditor Payment Listing – July 2021; and 2. Credit Card and Purchasing Card Payments – July 2021
Confidential Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Tyson
Seconded – Councillor Senathirajah

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 12/-

Council Resolution / Recommendation to Council

Council receives the List of Accounts Paid for the month of July 2021 as per attachments 1 and 2.

Executive Summary

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 to Council.

Voting Requirement

Simple Majority.

Discussion/Overview

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.

Risk Management

The accounts payable procedures ensure that 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 Financial Accounting and the Manager Financial Services (or designated alternative officers).

Key Relevant Previous Council Decision:

There are no previous Council decisions to consider.

Consultation

Required by legislation:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Required by City of Nedlands policy:	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Strategic Implications

How well does it fit with our strategic direction?

The 2020/21 approved budget is in line with the City's strategic direction. Payments are made to meet the City's spend on operations and capital expenses undertaken in accordance with the approved budget.

Who benefits?

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

Does it involve a tolerable risk?

The 2020/21 budget was prepared in line with the City's level of tolerance of risk and it is managed through budgetary review and control.

Do we have the information we need?

All relevant information has been provided in this report and through the attachments.

Does this affect any CEO Key Result Areas?

N/A

Budget/Financial Implications

Can we afford it?

The payments are made in accordance with the approved budget.

How does the option impact upon rates?

This does not have any impact upon the rates.

Conclusion

The List of Accounts Paid for the months of July 2021 complies with the relevant legislation and can be received by Council (see attachments).



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 1

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
Westpac - Municipal Acct						
CHEQUE						
70941	ALZHEIMER'S AUSTRALIA WA	09/07/2021	-110.05	fund	FRIDAY'S DONATIONS COLLECTIONS ADMIN OFF	32.10
				fund	FRIDAY'S DONATIONS COLLECTIONS ADMIN OFF	40.00
				fund	FRIDAY'S DONATIONS COLLECTIONS ADMIN OFF	37.95
70942	CITY OF NEDLANDS - CASH CHEQUE / PE	09/07/2021	-58.28	INV	RECOUP PETTY CASH - ADMIN WE 23 JUNE 2021	50.00
				INV	RECOUP PETTY CASH - WE 23 JUNE 21- MTCLIB	8.28
70943	CITY OF NEDLANDS - CASH CHEQUE / PE	22/07/2021	-1,100.00	INV	TRESILLIAN MM - T3 2021- WK 1-4 -26 JULY 21-17SEPT	1,100.00
70944	DEPT OF TRANSPORT - FLEET REGO	22/07/2021	-25,471.90	INV	REGO FY_ 2021-2022	25,471.90
70945	MERCEDES GROUP PTY LTD	14/07/2021	-1,700.00	RFND	VERGE BOND REFUND 167 WARATAH PLACE	1,700.00
70946	AUSTRALIAN OUTDOOR LIVING	14/07/2021	-1,700.00	RFND	VERGE BOND REFUND 4 GRANBY CRESCENT	1,700.00
70947	HESPERIA	14/07/2021	-1,700.00	RFND	VERGE BOND REFUND - 4 THORBURN WAY	1,700.00
70948	B K DIXON	14/07/2021	-1,700.00	RFND	VERGE BOND REFUND 22 HOBBS AVENUE	1,700.00
70949	MISS K ASHRAF	14/07/2021	-1,500.00			
Total CHEQUE			-\$35,040.23			
EFT						
PY01-01	WESTPAC - MUNICIPAL ACCT	06/07/2021	-352,583.03			
PY99-01	WESTPAC - MUNICIPAL ACCT	08/07/2021	-24,170.45			
PY01-02	WESTPAC - MUNICIPAL ACCT	20/07/2021	-423,867.45			
PY99-02	WESTPAC - MUNICIPAL ACCT	23/07/2021	-25,967.66			



CITY OF NEDLANDS

Database: LIVE

All Payments 1/07/2021 to 31/07/2021

Page: 2

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
1279	EFT TRANSFER: - 05/07/2021	05/07/2021	-2,913.27	1279.16465-01 INV	Mr I F Moss Rates Refund	2,913.27
1280	EFT TRANSFER: - 05/07/2021	05/07/2021	-869,323.40	1280.10056-01 INV	City of Nedlands - Social Club Payroll Deduction	240.00
				1280.10466-01 fund	Tangent Nominees Pty Ltd VERGE BOND REFUND - 3 Beatrice Road	1,700.00
				1280.10539-01 INV	Porter Consulting Engineers CONSULTANCY SERVICES	1,100.00
				1280.11079-01 INV	Water Corporation CONSULTANCY SERVICES	1,100.00
				1280.11079-01 INV	Water Corporation water bill - 0068	141.00
				1280.11079-01 INV	Water Corporation Water ID-0103	38.72
				1280.11079-01 INV	Water Corporation Water ID 0107	328.98
				1280.11079-01 INV	Water Corporation Water ID -0014	182.45
				1280.11079-01 INV	Water Corporation Water ID 0132	1,456.38
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay for agency staff - S Bhatt - WE 9 May 2021	3,369.72
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay for agency staff - Heidi Herget WE 30 may 21	3,164.32
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Agency staff hire Finance department Revenue Office	1,160.57
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Standing Order -50089859	3,616.36
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay to agency staff	2,695.77
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay to agency staff	1,856.91
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay to agency staff - WE 13 June 2021	1,224.66
				1280.11410-01 INV	Hays Specialist Recruitment Aust Pt Pay for Mnir Uzzaman WE 30/5/2021	2,321.14
				1280.11736-01 INV	Mr R K Roach 4096 - Lawler Park - 1. 4hours set out @ 120/hr	479.16
				1280.12364-01 INV	West Tip Waste Control Pty Ltd Bulk collection - Disposal of bulk rubbish - 2 x	1,188.00
				1280.12364-01 INV	West Tip Waste Control Pty Ltd Standing order for RO-RO bin collection as directe	1,260.00
				1280.12364-01 INV	West Tip Waste Control Pty Ltd Standing order for RO-RO bin collection as directe	465.00
				1280.12563-01 INV	AZ Clear ACM Emu Picks Allen Park and Shenton Bushland 2020	2,805.00
				1280.12642-01 INV	Domain Catering Pty Ltd Catering - 25/5/2021	240.00
				1280.12648-01 INV	Mt Claremont Newsround Mt Claremont Newspapers - 18/4/21-14/5/21	132.98
				1280.12677-01 INV	Wilson Security Nedlands Library - 1/5/21-31/5/21	386.30



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 3

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Mt Claremont Library- 1/5/21-31/5/21	237.07
				INV	Jo Wheatly - 1/5/21-31/5/21	302.50
				1280.12831-01	P E Panayotou	
				INV	Equipment for Client Activities	926.00
				1280.12867-01	Natural Area Consulting Management	
				INV	Natural Area Maintenance Mt Claremont Oval	1,608.75
				1280.12914-01	The Worm Shed	
				INV	Worm Farm for 20a Genesta Crescent, Dalkeith	247.00
				1280.13093-01	D & T Asphalt Pty Ltd	
				INV	Lay approx 10t of asphalt at Broome St depot	5,379.57
				1280.13247-01	Toll Transport Pty Ltd	
				INV	Collection of mail-31/5/2021	389.54
				1280.13369-01	Data#3 Limited	
				INV	M365 E5 Unified Step-up From M365 E3 - Micros, etc	35,414.19
				1280.13384-01	Harvey Fresh	
				INV	Standing Order - Weekly Milk Delivery	49.14
				INV	Standing Order - Weekly Milk Delivery	49.14
				INV	Standing Order - Weekly Milk Delivery	49.14
				1280.13728-01	FOI WA Services, Advice &	
				INV	2020-2021 FOI Consultancy -18/3/21-19/5/21	3,300.00
				1280.13733-01	West Coast Spring Water P/L	
				INV	Plastic cups' carton	41.80
				1280.13741-01	Dave's Landscaping & Brickpaving	
				INV	Standing order for paving repairs following kerb a	400.00
				INV	Standing order for paving repairs following kerb a	1,460.00
				INV	Standing order for paving repairs following kerb a	620.00
				INV	Repair trip hazards to Swanbourne Beach Stairs (Ca	440.00
				1280.13853-01	Find Wise Location Services	
				INV	Service location prior drainage upgrade on Haldane	952.60
				1280.13869-01	Instant Products Hire	
				INV	Standing order for Portable Toilet Hire and servic	2.00
				INV	Standing order for Portable Toilet Hire and servic	180.02
				INV	Portable Toilet - ANZAC Day 25 April 2021.	149.33
				1280.14080-01	Randstad	
				INV	Pay to agency staff	444.84
				INV	Pay for agency staff	279.91
				1280.14108-01	Bicycle Network	
				INV	Bicycle Traffic Count Weekday 3hr count & Weekend	1,386.00



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 4

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1280.14234-01	Insight Enterprises Australia Pty L	
				INV	balance on invoice	495.00
				INV	SO- Microsoft Azure -SharePoint SQL server- Softwa	1,001.65
				INV	Software License - NVIDIA Renewal -1 Month -, etc	8,339.38
				1280.14243-01	Hudson Global Resources	
				INV	Agency Staff - Anita GOOD - Planning Department 14	822.20
				1280.14471-01	Mr G W Burwood	
				INV	Refund ofr Fuel for work ute - Flt 190	10.00
				INV	Refund for fuel for work ute flt 190	50.00
				INV	Pesticide licence renewal	215.00
				1280.14518-01	Mr I De Souza	
				INV	Tutor Fees - Term 2 2021- 3/5/21-28/6/21	3,009.60
				1280.14526-01	Action Interiors	
				INV	Supply and install storeroom and hardware to Allen	2,718.32
				1280.14535-01	Skyline Landscape Services	
				INV	Lawn Mowing Maintenance Contract for March 2021	4,068.43
				INV	Lawn Mowing Maintenance Contract for April 2021	4,068.43
				1280.14602-01	Professional Tree Surgeons	
				INV	Replaces Req 46567. Refer to quote H1084. - 49 Hob	1,045.00
				INV	Replaces Req 46567. Refer to quote H0959. -, etc	3,470.50
				INV	Refer to quote H1088. - 56 Mooroo Dve.Tamarix. Redu	737.00
				INV	Emergency / After hours call out 31.2.21 Refer to	484.00
				1280.14670-01	Protek 24/7	
				INV	Remove and dispose of 11 x bollards. Supply and in	1,301.28
				1280.14693-01	Easi	
				INV	Payroll Deduction	774.45
				INV	Payroll Deduction	947.29
				1280.14731-01	Newton-Burriss Carpentry	
				INV	Repair Fencing at Swanbourne Beach Oval (Post, etc	291.17
				1280.14856-01	Quik Impressions	
				INV	A4 Books (Trip) Pool inspection Report - Town of C	370.65
				1280.14895-01	Data Documents	
				INV	Site Visit Notification Cards	209.00
					ĩ¿½?ĩ¿½ 2000 x A6 c	
				INV	Citizenship Ceremony Program printing	216.70
				INV	Tresillian Arts Centre - Term 3 2021 Program Print	3,308.80
				INV	Roland Leach 2021 Banner	148.50
				1280.14932-01	Aus Chill Technical Services Pty Lt	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 5

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	JC Smith - AC Maintenance May 2021	165.00
1280.14972-01					Allwestplant hire Australia Pty Ltd	
				INV	Supply machinery, equipment and labour to cut out	3,256.00
				INV	Nameless Lane CWP Schedule 3 - Supply and deliver	18,980.50
				INV	Supply of drainage materials, works, and re instat	6,748.50
1280.14993-01					Marketforce	
				INV	Nedlands News full page placement in POST newspaper	2,392.50
				INV	Advertisement - Independent Committee Member - The	568.30
1280.15005-01					Becarwise	
				INV	Novate car lease - FNE 20 June	1,004.31
1280.15019-01					Moore Australia WA Pty Ltd (Old Nam	
				INV	Fees for internal audit - YE 30/6/2021	5,500.00
1280.15069-01					Wormald Australia Pty Ltd	
				INV	Fire Panel Monitoring-NCC -1/5/21-31/5/21	76.22
				INV	Fire Panel Moniton- Tresillain - 1/5/21-31/5/21	76.22
				INV	Fire Panel Monitoring Admin - 1/5/21-31/5/21	76.22
				INV	Fire Panel Monitoring Tresillia-1/4/2021-31/4/2021	76.22
				INV	Fire Panel Monitoring - Admn- 1/4/21-30/4/21	76.22
				INV	Fire Panel Monitoring- NCC -1/4/21-30/4/21	76.22
				INV	Fire Panel Monitoring- Tresillia - 1/3/21-31/3/21	76.22
1280.15122-01					CTI Couriers Pty Ltd	
				INV	Courier between Western Suburbs libraries May, etc	509.82
1280.15190-01					Pitney Bowes Australia Pty Ltd	
				INV	Service for Relay 1000 - PB Job Ref # 518 691	412.50
1280.15224-01					Boyan Electrical Services	
				INV	Relocate existing batten above switchboard	124.49
				INV	Check the carpark lighting, supply and replace 2	908.41
				INV	Supply and replace broken batten light at the ent	253.14
				INV	Replace 6 faulty down lights to new LED lights and	1,094.50
1280.15287-01					WCP Civil Pty Ltd	
				INV	Jenkins St -Stage 2 - Safe Active Streets This is	457,135.66
1280.15367-01					TechnologyOne	
				INV	SO GIS consulting Charges 14/5/21 and 20/5/21	4,312.00
1280.15389-01					TPG Telecom	
				INV	Monthly charges - May 2021	7,822.52
1280.15539-01					Southern Cross Protection Pty Ltd	
				INV	CTI service - 1 May 2021-31 May 2021	113.30



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 6

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
1280.15606-01	Steven Tweedie			INV	Additional Work and Continuation on previous Council	3,080.00
1280.15616-01	Ilsa Smith			INV	Senior Pilates classes x 8 in May 2021	640.00
1280.15625-01	Landmark Products Pty Ltd			INV	Landmark K621 Byron 3.8m x 4.3m wave roof she, etc	8,767.00
1280.15638-01	Advanced Traffic Management (WA) Pt			INV	Standing order for traffic management to cover dra	2,749.47
				INV	Standing order for traffic management to cover dra	2,467.00
1280.15771-01	System Maintenance - Ballantyne			INV	Allowance for costs to service sewer pit	4,716.00
				INV	balance on invoice	0.60
1280.15801-01	Horizon West Landscape & Irrigation			INV	Landscape Maintenance various location	4,324.06
				INV	Installation of 30m3 Depiazzi Coarse Bushland, etc	2,935.80
1280.15858-01	Richards Tyrepower			INV	1 Maxxis UR275 tyre for 503	395.00
1280.15868-01	4Cabling Pty Ltd			INV	Optical Fiber cable 6 Core OS2 WITH 6-CORE TERMINA	313.94
1280.15931-01	Aqua Filter Services			INV	John XXIII - Water Cooler Hire & Maintain	38.50
				INV	Mt C Library - Water Cooler Hire and Maintain	38.50
				INV	PRCC - Rental and service charge for water cooler	49.50
				INV	Admin Reception - Water Cooler - July	38.50
				INV	Mt Claremont CC Hakea/Tuart Water Unit Servic, etc	38.50
				INV	John XXIII - Water Cooler Hire & Maintain	38.50
1280.15933-01	CMS Electracom			INV	Electrical, power and cable management supplies -	1,385.67
1280.16082-01	Arup Australia Pty Ltd			INV	Nedlands Traffic Modelling	6,028.00
1280.16102-01	Emma Williamson			INV	24 Clark St - 10 x Multiple Dwellings - Architectu	365.75
1280.16117-01	Atrium Homes (WA) Pty Ltd			fund	VERGE BOND REFUND - 64 Florence Rd	1,700.00
1280.16121-01	Millbrook Construction WA Pty Ltd			INV	Replace old door & hardware with new at Foreshore	400.00
1280.16124-01	OtagoIT Pty Ltd			INV	SO- Tresillian Booking system -Monthly support fee	566.50



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 7

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Software Maintenance - 0000199	2,266.00
1280.16188-01					Business Law WA Pty Ltd	
				INV	Employment matter	264.00
				INV	Employment Law Advice	66.00
1280.16277-01					Westpac Banking Corporation	
				INV	Council and Member super - FNE 20 June 21	63,443.82
1280.16344-01					Suez Recycling & Recovery Pty Ltd	
				INV	2020/21 Waste Disposal - Residential and Commerica	58,418.42
				INV	2020/21 Waste Disposal - May 2021	722.44
1280.16396-01					Cossill & Webley Consulting Enginee	
				INV	Design works for PSP on Brockway	20,463.30
1280.16417-01					IRP Pty Ltd	
				INV	Pay for agency staff	2,572.61
1280.16428-01					Barclay Safety Solutions	
				INV	OSH Consulting Service	5,808.00
1280.16451-01					Integrity	
				INV	Software- Attain Starter Package- State Gover, etc	9,350.00
1280.16458-01					EA Learning Pty Ltd	
				INV	Training -TOGAF 9.2, Perth, 31 May à?? 3 June 2021	2,739.00
1280.16467-01					Glen Phillips	
				INV	Refund of fee application to vary a building	105.00
1280.16469-01					National Australia Day Council Limi	
				INV	return of unspent Covid Safe Australia grant fundi	3,924.80
1280.16470-01					Filters Plus	
				INV	5 x BT839 (005B) Hyraulic Filter	344.08
1280.16478-01					Mrs R Jahmeerbacus	
				INV	Annual membership 2021-2022	753.00
1280.2030-01					Child Support Registrar	
				INV	Payroll Deduction	672.54
1280.210-01					Apace Aid Inc	
				INV	Allen Park - provenance + general Stock, Coas, etc	1,619.20
1280.2230-01					Ecoscape Australia	
				INV	Concept Design Plan Riverbank Project - Reserve 28	748.00
1280.3475-01					J Blackwood & Son Ltd	
				INV	12 x Duracell Coin Cell 3V CR2032 Twin Pack BW#:00	111.94
1280.400-01					Australian Services Union	
				INV	Payroll Deduction	67.70
1280.4040-01					The Lane Bookshop	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 8

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Nedlands Local Stock	263.92
				1280.4120-01	Lightning Laundry	
				INV	may laundry	334.40
				1280.4500-01	McLeods Barristers & Solicitors	
				INV	Matter no: 46810	278.80
				INV	Matter no: 46343	1,653.85
				INV	Matter No: 45798	3,170.20
				1280.6030-01	Richgro Gardening Products	
				INV	Standing Order Native Soil Improver Australian Sta	515.90
				1280.6160-01	Ruby Benjamin Animal Foundation Inc	
				INV	DONATIONS -2021	1,000.00
				1280.640-01	Benara Nurseries	
				INV	as per quote - 16903. 100x Hedera helix 130mm @ \$5	558.80
				1280.6600-01	St John Ambulance Western Australia	
				INV	First aid course for staff	160.00
				1280.8110-01	Wattleup Tractors	
				INV	Main suction filter, Transmission Pressure Fi, etc	379.71
				INV	Emergency callout for FLT 184	1,509.21
				1280.8169-01	Westbooks	
				INV	Adult local stock as selected on web order - Nedla	474.42
				INV	Adult local stock as selected on web order - Mt Cl	242.20
				INV	Junior local stock as selected on web order - Nedl	24.48
				INV	Junior local stock as selected on web order - MtC	95.20
				INV	Junior local stock as selected on web order - Nedl	90.08
				INV	Adult local stock as selected on web order - Mt Cl	44.77
				1280.8242-01	Western Metropolitan Regional Council	
				INV	WASTE DISPOSAL	806.48
				1280.860-01	Bunnings Group Limited	
				INV	STANDING PURCHASE ORDER February to 30st June 2021	55.09
				INV	STANDING PURCHASE ORDER February to 30st June 2021	145.78
				INV	Supply 1 BBQ, 1 cover and 2260-99823043	255.03
				1280.9872-01	Civica Pty Ltd	
				INV	Rates on demand support 2021/2022	825.00
				INV	Client server Tool 4js (May 2021- June 2021), etc	4,004.14
1281	EFT TRANSFER: - 08/07/2021	09/07/2021	-454,329.99	1281.100-01	Advantech Mobile Auto Electrics	
				INV	Inspect Automatic step electrics.	245.00
				1281.10786-01	Verti-Turf	
				INV	Turf renovation - College Pk (bottom), Turf r, etc	1,813.35



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 9

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1281.11079-01	Water Corporation	
				INV	Water bill - 0133	753.08
				INV	Water bill ID - 0126	203.48
				INV	Water bill ID- 0111	1,033.06
				INV	Water bill- ID - 0121	302.64
				INV	Water ID- 0102	7.74
				INV	Bill ID- 0122	422.33
				INV	Bill ID - 0133	299.53
				INV	Bill ID - 0129	559.24
				INV	Bill ID - 0103	25.81
				INV	BillID - 0008	23.23
				INV	Bill ID - 0098	18.06
				INV	Bill ID _ 0099	5.16
				INV	Bill ID - 0075	295.52
				INV	Bill ID - 0072	38.72
				INV	Bill ID - 0064	25.81
				INV	Water 0084	118.73
				INV	Bill ID - 0123	101.20
				INV	Bill ID 0118	602.57
				INV	Bill ID -0067	234.87
				INV	Bill ID - 0123	615.47
				INV	Bill ID 0122	728.50
				1281.11410-01	Hays Specialist Recruitment Aust Pt	
				INV	Standing Order - Heidi Herget, Traffic Engineer fr	1,356.14
				INV	Landscape Gardener - Nancy Gervoe - w/e 20 June 20	2,017.09
				INV	Pay for Gao Song WE 20/6/2021	2,321.14
				INV	Pay to agencyc staff - Monir Uzzaman WE 20/6/21	2,104.50
				INV	Standing Order - Assets / GIS Officer from Hays em	3,369.72
				INV	Pay for agency staff- Monir Uzzaman- WE 06 June 21	1,856.91
				1281.11634-01	Ms N Horley	
				INV	July - 2021	2,231.67
				1281.12067-01	M Kelly	
				INV	Tutor Fees - Term 2 2021 - 3 May 2021-25 June 2021	660.00
				1281.12120-01	Mr B G Hodsdon	
				INV	July 2021	2,231.67
				1281.12682-01	Synergy	
				INV	ELECTRICITY - 2057268628	414.98
				1281.12826-01	C Schilizzi	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 10

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Tutor Fees - Term 2 2021- 31 May 21-25 June 21	3,520.00
1281.12859-01					QK Technologies Pty Ltd	
				INV	INV0 -280212	150.98
1281.12867-01					Natural Area Consulting Management	
				INV	Winter planting including watering with a wetter -	2,500.00
1281.13006-01					Animal Pest Management Services	
				INV	Feral rabbit control Bishop Rd Reserve, Feral, etc	583.00
1281.13217-01					J Brown	
				INV	Tutor Fees - Term 2 2021 - 3 May 2021-25 June 2021	800.00
1281.13267-01					Dept of Transport	
				INV	Discolusire information fee - May 2021	380.80
1281.13290-01					Mr V R Senathirajah	
				INV	July 2021	2,231.67
1281.133-01					Alinta Energy	
				INV	GAS CHARGES	158.60
				INV	GAS CHARGES	138.70
1281.13412-01					Quick Corporate Australia	
				INV	staionery	537.16
1281.13428-01					Lock Stock & Farrell Locksmith Pty	
				INV	Ford Ranger Key to be cut and coded	88.00
				INV	Supply of locks and keys for City facilities	217.05
				INV	Dalkeith Hall - Replace door handle hardware with	339.00
				INV	Supply of locks and keys for City facilities	217.05
1281.13445-01					Digital Education Services	
				INV	Renewal for Who Else and Who Next Online Resources	1,339.80
1281.13480-01					DU Electrical Pty Ltd	
				INV	Disconnection, reconnection the two main irrigatio	649.77
1281.13506-01					C Marinovich	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,824.00
1281.13713-01					Sonic HealthPlus Pty Ltd	
				INV	NCC Pre Employment Medical - MA BACK S	249.70
1281.13857-01					Mr L McManus	
				INV	July 2021	3,551.54
				fund	Refund Mayoral nomination 18 Jun 2021	80.00
1281.13946-01					Plants and Garden Rentals	
				INV	AMINISTRATION - May 2021	256.58
				INV	DEPO - May 2021	210.65
1281.14080-01					Randstad	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 11

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Pay for agency staff	474.50
				INV	pay for agency staff	1,212.94
1281.14123-01					Mr J D Wetherall	
				INV	July 2021	2,231.67
1281.14164-01					Ms S Hibbert	
				INV	Tutor Fees - 3/5/21-25/6/21 - 18-2021	2,109.00
1281.14233-01					Ms K A Smyth	
				INV	July 2021	2,231.67
1281.14238-01					Ms J Rogers	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,710.00
1281.14358-01					Ms N Butcher	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	2,800.00
1281.14462-01					Ms N Grant	
				INV	Tutor Fees - Term 2 2021 - 3 May 2021- 25June 21	1,308.00
1281.14492-01					Subaru Osborne Park	
				INV	Subaru Service Parts as Per quote 75077S including	887.81
1281.14510-01					JB Hi-Fi Group Pty Ltd	
				INV	Mobile phone- 2 X Samsung Galaxy A32 128GB (Black	938.00
1281.14535-01					Skyline Landscape Services	
				INV	Carry out 1 x complete Verge Mowing - May 2021	6,490.00
				INV	Lawn Mowing for May 2021- INV0099276	4,068.43
1281.14703-01					A Anderson-Mayes	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,320.00
1281.14774-01					T J Depiazzi & Sons	
				INV	Supply and Deliver 30m3 Coarse Bushland Mulch to J	1,803.12
1281.14840-01					Domain Glass Pty Ltd	
				INV	Remove and install new sliding window at Drabble H	1,177.00
				INV	Remove and install new aluminum door & hardware a	2,722.50
1281.14932-01					Aus Chill Technical Services Pty Lt	
				INV	Tresillian Craft Room - Supply & install split sys	2,996.19
				INV	Tresillian Garden Room - Supply & install split sy	2,996.19
				INV	Nedlands Library - Quarterly AC service - May 202	451.00
1281.14993-01					Marketforce	
				INV	15 May Post Advert - Audit & Risk Committee Public	1,160.50
				INV	Halfpage advertising for public notices on 8 May,	1,160.50
				INV	Print adds in Post for Emerge 2021	1,712.70
1281.14999-01					All State Kerbing & Concrete	
				INV	Standing order for citywide kerbing repairs as dir	5,892.72



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 12

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1281.15010-01	AHG Trade Parts Pty Ltd	
				INV	6 x NI-15208-ED50A FILTER ASSY-OIL, 6 x NI-16, etc	383.13
				1281.15224-01	Boyan Electrical Services	
				INV	Chase concrete from Pit to Artwork; new underground	605.00
				INV	New Court Gardens - Supply and replace 70W HPS lam	198.19
				1281.15401-01	WINC Australia Pty Ltd (Previous na	
				INV	Cleaning materials	53.36
				INV	Marbig Chairmat Economat PVC Key Hole Style H, etc	54.17
				INV	Marbig Chairmat Economat PVC Key Hole Style Hard	169.40
				1281.15427-01	Mr A W Mangano	
				INV	July 2021	2,231.67
				1281.15428-01	Miss K Gillespie	
				INV	Tutor Fees - Term 2 2021- 3 May 2021-25 June 2021	1,872.00
				1281.15508-01	Australian Training Management Pty	
				INV	Engineering Services - Basic worksite traffic mgnt	2,300.00
				1281.15858-01	Richards Tyrepower	
				INV	4 x Falken Wildpeak for Fltt 644	1,040.00
				1281.15878-01	Westend Plumbing & Gas	
				INV	Unblock public toilet and ran rods to clear drain	198.00
				INV	Replace hot water unit and additional plumbing wor	929.50
				INV	Clear blockage - Beaton Park public toilets	198.00
				INV	Unblock basin & clear pipes at Rose Garden Toilet	242.00
				INV	Service taps and replace filter at Mt Claremont Co	154.00
				INV	Repair leaking taps at Allen Park Pavillion	132.00
				INV	Urgent after hours works to fix leak in clubroom k	495.00
				INV	Replace broken flickmixer tap at Foreshore To, etc	940.50
				INV	Investigate water pressure and resolve - Infant He	132.00
				INV	Urgent repairs to faulty drink fountain at St Pete	473.00
				1281.15928-01	Colour Flow Painting Services	
				INV	Patching and painting touch ups - Dalkeith Hall	1,287.00
				INV	Door painting touch ups - Mt Claremont Library	935.00
				1281.15945-01	Fiona Buchanan Art	
				INV	Tutor Fees - Term 2 2021 - 3 May 21-25 June 21	1,774.00
				1281.15963-01	Rhonda Breen	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	684.00
				1281.16023-01	Access Without Barriers Pty Ltd T/a	
				INV	Install new door to replace damaged one and trim o	660.00
				1281.16036-01	R A Coghlan	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 13

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	July 2021	2,231.67
1281.16042-01	F Bennett			INV	July 2021	2,231.67
1281.16101-01	Miss S Edwards			INV	Mobile reimbursement - May 2021	30.00
1281.16129-01	Myra Staffa			INV	Solo artwork -2021	3,285.00
				INV	Sale of Artwork - Solo 2021	600.00
1281.16256-01	MBL Food Services			INV	30,000 dog waste bags (6 x 5000) 879174	654.72
				INV	30,000 dog waste bags (6 x 5000) 250 x 305mm	320.76
1281.16308-01	N R Youngman			INV	JUly 2021	2,231.67
				fund	Refund Mayoral nomination 18 Jun 2021	80.00
1281.16330-01	Denmac Holdings Pty Ltd			INV	Final clam for artwork	19,657.00
1281.16344-01	Suez Recycling & Recovery Pty Ltd			INV	2020/21 Waste services - May 2021	132,219.25
1281.16385-01	Roof Checks W.A.			INV	JC Smith - Gutter clean and roof condition as, etc	880.00
				INV	Monthly Gutter Clean - Nedlands Library & Drabble	210.00
				INV	Gutter clean and roof condition as, etc	810.00
				INV	Nedlands Library - Monthly gutter clean	210.00
1281.16389-01	Bronwen Tyson			INV	July 2021	2,231.67
1281.16417-01	IRP Pty Ltd			INV	Pay for agency staff - Peter G WE 6/2/2021	2,482.70
1281.16466-01	Kyocera Document Solutions Pty Ltd			INV	Printing Services in April 2021	4,728.91
				INV	Printing Services in May 2021	4,778.74
				INV	Printing Services in March 2021	4,710.99
1281.16468-01	Ms F E Argyle			INV	July 2021	8,171.08
				fund	Refund Mayoral nomination 18 Jun 2021	80.00
1281.16471-01	Premier Tools			INV	1 SOLus edge regular upgrade	748.00
1281.16479-01	Paperbark Technologies Pty Ltd			INV	Replaces Req 46784 -P/O 545104. Arboricultural r	415.00



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 14

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Replaces Req 46684 -P/O 545011. Annual Visual As	7,700.00
				INV	Replaces Req 46594 -P/O 544966. Arboricultural r	415.00
				1281.16481-01	Programmed Skilled Workforce Limite	
				INV	Pay for agency staff	1,415.26
				1281.3173-01	Mrs B L Hunt	
				INV	Tutor Fees - Term 2 2021-3/5/21-25/6/21	1,368.00
				1281.3250-01	inet Ltd	
				INV	SO - Public Wifi by Inet at various locations	60.00
				1281.3616-01	J & K Hopkins	
				INV	Office furniture	961.00
				1281.3760-01	Kmart Innaloo	
				INV	Local stock - Nedlands Library, Local stock -, etc	784.00
				1281.380-01	Australian Taxation Office	
				INV	Payroll Deduction	120,117.00
				1281.3910-01	Kleenit Pty Ltd	
				INV	Graffiti removal from Aberdare Road, Karella Stree	99.00
				1281.4040-01	The Lane Bookshop	
				INV	Nedlands Local Stock	31.98
				1281.4500-01	McLeods Barristers & Solicitors	
				INV	Matter No:46741	9,489.00
				1281.7675-01	Landgate - GRV	
				INV	G2021-12 - 29/5/21-11/06/21	275.96
				1281.8169-01	Westbooks	
				INV	Adult local stock as selected on web order - Nedla	30.75
				INV	Junior local stock as selected on web order - Nedl	35.67
				INV	Junior local stock as selected on web order - MtC	33.58
				INV	Adult local stock as selected on web order - Mt Cl	19.59
				INV	Adult local stock as selected on web order - Nedla	20.99
				INV	Adult local stock as selected on web order - Nedla	76.27
				INV	Adult local stock as selected on web order - Nedla	27.98
				INV	Adult local stock as selected on web order - Nedla	236.50
				1281.880-01	Bunzl Limited	
				INV	Cleaning products for City's public toilets	1,499.90
				1281.9875-01	John Hughes Parts	
				INV	10 x Z01A4A 2630035505 FILTER ASSY-ENGINE OIL, etc	577.40
1283	EFT TRANSFER: -	19/07/2021	-358,191.19	1283.11410-01	Hays Specialist Recruitment Aust Pt	
	19/07/2021			INV	Standing Order - Heidi Herget, Traffic Engineer fr	1,717.77
				INV	Standing Order - Assets / GIS Officer from Hays em	2,321.14



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 15

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Agency staff hire Finance department Revenue Offic	2,321.14
				INV	Landscape Gardener - Nancy Gervoe - w/e 27 Ju, etc	1,632.88
				INV	Pay for agency staff	3,369.72
				1283.11421-01	Waterlogic Australia	
				INV	Water filter services at Administration Staff Kitc	96.80
				1283.11732-01	Local Government Professionals	
				INV	Report writing course for Sarah Loughnan	910.00
				1283.11898-01	Turf Care WA Pty Ltd	
				INV	Mow, edge and whipper snip Carrington Park fortnig	198.00
				1283.11954-01	Carealot Home Health Services Pty L	
				INV	Provision of casual domestic, personal and social	6,235.03
				INV	Provision of casual domestic, personal and social	67.10
				1283.12180-01	Artist's Chronicle	
				INV	Annual Listing On View section, July/August editio	600.00
				1283.12346-01	U N Nolli	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,640.00
				1283.12350-01	Capital Recycling	
				INV	Standing order for bulk material recycling form Jo	5,898.69
				1283.12379-01	Public Transport Authority WA	
				INV	Contribution to bus shelter at bus stop 10374	5,654.69
				1283.12517-01	C White	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	416.00
				1283.12644-01	Connect Call Centre Services (Previ	
				INV	After hour call - May 2021	444.73
				1283.12648-01	Mt Claremont Newsround	
				INV	Mt Claremont Newspapers	148.78
				1283.12677-01	Wilson Security	
				INV	Call out fee to lock Swanbourne car Park for lockd	116.05
				1283.12682-01	Synergy	
				INV	ELECTRICITY-2021281329	1,598.99
				INV	ELECTRICITY - 2053264429	43,853.10
				INV	ELECTRICITY- 2005273380	577.61
				INV	ELECTRICITY - 2025273822	334.18
				INV	ELECTRICITY-3000158944	3,215.91
				INV	ELECTRICITY - 3000159054	7,924.89
				1283.12753-01	Urban Development Institute of Aust	
				INV	UDIA WA Membership Subscription for period 01/07/2	2,625.00
				1283.12831-01	P E Panayotou	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 16

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Stationery reimbursement	169.55
1283.12867-01					Natural Area Consulting Management	
				INV	Plant stock Shenton Bushland, Plant stock All, etc	3,121.69
				INV	Plant stock Shenton Bushland, Plant stock All, etc	2,927.32
1283.12970-01					Cardno (WA) Pty Ltd	
				INV	TIA Peer Review - 80 Stirling Hwy Captain Stirling	2,112.00
1283.12990-01					MMM WA Pty Ltd	
				INV	Supply and installation of GSC sand bags and, etc	39,184.99
1283.13139-01					3 Monkeys Audio Visual	
				INV	Wireless receiver module including installation, b	796.98
1283.13219-01					Foreshore Rehabilitation & Fencing	
				INV	Swanbourne Beach fencing r & m - INV-4195	3,025.00
1283.13384-01					Harvey Fresh	
				INV	Standing Order - Weekly Milk Delivery	25.02
1283.13404-01					Apple Pty Ltd	
				INV	Hardware-Apple Pencil 2nd Gen- Marion G.	182.60
				INV	Hardware-12.9-inch iPad Pro Wi-Fi + Cellular 128	275.00
				INV	Hardware-12.9-inch iPad Pro Wi-Fi + Cellular 1	457.60
1283.13412-01					Quick Corporate Australia	
				INV	Supplies NCC	97.20
1283.13499-01					Perth Dishwashers	
				INV	Service dishwasher in Councillors kitchen at Admin	236.50
1283.13509-01					J K Wallis	
				INV	Oral history interview with Hawkers	350.00
1283.13525-01					Dogs' Refuge Home WA Inc.	
				fund	Friday's Donations collections Admin Off	39.10
				fund	Friday's Donations collections Admin Off	35.65
				fund	Friday's Donations collections Admin Off	36.50
				fund	Friday's Donations collections Admin Off	17.20
				fund	Friday's Donations collections Admin Off	28.65
				fund	Friday's Donations collections Admin Off	19.50
				fund	Friday's Donations collections Admin Off	36.70
1283.13775-01					Australia Post - 604909	
				INV	Total supply - Period ending 30/6/2021	1.46
1283.13863-01					G M S Security (WA) Pty Ltd	
				INV	Security monitoring at council buildings- Tr, etc	1,744.60
1283.13937-01					Doghouse Group Pty Ltd (Old Name:	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 17

<u>Chq/Ref</u>	<u>Payee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Quarterly Billing for June through August	3,201.00
					VPS wit	
				1283.13968-01	Merchandising Libraries	
				INV	Library signage for Junior collection	1,020.53
				1283.14005-01	Perth Energy Pty Ltd	
				INV	Ref - 2235795	11,812.09
				1283.14080-01	Randstad	
				INV	Pay to agency staff	909.72
				INV	Pay to agency staff	395.42
				INV	Pay to agency staff	889.68
				1283.14183-01	Stott + Hoare	
				INV	Hardware-CCTV NAS Storage SYNOLOGY-0000166736	13,948.00
				1283.14208-01	Western Kitchens	
				INV	Supply and install kitchenette & storage - 5085	4,598.00
				INV	Supply fixed cabinetry - Depot	5,040.75
				INV	Supply fixed cabinetry - Administration	3,099.25
				INV	Replace fixed cabinets at Administration	1,639.00
				1283.14234-01	Insight Enterprises Australia Pty L	
				INV	Microsoft Azure -SharePoint SQL server- Software c	1,041.63
				1283.14241-01	King.S Contracting	
				INV	Standing order for irrigation repairs following ma	239.97
				1283.14670-01	Protek 24/7	
				INV	Swanbourne Playground Fence - remove rusted post;	346.50
				INV	Relocation of bin cage at Asquith Street as per pa	379.49
				INV	Quarterly Inspections and Service (March and June	420.74
				1283.14732-01	Ms M Smith	
				INV	Tutor Fees - Term 2 2021 - 3 May 2021-25 June 2021	1,368.00
				1283.14888-01	Corsign WA Pty Ltd	
				INV	street blade repairs various locations	609.62
				1283.14960-01	Anna Ruocco	
				INV	Tutor Fees - Term 2 2021 - 3/5/21-28/6/21	1,600.00
				1283.14966-01	Emerge Associates	
				INV	Landscape architects - 2.5 hours - Asquith Park	756.25
				1283.14972-01	Allwestplant hire Australia Pty Ltd	
				INV	Supply of drainage materials, works to raise six d	9,518.30
				1283.14993-01	Marketforce	
				INV	20 SEEK Branded Ad Pack	5,164.50



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 18

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Halfpage advertising for public notices on 8 May,	1,712.70
1283.15193-01					Great Southern Fuel Supplies	
				INV	Fuel unleaded petrol - 160	5,771.11
				INV	8000LTS of Diesel for Tank no 1 CoN Stock Cod, etc	10,844.50
1283.15211-01					Officeworks Ltd	
				INV	Hardware-Samsung Flip board Tray	299.00
				INV	Hardware- Acer Monitors X 10	1,370.90
				INV	Hardware- Mobile Phone Samsung Galaxy A12 for Lan	217.00
1283.15213-01					Illion Australia Pty Ltd	
				INV	SO for all Public Tender Advertising	172.70
				INV	Public Tender Advertis	184.80
1283.15237-01					StrataGreen	
				INV	Standing order - materials for environmental conse	1,262.80
1283.15302-01					Ms V Soto	
				INV	Zumba Gold classes x 7 in June 2021	780.00
1283.15310-01					Soft Landing	
				INV	Mattress disposal - bulk rubbish area 1 & 2	6,476.80
1283.15401-01					WINC Australia Pty Ltd (Previous na	
				INV	Mt Claremont library stationary order	511.37
				INV	Nedlands library stationary order	156.72
				INV	Nedlands library stationary order	97.44
1283.15428-01					Miss K Gillespie	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	390.00
1283.15506-01					CPD Training Pty Ltd	
				INV	Instalment No. 9	1,000.00
				INV	Instalment No. 10	1,000.00
				INV	Instalment No. 11	1,000.00
1283.15524-01					Inlogik Pty Ltd	
				INV	Promaster monthly user fee - May 2021	467.69
1283.15538-01					Netsight Pty Ltd	
				INV	Annual renewal of MyOsh software 2021-2022	7,114.80
1283.15548-01					Ream Clean Property Service	
				INV	Illegal dumping of tyres at 27 Grainger Drive, etc	264.00
1283.15616-01					Ilsa Smith	
				INV	Chair Pilates classes in June 2021 for DRC.	140.00
1283.15625-01					Landmark Products Pty Ltd	
				INV	Landmark K621 Byron 3.8m x 4.3m wave roof she, etc	3,828.00
1283.15627-01					JB Automation Supplies	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 19

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Servicing front gates at Depot	110.00
1283.15638-01					Advanced Traffic Management (WA) Pt	
				INV	Standing order for traffic management to cover roa	842.35
1283.15639-01					Stephanie Reisch	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	817.50
1283.15643-01					Mowmentum	
				INV	New Purchase order raised to cover closed PO (5437	170.00
				INV	Beaton park - 10/6/21	170.00
				INV	Beaton Park - cut 27/5/21	170.00
				INV	Beaton Park - Cut on 13/5/21	170.00
				INV	Beaton park cut on 26/4/21	205.00
				INV	Beaton Park - Cut on 15/4/21	170.00
				INV	Beaton Park - Cut on 1/4/21	170.00
				INV	Annie Dorrington - Cut on 10/6/21	120.00
				INV	Annie Dorrington - Cut on 27/5/2021	120.00
				INV	Annie Dorrington Park - cut on 13/5/2021	120.00
				INV	Annie Dorrington - Cut on 26/4/2021	155.00
				INV	Annie Dorrington - Cut on 15/4/2021	120.00
				INV	Annie Dorrington - Cut on 1/4/2021	120.00
				INV	Annie Dorrington - Cut on 18/3/2021	120.00
1283.15928-01					Colour Flow Painting Services	
				INV	Repaint public toilets at Allen Park	715.00
1283.15933-01					CMS Electracom	
				INV	Electrical supplies - Administration	188.85
1283.15942-01					Programmed Property Services Pty Lt	
				INV	Remedial works to retaining wall and base at rear	7,958.50
1283.15949-01					Murdock Education Recruitment	
				INV	Pay for agency staff	368.70
1283.15960-01					Active Pest Management WA Pty Ltd	
				INV	NCC station check	121.00
1283.16082-01					Arup Australia Pty Ltd	
				INV	Nedlands Traffic Modelling	3,616.80
1283.16090-01					Catherine Gartner	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	2,230.00
1283.16129-01					Myra Staffa	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,092.00
1283.16206-01					Vinsan Contracting Pty Ltd T/As Vin	
				fund	VERGE BOND REFUND 24 CLARK STREET	1,700.00



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 20

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1283.16227-01	Office Line	
				INV	Supply and deliver assembled electronic desk bases	5,637.50
				INV	Fixed cabinetry base replacements - Administration	4,427.50
				1283.16230-01	Cancer Council WA Inc	
				fund	Friday's Donations collections Admin Off	49.80
				fund	Friday's Donations collections Admin Off	19.30
				fund	Friday's Donations collections Admin Off	48.00
				fund	Friday's Donations collections Admin Off	33.60
				fund	Friday's Donations collections Admin Off	55.65
				1283.16231-01	Camp Quality	
				fund	Friday's Donations collections Admin Off	32.05
				fund	Friday's Donations collections Admin Off	38.45
				fund	Friday's Donations collections Admin Off	31.70
				fund	Friday's Donations collections Admin Off	34.80
				1283.16232-01	Variety WA	
				fund	Friday's Donations collections Admin Off	37.95
				fund	Friday's Donations collections Admin Off	34.55
				fund	Friday's Donations collections Admin Off	51.00
				fund	Friday's Donations collections Admin Off	39.75
				fund	Friday's Donations collections Admin Off	27.00
				fund	Friday's Donations collections Admin Off	34.70
				1283.16243-01	The Home Away from Home Inc	
				fund	Friday's Donations collections Admin Off	24.70
				fund	Friday's Donations collections Admin Off	25.15
				fund	Friday's Donations collections Admin Off	43.55
				fund	Friday's Donations collections Admin Off	32.00
				fund	Friday's Donations collections Admin Off	32.95
				fund	Friday's Donations collections Admin Off	50.55
				1283.16245-01	Foodbank of Western Australia Inc	
				fund	Friday's Donations collections Admin Off	26.55
				fund	Friday's Donations collections Admin Off	50.25
				fund	Friday's Donations collections Admin Off	42.85
				1283.16246-01	Tiny Sparks WA Inc	
				fund	Friday's Donations collections Admin Off	31.20
				fund	Friday's Donations collections Admin Off	43.25
				fund	Friday's Donations collections Admin Off	41.65
				1283.16296-01	R. Forlani	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	2,880.00



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 21

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1283.16302-01	Brownes Dairy	
				INV	Standing Order - milk delivery to depot (from Nove	46.62
				1283.16316-01	eftsure Pty Ltd	
				INV	secure EFT	385.00
					EFTSURE software - June 2021	
				1283.16330-01	Denmac Holdings Pty Ltd	
				INV	Reinstatement and Refurbishment works - April 21	19,250.00
				1283.16360-01	Marianne Annereau Ceramics	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	2,496.00
				1283.16417-01	IRP Pty Ltd	
				INV	Standing Order - Peter Gaitskell from IRP for Proj	1,979.45
				1283.16431-01	iDrive Academy	
				INV	Volunteer bus inductions- 1 June 2021	160.00
				1283.16446-01	Heeney Holdings Pty	
				INV	Install door and mouldings at Drabble House Flat	463.99
				1283.16457-01	Claremont Concert Band Inc	
				INV	Claremont Concert Band Performance - May Citizensh	300.00
				1283.16463-01	Richard Gunning	
				INV	Tresillian Arts Centre - Tutor Fees - Term 2 2021	1,003.20
				1283.16474-01	Mithi Harshal	
				INV	Refund of Infringement	80.00
				1283.16491-01	Chuo Ngiik Moritz	
				INV	Community grant for street party	125.00
				1283.2048-01	Tillys Home Helpers	
				INV	Provision of Gardening Service to CHSP Clients	1,138.50
				1283.2075-01	Landgate	
				INV	TITLE SEARCHES	0.40
				INV	Landgate's aerial imagery -Feb 2021	567.20
				1283.210-01	Apace Aid Inc	
				INV	Propagation of Macrozamia Seeds (provenance f, etc	14,735.23
				1283.360-01	Australia Post	
				INV	Supply total period ending 30/6/2021	5.28
				1283.365-01	Australia Day Council of WA	
				INV	Auspire Gold Associate Membership Fee 2021/22	650.00
				1283.4500-01	McLeods Barristers & Solicitors	
				INV	Matter no: 47232	2,469.91
				INV	Matter no: 47457	1,160.85
				INV	Matter no: 47376	566.92



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 22

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Matter no: 47377	769.06
				1283.5080-01	Canon Production Printing Australia	
				INV	SO 2020-21 Maintenance Charges for Admin OCE Colo	477.36
				1283.6030-01	Richgro Gardening Products	
				INV	Standing Order Native Soil Improver Australian Sta	541.64
				1283.8169-01	Westbooks	
				INV	Adult local stock as selected on web order - Nedla	466.95
				INV	Junior local stock as selected on web order - Nedl	13.99
				INV	Adult local stock as selected on web order - Nedla	15.39
				INV	Adult local stock as selected on web order - Mt Cl	13.99
				INV	Junior local stock as selected on web order - MtC	62.38
				INV	Junior local stock as selected on web order - Nedl	27.97
				INV	Adult local stock as selected on web order - Nedla	162.81
				INV	Adult local stock as selected on web order - Nedla	93.61
				1283.860-01	Bunnings Group Limited	
				INV	supplies for bus shelter and sign maintenace	52.73
				INV	STANDING PURCHASE ORDER February to 30st Jume 2021	60.35
				INV	supplies for bus shelter and sign maintenace	2.28
				1283.8762-01	Seton Australia	
				INV	Accessible toilet signage	183.26
				1283.9872-01	Civica Pty Ltd	
				INV	Payment of Civica Invoice # C/LG020936- for AUthor	8,050.35
				1283.9876-01	Priestman & Sharp	
				INV	Undertake Reapairs to flt 1380 Hyundai as per quot	1,895.09
1284	EFT TRANSFER: - 26/07/2021	26/07/2021	-254,696.04	1284.100-01	Advantech Mobile Auto Electrics	
				INV	Replace battery on FLT 588	268.00
				1284.10539-01	Porter Consulting Engineers	
				INV	CONSULTANCY SERVICES	8,470.00
				1284.10731-01	Green Skills (Eco Jobs)	
				INV	Path maintenance, woody weed control and summ, etc	2,612.23
				INV	Greenways maintenance	7,194.51
				1284.10859-01	CSP Group Pty Ltd	
				INV	5 x RGP AIR7815 Airfilter, 10 ATP43105 Atom Ed, etc	274.50
				1284.1104-01	Cat Haven	
				INV	Cat Haven - 27/5/21-31/5/21	137.50
				1284.11410-01	Hays Specialist Recruitment Aust Pt	
				INV	Pay for the agency staff	2,024.95
				1284.12026-01	Bolinda Publishing Pty Ltd	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 23

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Adult local stock as selected on web order - Nedla	57.42
				INV	Adult local stock as selected on web order - Nedla	47.03
1284.12628-01					Diamond Hire	
				INV	Supply: 2 stroke auger and extension, half day hir	67.10
1284.12642-01					Domain Catering Pty Ltd	
				INV	Catering -8/6/21	272.00
				INV	Catering for Councillor Briefing - 18 May 2021	112.00
				INV	Catering - Councillor & Staff Meals required, etc	128.00
1284.12682-01					Synergy	
				INV	ELECTRICITY-2025282074	161.18
				INV	ELECTRICITY-202978147	1,463.47
				INV	ELECTRICITY- 2017286484	51.91
1284.12743-01					Active Transport & Tilt Tray Svces	
				INV	Transport HYUNDAI VAN REGO 1EGP649 from works, etc	775.50
1284.12755-01					Irrigation Australia Ltd	
				INV	City of Nedlands IAL Memberships: Government (Fro	714.00
1284.13014-01					Nespresso Professional	
				INV	Bianco Intenso 50 Capsule Box (5 boxes), Bian, etc	1,286.00
1284.13042-01					Totally Workwear - Mount Hawthorn	
				INV	Purchase of Environmental Health Uniform with, etc	305.03
1284.13081-01					Green Steam Australia Pty Ltd	
				INV	Carry out 1 complete Laneway Slashing round (13.1	6,600.00
1284.13404-01					Apple Pty Ltd	
				INV	Hardware- Apple iPad 10.2-inch iPad Wi-Fi 128GB- L	610.50
1284.13412-01					Quick Corporate Australia	
				INV	Tresillian Arts Centre Stationary Order Unistat La	99.46
1284.13428-01					Lock Stock & Farrell Locksmith Pty	
				INV	Drabble House - Door lock works	217.05
1284.13437-01					Mowmaster Turf Equipment	
				INV	Undertake annual Service on Allen Park DC30 Turf M	504.26
				INV	Undertake annual Service on Melvista Oval DC22W Tu	405.60
				INV	Undertake annual Service on DC22W2 Turf Mower as p	391.00
				INV	Undertake annual Service on Alroh Turf Mower as pe	233.00
1284.13534-01					Nu-Trac Rural Contracting	
				INV	STANDING ORDER Cleaning Swanbourne Beach for the	800.00
1284.13537-01					First Five Minutes Pty Ltd	
				INV	Fire and Emergency Response Procedures and Trainin	3,447.08



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 24

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1284.13652-01	Sustainable Outdoors	
				INV	Estimate only - Greenways Maintenance Februar, etc	7,160.98
				1284.13718-01	South East Regional Centre for Urba	
				INV	PVG weeding various locations	3,182.95
				INV	Riverbank grant foreshore Reserve 28307 - initial	3,228.25
				INV	Wetter application of revegetation sites	6,750.01
				INV	Revegetation work various location	8,500.00
				1284.13741-01	Dave's Landscaping & Brickpaving	
				INV	Repair Tree damaged Paving Dalkeith Rd Nedlands (o	660.00
				1284.14080-01	Randstad	
				INV	Pay to agency staff	979.68
				INV	Pay to agency s taff	410.25
				INV	Pay to agency staff	1,334.52
				INV	Pay to agency staff	415.18
				INV	Pay to agency staff	444.84
				INV	Pay to agency staff	444.84
				INV	Pay to agency staff	444.84
				1284.14157-01	Bolinda Digital	
				INV	Additional eBook and eAudiobooks for Bolinda Borro	1,000.00
				1284.14234-01	Insight Enterprises Australia Pty L	
				INV	Annual renewal of Jira Software INV 100280490	8,339.38
				1284.1428-01	City of Subiaco	
				INV	Dept of Health WESROC CLAG Funding	685.76
				1284.14514-01	Valvoline Australia Pty Ltd	
				INV	205 Lts FE 5W30 Synpower (P/N 1298.51)Deliver, etc	3,247.20
				1284.14526-01	Action Interiors	
				INV	Plastering works and repairs - Depot	1,540.00
				1284.14615-01	K2 Audio Visual	
				INV	Hardware & Install - Projector AUdio system & Scre	9,511.72
				1284.14684-01	JB Hi Fi Claremont	
				INV	Adult local stock as selected in store - Nedl, etc	127.86
				1284.14774-01	T J Depiazzi & Sons	
				INV	Supply and Delivery of 75m3 Coarse Bushland Mulch	4,209.98
				1284.14807-01	Bayvogue Pty Ltd	
				INV	To remove and disposal of 2 pillars and 3.5 lm inf	3,025.00
				1284.14932-01	Aus Chill Technical Services Pty Lt	
				INV	Replace HEX sensor and Probe at Mt Claremont Libra	514.45
				1284.14993-01	Marketforce	



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 25

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Print adds in Post for Emerge 2021	1,160.50
1284.15069-01					Wormald Australia Pty Ltd	
				INV	Fire Panel Monitoring- Admin - 1/6/21-30/6/21	76.22
				INV	Fire Panel Monitorin-NCC - 1/6/21-30/6/21	76.22
				INV	Fire Panel Monitoring TResillian - 1/6/21-30/6/21	76.22
1284.15080-01					CNW Pty Ltd	
				INV	Cabling supplies relocate services to dongas - Dep	245.05
1284.15224-01					Boyan Electrical Services	
				INV	Replace cbus light with LED equivilants - Mtc Clar	5,943.76
				INV	Supply and install two uplight to the Monash and S	9,798.80
				INV	repair bollard light 1-3 Burnettia Lane	199.75
				INV	Tresillian - Supply & install circuits for new air	1,382.10
1284.15242-01					Malco Flooring Pty Ltd	
				INV	Install CFC subfloor and install sheet vinyl - Dra	3,069.00
				INV	Supply carpet tiles to replace water damaged	1,787.50
1284.15279-01					Budo Group Pty Ltd	
				INV	Carry out renedial works to Daran Park wall and ca	343.75
1284.15367-01					TechnologyOne	
				INV	SO GIS consulting Charges - 3/6/21	2,156.00
1284.15401-01					WINC Australia Pty Ltd (Previous na	
				INV	Stationery & kitchen provisions for Haldane H, etc	818.22
1284.15599-01					Trillion Trees	
				INV	Plant Stock - various locations	9,355.14
1284.15616-01					Ilsa Smith	
				INV	Choir classes x 4 in June 2021 @ \$80 each	320.00
				INV	Senior Pilates classes x8 in June 2021	640.00
				INV	Breathe, Stretch & Move x 4 in June 2021	280.00
1284.15779-01					CSCH Pty Ltd T/A Charles Service Co	
				INV	Cleaning services rom	302.50
				INV	Cleaning services June 2021- INV 00033960	26,791.53
1284.15878-01					Westend Plumbing & Gas	
				INV	Replace old sink & tapware and additional plumbing	1,399.20
				INV	Refix toilet pan and leak at Rose Garden Toil, etc	682.00
				INV	Nedlands Child Health Low water pressure	110.00
1284.15928-01					Colour Flow Painting Services	
				INV	Patch and paint walls at Drabble House Flat	1,364.00
1284.15970-01					Michelle Kelly	
				INV	Yoga for seniors classes x 3 June l2021	210.00



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 26

<u>Chg/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				1284.15980-01	Stars Courtyard Cafe	
				INV	Tresillian Arts Centre Volunteer Account - 2021	100.00
				INV	Tresillian Arts Centre Volunteer Account - Term 2	240.00
				1284.16096-01	Udla Pty Ltd	
				INV	24 Clark St - 10 x Multiple Dwellings - Landscape	1,540.00
				1284.16102-01	Emma Williamson	
				INV	24 Clark St - 10 x Multiple Dwellings - Architectu	871.75
				1284.16200-01	Walcott Industries Pty Ltd	
				INV	Re-open preexisting doorway and make good - Admini	4,048.00
				1284.16249-01	Debora Gregorio	
				INV	School Holiday Program - Tresillian Arts Centre 5	342.00
				1284.16290-01	Rotaru Enterprises Pty Ltd as trust	
				INV	Structural Engineering Services	495.00
				1284.16302-01	Brownes Dairy	
				INV	Standing Order - milk delivery to depot	46.62
				1284.16411-01	Hydrologia Pty Ltd	
				INV	Peer review of the hydrology component for the Dal	3,410.00
				1284.16417-01	IRP Pty Ltd	
				INV	Pay for agency staff	2,449.15
				1284.16446-01	Heeney Holdings Pty	
				INV	Repair gate and double glass doors that are jammin	374.00
				1284.16472-01	Craig Soulsby	
				INV	School Holiday Program - Tresillian Arts Centre 5	327.00
				1284.16484-01	Temptations Catering	
				INV	Catering - 22 June 2021	560.63
				1284.16486-01	Timber Floor Doctor	
				INV	Allen Park - Deep clean and refresh to parquetry f	1,148.40
				1284.16487-01	Miss R Stewart	
				INV	Study assistance reimbursement 50% of units	1,770.00
				1284.16488-01	Boost Mobeel Perth	
				INV	Street trading licence	205.00
				1284.16490-01	P COTTER	
				fund	RESERVE ACCESS BOND DIRECTORS PARK	2,000.00
				1284.1670-01	Western Australia Police	
				INV	Volunteer Police Certificates- May 2021	50.10
				1284.3910-01	Kleenit Pty Ltd	
				INV	Graffiti removal from wall on Montgomery Ave	132.00
				INV	Removal of graffiti from wall and sign Montgomery	121.00

CITY OF NEDLANDS

Database: LIVE

All Payments 1/07/2021 to 31/07/2021

Page: 27



<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
				INV	Graffiti removal from toilets at Mt Claremont ova	99.00
				INV	Graffiti removal from inside toilets at Mt Claremont	82.50
				INV	Graffiti removal from 134 Stirling Highway, Nedla	82.50
				1284.4040-01	The Lane Bookshop	
				INV	Nedlands Local Stock	75.98
				INV	Nedlands Local Stock	402.29
				INV	Nedlands Local Stock	459.00
				1284.4370-01	Martineaus Patisserie	
				INV	Volunteer appreciation gifts - 52 x \$20 Martineaus	1,040.00
				1284.4500-01	McLeods Barristers & Solicitors	
				INV	Matter no: 47034- INV 119631	580.99
				INV	Matter no: 47519	1,492.38
				INV	Matter no: 47462	1,214.60
				1284.5133-01	Optus Billing Services Pty Ltd	
				INV	Hardware- Deskphones -Optus -Telephony Project	17,395.62
				INV	Monthly invoice - 25 Feb 2021-24 Mar 2021	1,985.18
				1284.5682-01	WA Hino Sales & Service	
				INV	1 HA103E HT-5108337052 STEP SUB-ASSY, RH as per qu	616.54
				INV	Service Kits for theh City's Hino Fleet	4,208.69
				1284.8110-01	Wattleup Tractors	
				INV	C/O Pressure switch on FLT 184 Reference No. 12747	486.06
				1284.8169-01	Westbooks	
				INV	Adult local stock as selected on web order - Nedla	283.42
				INV	Adult local stock as selected on web order - Mt Cl	34.99
				INV	Adult local stock as selected on web order - Nedla	69.98
				INV	Junior local stock as selected on web order - MtC	52.46
				1284.8242-01	Western Metropolitan Regional Council	
				INV	WASTE DISPOSAL	722.80
				INV	WASTE DISPOSAL	1,307.68
				1284.840-01	Construction Training Fund	
				INV	CITYO060721130131	26,581.40
				1284.860-01	Bunnings Group Limited	
				INV	STANDING PURCHASE ORDER February to 30st June 2021	11.88
				INV	STANDING PURCHASE ORDER February to 30st June 2021	126.52
				1284.9876-01	Priestman & Sharp	
				INV	Repair Righ and slidinhg doors on Rosa Bus FLT 900	577.50
				Total EFT		-\$2,766,042.48



CITY OF NEDLANDS

All Payments 1/07/2021 to 31/07/2021

Database: LIVE

Page: 28

<u>Chq/Ref</u>	<u>Pavee</u>	<u>Date</u>	<u>Amount</u>	<u>Tran</u>	<u>Description</u>	<u>Amount</u>
					TOTAL PAYMENTS	<u><u>-\$2,801,082.71</u></u>

City of Nedlands

Purchasing & Credit Card Payments - Jul 2021 (Statement period 28 Jun 2021 to 27 Jul 2021)

Date	Supplier	Description	AUD
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
28/06/2021	J & K HOPKINS	Office Chairs for Reshma and Leon	658.00
5/07/2021	BUNNINGS 483000	Tape and Batteries	24.59
9/07/2021	PUSEYS PUFFS	Corinne's leaving function catering	84.00
12/07/2021	TRIMBLE	Sketch Up Subscription	324.51
12/07/2021	TRIMBLE	Bank Fee	9.74
14/07/2021	BUNNINGS 483000	Door Closer for Allen Park Storeroom	71.25
14/07/2021	GALVINS PLUMBING SUPPL	Fire Hose Reel seals for Mt CCC and Dalkeith Hall	61.05
14/07/2021	CSP W A PTY LTD	REFUND - Fridge Repairs Admin Councillor Kitchen	- 176.00
28/06/2021	BUNNINGS 454000	Materials for office modifications	84.76
29/06/2021	Jaycar Osborne Park	Cable delivery donga network switch	10.95
2/07/2021	BUNNINGS 483000	Sealant for metal donga walls	19.45
1/07/2021	JAYCAR PTY LTD	Cablings materials	24.30
2/07/2021	PAYPAL	Cable management supplies	81.90
7/07/2021	BUNNINGS 483000	Repairs to walls public toilet	65.96
8/07/2021	BUNNINGS 483000	Ceiling repair public toilet	14.80
9/07/2021	BUNNINGS 483000	Fixings for cabinetry HR	24.51
9/07/2021	OFFICEWORKS 0602	Whiteboards	177.95
12/07/2021	JB HI FI CLAREMONT	Cable supplies	23.00
19/07/2021	BUNNINGS 483000	Depot donga repairs	89.08
19/07/2021	BUNNINGS 483000	Flooding damage replace storage shelves	142.50
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
5/07/2021	FACEBK WTJ7Q4PNC2	Facebook advertising for Emerge 2021	129.81
13/07/2021	OFFICEWORKS	Art hanging supplies for Emerge 2021	62.87
14/07/2021	THE DOWNS IGA	snacks for Emerge 2021	53.62
16/07/2021	OFFICEWORKS 0602	Art hanging materials Emerge 2021	18.47
16/07/2021	COLES 0270	Drinks for Emerge 2021	85.40
19/07/2021	OFFICEWORKS	Art hanging supplies for Emerge 2021	20.96
20/07/2021	ANTONS MOULDINGS PTY LTD	Art hanging supplies for Emerge 2021	80.85
22/07/2021	COLES 0299	drinks for Emerge 2021	51.70
26/07/2021	LIQUOR BARONS NEDLAN	Thank you wine for Judges Emerge 2021	95.97
27/07/2021	CARD FEE	CARD FEE	5.00
8/07/2021	JACK'S WHOLEFOODS &	Catering meeting	7.98
20/07/2021	BP ROSEGARDEN 6161	Coffee for Rose Society	18.00
27/07/2021	CARD FEE	CARD FEE	5.00
2/07/2021	AMAZON MKTPLC AU	Local stock - Nedlands Library	26.43
28/06/2021	AMAZON MKTPLC AU	Local Stock - Nedlands Library	21.24
28/06/2021	AMAZON MKTPLC AU	Shipping-postage	4.90
1/07/2021	AMAZON AU	Local stock - Nedlands Library	22.34
28/06/2021	KOORONG BOOKS	Local stock - Nedlands Library	23.48
30/06/2021	JBHiFi.com.au	Local stock - Nedlands Library	119.10
30/06/2021	JBHiFi.com.au	Shipping-postage	8.97
2/07/2021	AMAZON MKTPLC AU	Local stock - Nedlands Library	23.54
5/07/2021	AMAZON MKTPLC AU	Local stock - Mt Claremont Library	57.92
5/07/2021	AMAZON MKTPLC AU	Local stock - Mt Claremont Library	25.44
8/07/2021	WANEWSDTI	Local stock newspapers - Nedlands Library	325.20
8/07/2021	ST JOHN AMBULANCE AUST	First aid training - S West & C McGregor	320.00
22/07/2021	BIG W/HIGH ROAD AND WILLE	Small bags for activities	19.00
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
15/07/2021	JB HI FI CLAREMONT	Footpath damage camera	179.00
27/07/2021	CARD FEE	CARD FEE	5.00
2/07/2021	POST NEDLANDS POST SNE	Postage to return Barking Dog Monitoring Device	18.40
27/07/2021	CARD FEE	CARD FEE	5.00
21/07/2021	BP ROSEGARDEN 6161	Milk for depot	14.00
27/07/2021	CARD FEE	CARD FEE	5.00
29/06/2021	SP * SIMPLY HOMEWARE	Resource for client activities	349.80
29/06/2021	ART SHED ONLINE	Resource for client activities	505.20
27/07/2021	CARD FEE	CARD FEE	5.00
5/07/2021	T/PTS OCONNOR	Tow hitch	143.61

City of Nedlands

Purchasing & Credit Card Payments - Jul 2021 (Statement period 28 Jun 2021 to 27 Jul 2021)

Date	Supplier	Description	AUD
27/07/2021	CARD FEE	CARD FEE	5.00
30/06/2021	EDUCATIONAL ART SUPP	craft material 6 July	65.45
30/06/2021	OFFICEWORKS	Craft material 6 July	56.06
6/07/2021	TAYLOR RD IGA	Craft material 6 July	3.14
16/07/2021	TARGET 5429	Sunday Screening 18 July	10.00
26/07/2021	BOOKTOPIA PTY LTD	Junior local stock	66.05
26/07/2021	BOOKTOPIA PTY LTD	Freight	7.95
27/07/2021	CARD FEE	CARD FEE	5.00
12/07/2021	JCS ONLINE RESOURCES	Online Resources Findmypast	995.44
12/07/2021	JCS ONLINE RESOURCES	Bank Charges	29.86
27/07/2021	CARD FEE	CARD FEE	5.00
12/07/2021	KMART 1057	Supplies for Monthly Quiz Clients' Activity	53.50
12/07/2021	COLES 0337	Supplies for Clients' Picnic lunch	11.45
13/07/2021	THE REJECT SHOP 6633	Supplies for Quiz Day Activities	30.74
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	ALH VENUES/33 HERDSMAN PD	Volunteers' Lunches on Clients' outing	48.00
7/07/2021	OFFICEWORKS	office supplies	75.70
27/07/2021	CARD FEE	CARD FEE	5.00
6/07/2021	BLITZFIELD ENTERPRIS	Positive Ageing - Activities with clients	4.59
13/07/2021	COLES 0392	Positive Ageing activities with clients	15.00
14/07/2021	BLITZFIELD ENTERPRIS	Positive Ageing activities with clients	4.59
15/07/2021	COLES 0392	Positive Ageing activities with clients	20.00
20/07/2021	BLITZFIELD ENTERPRIS	PA Activities with clients	4.59
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
30/06/2021	Warwick Grove Newsage	Corinne Farewell Card	9.99
5/07/2021	SHUTTERSTOCK IRELAND LIM	Shutterstock image pack July 2021	235.87
7/07/2021	COLES 0299	Corinne Farewell Afternoon Tea	15.29
7/07/2021	COLES 0299	Corinne Farewell Afternoon Tea	86.66
27/07/2021	CARD FEE	CARD FEE	5.00
7/07/2021	LAWLEY'S BAKERY - CA	Catering	197.86
9/07/2021	J AND K HOPKINS	Office Chair	299.00
9/07/2021	SHENTON PARK IGA	catering sause	3.41
9/07/2021	SHENTON PARK IGA	BLDMT	3.97
19/07/2021	CUSTOM ALUMINIUM	Custom Aluminium blocks	961.58
20/07/2021	BUNNINGS 456000	Lifting equipment	72.50
22/07/2021	ATM BAL FEE BANK OF BENDI	online account balance	2.50
27/07/2021	CARD FEE	CARD FEE	5.00
29/06/2021	MISS MAUD	Cancellation refund for items not given	- 118.55
29/06/2021	EASYFLOWERS	Sympathy Flowers Staff Member	115.90
12/07/2021	LOCAL GOVERNEMENT MANA	LG Professionals - Executive Officer	531.00
19/07/2021	FLOWER SHOP	Shipped to Rowen Galbraith	108.00
20/07/2021	Gallery of Claremont	Councillor Poliwka	12.99
21/07/2021	SQ *STICKY TICKETS PTY	Event Ticket	70.00
26/07/2021	PROPERTY COUNCI	Property Council Receipt	396.00
27/07/2021	CARD FEE	CARD FEE	5.00
7/07/2021	OFFICEWORKS 0622	F/Y planner and stationary	45.95
8/07/2021	ERGOLINK	ergo mouse - Nathan Deery	152.00
23/07/2021	TN MOBILE CLAREMONT	mobile phone cover- turf	10.00
23/07/2021	TN MOBILE CLAREMONT	mobile phone cover- turf	65.00
27/07/2021	CARD FEE	CARD FEE	5.00
7/07/2021	EAST COAST CONFERENCES	Mosquito Course	304.50
7/07/2021	MCAA.ORG.AU	Subscription to reduce cost of training for Mosqui	50.00
27/07/2021	CARD FEE	CARD FEE	5.00
21/07/2021	AUSTRALIAN INSTITUTE	AIBS Membership Renewal P Busby	800.00
27/07/2021	CARD FEE	CARD FEE	5.00
29/06/2021	WOOLWORTHS/FLOREAT PARK S	Consumables for senior support client activities	80.00
29/06/2021	WOOLWORTHS/FLOREAT PARK S	Consumables for senior support client activities	47.70
29/06/2021	COLES 0302	Consumables for senior support client activities	28.15
29/06/2021	COLES 0302	Consumables for senior support client activities	32.00
30/06/2021	OFFICEWORKS 0602	Office supplies for service provision	248.56

City of Nedlands

Purchasing & Credit Card Payments - Jul 2021 (Statement period 28 Jun 2021 to 27 Jul 2021)

Date	Supplier	Description	AUD
12/07/2021	BLITZFIELD ENTERPRIS	Consumables for children's meals	19.33
19/07/2021	BELMONT FORUM JB HOM	Minor equipment for Positive Ageing activities	142.20
27/07/2021	CARD FEE	CARD FEE	5.00
6/07/2021	BARNETTS ARCHITE H	Toilet door locks	128.48
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
13/07/2021	PAY ECU EDU AU WEB	staff training - meal preparation in child care	99.00
14/07/2021	JACK'S WHOLEFOODS &	morning /afternoon tea	7.56
14/07/2021	JACK'S WHOLEFOODS &	morning/afternoon tea	134.73
15/07/2021	TAYLOR RD IGA	children's lunches	5.98
16/07/2021	KMART 1139	resources for children's program	103.30
20/07/2021	THE HERDSMAN	children's lunches	17.17
20/07/2021	PAYPAL	resources - educators	15.95
20/07/2021	TAYLOR RD IGA	children's lunches	43.02
21/07/2021	COLES 0299	morning/ afternoon or lunches	3.08
21/07/2021	COLES 0299	morning/ afternoon or lunches	133.92
22/07/2021	JACK'S WHOLEFOODS &	monthly lunches	0.11
22/07/2021	JACK'S WHOLEFOODS &	monthly lunches	71.44
26/07/2021	KMART 1139	resources - program	133.30
27/07/2021	THE HERDSMAN	afternoon/morning tea meals	30.45
27/07/2021	CARD FEE	CARD FEE	5.00
5/07/2021	MSFT *-<E0200EQEI2>	Software-Azure Subscription	697.76
9/07/2021	WWW.RECKON.COM	Software-Cash Register-Tresillian	87.00
12/07/2021	OBJECTIVE CORPORATION	Software-Redact Software- Information Mgmt	547.80
12/07/2021	FS.COM PTY LTD	Software-Azure Subscription	341.00
19/07/2021	ADOBE	Software-Adobe Reader	224.27
19/07/2021	MICROSOFT*365	Software-Redact Software- Information Mgmt	- 280.03
19/07/2021	MSFT *-<E0700FBLTD>	Software-MSFT- Audio Conference	12.10
19/07/2021	MSFT *-<E0700ECBJU,E0700EZ	Software-MSFT-VISIO-Consolidated	522.99
19/07/2021	MSFT *-<E0700FBIEB>	Software- VOIP	23.54
26/07/2021	MSFT *-<E0200F2CVM>	Software- Azure	720.92
27/07/2021	CARD FEE	CARD FEE	5.00
7/07/2021	BODHI J HEALTH AND B	Declaration of missing supporting documents form	50.00
26/07/2021	AMPOL NEDLANDS 55130F	Ice for Emerge Event	10.00
27/07/2021	CARD FEE	CARD FEE	5.00
28/06/2021	CPP CONVENTION CENTRE	Car Parking - Conference	23.22
27/07/2021	CARD FEE	CARD FEE	5.00
28/06/2021	WOOLWORTHS/FLOREAT PARK S	Cakes for Monday BUS clients (Nedlands Library)	17.00
9/07/2021	COLES 0299	Juice boxes and popcorn (Nedlands Library)	24.75
9/07/2021	COLES 0299	Chux, air freshner, hand wash (Nedlands Library)	30.60
9/07/2021	COLES 0299	Chux, dishwashing liquid (Mt Claremont Library)	3.15
12/07/2021	RED DOT	Liquid hand wash dispensers (Nedlands Library)	6.00
19/07/2021	NESPRESSO	Lattissima PRO carafe assembly (Nedlands Library)	76.70
19/07/2021	NESPRESSO	Lattissima PRO carafe assembly (MTC Library)	76.70
27/07/2021	CARD FEE	CARD FEE	5.00
28/06/2021	COLES ONLINE	24.6.2021 Monthly Client food order	268.95
28/06/2021	COLES ONLINE	24.6.2021 Monthly Client food order	76.59
14/07/2021	SUBWAY CLAREMONT	13.7.2021 Client meal cost on outing	98.00
21/07/2021	YANCHEP INN	20.7.2021 Meals cost for Clients and Volunteers on	75.00
22/07/2021	COLES ONLINE	21.7.21 Coles Clients food order	179.30
22/07/2021	COLES ONLINE	21.7.21 Coles Clients food order	81.04
27/07/2021	CARD FEE	CARD FEE	5.00
27/07/2021	CARD FEE	CARD FEE	5.00
8/07/2021	KIRKWOOD DELICATESSE	Catering for community event	254.20
12/07/2021	JACK'S WHOLEFOODS &	Refreshments for community event	5.49
21/07/2021	KIRKWOOD DELICATESSE	Refreshments for volunteers	22.50
21/07/2021	KIRKWOOD DELICATESSE	Refreshments for volunteers	1.00
27/07/2021	CARD FEE	CARD FEE	5.00
			16,571.00

13.7 Consideration of Responsible Authority Report for 12 x Grouped Dwellings at 11 & 13 Webster Street, Nedlands

Council	24 August 2021 – Council Meeting
Applicant	Urbanista Town Planning
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 and the proponents or their consultants. Whilst parties may be known to each other professionally, this relationship is consistent with the limitations placed on such relationships by the Codes of Conduct of the City and the Planning Institute of Australia.
Director	Tony Free, Director Planning & Development
Attachments	1. Responsible Authority Report and Attachments

Councillor Smyth – Impartiality Interest

Councillor Smyth disclosed that she is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for September 2021. As a consequence, there may be a perception that my impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Smyth advised she would not stay in the room and debate the item or vote on the matter. Please Note that although not participating in the debate Councillor Smyth intended to listen to Public Questions and Addresses as she believe this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

Councillor Bennett – Impartiality Interest

Councillor Bennett disclosed that he is a Ministerial appointee and paid member of the MINJDAP that will be considering this item at a meeting scheduled for September 2021. As a consequence, there may be a perception that his impartiality on the matter may be affected. In accordance with recent legal advice from McLeods released to the local government sector in relation to a recent Supreme Court ruling, Councillor Bennett advised he would not stay in the room and debate the item or vote on the matter. Please Note that although not participating in the debate Councillor Bennett intended to listen to Public Questions and Addresses as he believe this is a neutral position and does not predispose a bias for the JDAP. A similar declaration will be sent to the DAP administration prior to the scheduled MINJAP meeting.

Councillor Smyth & Councillor Bennett left the meeting at 8.44 pm.

Moved – Councillor Coghlan
Seconded – Councillor Tyson

Council:

1. adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 12x Grouped Dwellings at No.11 & No.13 Webster Street, Nedlands included at Attachment 1;
2. instructs the CEO to incorporate Council's Responsible Authority recommendation into the Responsible Authority Report for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands; and
3. appoints Councillor Coghlan and Councillor Tyson to coordinate Council's submission and presentation to the Metro Inner-North JDAP for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands.

Councillor Hodsdon left the meeting at 8.56pm and returned at 8.59pm.

Lost 12/-
(Against: Mayor Argyle Crs. Horley McManus Smyth Bennett Mangano
Youngman Hodsdon Wetherall Coghlan Senathirajah & Tyson)

Regulation 11(da) - Council considered that the development would protect the amenity of the area more appropriately if the development fully met the Deemed to Comply provisions of the Residential Design Codes.

Moved – Councillor Mangano
Seconded – Councillor Coghlan

Council Resolution

Council:

1. **notes the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 12 x Grouped Dwellings at No.11 & No.13 Webster Street, Nedlands included at Attachment 1;**
2. **instructs the CEO to incorporate Council's Responsible Authority recommendation into the Responsible Authority Report for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands; and Council does not support the DAP Application reference DAP/21/02013 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the**

Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Nedlands Local Planning Scheme No.3 and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme, due to the following reasons:

- a. **The development is inconsistent with State Planning Policy 7.0 *Design of the Built Environment*, in particular the principles relating to built form and scale and amenity.**
 - b. **The development does not meet the design principles of State Planning Policy 7.3 *Residential Design Codes – Volume 1* relating to:**
 - i. **street setbacks, in particular the proposed setbacks to the common property driveway;**
 - ii. **setbacks of garages and carports, in particular to the common property driveway;**
 - iii. **outdoor living areas, in particular to the minimum dimensions for Units 1, 6, 7 and 12;**
 - iv. **parking, with regard to visitor parking;**
 - v. **vehicle access, in particular to the minimum driveway width proposed;**
 - vi. **site works and retaining with regard to the height of retaining proposed; and**
 - vii. **visual privacy with regard to overlooking from the dining room for Units 1 and 12; and**
 - c. **the Design Review Panel did not support the original plans due to principle 3 (built form and scale), principle 6 (amenity), lack of deep soil planting areas, inadequate widths for planting of trees and a/c units in courtyards**
- 3. appoints Councillor Coghlan and Councillor Tyson to coordinate Council's submission and presentation to the Metro Inner-North JDAP for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands.**

CARRIED UNANIMOUSLY 10/-

Councillor Bennett & Councillor Smyth returned to the meeting at 9.15pm.

Recommendation to Council

Council:

1. adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of 12x Grouped Dwellings at No.11 & No.13 Webster Street, Nedlands included at Attachment 1;
2. instructs the CEO to incorporate Council's Responsible Authority recommendation into the Responsible Authority Report for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands; and
3. appoints Councillor (insert name) and Councillor (insert name) to coordinate Council's submission and presentation to the Metro Inner-North JDAP for the development of 12 x Grouped Dwellings at No. 11 & No. 13 Webster Street, Nedlands.

1.0 Executive Summary

The purpose of this report is for Council to consider the Development Assessment Panel application that proposes 12 Grouped Dwellings at 11 & 13 Webster Street, Nedlands. Council is requested to make its recommendation to the 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 25 August 2021.

Administration recommends Council adopt the Officer Recommendation for approval.

2.0 Application Details

This application is for a proposed three-storey grouped dwelling development comprising of 12 units at Lots 52 (No.11) and Lot 51 (No.13) Webster Street, Nedlands. The development is separated by a central driveway and pedestrian path. Each dwelling is provided with a double garage, three bedrooms and a lift. All dwellings are designed with an open plan kitchen, living and dining area on the first floor with a balcony. Two visitor car parking bays are also provided on site.

3.0 Consultation

In accordance with the City's Local Planning Policy – Consultation of Planning Proposals, the development was advertised for a period of 35 days from 2 July 2021 to 6 August 2021. The advertising period was extended by one week to accommodate the COVID-19 lockdown that occurred during the period.

Public consultation consisted of:

- Letters sent to all City of Nedlands 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 3 July 2021;
- A Social media post was made on one of the City's Social Media platforms;
- A notice was affixed to the City's Noticeboard at the City's Administration Offices; and
- A community information session was held by City Officers on 21 July 2021, where approximately 7 residents were present.

At the conclusion of advertising, the City received a total of 21 individual submissions, with 1 submission received in support of the application, and the remaining 20 submissions objecting to the proposal. The main concerns raised in the objections included, but are not limited to:

- Building height;
- Setbacks;
- Landscaping;
- Bulk and scale;
- Number of dwellings proposed;

Each of these issues are discussed in the Responsible Authority Report.

The applicant submitted amended plans on 16 and 18 August 2021 that differed from the advertised plans in the following manner:

- Increased setbacks to the northern and southern lot boundaries to meet deemed-to-comply provisions;
- Increased open space to meet deemed-to-comply provisions;
- Reduction in building height and resultant decrease in overshadowing of the southern adjoining lot; and
- Increase in the size of outdoor living areas of the courtyards for Units 2, 3, 4, 9, 10 and 11.

The amendments made are not considered to trigger the need for formal re-advertising of the proposal. However, the amended plans were made available for public inspection on the City's Your Voice website with a summary of changes proposed. All submitters were advised by email of the amended plans.

All submissions on this proposal have been given due regard in this assessment in accordance with clause 67(y) of *Planning and Development (Local Planning Schemes) Regulations 2015*.

4.0 Design Review

The application was presented to the City’s Design Review Panel. The application was assessed in accordance with SPP 7.0 - State Planning Policy 7.0 – Design of the Built Environment. A summary of the review is provided below:

3	<i>Supported</i>
2	<i>Supported with conditions</i>
1	<i>Not supported</i>
0	<i>Additional information required</i>
	Original Plans – 10 June 2021
	Principle 1 – Context & Character
	Principle 2 – Landscape Quality
	Principle 3 – Built Form & Scale
	Principle 4 – Functionality & Built Quality
	Principle 5 - Sustainability
	Principle 6 – Amenity
	Principle 7 - Legibility
	Principle 8 – Safety
	Principle 9 – Community
	Principle 10 – Aesthetics

Since the original application was submitted and presented to the Design Review Panel, amended development plans were submitted to the City on 16 and 18 August 2021. Due to the timing and no extension of time granted by the applicant, Administration was unable to have the amended plans re-referred back to the Design Review Panel for a second review.

Notwithstanding, it is the City’s view that the amended plans have largely addressed the Design Review Panel comments, or adequately meet the deemed-to-comply provision of the Residential Design Codes for the following reasons:

- Increased setbacks are proposed to the northern and southern lot boundaries. All external lot boundary setbacks are now deemed-to-comply;
- Increased open space to each unit. All units now provide deemed-to-comply open space;
- Reduction in building height and resultant decrease in overshadowing of the southern adjoining lot. Shadow cast and building height now meet deemed-to-comply requirements;
- Removal of highlight windows and replacement with smaller (1m²) windows to habitable rooms to assist with internal amenity;
- Increase in the size of outdoor living areas to the courtyards for Units 2, 3, 4, 9, 10 and 11 to assist with internal amenity; and
- Modifications to the balcony layouts and additional screening added.

An Environmental Sustainability Report has not been prepared. This requirement is not mandatory for grouped dwelling development. Given the size of the development, a consideration of sustainability measures is considered prudent. In the event of approval, a condition is recommended requiring an Environmental Sustainability Report to be prepared and implemented.

A Traffic Engineering Report has been prepared by KC Traffic and Transport Pty Ltd. The report addresses swept paths for vehicles entering and exiting Units 5 & 8. If approved, a condition is recommended for a Car Parking Safety Management Plan to be prepared prior to the issue of a Building Permit.

5.0 Recommendation to JDAP

Administration recommends that Council adopts the Officer Recommendation contained in the Responsible Authority Report to recommend approval of the development, as included in **Attachment 1**.

Council's recommendation will be incorporated into the Responsible Authority Report and lodged with the DAP Secretariat on 25 August 2021.

6.0 Conclusion

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

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

The proposal provides an appropriate transition from its R60 coding to the R160 and R-AC1 coded lots to the north of the site. The development is on balance able to be supported given that no significant areas of discretion applied, with all relevant Design Principles having been appropriately achieved.

For the above reasons, it is recommended Council adopt the Officer Recommendation contained in the Responsible Authority Report to approve the development.

WEBSTER STREET, NO.11 & 13 (LOT 52 & 51) NEDLANDS - 12 GROUPED DWELLINGS

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Inner-North Joint Development Assessment Panel	
Local Government Area:	City of Nedlands	
Applicant:	Urbanista Town Planning	
Owner:	Nicheliving Projects Pty Ltd	
Value of Development:	\$7 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt In (Regulation 6)	
Responsible Authority:	City of Nedlands	
Authorising Officer:	Tony Free – Director Planning & Development	
LG Reference:	DA21-64099	
DAP File No:	DAP/21/02013	
Application Received Date:	8 June 2021	
Report Due Date:	24 August 2021	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	<ol style="list-style-type: none"> 1. Location Plan 2. Development Plans 3. Applicant's Planning Report 4. Design Review Panel Report 5. Assessment Against Planning Framework 6. Landscaping Plan 7. Waste Management Plan 8. Acoustic Report 9. Traffic Engineering Report 	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> N/A	
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

Resolution to be confirmed at 24 August 2021 Ordinary Council Meeting.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone	Urban
Local Planning Scheme	City of Nedlands Local Planning Scheme No.3

Local Planning Scheme – Zone	Residential R60
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Residential (Grouped Dwellings) – “P” use
Lot Size:	2,024m ² (combined)
Existing Land Use:	Residential (2 x Single Houses)
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

Proposed Land Use	Residential (Grouped Dwellings)
Proposed No. Storeys	3
Proposed No. Dwellings	12

This application is for a proposed three-storey grouped dwelling development comprising of 12 units at Lots 52 (No.11) and Lot 51 (No.13) Webster Street, Nedlands.

The following development information is attached to this report:

- Revised Development Plans contained in **Attachment 1**
- Landscaping Plans contained in **Attachment 6**
- Waste Management Plan contained in **Attachment 7**
- Acoustic Report contained in **Attachment 8**
- Traffic Engineering Report contained in **Attachment 9**

Background:

Site Description

The site is located within the street block bounded by Webster Street to the east, Stanley Street to the west, Edward Street to the south and Stirling Highway to the north. The subject site is 2,024m², comprising two lots of 1,012m² each. The subject site slopes from the street to the rear of the property, with a fall of approximately 2m. The site has a total street frontage of 40.2m and a depth of 50.3m. Each parent lot is currently occupied with a single house. The existing dwellings are not heritage listed (Refer to Attachment 1). It is noted that a subdivision application has been lodged with the Western Australian Planning Commission to create the twelve strata lots and common property proposed for this development.

Directly abutting the site to the north is an existing two-storey multiple dwelling development. In addition, there are single storey grouped dwellings located at the corner of Stirling Highway and Webster Street to the west and the Nedlands Library & Drabble House to the east.

Existing Character

The site is in an existing residential neighbourhood predominantly comprising single houses, within limited grouped and multiple dwellings. The street accommodates a mix of dwelling types and styles including recently constructed contemporary dwellings, both single and double storey, with colourbond pitched roofs and double garages.

There are also remnant examples of single storey interwar and post war dwellings with gabled tiled roofs, red-face brick, rendered brickwork, single width driveways, large gardens in the front setback area and low fences.

The majority of dwellings along Webster Street generally maintain a detached appearance when viewed from the street being set back from side and rear boundaries. The surrounding dwellings sit within a landscaped setting, which is further reinforced by mature canopy street trees. The examples of grouped and multiple dwellings in the street are characterised by relatively large street setbacks. The multiple dwellings also incorporate a large back yard and landscaped setting.

Future Character

The street block of Webster Street that is situated between Stirling Highway to the north and Edward Street to the south have varied density codes which transition from R-AC1 along the highway, through R160 and then R60 further south. South of Edward Street, the single house nature of the area is reflected in a R10 coding.

The Metro-Inner North Joint Development Assessment Panel has recently approved 10 two-storey grouped dwellings at 14-16 Webster Street and 10 three-storey grouped dwellings at 18-20 Webster Street. The City acknowledges that the future character of Webster Street is likely to experience a significant change as a result of the increase in density between Stirling Highway and Edward Street.

In 2020, the City prepared a number of draft local planning policies relating to precincts within the transition zones along the Stirling Highway spine. The subject site is located within the "Melvista East" precinct. The draft policies are still under development and not considered to be imminent or certain at this time. However, the draft future character statement for Melvista East does provide some guidance when considering desire future character:

The Transition Zone will provide for more diverse housing options for residents whilst maintaining the existing open, high amenity, attractive and leafy-green streetscapes. Built form will respond to the streetscape and changes in development density within an appropriate building envelope, using innovative design treatments and providing appropriate massing. Appropriate setbacks will support the retention and consolidation of vegetation. Careful consideration will be given to ensure retention of existing mature trees, particularly within the verge. Development will reference the traditional built form character of the area through the integration of design elements and a high-quality palette of materials and finishes.

The following are valued elements in the desired future character of Transition Zone:

- a. Open, legible and attractive streetscapes;*
- b. Vegetated interface to the lot boundaries and primary street;*
- c. Mature trees within the verge; and*
- d. Aesthetic of the current architectural style and form being reinterpreted in a contemporary manner.*

The elements identified in the future character statement have been considered in the assessment of this application in the context of the requirements of the Scheme and State Planning Policies 7.0 *Design of the Built Environment* and 7.3 *Residential Design Codes - Volume 1*.

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
- City of Nedlands Local Planning Scheme No. 3 – clauses 9, 16, 25, 32

State Government Policies

- State Planning Policy 5.4 – Road and Rail Noise
- State Planning Policy 7.0 – Design of the Built Environment
- State Planning Policy 7.3 – Residential Design Codes Volume 1 (R-Codes)

Local Policies

- Local Planning Policy – Consultation of Planning Proposals
- 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 development was initially advertised for a period of 28 days from 2 July 2021 to 30 July 2021. This was extended until 6 August 2021 to accommodate a COVID-19 lockdown that occurred during the advertising period.

Public consultation consisted of:

- Letters sent to all City of Nedlands 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 3 July 2021;
- A Social media post was made on one of the City’s Social Media platforms;
- A notice was affixed to the City’s Noticeboard at the City’s Administration Offices; and
- A community information session was held by City Officers on 21 July 2021, where 7 residents were present.

At the conclusion of advertising, the City received a total of 21 submissions. A total of 20 objections were received, with one submission in support of the application.

Amended plans for the proposal were submitted to the City on 16 and 18 August 2021 that differed from the advertised plans in the following manner:

- Increased setbacks to the northern and southern lot boundaries – all external lot boundary setbacks now comply with the deemed-to-comply provisions;
- Increased open space – all units now comply with the deemed-to-comply provisions;
- Reduced building height and resultant decrease in overshadowing of the southern adjoining lot; and
- Increased size of outdoor living areas of the courtyards for Units 2, 3, 4, 9, 10 and 11.

The amendments made are not considered to trigger the need for formal re-advertising of the proposal. However, the amended plans were made available for public inspection on the City’s Your Voice website with a summary of changes proposed. All submitters were advised by email of the amended plans.

All submissions on this proposal have been given due regard in this assessment in accordance with clause 67(y) of *Planning and Development (Local Planning Schemes) Regulations 2015*.

A summary of the key issues raised is provided in the table below:

Issue Raised	Officer comments
<p>Building Height</p> <p>Development exceeds number of storeys permitted in R60. Two-storeys dwellings would be more appropriate for this site.</p> <p>The Melvista East Transition LPP is in draft stage and should not be used as justification for an extra storey.</p>	<p>18 submissions were received on this matter.</p> <p>The applicant has submitted amended plans on 16 and 18 August 2021 to reduce the building height to 10m. The building height is compliant with the provisions of the City of Nedlands Residential Development Local Planning Policy which permits an 8.5m wall height and a 10m building height where a pitched roof is proposed.</p> <p>The City is not currently placing any weight on the provisions of the draft Melvista East Local Planning Policy.</p>

<p>Setbacks</p> <p>Insufficient setbacks provided to external lot boundaries.</p>	<p>16 submissions were received on this matter.</p> <p>The applicant submitted amended plans providing lot boundary setbacks to all external lot boundaries that meet the deemed-to-comply provisions of the R-Codes.</p>
<p>Landscaping</p> <p>Insufficient and inadequate deep soil areas and landscaping proposed, resulting in an urban heat island impact from hard surfaces</p> <p>The development proposes small trees which will not contribute to a mature tree canopy in the area</p> <p>The landscaping and deep soil areas proposed do not comply with the landscaping provisions of the Medium Density Codes.</p> <p>The development does not propose the maintenance of mature trees on site.</p>	<p>14 submissions were received on this matter.</p> <p>The application is fully compliant with the deemed-to-comply provisions of the R-Codes (Volume 1) for landscaping.</p> <p>Each dwelling is provided with a minimum of one tree with a minimum dimension of 2m x 2m as required by the deemed-to-comply pathway of the R-Codes. A total of 26 trees are proposed with this development.</p> <p>The City has not assessed the application against the proposed Medium Density Codes as the adoption is neither certain or imminent.</p> <p>The City recognises that there are no existing trees being retained on site. At the current time, the City does not have a tree retention policy on privately owned land. The application proposes to retain all five mature street trees which is considered a positive outcome for landscaping and streetscape.</p>
<p>Number of dwellings proposed</p> <p>There are too many dwellings proposed on the site, resulting in overdevelopment.</p>	<p>10 submissions were received on this matter.</p> <p>Each of the units proposed is compliant with the deemed-to-comply minimum and average site area requirements per dwelling of the R-Codes for an R60 density code.</p> <p>As such, the number of dwellings proposed on site does not exceed the limits permitted under the R-Codes.</p>
<p>Bulk and Scale</p> <p>The height and overdevelopment results in excessive bulk and scale onto adjoining properties and on the streetscape.</p>	<p>10 submissions were received on this matter.</p> <p>The height complies with the wall height provision (8.5m) and building height provision (10m) of the City of Nedlands Residential Development Local Planning Policy for a pitched roof design.</p> <p>All lot boundary setbacks to external lot boundaries are now fully compliant with the deemed-to-comply provisions of the R-Codes.</p>

<p>The development is pushed to the edges of the site, resulting in building bulk to adjoining properties.</p>	<p>The amended plans provide deemed-to-comply open space provision for each unit. Overall, the development provides 42% open space, which exceeds the 40% deemed-to-comply requirement.</p> <p>As the development provided deemed-to-comply external setbacks, open space and building height, it is considered that the bulk and scale proposed by this development is appropriate for the R60 density.</p>
<p>Design and aesthetics</p> <p>The design of the development is not in keeping with the premium dwellings in the locality.</p> <p>The development façade does not look like a premium finish unlike the other developments approved on Webster Street.</p> <p>The development is out of character of the neighbourhood of Webster Street.</p>	<p>5 submissions were received on this matter.</p> <p>The application was presented to the City’s Design Review Panel where the development’s addressing of Principle 1 <i>Context and Character</i> and Principle 10 <i>Aesthetics</i> were supported by the Panel. Overall, the design is supported.</p>
<p>Traffic</p> <p>The development will result in traffic problems on Webster Street and adjacent roads.</p> <p>Insufficient visitor car parking bays provided which will result in street parking and resultant issues for neighbouring properties.</p> <p>The development does not provide an off-site traffic impact.</p>	<p>4 submissions were received on this matter.</p> <p>The grid pattern of the local road network will see traffic from the development disperse in the same manner as is currently seen.</p> <p>There is no right-turn permitted onto Stirling Highway from Webster Street so cars will not have to queue to turn right.</p> <p>There is a shortfall of 1 visitor parking space (2 in lieu of the deemed-to-comply 3). The deemed-to-comply residents parking provision is 1 per dwelling (Location A), although 2 spaces per dwelling are provided.</p> <p>Although the development does not provide 3 visitor car parking bays, the additional residents parking and the site’s proximity to the high-frequency bus route, sufficient on-site car parking is provided for the development. A Design Principle assessment is provided below under Clause 5.3.3 for Parking.</p>
<p>Overlooking</p>	<p>3 submissions were received on this matter.</p>

<p>The design of the development results in overlooking of adjoining properties.</p>	<p>The applicant submitted amended plans to address some visual privacy variations. However, there are two variations which are still outstanding. A Design Principle assessment is provided below. The application is considered to meet the relevant Design Principles.</p>
<p>Noise</p> <p>Due to an excessive number of dwellings proposed, there will be noise issues for adjoining properties.</p> <p>Concerns with excessive noise due to human activities, air-conditioners and other mechanical equipment.</p>	<p>2 submissions were received on this matter.</p> <p>An acoustic report has been provided. This shows that the development is likely to comply with the assigned levels of the Environmental Protection (Noise) Regulations 1997, subject to the recommendations and conditions contained within the report. In the event of approval, a condition requiring implementation of the report findings is recommended.</p>
<p>Stormwater disposal</p> <p>The lack of appropriate stormwater management will result in damage to adjoining properties.</p>	<p>2 submissions were received on this matter.</p> <p>In the event of an approval, a condition is recommended to require that the stormwater management to be contained onsite. At Building Permit stage, a stormwater management plan will be prepared.</p>
<p>Site context</p> <p>The subject site is not located within any structure/activity centre plan. As the proposed development site fits within the Nedlands Activity Corridor precinct, any development should be delayed until such time as the precinct plan is completed.</p>	<p>2 submissions were received on this matter.</p> <p>As the adoption of the precinct plan for the Nedlands Activity Corridor is neither certain in its final form nor is it imminent in terms of adoption, the application is not able to be placed on hold until such a time that the precinct plan is adopted.</p>
<p>Site works and retaining</p> <p>The site works and retaining proposed will result in overlooking and may cause instability of the foundations of the proposed development.</p>	<p>1 submission were received on this matter.</p> <p>It is proposed to level the site by cutting rather than filling. Consequently, there are no raised areas which impact on visual privacy. The structural integrity of the site works and retaining are addressed at Building Permit stage.</p>
<p>Overshadowing</p> <p>Due to the height proposed, the</p>	<p>1 submission was received on this matter.</p> <p>The R60 density allows as deemed-to-comply for up to 50% of neighbouring properties to the south to be</p>

development will result in overshadowing of the southern property.	overshadowed on 21 June at midday. This development proposes 47.3% overshadowing.
Outdoor living areas	1 submission was received on this matter.
Insufficient outdoor living areas proposed.	Refer to Planning Assessment.
Dwelling layout	1 submission were received on this matter.
The units are too small in size due to the number of total units proposed on site.	The number of units meet the deemed-to-comply minimum and average lot sizes that are applicable to an R60 coded lot.
Support of development	1 submission of support was received for this proposal.
The development increases density in Nedlands in a responsible manner	Supported.

Design Review Panel Advice

This application was referred to the City’s Design Review Panel on 12 July 2021. A copy of minutes from the meeting are contained in Attachment 4. The application was assessed in accordance with State Planning Policy 7.0 – Design of the Built Environment. A summary of the review is provided below:

	<i>Supported</i>
	<i>Supported with conditions</i>
	<i>Not supported</i>
	<i>Additional information required</i>
	Original Plans – 10 June 2021
Principle 1 – Context & Character	
Principle 2 – Landscape Quality	
Principle 3 – Built Form & Scale	
Principle 4 – Functionality & Built Quality	
Principle 5 - Sustainability	
Principle 6 – Amenity	
Principle 7 - Legibility	
Principle 8 – Safety	
Principle 9 – Community	
Principle 10 – Aesthetics	

Since the original application was submitted and presented to the Design Review Panel, amended development plans were submitted to the City on 16 and 18 August 2021. Due to the timing and no extension of time granted by the applicant, the City was unable to have the amended plans re-referred back to the Design Review Panel for a second review.

Notwithstanding, it is the City's view that the amended plans have largely addressed the Design Review Panel comments, or adequately meet the deemed-to-comply provision of the Residential Design Codes for the following reasons:

- Increased setbacks are proposed to the northern and southern lot boundaries. All external lot boundary setbacks are now deemed-to-comply;
- Increased open space to each unit. All units now provide deemed-to-comply open space;
- Reduction in building height and resultant decrease in overshadowing of the southern adjoining lot. Shadow cast and building height now meet deemed-to-comply requirements;
- Removal of highlight windows and replacement with smaller (1m²) windows to habitable rooms to assist with internal amenity;
- Increase in the size of outdoor living areas to the courtyards for Units 2, 3, 4, 9, 10 and 11 to assist with internal amenity; and
- Modifications to the balcony layouts and additional screening added.

An Environmental Sustainability Report has not been prepared. This requirement is not mandatory for grouped dwelling development. Given the size of the development, a consideration of sustainability measures is considered prudent. In the event of approval, a condition requiring an Environmental Sustainability Report to be prepared and implemented is recommended.

A Traffic Engineering Report has been prepared by KC Traffic and Transport Pty Ltd. The report addresses swept paths for vehicles entering and exiting Units 5 & 8. If approved, a condition is recommended for a Car Parking Safety Management Plan to be prepared prior to the issue of a Building Permit.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. A full assessment of the proposal against the *Planning and Development (Local Planning Scheme) Regulations 2015*, *State Planning Policy 7.0 – Design of the Built Environment* and the City of Nedlands Local Planning Scheme No.3 are contained in Attachment 5.

State Planning Policy 5.4 – Road & Rail

The subject property is located approximately 141m south of Stirling Highway and is located within State Planning Policy 5.4 trigger distance of 200m. Based on the Acoustic Report prepared, there are no further noise mitigation measures required to be undertaken. However, a Notification on the Title is required as a standard condition. This is to advise prospective purchasers of potential noise that may occur in the future.

State Planning Policy 7.3 – Residential Design Codes Volume 1

Volume 1 of the R-Codes provides a comprehensive basis for control of residential development of single houses and grouped dwellings. An assessment under the R-Codes can be undertaken in one of two ways. This is by either meeting the deemed-to-comply provisions or via a design principle assessment pathway. This proposal is seeking a design principle assessment pathway for the following clauses:

- Clause 5.1.2 – Street Setbacks
- Clause 5.2.1 – Setbacks of Garages and Carports
- Clause 5.3.1 – Outdoor Living Areas
- Clause 5.3.3 – Parking
- Clause 5.3.5 – Vehicle Access
- Clause 5.3.7 – Site Works and Retaining
- Clause 5.4.1 – Visual Privacy

A design principle assessment is undertaken below. All other areas are fully compliant with the deemed-to-comply provisions.

Clause 5.1.2 – Street Setbacks

The deemed-to-comply provisions recommend a 2.5m setback, or 1.5m to a porch, verandah, balcony or equivalent. Units 2-11 propose setback variations to the common property (internal driveway) which setbacks vary from 0.5m – 3.6m. Units 6 and 7 propose a setback or 0m – 0.3m to the common property.

The application is considered to meet the Design Principles as –

- The bulk is predominately massed towards the common property driveway as a means to increase side lot boundary setbacks to adjoining sites. This in turn facilitates more efficient use of a useable outdoor living space for internal residents, whilst maintaining the amenity and privacy of adjoining sites. Collectively, this approach is considered more desirable.
- The existing streetscape is characterised by mature trees and landscaping. The common property driveway is lined with landscaping and the provision of 6x Magnolia “Teddy Bear” trees which will reach a height of 4-8m at maturity. The landscaping provided is considered to reduce the bulk on the internal driveway whilst positively contributing to the character of Nedlands as a ‘leafy green suburb’.
- Provision has been made for windows to face the driveway which is considered to make a positive contribution to the internal private street in terms of public surveillance and activity. Whilst the major openings and balconies facing the driveway provide for passive surveillance, they are also screened appropriately for visual privacy.
- The setback variations face the internal driveway and do not directly face the primary street. Therefore, the streetscape is not dominated by building services, vehicle entries, blank walls, or infrastructure. All garages face onto the driveway and there is no garage wall that faces the primary street. This is considered to be a positive outcome for the streetscape of Webster Street.
- Each site can accommodate parking, landscaping and utilities and there are no easements or essential service corridors which apply.
- The design of the development incorporates various articulations of the wall lengths and openings on the façade of all floors to ensure the building mass and form is not excessive. It further provides for a range of materials and architectural treatments such as red face-brick, white render, white boarding, charcoal boarding and timber-look slat screens.

Clause 5.2.1 – Setbacks of Garages and Carports

The deemed-to-comply provisions recommend garages are setback 1.5m from the common property driveway. Units 1-5 & 9-12 are setback 1.3m. Units 6-8 are setback a minimum 1.9m.

The application is considered to meet the Design Principles as –

- Each garage is appropriately setback to maintain clear sight lines. There is manoeuvring space of a minimum 6m from each garage.
- The communal driveway still maintains a landscape presence that is in keeping with the character of the street and softens the built form.
- All dwellings are designed to ensure that none of the garages face the primary street. The dwellings are well designed to contribute positively to the streetscape and appearance of the dwellings, in particular Units 1 and 12 which face the primary street.
- All garages are located wholly within the development and ensure that vehicle parking does not impede on any existing pedestrian paths and cycle paths.
- The communal driveway is a low speed and low traffic environment typically restricted to occupants of the development who would be familiar with it.

Clause 5.3.1 – Outdoor Living Areas

The deemed-to-comply provisions recommend a minimum 4m dimension for outdoor living areas. The outdoor living areas for Units 1 and 12 propose a 3.7m minimum dimension and the outdoor living areas for Units 6 and 7 propose a 3.6m minimum dimension.

The application is considered to meet the Design Principles as –

- Each unit of the development is provided with sufficient space for entertaining, leisure and connection to the outdoors through 2 x separate outdoor living areas. One outdoor living area is provided as a courtyard on the ground floor and a balcony is provided on the first floor. These areas are considered to be of sufficient size and dimension to be functional and usable for the residents of the units.
- All of the balconies on the first floor are directly accessible from the primary living area and are capable of use with conjunction with the kitchen, living and dining areas on the first floors. The collective use of the open plan living of the entire first floor with the balconies as the outdoor living area is considered to be a functional outcome for the units.
- The design of the development ensures the units are provided with a north facing outdoor living area. The units to the north of the site have a north-facing courtyard on the ground floor. The units to the south of the site have north-facing balcony on the first floor.
- The outdoor living areas are provided with landscaping to improve internal amenity and weather protection to improve usability.
- The outdoor living areas are open, ensuring natural ventilation is achieved.

Clause 5.3.3 – Parking

The deemed-to-comply provisions recommend 3 visitor car parking bays, with 2 visitor car bays proposed.

The application is considered to meet the Design Principles as –

- The site is located 150m from a high frequency bus route on Stirling Highway (Route 998/999), with additional bus routes serving a range of destinations also available..
- There is available on-street parking on the east side of Webster Street. This is available for 2 hours from Monday – Friday and all day on the weekend.
- It is considered that with a combination of the provision of 2 x visitor car parking bays, 2 x private car parking bays internal to the garages for each unit and the site's proximity to the high-frequency bus route, sufficient on-site car parking is provided for the development.

Clause 5.3.5 – Vehicle Access

The deemed-to-comply provisions recommend a minimum 4m communal driveway width, where the number of dwellings is more than 5. This is to enable for two-way access and to allow vehicles to pass in opposite directions.

For majority of the driveway, a minimum width of 5m is proposed. The driveway width between Units 2 & 11, Units 3,4,9 & 10 are 3.6m wide. These areas have been reduced in order to accommodate additional landscaping.

The application is considered to meet the Design Principles as –

- The driveway proposes various 'passing points' which enable vehicles to pass in opposite directions at one or more points.
- The development proposes one 4m wide crossover and retains all five mature street trees.
- The development is provided with a separate pedestrian path which ensures pedestrian safety.
- The design of the driveway and pedestrian path is considered to provide legible access and ease of navigation on site.
- The development is provided with high quality landscaping features. The encroachment of the driveway widths has allowed for these additional opportunities for landscaping. The landscaping is considered to be a positive outcome.

Clause 5.3.7 – Site Works and Retaining

The development proposes 0.75m of excavation and a maximum height of retaining of 0.61m to the rear of the site. Raising of ground levels over 0.5m is not proposed. The deemed-to-comply provision is a maximum of 0.5m.

The application is considered to meet the Design Principles as –

- The development considers and responds to the natural features of the site, which has a 2m fall from the street to the rear south-western corner of the site. As cut is proposed, it is not visible to adjoining properties or to Webster Street.
- The excavation at the rear of the site is staggered in response to the fall of the natural ground level of the site.
- The retaining walls proposed ensure the land can be efficiently used for the outdoor living areas at the rear of the site for the residents.

- It does not impact on visual privacy or height.

Clause 5.4.1 – Visual Privacy

The deemed-to-comply provisions recommend a setback of 4.5m (cone of vision) from dining rooms. Unit 1 & Unit 12 have openings which are setback 3.8m from the adjoining northern and southern landowners.

The application is considered to meet the Design Principles as –

- The overlooking from the dining room of Unit 1 falls in the front garden area of the southern adjoining lot. The overlooking from the dining room of Unit 12 falls to the front garden area of the northern adjoining lot. There is minimal direct overlooking of active habitable spaces and outdoor living areas of these adjoining sites.
- The design of the building, the internal layouts and design of the major openings ensure that all other raised major openings and outdoor living area of the development are provided with compliant visual privacy to external lot boundaries.
- On the first floor and second floor, the units are setback further from the lot boundaries so as to ensure compliant with visual privacy.
- Where the deemed-to-comply visual privacy setbacks are not provided, openings are provided with hi-lite windows and/or windows which are <1m².

Waste Management

A Waste Management Plan has been prepared by Dallywater Consulting, dated 27 March 2021. The plan proposes all bins to be contained inside the individual lots and garages and for bins to be collected internally. A rear loader waste vehicle is proposed to enter and exit the site in forward gear. This waste management approach is accepted by the City. It is recommended that a revised Waste Management Plan be prepared in order to address minor wording changes within the report.

Construction Management

During public consultation, concern was raised regarding the potential noise and traffic impacts as a result of construction of the development. Based on the scale of the development and having regard to access to the site, it is considered appropriate that a Construction Management Plan be prepared to ensure no adverse amenity or safety impacts to surrounding properties and pedestrian and vehicle traffic along Webster Street. The Construction Management will need to detail matters such as construction vehicle traffic and parking management for contractors, vibration, dust and noise management and method of excavation.

Conclusion:

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

The potential changes to the locality in the form of subdivision, grouped dwellings and multiple dwellings can be managed through appropriate siting and design. The City is of the view that the subject application has appropriately considered façade, street

setback, form and streetscape presentation in order to achieve the relevant element objectives of the R-Codes or can be made capable by the application of conditions. Approval is recommended.

Officer Recommendation

That the Metro Inner-North Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/21/02013 and accompanying plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Nedlands Local Planning Scheme No.3 and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme, 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. The development, hereby approved, shall at all times comply with the requirements of a 'Residential – Grouped Dwellings' use, as defined in the City of Nedlands Local Planning Scheme No. 3.
3. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
4. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.
5. All building works to be carried out under this development approval are required to be contained within the boundaries of the subject lot.

Noise

6. Prior to occupation of the development a notification pursuant to Section 70A of the Transfer of Land Act 1893 shall be prepared or vetted by the City's solicitors 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”.

7. The Acoustic Report dated 26 March 2021 prepared by Hewshott Acoustics forms part of this development approval and shall be complied with at all times

to the satisfaction of the City. Recommendations contained within the acoustic report to achieve compliance with the *Environmental Protection (Noise) Regulations 1997* are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.

8. 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*.

Waste Management

9. Prior to the lodgement of a Building Permit, a revised Waste Management Plan shall be submitted and approved to satisfaction of the City. The Waste Management Plan shall be complied with at all times to the satisfaction of the City.
10. Prior to occupation of the development, the applicant or landowner shall enter into a Deed of Indemnity with the City, which indemnifies both the City and its waste collection contractors from claims relating to damage caused through the collection process.

Design

11. Prior to the lodgement of a Building Permit, the materials, finishes and colours (as shown and annotated on the approved plans) shall be shown on the Building Permit plans (unless otherwise approved by the City), enacted prior to practical completion of the development and thereafter remain in place for the life of the development to the satisfaction of the City.
12. Prior to occupation of the development, all air-conditioning plant, satellite dishes, antennae and any other plant and equipment to the roof of the buildings shall be located or screened so as not to be visible from beyond the boundaries of the development site to the satisfaction of the City.
13. Prior to occupation of the development the finish of the parapet walls is to be finished externally to the same standard as the rest of the development in:
 - a. face brick;
 - b. painted render;
 - c. painted brickwork; or
 - d. other clean material as specified on the approved plans and maintained thereafter to the satisfaction of the City of Nedlands.
14. Prior to occupation of the development, all major openings and balconies (as annotated on the approved plans), shall be screened in accordance with the Residential Design Codes by either:
 - a. fixed obscured glazing or translucent glass to a height of 1.60 metres above finished floor level;
 - b. Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure;
 - c. a minimum sill height of 1.60 metres as determined from the internal floor level; or

- d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.
15. Prior to occupation of the development, each dwelling unit shall be provided with mechanical clothes driers or alternatively shall have an adequate area provided for drying clothes. Any drying area shall be screened from view from any adjacent public place, to the satisfaction of the City of Nedlands.
 16. The fencing infill panels within the primary street setback area are to be visually permeable in accordance with clause 5.2.4 of the Residential Design Codes (Volume 1).
 17. External lighting shall comply with the requirements of Australian Standard 4282 – Control of Obtrusive Effects of Outdoor Lighting.

Building

18. All stormwater generated on site is to be retained on site to the satisfaction of the City of Nedlands. No stormwater will be permitted to enter the City of Nedlands's stormwater drainage system unless otherwise approved.

Landscaping

19. The Landscape Plan forms part of this approval. Prior to occupation, landscaping shall be installed and maintained in accordance with the approved landscaping plan prepared by De Vries Designs dated 11 April 2021, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City.
20. Prior to occupation, a Landscape Management Plan, shall be submitted and approved by the City of Nedlands. It shall in addition to include a comprehensive maintenance plan for all proposed landscaping on the site and contingencies for replacement of dead and diseased plants. Landscaping shall be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.
21. Prior to occupation, all communal and private open space areas shall include a water tap for the purpose of irrigation.

Vehicle Access and Parking

22. Prior to the issue of a Building Permit, a Car Parking Safety Management shall be submitted and approved to satisfaction of the City. The Car Parking Safety 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.
23. Prior to occupation, the parking bays and vehicle access areas shall be drained, paved and constructed in accordance with the approved plans and are to comply with the requirements of AS/NZS 2890.1:2004.

Sustainability

24. Prior to the issue of a Building Permit, a Sustainability Report prepared by a suitably qualified consultant shall be submitted and approved to the satisfaction of the City. Recommendations contained within the report are to be carried out and maintained for the lifetime of the development to the satisfaction of the City of Nedlands.

Advice Notes:

General Advice

1. The applicant is advised that a Certified Building Permit must be obtained prior to construction and thereafter an Occupancy Permit must be obtained; the applicant and owner should liaise with the City's Building Services in this regard. (Building)

Landscaping Advice

2. The applicant is advised that:
 - a. The contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870- 2009). (Parks Services)
 - b. Prior to commencing landscaping of the nature strip / verge, refer to the City of Nedlands' Nature Strip Improvement Guidelines to ascertain if there is a requirement to obtain a Nature Strip Improvement Permit. (Parks Services)

Construction and Dilapidation Management Advice

3. In relation to the Construction Management Plan, the applicant is advised that the plan is to address but is not limited to the following matters:
 - a. hours of construction;
 - b. traffic management;
 - c. parking management;
 - d. access management;
 - e. management of loading and unloading of vehicles;
 - f. heavy vehicle access;
 - g. dust management;
 - h. waste management (where applicable);
 - i. protection of infrastructure and street trees within the road reserve;
 - j. the need for a dilapidation report of adjoining properties;
 - k. if required, details of and reasons for construction work on the construction site that is likely to be carried out other than between 7.00 am and 7.00 pm on any day which is not a Sunday or public holiday;
 - l. if required, details of and duration of activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7 of the Environmental Protection (Noise) Regulations 1997;
 - m. predictions of noise emission on the construction site;
 - n. use of City car parking bays for construction related activities;
 - o. protection of infrastructure and street trees within the road reserve;

- p. security fencing around construction sites;
- q. gantries;
- r. dewatering management plan;
- s. contact details;
- t. site offices;
- u. details of measures to be implemented to control noise (including vibration) emissions; v. complaint response procedure to be adopted;
- v. 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;
- w. 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;
- x. any other relevant matters.

(Building / Environmental Health / Waste / Technical Services)

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

Noise Management Advice

5. The applicant is advised to consult the City's Acoustic Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours. Prior to selecting a location for an air-conditioner, the applicant is advised to consult the online fairair noise calculator at www.fairair.com.au and use this as a guide to prevent noise affecting neighbouring properties. (Environmental Health Services)

Vehicle Access, Car and Bicycle Parking Advice

6. The applicant is advised that:
 - a. All works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, also require a separate approval from the City of Nedlands prior to construction commencing. (Technical Services)
 - b. A new crossover or modification to an existing crossover will require a separate approval from the City of Nedlands prior to construction commencing. (Technical Services)
 - c. All redundant crossovers to be removed and the verge and kerbing reinstated prior to occupation of the development to the satisfaction of the City of Nedlands. (Technical Services)

Waste Management Advice

7. The applicant is advised that:

- a. The responsible entity (strata/corporate body) shall be liable for all bin replacement costs and/or repair costs relating to damage caused as a result of the bin compaction process. (Waste Services)
- b. As the proposal consists of more than 3 dwellings, the City's Health Local Laws 2017 require an enclosure for the storage and cleaning of waste receptacles to be provided on the premises, per the following requirements:
 - i. sufficient in size to accommodate all receptacles used on the premises;
 - ii. constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
 - iii. 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;
 - iv. smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
 - v. easily accessible to allow for the removal of the receptacles; vi. provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City;
 - vi. provided with a tap connected to an adequate supply of water;
 - vii. adequately ventilated, such that they do not create a nuisance to residences (odour); and
 - viii. the location of all exhaust systems, ductwork and any other mechanical service is not to be such that it will cause a nuisance for residents. (Environmental Health Services)

Materials and Services Advice

8. The applicant is advised that:

- a. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, are to be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.
- b. Laundry facilities are to be provided in accordance with the Building Code of Australia, and adequately ventilated to reduce condensation, in accordance with AS1668.2 The use of mechanical ventilation and Airconditioning in buildings. (Environmental Health Services)

Stormwater Advice

9. The applicant is advised that:

- a. All downpipes from guttering are to be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block. Soak-wells of adequate capacity to contain runoff from a 100- year recurrent storm event. Soak-wells are to be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development. (Technical Services)
- b. A sewage treatment and effluent disposal system or greywater reuse or treatment system is not to be installed unless an Approval to Construct or Install

an Apparatus for the Treatment of Sewage has been issued by the City beforehand. (Technical Services)

Telecommunications Advice

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

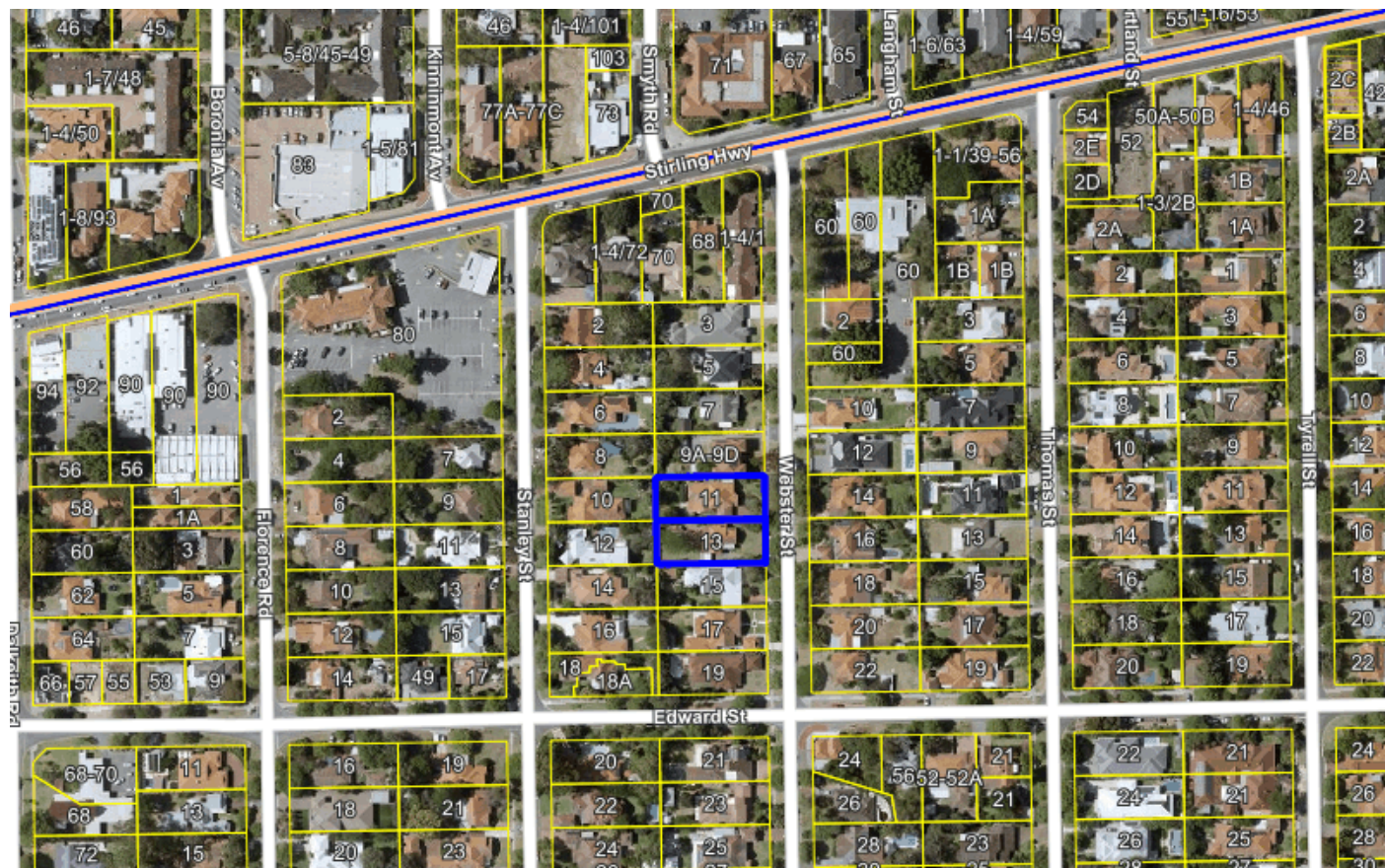
Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the Planning and Development (Development Assessment Panels) Regulations 2011.

Reasons for Officer Recommendation

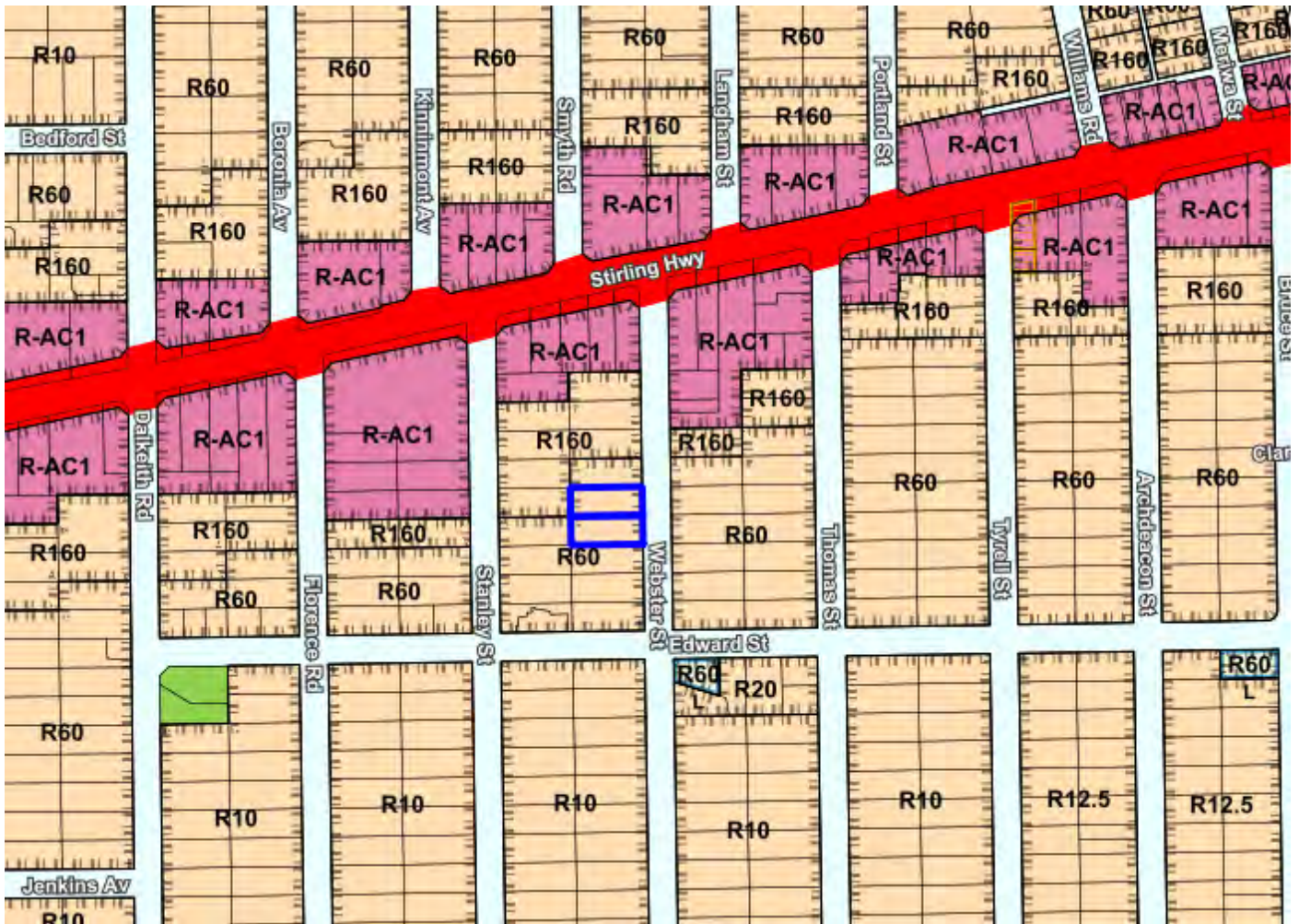
The development is on balance able to be supported given that no significant areas of discretion applied, with all relevant Design Principles having been appropriately achieved. It is recommended that the application be approved, subject to conditions.

Attachment 1 – Aerial and Zoning Map

Aerial Map



Zoning Map





ARTIST'S IMPRESSION - WEBSTER ST VIEW
NTS

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
ARTIST'S IMPRESSION

Nicheliving

REV	DATE	DESCRIPTION	DWN
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ZMH | ZUIDVELD
MARCHANT
HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 20.04.2021	P2226 SK0.01
CAD FILE	SCALE NTS	REVISION B

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR P/L AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

City of Nedlands
Amended Plans
Received
18 August 2021



3D VIEW FROM WEBSTER ST
NTS

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
ARTIST'S IMPRESSION

Nicheliving

ZMH ZUIDVELD
MARCHANT
HUR

DA SUBMISSION

DRAWING NUMBER
P2226 SK0.02

REV	DATE	DESCRIPTION	DWN
A	21.07.21	ISSUED FOR DA SUBMISSION	JY

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DRAWN JY DATE 21.07.2021

CAD FILE SCALE NTS REVISION

REVISION
A

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PVT LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



City of Nedlands
Amended Plans
Received
18 August 2021

3D VIEW OVER DRIVEWAY
NTS

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
ARTIST'S IMPRESSION

Nicheliving

ZMH ZUIDVELD
MARCHANT
HUR

DA SUBMISSION DRAWING NUMBER
P2226 SK0.03

REV	DATE	DESCRIPTION	DWN
A	21.07.21	ISSUED FOR DA SUBMISSION	JY

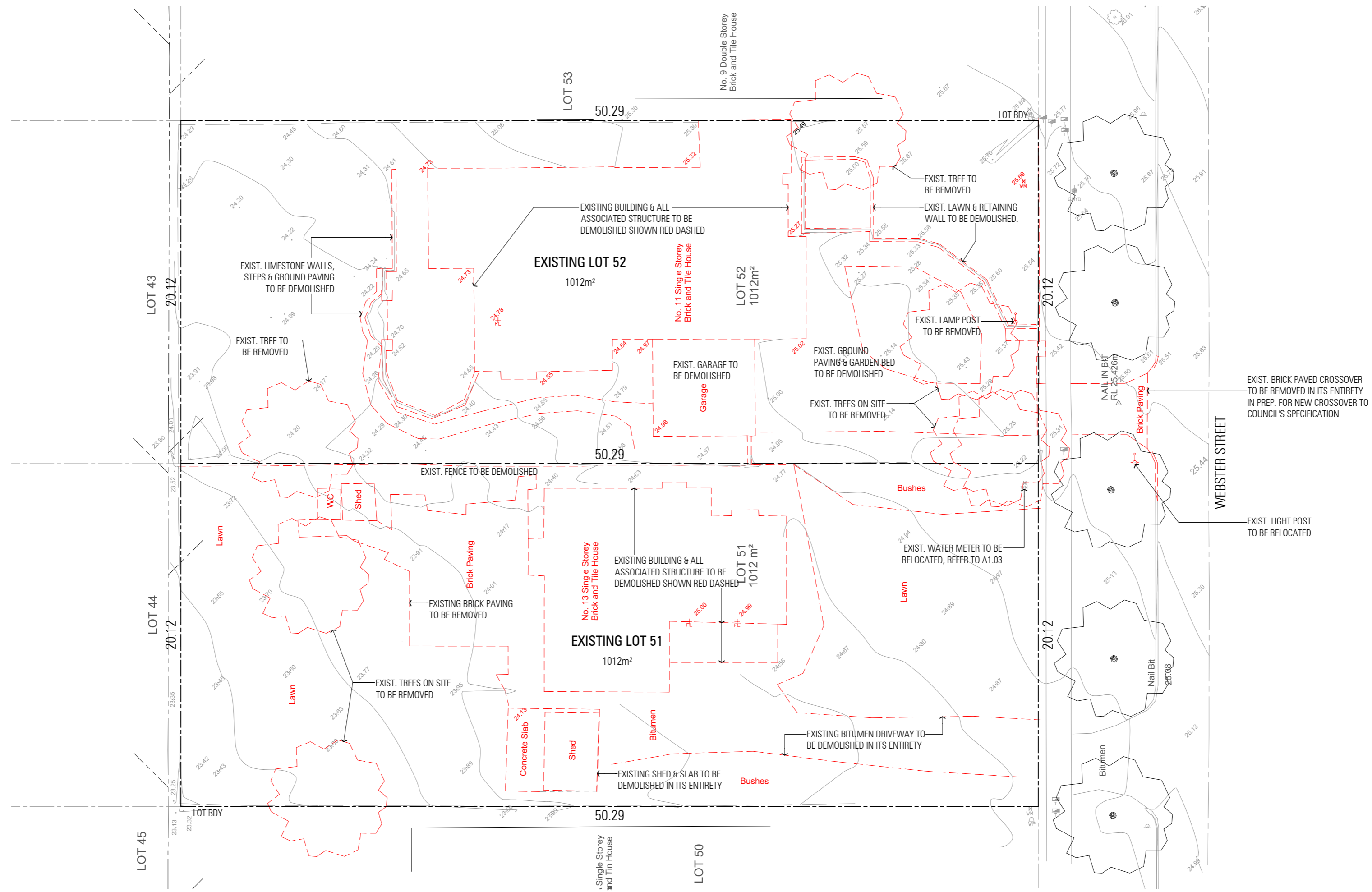
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DRAWN	DATE	SCALE	REVISION
JY	21.07.2021	NTS	A

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED WITHOUT THEIR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

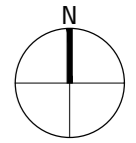
GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



DEMOLITION PLAN
1:200

--- RED DASHED LINE DENOTES EXISTING SITE FEATURE TO BE DEMOLISHED/REMOVED IN PREP FOR NEW WORKS



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
DEMOLITION PLAN



REV	DATE	DESCRIPTION	DWN
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

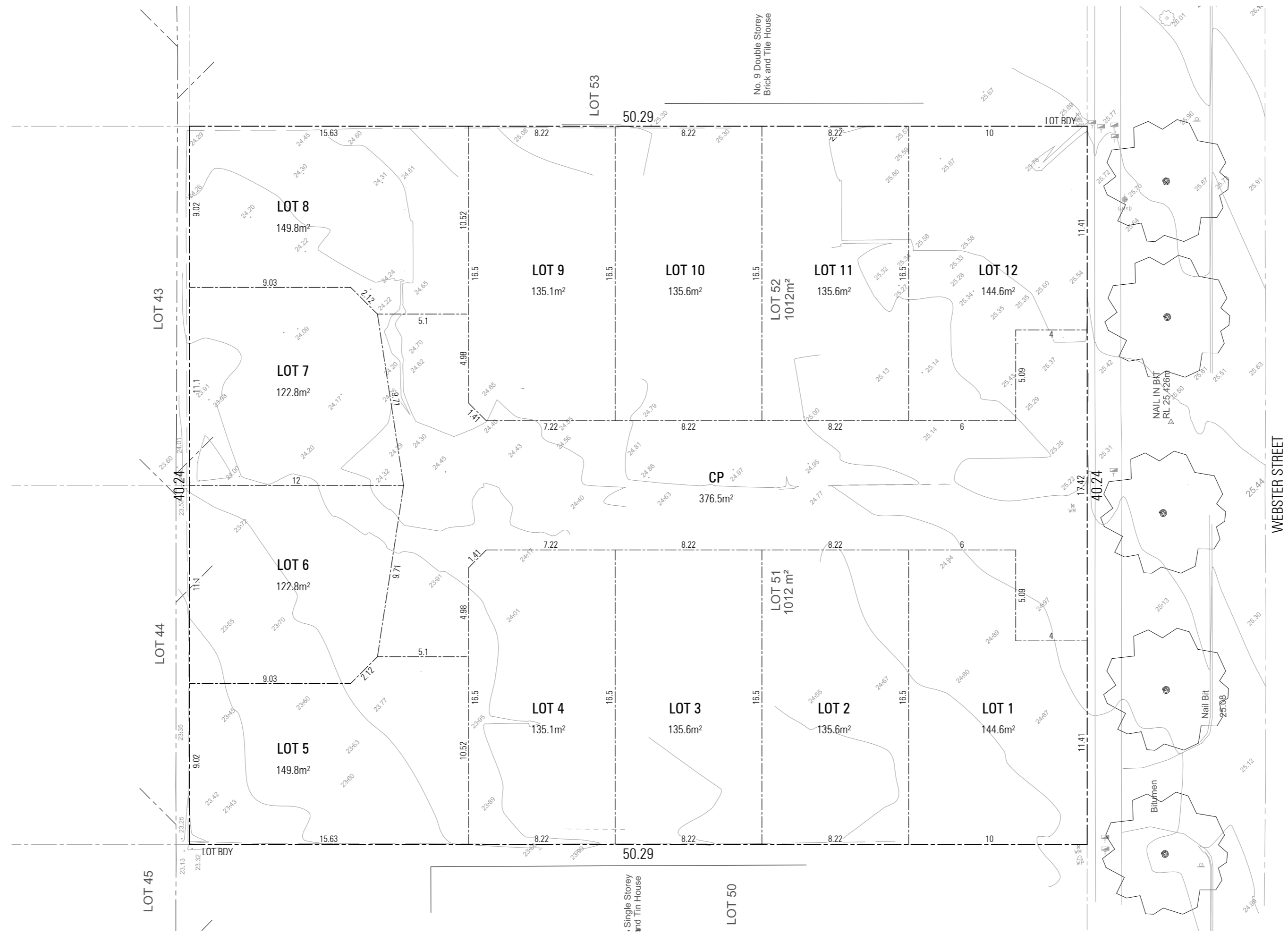
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 20.04.2021	P2226 SK1.01
CAD FILE	SCALE 1:200	REVISION B

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



SUBDIVISION PLAN
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

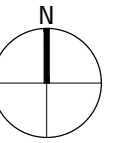
DRAWING TITLE
SUBDIVISION PLAN



REV	DATE	DESCRIPTION	DWN
C	12.05.21	AMENDED LOT NO. 12	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

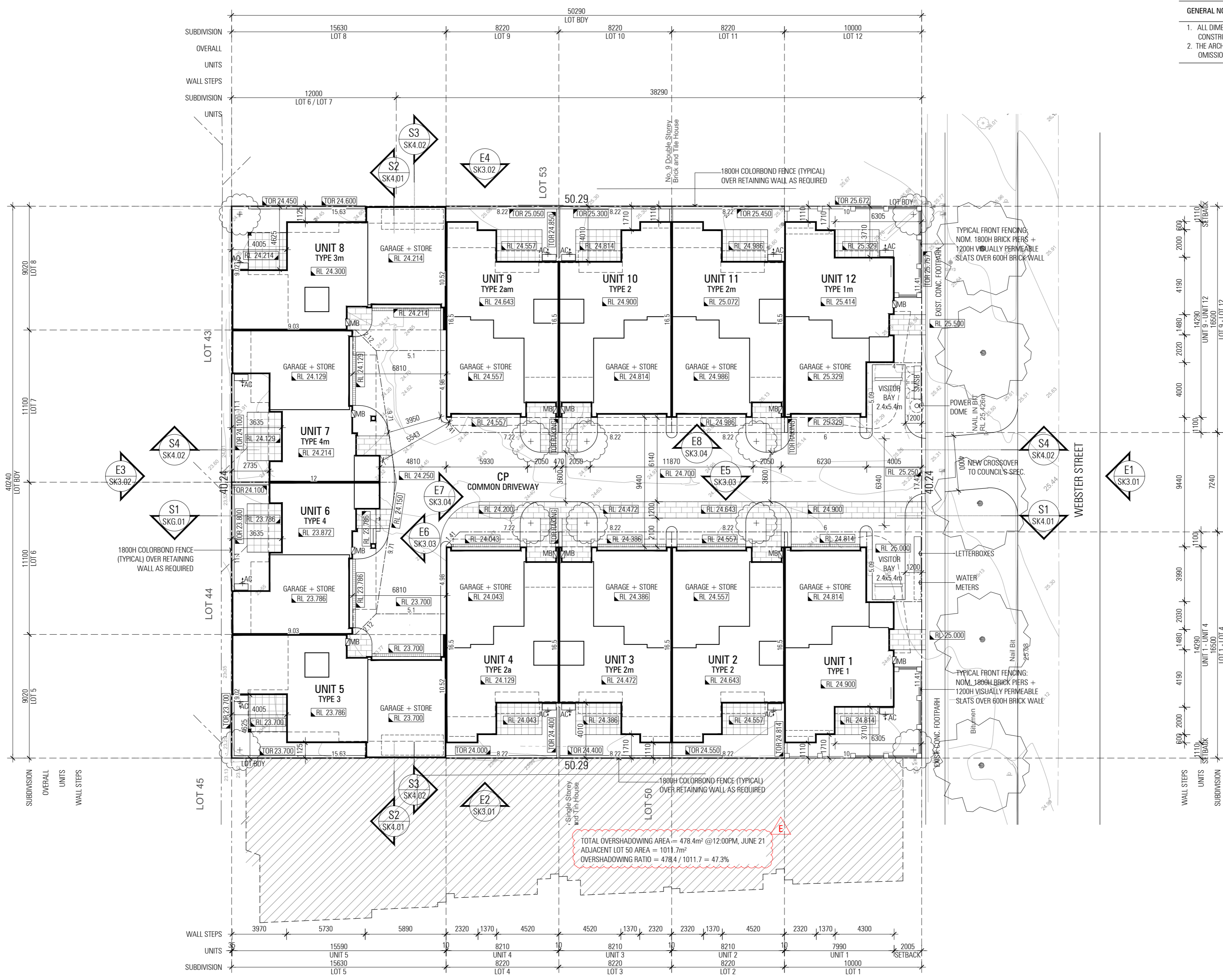
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN	JY	DATE 12.05.2021
CAD FILE	SCALE 1:200	REVISION C

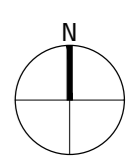


THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

- GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
 2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



SITE PLAN / OVERSHADOWING DIAGRAM
1:200



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
SITE PLAN & OVERSHADOWING DIAGRAM



REV	DATE	DESCRIPTION	DWN
E	10.08.21	UPDATED OVERSHADOWING RATIO	JY
D	15.07.21	AMENDED SETBACKS AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

DA SUBMISSION		DRAWING NUMBER
DRAWN	JY	P2226 SK1.03
DATE	10.08.2021	
CAD FILE	SCALE	REVISION
	1:200	E

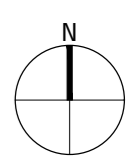
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



GROUND FLOOR PLAN
1:200



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
GROUND FLOOR PLAN



REV	DATE	DESCRIPTION	DWN
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

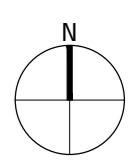
DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 15.07.2021	P2226 SK2.01
CAD FILE	SCALE 1:200	REVISION D

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

- GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
 2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



GROUND FLOOR PLAN - COLOURED
1:200



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
GROUND FLOOR PLAN - COLOURED



REV	DATE	DESCRIPTION	DWN
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN	JY	P2226 SK2.01c
DATE	15.07.2021	
CAD FILE	SCALE	REVISION
	1:200	D

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



FIRST FLOOR PLAN
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
FIRST FLOOR PLAN



REV	DATE	DESCRIPTION	DWN
E	18.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 18.08.2021	P2226 SK2.02
CAD FILE	SCALE 1:200	REVISION E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



FIRST FLOOR PLAN - COLOURED
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
FIRST FLOOR PLAN - COLOURED



REV	DATE	DESCRIPTION	DWN
E	18.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 18.08.2021	P2226 SK2.02c
CAD FILE	SCALE 1:200	REVISION E

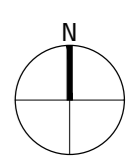
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



SECOND FLOOR PLAN
1:200



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
SECOND FLOOR PLAN



REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
E	10.08.21	AMENDED AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 SK2.03
CAD FILE	SCALE 1:200	REVISION F

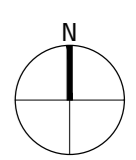
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



SECOND FLOOR PLAN - COLOURED
1:200



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
SECOND FLOOR PLAN - COLOURED



REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
E	10.08.21	AMENDED AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	UPDATED SECTIONAL REFERENCE CALLOUTS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

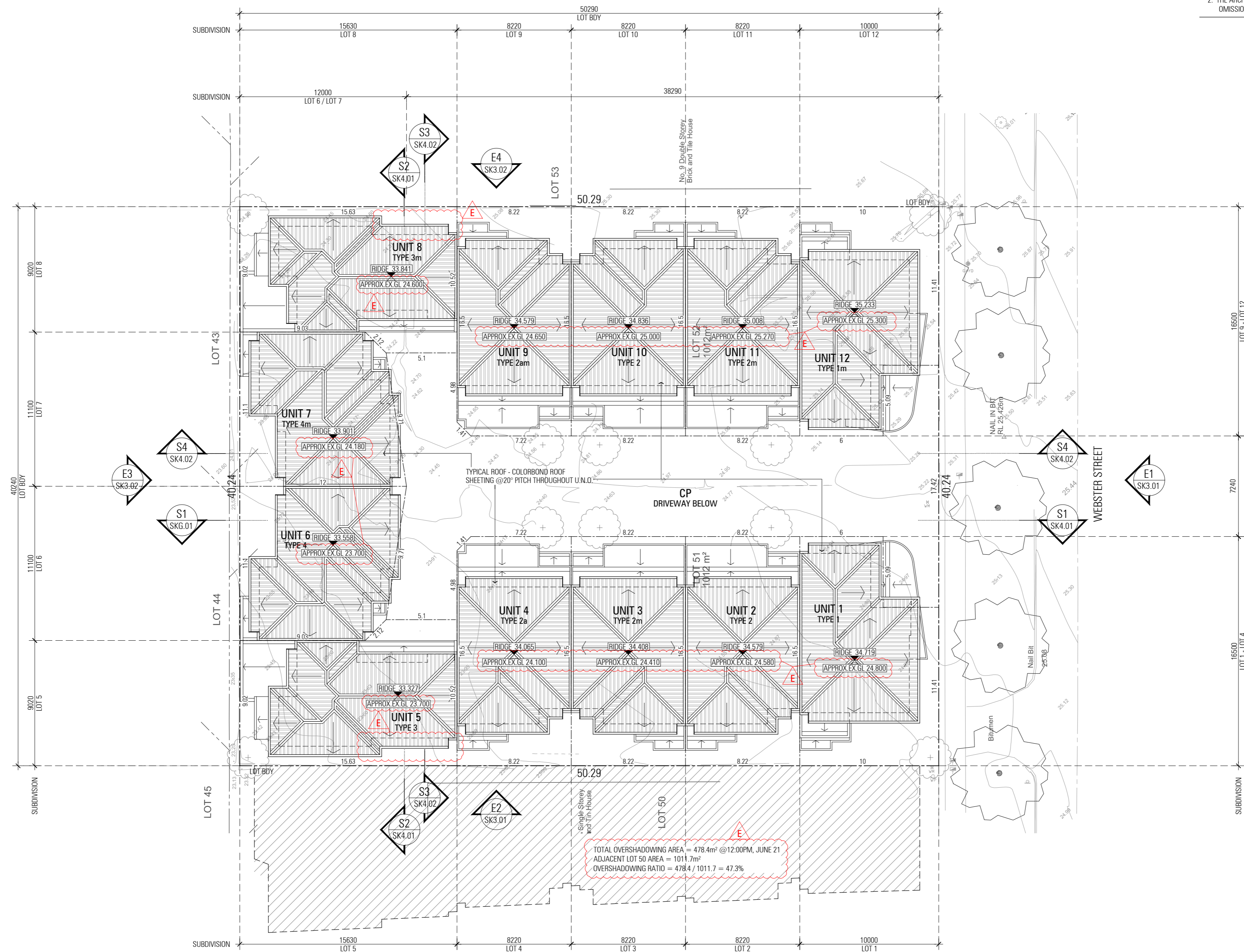
ZMH | ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 SK2.03c
CAD FILE	SCALE 1:200	REVISION F

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



ROOF PLAN / OVERSHADOWING DIAGRAM
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

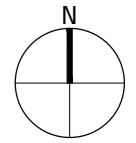
DRAWING TITLE
ROOF PLAN



REV	DATE	DESCRIPTION	DWN
E	10.08.21	ADDED LOCAL GROUND LEVELS AS CLOUDED	JY
C	28.05.21	ADDED RIDGE HEIGHTS & GROUND LEVELS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	09.04.21	PRELIMINARY	JY

ZMH | ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 SK2.04
CAD FILE	SCALE 1:200	REVISION E



THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PVT LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PERMISSION OF THE COPYRIGHT OWNER.

- GENERAL NOTES
1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
 2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



E1 - EAST ELEVATION - WEBSTER ST
1:100



E2 - SOUTH ELEVATION
1:100

FINISHES LEGEND

(A) RED FACE BRICK	(B) WHITE RENDER	(C) WHITE BOARDING	(D) CHARCOAL BOARDING	(E) TIMBER-LOOK SLAT SCREEN
--------------------	------------------	--------------------	-----------------------	-----------------------------

HATCHED AREA DENOTES EXTENT OF RETAINING WALL ON BOUNDARY

RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
 RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
 BLUE DASH LINE DENOTES APPROX. ADJACENT GROUND LEVEL AT BOUNDARY ON NEIGHBOUR'S SIDE

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
 11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
ELEVATIONS 1 & 2



REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED RIDGE & CEILING LEVELS	JY

ZMH ZUIDVELD MARCHANT HUR
 ARCHITECTURE PLANNING INTERIOR DESIGN
 64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 SK3.01c
CAD FILE	SCALE 1:100	REVISION F

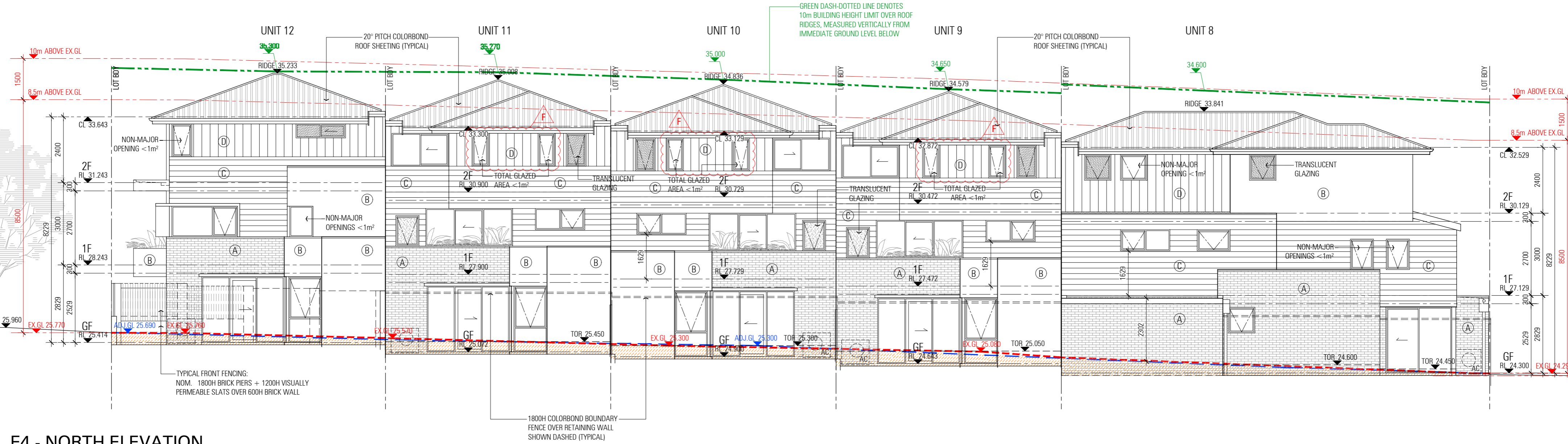
GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



E3 - WEST ELEVATION

1:100



E4 - NORTH ELEVATION

1:100

FINISHES LEGEND

(A) RED FACE BRICK	(B) WHITE RENDER	(C) WHITE BOARDING	(D) CHARCOAL BOARDING	(E) TIMBER-LOOK SLAT SCREEN
--------------------	------------------	--------------------	-----------------------	-----------------------------

HATCHED AREA DENOTES EXTENT OF RETAINING WALL ON BOUNDARY

- RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
- RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
- BLUE DASH LINE DENOTES APPROX. ADJACENT GROUND LEVEL AT BOUNDARY ON NEIGHBOUR'S SIDE

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
ELEVATIONS 3 & 4



REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED RIDGE & CEILING LEVELS	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 SK3.02c
CAD FILE	SCALE 1:100	REVISION F

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

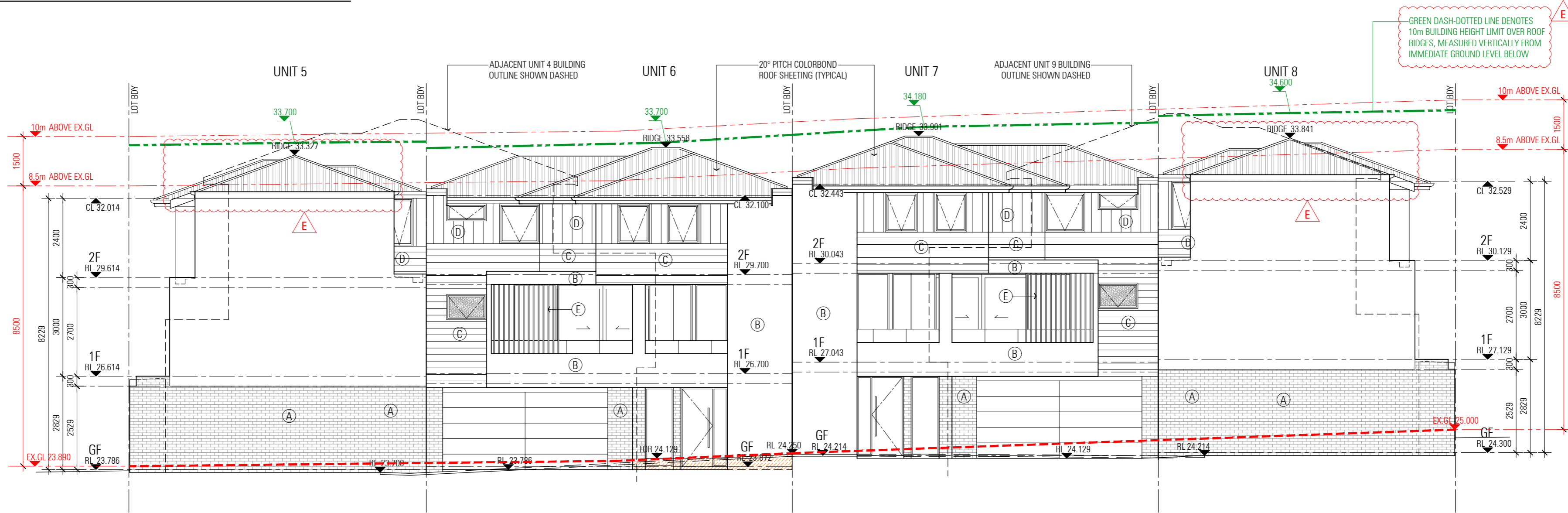
GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



E5 - NORTH ELEVATION - COMMON DRIVEWAY

1:100



E6 - EAST ELEVATION - COMMON DRIVEWAY

1:100

FINISHES LEGEND

(A)	RED FACE BRICK	(B)	WHITE RENDER	(C)	WHITE BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
-----	----------------	-----	--------------	-----	----------------	-----	-------------------	-----	-------------------------

HATCHED AREA DENOTES EXTENT OF RETAINING WALL ON BOUNDARY

RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
 RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
 11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
ELEVATIONS 5 & 6



REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED ELEVATIONS & RIDGE/CILING LEVELS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

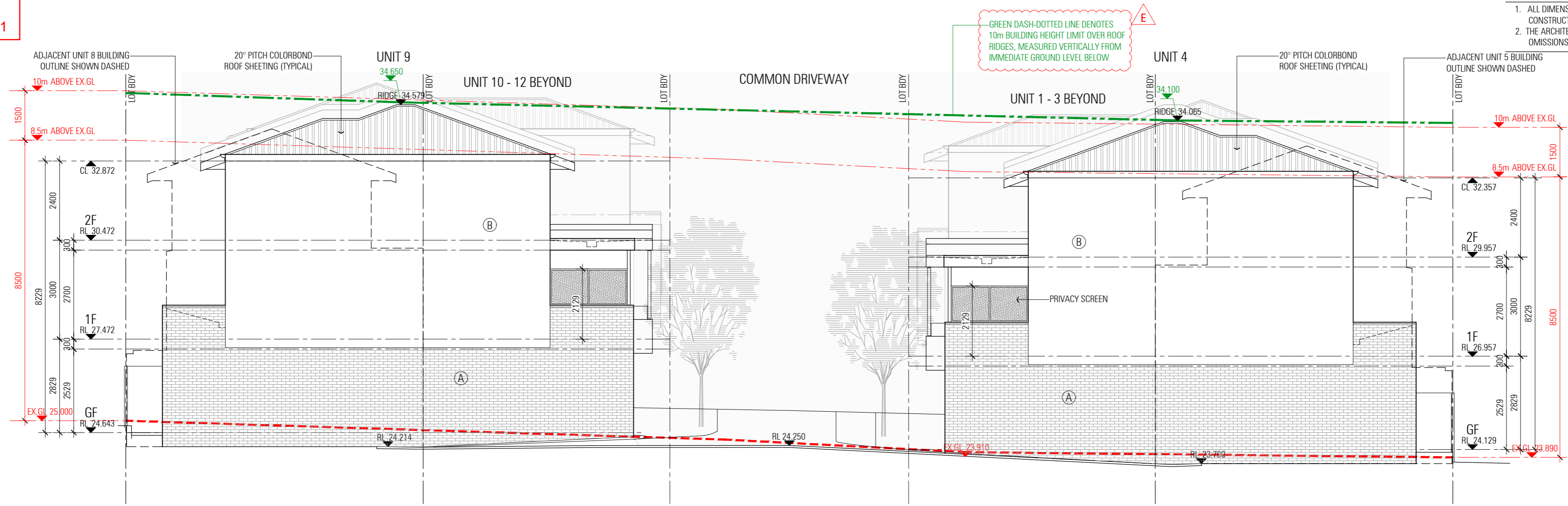
ZMH ZUIDVELD MARCHANT HUR
 ARCHITECTURE PLANNING INTERIOR DESIGN
 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN	JY	P2226 SK3.03
DATE	10.08.2021	
CAD FILE	SCALE	REVISION
	1:100	E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



E7- WEST ELEVATION - COMMON DRIVEWAY

1:100



E8 - SOUTH ELEVATION - COMMON DRIVEWAY

1:100

FINISHES LEGEND

(A)	RED FACE BRICK	(B)	WHITE RENDER	(C)	WHITE BOARDING	(D)	CHARCOAL BOARDING	(E)	TIMBER-LOOK SLAT SCREEN
-----	----------------	-----	--------------	-----	----------------	-----	-------------------	-----	-------------------------

RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
ELEVATIONS 7 & 8

Nicheliving

REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED ELEVATIONS & RIDGE/CILING LEVELS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN	JY	P2226 SK3.04
DATE	10.08.2021	
CAD FILE	SCALE	REVISION
	1:100	E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



S1 - SECTION 1 - COMMON DRIVEWAY

1:100



S2 - SECTION 2 - COMMON DRIVEWAY

1:100

FINISHES LEGEND

RED FACE BRICK	WHITE RENDER	WHITE BOARDING	CHARCOAL BOARDING	TIMBER-LOOK SLAT SCREEN	HATCHED AREA DENOTES EXTENT OF RETAINING WALL ON BOUNDARY
----------------	--------------	----------------	-------------------	-------------------------	---

RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
 RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
 11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
SECTIONS 1 & 2



REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED RIDGE & CEILING LEVELS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

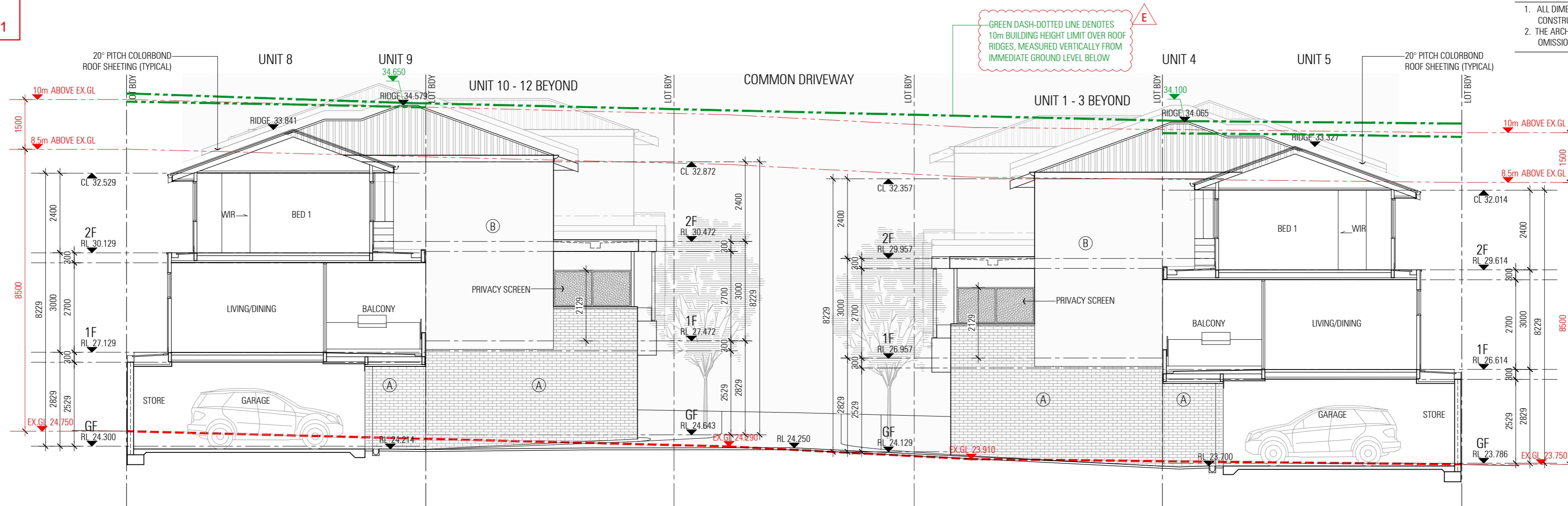
ZMH ZUIDVELD MARCHANT HUR
 ARCHITECTURE PLANNING INTERIOR DESIGN
 64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 SK4.01c
CAD FILE	SCALE 1:100	REVISION E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

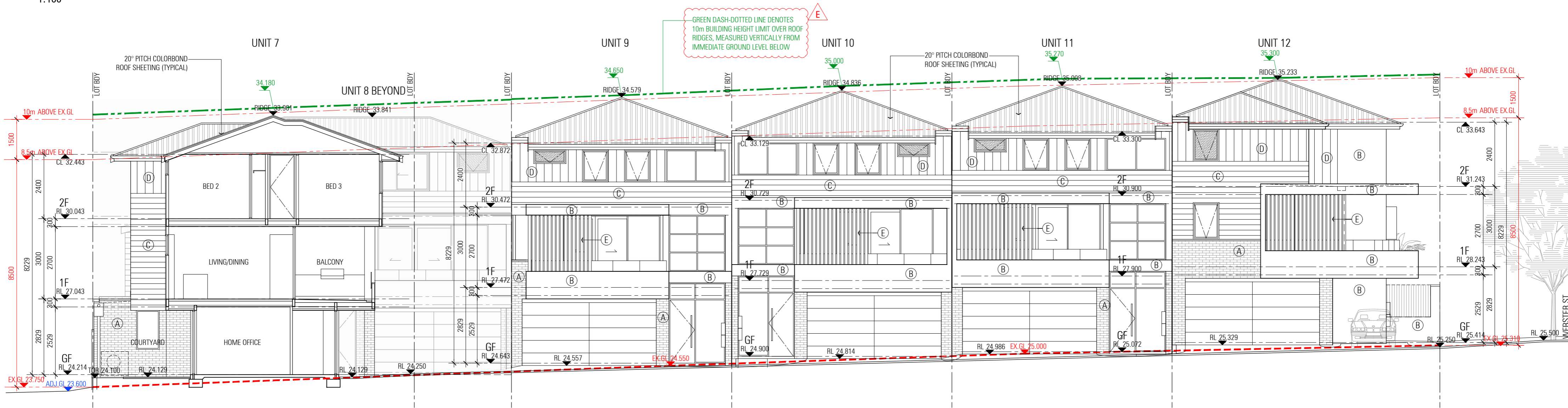
GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



S3 - SECTION 3 - COMMON DRIVEWAY

1:100



S4 - SECTION 4 - COMMON DRIVEWAY

1:100

FINISHES LEGEND

	RED FACE BRICK		WHITE RENDER		WHITE BOARDING		CHARCOAL BOARDING		TIMBER-LOOK SLAT SCREEN
--	----------------	--	--------------	--	----------------	--	-------------------	--	-------------------------

RED DASH-DOTTED LINE DENOTES 8.5m & 10m HEIGHT LIMIT MEASURED FROM GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND
 RED DASH LINE DENOTES APPROX. GROUND LEVEL AT NEAREST SUBDIVISION BOUNDARY IN FOREGROUND

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
 11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
SECTIONS 3 & 4

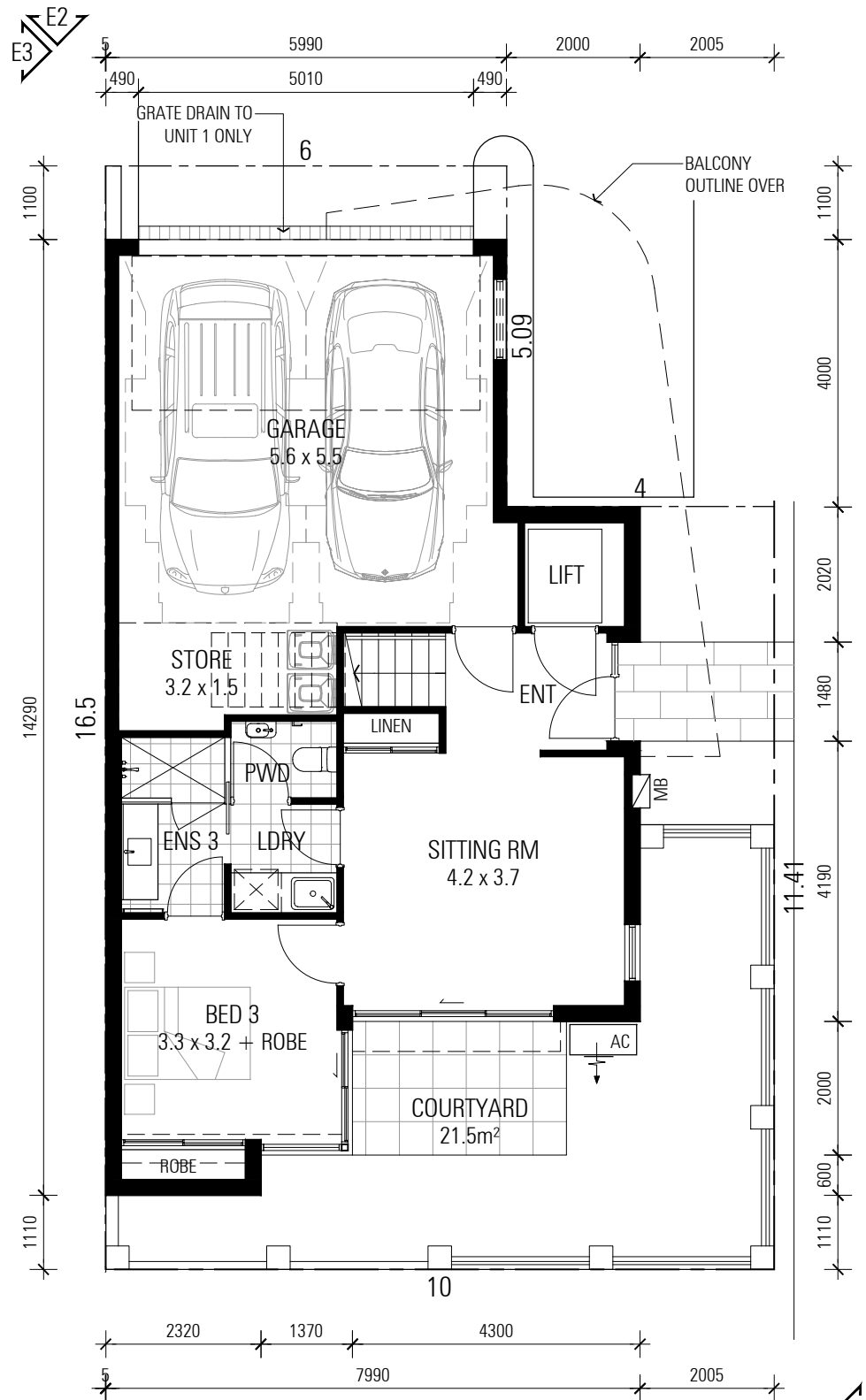


REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED AS CLOUDED CLARIFIED BUILDING HEIGHT COMPLIANCE	JY
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	ADDED RIDGE & CEILING LEVELS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY

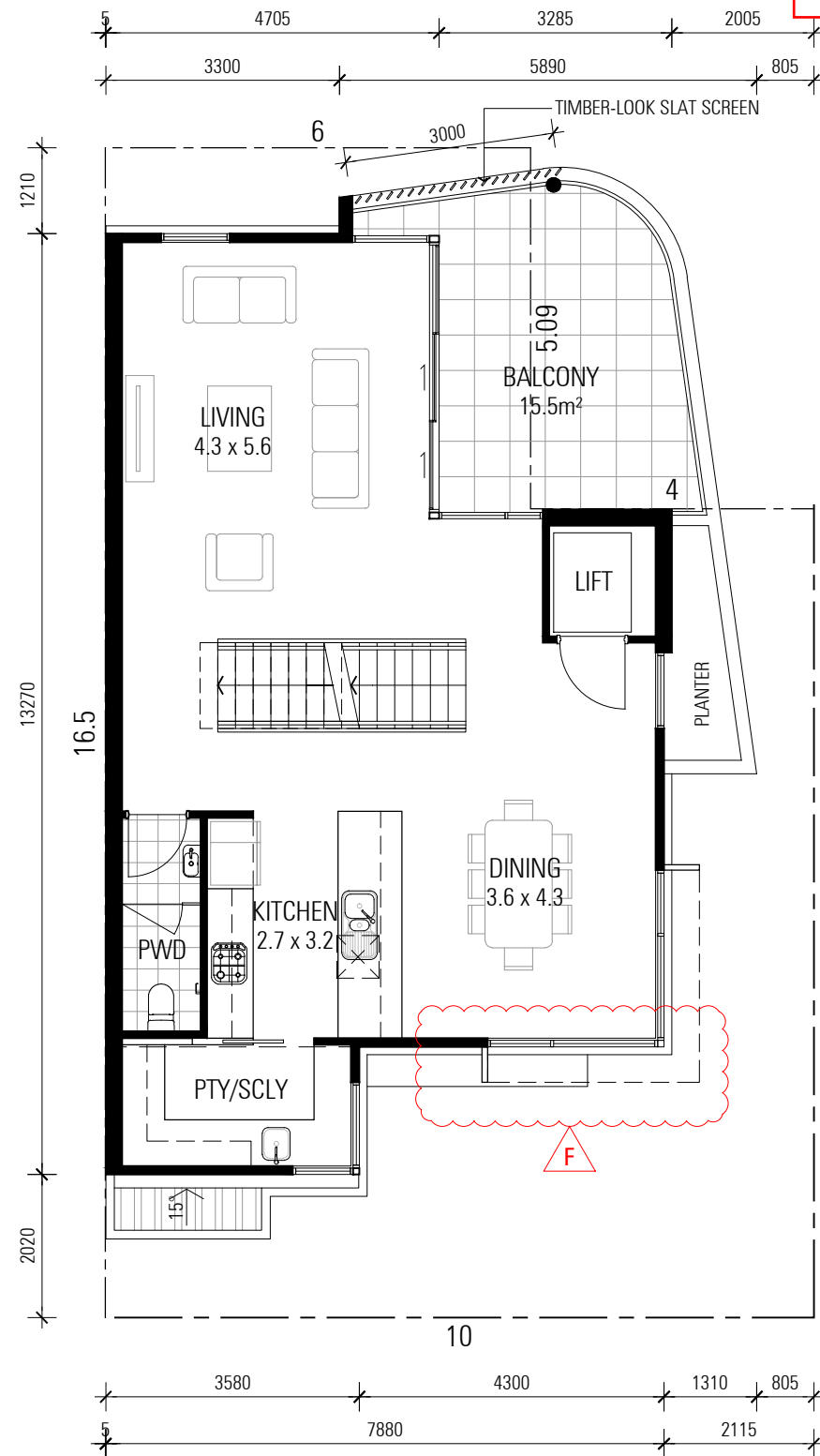
ZMH ZUIDVELD MARCHANT HUR
 ARCHITECTURE PLANNING INTERIOR DESIGN
 64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 SK4.02
CAD FILE	SCALE 1:100	REVISION E

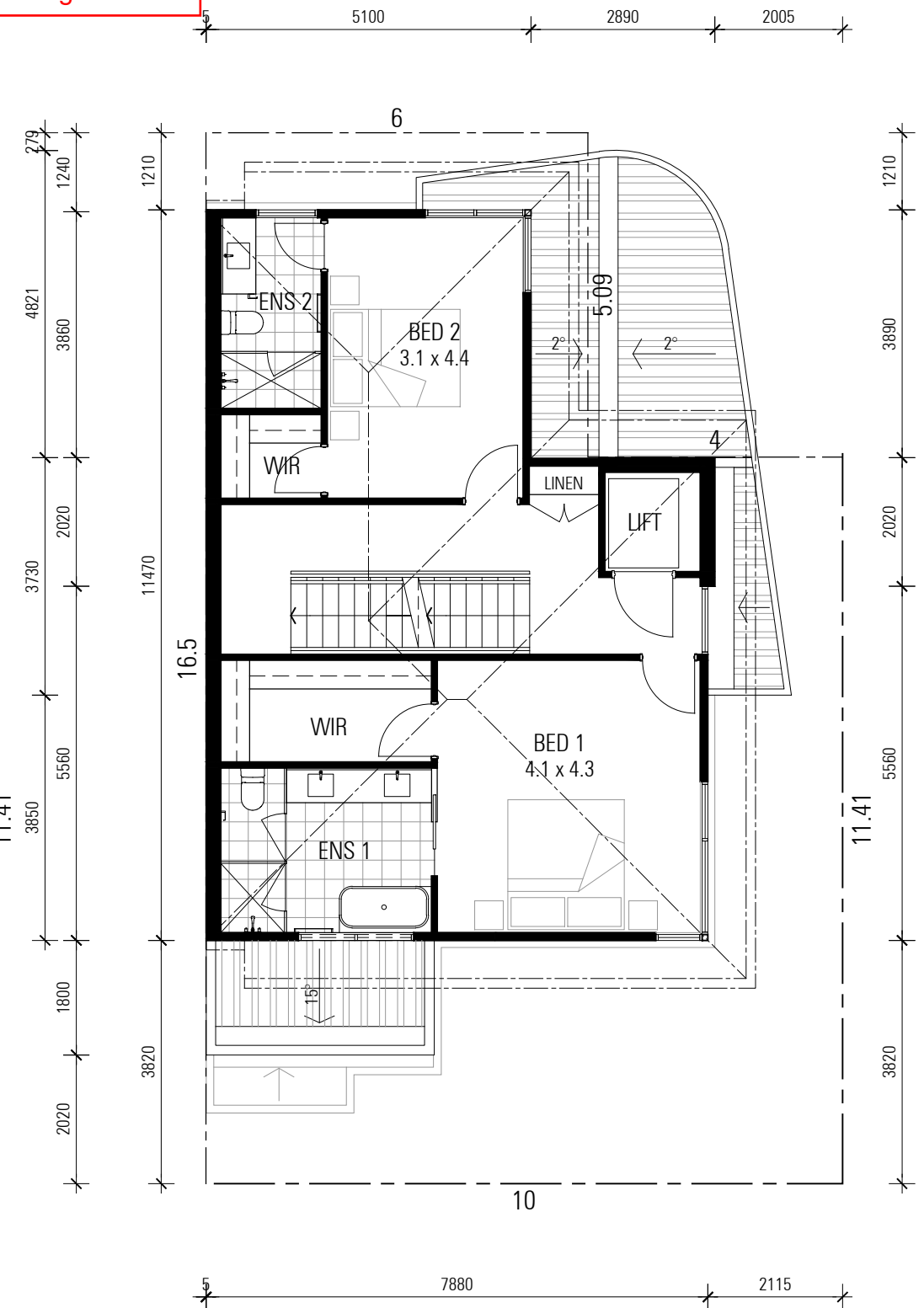
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



1 GROUND FLOOR
SCALE 1:100



2 FIRST FLOOR
SCALE 1:100



3 SECOND FLOOR
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 1 (TYPE 1m MIRRORED) - FLOOR PLANS



REV	DATE	DESCRIPTION	DWN
F	18.08.21	AMENDED WINDOW AS CLOUDED	JY
E	10.08.21	DELETED BED 1 WINDOW	JY
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

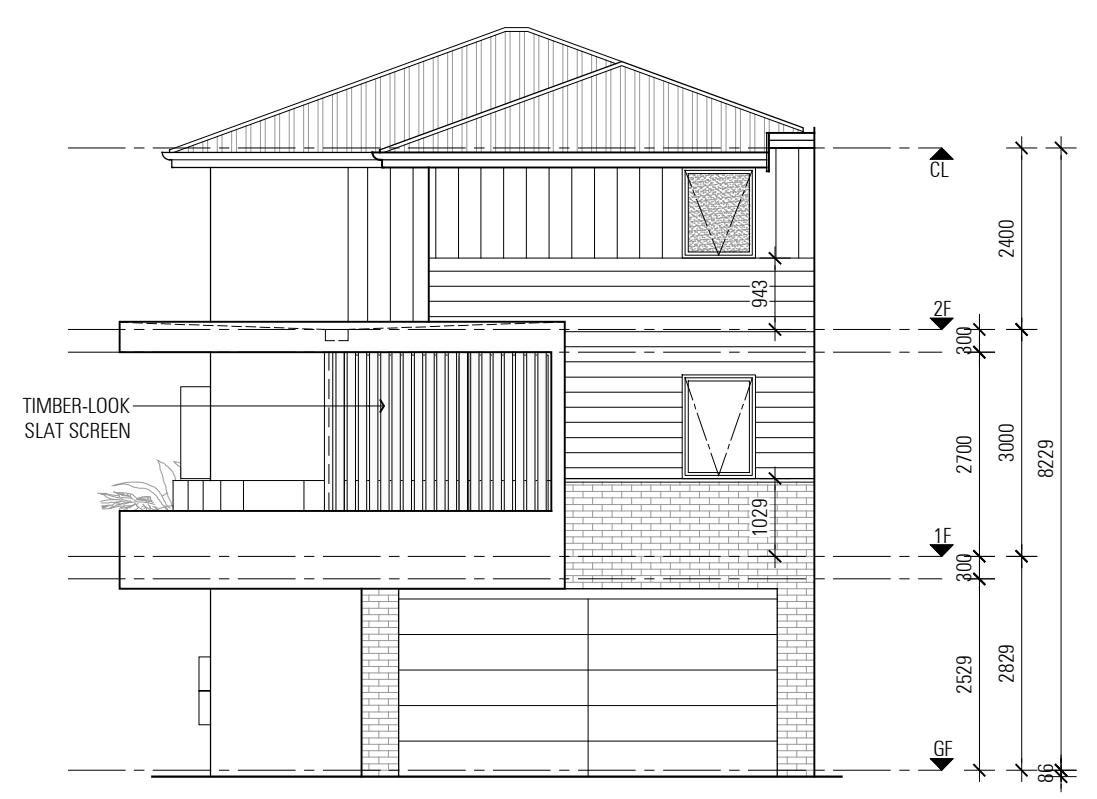
DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 18.08.2021	P2226 T1-SK2.01
CAD FILE	SCALE 1:100	REVISION F

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

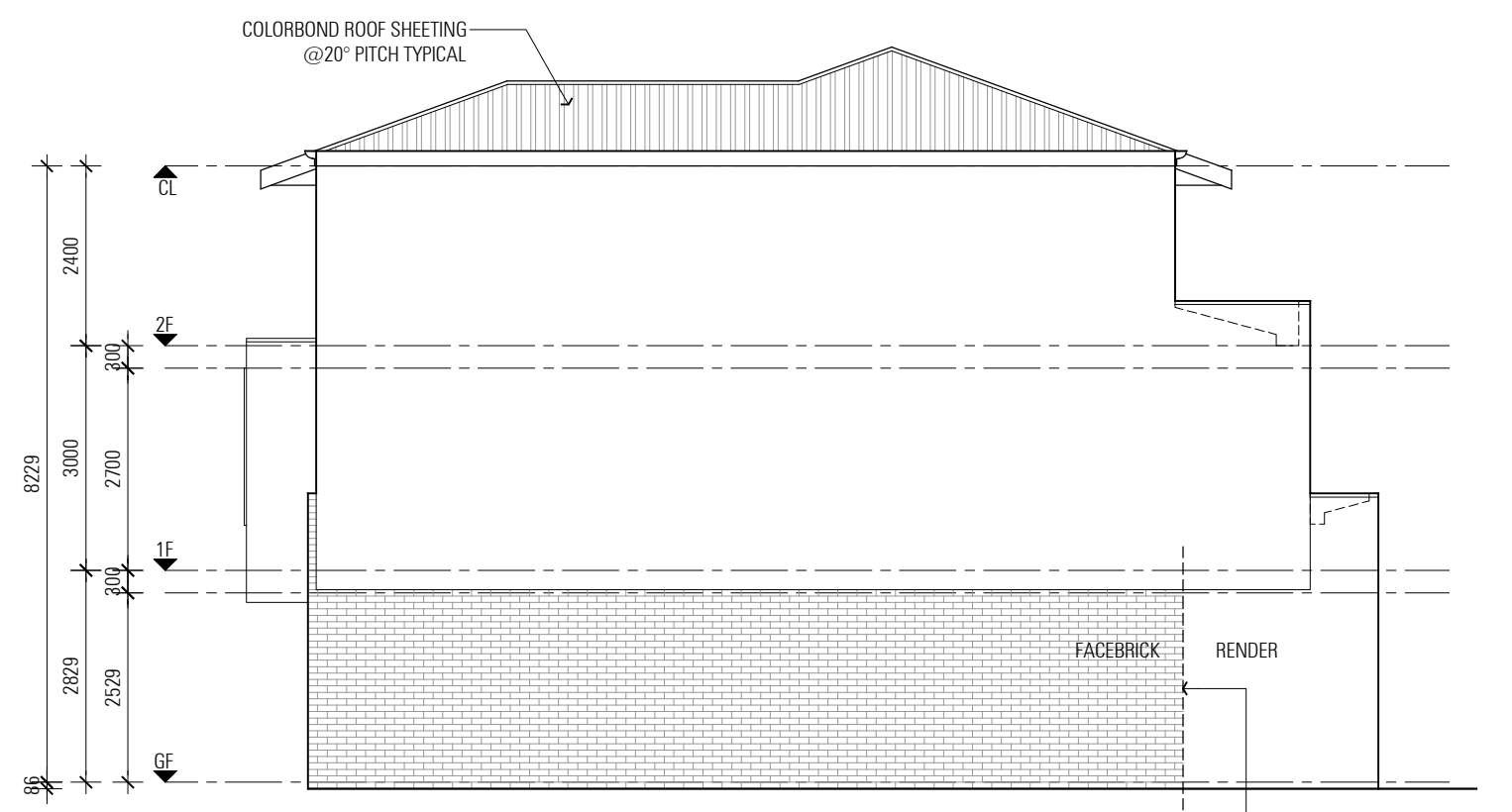


1 ELEVATION 1
SCALE 1:100

REFER TO OVERALL PLANS & ELEVATIONS FOR FLOOR LEVELS & EXTERNAL WALL FINISHES

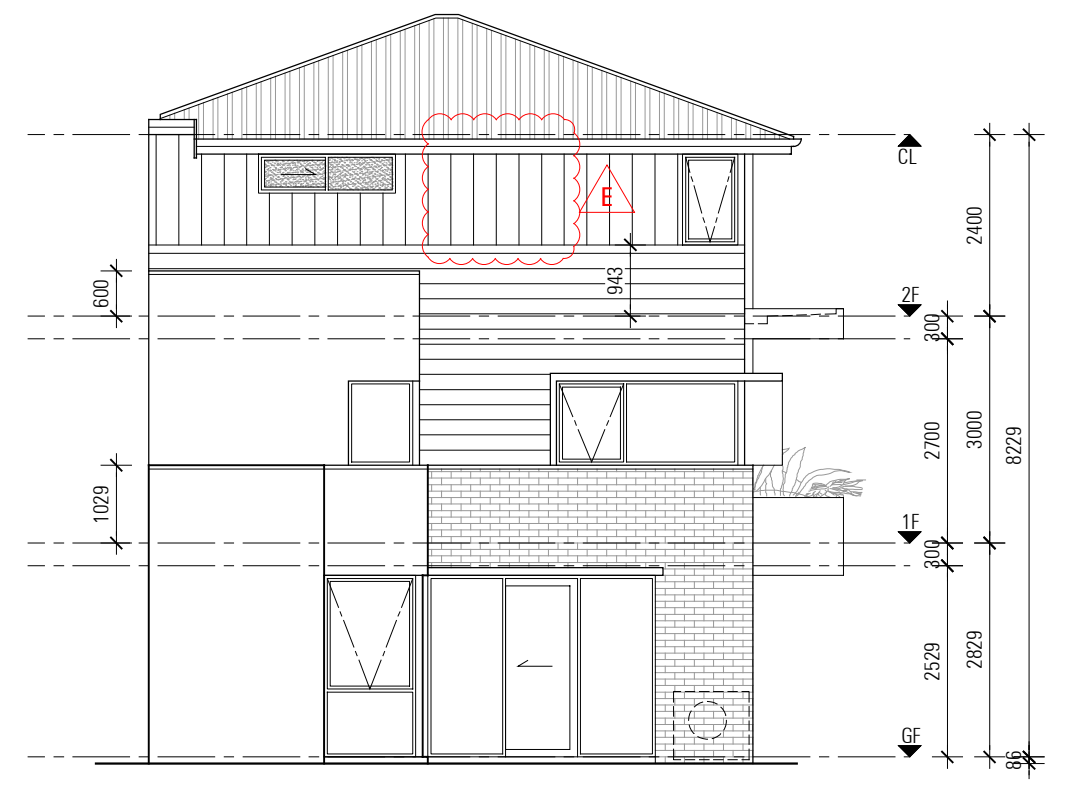


2 ELEVATION 2
SCALE 1:100



3 ELEVATION 3
SCALE 1:100

DASHED LINE INDICATES OUTLINE OF ADJOINING UNIT WALL ON BOUNDARY



4 ELEVATION 4
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 1 (TYPE 1m MIRRORED) - ELEVATIONS

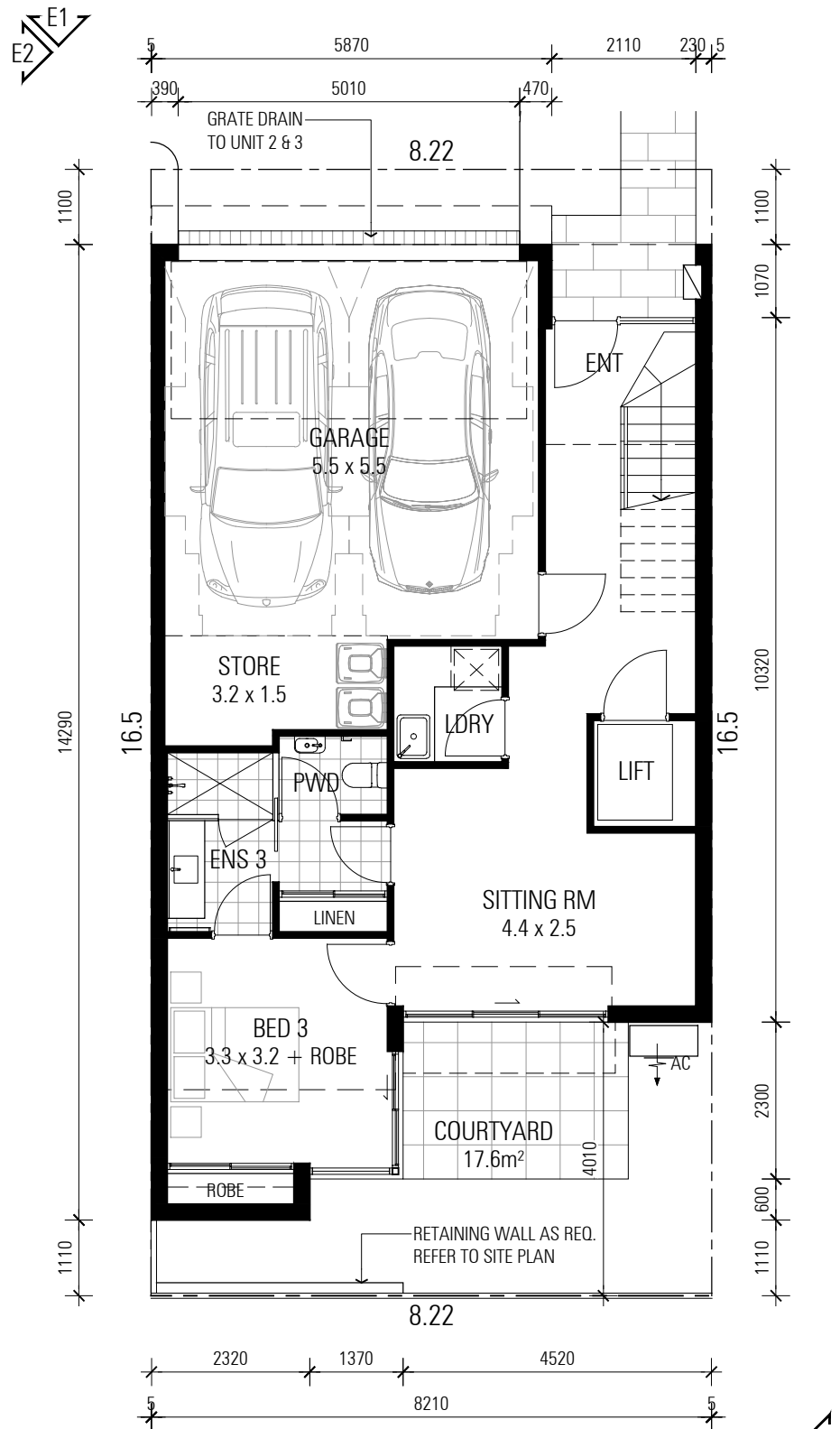


REV	DATE	DESCRIPTION	DWN
E	10.08.21	DELETED BED 1 WINDOW	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

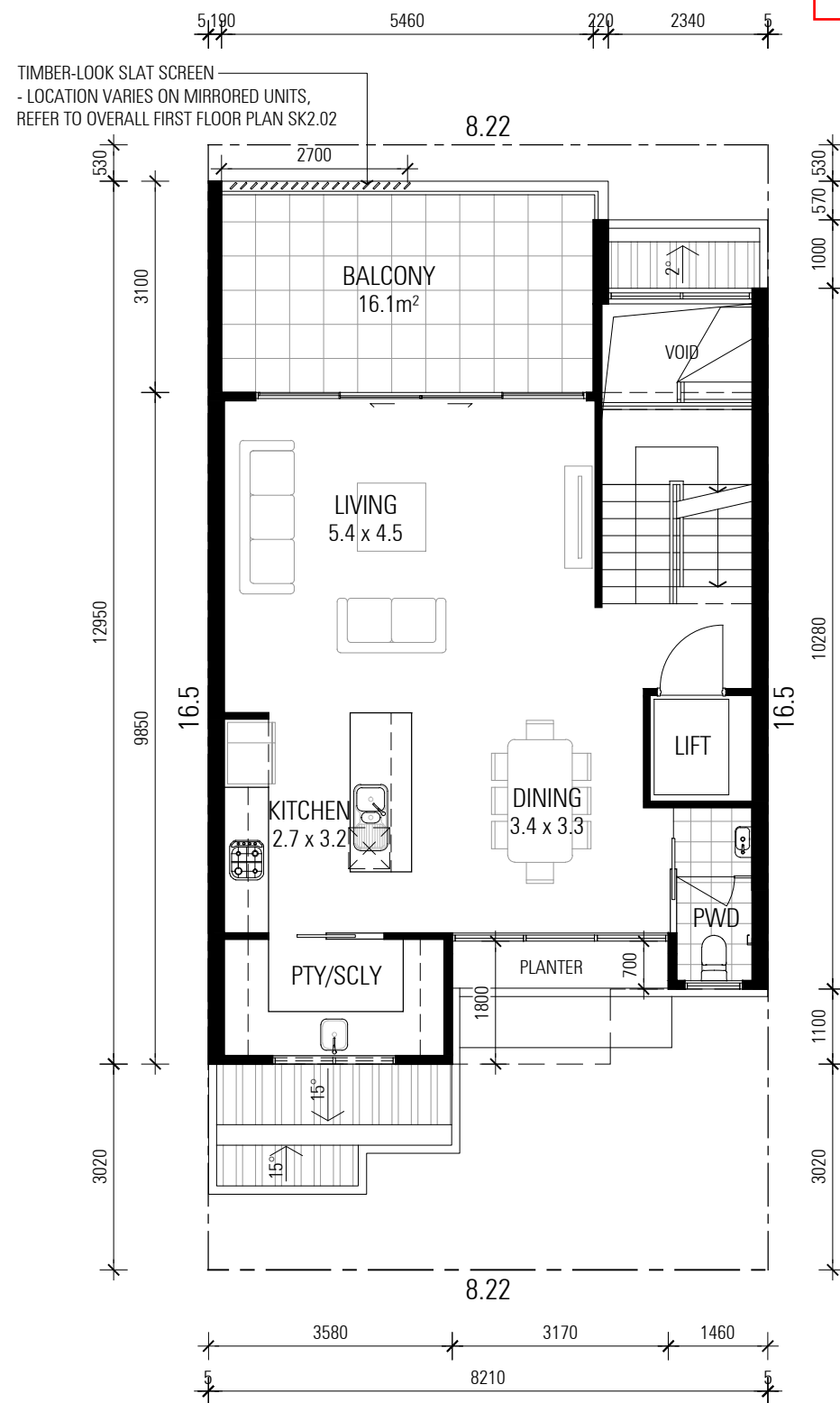
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 T1-SK3.01
CAD FILE	SCALE 1:100	REVISION E

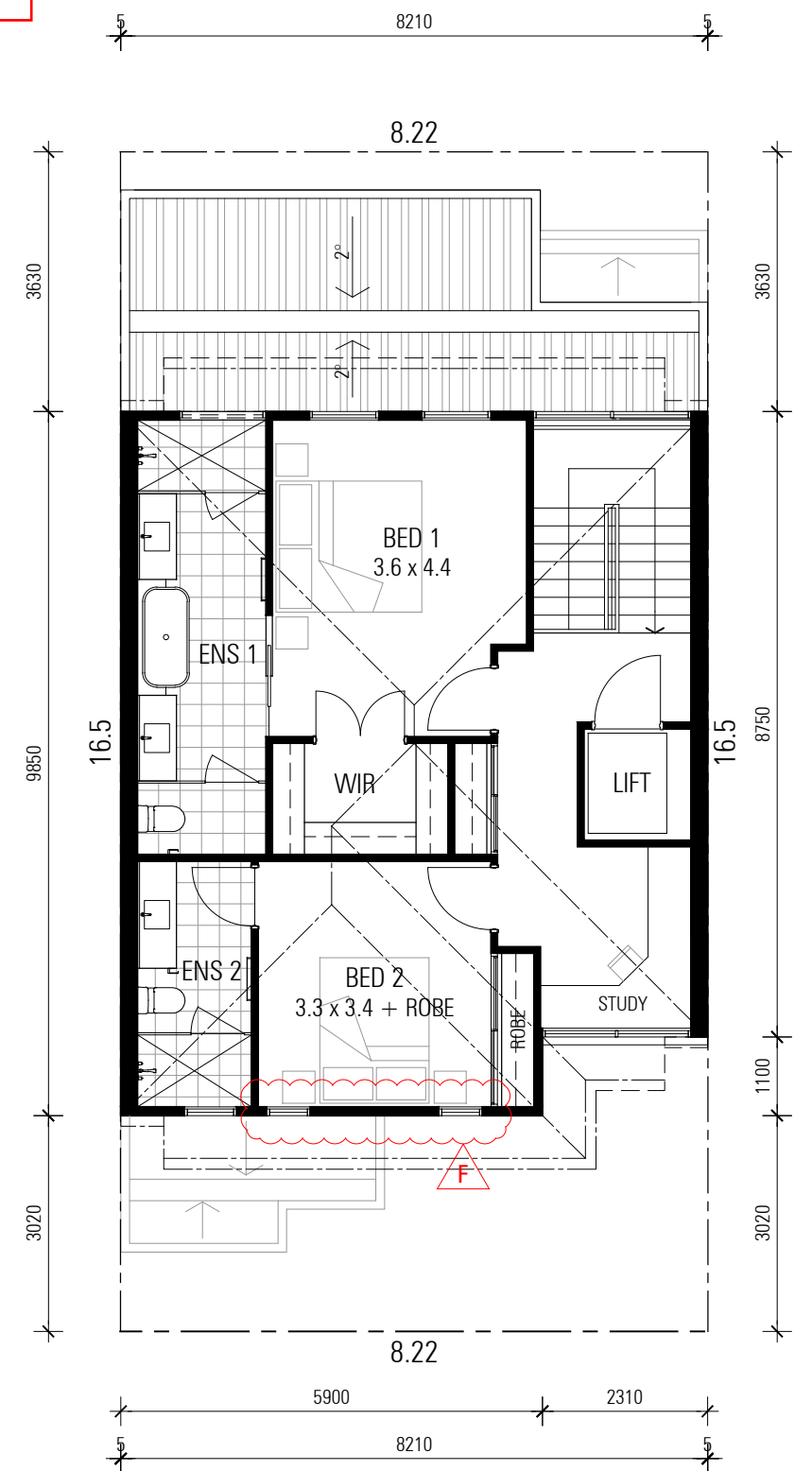
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



1 GROUND FLOOR
SCALE 1:100



2 FIRST FLOOR
SCALE 1:100



3 SECOND FLOOR
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 2 (TYPE 2m MIRRORED) - FLOOR PLANS

Nicheliving

REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION

DRAWN JY DATE 13.08.2021

CAD FILE SCALE 1:100

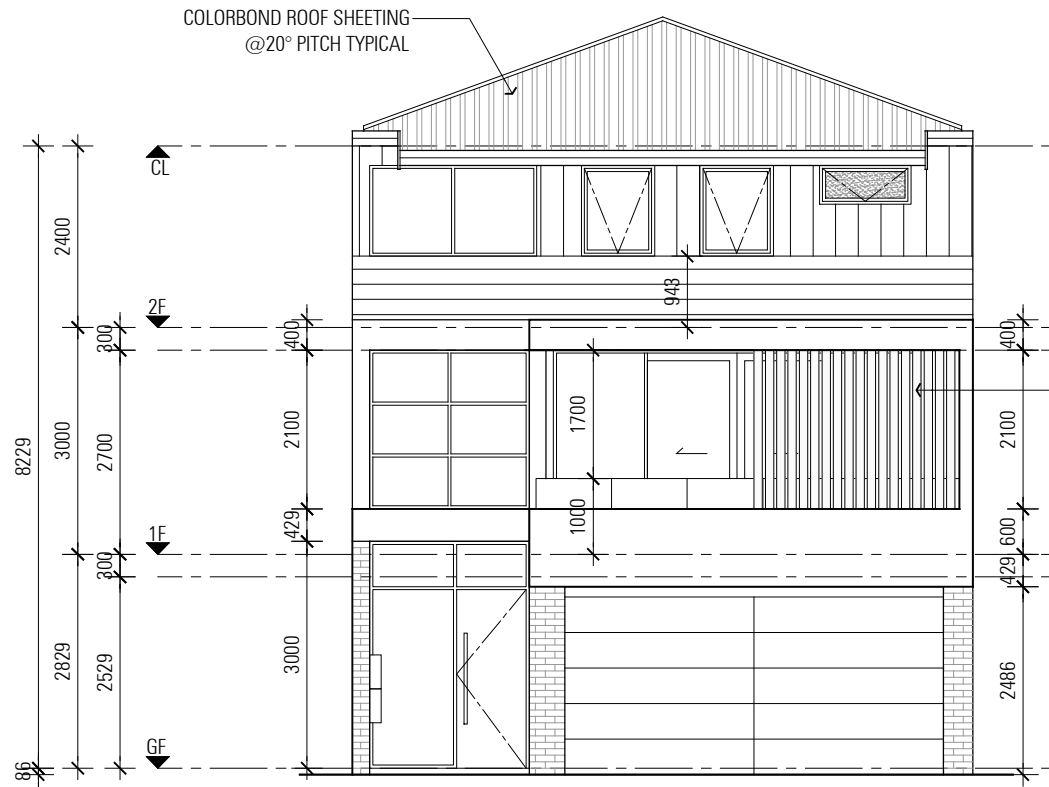
DRAWING NUMBER

P2226 T2-SK2.01

REVISION **F**

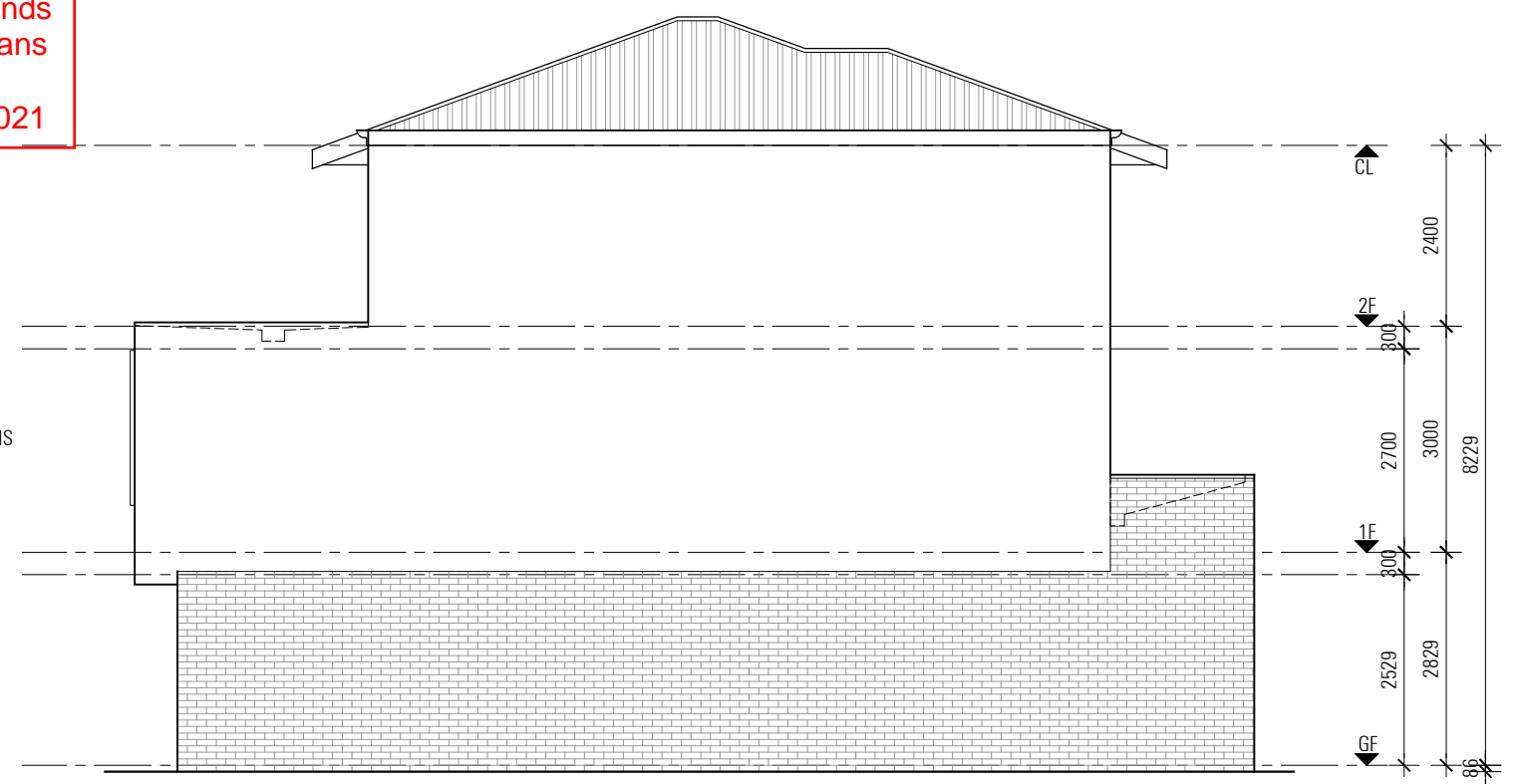
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

City of Nedlands
Amended Plans
Received
18 August 2021

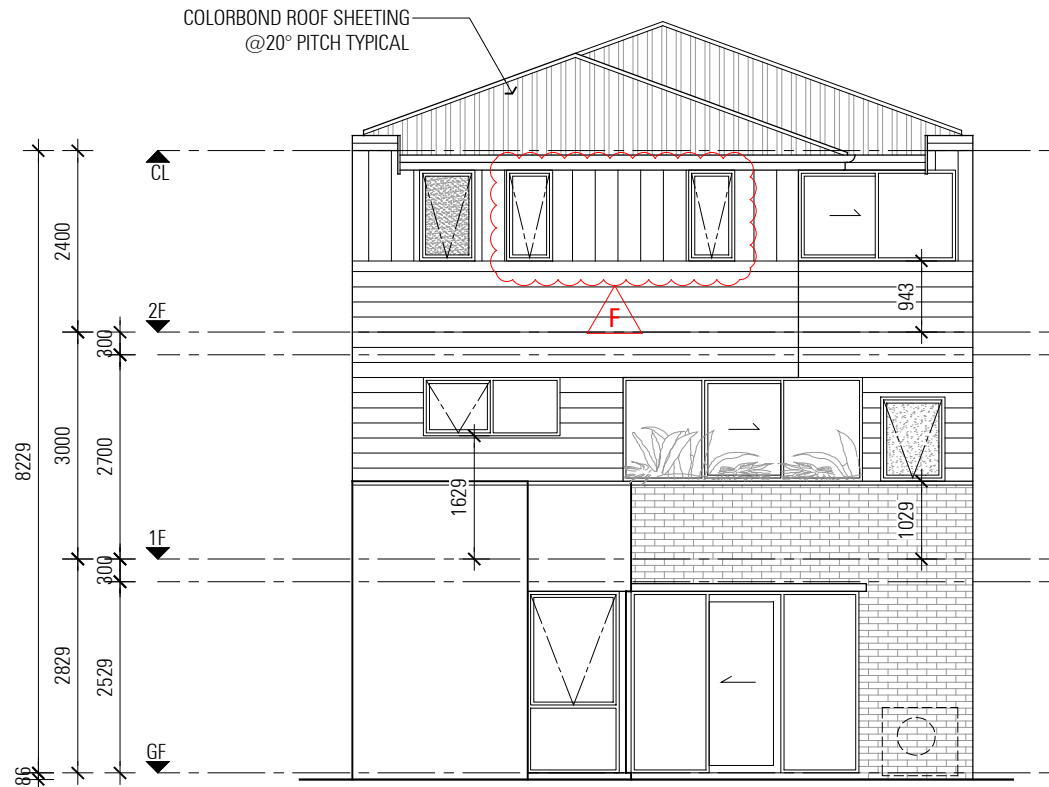


1 ELEVATION 1
SCALE 1:100

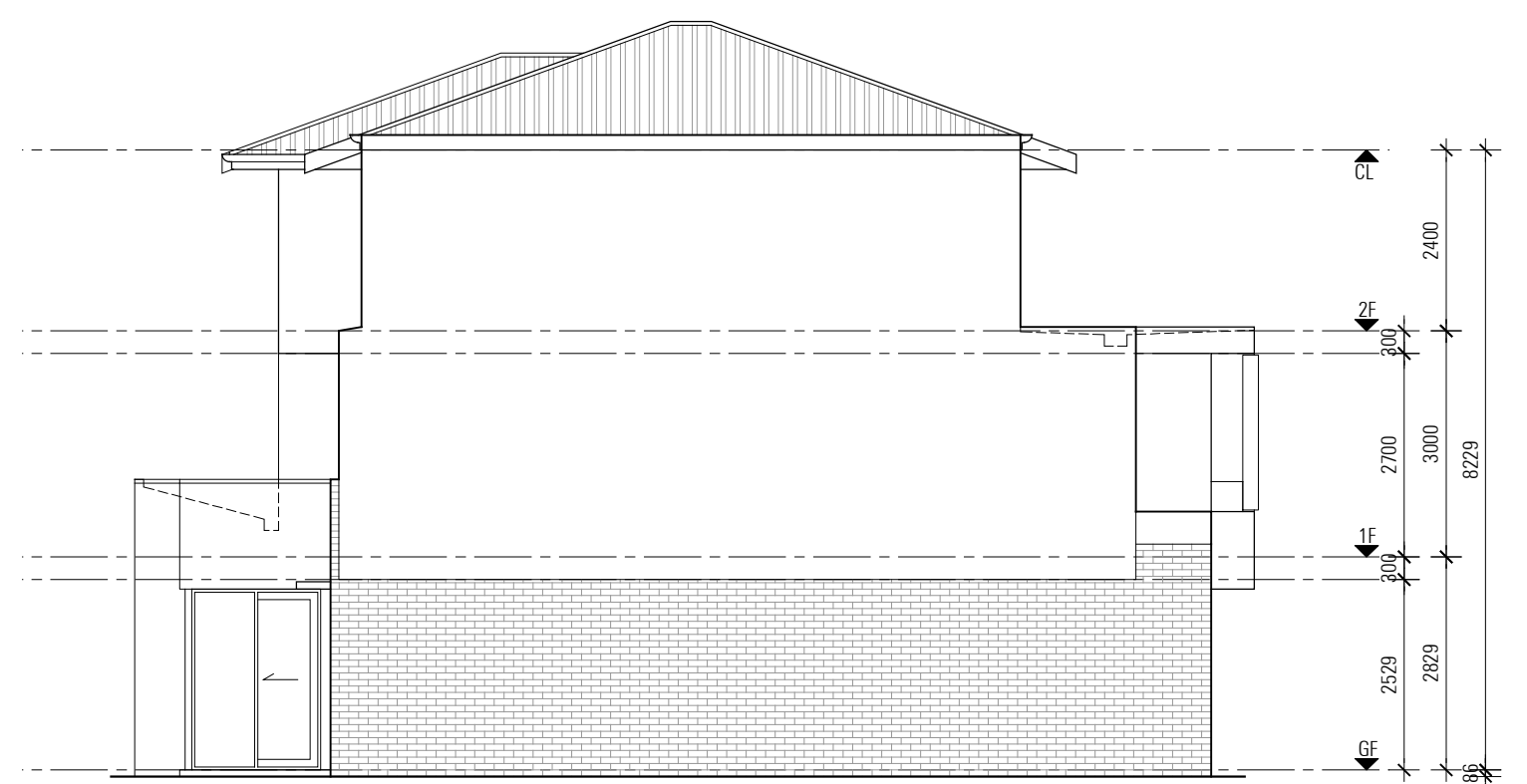
REFER TO OVERALL PLANS & ELEVATIONS FOR FLOOR LEVELS & EXTERNAL WALL FINISHES



2 ELEVATION 2
SCALE 1:100



3 ELEVATION 3
SCALE 1:100



4 ELEVATION 4
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 2 (TYPE 2m MIRRORED) - ELEVATIONS

Nicheliving

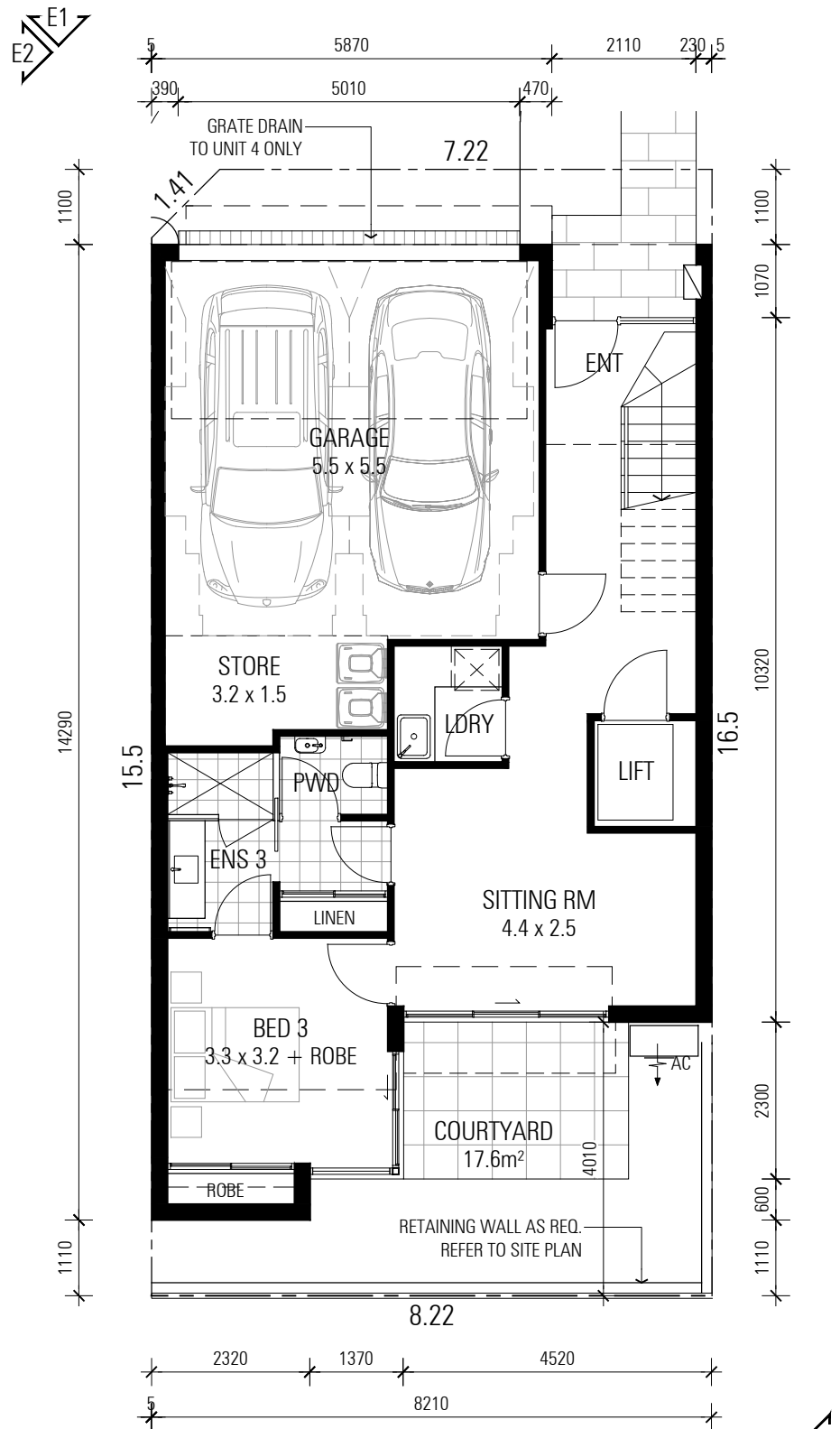
REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

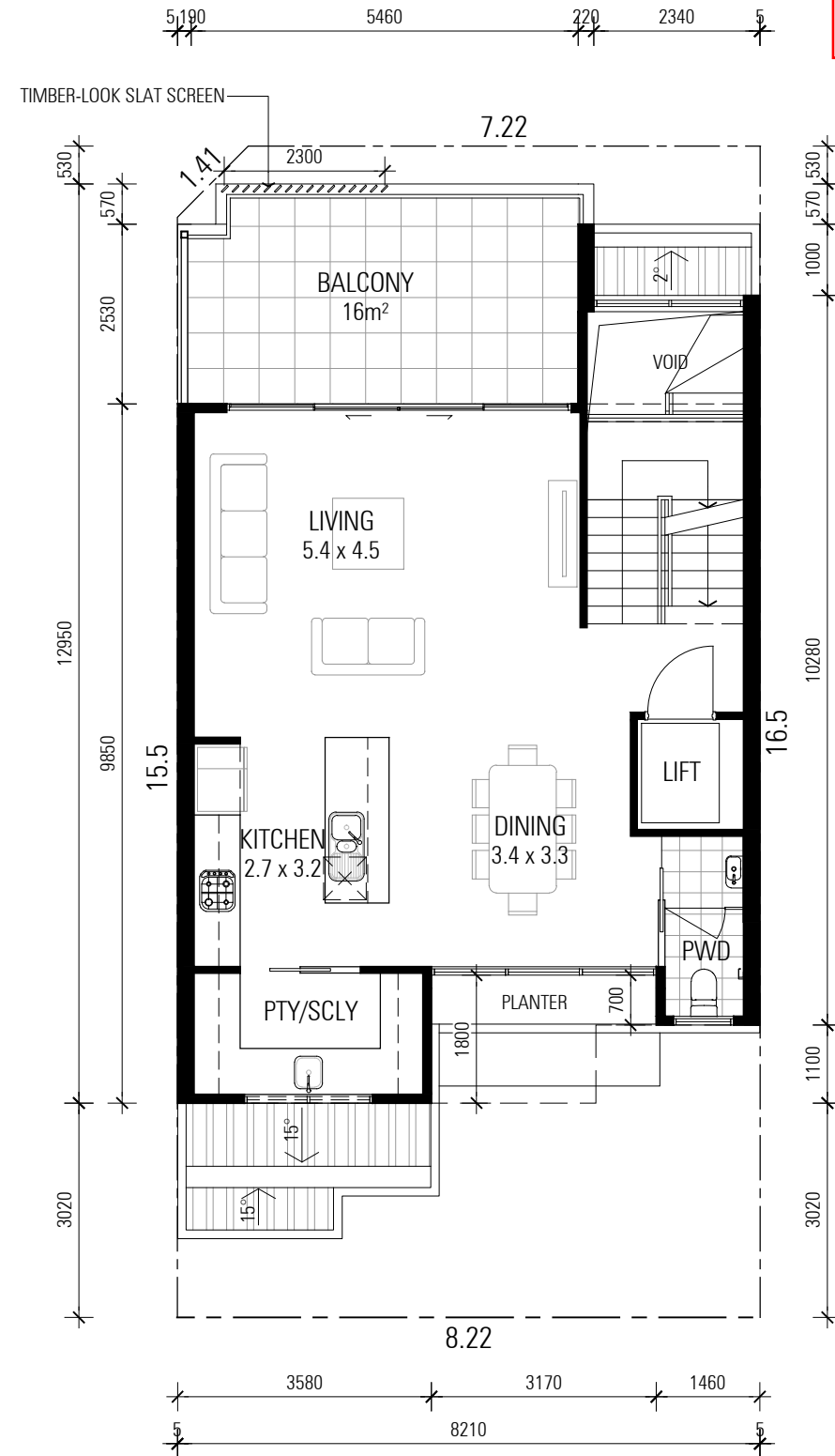
DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 T2-SK2.01
CAD FILE	SCALE 1:100	REVISION F

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

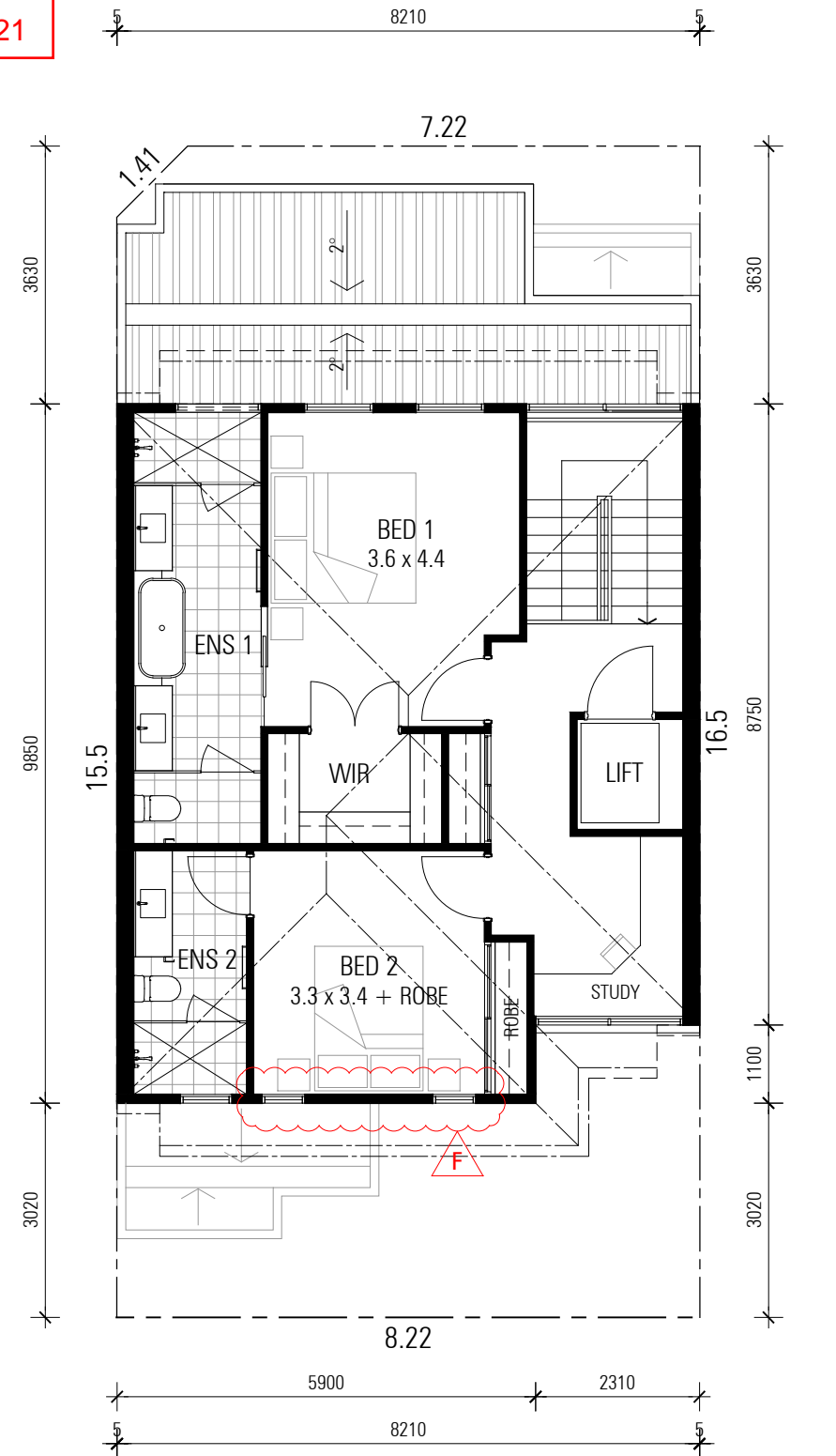
City of Nedlands
Amended Plans
Received
18 August 2021



1 GROUND FLOOR
SCALE 1:100



2 FIRST FLOOR
SCALE 1:100



3 SECOND FLOOR
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 2a (TYPE 2am MIRRORED) - FLOOR PLANS

Nicheliving

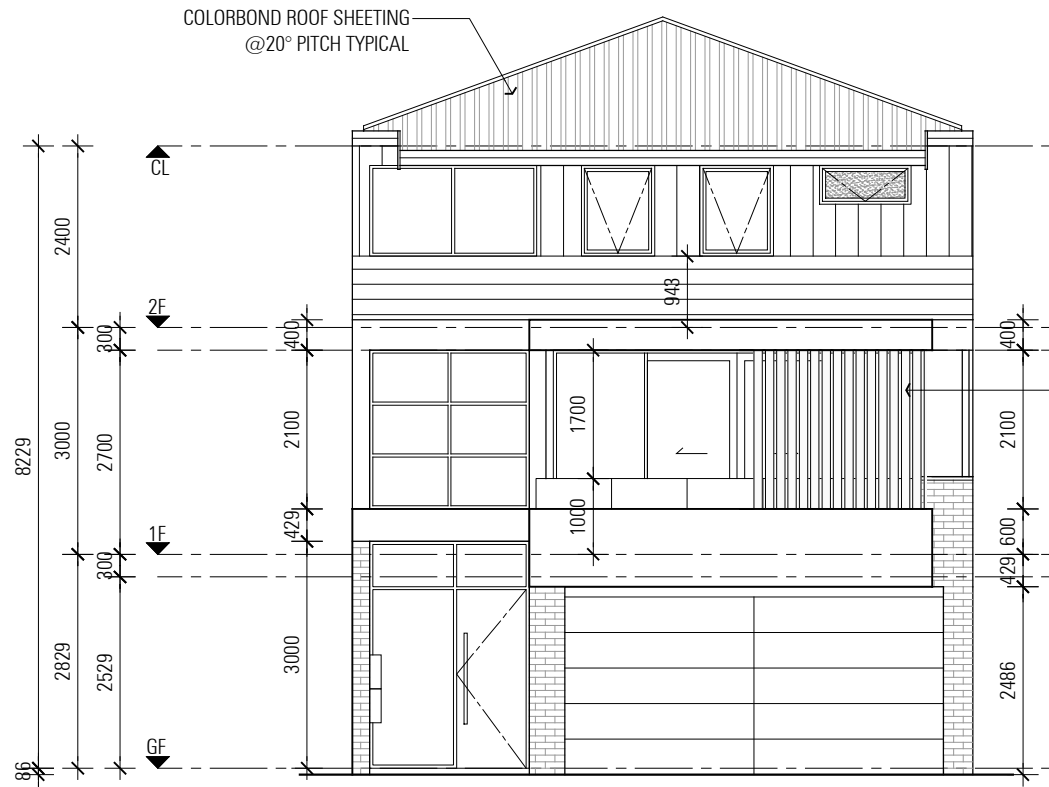
REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 T2a-SK2.01
CAD FILE	SCALE 1:100	REVISION F

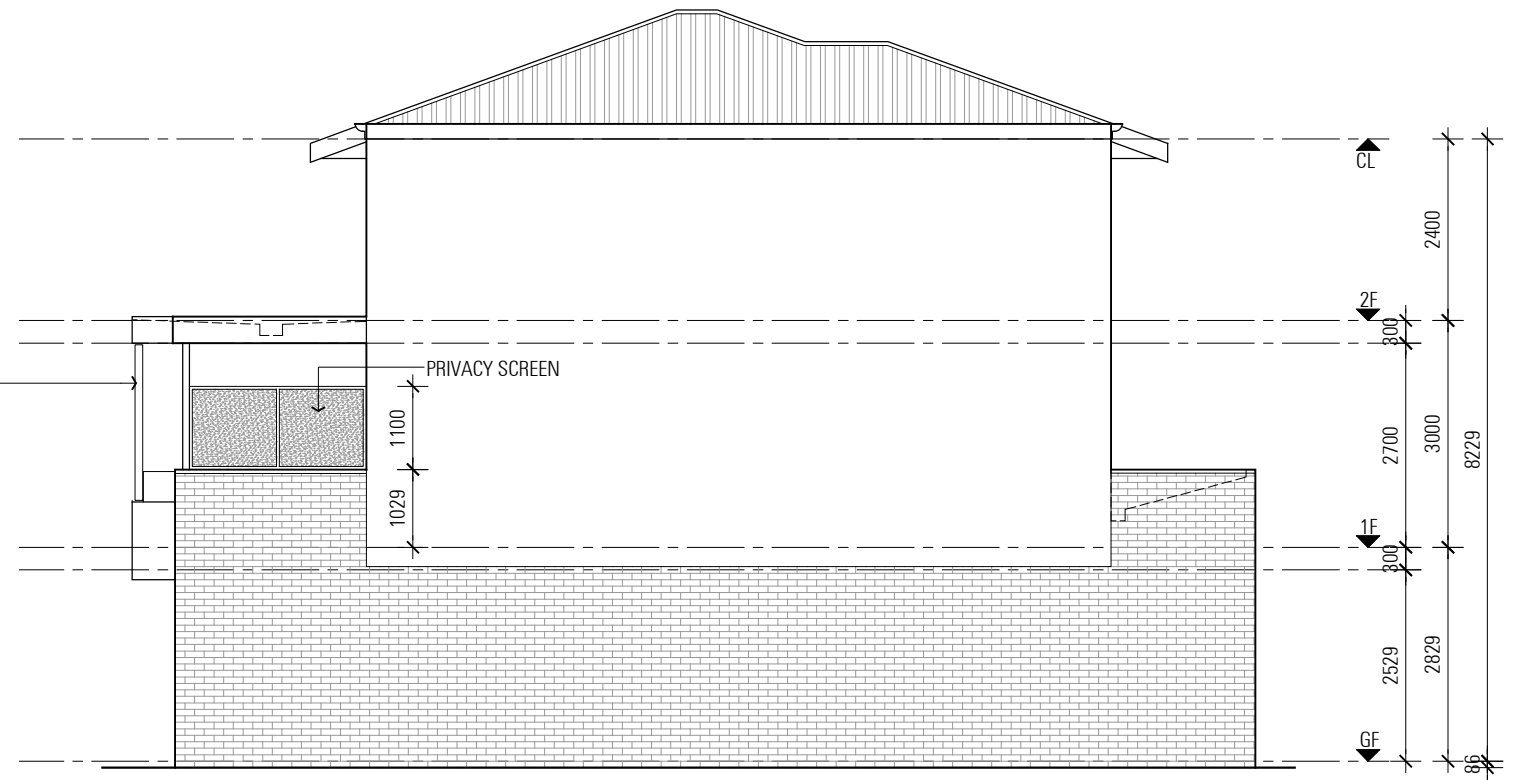
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

City of Nedlands
Amended Plans
Received
18 August 2021

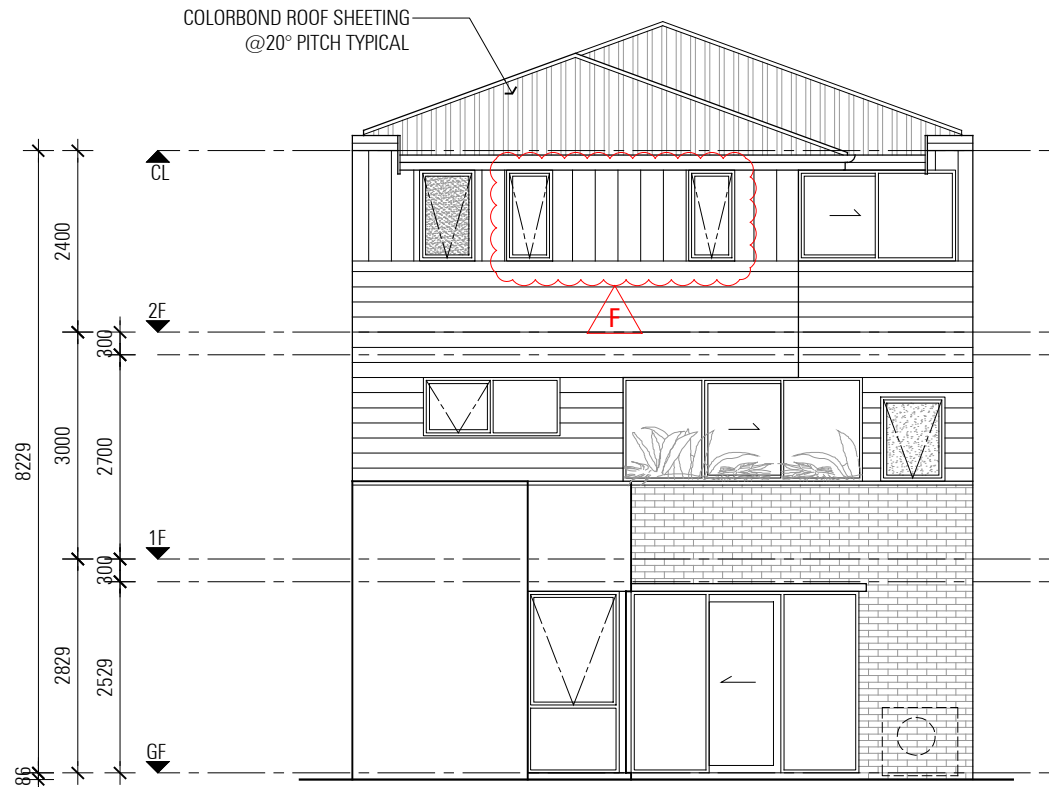


1 ELEVATION 1
SCALE 1:100

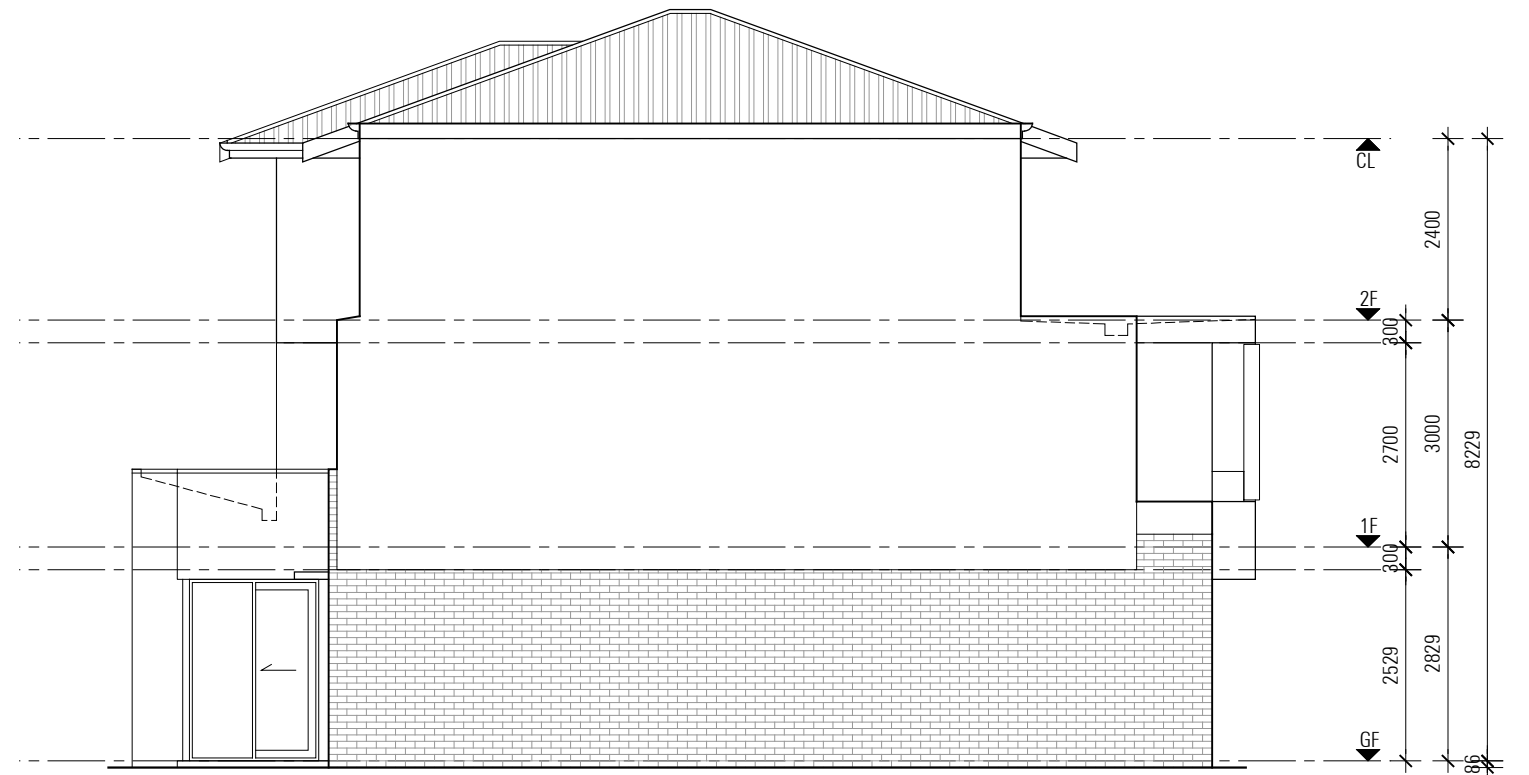
REFER TO OVERALL PLANS & ELEVATIONS FOR FLOOR LEVELS & EXTERNAL WALL FINISHES



2 ELEVATION 2
SCALE 1:100



3 ELEVATION 3
SCALE 1:100



4 ELEVATION 4
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 2a (TYPE 2am MIRRORED) - ELEVATIONS

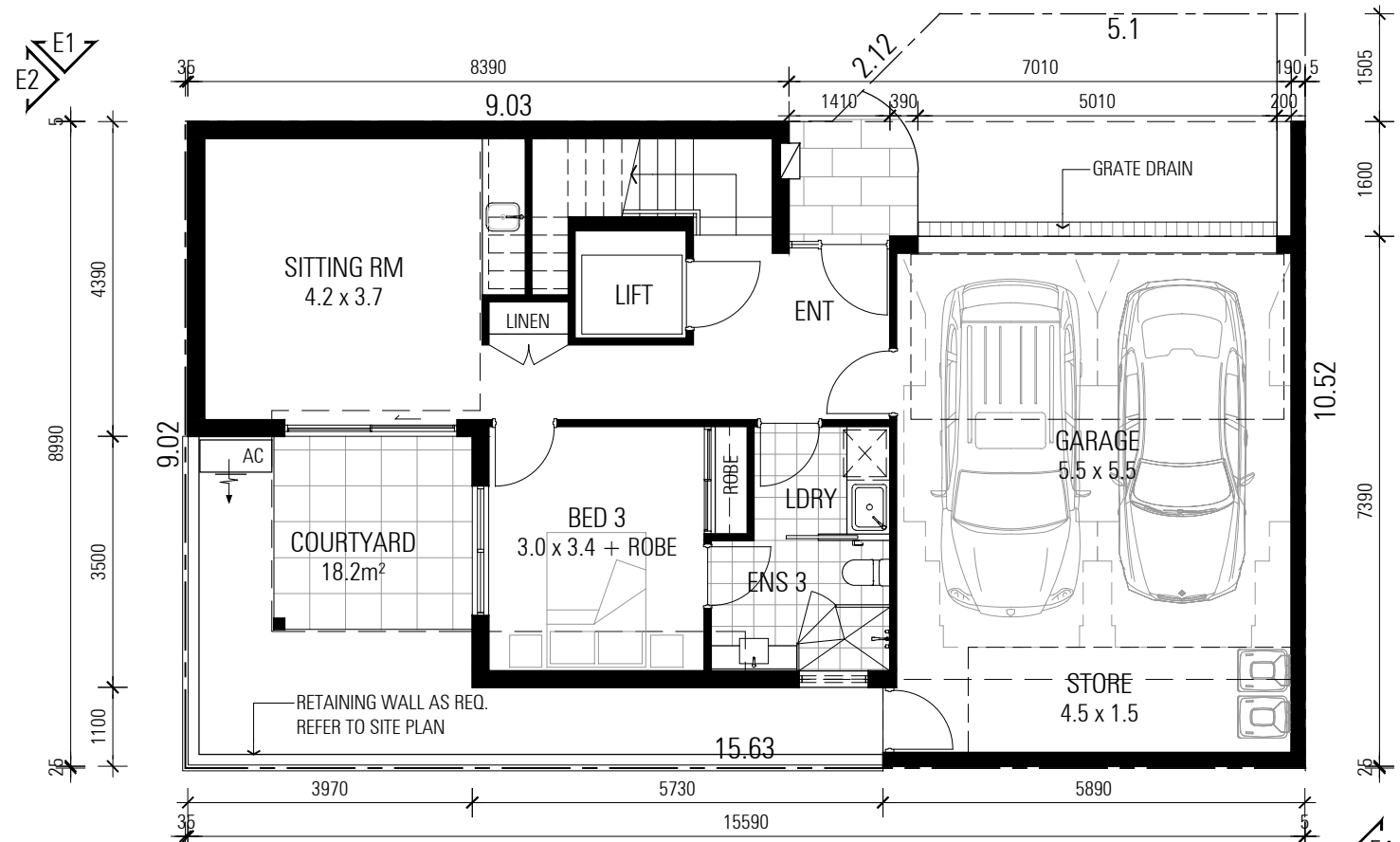
Nicheliving

REV	DATE	DESCRIPTION	DWN
F	13.08.21	AMENDED WINDOWS AS CLOUDED	JY
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

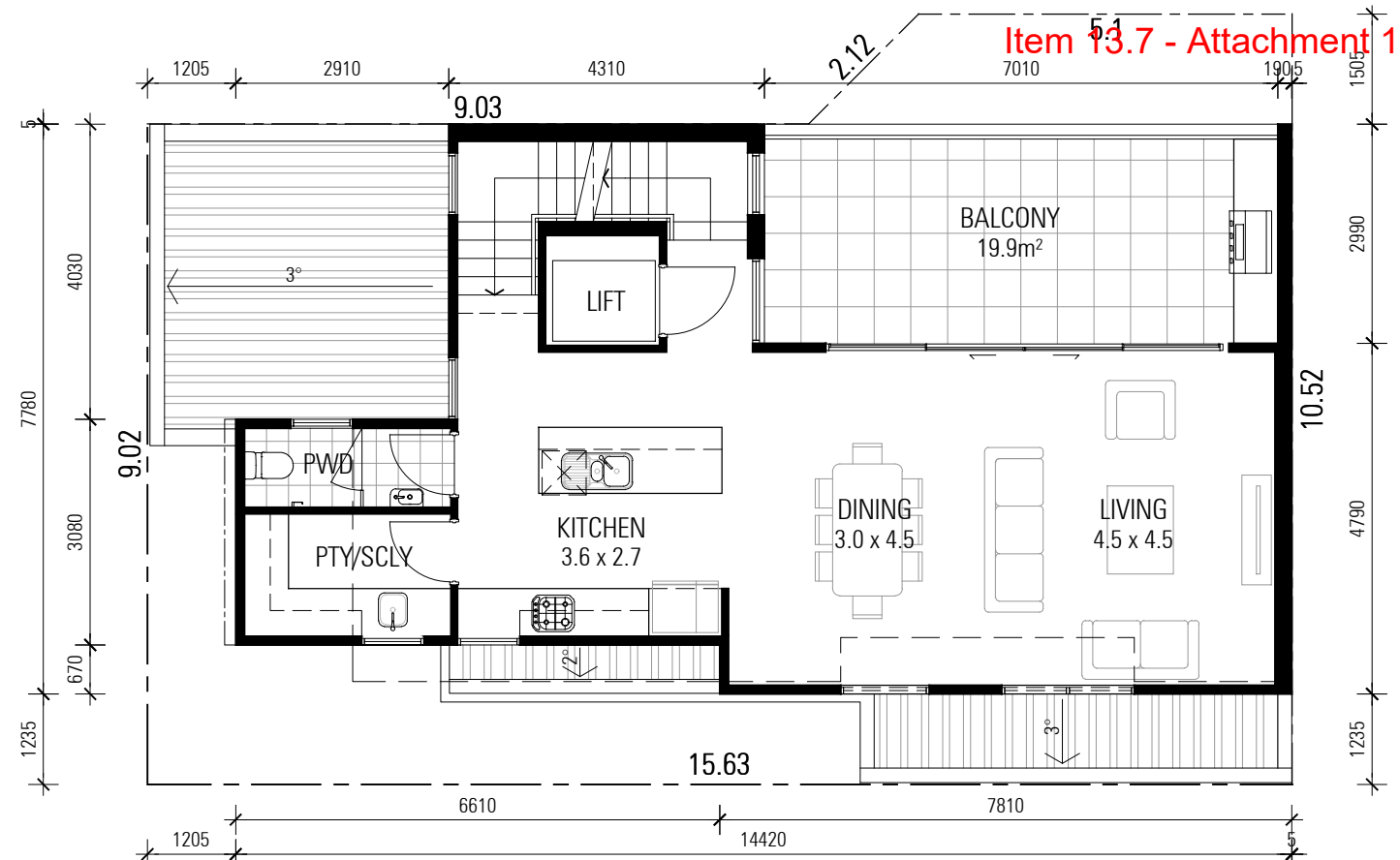
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 13.08.2021	P2226 T2a-SK3.01
CAD FILE	SCALE 1:100	REVISION F

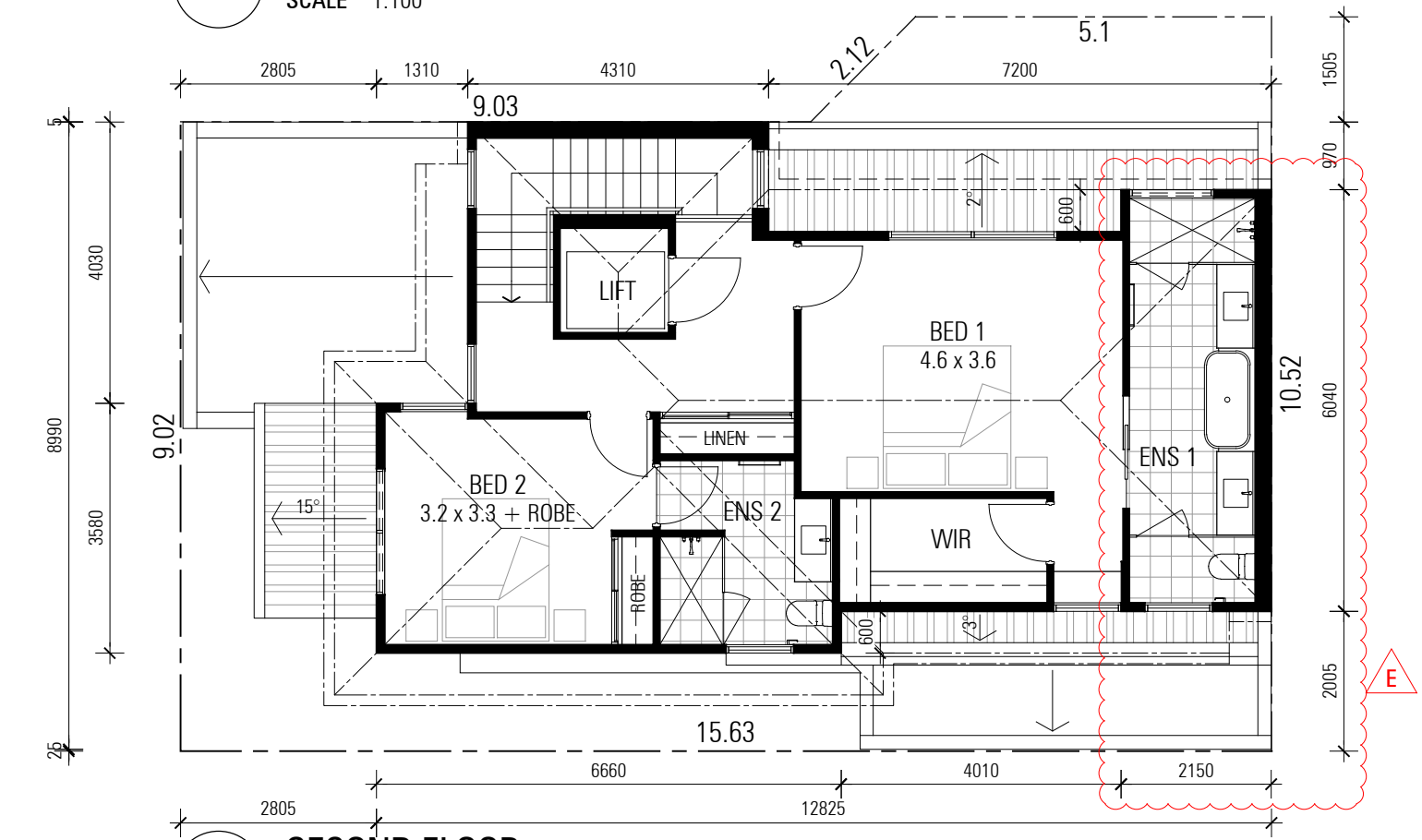
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



1 GROUND FLOOR
SCALE 1:100



2 FIRST FLOOR
SCALE 1:100



3 SECOND FLOOR
SCALE 1:100

City of Nedlands
Amended Plans
Received
18 August 2021

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 3 (TYPE 3m MIRRORED) - FLOOR PLANS



REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED WALL SETBACK	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

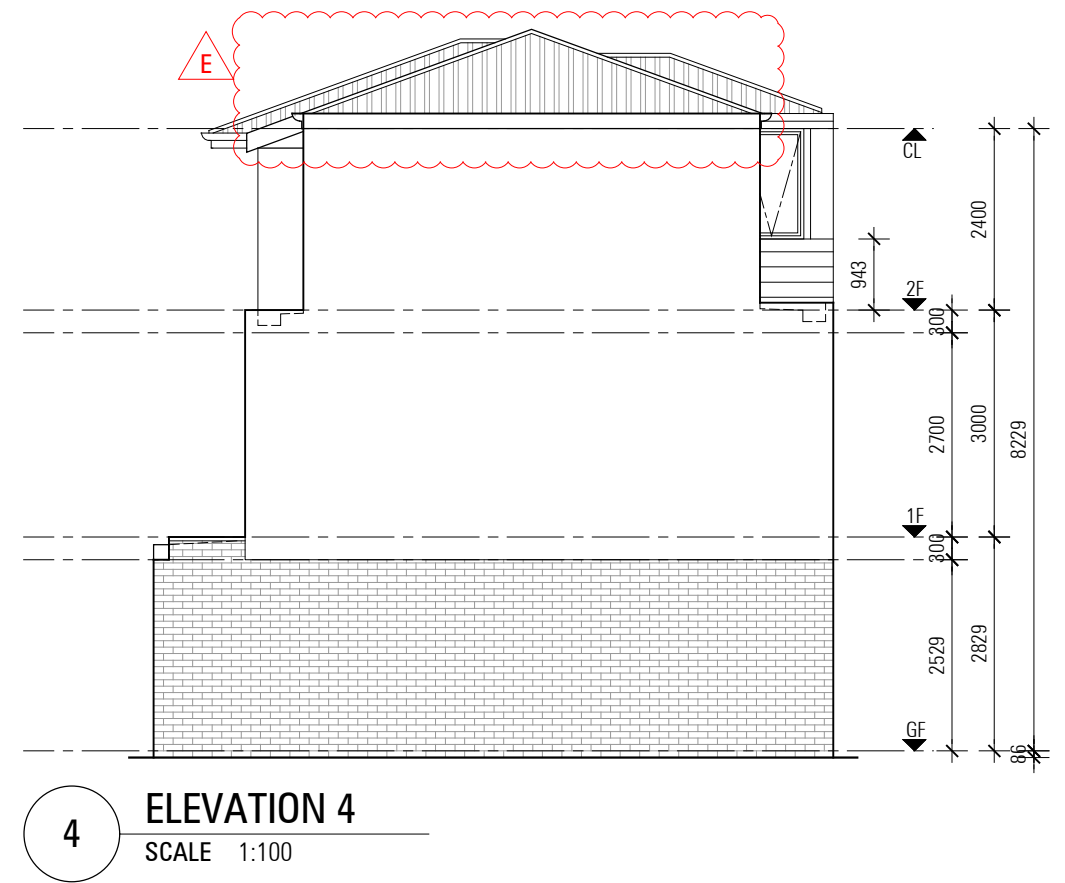
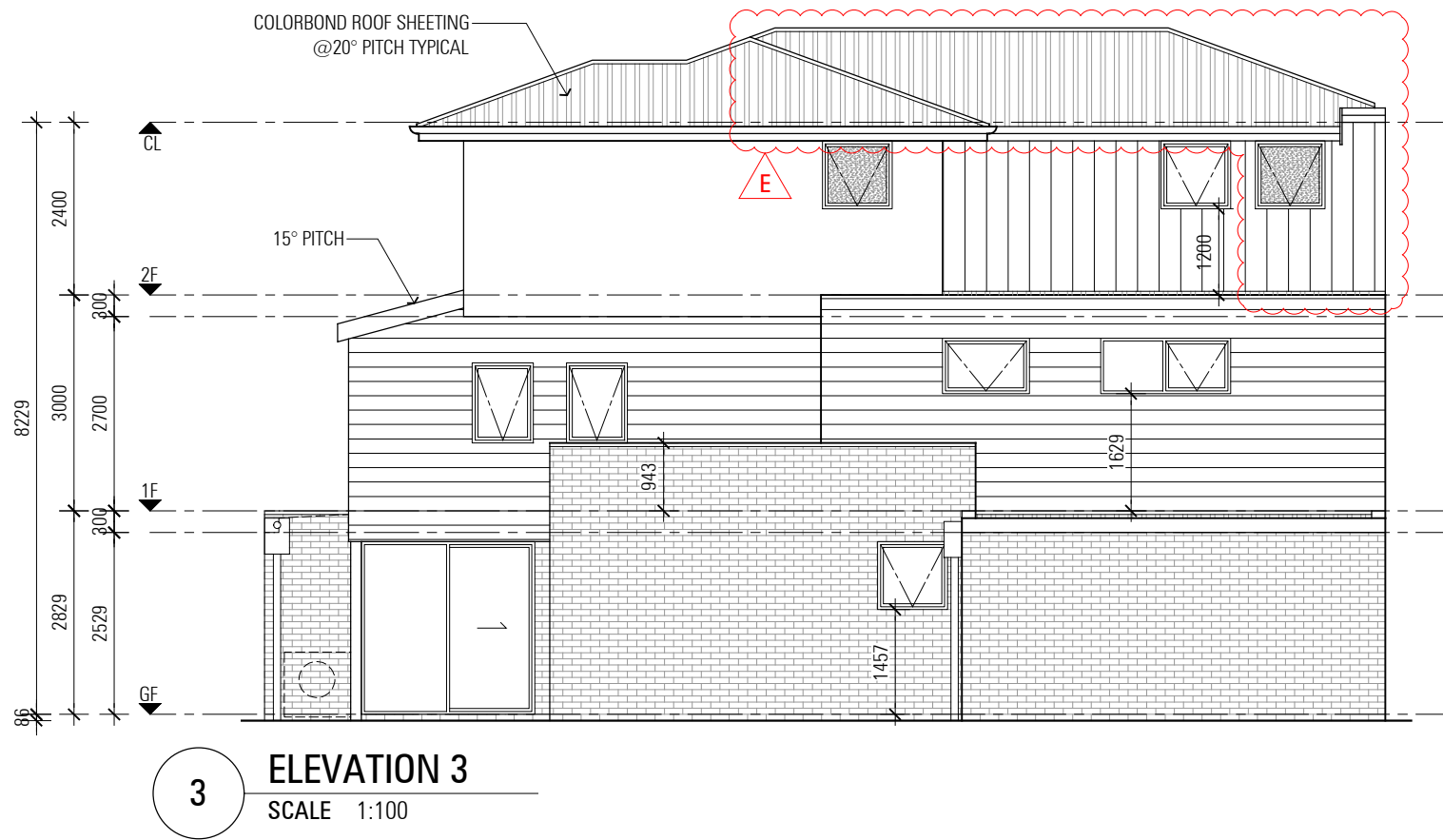
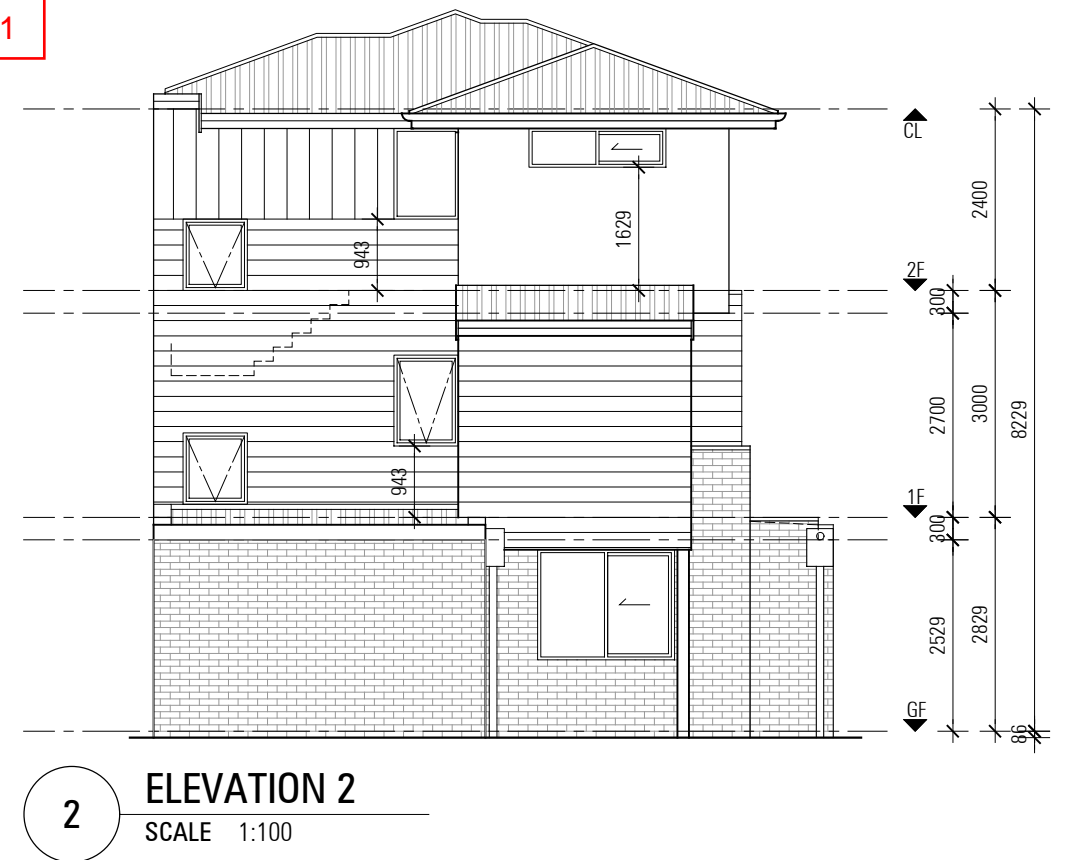
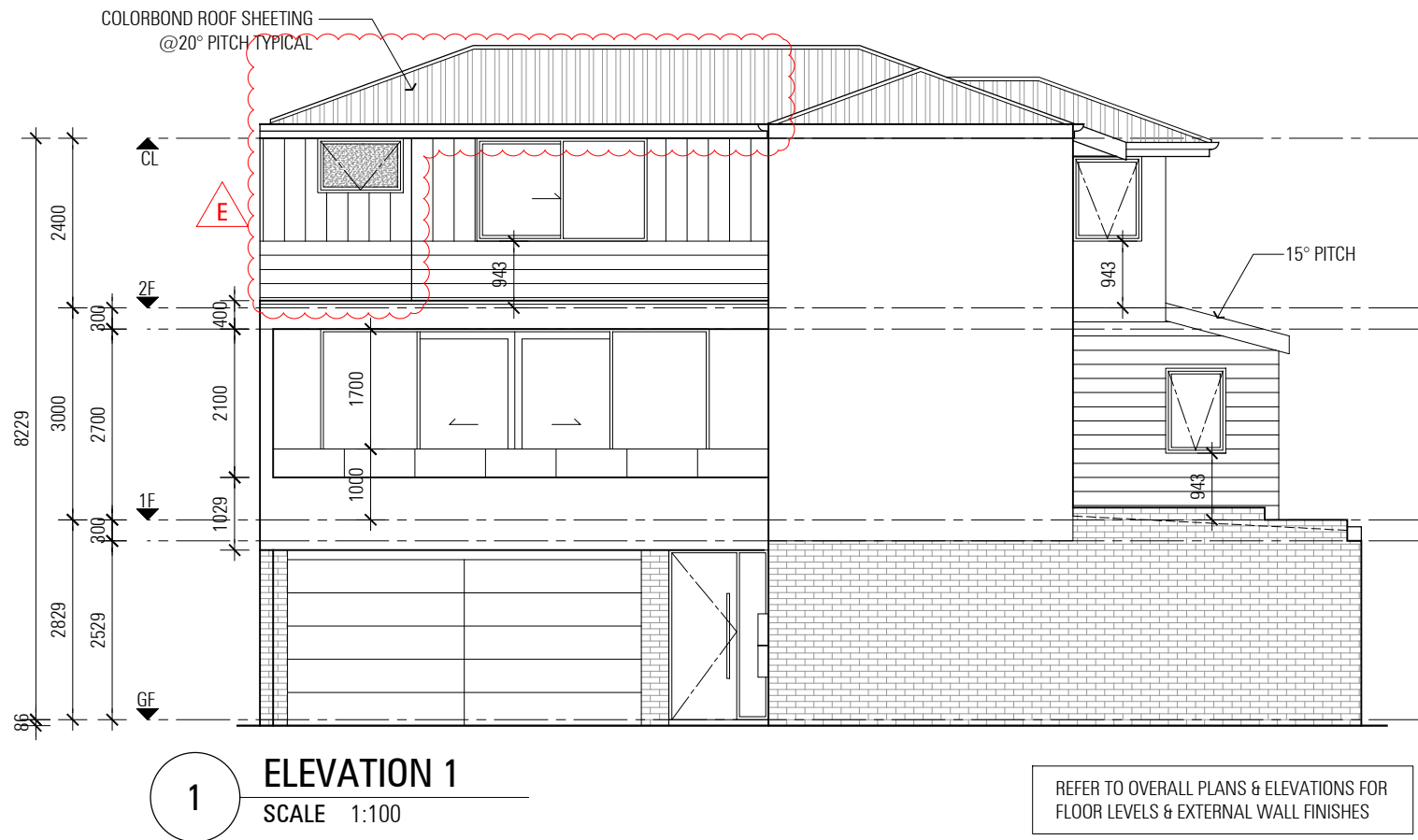
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 T3-SK2.01
CAD FILE	SCALE 1:100	REVISION E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

City of Nedlands
Amended Plans
Received
18 August 2021

Item 13.7 - Attachment 1



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 3 (TYPE 3m MIRRORED) - ELEVATIONS

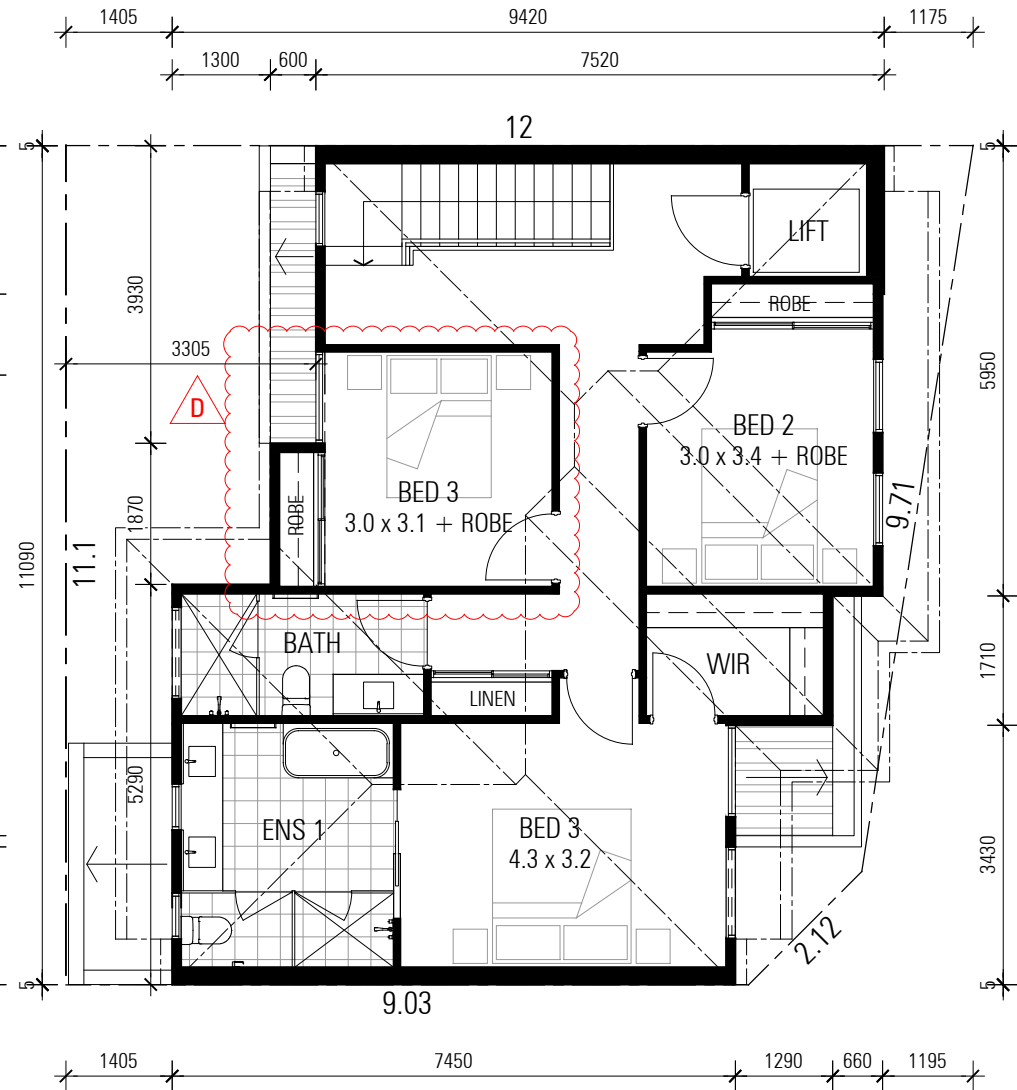
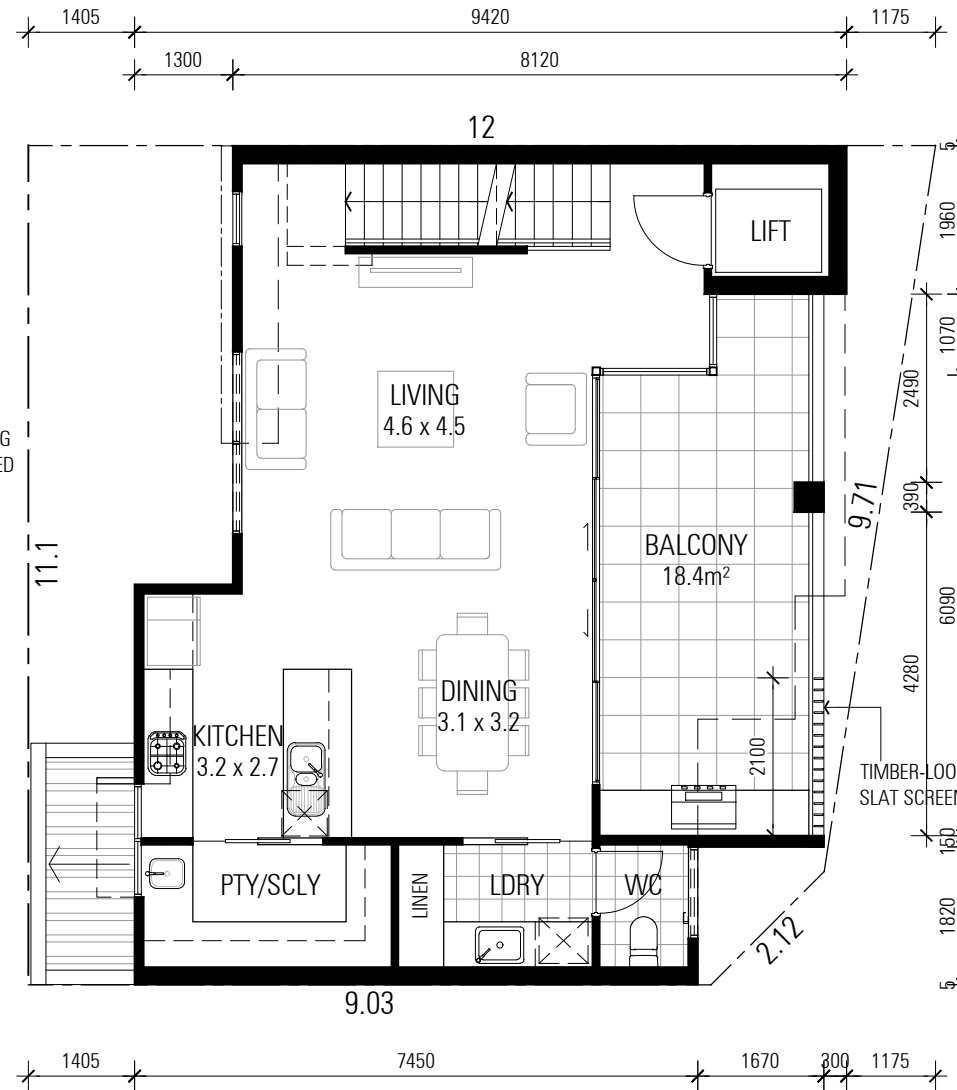
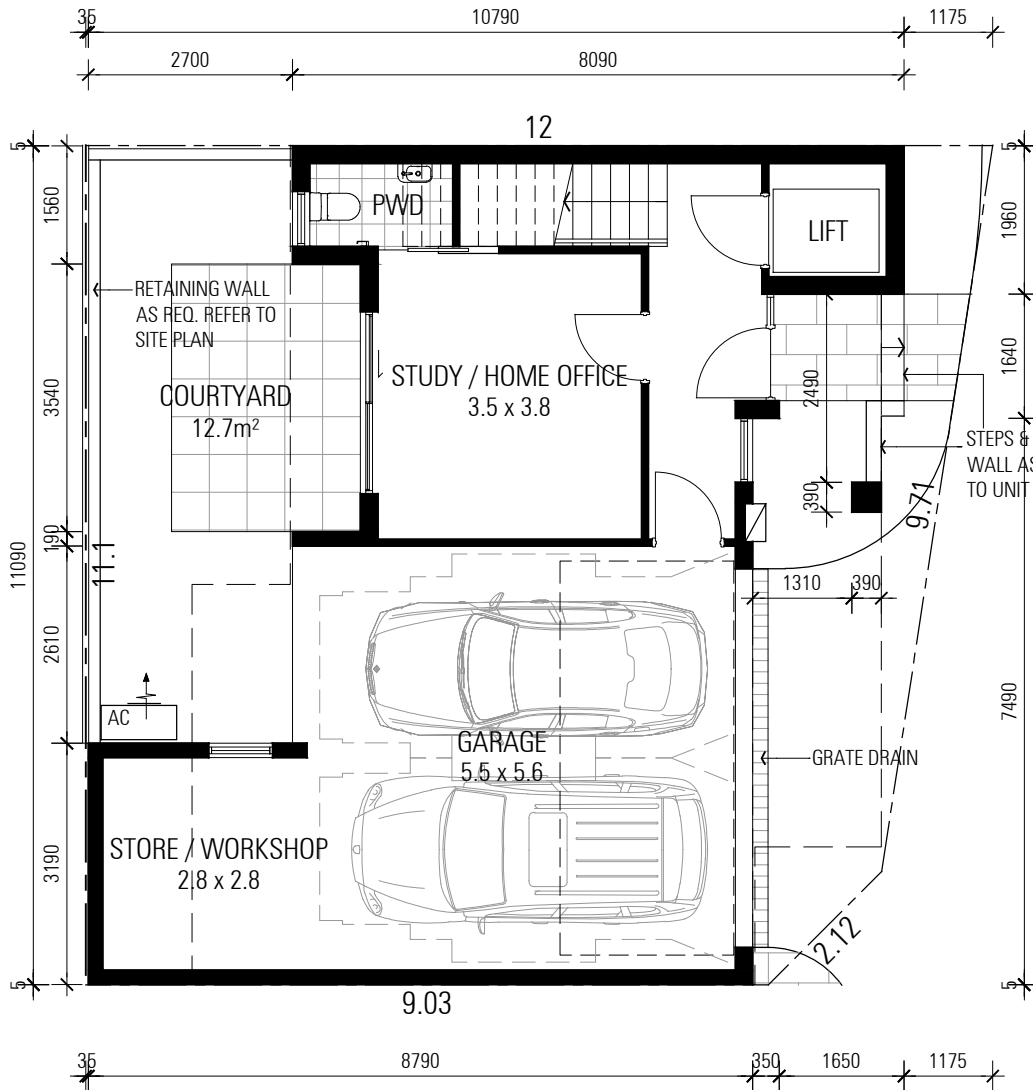
Nicheliving

REV	DATE	DESCRIPTION	DWN
E	10.08.21	AMENDED WALLS & ROOF	JY
C	28.05.21	FACEBRICK TO GROUND FLOOR WALLS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 10.08.2021	P2226 T3-SK3.01
CAD FILE	SCALE 1:100	REVISION E

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.



1 GROUND FLOOR
SCALE 1:100

2 FIRST FLOOR
SCALE 1:100

3 SECOND FLOOR
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 4 (TYPE 4m MIRRORED) - FLOOR PLANS

Nicheliving

REV	DATE	DESCRIPTION	DWN
D	15.07.21	AMENDED AS CLOUDED	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

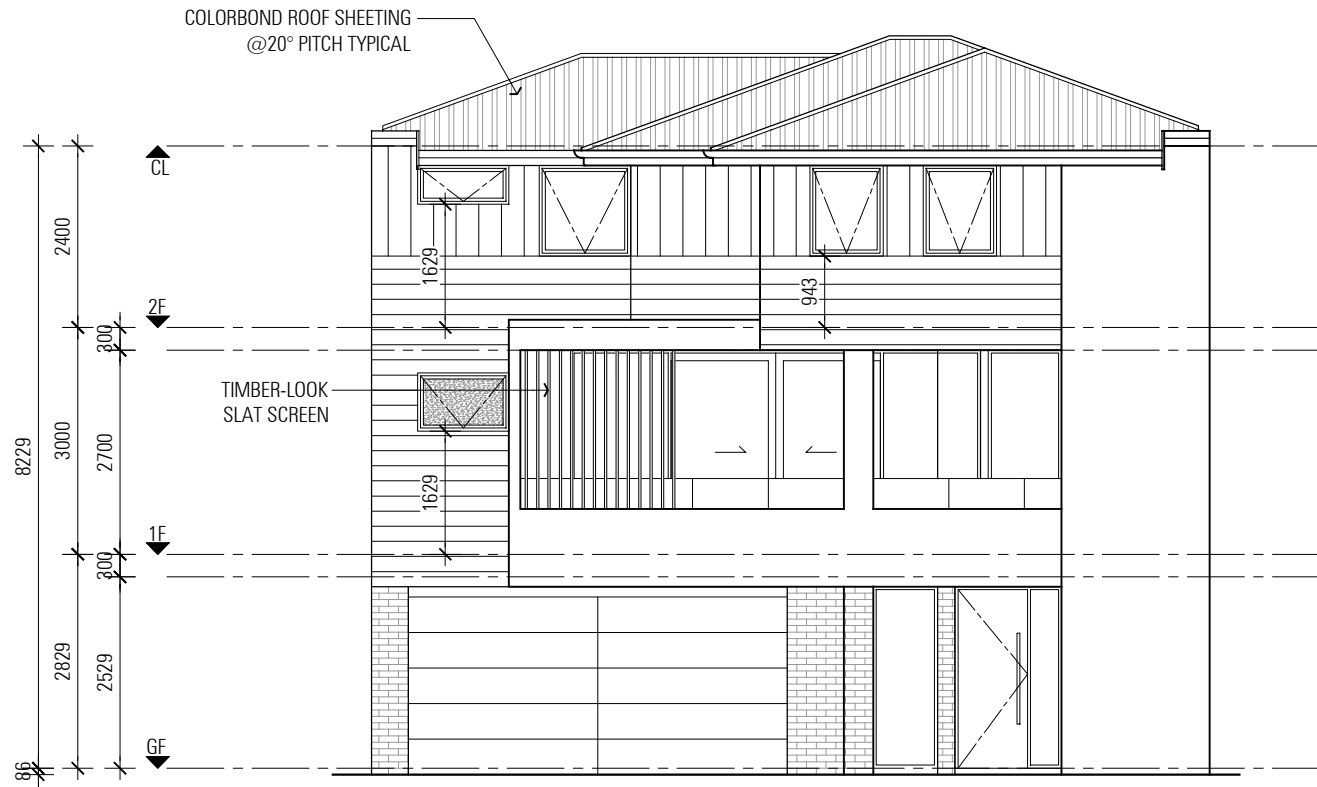
ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 15.07.2021	P2226 T4-SK2.01
CAD FILE	SCALE 1:100	REVISION D

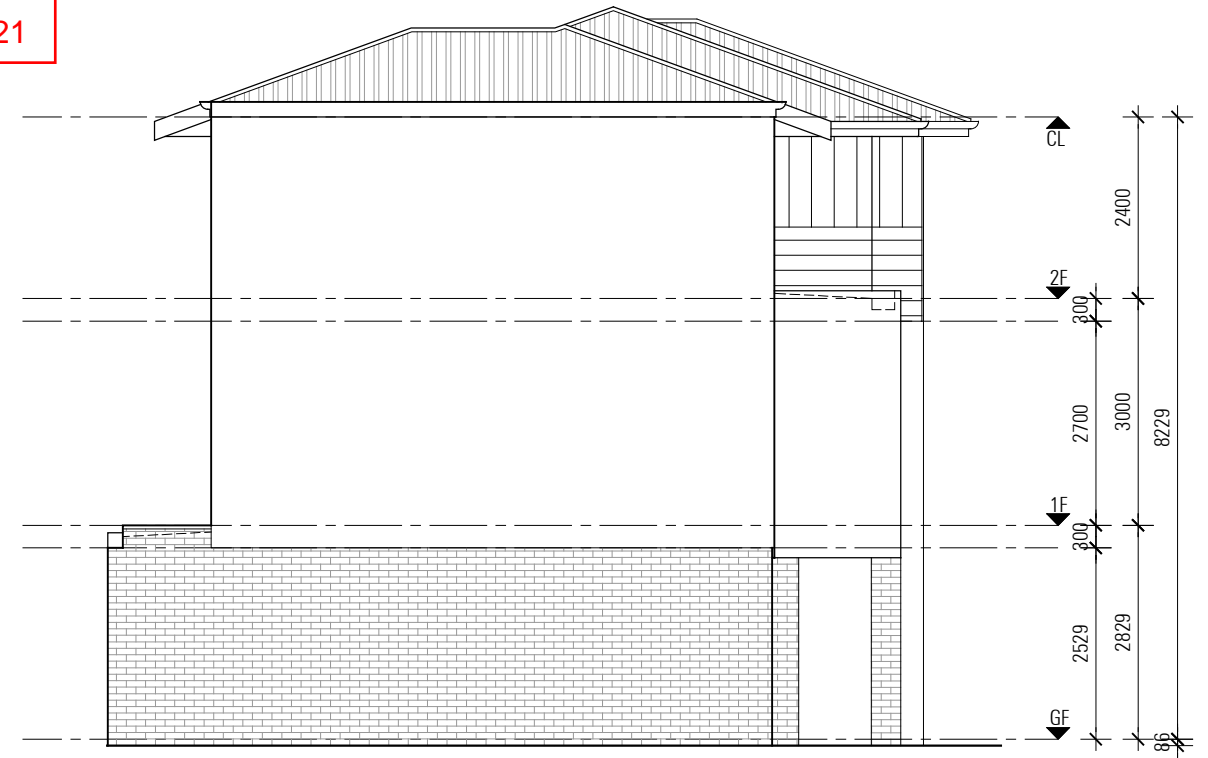
THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

City of Nedlands
Amended Plans
Received
18 August 2021

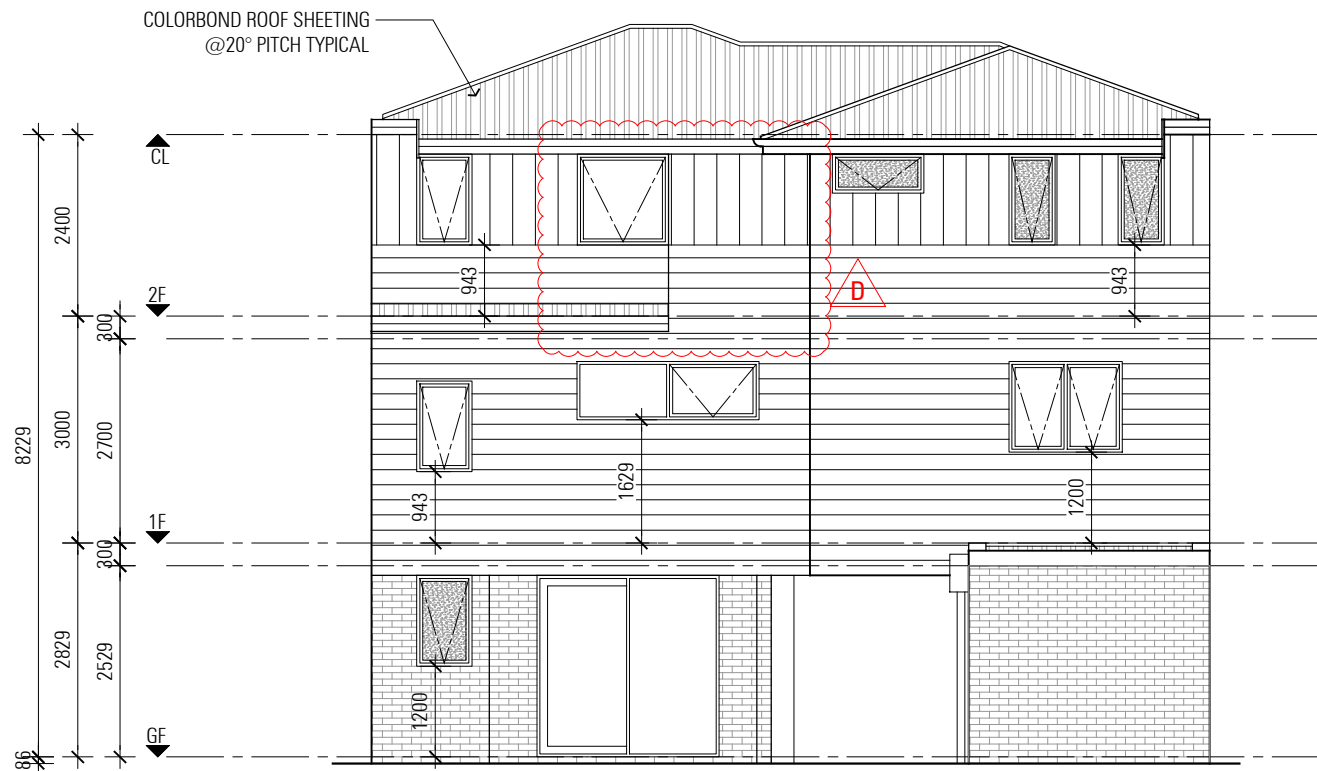
Item 13.7 - Attachment 1



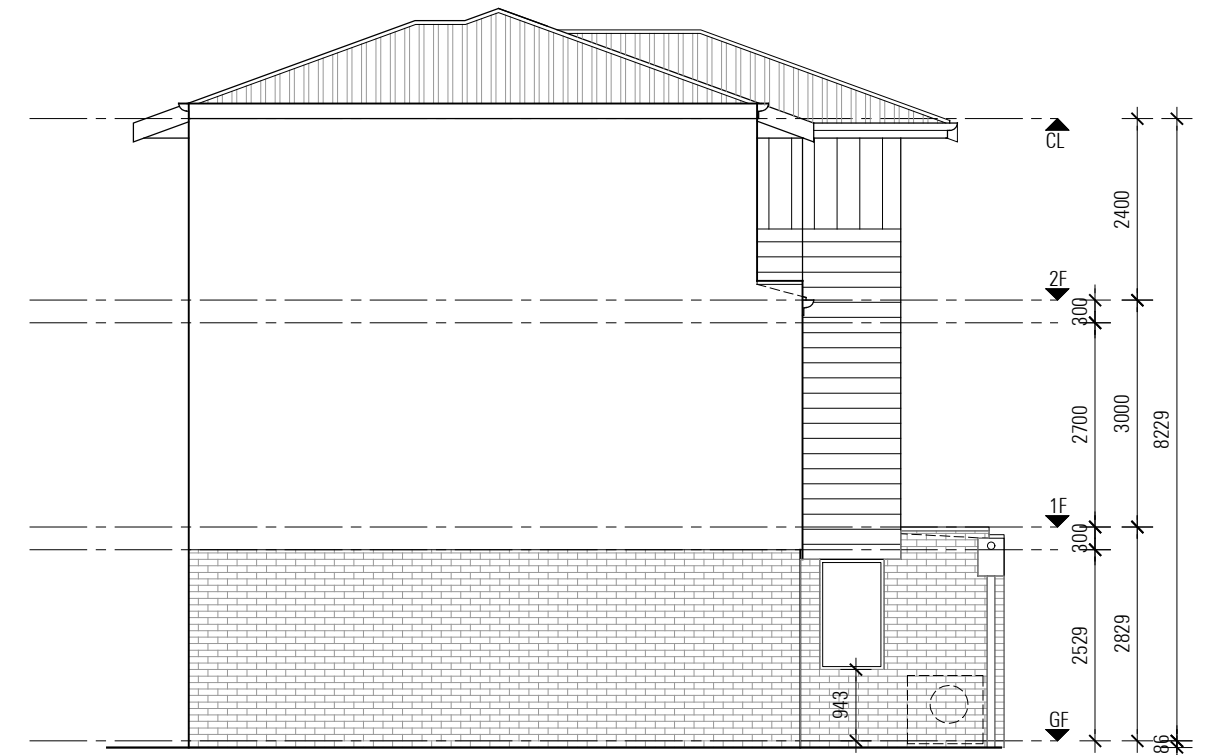
1 ELEVATION 1
SCALE 1:100



2 ELEVATION 2
SCALE 1:100



3 ELEVATION 3
SCALE 1:100



4 ELEVATION 4
SCALE 1:100

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEDLANDS

DRAWING TITLE
UNIT TYPE 4 (TYPE 4m MIRRORED) - ELEVATIONS

Nicheliving

REV	DATE	DESCRIPTION	DWN
D	15.07.21	AMENDED AS CLOUDED	JY
C	28.05.21	FACEBRICK TO GROUND FLOOR WALLS	JY
B	20.04.21	ISSUED FOR DA SUBMISSION	JY
A	12.03.21	PRELIMINARY	JY

ZMH ZUIDVELD MARCHANT HUR
ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

DA SUBMISSION		DRAWING NUMBER
DRAWN JY	DATE 15.07.2021	P2226 T4-SK3.01
CAD FILE	SCALE 1:100	REVISION D

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

URBANISTA
TOWN PLANNING



PROPOSED
12 GROUPED DWELLINGS

NO. 11 (LOT 52) AND 13 (LOT 51) WEBSTER STREET, NEDLANDS

This report has been prepared by Urbanista Town Planning on behalf of the landowners for the proposed development at 11-13 Webster Street, Nedlands.

Rev	Author	Date	Reviewed	Date
A	M Palmer	7 May 2021	P Mrdja	7 May 2021

All rights are reserved by Mrdri Pty Ltd trading as Urbanista Town Planning. Other than for the purposes of and subject to the conditions prescribed under the *Copyright Act 1968*, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic or otherwise, without the prior written permission of Urbanista Town Planning.

©Urbanista Town Planning

CONTENTS

1	INTRODUCTION	1
1.1	SUPPORTING DOCUMENTATION	1
2	DEVELOPMENT CONTEXT	2
2.1	DEVELOPMENT SITE	2
2.2	AMENITIES AND INFRASTRUCTURE	2
2.2.1	Transport	2
2.2.2	Shopping, Retail, Medical, Community, and Other Services	3
2.3	PLANNING CONTEXT	8
2.4	LOCAL CHARACTER	8
3	THE PROPOSAL	9
4	PLANNING FRAMEWORK	11
4.1	STRATEGIC PLANNING FRAMEWORK	11
4.2	STATUTORY PLANNING FRAMEWORK	11
5	PLANNING ASSESSMENT AND JUSTIFICATION	11
5.1	LOCAL PLANNING SCHEME	11
5.1.1	Scheme Amendment No.9	12
5.2	STATE PLANNING POLICIES	12
5.2.1	State Planning Policy 7.0 – Design of the Built Environment	12
5.2.2	State Planning Policy 7.3 – Residential Design Codes (Volume 1)	17
5.2.3	State Planning Policy 5.4 – Road and Rail Noise	24
5.3	LOCAL PLANNING POLICIES	25
5.3.1	Local Planning Policy – Landscaping Plans	25
5.3.2	Local Planning Policy – Waste Management	25
5.3.3	Local Planning Policy – draft Melvista East Transition Zone	26
5.4	PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015	26
6	CONCLUSION	29

1 INTRODUCTION

Urbanista Town Planning have been engaged to prepare and submit a Joint Development Assessment Panel (JDAP) application for 12 Grouped Dwellings at 11-13 Webster Street, Nedlands. This application has been submitted as an 'opt-in' JDAP application.

This report provides a detailed assessment of the proposal in accordance with the relevant state and local planning frameworks to comprehensively demonstrate the merit of the proposal, and its supportability in development approval.

The proposal provides appropriate development density and scale for the subject site, in line with the future desired built form outlined in the local planning framework and will cater to the future housing needs of the area. The high-quality design with an emphasis on the character and context of the locality has been rigorously assessed and improved prior to lodgement.

We look forward to working with the City and JDAP to achieve development approval.



Figure 1 — Perspective streetscape render.

1.1 SUPPORTING DOCUMENTATION

To inform and support the design of the proposed development, additional supporting documents have been prepared and included in this submission, summarised below.

Document	Prepared by	Date
Architectural Plans	ZHM	20 April 2021
Landscape Plan	De Vries Designs	11 April 2021
Waste Management Plan	Dallywater Consulting	27 March 2021
Acoustic Report	Hewshott Acoustics	26 March 2021
Turn Swept Path and Manoeuvring note	KCTT	17 March 2021

2 DEVELOPMENT CONTEXT

2.1 DEVELOPMENT SITE

The proposed development sits on two lots, being No.11 Webster Street and No.13 Webster Street, Nedlands. The lots are individually 1,012sqm in area, combining to form a development site with a lot with a total area of 2,024sqm. The development site has a street frontage of 40.24m and a depth is 50.29m. An existing single detached dwelling is currently situated on each lot which will be demolished prior to construction. The existing dwellings hold no heritage value and are not listed on any local or State heritage inventory.

The subject site slopes downward from the street to the rear and from the north to the south by 2.0m from approximately 25.5m AHD to 23.5m AHD. The development responds to the changing topography through averaging the extent of site works required to minimise the extent of soil disturbance, cutting, and fill. There are five mature street trees within the verge adjacent the development site, all of which are mature, and an existing light post in the centre of the verge between the two lots.



Figure 2 — Aerial photograph with site topography. (MetroMap – May 2021).

2.2 AMENITIES AND INFRASTRUCTURE

The site is very well positioned in terms of services, amenity, and transport options, and presents an excellent opportunity for redevelopment of the area to bring in much needed housing diversity and additional options to the local area which is dominated by single houses.

The site is approximately 6km from the Perth CBD. The existing pattern of development in the area is predominantly residential, however includes a mix of highway commercial businesses alongside Stirling Highway. Following the adoption of LPS No. 3 the local area has undergone extensive rezoning to enable redevelopment in this high amenity area.

2.2.1 Transport

The site has excellent public transport links. Bus routes 25, 102, 103, 107, 998, and 999 are all located just a short distance from the site. Stops for bus routes 102, 103, 107, 998, and 999 are just 150m

walking distance away, 900 series bus routes provide a minimum of one service every 15 minutes (each direction) from the morning to 7pm (for planning purposes, high frequency criteria are specified in the R-Codes). The nearest train station is the Loch Street Station (as well as Karrakatta), which is on the Fremantle line and located approximately 2km away from the subject site. A map illustrating the public transport network is shown in the image below.

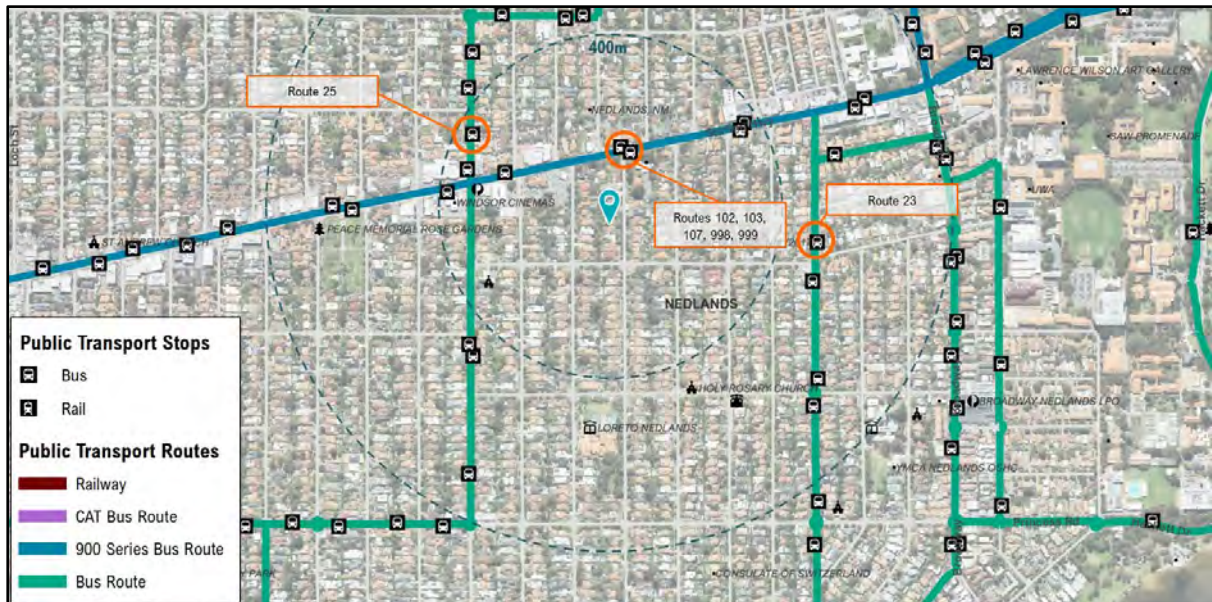


Figure 3 — Public Transport Routes within 400 and 800m.

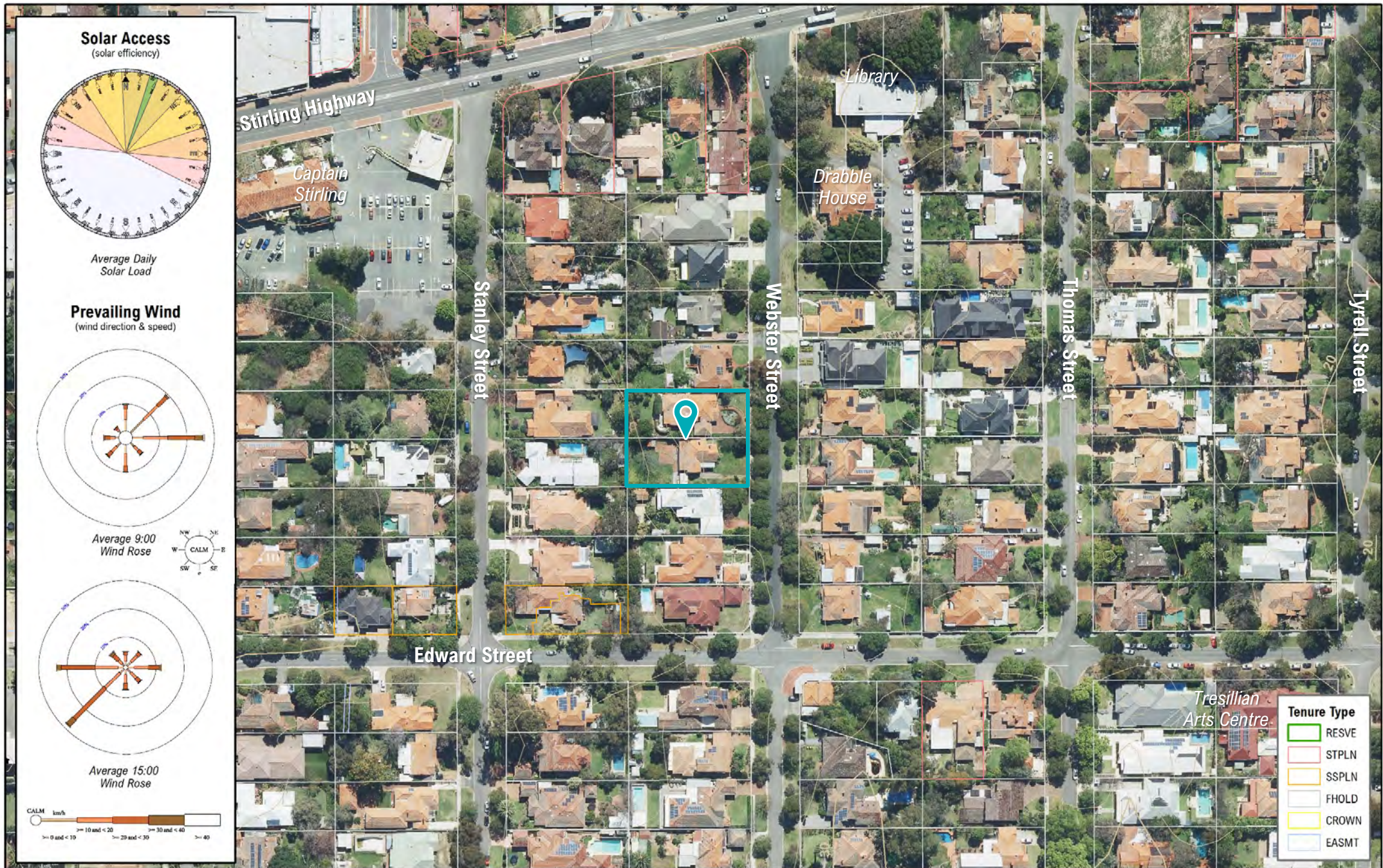
2.2.2 Shopping, Retail, Medical, Community, and Other Services

The site is well serviced for shopping, retail, medical, community, and other services. Notable nearby businesses and centres include:

- The nearby Captain Stirling Shopping Centre and future Nedlands Town Centre (300m north west) which have a range of smaller retail options at present, from a post office to pharmacy and is expected to be a great community focal point going forward with a range of grocery, food, and service options.
- A mixed-use corridor which extends along Stirling Highway offering a range of retail options, small businesses, personal and medical services, and food and beverage businesses. The range and diversity of businesses are expected to be expanded on in the coming years in association with redevelopment of the wider Nedlands area.
- Claremont Shopping Centre, a large shopping centre, which is located about 2km west of the site.

There is also a high availability of medical services in the local area given the proximity of the site to the QEII medical precinct including Sir Charles Gardiner Hospital and Perth Children's Hospital. The proposed Webster Street units will provide a great opportunity for housing people who are employed in the medical precinct, as well as people who attend and use these services and are visiting the area.

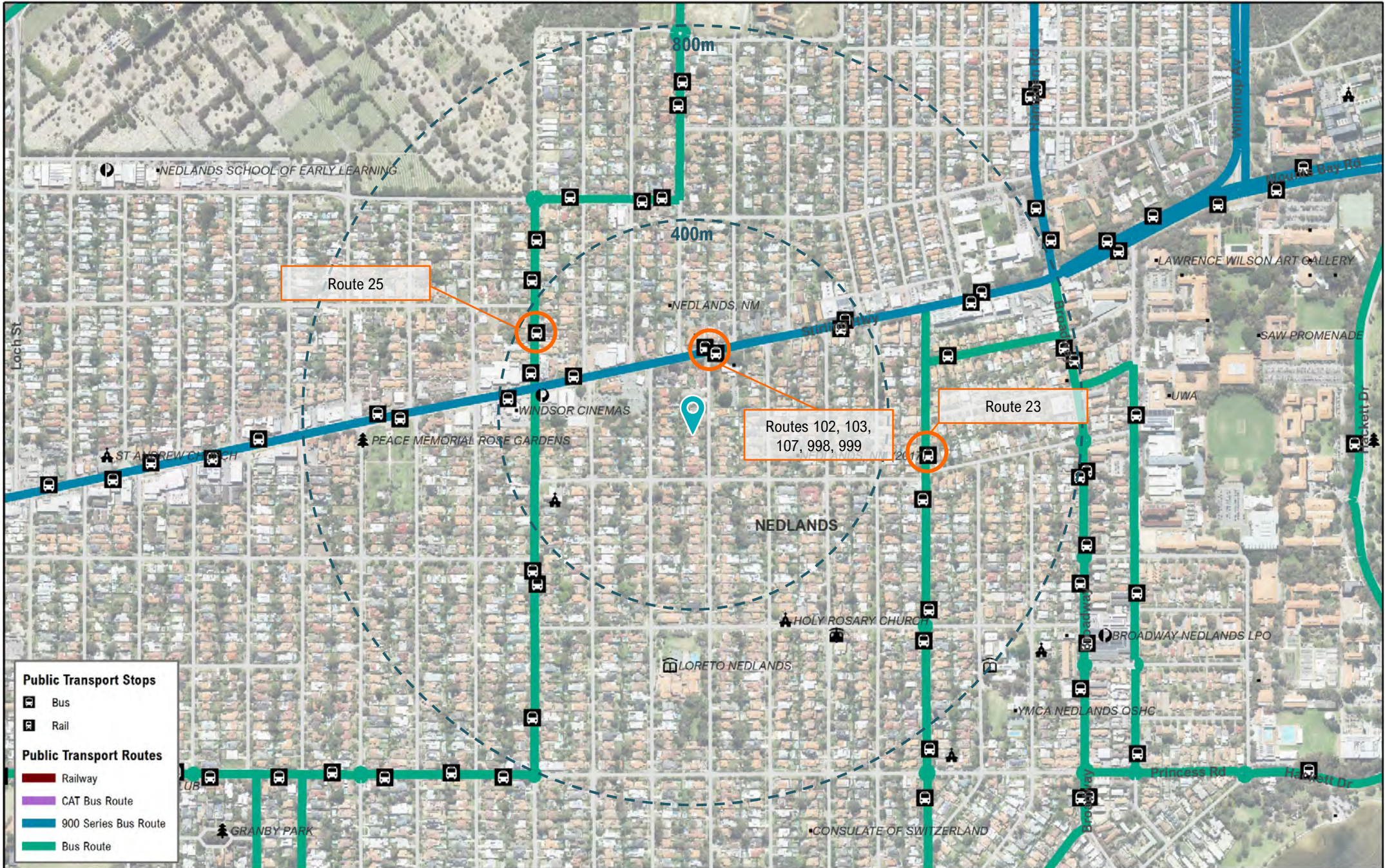
The proposed townhouses will also help contribute to changing the face of the wider Nedlands area providing much needed alternative housing options in a high amenity area.



LOCAL CONTEXT PLAN AERIAL + TOPO



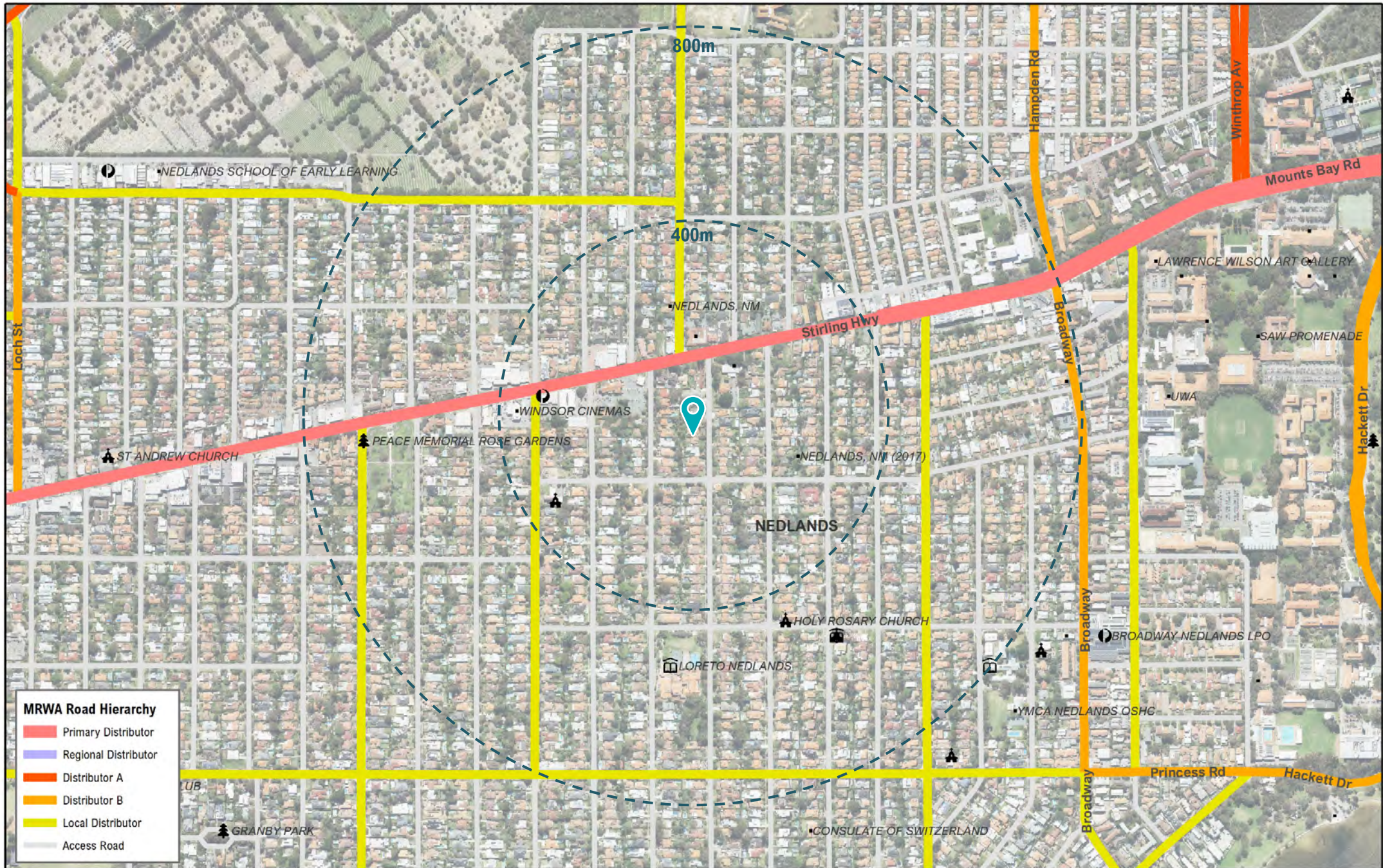
SCALE 1:2,000 @ A4



WIDER CONTEXT PLAN PUBLIC TRANSPORT



SCALE 1:10,000 @ A4



MRWA Road Hierarchy

- Primary Distributor
- Regional Distributor
- Distributor A
- Distributor B
- Local Distributor
- Access Road

WIDER CONTEXT PLAN ROADS



SCALE 1:10,000 @ A4

11 + 13 WEBSTER STREET NEDLANDS

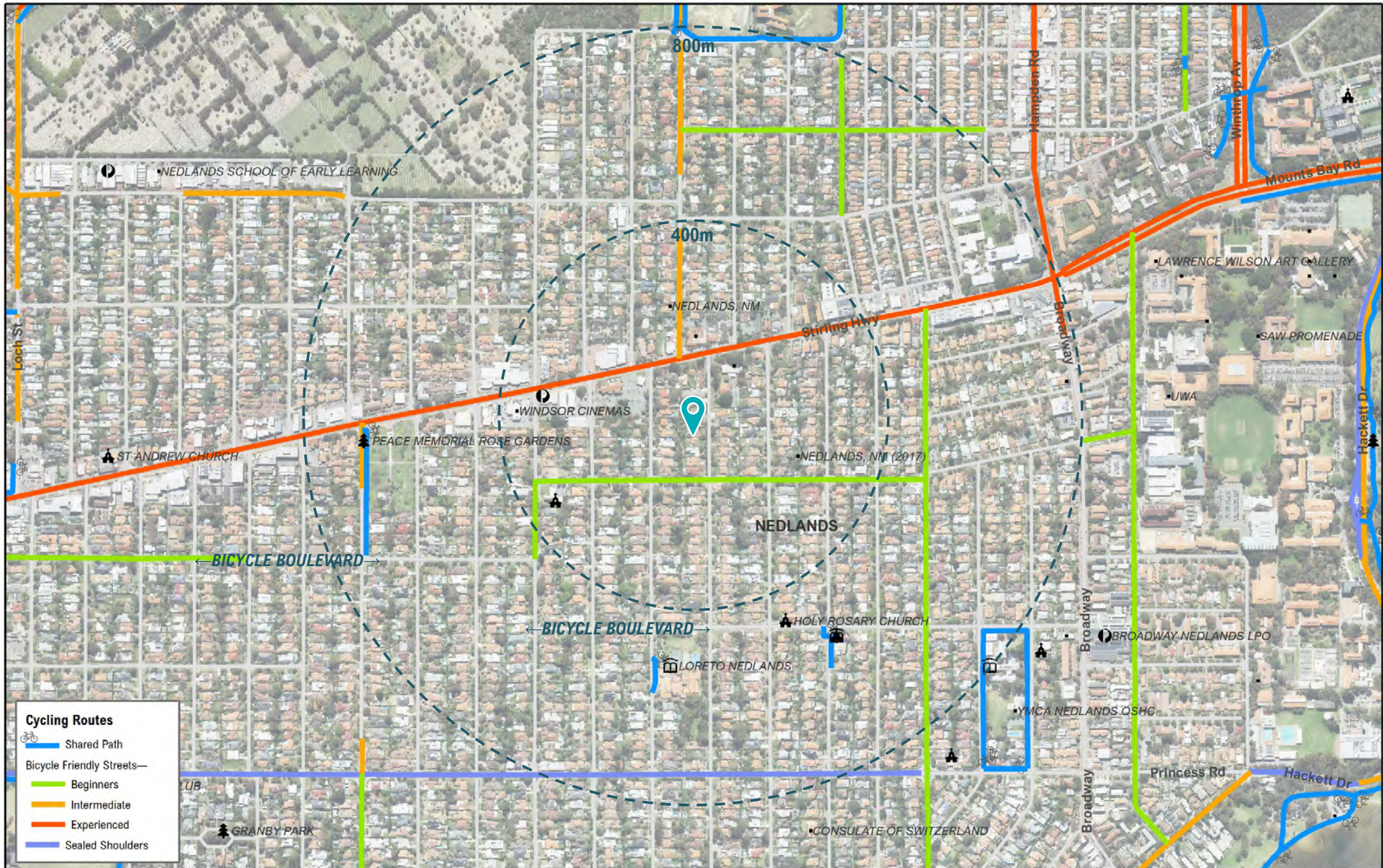
@urbanistaplanning | admin@urbanistaplanning.com.au
 Tel: (08) 6444 9171 | www.urbanistaplanning.com.au

Level 1, 231 Bulwer St,
 Perth, W.A. 6000 Australia

Urbanista Town Planning
 ABN: 47 609 657 098

GDA 1994
 PCG94 & AHD





WIDER CONTEXT PLAN CYCLING NETWORK

11 + 13 WEBSTER STREET NEDLANDS



SCALE 1:10,000 @ A4

@urbanistaplanning | admin@urbanistaplanning.com.au | Level 1, 231 Bulwer St, Perth, W.A. 6000 Australia
 Tel: (08) 6444 9171 | www.urbanistaplanning.com.au

Urbanista Town Planning | GDA 1994
 ABN: 47 609 657 098 | PCG94 & AHD

2.3 PLANNING CONTEXT

The development site and all surrounding lots are located within a residential zone under the City's Local Planning Scheme No. 3 (LPS3), with a residential code of R60. The subject site backs onto land with a Residential R160 density and is less than 100m from a stretch of high density residential and mixed-use zones that follow Stirling Highway to the north.

The property is not located within any structure/activity centre plan, local development plan, special control area, or precinct/design guideline area.

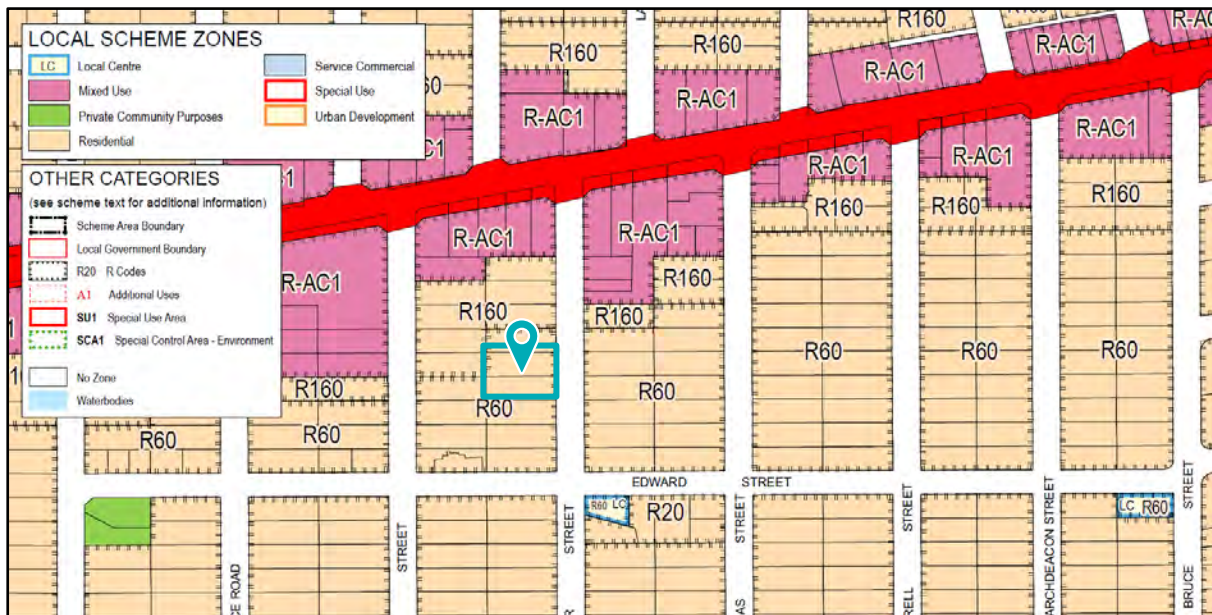


Figure 4 — Extract of the LPS Map. (DPLH – May 2021).

2.4 LOCAL CHARACTER

A review of development and character within the immediate locality of the development site has revealed the following key characteristics:

- Webster Street is entirely residential in character and primarily consists of single or two storey detached houses.
- A mix of traditional and modern building forms are observed. Attributes related to the California Bungalow, a popular style of housing in the Inter-war years (1920-1945) are also evident, generous verandah, open gardens, gabled roof and balanced composition.
- The most common building materials are red-face brick and rendered brick beneath the eaves. Rendered pillars are the most common support for front verandas and terracotta tiles for roofing.
- Front gardens are well vegetated and maintained. Front fences are highly permeable pillar styles or traditional low-height picket fences, however, are not a dominant feature of the streetscape.

The existing streetscape character does not reflect the built form outcomes desired under the R60 code, turning this portion of Webster Street into an area of transition. Whilst references can be made to the existing streetscape, it provides little guidance to the future desired built form and scale of the area.

Across Webster Street and opposite the site, recently approved developments demonstrate a likely future bulk and scale for the surrounding R60 zoned land and share similarities with the proposed development. The approved developments are located at No.18-20 Webster Street (three storey grouped dwellings) and No.14-16 Webster Street (two-storey grouped dwellings), shown below for reference.

Streetscape Perspective – No.18-20 Webster St



Streetscape Perspective – No.14-16 Webster St



3 THE PROPOSAL

The development application is for the construction of twelve (12) three-storey townhouse units comprising ten three-bedroom and two four-bedroom dwellings. The proposed development has been meticulously designed by ZMH to balance site considerations and amenity of future residents with the locality and development context of the wider area.

The townhouses provide indentation and articulation over the building façade to reduce the appearance of bulk. With reference to the perspective below, the facade is complemented through colour and materials changes including the use of red face brick, white render, and VJ and timber boarding of various colours and textures.



Figure 5 — Street view Perspective. (Development Plans - May 2021).

Each apartment has been thoughtfully designed and provides a high amount of amenity for future residents, with an open-plan living style used throughout. All floors are accessible by lift which will improve the amenity of the individual dwellings, and has considered universal design to allow for aging in place. Some Key points of the development include:

- Each townhouse includes a terrace outdoor living area and bedroom/s on this floor as well as an ensuite or toilet facilities.
- Two car parking bays per dwelling, as well as a dwelling store associated with the garage of each respective dwelling. Each garage / store also includes facility for the parking of bicycles.
- Planting of 26 trees including Magnolia Grandiflora and Kanooka Gum trees as-well as numerous smaller plantings to accompany outdoor living areas and deep soil landscaping.
- The façade works together with the landscaping solution to create a coherent, cohesive, respectful, and contextually responsive design which will provide a positive contribution to the Webster Street streetscape. The two-street facing ground floor apartments provide direct pedestrian access from the street.
- The ground floor apartments provide functional private open space areas via a terrace outdoor living area and configurations to enable all-weather year-round use.
- The first-floor functions as the primary living space of each dwelling. Each dwelling is provided with a balcony (which includes on-structure landscaping), as well as a large open-plan living, kitchen, and dining area.
- The second-floor functions as the primary sleeping and bedroom space of each dwelling. an ensuite bathroom as well as a large walk-in robe is included within all dwellings on the second floor.

The below table provides a design summary of the proposed grouped dwellings.

DWELLING DESIGN SUMMARY					
Dwelling	Floor area	Bedrooms	Outdoor living	Garage + Store	
1	208.9m ²	Three	37.0m ²	3.8m ²	
2	206.0m ²	Three	32.7m ²	37.0m ²	
3	206.0m ²	Three	32.7m ²	37.0m ²	
4	206.0m ²	Three	32.6m ²	37.0m ²	
5	204.3m ²	Three	38.1m ²	40.6m ²	
6	182.4m ²	Four	31.1m ²	40.9m ²	
7	182.4m ²	Four	31.1m ²	40.9m ²	
8	204.3m ²	Three	38.1m ²	40.6m ²	
9	206.0m ²	Three	32.6m ²	37.0m ²	
10	206.0m ²	Three	32.7m ²	37.0m ²	
11	206.0m ²	Three	32.7m ²	37.0m ²	
12	208.9m ²	Three	37.0m ²	38.8m ²	
Total	2427.2m²	38	408.4m²	462.6m²	

4 PLANNING FRAMEWORK

4.1 STRATEGIC PLANNING FRAMEWORK

Perth and Peel@3.5million is the overarching strategic planning framework for the Perth and Peel metropolitan regions. Perth and Peel@3.5million proposes five strategic themes for a liveable, prosperous, connected, sustainable and collaborative City. The framework aspires to a city that provides:

...a network of connected activity centres which deliver employment, entertainment and high-density lifestyle choices'. The framework further identifies that additional 800,000 dwellings will be required to the year over the 35 years to 2050.

The framework further identifies that an additional 800,000 dwellings will be required to the year over the 35 years to 2050. This consists of 4,320 additional dwellings, or 9,500 residents within the City of Nedlands. The proposed development seeks to consolidate density into the Nedlands area, to help enable the City to meet its strategic dwelling targets set by the State government.

4.2 STATUTORY PLANNING FRAMEWORK

The statutory planning framework applicable to the development is outlined in the table below.

Key statutory planning framework documents	
1.	City of Nedlands Local Planning Scheme No.3 ('LPS')
2.	State Planning Policy 7.0 – Design of the Built Environment ('SPP7.0')
3.	State Planning Policy 7.3 – Residential Design Codes (Volume 1) ('R-Codes')
4.	State Planning Policy 5.4 – Road and Rail Noise ('SPP5.4')
5.	Local Planning Policy – Residential Development: Single and Grouped Dwellings ('LPP')
6.	Local Planning Policy – Landscaping Plans ('LPP')
7.	Local Planning Policy – Waste Management ('LPP')
8.	Planning and Development (Local Planning Schemes) Regulations 2015 ('deemed provisions')

An assessment of the development against each of these documents is provided within the following 'Planning Assessment and Justification' section of the report.

5 PLANNING ASSESSMENT AND JUSTIFICATION

An assessment of the proposed development's performance against the various relevant provisions of the planning framework is detailed in this section of the report. This report provides evidence to support development approval by demonstrating how the proposal satisfies these relevant development standards, design guidance, and objectives, and why it is capable of planning approval.

5.1 LOCAL PLANNING SCHEME

The proposed development is located within a Residential Zone under LPS3, objectives of the zone are as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*

- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*
- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*
- *To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks.*

The proposal will meet the objectives of the residential zone by providing a range housing with layouts and designs not typically available in the locality, increasing choice, and developing at an appropriate density in a high amenity location near to the University of Western Australia (U.W.A.) and Queen Elizabeth II (QEII) Medical Precincts as well as Claremont, Perth CBD and the future Nedlands Town Centre.

The design of the dwelling is respectful to the existing character of the area, referencing a number of the prominent elements within the streetscape. The proposed high-quality design addresses and achieves the objectives and intent of SPP 7.3 Vol. 1 and urban densification objectives of the City's new Local Planning Scheme as discussed subsequently, from its aesthetic appearance to its amenity impact and functional build quality and design response.

The development maintains a scale and built form which is consistent with the planning framework and the development intent established by that planning framework. Elaboration is provided in the planning assessment and justification section of this report.

5.1.1 Scheme Amendment No.9

The City is contemplating the introduction of Local Planning Scheme Amendment No. 9 ('AMD9') which has been put to the Minister for consideration, however the proposed amendment has not at this stage been approved. The development standards set out in AMD9 are as follows:

- *Either 2 small trees or 1 medium tree located within 2.0m street setback area;*
- *Either 1 medium or large tree and small trees, or 3 medium trees behind street setback area;*
and
- *10% of site area (~202sqm) provided as "deep soil area".*

The proposal includes six (6) medium trees in the street setback area, twenty (20) medium trees behind the street setback area, and approximately 10% deep soil area, which satisfies the development standards of AMD9.

5.2 STATE PLANNING POLICIES

5.2.1 State Planning Policy 7.0 – Design of the Built Environment

This policy addresses design quality and built form outcomes in Western Australia. It seeks to deliver the broad economic, environmental, social, and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State. This is achieved through ten design principles which establish a definition of 'good design' that can inform the design, review, and decision-making processes for the built environment of proposals. An assessment of the proposed development against these principles is provided below.

SPP7.0 SCHEDULE 1 – DESIGN PRINCIPLES

- 1. Context and character** – Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.

Satisfied – The Residential Density Code of the wider area was recently increased following the introduction of the City’s new Local Planning Scheme No. 3. The context and character of the area is evolving, and several new developments have been proposed in the wider area. This ranges from 10 storey or greater development in the R-AC1 areas along Stirling Highway less than 100m north, to R160 land directly adjoining the site to the rear.

The current character north of Stirling Highway at this location is a mix of single houses, highway commercial businesses along Stirling Highway, and several emerging multiple dwelling and grouped dwelling townhouse developments. The proposed development respects this emerging character by its use of building materials and colours scheme that are consistent with prevalent features along Webster Street.

The use of red brick and timber cladding provide a link to the traditional elements of buildings in the area while the use and retention of key landscaping elements and trees will provide a continuity to the streetscape as development steps down from Stirling Highway towards Elizabeth Street. The use of landscaping and private open space will also help provide an inviting and open street aesthetic. In combination with the architectural design of ZHM, this provides a distinct development with a positive contribution to the Webster Street streetscape as the local character evolves.

The design also respects the visual privacy considerations of the area and has balanced this with the need for passive surveillance, solar access, and natural ventilation.

Overall, it is considered that the design addresses, responds to, and enhances the character of the area, and will be a suitable and welcome addition to the area. This has been achieved through the façade and building design treatment referencing local building materials and the accompanying landscaping which will enhance and contribute to the amenity and streetscape aesthetic of the development.

- 2. Landscape quality** – Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.

Satisfied – De Vries Designs have prepared a detailed landscape plan which accompanies this submission. The landscaping solution includes more than 26 tree plantings with Magnolia Grandiflora and Kanooka Gum trees. Other selected plant species include Wesringia, Dichondra, Dianella, Paniculata, and Hibbertia which complement each other and will help provide a green aesthetic to the development. All five mature Queensland Box street trees will also be retained.



Figure 6, Landscaping Site Plan. (Landscaping Set - May 2021)

SPP7.0 SCHEDULE 1 – DESIGN PRINCIPLES

The landscaping recognises the importance of greenery to mental and physical health and wellbeing outcomes, especially in urban environments. The landscaping design prioritises the use of WaterWise and hardy varieties throughout to respond to local site conditions, a changing climate, and the increasing need for greenery in light of these factors. Water saving features include the use of mulching throughout (shown below), sub-surface drip irrigation, limited spray irrigation, a weather sensing automatic retic, and passive irrigation from rainwater falling on rooves.

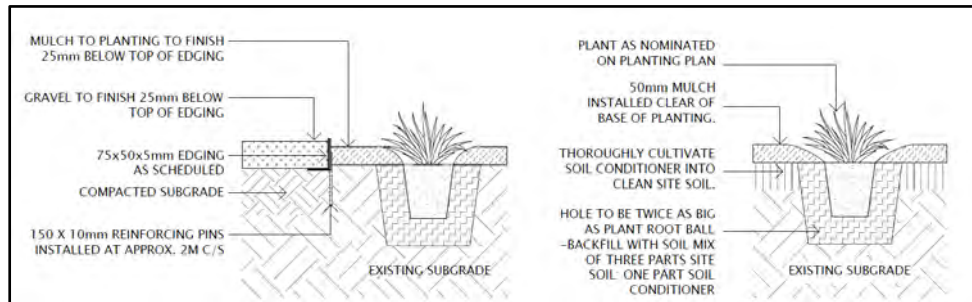


Figure 7 — Soil and Irrigation Cross-Section. (Landscaping Set - May 2021).

The proposed trees grow to a height of 4m to 8m and will provide a shade and tree canopy to help combat the Urban Heat Island Effect, and improve the amenity of the communal open space, the streetscape, and each individual dwelling. The landscaping will also help improve mental and physical health outcomes of residents.

The landscaping solution has recognised the need to include a variety of low-maintenance hardy plants and the benefits of providing these plants in human health and wellbeing, in the context of a grouped dwelling development. The landscaping selection will also help to complement and soften the built form. Landscaped areas are easily accessible and will be able to be maintained throughout the life of the development by the strata body and each individual owner.

An inspection by the strata company will be conducted on at least an annual basis to monitor the health of landscaping and building infrastructure. All landscaped areas will be reticulated and mulched as necessary to reduce the burden of their upkeep, and will be regularly inspected and maintained on an ongoing basis by the strata company caretaker. Rainwater will be directed from the roof into garden beds and collected and stored for future use in garden areas reducing the ongoing water use of the townhouses.

The landscaping solution is considered to be a welcome and much needed addition which will provide a great benefit to the future residents of these Webster Street townhouses and to the amenity and streetscape for the wider community.

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.

Satisfied – The proposed built form and scale is consistent with the zoning and desired future character of the area as established by the City's planning framework for sites with a R60 zone in a residential area. The proposed height is consistent with the planning framework, and the buildings follow the contours of the land to better respond to the local site context.

The proposed built form is considerate of this evolving character and proposes a built form which provides visual interest and is minimised and broken up through façade articulation, the use of recessing, stepping, curves, eaves and framing, and materiality. The development presents as two distinct buildings to Webster Street broken up by the central landscaping and driveway open space area.

This is complemented and softened by the use of landscaping and trees to all sides and boundaries which will further improve the interface of the development with neighbouring properties.

The local area is undergoing transition. The proposed design recognises the future development character of the area and has responded accordingly by seeking to reduce the effects of massing to the streetscape.

SPP7.0 SCHEDULE 1 – DESIGN PRINCIPLES

The proposed townhouses have respected the existing residential aspect of the area and provided setbacks and a built form considerate of the locality and neighbours, while understanding and acknowledging the future built form character intent set-out by the planning framework.

4. **Functionality and built 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.*

Satisfied – The proposal is for a low-maintenance, aesthetically pleasing design which will use durable materials, finishes, and design elements. The design does not excessively rely on artificial or mechanical heating, or lighting methods (which require regular upkeep) and considers and responds to the potential for future changes in climate. The building will be administered by a strata company who will monitor and address any future building issues as they arise in a timely manner.

The design has also accommodated building utilities and services in an integrated manner, without detriment to the appearance, functionality and serviceability of the development and its future residents.

5. **Sustainability** – *Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*

Satisfied – The design will incorporate several sustainability initiatives, including the following:

- Providing each home with access to multiple solar aspects and including opportunity for natural ventilation for each townhouse.
- Using low-maintenance materials with low whole-of-life costs to reduce the need for replacement, repairs, and maintenance.
- Use of a two-bin system with room for recyclables, as well as scope for future FOGO bins.
- Use of water efficient fittings and fixtures throughout, in bathrooms, kitchens, and toilets.
- A well-resolved landscaping solution that contributes to increasing tree canopy and reducing heat-loads, and which including more than 26 trees on site.
- Reducing water use in the garden from using a thick mulch and using bubblers instead of sprinklers, a weather sensing retic system, and directing water falling on rooves into garden beds.
- Use of LED lighting throughout and light sensors to public areas to reduce power consumption.
- Use of high-quality insulation throughout.

6. **Amenity** – *Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*

Satisfied – The proposed grouped dwelling development will provide a high degree of amenity to its future residents.

Each independent townhouse is provided with large bedrooms and living areas complemented as well as several private open space areas suitable for outdoor living pursuits co-located with access from internal living areas. Each floor has access to a toilet and washroom facilities. All floors of the development are also accessible by private lift and amenable for a wide range of users, including those with movement difficulties. Step-free access is provided within and to each dwelling.

With respect to the situation of the development the site is only about 1km from the University of Western Australian campus, the QEII Medical Precinct, and the Taylor Road IGA (a 24/7 grocery store) as well as the Broadway Fair shopping centre. The site is also only a short walk away from Stirling Highway, which is undergoing redevelopment at the moment as part of the Nedlands Town Centre.

Stirling Highway itself includes a range of high frequency public-transport options which make it possible to access Perth CBD in less than 15 minutes, this includes the CircleRoute bus service and routes 998 and 999. There are numerous nearby businesses which contribute to the high amenity of the area, and its suitability for densification — from cafés and restaurants, medical and service businesses, community institutions and buildings, and a range of other small businesses and shops. This supported by the redevelopment occurring as part of Nedlands Town Centre

The University of Western Australia, the QEII Medical Precinct, and Perth are all large employment centres and located within a stone's throw of the site, while Claremont (3km west) includes a range of commercial

SPP7.0 SCHEDULE 1 – DESIGN PRINCIPLES

and retail offerings. The nearby local amenity is excellent and the siting of such a proposal of these twelve homes at 11 & 13 Webster Street is highly desirable and suitable, and contextually appropriate.

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.

Satisfied – The design of the townhouses at 11 & 13 Webster Street are clearly legible and intuitive for residents and visitors to use. There is a clear differentiation between the public and private realm. The entry to the development from the street and from the car parking area are clearly defined, and easy and safe to use, with the amount of unnecessary circulation space has been minimised. Signage indicating the operation and use of the visitor parking bays will be provided.

There is a clear hierarchy of space proposed within the development as the common property does not prioritise vehicles. Pedestrian entry is clearly legible, being provided separate to the vehicle area and complemented by landscaping between the driveway and the footpath, illustrated below.



Figure 8, Ground Floor Site Plan. (Development Plans - May 2021).

Each dwelling operates independently from vehicle parking, to waste, and services. A strata body will oversee the development and its ongoing maintenance and will allow for issues to be addressed should any arise. There are no issues with legibility, and the design is considered to respond to and achieve this design principle.

8. **Safety** – Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.

Satisfied – The design is considered to achieve the safety design principle. All street fronting townhouses overlook and provide passive surveillance to the street, without compromising their ability to provide visual privacy for their residents. A clear hierarchy of defensible space has been created as well as a sense of ownership. All townhouses also overlook the pedestrian access legs, and provide passive surveillance without compromising the ability to ensure adequate visual privacy. Visual privacy to neighbouring properties is maintained.

In relation to vehicle manoeuvring, adequate sightlines are maintained through the development and driveway through to the crossover and street. This is supported by the technical report prepared by KCTT for this development. A separate pedestrian path is proposed for access from the street and pedestrian

SPP7.0 SCHEDULE 1 – DESIGN PRINCIPLES

areas are clearly delineated from vehicle areas. There are not considered to be any notable conflict areas on the development between vehicles and pedestrians.

The design limit areas for concealment, and the amount of exposed blank façade (in relation to graffiti). A secure access system to each townhouse is proposed. The design achieves the underlying principles of Crime Prevention Through Environmental Design.

The development has also ensured passive visual surveillance of the street throughout and provided clear sightlines to public spaces to maximise opportunities for natural light penetration. All public areas are to be provided with lighting to improve visibility — operated by sensor where appropriate to reduce energy consumption and lightspill.

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.*

Satisfied – The proposed design recognises and responds to the needs of providing opportunities for community interaction, while acknowledging the smaller scale of the proposal and its situation as part of a residential only development. Given its proposal as a grouped dwelling development, a communal open space is not appropriate. Each resident has access to two private open space areas which are suitable for use as outdoor living and are co-located so that they are able to be used all year round in a variety of conditions.

Given the design does not include a mixed-use component, public interface is unnecessary and inappropriate for this site. The design provides an inviting, friendly, and appealing streetscape interface and appearance through its use of direct street access, private open space, landscaping, and façade treatment. This improves the sense of connection for residents to their community and street, and vice-versa of “inviting” the community to feel a sense of connection to this development (without compromising CPTED).

A range of dwelling layouts have also been proposed to improve the housing diversity both in the local area, and within the development. The design allows for occupation by a range of persons of different ages and backgrounds, and each dwelling includes step free and lift access to each floor.

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.*

Satisfied – A range of locationally sensitive colours and materials are used throughout the design. This includes a curved open style street façade which interfaces with Webster Street. The respectful design uses a mixture of materials and colours including red face brick, VJ board and timber cladding, white render, timber panelling, and glass elements, which are softened by the proposed tree plantings and landscaping solution.

In combination with articulation, recessing, and variation in height, both the street frontage and side facades provide a cohesive design solution respectful and responsive to the streetscape and neighbouring properties.

The design is respectful of the evolving character and vernacular of the area and understands and has created a coherent, well-resolved built form, responsive to the future character. The streetscape appearance and façade treatment creates an attractive interface with the wider local area. The built form is also not overbearing, and proposes good setbacks, separations and articulation of the built form.

5.2.2 State Planning Policy 7.3 – Residential Design Codes (Volume 1)

State Planning Policy 7.3 Volume 1 is the primary planning control document for single houses, grouped dwellings and low-density multiple dwellings in Western Australia. The document was formerly named as State Planning Policy 3.1. As outlined in State Planning Policy 7.3 R-Codes Volume 1, each design element includes design principles. Where a proposed development does not satisfy the deemed-to-comply requirement it must demonstrate that it satisfies the design principles of each respective element.

A design must also demonstrate that it meets the statement of intent or objectives of respective Local Planning Policies which are applicable to the proposed development. Planning approval applications will be assessed in context of the entire development design to ensure the objectives are achieved.

SUMMARY OF SPP7.3 VOLUME 1 DEEMED-TO-COMPLY ASSESSMENT

5.1 CONTEXT			5.2 STREETScape		
5.1.1	Site area	N/A	5.2.1	Setback of garages and carports	☑
5.1.2	Street setback	☑	5.2.2	Garage width	☑
5.1.3	Lot boundary setback	DP	5.2.3	Street surveillance	☑
5.1.4	Open space	☑	5.2.4	Street walls and fences	☑
5.1.5	Communal open space	N/A	5.2.5	Sight lines	☑
5.1.6	Building height	DP	5.2.6	Appearance of retained dwelling	N/A
5.3 SITE PLANNING AND DESIGN			5.4 BUILDING DESIGN		
5.3.1	Outdoor living areas	DP	5.4.1	Visual privacy	☑
5.3.2	Landscaping	☑	5.4.2	Solar access for adjoining sites	☑
5.3.3	Parking	☑	5.4.3	Outbuildings	N/A
5.3.4	Design of car parking spaces	☑	5.4.4	External fixtures, utilities and facilities	☑
5.3.5	Vehicular access	DP	5.5 SPECIAL PURPOSE DWELLINGS		
5.3.6	Pedestrian access	☑	5.5.1	Ancillary dwellings	N/A
5.3.7	Site works	DP	5.5.2	Aged or dependent persons' dwellings	N/A
5.3.8	Retaining walls	DP	5.5.3	Single bedroom dwellings	N/A
5.3.9	Stormwater management	☑			

Design elements which have not satisfied the deemed-to-comply requirements, are demonstrated compliance with the associated design principles below.

5.2.2.1 Design Element 5.1 – Context

The proposal satisfies the deemed to comply requirements for all specific design elements of Element 5.1 Context, other than specific design element 5.1.3 relating to Lot Boundary Setbacks and design element 5.1.6 relating to building height.

The tables below outline the design principles for these specific design elements and discuss the proposal in the context of the variations, to demonstrate the design is consistent with the relevant principles and should be supported by the City.

5.1.3 LOT BOUNDARY SETBACK	
P3.1	<i>Buildings set back from lot boundaries or adjacent buildings on the same lot so as to:</i> <ul style="list-style-type: none"> • <i>reduce impacts of building bulk on adjoining properties;</i> • <i>provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties; and</i> • <i>minimise the extent of overlooking and resultant loss of privacy on adjoining properties.</i>
P3.2	<i>Buildings built up to boundaries (other than the street boundary) where this:</i>

5.1.3 LOT BOUNDARY SETBACK

- makes more effective use of space for enhanced privacy for the occupant/s or outdoor living areas;
- does not compromise the design principle contained in clause 5.1.3 P3.1;
- does not have any adverse impact on the amenity of the adjoining property;
- ensures direct sun to major openings to habitable rooms and outdoor living areas for adjoining properties is not restricted; and
- positively contributes to the prevailing or future development context and streetscape as outlined in the local planning framework.

Ref	Variation	Permitted	Proposed
C3.2(iii)	Single storey walls to north, south and west boundaries: <ul style="list-style-type: none"> • North – 5.9m long to Unit 8 garage • South – 5.9m long to Unit 5 garage • West – 15m total length to unit 5, 6, 7 and 8 (7.58m across unit 5 and 6; 7.58m across unit 7 and 8). 	To one side boundary only for 31m	To three lot boundaries

The proposed walls built up to a lot boundary are consistent with Design Principle P3.1 as follows:

- The subject walls are only a single storey in height, the impact of their bulk is minimal.
- The perceived bulk by each adjoining lot has been reduced to each neighbour as the length of wall is notably less than what is permissible to the boundary individually (~32m)
- The sum length of all boundary walls is 26.96m and is less than the permissible length to one boundary (~32m).
- The proposed boundary walls facilitate adequate direct sun and ventilation to the site and adjoining properties due to its orientation, upper floor setbacks and building separation. The design also meets the deemed-to-comply requirements with respect to design element 5.4.2 for solar access to adjoining sites.
- There are no visual privacy issues which arise as a result of the proposed walls built up to a lot boundary, and the subject wall portions do not contain any windows or other openings of any kind.

The proposed walls built up to a lot boundary are consistent with Design Principle P3.2 as follows:

- The proposed building layout makes effective use of the site to ensure all outdoor living area has good solar access, adequate ventilation optimised orientation and also avoids overlooking or privacy issues.
- None of the design principles of P3.1 are compromised as discussed earlier.
- Neighbouring amenity is not adversely impacted as each portion of wall built up to a lot boundary is located to a separate and distinct neighbouring property, and no single property has more than one of these walls built up to a lot boundary.

Furthermore, the walls include good amounts of articulation and façade treatments to provide visual interest and break up the wall into distinct elements reducing both the perceived and actual impact — with consideration for their relatively modest length and height. The image below illustrates this articulation on the southern boundary, and reflected to the north.

5.1.3 LOT BOUNDARY SETBACK



Facade treatments include the use of lighter colours which increase perceptions of openness, as well as associated landscaping treatments.

- Both subject sites, and the surrounding sites will still be capable of receiving good direct sunlight. There are no sensitive areas of land located on the neighbouring property at that location, such as outdoor living or major openings to habitable rooms.
- The lot boundary setbacks will not detriment the design or development potential of adjoining properties for future redevelopment at an R60 density.

As demonstrated in the justification above, the proposed development achieves a merit-based assessment, satisfying P3.1 and P3.2 for lot boundary walls, and is worthy of the City’s support in development approval.

5.1.6 BUILDING HEIGHT

P6 *Building height that creates no adverse impact on the amenity of adjoining properties or the streetscape, including road reserves and public open space reserves; and where appropriate maintains:*

- *adequate access to direct sun into buildings and appurtenant open spaces;*
- *adequate daylight to major openings into habitable rooms; and*
- *access to views of significance.*

Ref	Variation	Permitted	Proposed
C6	All units of the proposed development include a second floor on the third storey.	Two-Storeys	Three-Storeys

The proposed development is considered to achieve the design principles for building height as follows:

- The increased height has no impact on the ability of any individual dwelling to receive direct sunlight. All upper floors of all units meet setback and visual privacy requirements, thus ensuring adequate opportunity for natural light with minimal interference.
- Each individual dwelling and all neighbouring dwellings are still capable of receiving good solar and daylight access to habitable rooms. The deemed-to-comply requirement of 5.4.2 C2.1 is 50% of an adjoining lot. The proposed shadow cast @ noon on the winter solstice is 47%, meeting the deemed-to-comply requirements.
- There are no views of significance affected by the increased height.
- The three-storey height is consistent with the future R60 development scale which includes three-storeys under the R-codes volume 2.
- The City’s Melvista East Transition Zone Draft Local Planning Policy allows for additional height for dwellings in the area. The draft policy allows up to three storey’s to be constructed which would make building height in this instance compliant.

As demonstrated in the justification above, it is considered to be entirely capable of support in development application approval.

5.2.2.2 Design Element 5.2 – Streetscape

The proposal satisfies all deemed to comply requirements of Design Element 5.2 Streetscape.

5.2.2.3 Design Element 5.3 – Site Planning and Design

The proposal satisfies the deemed to comply requirements for all specific design elements of Element 5.3 Site Planning and Design, other than specific design element 5.3.1 relating to Outdoor Living Areas, 5.3.5 relating to vehicle access, 5.3.7 relating to Site Works and 5.3.8 relating to Retaining Walls.

The tables below outline the design principles for these specific design elements and discuss the proposal in the context of the variations, to demonstrate the design is consistent with the relevant principles and should be supported by the City.

5.3.1 OUTDOOR LIVING AREAS			
P1.1	<i>Outdoor living areas which provide spaces:</i>		
	<ul style="list-style-type: none"> capable of use in conjunction with a habitable room of the dwelling; open to winter sun and ventilation; and optimise use of the northern aspect of the site. 		
P1.2	<i>Balconies or equivalent outdoor living areas capable of use in conjunction with a habitable room of each dwelling, and if possible, open to winter sun.</i>		
Ref	Variation	Permitted	Proposed
C1.1	Townhouses 6 & 7 propose Outdoor Living Areas with dimensions of 3.64m by >4.0m in lieu of 4.0m by 4.0m	Min dimension of 4m	3.64m
C1.1	Townhouses 1–4 & 9–12 propose Outdoor Living Areas with dimensions of 3.71m by >4.0m in lieu of 4.0m by 4.0m.	Min dimension of 4m	3.71m

The proposed Outdoor Living Areas ('OLAs') satisfy Design Principles P1.1 as follows:

- All OLAs are attached to and directly accessible from a habitable room of the dwelling.
- Each dwelling includes multiple OLAs (a terrace and a balcony each) and the cumulative areas exceed the minimum 16m area requirements for each dwelling by ranging from 31sqm to over 38sqm.
- Each unit has an outdoor living area with a directly northern aspect, except unit 7 and 8 as a result of their orientation, which nonetheless are design to be open to northern sunlight as much as possible.
- The proposed two outdoor living areas for each dwelling are accompanied by greenery and landscaping as well as weather protection improving their usability. Each outdoor living area is open to natural ventilation and external outlook whilst also satisfying deemed-to-comply requirements for 5.4.1 visual privacy.

The proposed Outdoor Living Areas satisfy Design Principles P1.2 as follows:

- The proposed balconies and terraces are oriented to different aspects allowing for improved all-year and all-day use per different weather conditions. This includes the availability of a northern aspect oriented outdoor living area for most dwellings.

On the basis of the justification provided above, the proposed outdoor living area dimensions do not compromise their usability or effectiveness with respect to design element 5.3.1, and are wholly supportable in development application approval.

5.3.5 VEHICULAR ACCESS

P5.1 *Vehicular access provided for each development site to provide:*

- *vehicle access safety;*
- *reduced impact of access points on the streetscape;*
- *legible access;*
- *pedestrian safety;*
- *minimal crossovers; and*
- *high quality landscaping features.*

Ref	Variation	Permitted	Proposed
C5.5	The driveway width between units 2 and 11	Min 4m width.	3.6m
C5.5	The driveway width between units 3-4 and 9-10	Min 4m width.	3.6m
C5.5	The driveway width between units 4 and 6	Min 4m width.	3.95m
C5.5	The driveway width between units 7 and 9	Min 4m width.	3.95m

The proposed development satisfies Design Principle P5.1 as follows:

- The driveway has several passing points, and manoeuvring is considered appropriate, suitable, and responsive to the site conditions as detailed in the traffic and manoeuvring report accompanying this development application as prepared by KCTT. The scope of the variation is marginal, the reduction improves the “human-scale” of the development by reducing the dominance of the driveway and breaking up the monotony of the driveway areas by allowing for distinct zones — improving sense of ownership.
- The proposed design solution represents an improvement to the legibility of the development outcome compared to what driveway hardscape would offer, with no compromise to safety or vehicle manoeuvring.
- The separate pedestrian access path is provided, and vehicle access is considered to be safe and clearly legible, as elaborated on in the traffic and manoeuvring report prepared by KCTT.
- Only one crossover is proposed.
- The proposed design allows for increased areas for high quality deep soil landscaping and tree plantings which soften the appearance of the dwellings and will contribute to reducing the local urban heat island effects of the development for its future residents.
- The encroachments into the driveway provide opportunities for extra landscaping, as shown below:



A consistent 4.0m wide driveway would not allow for such landscaping to be provided.

On the basis of the justification provided above, as well as the demonstrated achievement of the merit-based pathway, it is considered that the proposed driveway design with respect to design element 5.3.5 is wholly supportable in development application approval.

5.3.7 SITE WORKS

P7.1 *Development that considers and responds to the natural features of the site and requires minimal excavation/fill.*

P7.2 *Where excavation/fill is necessary, all finished levels respecting the natural ground level at the lot boundary of the site and as viewed from the street.*

Ref	Variation	Required	Proposed
C7.3	Unit 8 – Excavation at rear up to 745mm max	500mm or less	+245mm
C7.3	Unit 9 – Excavation at rear up to 605mm max	500mm or less	+105mm
C7.3	Unit 10 – Excavation at rear up to 545mm max	500mm or less	+45mm
C7.3	Unit 11 – Excavation at rear up to 600mm max	500mm or less	+100mm

The proposal satisfies Design Principle P7.1 as follows:

- The change to site levels do not otherwise result in other design principle assessments to relevant criteria such as building height or visual privacy that are not dealt with by appropriate conditions.
- The required excavation is staggered to each dwelling in response to the slope of the natural ground level to share the AHD difference between each dwelling to minimise the required extent of excavation to the whole site and avoid fill that would otherwise be required to provide FFL.



The above image illustrates the excavation shared between units 10 and 11, to demonstrate how the extent of excavation is minimised for the length of this northern boundary across units 8-12.

- There is no additional height impact due to the retaining or excavation of the dwellings, represent minimal variations associated with land subsidence.

The proposal satisfies Design Principles P7.1 as follows:

- The site works proposed are located in the rear area of each lot and will not alter the impression of natural ground level when viewed from the public street.
- The excavation to units 8 to 12 provides a uniform ground level between the northern and south units, while minimising the fill required to units 1 to 5 in the south portion of the site.

On the basis of the justification above, the proposal satisfies Design Principles P7.1 and P7.2 and is capable of support in development approval.

5.3.8 RETAINING WALLS

P8 *Retaining walls that result in land which can be effectively used for the benefit of residents and do not detrimentally affect adjoining properties and are designed, engineered and landscaped having due regard to clauses 5.3.7 and 5.4.1.*

Ref	Variation	Required	Proposed
P8	Unit 8 – Retaining at rear up to 745mm max	500mm or less	+245mm

5.3.8 RETAINING WALLS

P8	Unit 9 – Retaining at rear up to 605mm max	500mm or less	+105mm
P8	Unit 10 – Retaining at rear up to 545mm max	500mm or less	+45mm
P8	Unit 11 – Retaining at rear up to 600mm max	500mm or less	+100mm

The proposed development satisfies Design Principle P8 as follows:

- The maximum excavation and retaining is less than 0.8m in lieu of 0.5m and is marginal in the scope of the site more broadly. Most site works and retaining is located away from the lot boundary.
- There is no additional height impact due to the retaining or excavation of the dwellings, and given the minor nature of the works and the particular design, there are considered to be minimal risks associated with land subsidence.
- These site works and retaining will enable uniform outdoor servicing areas and improve the functionality and usability of the land surrounding each dwelling for its future residents. The works effectively benefit the future residents and have no adverse impact to neighbouring properties.
- The subject site works do not relate to the street nor are they visible from the street.

On the basis of the justification provided above, the proposal satisfies Design Principle P8 and is supportable in development application approval.

5.2.2.4 Design Element 5.4 – Building Design

The proposal satisfies all deemed to comply requirements of Design Element 5.4 Building Design.

5.2.3 State Planning Policy 5.4 – Road and Rail Noise

SPP 5.4 applies to development within proximity of major road and rail networks and requires consideration of the impacts of noise, and if necessary, mitigation measures to be implemented to affected development to ensure suitable amenity for residents. The development site falls within the trigger area of Stirling Highway, and is therefore subject to assessment under the policy.

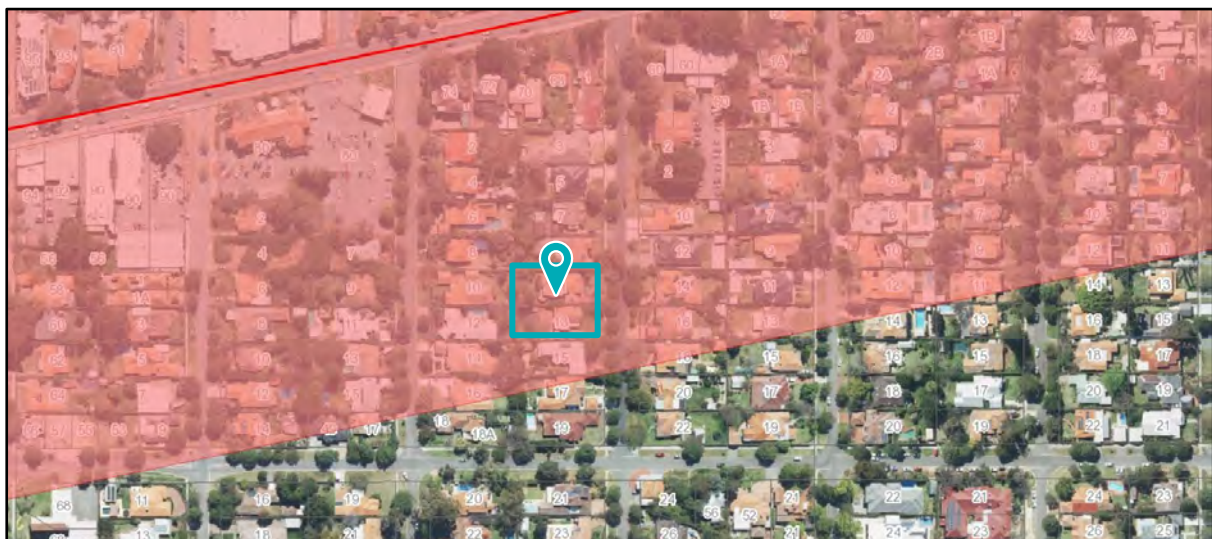


Figure 9 — SPP 5.4 Road and Rail Noise Trigger Distance (PlanWA 2020)

An assessment has been undertaken to determine the exposure category for the purposes of ascertaining any policy requirements for the development. Stirling Highway is a significant traffic route, with four lanes and approximately 130-140m from the development site. This results in a forecast noise exposure of 55bD, which is outside of the threshold of the policy requirements.

Table 2: Noise exposure forecast

Transport Corridor Classification	Number of lanes (both directions), including bus/priority lanes and entrance/exit ramps	Forecast noise exposure category based on lot distance(m) from edge of nearest main road carriageway (not entrance/exit ramps)																				Forecast Excess Noise Level, dB	Exposure Category	Policy requirements for noise-sensitive land-use and/or development	
		10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	175	200	225	250	275				300
Strategic freight/major traffic route • 500 or more Class 7-12 Austroads vehicles per day, or • 50,000+ vehicles per day	2 to 4 lanes	72	68	66	65	63	62	61	61	60	59	59	58	57	57	56	55	54	53	52	51	50	55	A	Noise-sensitive land-use and/or development is acceptable, subject to mitigation measures in accordance with an approved noise management plan;
	5 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	59	59	58	58	57	56	55	54	53	52	57	B	"B1"
	7 to 8 lanes	76	72	69	68	66	65	64	64	63	62	62	61	60	60	59	58	57	56	55	54	53	59	"B1"	
	9 to 10 lanes	77	73	70	69	67	66	65	65	64	63	62	62	61	61	60	59	58	57	56	55	54	60	C	or quiet house package as specified
Other significant freight / traffic routes • Any actual or planned future State Administered Road • Local Government Roads Carrying 100 or more Class 7 – 12 Austroads vehicles/day • 25,000+ vehicles per days vehicles/day	Urban Region Scheme areas 60-80 km/hr	1 to 2 lanes	67	64	63	63	62	61	60	59	58	58	57	56	56	55	54	53	52	51	50	49	52	D	Noise-sensitive land-use and/or development is not recommended. There is no default quiet house option due to excessive forecast noise; professional design input is required in order to achieve compliance with relevant criteria. If noise-sensitive land use and/or development is considered, an approved noise management plan is required to demonstrate compliance with the noise target (see Table 1).
		3 to 4 lanes	69	66	64	63	62	61	60	59	58	58	57	56	56	55	54	53	52	51	50	49	54	"D1"	
	Urban Region Scheme areas 100+ km/hr	1 to 2 lanes	70	67	65	64	63	62	61	60	59	59	58	57	57	56	55	54	53	52	51	50	54	D	
		3 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	60	59	59	58	57	56	55	54	53	52	57	"D1"
	Rural areas 60-80 km/hr	1 to 2 lanes	62	59	57	56	55	54	53	52	51	51	50	49	49	48	48	46	45	44	43	42	41	48	"D1"
		3 to 4 lanes	66	63	61	60	59	58	56	56	55	54	53	53	52	52	51	50	49	48	47	46	45	50	"D1"
	Rural areas 100+ km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	55	54	54	53	53	52	51	50	49	48	47	46	49	"D1"
		3 to 4 lanes	69	66	64	63	62	61	60	59	58	57	56	56	55	55	54	53	52	51	50	49	48	50	"D1"

Figure 10 — SPP 5.4 Road and Rail Noise Exposure Category Assessment

Therefore, no further noise impact mitigation treatment is necessary.

5.3 LOCAL PLANNING POLICIES

The City of Nedlands has local planning policies applicable to the proposed development, the relevance of these policies and assessment is outlined below.

5.3.1 Local Planning Policy – Landscaping Plans

The City’s Landscaping Plans LPP sets out the format of Landscaping Plans prepared for the City. The submitted Landscape Plans prepared by De Vries Designs for this development are consistent with this LPP.

5.3.2 Local Planning Policy – Waste Management

The City’s Waste Management LPP sets out the format of Waste Management Plans prepared for the City where development exceeds a certain threshold. The submitted Landscape Plans prepared by Propagule for this development are consistent with the LPP. The Waste Management LPP is accompanied by Waste Management Guidelines. A Waste Management Plan Design Note has been prepared by Dallywater Consulting and submitted in conjunction with this development application.

With regard to waste management the proposed bin composition is for onsite waste collection by a rear loaded vehicle, with each dwelling having a general waste MGB bin and recyclable waste MRB bin. The design includes scope for a future FOGO bin system to be adopted by the City by 2025 in accordance with State waste to landfill minimisation targets. Space for bulk waste storage is also provided within each garage.

Further details of the well-resolved waste management solution which achieves the City’s Waste Management Guidelines is provided in Dallywater Consulting’s Waste Management Plan.

5.3.3 Local Planning Policy – draft Melvista East Transition Zone

The City is contemplating introducing the Melvista East Transition Zone LPP. This proposed Local Planning Policy includes provisions which amend the deemed-to-comply requirements of design element 5.1.6 of SPP 7.3 Vol. 1 — effectively allowing for an additional third storey subject to achieving any one of a selection of performance criteria (detailed below);

- *High-quality design as determined by a Design Review Panel*
- *Basement parking*
- *The top floor of the front dwelling is recessed 3m from the street interface*
- *A healthy medium to large tree is retained and supported by an arborist report, or a medium to large tree is proposed*
- *Where Deep Soil Area exceeds 12% of the site area*

The design team has worked proactively to improve the amenity outcome of the proposed development in relation to building height. The proposal includes over 26 new medium tree plantings within deep soil area and retains all existing mature verge trees; in addition, the design is highly consistent with the additional design guidance to avoid a bulky or ‘box-like’ form.

In terms of the policy intent for the transition of development density, the future development of the area will likely consist of both grouped and multiple dwellings. Multiple dwellings are assessed under volume 2 of the R-Codes and provided a maximum height limit of 12m for three storeys. The lower height controls for grouped dwellings does not appear to server any practical function in terms of preserving local area character when three storey multiple dwellings are also permitted (for example, the recent approval at No.18-20 Webster Street). Therefore, the proposal sensitively transitions towards the likely realities of future development scale by transitioning towards three storeys at a lower height, by not exceeding 10m.

Therefore, clearly the design is consistent with the intent behind the building height controls of the draft Melvista Transition zone policy.

5.4 PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015

In considering an application for development approval the decision maker is to have due regard to the matters outlined in clause 67(2) of the deemed provisions to the extent that, in the opinion of the decision maker, those matters are relevant to the development the subject of the application. These matters are outlined below alongside comment on whether the matter is relevant, and if so, how it has been addressed by the development.

DEEMED PROVISIONS CLAUSE 67 – MATTERS TO BE CONSIDERED BY THE DECISION MAKER

- (a) *the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;*

Satisfied – The objectives and requirements of the City of Nedlands Local Planning Scheme No.3 have been addressed.

- (b) *the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local*

DEEMED PROVISIONS CLAUSE 67 – MATTERS TO BE CONSIDERED BY THE DECISION MAKER

Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;

Satisfied – Due regard has been given to the City's draft Melvista East Transition Zone Local Planning Policy.

(c) *any approved State planning policy;*

Satisfied – All relevant State planning policies have been addressed.

(d) *any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d);*

Satisfied – All relevant environmental protection policies have been addressed.

(e) *any policy of the Commission;*

Satisfied – All relevant Commission policies have been addressed.

(f) *any policy of the State;*

Satisfied – All relevant State policies have been addressed.

(g) *any local planning policy for the Scheme area;*

Satisfied – All relevant local planning policies have been addressed.

(h) *any structure plan, activity centre plan or local development plan that relates to the development;*

Satisfied – There are no structure or local development plans related to the development.

(i) *any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;*

Satisfied – There are no current reports of the review of local planning scheme.

(j) *in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;*

Satisfied – The development site is not reserved under local planning scheme.

(k) *the built heritage conservation of any place that is of cultural significance;*

Satisfied – The development site does not contain any registered places of Indigenous, State, or local heritage significance.

(l) *the effect of the proposal on the cultural heritage significance of the area in which the development is located;*

Satisfied – The development site does not adjoin any registered places of Indigenous, State, or local heritage significance

(m) *the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;*

Satisfied – Built form and scale is reflective of the planned character of the area and future development pattern. The proposal includes design responses that are sensitive to the existing character whilst assisting the site to develop at a more appropriate density. The proposal shares similarities with two nearby approvals for grouped dwellings therefore, the proposal will further emphasise and assist in creating a consistent emerging streetscape character.

(n) *the amenity of the locality including the following –*

(i) *environmental impacts of the development;*

(ii) *the character of the locality;*

(iii) *social impacts of the development;*

Satisfied – The design considers the established character of the locality and associated environmental and social impacts. No significant adverse impact has been identified.

DEEMED PROVISIONS CLAUSE 67 – MATTERS TO BE CONSIDERED BY THE DECISION MAKER

- (o) *the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;*

Satisfied – No significant adverse impact has been identified in relation to the impact of the proposed development on the natural environment.

- (p) *whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;*

Satisfied – Landscaping and deep soil areas are provided throughout as shown on the submitted plans, which create an aesthetically pleasing outlook for future residents.

- (q) *the suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;*

Satisfied – The site is not within a bush fire risk area or 1 in 100-year flood area. No other specific site constraints related to clause q have been identified.

- (r) *the suitability of the land for the development taking into account the possible risk to human health or safety;*

Satisfied – The development site is not contaminated, nor have any health or safety risks been identified.

- (s) *the adequacy of –*

(i) the proposed means of access to and egress from the site; and

(ii) arrangements for the loading, unloading, manoeuvring and parking of vehicles;

Satisfied – The proposed vehicular and pedestrian access is adequate, clearly legible and suitable for the proposed development.

- (t) *the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;*

Satisfied – The development is proposed at the allocated density outlined for the local planning scheme, accordingly there will not be any unexpected or undue impact on the local road system.

- (u) *the availability and adequacy for the development of the following –*

(i) public transport services;

(ii) public utility services;

(iii) storage, management and collection of waste;

(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);

(v) access by older people and people with disability;

Satisfied – The site is in close proximity to multi-modal transport options. The development proposes a suitable amount of amenity for pedestrians and cyclists. Waste and site servicing requirements are to standard. Design provides suitable access options for older people and people with a movement disability.

- (v) *the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;*

Satisfied – No negative impact to community service or community benefit has been identified.

- (w) *the history of the site where the development is to be located;*

Satisfied – Development in the local area has been traditionally residential suburban development. No site history relevant to the proposed development has been identified.

- (x) *the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;*

Satisfied – The development significantly increases interaction and activity to the streetscape and increases development density around the activity corridor; increasing housing availability and allows for additional population to support local businesses.

- (y) *any submissions received on the application;*

Pending consultation.

DEEMED PROVISIONS CLAUSE 67 – MATTERS TO BE CONSIDERED BY THE DECISION MAKER

(za) *the comments or submissions received from any authority consulted under clause 66;*

Satisfied – No external authority referrals required.

(zb) *any other planning consideration the local government considers appropriate.*

Satisfied – No other planning considerations have been identified.

6 CONCLUSION

The proposed development at 11 & 13 Webster Street in Nedlands has been duly considered in accordance with the relevant local planning framework including the City of Nedlands's and State Planning Policy 7.3 Volume 1.

The application prepared and submitted for development approval to the JDAP showcases a proposal which has considered its site and immediate locality to produce a development outcome which is responsive to and respectful of the established streetscape and local development character.

The application prepared and submitted for development approval showcases a proposal which has considered the site, development on adjoining properties and the immediate locality, to produce a development outcome and which is responsive to and respectful of the established streetscape and local development character.

The development of these well-designed townhouses will contribute to the evolving Nedlands character, bringing in vibrancy, density, and activity to the wider Nedlands Town Centre area and positivity contribute to the growth and vitality of the area as a whole. It is recommended that the JDAP welcome this addition to the local area and assist the City of Nedlands in meeting their dwelling diversity and housing targets, by approving the application subject to appropriate conditions.

Should you have any question in relation to the details provided in this submission, please contact Petar Mrdja on [6444 9171](tel:64449171).

Design quality evaluation

Lot 52 (No. 11) – Lot 51 (No. 13) Webster Street, Nedlands – 12x Grouped Dwellings

Design Review – 12 July 2021

Panel:

- **Simon Anderson – Chair**
- Simon Venturi – Deputy Chair
- Emma Williamson
- Tony Blackwell

Apply the applicable rating to each Design Principle

3	<i>Supported</i>
2	<i>Further information required</i>
1	<i>Not supported</i>
0	<i>Yet to be addressed</i>

Summary

This application is for a proposal of 12x Grouped Dwellings at the subject sites of No. 11 and No. 13 Webster Street, Nedlands. The lots are proposed to be amalgamated to facilitate this development proposal. All dwellings are three storey.

The development area is 2024m². The subject site slopes downward from the street to the rear of the property, with a fall of approximately 2m.

The development site has a total street frontage of 40.2m and a depth of 50.3m. Each property is currently occupied with a single detached dwelling. The existing dwellings are not heritage listed.

The site is located approximately 130m south of Stirling Highway. The site is located within a street block that has mixed coding of R-AC1 closer to the highway, R160 and R60, with similar coding for the street blocks to the east and west.

Webster Street is characterized by a mix of traditional and modern single storey and two storey dwellings.

On the opposite side of the street (the eastern side of Webster Street), there have recently been JDAP Approvals for 10x Grouped Dwellings at No. 14 – No. 16 Webster Street and 10x Grouped Dwellings at No. 18 – No. 20 Webster Street.

At this time, the City has received no applications for grouped or multiple dwellings on the western side of Webster Street, with the exception of this application.

Item 13.7 - Attachment 1					
Comments Regarding the Development Proposal					
Development Proposal Strengths	<ul style="list-style-type: none"> • Positive architectural response. • Good built form. • Logical apartment layouts. • Diverse material choice. • Stepping the development with the natural ground level. • Cross ventilation. • Good light for upper levels. • OLA on upper levels. • Home office provision. • Good response to character and streetscape. • Front units with direct access to Webster Street is a positive outcome. • Streetscape aesthetics. 				
Development Proposal Weaknesses	<ul style="list-style-type: none"> • Deep soil/landscaping – thin spaces. • Visitor bays at the front of the site. Move within the site to the rear so as to promote streetscape interface. • Rear corner units (Unit 5 and Unit 8) – cramped, vehicle access, highlight windows, lack internal amenity. • No diversity of housing within the site / lack of dwelling typology. • Side setbacks have a heavy reliance solely upon highlight windows. • Deep soil areas – inadequate widths for decent plantings of trees. • Maximisation of footprint, minimisation of open space which also results in reduced landscaping. • Poor ground outdoor living areas in middle and rear units – looking at a fence from under a roof/cantilever. • Excessive building envelope results in large number of setback variations and open space variations sought which in turn will adversely impact neighbour and resident amenity respectively. • AC units within courtyards. 				
Development Proposal General Comments	<ul style="list-style-type: none"> • Site planning – amenity of units 5 and 8 – concerns with vehicle movements and reversing. • Bin storage within each garage. Bins to be located on crossovers within the development. • Internal overshadowing considerations – plans needed to assess. • Slight modification of retaining/levels may contribute to achieving building height compliance. • No sustainability strategy outlined. 				
Principle 1 - Context and character	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center; vertical-align: top;">3</td> <td style="padding-left: 10px;"><i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i></td> </tr> <tr> <td style="background-color: #cccccc;"></td> <td style="padding-left: 10px;"> <u>1a. Comments</u> <ul style="list-style-type: none"> • Generally good site response to streetscape. • Considered positive precedent. • Good background research and contextual response. </td> </tr> </table>	3	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>		<u>1a. Comments</u> <ul style="list-style-type: none"> • Generally good site response to streetscape. • Considered positive precedent. • Good background research and contextual response.
3	<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>				
	<u>1a. Comments</u> <ul style="list-style-type: none"> • Generally good site response to streetscape. • Considered positive precedent. • Good background research and contextual response. 				

		<p><u>1b. Recommendations</u></p> <ul style="list-style-type: none"> • Nil
<p>Principle 2 - Landscape quality</p>	<p>2</p>	<p><i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.6, 4.12 and 4.16 as relevant.</i></p> <p><u>2a. Comments</u></p> <ul style="list-style-type: none"> • Impact of paved areas and vehicle access points in close proximity to tree planting areas in the communal driveway which in the long term will impact on tree growth. • Minimal landscaping in the courtyard spaces. especially corner courtyards for Unit 5 and Unit 8 <p><u>2b. Recommendations</u></p> <ul style="list-style-type: none"> • Amalgamate landscaping areas for more usable green spaces. • Increase DSZ by reducing building footprint.
<p>Principle 3 - Built form and scale</p>	<p>1</p>	<p><i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 4.10 and 4.11 as relevant.</i></p> <p><u>3a. Comments</u></p> <ul style="list-style-type: none"> • Excessive built form and scale, especially for units 5 and 8. • Not good amenity, for example the use of highlight windows in bedrooms and screening of balconies as a result of setback encroachments. <p><u>3b. Recommendations</u></p> <ul style="list-style-type: none"> • Modify setbacks to adjoining lots to reduce bulk to neighbours and increase amenity for residents. • Reduce dwelling sizes for Unit 5 and Unit 8.
<p>Principle 4 - Functionality and build quality</p>	<p>3</p>	<p><i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life cycle.</i></p> <p><i>As informed by SPP7.3 Element Objectives 4.3, 4.4, 4.6, 4.7, 4.12, 4.15, 4.17, 4.18 as relevant.</i></p> <p><u>4a. Comments</u></p> <ul style="list-style-type: none"> • Good quality built fabric. • High quality materials provided responding to local character. <p><u>4b. Recommendations</u></p>

		<ul style="list-style-type: none"> Suggest changing highlight windows into windows with an outlook by achieving setback compliance for major openings.
Principle 5 - Sustainability	0	<p><i>Good design optimises the sustainability of the built environment, delivering positive environmental, social, and economic outcomes.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.9, 4.1, 4.2, 4.3, 4.11, 4.12, 4.15, 4.16, 4.17 as relevant.</i></p>
		<p><u>5a. Comments</u></p> <ul style="list-style-type: none"> Cross ventilation, daylighting and solar access are noteworthy for the development. <p><u>5b. Recommendations</u></p> <ul style="list-style-type: none"> Future proofing the development for electric vehicles. Providing bike charging requirements. Recommend providing solar panels. Recommend engaging an ESD consultant.
Principle 6 - Amenity	1	<p><i>Good design optimises internal and external amenity for occupants, visitors, and neighbours, providing environments that are comfortable, productive and healthy.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.2, 3.3, 3.4, 3.5, 4.1, 4.2, 4.3,4.4, 4.5, ,4.7, 4.9, 4.11, 4.12, 4.15, 4.16, 4.17,4.18 as relevant.</i></p>
		<p><u>6a. Comments</u></p> <ul style="list-style-type: none"> Highlight windows have a negative impact upon internal amenity. Reduced open space has negative impact on amenity for residents of the development. Poor amenity for balconies and outdoor living areas for Units 5 and 8. Building separation of balconies facing each other in middle houses less than ideal. <p><u>6b. Recommendations</u></p> <ul style="list-style-type: none"> Reduce highlight windows addressing bedrooms and habitable spaces by increasing lot boundary setback compliance. Consider alternating screen location on middle house balconies to limit overlooking of opposing living rooms/balconies.
Principle 7 - Legibility	3	<p><i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4,3.6, 3.7, 3.8, 3.9, 4.5 as relevant.</i></p>
		<p><u>7a. Comments</u></p> <ul style="list-style-type: none"> Poor legibility for units 5 and 8. Entrance for units 5 and 8 is not great between garage walls to adjoining units. <p><u>7b. Recommendations</u></p>

		<ul style="list-style-type: none"> • Improve legibility for Unit 5 and Unit 8
Principle 8 - Safety	2	<p><i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1,3.4, 3.6, 3.7, 3.8,3.9, 4.5 as relevant.</i></p>
		<p><u>8a. Comments</u></p> <ul style="list-style-type: none"> • Issues with reversing of vehicles for units 5 and 8. <p><u>8b. Recommendations</u></p> <ul style="list-style-type: none"> • Traffic and safety consultant to improve vehicle access for unit 5 and 8.
Principle 9 - Community	3	<p><i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.5, 4.9,4.18 as relevant.</i></p>
		<p><u>9a. Comments</u></p> <ul style="list-style-type: none"> • No diversity of housing type. • Only visitor's bays provided at the front. <p><u>9b. Recommendations</u></p> <ul style="list-style-type: none"> • Possible relocation of visitor bays within the development, reducing streetscape dominance. • Recommend providing additional housing typology.
Principle 10 Aesthetics	3	<p><i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i></p> <p><i>As informed by SPP7.3 Element Objectives 3.1, 3.4, 4.8 as relevant.</i></p>
		<p><u>10a. Comments</u></p> <ul style="list-style-type: none"> • Generally considered an appropriate response to the streetscape character. <p><u>10b. Recommendations</u></p> <ul style="list-style-type: none"> • Possible increase in materiality choice. • Relocation of visitor bays addressing the primary street to reduce streetscape dominance. • Recommend screening / fencing for visitor bays in front setback area.

Information			
Address:	11-13 Webster Street, Nedlands		
Development description:	Residential - 12 x Grouped Dwellings		
Lot area:	Total aggregate lot area: 2024m ²	R-Code:	R60
Design Element 5.1 – Context			

5.1.1 – Site area			
Deemed-to-Comply	Proposed	Complies?	Comment
C1.1: Development which complies with the dwelling type and site area requirements set out in Table 1 and the following provisions.	Average lot area required = 150m ² Average lot area provided= 169m ²	Yes	
C1.2: The minimum site area set out in Table 1 is calculated as follows	Minimum site area required = 120m ²	Yes	
i. in the case of a single house, the area of a green title lot or survey-strata lot;	Site area proposed: Lot 1: 144.6m ² Lot 2: 135.6m ² Lot 3: 135.6m ² Lot 4: 135.1m ² Lot 5: 149.8m ² Lot 6: 122.8m ² Lot 7: 122.8m ² Lot 8: 149.8m ² Lot 9: 135.1m ² Lot 10: 135.6m ² Lot 11: 135.6m ² Lot 12: 144.6m ² Common Property: 376.5m ²		
ii. in the case of a grouped dwelling, the area of land occupied by the dwelling itself, together with all other areas whether contiguous or not, designated for the exclusive use of the occupants of that dwelling; or			

5.1.2 – Street setbacks			
Deemed-to-Comply	Proposed	Complies?	Comment
Properties Zoned R20 and Higher			

<p>R20 and higher C2.1: Buildings set back from the primary street boundary</p>	<p>Unit 1 and Unit 12: 2m required to primary street – Webster Street</p> <p>Unit 1:</p> <ul style="list-style-type: none"> - Ground: 2.0m - First: 2.1m - Second: 2.0m <p>Unit 2:</p> <ul style="list-style-type: none"> - Ground: 2.0m - First: 2.1m - Second: 2.0m <p>Units 2-11 require a 2.5m setback to the common property driveway</p> <p>Unit 2:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m - Second: 3.6m 		
<p>i. in accordance with Table 1 for R20 and higher;</p>	<p>Unit 3:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m - Second: 3.6m 		
<p>ii. corresponding to the average of the setback of existing dwellings on each adjacent property fronting the same street;</p>	<p>Unit 4:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m - Second: 3.6m 		
<p>iii. reduced by up to 50 per cent provided that the area of any building, including a carport or garage, intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance (refer Figure 2a and 2c);</p>	<p>Unit 5:</p> <ul style="list-style-type: none"> - Ground: 1.6m - First: 1.5m - Second: 3.1m 		
<p>iv. in the case of areas coded R15 or higher, where:</p> <ul style="list-style-type: none"> • a grouped dwelling has its main frontage to a secondary street; • a single house results from subdivision of an original corner lot and has its frontage to the original secondary street; or • a single house or grouped dwelling (where that grouped dwelling is not adjacent to the primary street), has its main frontage to a communal street, right-of-way or shared pedestrian or vehicle access way; <p>the street setback may be reduced to 2.5m, or 1.5m to a porch, verandah, balcony or the equivalent (refer Figure 2b and 2d); and</p>	<p>Unit 6:</p> <ul style="list-style-type: none"> - Ground: Nil setback - First: Nil setback - Second: 0.3m <p>Unit 7:</p> <ul style="list-style-type: none"> - Ground: Nil setback - First: Nil setback - Second: 0.3m <p>Unit 8:</p> <ul style="list-style-type: none"> - Ground: 1.6m - First: 1.5m - Second: 3.1m <p>Unit 9:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m 	<p>No (common property setback variations only)</p>	

<p>v. to provide for registered easements for essential services.</p>	<ul style="list-style-type: none"> - Second: 3.6m <p>Unit 10:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m - Second: 3.6m <p>Unit 11:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 0.5m - Second: 3.6m 		
<p>C2.2: Buildings set back from the secondary street boundary in accordance with Table 1. Where a site abuts a laneway less than 6 meters wide, building setback provisions are to be determined after allowing for any future laneway widening requirement from the lot, assuming equal widening on both sides of the laneway where appropriate (refer to Figure 3 of Res Dev Policy).</p>	<p>Units 1 and 12 require a 1.0m setback to the common property driveway</p> <p>Unit 1:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 1.2m - Second: 1.2m <p>Unit 2:</p> <ul style="list-style-type: none"> - Ground: 1.1m - First: 1.2m - Second: 1.2m 	<p>Yes</p>	<p>Unit 1 and 12 – secondary street setback applicable only</p>
<p>C2.4: An unenclosed porch, balcony, veranda or equivalent project into the primary street setback area a maximum of half of the required primary street setback without applying the compensating area</p>	<p>Max 1m projection permitted into the front setback area.</p> <p>Unit 1 and 12 planter / balcony from the first floor projects 1m into the FSA.</p>	<p>Yes</p>	

5.1.3 – Lot boundary setbacks			
Deemed-to-Comply	Proposed	Complies?	Comment
<p>C3.1: Buildings which are set back in accordance with the following provisions, subject to any additional measures in other elements of the R-Codes</p> <ul style="list-style-type: none"> i. buildings set back from lot boundaries in accordance with Table 1, Tables 2a and 2b (refer to Figure Series 3 and 4); ii. unenclosed areas accessible for use as outdoor living areas, elevated 0.5m or more above natural ground level, set back as though they were major openings to habitable rooms with a wall height of 2.4m above their floor level; iii. separate single house, grouped or multiple dwelling buildings on the same site, or facing portions of the same multiple dwelling building, set back from 	<p>See Setback Table Below</p>	<p>Yes</p>	

Ensuite to WIR	5.9m	8.3m	No	1.4m	3.0m	Yes	Fig series 4b
Entire second floor	8.2m	8.1m	Yes	4.0m	4.1m	Yes	Fig series 4b
UNIT 3							
Robe	2.3m	3.1m	No	1.0m	1.1m	Yes	Fig series 4b
Entire ground	8.2m	3.1m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	6.1m	No	1.2m	3.0m	Yes	Fig series 4b
Entire first floor	8.2m	6.3m	Yes	3.0m	4.1m	Yes	Fig series 4b
Ensuite to WIR	5.9m	8.3m	No	1.4m	3.0m	Yes	Fig series 4b
Entire second floor	8.2m	8.4m	Yes	4.0m	4.1m	Yes	Fig series 4b
UNIT 4							
Robe	2.3m	3.4m	No	1.0m	1.1m	Yes	Fig series 4b
Entire ground	8.2m	3.3m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	6.4m	No	1.2m	3.0m	Yes	Fig series 4b
Entire first floor	8.2m	6.2m	Yes	3.0m	4.1m	Yes	Fig series 4b
Ensuite to WIR	5.9m	8.5m	No	1.4m	3.0m	Yes	Fig series 4b
Entire second floor	8.2m	8.1m	Yes	4.0m	4.1m	Yes	Fig series 4b
UNIT 5							
Bed / Ensuite	5.7m	4.2m	No	1.1m	1.1m	Yes	Fig series 4b
Entire ground	9.8m	3.3m	Yes	1.5m	1.9m	Yes	Fig series 4b
First – living / dining	7.8m	6.2m	No – hi lite windows	1.2m	1.2m	Yes	Fig series 4b
Entire first	14.4m	6.0m	No – window <1m2 to kitchen	1.9m	1.9m	Yes	Fig series 4b
Bedroom to toilet	6.7m	8.4m	No	1.4m	1.4m	Yes	Fig series 4b
Entire second floor	12.8m	8.3m	No	2.0m	2.0m	Yes	Fig series 4b Amended plans received to address variation
WEST ELEVATION							
UNIT 5							
Alfresco	2.7m	3.3m	No	1.0m	1.2m	Yes	Fig series 4b
Entire ground	3.5m	3.3m	Yes	1.5m	4.0m	Yes	Fig series 4b
Toilet / Scullery	3.1m	5.9m	No	1.2m	1.2m	Yes	Fig series 4b
Entire first floor	7.0m	6.3m	No	1.2m	4.1m	Yes	Fig series 4b
Bedroom	3.6m	8.4m	No	1.4m	2.8m	Yes	Fig series 4b
Entire second floor	7.6m	8.4m	No	1.4m	4.1m	Yes	Fig series 4b
UNIT 6							
Alfresco	3.5m	3.2m	No	1.0m	1.2m	Yes	Fig series 4b
Entire ground	7.9m	3.2m	No	1.0m	2.7m	Yes	Fig series 4b
Kitchen / Scullery	5.3m	6.3m	No	1.2m	1.4m	Yes	Fig series 4b

Entire first floor	11.1m	6.2m	No – hi lite windows	1.6m	2.7m	Yes	Fig series 4b
Toilet to shower	5.3m	8.5m	No	1.4m	1.4m	Yes	Fig series 4b
Entire second floor	11.1m	8.4m	No	1.8m	2.7m	Yes	Fig series 4b
UNIT 7							
Alfresco	3.5m	3.4m	No	1.0m	1.2m	Yes	Fig series 4b
Entire ground	7.9m	3.4m	No	1.0m	2.7m	Yes	Fig series 4b
Kitchen / Scullery	5.3m	6.3m	No	1.2m	1.4m	Yes	Fig series 4b
Entire first floor	11.1m	6.5m	No – hi lite windows	1.6m	2.7m	Yes	Fig series 4b
Toilet to shower	5.3m	8.4m	No	1.4m	1.4m	Yes	Fig series 4b
Entire second floor	11.1m	8.6m	No	1.8m	2.7m	Yes	Fig series 4b
UNIT 8							
Alfresco	2.7m	3.0m	No	1.0m	1.2m	Yes	Fig series 4b
Entire ground	3.6m	2.8m	Yes	1.5m	4.0m	Yes	Fig series 4b
Toilet / Scullery	3.1m	5.6m	No	1.2m	1.2m	Yes	Fig series 4b
Entire first floor	7.0m	6.2m	No	1.2m	4.1m	Yes	Fig series 4b
Bedroom	3.6m	8.2m	No	1.4m	2.8m	Yes	Fig series 4b
Entire second floor	7.6m	8.3m	No	1.4m	4.1m	Yes	Fig series 4b
NORTHERN ELEVATION							
UNIT 8							
Bed / Ensuite	5.7m	3.6m	No	1.1m	1.1m	Yes	Fig series 4b
Entire ground	9.8m	2.8m	Yes	1.5m	1.9m	Yes	Fig series 4b
First – living / dining	7.8m	5.5m	No – hi lite windows	1.2m	1.2m	Yes	Fig series 4b
Entire first	14.4m	5.8m	No – window <1m2 to kitchen	1.9m	1.9m	Yes	Fig series 4b
Bedroom to toilet	6.7m	7.9m	No	1.3m	1.4m	Yes	Fig series 4b
Entire second floor	12.8m	7.6m	No	1.9m	2.0m	Yes	Fig series 4b Amended plans received to address variation
UNIT 9							
Robe	2.3m	3.6m	No	1.1m	1.1m	Yes	Fig series 4b
Entire ground	8.2m	2.4m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	5.6m	No	1.2m	3.0m	Yes	Fig series 4b
Entire first floor	8.2m	5.5m	Yes	2.5m	4.1m	Yes	Fig series 4b
Ensuite to WIR	5.9m	7.7m	No	1.3m	3.0m	Yes	Fig series 4b

Entire second floor	8.2m	7.5m	Yes	3.5m	4.1m	Yes	Fig series 4b
UNIT 10							
Robe	2.3m	3.5m	No	1.0m	1.1m	Yes	Fig series 4b
Entire ground	8.2m	2.3m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	5.4m	No	1.2m	3.0m	Yes	Fig series 4b
Entire first floor	8.2m	5.5m	Yes	2.5m	4.1m	Yes	Fig series 4b
Ensuite to WIR	5.9m	7.7m	No	1.3m	3.0m	Yes	Fig series 4b
Entire second floor	8.2m	7.7m	Yes	3.8m	4.1m	Yes	Fig series 4b
UNIT 11							
Robe	2.3m	3.5m	No	1.0m	1.1m	Yes	Fig series 4b
Entire ground	8.2m	2.5m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	5.5m	No	1.2m	3.0m	Yes	Fig series 4b
Entire first floor	8.2m	5.5m	Yes	2.5m	4.1m	Yes	Fig series 4b
Ensuite to WIR	5.9m	7.6m	No	1.3m	3.0m	Yes	Fig series 4b
Entire second floor	8.2m	7.5m	Yes	3.5m	4.1m	Yes	Fig series 4b
UNIT 12							
Robe	2.3m	3.7m	No	1.1m	1.1m	Yes	Fig series 4b
Entire ground	8.0m	2.6m	Yes	1.5m	1.7m	Yes	Fig series 4b
Scullery	3.6m	6.3m	No	1.2m	2.0m	Yes	Fig series 4b
Entire first floor	8.0m	5.6m	Yes	2.8m	3.8m	Yes	Fig series 4b
Entire second floor	7.9m	7.8m	No	1.3m	3.8m	Yes	Amended plans received to address variation

Building up to boundary assessment table – building on boundary along the external lot boundaries								
Wall Description	Behind FS?	Length	Max height – 3.5m permitted	Average height – 3.0m permitted	One boundary	% of Boundary (66% permitted) or 9m	Complies?	Comment
South Unit 5 – Garage + Store	Yes	5.9m	3.1m	2.9m	No	n/a	Yes	Building on boundary proposed to max 2 site boundaries per grouped dwelling exclusive use area
West Unit 5 – Sitting Room	Yes	4.4m	3.2m	3.2m	No	n/a	Yes	
West Unit 6 – Garage + Store	Yes	3.2m	3.2m	3.2m	No	n/a	Yes	
West Unit 7 – Garage + Store	Yes	3.2m	3.1m	3.1m	No	n/a	Yes	
West Unit 5 –	Yes	4.4m	3.3m	3.1m	No	n/a	Yes	

Sitting Room							
North Unit 8 – Garage + Store	Yes	5.9m	2.4m	2.4m	No	n/a	Yes

5.1.4 – Open space			
Deemed-to-Comply	Proposed	Complies?	Comment
C4: Open space provided in accordance with Table 1 (refer Figure Series 6). The site of the grouped dwelling, for the purpose of calculating the open space requirement, shall include the area allocated for the exclusive use of that dwelling and the proportionate share of any associated common property.	R60 requires a minimum 40% open space per lot. CP – 376.5m ² Common property is proportionately allocated to each lot based on TEA as a percentage of the common property. See table below	Yes	

Unit	Required	Proposed	Complies
Unit 1	40%	Lot area – 144.6m ² Lot area + CP allowance – 177.66m ² Site Cover – 94m ² Open space provided – 47%	Yes
Unit 2	40%	Lot area – 135.6m ² Lot area + CP allowance – 166.6m ² Site Cover – 100m ² Open space provided – 40%	Yes
Unit 3	40%	Lot area – 135.6m ² Lot area + CP allowance – 166.6m ² Site Cover – 100m ² Open space provided – 40%	Yes
Unit 4	40%	Lot area – 135.1m ² Lot area + CP allowance – 165.98m ² Site Cover – 100m ² Open space provided – 40%	Yes
Unit 5	40%	Lot area – 149.8m ² Lot area + CP allowance – 184.08m ² Site Cover – 109m ² Open space provided – 41%	Yes

Unit 6	40%	Lot area – 122.8m ² Lot area + CP allowance – 150.87m ² Site Cover – 82m ² Open space provided – 46%	Yes
Unit 7	40%	Lot area – 122.8m ² Lot area + CP allowance – 150.87m ² Site Cover – 82m ² Open space provided – 46%	Yes
Unit 8	40%	Lot area – 149.8m ² Lot area + CP allowance – 184.08m ² Site Cover – 109m ² Open space provided – 41%	Yes
Unit 9	40%	Lot area – 135.1m ² Lot area + CP allowance – 165.98m ² Site Cover – 100m ² Open space provided – 40%	Yes
Unit 10	40%	Lot area – 135.6m ² Lot area + CP allowance – 166.6m ² Site Cover – 100m ² Open space provided – 40%	Yes
Unit 11	40%	Lot area – 135.6m ² Lot area + CP allowance – 166.6m ² Site Cover – 100m ² = 65% Open space provided – 40%	Yes
Unit 12	40%	Lot area – 144.6m ² Lot area + CP allowance – 177.66m ² Site Cover – 94m ² Open space provided – 47%	Yes
Parent Lot site cover	40%	Total parent lot area (including amalgamation of No. 11 and No. 13 Webster Street): 2024m ² Total site cover over parent lot: 1170m ² Total open space over parent lot: 884m ² =42%	Yes

5.1.6 – Building Height

Deemed-to-Comply (Res Dev Clause 4.5.1)	Proposed	Complies?	Comment
Wall height – pitched roof (8.5m)	North: 7.9m East: 7.9m	Yes	

	South: 8.5m West: 8.5m		
Building Height – pitched roof (10m)	South: 9.999m max high pitch proposed by Unit 2 Ridge RL: 34.579 GL: 24.580	Yes	

Design Element 5.2 - Streetscape requirements

5.2.1 – Setback of garages and carports

Deemed-to-Comply	Proposed	Complies?	Comment
Properties Zoned R20 and Higher			
R20 and higher C1.1: Garages set back 4.5m from the primary street except that the setback may be reduced:			
i. in accordance with Figure 8b where the garage adjoins a dwelling provided the garage is at least 0.5m behind the dwelling alignment (excluding any porch, verandah or balcony); or	See below	Yes	
C1.3: Garages and carports built up to the boundary abutting a private street or right-of-way which is not the primary or secondary street boundary for the dwelling, with manoeuvring space of at least 6m, located immediately in front of the opening to the garage or carport and permanently available.	As per TIS, Some garage bays will require a 3-point turn for entering a garage space As stated in AS2890.1:2004 - Off-street car parking - vehicles larger than the B85 vehicle may need to make a 3-point turn at apron widths as shown on the screenshot below (Page 4). For example, in front of Units 9-12, apron width is approximately 6m. Access and egress from garage spaces will be possible in one and two manoeuvres for most bays.	Yes	
R20 and higher C1.4: Garage and carport setback 1.5m or as per Table 1 to secondary street – whichever is the greater	1.5m setback to secondary street (common property) as per Table 1 Unit 1: 1.3m setback provided Unit 2: 1.3m setback provided Unit 3: 1.3m setback provided Unit 4: 1.3m setback provided	No	

	<p>Unit 5: 3.3m setback provided</p> <p>Unit 6: 1.9m setback provided</p> <p>Unit 7: 1.9m setback provided</p> <p>Unit 8: 3.3m setback Provided</p> <p>Unit 9: 1.3m setback provided</p> <p>Unit 10: 1.3m setback provided</p> <p>Unit 11: 1.3m setback provided</p> <p>Unit 12: 1.3m setback provided</p>		
--	--	--	--

5.2.2 – Garage Width			
Deemed-to-Comply	Proposed	Complies?	Comment
C2: Where a garage is located in front or within 1m of the building, a garage door and its supporting structures (or a garage wall where a garage is aligned parallel to the street) facing the primary street is not to occupy more than 50 per cent of the frontage at the line as viewed from the street.	Garages for the dwellings do not face the primary street	n/a	

5.2.3 – Street Surveillance			
Deemed-to-Comply	Proposed	Complies?	Comment
C3.1: The street elevation(s) of the dwelling to address the street with clearly definable entry points visible and accessed from the street.	<p>Unit 1 and Unit 12 address the primary street and are orientated to have the primary elevation of the dwellings face Webster Street.</p> <p>The front entry door for Unit 1 and Unit 12 faces Webster Street.</p> <p>These elevations are considered to provide a clearly defined entry point which is visible and accessible from the street</p> <p>For Units 2 -11 , the entry point is defined and accessible from the communal property driveway</p>	Yes	

	which is their designated primary street		
C3.2: At least one major opening from a habitable room of the dwelling faces the street and the pedestrian or vehicular approach to the dwelling.	Major openings from a habitable room of the dwelling facing the primary street – Webster Street (for Unit 1 and Unit 12) and common property driveway (for Units 2-11):	Yes	
C3.3: For battleaxe lots or sites with internal driveway access, at least one major opening from a habitable room of the dwelling faces the approach to the dwelling.	Major openings from a habitable room of the dwelling facing the primary street – Webster Street (for Unit 1 and Unit 12) and common property driveway (for Units 2-11):	Yes	

5.2.4 – Street walls and fences & Residential Development Local Planning Policy

Deemed-to-Comply	Proposed	Complies?	Comment
Primary Street Fencing: <ul style="list-style-type: none"> • Max. 1.2m solid; • Max. 2.1m pier height; • Max 0.5m pier width; • Minimum 1.5m pier separation distance; • Max. 1.8m height to remainder of fence • Fencing materials permitted - brick, stone, concrete, timber, wrought iron, tubular glass and steel. 	1.2m high visually permeable slats + 0.6m high solid brick wall Max 1.8m pier height Max 0.4m pier width 1.7m min pier separation distance provided Max 1.8m to the remainder of the fence Materials: brick piers and visually permeable slats	Yes	
Secondary Street Fencing: <ul style="list-style-type: none"> • Piers permitted to be 2.1m • Remainder of fence permitted to be 1.8m above NGL. 	No secondary street fencing	n/a	
Utility/Meter Box <ul style="list-style-type: none"> • Max 1.0m width • Max 1.8m height • Positioned perpendicular to the street • Min 1.5m setback from where a vehicle access point intersects with a public street. 	Shown on plans as SMSB	Condition	

5.2.5 – Sight lines Residential Development Local Planning Policy

Deemed-to-Comply	Proposed	Complies?	Comment
Fencing abutting Vehicle Access Points: <ul style="list-style-type: none"> • One pier with a maximum height of 2.1m, with a length and width no greater than 0.5m; 	No solid structures proposed within 1.5m VTA	Yes	

<ul style="list-style-type: none"> • All other solid structures not exceeding 0.75m in height; and • All visually permeable structures not exceeding 1.8m in height. 			
--	--	--	--

Design Element 5.3 – Site planning and design

5.3.1 – Outdoor living area

Deemed-to-Comply	Proposed	Complies?	Comment
<p>C1.1: An outdoor living area to be provided:</p> <ul style="list-style-type: none"> • in accordance with Table 1; 	<p>R60 requires a minimum 16m² outdoor living area</p> <p>Requires min 10m² without permanent roof cover</p> <p>Unit 1 –</p> <ul style="list-style-type: none"> - Area provided – 37m² - Minimum dimension – 3.7m - Accessible from primary living area - Behind the FSA - 11.4m² provided without permanent roof cover <p>Unit 2 –</p> <ul style="list-style-type: none"> - Area provided – 32.7m² - Minimum dimension – 4.0m - Accessible from primary living area - Behind the FSA - 12m² provided without permanent roof cover <p>Unit 3 –</p> <ul style="list-style-type: none"> - Area provided – 32.7m² - Minimum dimension – 4.0m - Accessible from primary living area - Behind the FSA - 10m² provided without permanent roof cover <p>Unit 4 –</p> <ul style="list-style-type: none"> - Area provided – 32.6m² - Minimum dimension – 4.0m - Accessible from primary living area - Behind the FSA - 11.4m² provided without permanent roof cover <p>Unit 5 –</p> <ul style="list-style-type: none"> - Area provided – 38.1m² 	<p>No – DP assessment for min dimensions only for Units 1, 6, 7, 12</p>	

- Minimum dimension – 4.0m
- Accessible from primary living area
- Behind the FSA
- 10.5m² provided without permanent roof cover

Unit 6 –

- Area provided – 31.1m²
- Minimum dimension – 3.6m
- Accessible from primary living area
- Behind the FSA
- 11.5m² provided without permanent roof cover

Unit 7 –

- Area provided – 31.1m²
- Minimum dimension – 3.6m
- Accessible from primary living area
- Behind the FSA
- 13m² provided without permanent roof cover

Unit 8 –

- Area provided – 38.1m²
- Minimum dimension – 4.0m
- Accessible from primary living area
- Behind the FSA
- 16.7m² provided without permanent roof cover

Unit 9 –

- Area provided – 32.6m²
- Minimum dimension – 4.0m
- Accessible from primary living area
- Behind the FSA
- 14.2m² provided without permanent roof cover

Unit 10 –

- Area provided – 32.7m²
- Minimum dimension – 4.0m
- Accessible from primary living area
- Behind the FSA
- 14.4m² provided without permanent roof cover

Unit 11 –

- Area provided – 32.7m²

	<ul style="list-style-type: none"> - Minimum dimension – 4.0m - Accessible from primary living area - Behind the FSA - 14.5m² provided without permanent roof cover <p>Unit 12 –</p> <ul style="list-style-type: none"> - Area provided – 37m² - Minimum dimension – 3.7m - Accessible from primary living area - Behind the FSA - 14m² provided without permanent roof cover 		
<ul style="list-style-type: none"> • behind the street setback area; 	See above		
<ul style="list-style-type: none"> • directly accessible from primary living space of the dwelling 			
<ul style="list-style-type: none"> • with a minimum length and width dimension of 4m; and 			
<ul style="list-style-type: none"> • to have at least two-thirds of the required area without permanent roof cover. 			

5.3.2 – Landscaping			
Grouped Dwellings			
Deemed-to-Comply	Proposed	Complies?	Comment
<p>C2: Landscaping of grouped and multiple dwelling common property and communal open spaces in accordance with the following:</p> <p>i. the street setback area developed without car parking, except for visitors' bays, and with a maximum of 50 per cent hard surface;</p>	<p>Other than pedestrian path to Unit 1 and Unit 12, the front setback area is landscaped</p> <p>Unit 1: 54% softscaping provided in front setback area</p> <p>Unit 12: 52% softscaping provided in front setback area</p>	Yes	
<p>ii. separate pedestrian paths providing wheelchair accessibility connecting entries to all buildings with the public footpath and car parking areas;</p>	<p>Pedestrian path provided to Unit 1 and Unit 12 from primary street</p> <p>Pedestrian paths to units 2-11 have been provided</p>	Yes	<p>This also ensures landscaping is not compromised</p>
<p>iii. landscaping between each six consecutive external car parking spaces to include shade trees;</p>	<p><6 spaces</p>	NA	
<p>iv. lighting to pathways, and communal open space and car parking areas;</p>	<p>Lighting to be conditioned</p>	Condition	
<p>v. bin storage areas conveniently located and screened from view;</p>	<p>Bin location in garage for all units</p>	Yes and Condition	
<p>vi. trees which are greater than 3m in height shall be retained, in communal</p>	<p>Na</p>	NA	

open space areas which are provided for the development;				
vii. adequate sight lines for pedestrians and vehicles;	Sight lines provided	Yes		
viii. clear line of sight between areas designated as communal open space and at least two habitable room windows;	No communal open space	NA		
ix. clothes drying areas which are secure and screened from view; and	Screened from view	Yes and Condition		
x. unroofed visitors' car parking spaces to be effectively screened from the street.	None provided	NA		
C2.2: Landscaping of single houses, grouped dwellings and multiple dwellings to include the following: i. the minimum number of trees and associated planting areas in the table below; and ii. landscaping of the street setback area, with not more than 50 per cent of this area to consist of impervious surfaces.	All dwellings are provided with the required minimum 1 tree with a minimum tree planting area of 2m x 2m as per Landscaping Plan	Yes		
Dwelling Type	Minimum Tree Requirement	Minimum Tree Planting Area		
Single houses and grouped dwellings (tree per-dwelling)	1 tree	2m x 2m		
Multiple dwellings (trees per-site)	Less than 700m ²			2 trees
	700-1000m ²			3 trees
	Greater than 1000m ²			4 trees
<p>Note:</p> <p>i. The minimum tree planting area is to be provided for each tree and shown on the site plan that is submitted with the application.</p> <p>ii. The tree planting area is to be free of impervious surfaces and roof cover.</p>				
5.3.3 – Parking				
Deemed-to-Comply	Proposed	Complies?	Comment	
<p>C3.1: The following minimum number of on-site car parking spaces is to be provided for each single house, grouped dwelling and special purpose dwelling comprising the following number of bedrooms:</p> <p>1 bedroom and aged persons dwellings 1 per dwelling</p> <p>2 + bedroom dwellings 1 per dwelling (for 'A') or 2 per dwelling (for 'B')</p> <p>Ancillary dwellings 0 per dwelling (for 'A') or 1 per dwelling (for 'B')</p> <p>'A' = within: • 800m of a train station on a high frequency rail route, measured in a straight line from the pedestrian entry to the train station platform to any part of a lot; or</p>	2 car parking bays provided in double garage for each unit	Yes		

<ul style="list-style-type: none"> • 250m of a high frequency bus route, measured in a straight line from along any part of the route to any part of a lot. 'B' = not within the distances outlined in 'A' above. 			
<p>C3.2: On-site visitors' car parking spaces for grouped and multiple dwelling developments provided at a rate of one space for each four dwellings, or part thereof in excess of four dwellings, served by a common access. 3 visitor bays required</p>	<p>3 visitor bays required</p> <p>2 visitor bays provided</p> <p>One bay is adjacent to Unit 1 in the front setback area and the other bay is adjacent to Unit 12 in the front setback area</p>	No	

5.3.4 – Design of car parking spaces

Deemed-to-Comply	Proposed	Complies?	Comment
<p>C4.1: Car parking and manoeuvring areas designed and provided in accordance with AS2890.1 (as amended).</p>	<p>All garages have a minimum internal dimension of 5.4m x 5.4m as required by the standards</p> <p>Visitor bays have 2.4m x 5.4m dimensions as required by the standards</p>	Yes	
<p>C4.2 Visitor car parking spaces:</p> <ul style="list-style-type: none"> • marked and clearly signposted as dedicated for visitor use only and located close to, or visible from, the point of entry to the development and outside any security barrier; and • provide and accessible path of travel for people with disabilities. 	To be conditioned	Condition marking and signposting of visitor bay	
<p>C4.3: Car parking areas comprising six or more spaces provided with landscaping between each six-consecutive external car parking spaces to include shade trees.</p>		n/a	

5.3.5 – Vehicle access

Deemed-to-Comply	Proposed	Complies?	Comment
<p>C5.1: Access to on-site car parking spaces to be provided:</p> <ul style="list-style-type: none"> • where available, from a right-of-way available for lawful use to access the relevant lot and which is adequately paved and drained from the property boundary to a constructed street; • from a secondary street where no right-of-way exists; or • from the primary street frontage where no secondary street or right-of-way exists. 	<p>No secondary street or ROW present</p> <p>Access is proposed via one communal driveway from Webster Street</p>	Yes	
<p>C5.2 Driveways to primary or secondary street provided as follows:</p> <ul style="list-style-type: none"> • driveways serving four dwellings or less not narrower than 3m at the street boundary; 	<p>Driveway width at lot boundary = 4.0m</p> <p>Driveway does not exceed 6m at street boundary and</p>	Yes	

<ul style="list-style-type: none"> no driveway wider than 6m at the street boundary and driveways in aggregate no greater than 9m for any one property. 	aggregate does not exceed 9m		
<p>C5.3: Driveways shall be:</p> <ul style="list-style-type: none"> no closer than 0.5m from a side lot boundary or street pole; no closer than 6m to a street corner or the point at which a carriageway begins to deviate; aligned at right angles to the street alignment; located so as to avoid street trees, or, where this is unavoidable, the street trees replaced at the applicant's expense or replanting arrangements to be approved by the decision-maker; and adequately paved and drained. 	<p>>0.5m setback provided to side lot boundary</p> <p>Not within 6m to street corner or point at which carriageway begins to deviate</p> <p>Right angle alignment to the street</p> <p>Driveway is setback 1m from verge tree</p> <p>To be paved and drained</p>	Yes	
<p>C5.4: Driveways designed for two way access to allow for vehicles to enter the street in forward gear where:</p> <ul style="list-style-type: none"> the driveway serves five or more dwellings; the distance from a car space to the street is 15m or more; or the street to which it connects is designated as a primary distributor or integrator arterial road. 	<p>As per TIS,</p> <p>Some garage bays will require a 3-point turn for entering a garage space (which is acceptable and expected for larger vehicles).</p> <p>For example, in front of Units 9-12, apron width is approximately 6m. Access and egress from garage spaces will be possible in one and two manoeuvres for most bays.</p>	Yes	
<p>C5.5 Driveways for multiple and grouped dwellings where the number of dwellings is five or more, shall be:</p> <ul style="list-style-type: none"> a minimum width of 4m; and designed to allow vehicles to pass in opposite directions at one or more points. 	<p>Driveway between units 2 and 11</p> <ul style="list-style-type: none"> Min 3.6m width <p>Driveway between units 3-4 and 9-10</p> <ul style="list-style-type: none"> Min 3.6m width 	No	
<p>C5.6: Driveways designed for multiple and grouped dwellings may be reduced to no less than 3m where it is necessary to retain an existing dwelling and a passing bay or similar is provided.</p>	<p>Passing bay / manoeuvring space provided in front of garages of Units 1 and 12</p>	Yes	

5.3.6 – Pedestrian access

Deemed-to-Comply	Proposed	Complies?	Comment
<p>C6.1 Where a group of 10 or more dwellings is served by a communal street, either between a public street or a communal car parking area and individual dwellings; a pedestrian path separate from the vehicular access is provided, designed according to AS1428:1, provides an accessible path of travel and is at least 1.2m in width.</p>	<p>1.2m wide pedestrian path provided</p>	Yes	

C6.2 Where a communal street serves more than two dwellings and is shared by pedestrians and vehicles, the configuration of the pedestrian and vehicular routes is to provide clear sightlines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.	Sight lines provided Paving provided Lighting to be conditioned	Condition lighting	
C6.3 A communal street or pedestrian path is to be no closer than 3m to any wall with a major opening unless privacy screening is provided.	Pedestrian path is not within 3m of a wall with a major opening as ground floor addressing the communal driveway has no major openings	Yes	
C6.4 For multiple dwellings with only stair access, staircases are designed to access no more than two dwellings per floor level and the stairs, landings and porches are to be protected from the weather.		n/a	
C6.5 Pedestrian paths provided as required by clause 5.3.2 C2 ii.	1.2m wide pedestrian path provided	Yes	

5.3.7 – Site works			
Deemed-to-Comply	Proposed	Complies?	Comment
C7.1: Excavation or filling between the street and building, or within 3m of the street alignment, whichever is the lesser, shall not exceed 0.5m, except where necessary to provide for pedestrian or vehicle access, drainage works or natural light for a dwelling.	No site works proposed within the FSA	Yes	
C7.2: Excavation or filling within a site and behind a street setback line limited by compliance with building height limits and building setback requirements.	See setbacks and building height assessment above	N/a	
C7.3: Subject to subclause C7.2 above, all excavation or filling behind a street setback line and within 1m of a lot boundary, not more than 0.5m above the natural ground level at the lot boundary except where otherwise stated in the scheme, local planning policy, local structure plan or local development plan.	0.745m max excavation proposed to the rear (Unit 8 – northern elevation) - 1m setback required - Site works proposed on boundary	No	

5.3.8 – Setback of retaining walls			
Deemed-to-Comply	Proposed	Complies?	Comment
C8: Retaining walls greater than 0.5m in height set back from lot boundaries in accordance with the setback provisions of Table 1. Retaining walls 0.5m or less in height may be located up to the lot boundary.	Unit 8 – 0.745m retaining on boundary - 1m setback required Unit 9 – 0.605m retaining on boundary - 1m setback required Unit 10 – 0.545m retaining on boundary - 1m setback required	No	

	Unit 11 – 0.6m retaining on boundary - 1m setback required		
--	---	--	--

5.3.9 – Stormwater management

Deemed-to-Comply	Proposed	Complies?	Comment
C9: All water draining from roofs, driveways, communal streets and other impermeable surfaces shall be directed to garden areas, sumps or rainwater tanks within the development site where climatic and soil conditions allow for the effective retention of stormwater on-site.	To be contained on site	Condition	

Design Element 5.4 – Building design

5.4.1 – Visual privacy

Deemed-to-Comply	Proposed	Complies?	Comment
vC1.1: Major openings and unenclosed outdoor active habitable spaces, which have a floor level of more than 0.5m above natural ground level and overlook any part of any other residential property behind its street setback line are: i. setback, in direct line of sight within the cone of vision, from the lot boundary, a minimum distance as prescribed in the table below (refer Figure Series 10) >R60 <ul style="list-style-type: none"> • Bedrooms and Studies – 3.0m • All other habitable rooms – 4.5m • Unenclosed outdoor active habitable spaces – 6.0m 	See VP setback table below		
ii. are provided with permanent vertical screening to restrict views within the cone of vision from any major opening of an active habitable space.			
C1.2: Screening devices such as obscure glazing, timber screens, external blinds, window hoods and shutters are to be at least 1.65m in height, at least 75 per cent obscure, permanently fixed, made of durable material and restrict view in the direction of overlooking into any adjoining property.			
Note: i. Where the subject site and an affected adjoining site are subject to different R-Codes, the setback distance is determined by reference to the lower density code. ii. Line of sight setback distances shall be measured by application of the cone of vision set out in Figure Series 10. iii. Line of sight setback distances include the width of any adjoining right-of-way, communal street or battle-axe leg or the like. iv. These provisions apply to adjoining sites only where that land is zoned to allow for residential development.			

Privacy Table						
Room	Elevation	Affected neighbour	Required setback	Proposed setback / Screening device	Complies?	Comment
SOUTHERN GROUND ELEVATION						
Ground floor is not raised >0.5m above NGL						
WESTERN GROUND ELEVATION						
Ground floor is not raised >0.5m above NGL						
NORTHERN GROUND ELEVATION						
Ground floor is not raised >0.5m above NGL						
SOUTHERN FIRST ELEVATION						
Unit 1 – Scullery	Not a major opening					
Unit 1 – Dining	South	South	4.5m	3.8m	No	
Unit 2 - Scullery	Not a major opening					
Unit 2 – Dining	South	South	4.5m	4.82m	Yes	
Unit 3 - Scullery	Not a major opening					
Unit 3 – Dining	South	South	4.5m	4.82m	Yes	
Unit 4 - Scullery	Not a major opening					
Unit 4 – Dining	South	South	4.5m	4.82m	Yes	
Unit 5 – Dining / Living	South	South	4.5m	Hi lite windows	Yes	
Unit 5 – Kitchen	South	South	4.5m	<1m2 window	Yes	
Unit 5 – Scullery	Not a major opening					
WESTERN FIRST ELEVATION						
Unit 5 – Staircase landings	Not a major opening					
Unit 6 – Scullery	Not a major opening					
Unit 6 – Kitchen	West	West	4.5m	<1m2 window	Yes	
Unit 6 – Living / Dining	West	West	4.5m	Hi lite windows	Yes	
Unit 6 – staircase landing	Not a major opening					
Unit 7 – staircase landing	Not a major opening					
Unit 7 – Living / Dining	West	West	4.5m	Hi lite windows	Yes	
Unit 7 – Kitchen	West	West	4.5m	<1m2 window	Yes	
Unit 7 – Scullery	Not a major opening					
Unit 8 – Staircase landings	Not a major opening					
NORTHERN FIRST ELEVATION						

Unit 8 – Scullery	Not a major opening					
Unit 8 – Kitchen	North	North	4.5m	<1m2 window	Yes	
Unit 8 – Dining / Living	North	North	4.5m	Hi lite windows	Yes	
Unit 9 - Scullery	Not a major opening					
Unit 9 – Dining	North	North	4.5m	4.82m	Yes	
Unit 10 - Scullery	Not a major opening					
Unit 10 – Dining	North	North	4.5m	4.82m	Yes	
Unit 11 - Scullery	Not a major opening					
Unit 11 – Dining	North	North	4.5m	4.82m	Yes	
Unit 12 – Scullery	Not a major opening					
Unit 12 – Dining	North	North	4.5m	3.8m	No	
SOUTHERN SECOND ELEVATION						
Unit 1 – Bed	South	South	3.0m	<1m2 window	Yes	
Unit 2 – Bed	South	South	3.0m	Aggregate of both windows is <1m2	Yes	
Unit 2 – Study	South	South	3.0m	4.1m	Yes	
Unit 3 – Bed	South	South	3.0m	Aggregate of both windows is <1m2	Yes	
Unit 3 – Study	South	South	3.0m	4.1m	Yes	
Unit 4 – Bed	South	South	3.0m	Aggregate of both windows is <1m2	Yes	
Unit 4 – Study	South	South	3.0m	4.1m	Yes	
WESTERN SECOND ELEVATION						
Unit 5 – Bed	West	West	3.0m	Hi lite window	Yes	
Unit 5 – Bed	North	West	3.0m	4.5m	Yes	
Unit 5 – staircase landings	Not a major opening					
Unit 6 – bed	West	West	3.0m	3.3m	Yes	
Unit 6 – staircase landing	Not a major opening					
Unit 7 – bed	West	West	3.0m	3.3m	Yes	
Unit 7– staircase landing	Not a major opening					
Unit 8 – Bed	West	West	3.0m	Hi lite window	Yes	
Unit 8 – Bed	South	West	3.0m	4.5m	Yes	
Unit 8 – staircase landing	Not a major opening					
NORTHERN SECOND ELEVATION						

Unit 9 – Bed	North	North	3.0m	Aggregate of both windows is <1m ²	Yes	
Unit 9 – Study	North	North	3.0m	4.1m	Yes	
Unit 10 – Bed	North	North	3.0m	Aggregate of both windows is <1m ²	Yes	
Unit 10 – Study	North	North	3.0m	4.1m	Yes	
Unit 11 – Bed	North	North	3.0m	Aggregate of both windows is <1m ²	Yes	
Unit 11 – Study	North	North	3.0m	4.1m	Yes	
Unit 12 – Bed	North	North	3.0m	<1m ² window	Yes	

5.4.2 – Solar access for adjoining sites

Deemed-to-Comply	Proposed	Complies?	Comment
C2.1: Notwithstanding the lot boundary setbacks in clause 5.1.3, development in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday, 21 June onto any other adjoining property does not exceed the following limits: • On adjoining properties coded higher than R40 – 50 % of the site area;	478m ² / 1012m ² = 47.3% overshadowing	Yes	

5.4.4 – External fixtures

Deemed-to-Comply	Proposed	Complies?	Comment
C4.1: Solar collectors installed on the roof or other parts of buildings.		Condition	
C4.2: Television aerials of the standard type, essential plumbing vent pipes above the roof line and external roof water down pipes.			
C4.3: Other external fixtures provided they are: i. not visible from the primary street; ii. are designed to integrate with the building; or iii. are located so as not to be visually obtrusive.			
C4.4: Antennas, satellite dishes and the like not visible from any primary and secondary street.			

5.4.5 – Utilities and facilities

Deemed-to-Comply	Proposed	Complies?	Comment
C5.1: An enclosed, lockable storage area, constructed in a design and material matching the dwelling where visible from the street, accessible from outside the dwelling, with a minimum dimension of 1.5m when provided external to a garage and 1m when provided within a garage and an internal area of at least 4m ² , for each grouped or multiple dwelling(s).	Unit 1: - 4m ² store provided in garage, with min dimension of 1.5m Unit 2: - 4m ² store provided in garage, with min dimension of 1.5m Unit 3:	Yes	

	<ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 4:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 5:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 6:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 7:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 8:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 9:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 10:</p> <ul style="list-style-type: none"> - 4.9m2 store provided in garage, with min dimension of 1.5m <p>Unit 11:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m <p>Unit 12:</p> <ul style="list-style-type: none"> - 4m2 store provided in garage, with min dimension of 1.5m 		
<p>C5.2: Where rubbish bins are not collected from the street immediately adjoining a dwelling, there shall be provision of a communal pick-up area or areas which are:</p> <ul style="list-style-type: none"> i. conveniently located for rubbish and recycling pick-up; ii. accessible to residents; iii. adequate in area to store all rubbish bins; and iv. fully screened from view from the primary or secondary street. 	<p>Pick up is located from each individual unit with bin truck providing internal servicing</p>	<p>Yes and Condition</p>	

C5.3: Clothes-drying areas screened from view from the primary and secondary street.	Clothes drying areas are screened from primary and secondary street	Yes	
--	---	-----	--

Assessment of Statutory Provisions***Planning and Development (Local Planning Schemes) Regulations 2015***

Provision	Assessment
<i>(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	Satisfied Refer to assessment of clause 9 of LPS – Aims of Scheme and objectives of the ‘Residential’ Zone.
<i>(b) the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	Satisfied The development proposal has achieved all deemed to comply and relevant design principles of the R-Codes and is consistent with the expected development for the R60 density code. <u>Draft Local Planning Policy – Melvista East Transition Zone</u> Although this Policy has been adopted by Council for advertising, the City’s position is that the weight given to the draft Melvista East Policy should not prevail over the weight afforded to the relevant Deemed-to-Comply provisions of the R-Codes (Vol 1) in determining whether or not the application has met the element objective(s) as the draft policy is neither certain in its final form nor is it imminent in terms of adoption.
<i>(c) any approved State planning policy;</i>	Satisfied The development proposal has been assessed against State Planning Policy 7.0 – Design of the Built Environment, with a detailed assessment provided against the 10 Design Principles below. The development proposal has been assessed against State Planning Policy 7.3 – Residential Design Codes (Volume 1), with a detailed assessment provided against the Design Principles in the RAR.
<i>(d) any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	Not applicable
<i>(e) any policy of the Commission;</i>	Not applicable
<i>(f) any policy of the State;</i>	Not applicable
<i>(fa) any local planning strategy for this Scheme endorsed by the Commission;</i>	Satisfied The development is not considered to adversely affect the community vision for the development

	of the district in that it is consistent with the endorsed Local Planning Strategy.
(g) any local planning policy for the Scheme Area;	Satisfied The proposal is considered to be compliant against the City of Nedlands Residential Development Local Planning Policy.
(h) any structure plan or local development plan that relates to the development;	Not applicable
(i) any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;	Not applicable
(j) in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	Not applicable
(k) the built heritage conservation of any place that is of cultural significance;	Not applicable The subject site is not Heritage listed.
(l) the effect of the proposal on the cultural heritage significance of the area in which the development is located;	Not applicable There are no places of heritage significance on the subject lots.
(m) the compatibility of the development with its setting including – i. the compatibility of the development with the future desired character of its setting; and ii. the relationship of the development to development on adjoining land or on other land in the locality, including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;	Satisfied The Zoning Table in LPS 3 classifies all residential development as a 'P' use in the Residential Zone. Therefore, the suitability of the land use is not in question. The development itself is either generally consistent with or exceeds the default building height and primary street, side and rear setbacks of the R-Codes. Whilst the development is a departure from the existing built form, it is consistent with the expected built form of the medium density code (R60) to which it relates. The expected development is subject to a different assessment pathway than that for multiple dwellings and mixed use development which utilises a much more rigorous design-based approach through R Codes Volume 2.
(n) the amenity of the locality including the following – (i) environmental impacts of the development;	Satisfied (i) The applicant has provided a landscaping plan which displays a total of 26 trees

<p>(ii) <i>the character of the locality;</i> (iii) <i>social impacts of the development;</i></p>	<p>proposed to be planted on site and a deep soil planting area of 201m². The applicant is proposing to retain 5 existing mature street trees. Various planting is also proposed, including low groundcovers, screening planting and turf. The landscaping plan proposed is considered to successfully improve the amenity of the locality by improving the environmental impact of the development with trees and vegetation which will assist in reducing the urban heat island effect.</p> <p>(ii) The City considers that the proposed grouped dwellings are consistent with the local character of this particular locality.</p> <p>(iii) The development is seen to contribute to a sense of place. The provision of an additional dwelling typology of a Grouped Dwelling and an increased density will contribute to increased vibrancy of the local area.</p>
<p>(o) <i>the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource;</i></p>	<p>Not applicable</p> <p>The subject site is not located within close proximity to a water resource.</p> <p>The development is not likely to negatively impact upon the natural environment.</p>
<p>(p) <i>whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation should be preserved;</i></p>	<p>Satisfied</p> <p>The proposal maintains 5 existing mature street trees. This is seen to be a successful outcome for the site as the applicant has ensured to design the communal driveway location protects the street trees</p> <p>As shown on the landscaping plan provided, adequate provision has been made for landscaping around the site, with a particular focus of landscaping within the common property areas and the outdoor living areas which are provided with a total of 26 trees. The trees consist of a mix of Magnolia Grandiflora trees and Kanooka Gum trees.</p> <p>It is noted that the nature of the construction will require all existing landscaping with the subject property to be removed. A multiple dwelling development with a smaller footprint may have permitted portions of the existing landscaping to be retained.</p>
<p>(q) <i>the suitability of the land for the development taking into account the</i></p>	<p>Satisfied</p>

<p><i>possible risk of flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk;</i></p>	<p>The development is not likely to be impacted upon by flooding, tidal inundation, subsidence, landslip, bush fire, soil erosion, land degradation or any other risk.</p>
<p><i>(r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i></p>	<p>Not applicable</p>
<p><i>(s) the adequacy of –</i> <i>i. the proposed means of access to and egress from the site; and</i> <i>ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i></p>	<p>Satisfied</p> <p>The applicant has provided an Engineering Report. The report is supported, subject to a condition requiring a car parking safety management plan to be submitted.</p>
<p><i>(t) the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;</i></p>	<p>Satisfied</p> <p>The local road network on Webster Street is able to accommodate the projected volume of traffic. No upgrades required.</p>
<p><i>(u) the availability and adequacy for the development of the following –</i></p> <p><i>(i) public transport services;</i> <i>(ii) public utility services;</i> <i>(iii) storage, management and collection of waste;</i> <i>(iv) access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> <i>(v) access by older people and people with disability;</i></p>	<p>Satisfied</p> <p>The site is in close proximity to multi-modal transport options, including a variety of bus routes on Stirling Highway which are approximately 130m north to the site.</p> <p>The nearest train station is the Loch Street Station which is on the Fremantle line and located approximately 2km away from the subject site.</p> <p>Each grouped dwelling is provided with a storage area within the garage and a bin store location for waste.</p> <p>The applicant proposes internal waste collection, thereby eliminating the number of bins (24) which would be placed on the verge for bin collection. It is demonstrated that the circulation areas can safely accommodate a waste truck to collect the bins from the 12 units.</p> <p>The development proposes a suitable amount of amenity for pedestrians, with a pedestrian path provided separate to the driveway for vehicle access.</p> <p>Each dwelling is also provided with a lift facility and the site is proposed to be graded to ensure ease of access by older people and people with disability.</p>

<p>(v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i></p>	<p>Not applicable</p>
<p>(w) <i>the history of the site where the development is to be located;</i></p>	<p>Not applicable</p>
<p>(x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i></p>	<p>Satisfied</p> <p>The development is not considered to adversely affect the community vision for the development of the district in that it is consistent with the endorsed Local Planning Strategy.</p> <p>The proposed development contributes to the provision of additional dwellings and an increased density in a location that contains a variety of parks, a community facility, a primary school and shops where the mix of activities will bring people together and strengthen local relationships.</p> <p>The development provides a degree of medium density dwelling diversity within the City by improving the range of housing availability in the area and accommodating for a wider range of demographics.</p>
<p>(y) <i>any submissions received on the application;</i></p>	<p>Noted</p> <p>All submissions have been given due regard in accordance with this provision. A summary of the submissions and the City's response has been provided in the RAR.</p> <p>Due to the timing of the submission of the revised plans and timing of the report, the application was unable to formally be readvertised. However, the submissions received as part of the original application was given due consideration in the assessment of the revised plans.</p>
<p>(za) <i>the comments or submissions received from any authority consulted under clause 66;</i></p>	<p>Not applicable</p>
<p>(zb) <i>any other planning consideration the local government considers appropriate.</i></p>	<p>Satisfied</p> <p>The original application was submitted and presented to the Design Review Panel. Amended development plans were submitted to the City on 16 and 18 August 2021. Due to the</p>

	<p>timing and no extension of time granted by the applicant, the City was unable to have the amended plans re-referred back to the Design Review Panel for a second review.</p> <p>Notwithstanding, it is the City's review that the amended plans have largely addressed the Design Review Panel comments, or adequately meet the deemed-to-comply provisions of the Residential Design Codes.</p>
--	---

City of Nedlands Local Planning Scheme No. 3

Clause 9: Aims of the Scheme

Requirement	Proposal
<p>a) Protect and enhance local character and amenity</p>	<p>Satisfied</p> <p>The surrounding area is characterised by predominantly free-standing red-face brick and tiled roof dwellings, with pitched roofs. There are several new dwellings constructed in recent years that has diversified the character. There is therefore no specific defined character for Webster Street at this time.</p> <p>The City acknowledges that the proposed built form, which responds to the Residential R60 code is a departure from the existing built form in that it is proposing grouped dwellings in an area that until recently was predominantly single residential in nature. However, the development is limited to two storeys in height and presents as two separate buildings in a manner more consistent with the existing streetscape.</p> <p>The applicant is proposing to retain existing mature trees in the verge which is considered to protect and enhance the character and amenity of the locality, which is typically a green leafy suburb.</p> <p>In accordance with the City's Local Planning Strategy the development will provide built form transition from the high-density mixed-use development that is anticipated on Stirling Highway. The proposal seeks to provide a grouped dwelling outcome that is consistent with the height and bulk of surrounding development.</p>

<p>b) Respect the community vision for the development of the district;</p>	<p>Satisfied</p> <p>The community vision is provided under Section 8.1.2 City of Nedlands Strategic Community Plan (2013) on page 49 of the Local Planning Strategy). It is as follows:</p> <p><i>“Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships. Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment. We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place.”</i></p> <p>The proposed development is consistent with the community vision outlined above as it does not adversely affect any of the objectives contained within the vision statement</p>
<p>c) Achieve quality residential built form outcomes for the growing population;</p>	<p>Satisfied</p> <p>The built form of the development has been assessed and is considered to achieve the relevant design principles of the R-Codes Vol. 1 and is consistent with the expectations of the Residential R60 density coding.</p>
<p>d) To develop and support a hierarchy of activity centres;</p>	<p>Satisfied</p> <p>The medium-rise development is consistent with the intent of the R60 density code. It will also support a medium density catchment to the Stirling Highway which is approximately 130m to the north of the subject site.</p>
<p>e) To integrate land use and transport systems;</p>	<p>Satisfied</p> <p>The development is located approximately 130m from a high frequency bus route along Stirling Highway.</p>
<p>f) Facilitate improved multi-modal access into and around the district;</p>	<p>Satisfied</p> <p>The subject site is located in close proximity to walking and cycle networks.</p> <p>The subject site is also in close proximity to Loreto Nedlands Primary School.</p>

<p>g) Maintain and enhance the network of open space</p>	<p>Satisfied</p> <p>The proposed development does not impact the City's network of open space.</p>
<p>h) Facilitate good public health outcomes;</p>	<p>Satisfied</p> <p>The development is not considered to adversely affect the desired public health outcomes.</p>
<p>i) Facilitate a high-quality provision of community services and facilities;</p>	<p>Satisfied</p> <p>The development is not considered to adversely affect the community services or facilities and will contribute to ensuring their viability.</p>
<p>j) Encourage local economic development and employment opportunities;</p>	<p>Satisfied</p> <p>The development is considered to positively contribute to the support of local businesses, during and post-construction.</p>
<p>k) To maintain and enhance natural resources;</p>	<p>Satisfied</p> <p>The development is considered to be inconsistent with the enhancement of natural resources given the need to completely remove all vegetation from the site to facilitate construction. A multiple dwelling design of three storeys with a smaller footprint may have responded more effectively to the maintenance and enhancement of natural resources.</p> <p>However, the development retains 5 mature existing street trees on the verge, which is considered a positive outcome for this type of application.</p> <p>The development also proposes the planting of additional 26 trees and vegetation which is a positive outcome of the development proposal.</p>
<p>l) Respond to the physical and climatic conditions;</p>	<p>Satisfied</p> <p>The development maintains solar access to adjoining properties by having appropriate setbacks.</p> <p>The dwelling design encompasses cross ventilation and adequate ceilings to allow for effective air circulation.</p> <p>The maintenance of existing verge trees and the proposal of planting additional trees and vegetation through the landscaping plan will</p>

	assist in reducing the urban heat island effect and assist with climate control.
m) Facilitate efficient supply and use of essential infrastructure;	Satisfied The development does not negatively impact this objective.

City of Nedlands Local Planning Scheme No. 3

Clause 16: Residential Zone Objectives

Requirement	Proposal
a) To provide for a range of housing and a choice of residential densities to meet the needs of the community;	Satisfied The proposal is considered to positively contribute to the City's housing diversity.
b) To facilitate and encourage high quality design, built form and streetscapes throughout residential areas;	Satisfied The development has achieved a high-quality design, with an appropriate built form and streetscape presentation. The development plans and landscaping plan are considered to provide a high-quality design through employing hard and soft landscaping to create external environments which interact in a considered manner with the built form. The landscaping proposed in the landscaping plan improves design of the site and aids in reducing the building bulk on the common property driveway, adjoining properties and the streetscape on Webster Street.
c) To provide for a range of non-residential uses, which are compatible with and complementary to residential development;	Satisfied This objective is not applicable to the subject application as this application only proposes the use of the land for residential purposes.
d) To ensure development maintains compatibility with the desired streetscape in terms of bulk, scale, height, street alignment and setbacks;	Satisfied The development is considered to achieve a balance between the existing streetscape character and the future character of this transitional area. The development proposes deemed to comply lot boundary setbacks to external adjoining lots, open space and building height which is considered to be a positive outcome for the proposal.

	<p>Where discretion is sought, the proposal is considered to satisfy the Design Principles as outlined in the Responsible Authority Report.</p> <p>The proposal complements the local character and amenity of the locality with the pitched roof design, red-face brick and low visually permeable fencing.</p> <p>Furthermore, the dwellings addressing the street frontage present as single houses to the street, rendering the dwellings relatively consistent with the existing streetscape.</p>
--	--

Additional Requirements that apply to land in Scheme Area

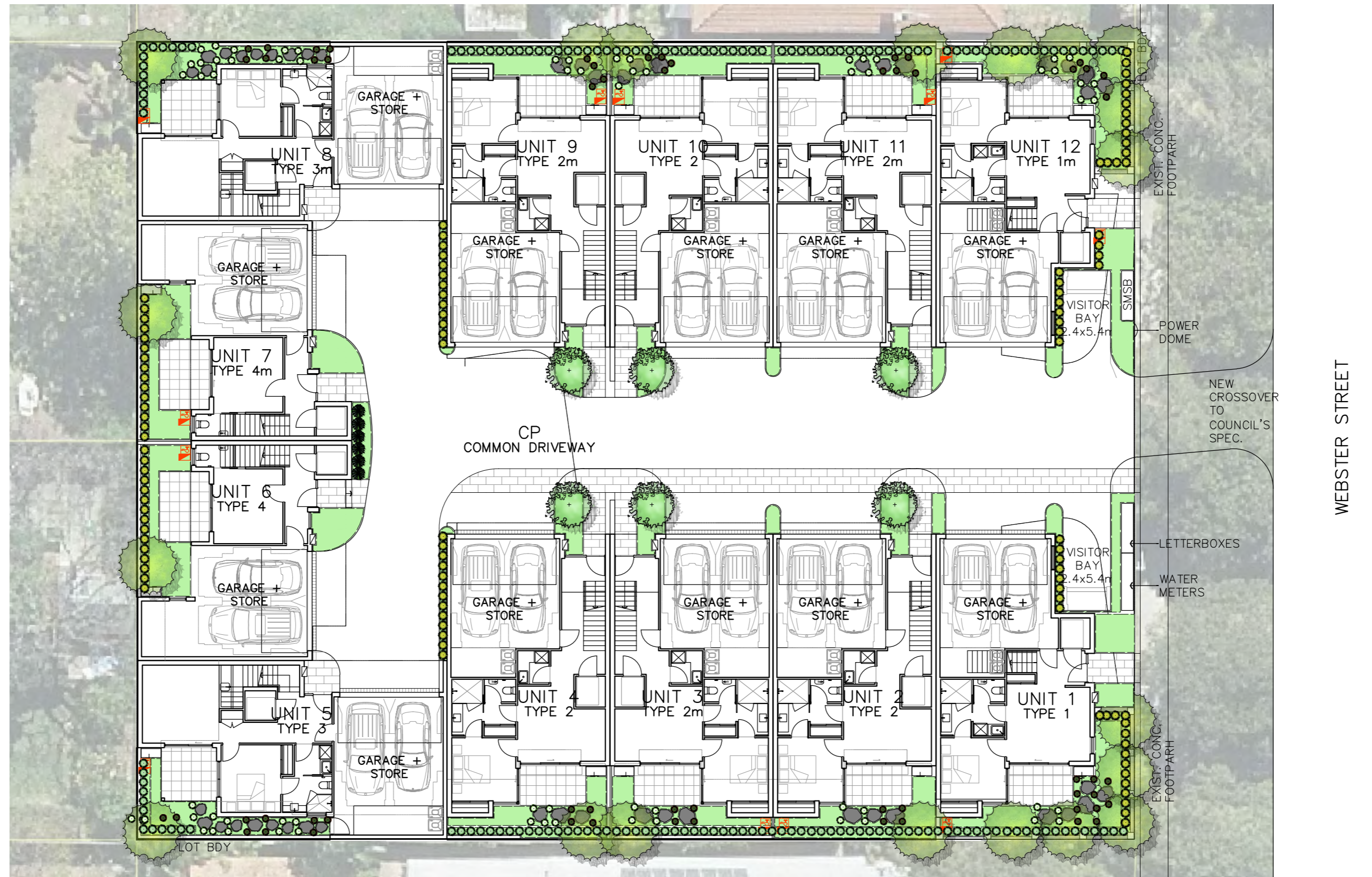
Item	Requirement	Assessment
Clause 25(1) – 26(3)	The R-Codes modified as set out at clause 26(3) are to be read as part of the scheme.	Satisfied Refer to separate assessment of the R-Codes Vol. 1 provided later in the RAR.
32.1 – Car Parking	Cash-in-lieu of parking.	Not Applicable The City does not have a cash-in-lieu policy.
32.2 – Shared Car Parking	Shortfall parking agreements for non-residential uses.	Not Applicable The development does not propose a non-residential use.
32.3 – Ceding of right of ways and laneway widening	Laneway ceding.	Not Applicable The subject site does not abut a laneway.

Local Planning Strategy

The City’s Local Planning Strategy was endorsed by the Western Australian Planning Commission in 2017. In accordance with the Strategy, the site is located in an area identified as located on the border between the First Transition and Second Transition Zones. The intent of which is to create a buffering between high intensity and low intensity development. The R60 density code applied to the site by Local Planning Scheme No. 3 is considered to reflect the Strategy’s intent.

DEVRIES | DESIGNS

REVISION	DESCRIPTION	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	11.04.21



01 CONTEXT SITE PLAN
101 SECTION 1:200 @ A3

CLIENT	NICHELIVING		SITE PLAN
DESIGNED	SD	DRAWING TITLE	
DRAWN	SD		126-LS-101
CHECKED	SD	DRAWING No.	
SCALE	1:200@A3		REVISION A

DEVRIES | DESIGNS

REVISION	DESCRIPTION	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	11.04.21

Item 13.7 - Attachment 1

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
4 X Vo
5 X Di

200 X Mp

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
4 X Vo
4 X Di

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
4 X Vo
4 X Di

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
14 X Vo
8 X Di

7 X Wt/7 X Le/7 X Pmm (CLUMPS OF PLANTING)
8 X Vo
5 X Di

10 X Wt/10 X Dr/10 X Hs

6 X MG (100LT)
DSA 9m2
INDICATED TREE CANOPY 4M
HEIGHT AT MATURITY 4-8M
TREES TO BE MAINTAINED TO ALLOW
FOR WASTE COLLECTION TRUCK

3 X Wt/3 X Dr/3 X Hs

7 X Li/7 X Dr

6 X Am/3 X Pmm/3 X Li

3 X Li/4 X Dr

6 X Wt/6 X Le/6 X Pmm (CLUMPS OF PLANTING)

5 X Li/5 X Dr

3 X Wt/3 X Dr/3 X Hs

3 X Li/4 X Dr

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
11 X Vo
7 X Di

5 X Li/5 X Dr

107 X Ri

3 X Am/3 X Pmm/3 X Li

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
5 X Vo
4 X Di

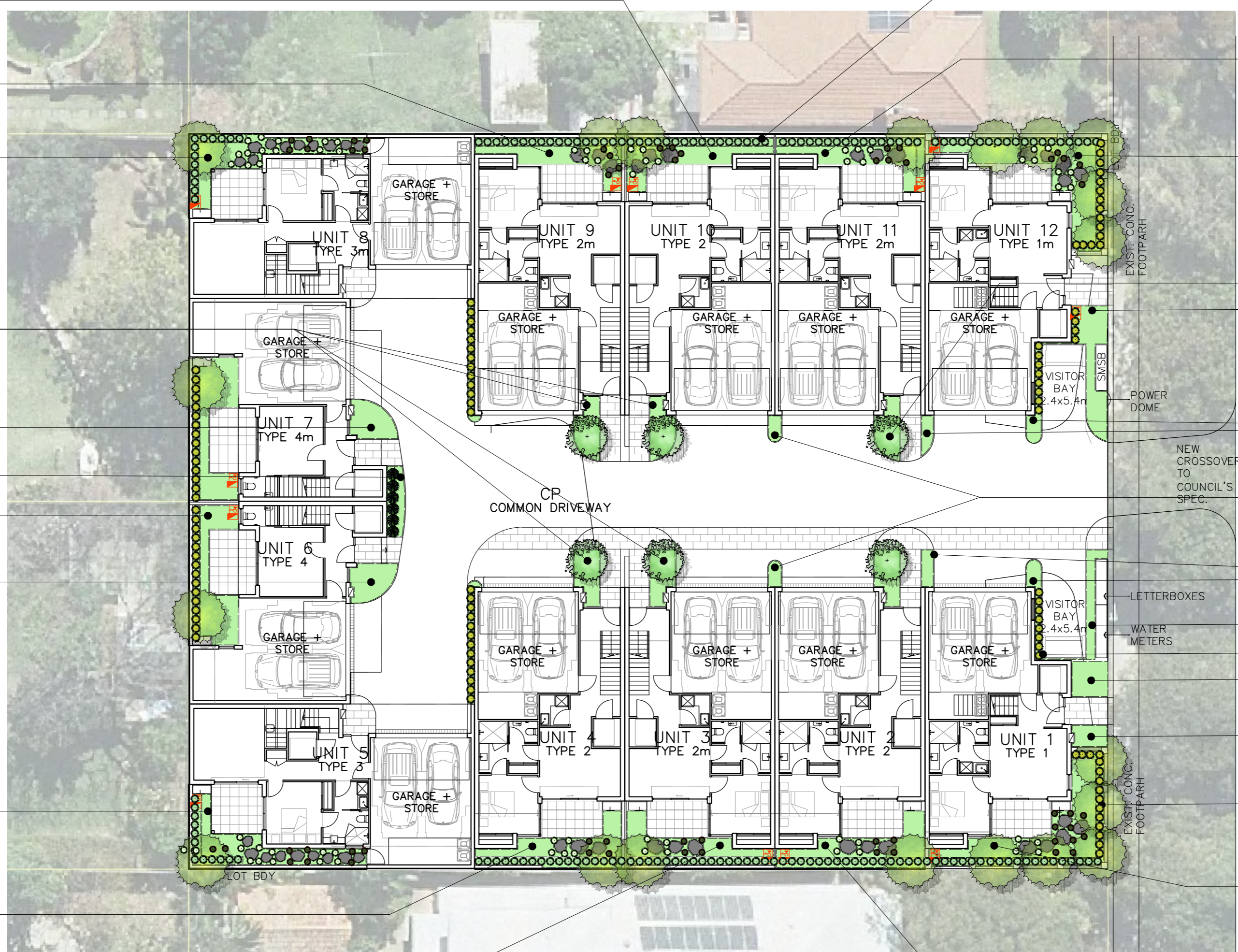
3 X Am/3 X Pmm/2 X Li

20 X TL (100LT)
DSA 9m2
INDICATED TREE CANOPY 4M
HEIGHT AT MATURITY 4-8M

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
4 X Vo
4 X Di

7 X Wt/7 X Le/7 X Pmm (CLUMPS OF PLANTING)
4 X Vo
10 X Di

4 X Wt/4 X Le/4 X Pmm (CLUMPS OF PLANTING)
4 X Vo
4 X Di



01 PLANTING PLAN
102 SECTION 1:200 @ A3

ISSUE FOR APPROVAL

CLIENT	NICHELIVING	
DESIGNED	SD	DRAWING TITLE
DRAWN	SD	
CHECKED	SD	DRAWING No.
SCALE	1:200@A3	

PLANTING PLAN	
126-LS-102	A

REVISION	DESCRIPTION	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	11.04.21

Item 13.7 - Attachment 1

DEVRIES | DESIGNS



TL- TRISTANIOPSIS LAURINA



MG- MAGNOLIA TEDDY BEAR



Wt- WESTRINGIA GREY BOX



Le- LEUCOPHYTA BROWNII



Hs- HIBBERTIA-SCANDENS



Li- LIRIOPE MUSCARI



Pmm- PITTOSPORUM MISS MUFFET



Di- DICHONDRA SILVER FALLS



Vo- VIOLA HEDERACEA



Ri- RHAPIOLEPIS INDICA 'SNOW MAIDEN




Dr- DIANELLA CASSA BLUE



Mp- MURRAYA PANICULATA

PLANT SCHEDULE								
<i>Botanical Name</i>			<i>Common Name</i>			<i>Indicative canopy diameter at maturity</i>	<i>Indicative canopy Height at maturity</i>	<i>Required DSA per tree</i>
Key	Trees	Trees	Size	Plant centre	Qty			
MG	MAGNOLIA TEDDY BEAR	Grandiflora	100Lt	As shown	6	4-6m	4-8m	9m2
TL	TRISTANIOPSIS LAURINA	Kanooka gum	100Lt	As shown	20	4-6m	4-8m	9m2
Shrubs			Shrubs					
Wt	WESTRINGIA GREY BOX		150mm	3 per m2	68			
Le	LEUCOPHYTA BROWNII		150mm	3 per m2	52			
Hs	HIBBERTIA-SCANDENS		150mm	3 per m2	16			
Li	LIRIOPE MUSCARI		150mm	3 per m2	27			
Pmm	PITTOSPORUM MISS MUFFET		150mm	3 per m2	58			
Mp	MURRAYA PANICULATA		150mm	3 per m2	158			
Ri	RHAPIOLEPIS INDICA 'SNOW MAIDEN		150mm	3 per m2	107			
Am	ANIGOZANTHOS		150mm	3 per m2	12			
Dr	DIANELLA CASSA BLUE		150mm	3 per m2	36			
Di	DICHONDRA SILVER FALLS		150mm	3 per m2	55			
Vo	VIOLA HEDERACEA		150mm	3 per m2	48			

CLIENT	NICHELIVING		
DESIGNED	SD	DRAWING TITLE	
DRAWN	SD	PLANTING PLAN	
CHECKED	SD	DRAWING No.	
SCALE	1:200@A3	126-LS-103	
			REVISION A

REVISION	DESCRIPTION	BY	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	SD	11.04.21

LANDSCAPE NOTES

SOILS & SURFACES

- FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
- EXISTING SOILS TO BE PLANTED SHALL BE IMPROVED WITH 50MM OF APPROVED ORGANIC SOIL CONDITIONER CULTIVATED TO A MINIMUM DEPTH OF 200MM.
- PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 50MM.

PLANTING & TREES

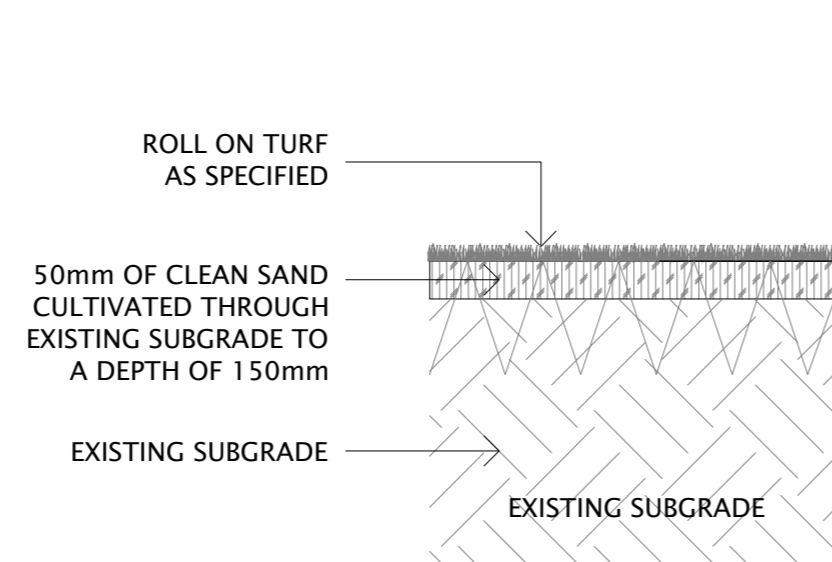
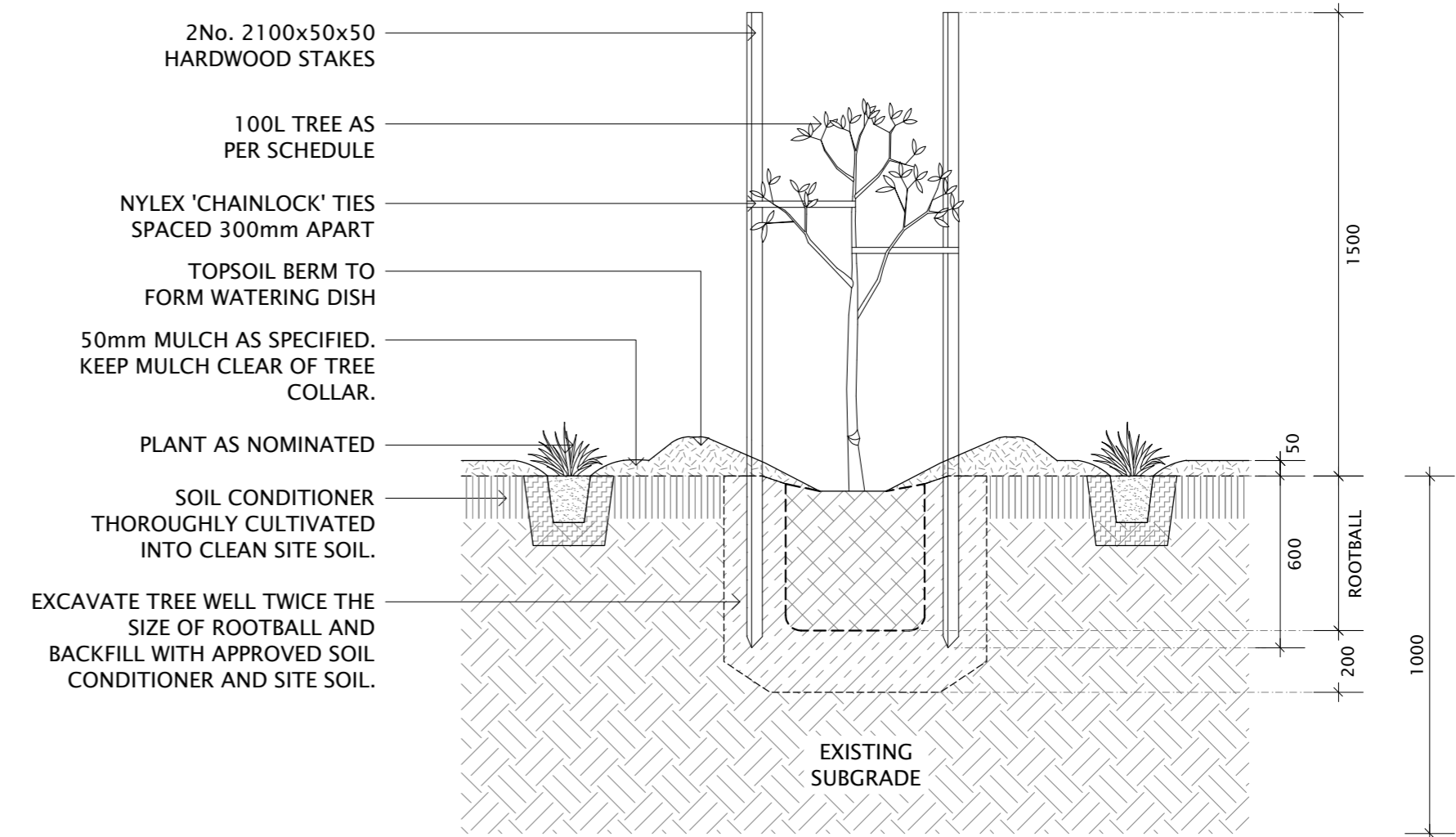
- TREES SHALL BE STAKED WITH 3No. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
- TREES PLANTED WITH IN 1000MM OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
- PLANTS TO BE SETOUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.

TURF

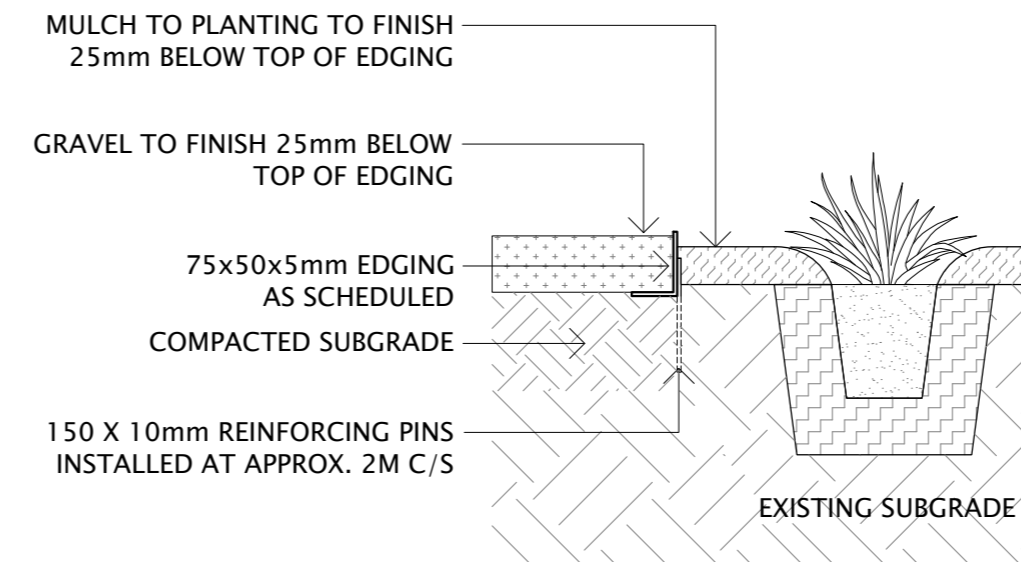
- TURF SHALL BE INSTANT 'SOFT LEAF BUFFALO' AS SUPPLIED BY COMPLETE TURF SUPPLIED UNLESS OTHERWISE NOTED.

IRRIGATION

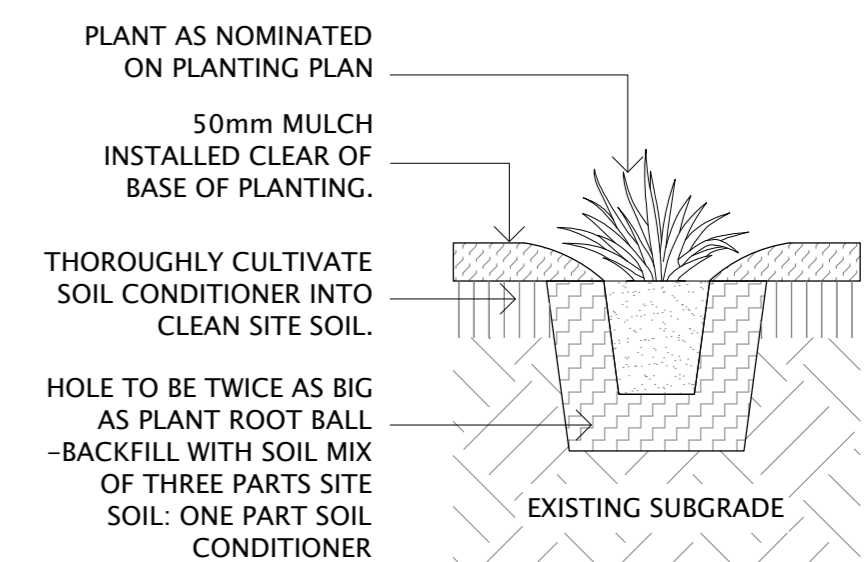
- WATER SOURCE - MAINS
- IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHERS TO ALL PLANTED AREAS.
- IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE.
- IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED IN MAINTENANCE OR STORAGE SHED.
- IRRIGATION TO LANDSCAPE WITHIN COMMON AREAS SHALL RUN FROM A COMMON WATER AND POWER SERVICE, IRRIGATION TO INDIVIDUAL LOTS TO BE SERVICED INDEPENDENTLY.
- PLANTING TO BE IRRIGATED WITH RIDGED RISERS TO REAR/NETAFIM TECHLINE TO FRONT CAR PARK TO MANUFACTURERS SPECIFICATION.
- TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
- AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.



01
401 TURF



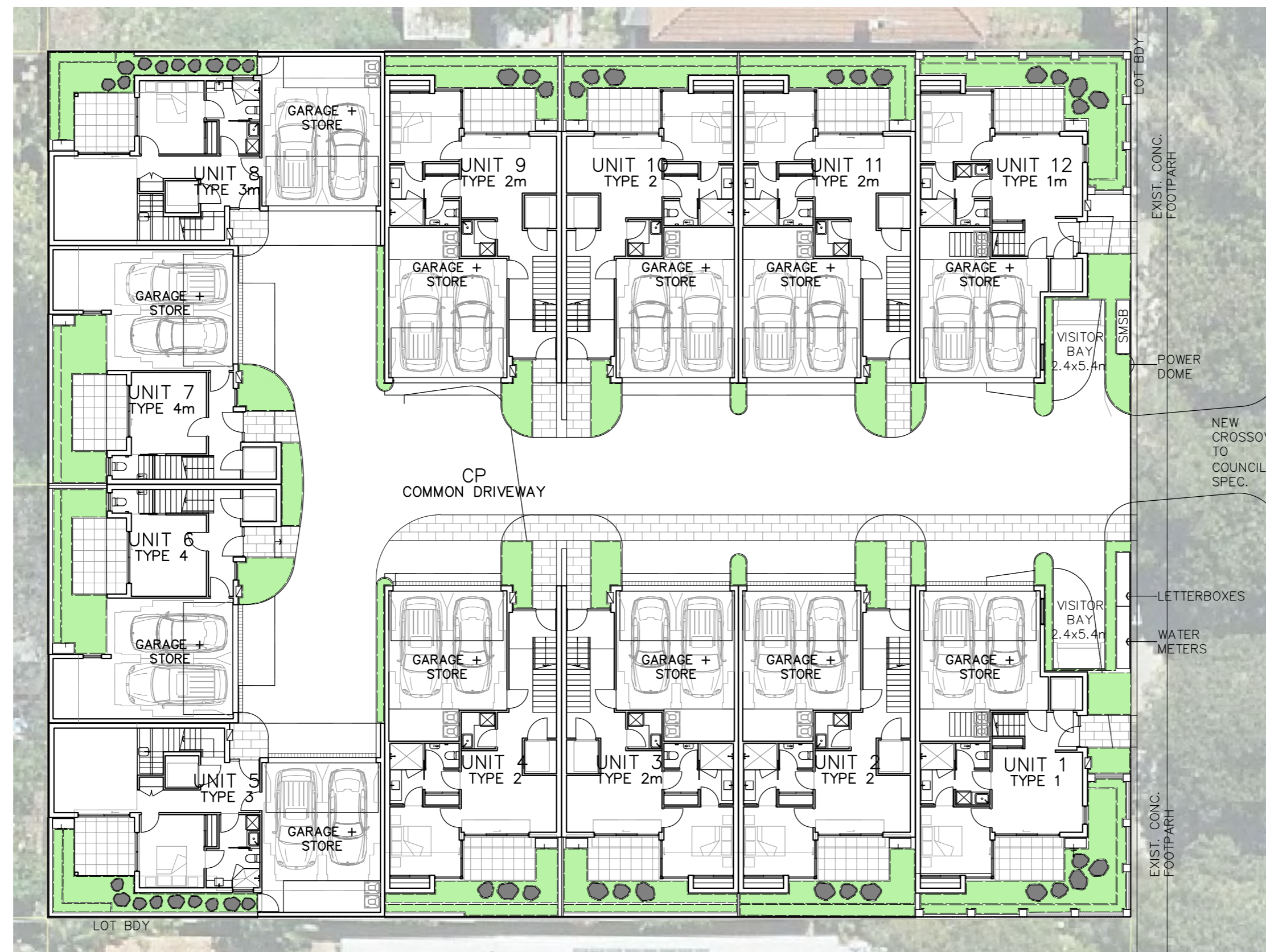
01
401 STEEL/ALUMINIUM EDGING



01
401 PLANTING

CLIENT	NICHELIVING	
DESIGNED	SD	DRAWING TITLE
DRAWN	SD	PLANTING PLAN
CHECKED	SD	DRAWING No.
SCALE	1:200@A3	126-LS-104

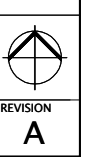
REVISION	DESCRIPTION	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	11.04.21



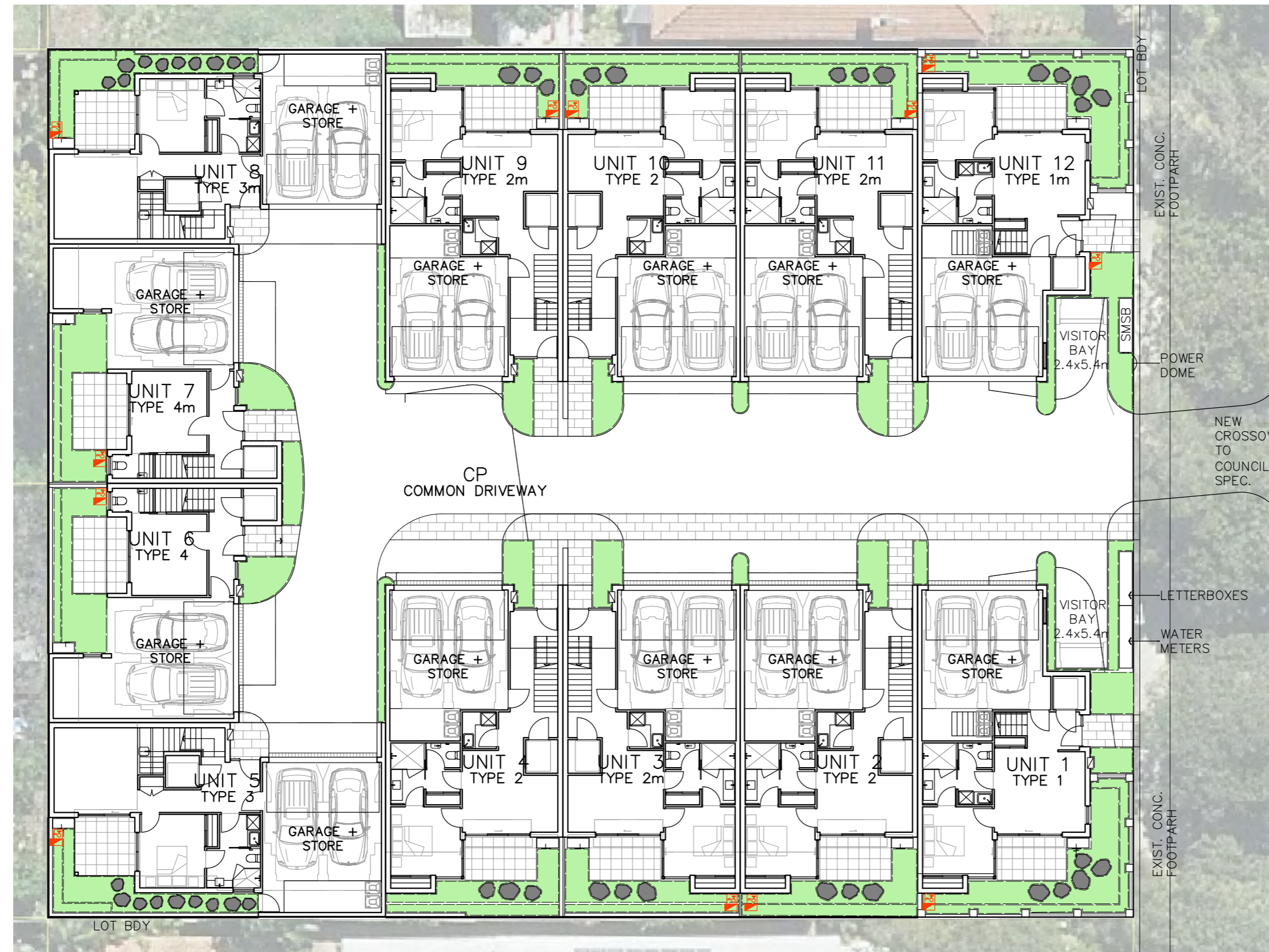
DEEP SOIL AREA (PLANTING)
 TOTAL DEEP SOIL AREA 201m²
 TOTAL LOT SIZE 2023.66m²

01 DEEP SOIL AREA PLAN
105 SECTION 1:200 @ A3



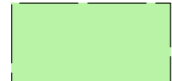
CLIENT	NICHELIVING	
DESIGNED	SD	DRAWING TITLE
DRAWN	SD	DEEP SOIL AREA PLAN
CHECKED	SD	DRAWING No.
SCALE	1:200@A3	126-LS-105



REVISION	DESCRIPTION	DATE
A	SKETCH DESIGN LANDSCAPE AND PLANTING LAYOUT	11.04.21



01 IRRIGATION PLAN
106 SECTION 1:200 @ A3

-  CONTROLLER
-  MAINS TAKE-OFF
-  IRRIGATION -SUB-SURFACE DRIP LINE

LANDSCAPE NOTES

SOILS & SURFACES

- FINAL GRADING SHALL PROVIDE SURFACES FREE FROM DEPRESSIONS, IRREGULARITIES AND NOTICEABLE CHANGES IN GRADE. GENERALLY, GRADES SHALL DEVIATE IN LEVEL NO GREATER THAN 20MM IN ONE LINEAR METRE.
- EXISTING SOILS TO BE PLANTED SHALL BE IMPROVED WITH 50MM OF APPROVED ORGANIC SOIL CONDITIONER CULTIVATED TO A MINIMUM DEPTH OF 200MM.
- PLANTED AREAS SHALL BE MULCHED WITH AN ORGANIC MULCH UNLESS OTHERWISE STATED TO A MINIMUM DEPTH OF 50MM.

PLANTING & TREES

- TREES SHALL BE STAKED WITH 3No. 50mm x 50mm x 1800mm JARRAH STAKES. STAKES SHALL BE PAINTED BLACK AND INSTALLED TO A MIN DEPTH OF 600MM. TREES SHALL BE SECURED TO POLES W/ 3 X RUBBER TIES IN FIGURE 8.
- TREES PLANTED WITHIN 1000MM OF BOUNDARY WALLS AND/OR PARKING AREAS SHALL BE INSTALLED WITHIN 600MM DEPTH NYLEX ROOT BARRIER MEMBRANE. MEMBRANE SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
- PLANTS TO BE SETOUT IN OFFSET ROWS WITH CONSISTENT SPACING TO FILL DESIGNATED AREAS.

TURF

- TURF SHALL BE INSTANT 'SOFT LEAF BUFFALO' AS SUPPLIED BY COMPLETE TURF SUPPLIED UNLESS OTHERWISE NOTED.

IRRIGATION

- WATER SOURCE - MAINS
- IRRIGATION SLEEVES BENEATH PAVED SURFACES TO BE PROVIDED BY OTHERS TO ALL PLANTED AREAS.
- IRRIGATION TO BE DESIGNED TO SUIT WATER PRESSURE.
- IRRIGATION SYSTEM TO BE HARD WIRED AND FULLY AUTOMATIC WITH CONTROLLER LOCATED IN MAINTENANCE OR STORAGE SHED.
- IRRIGATION TO LANDSCAPE WITHIN COMMON AREAS SHALL RUN FROM A COMMON WATER AND POWER SERVICE, IRRIGATION TO INDIVIDUAL LOTS TO BE SERVICED INDEPENDENTLY.
- PLANTING TO BE IRRIGATED WITH RIDGED RISERS TO REAR/NETAFIM TECHLINE TO FRONT CAR PARK TO MANUFACTURERS SPECIFICATION.
- TURF TO BE IRRIGATED BY MP ROTATORS AND OVERLAP SUFFICIENTLY TO MAINTAIN CONSISTENT GROWTH.
- AS CONSTRUCTED DRAWINGS, MANUALS AND 12 MONTH WARRANTY SHALL BE SUPPLIED TO CLIENT UPON PRACTICAL COMPLETION.

WEBSTER STREET

ISSUE FOR APPROVAL

CLIENT	NICHELIVING	
DESIGNED	SD	DRAWING TITLE
DRAWN	SD	IRRIGATION PLAN
CHECKED	SD	
SCALE	1:200@A3	DRAWING No.
		126-LS-106
		REVISION
		A

WASTE MANAGEMENT PLAN

Multi-Unit Residential Development

**11-13 Webster Street
Nedlands**

March 2021



**Prepared by Dallywater Consulting
For Nicheliving**

REPORT COMMISSIONED BY:

Nicheliving

Head of Development – Stuart Gardiner
Level 1, 180 Newcastle Street
Perth WA 6000
Phone: (08) 9483 0000
Email: StuartG@nicheliving.com.au

REPORT PREPARED BY:

Dallywater Consulting

Senior Consultant - Gordon Houston
122 Patersonia Road
Chittering WA 6084
Phone: 0427 137 503
Email: gordiebh@gmail.com



© March 2021, Dallywater Consulting – All Rights Reserved
Version 1: 27 March 2021
This Version 2: 12/04/21

DISCLAIMER

Any representation, statement, opinion or advice, expressed or implied in this publication is made in good faith, but on the basis that Dallywater Consulting is not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever, which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect to any representation or statement of advice referred to herein.

TABLE OF CONTENTS

1	EXECUTIVE SUMMARY	4
2	INTRODUCTION	6
2.1	The Development	6
	Table 1: Number and Type of Residential Apartments	6
2.2	Onsite Waste Management	6
3	LOCAL GOVERNMENT WASTE MANAGEMENT REQUIREMENTS	8
3.1	Waste Management Guidelines	8
3.2	Waste Generation	8
3.2.1	Residential Apartments	8
	Table 2: Waste Generation Rates	8
	Table 3: Waste Generation Rates	8
3.3	Bin Storage	8
3.4	Bin Presentation	8
3.5	Waste Capacity	8
3.6	Summation	9
4	BIN STORAGE AND MANAGEMENT	10
4.1	Bin Storage	10
4.2	Bin Storage Amenity	11
4.3	Bin Presentation and Servicing	11
4.4	Bulk Waste Collection	11
4.5	Bin Management	11
5	WASTE MANAGEMENT RESPONSIBILITIES	13
5.1	Strata Management	13
5.2	Residents	13
6	REFERENCES	14
	APPENDIX 1 – SWEEP PATHS	15

1 EXECUTIVE SUMMARY

Nicheliving is applying to the City of Nedlands (the “City”) to develop a property at 11-13 Webster Street, Nedlands. The development is proposed to consist of 12 three-bedroom townhouses.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development to the City. Nicheliving enlisted the services of waste management specialists Dallywater Consulting to investigate the City’s requirements in this regard and to develop this WMP.

Based on the City’s requirements, it is proposed that the following initiatives will be implemented for the waste servicing at 11-13 Webster Street, Nedlands.

It is proposed that the following initiatives will be implemented for the waste servicing at 11-13 Webster Street, Nedlands.

- Use of 240 litre receptacles for waste and recycling; or
- Use of 120 litre bins for FOGO material and 240 litre bins for waste and recycling; and
- Weekly servicing of the residential waste and fortnightly servicing of the recycling material; or
- Weekly servicing of the residential FOGO and fortnightly servicing of the waste and recycling material.

Servicing will be undertaken by the City’s collections service via a rear-load vehicle entering upon the site.

Review

All of the above-mentioned waste servicing arrangements will be reviewed as a matter of course on an ongoing basis to ensure that the most efficient arrangements to manage the waste and recycling material generated by all aspects of the facility are in place and are maintained.

DEFINITIONS

120: A 120 litre waste or recycling receptacle.

240: A 240 litre waste or recycling receptacle.

FOGO (service): Food Organics and Garden Organics - a local government kerbside collection service for food and garden organic material.

Mobile Garbage Bin (MGB): A wheeled receptacle used by domestic residences and commercial premises within a local government municipality to deposit waste materials for emptying by the local government or a collection contractor.

Mobile Recycling Bin (MRB): A wheeled receptacle used by domestic residences and commercial premises within a local government municipality to deposit recycling materials for emptying by the local government or a collection contractor.

Recycling: Any material accepted by the local government's recycling collection contract.

Strata Management: For the purposes of this document, the selected legal entity charged with managing the soft services of the built structure (i.e. waste management, cleaning, landscaping, security and other similar human-sourced services) on behalf of the owners and tenants of the building.

Waste: Any recyclable and non-recyclable discarded solid, semi-solid, liquid or contained gaseous materials not accepted by the local government's recycling collection contract.

2 INTRODUCTION

2.1 The Development

Nicheliving is applying to the City of Nedlands (the “City”) to develop a property at 11-13 Webster Street, Nedlands. The development is proposed to consist of 12 three-bedroom townhouses.

As part of the Development Approval process, the developer is required to submit a Waste Management Plan (WMP) for the development to the City. Nicheliving enlisted the services of waste management specialists Dallywater Consulting to investigate the City’s requirements in this regard and to develop this WMP .

Figure 1: Location Plan



The following table details the number of residential townhouses proposed for the development.

Table 1: Number and Type of Residential Apartments

UNIT TYPE	Number
Residential Townhouses	
3 Bed	12
Total	12

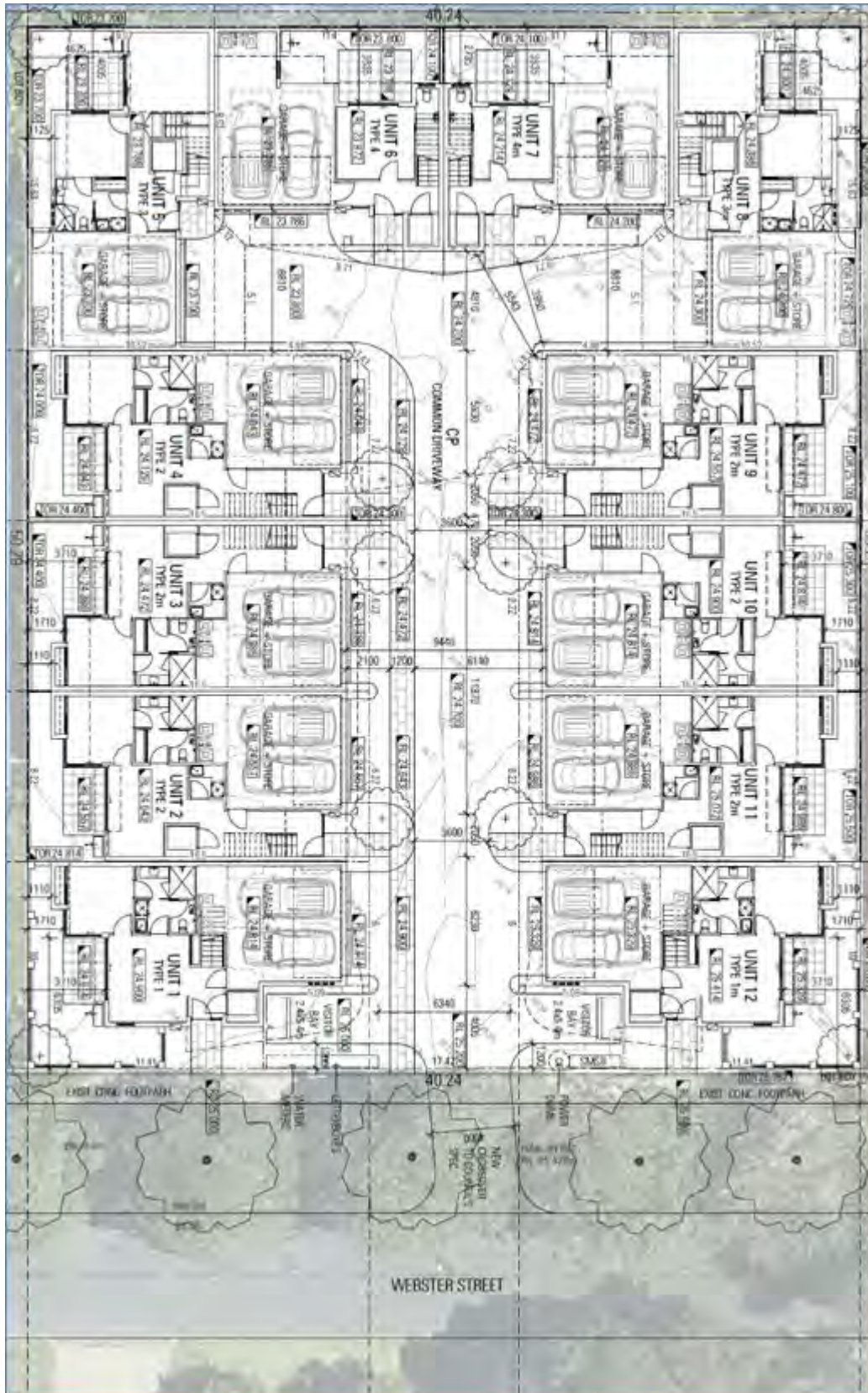
2.2 Onsite Waste Management

The following provisions have been made for waste and recycling on the site:

- **Residential Townhouses**
 - The residents will take their food organics (FOGO), waste and recycling material to the ground floor and dispose of those materials into their own sets of residential bins located in their garages.
- **Hardwaste/Bulky Items**
 - Residents have space in their garages for the storage of some hard or bulky waste prior to its collection or removal.
- **Greenwaste**
 - Greenwaste will be removed offsite by gardening contractors employed to manage the common garden areas around the development.
- **Waste Collection**
 - The development is required to use the City’s residential waste collection service.
 - The City provides various services for the collection of waste and recycling bins.

- The City sets the specifications for acceptable collection parameters (e.g. number of bins, frequency of servicing, maximum bin weights, etc).
- Generally, for this number of dwellings, the City requires collection of waste and recycling from within the site.

Figure 2: Site Plan



3 LOCAL GOVERNMENT WASTE MANAGEMENT REQUIREMENTS

3.1 Waste Management Guidelines

The following provisions have been sourced from the City's latest *Waste Management Local Planning Policy Appendix One Waste Management Guidelines* (published on its website) which have also been used as the basis for waste generation calculations here-in.

3.2 Waste Generation

The City has advised that the solid waste management requirements for these developments are as follows:

- Waste is collected weekly in 120 or 240 litre bins, and recycling fortnightly in 240 litre bins; and
- Waste and recycling receptacles are to be provided in sufficient numbers to cater for the waste generation requirements detailed in the following table.
- With the implementation of FOGO servicing, those bins will be collected weekly, and the waste and recycling bins will be collected fortnightly.

3.2.1 Residential Apartments

Based on the above-mentioned guidelines and the existing collection services, the waste generation rates for the development are as detailed in the following table.

Table 2: Waste Generation Rates

Residential Dwellings	Number	Weekly Waste (m ³)	Fortnightly Recycling (m ³)
3 Bed Townhouse	12	0.12	0.24

It is noted the introduction of the Food Organics and Garden Organics (FOGO) bin servicing, the City considers that 50 litres of FOGO material per property is likely to be generated per week. With the FOGO material diverted to an alternative bin, this will reduce the general waste generation per dwelling to 70 litres per week. The waste generation rates for the extra bin scenario would then be as per the following table.

Table 3: Waste Generation Rates

Residential Dwellings	Number	Fortnightly Waste/Dwelling (m ³)	Weekly FOGO/Dwelling (m ³)	Fortnightly Recycling/Dwelling (m ³)
3 Bed Townhouse	12	0.14	0.05	0.24

3.3 Bin Storage

- Bin storage should be provided adequate to house all bins.
- There should be sufficient area to manoeuvre the bins to ensure that residents have access at all times to part or completely empty waste and recycling bins.

3.4 Bin Presentation

- Bins would be presented by residents to the front of each garage for servicing prior to the arrival of the rear-load collection vehicle.

3.5 Waste Capacity

The City's preference is for the use of 120 and 240 litre receptacles. Each resident will have the following bins:

- 1 x 240 litre waste bin for weekly servicing; or
- 1 x 120 litre FOGO bin for weekly servicing and 1 x 240 litre waste bin for fortnightly servicing; and
- 1 x 240 litre recycling bin for alternative fortnightly servicing.

3.6 Summation

It is proposed that the following initiatives will be implemented for the waste servicing at 11-13 Webster Street, Nedlands.

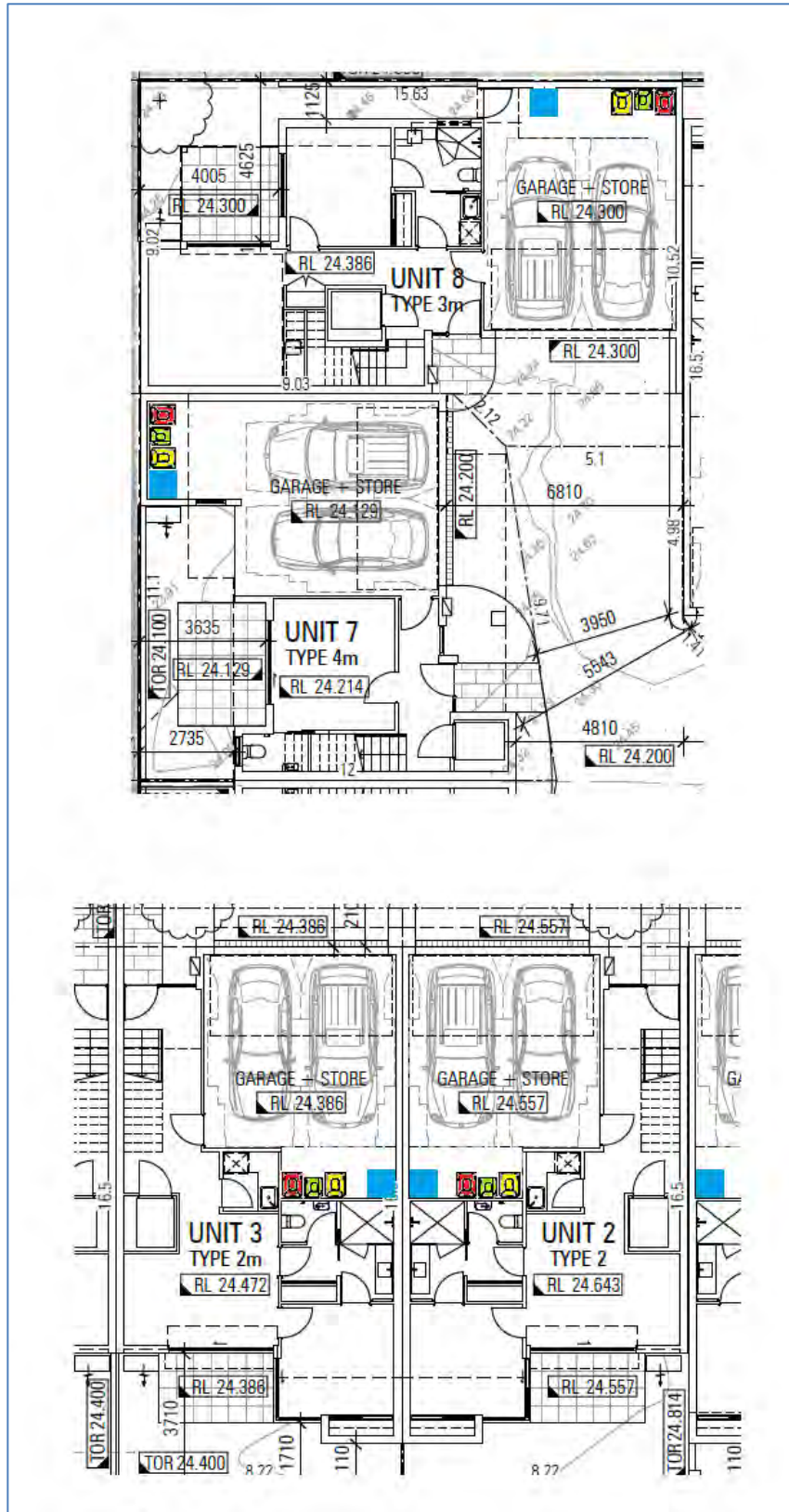
- Use of 240 litre receptacles for waste and recycling; or
- Use of 120 litre bins for FOGO material and 240 litre bins for waste and recycling; and
- Weekly servicing of the residential waste and fortnightly servicing of the recycling material; or
- Weekly servicing of the residential FOGO and fortnightly servicing of the waste and recycling material.

4 BIN STORAGE AND MANAGEMENT

4.1 Bin Storage

Bins will be stored within the garages of each apartment. The following figure demonstrates the positioning of the bins within the garage area. The area denoted in blue is a 1m² hard or bulky material/item storage area.

Figure 3: Residential Bin Storage (and Hard/Bulky Storage)



4.2 Bin Storage Amenity

The bin storage areas have been designed and located so that they;

- are well ventilated;
- can be kept clean; and
- compliment the overall aesthetics of the development.

4.3 Bin Presentation and Servicing

Servicing of bins will be as per the following arrangements:

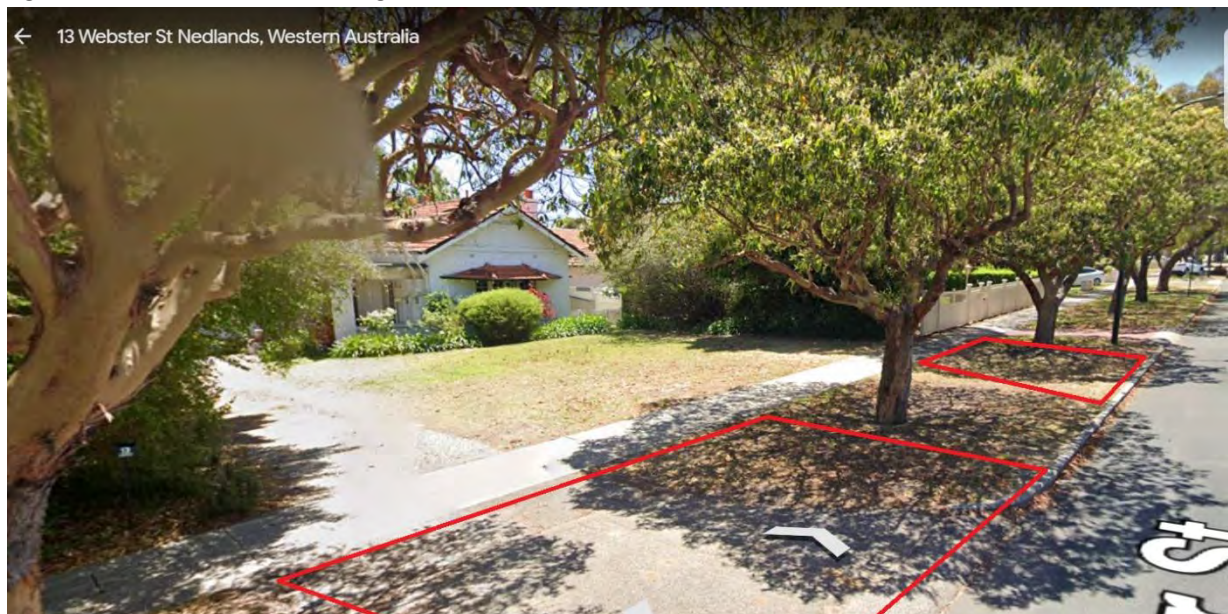
- On collection mornings, bins will be presented to the front of each apartment for collection by the rear-load collection vehicle (see drawing on next page).
- The collection vehicle will access the property in forward gear, traverse the site to the rear, turn around and exit back onto Webster Street in forward gear.

Swept path diagrams extracted from Appendix 2 of *Traffic Engineering Letter KC01268.000 11 & 13 Webster Street, Nedlands* prepared by KCTT (Trading as KC Traffic and Transport Pty Ltd) have been included at Appendix 1 to demonstrate the ability of the 7.5 metre collection vehicle to traverse the site.

4.4 Bulk Waste Collection

There is adequate room on the verge of the development for the City to place a 10m³ bin for its bulk verge collections (see Figure 4).

Figure 4: Bin Placement – Annual Verge Collections

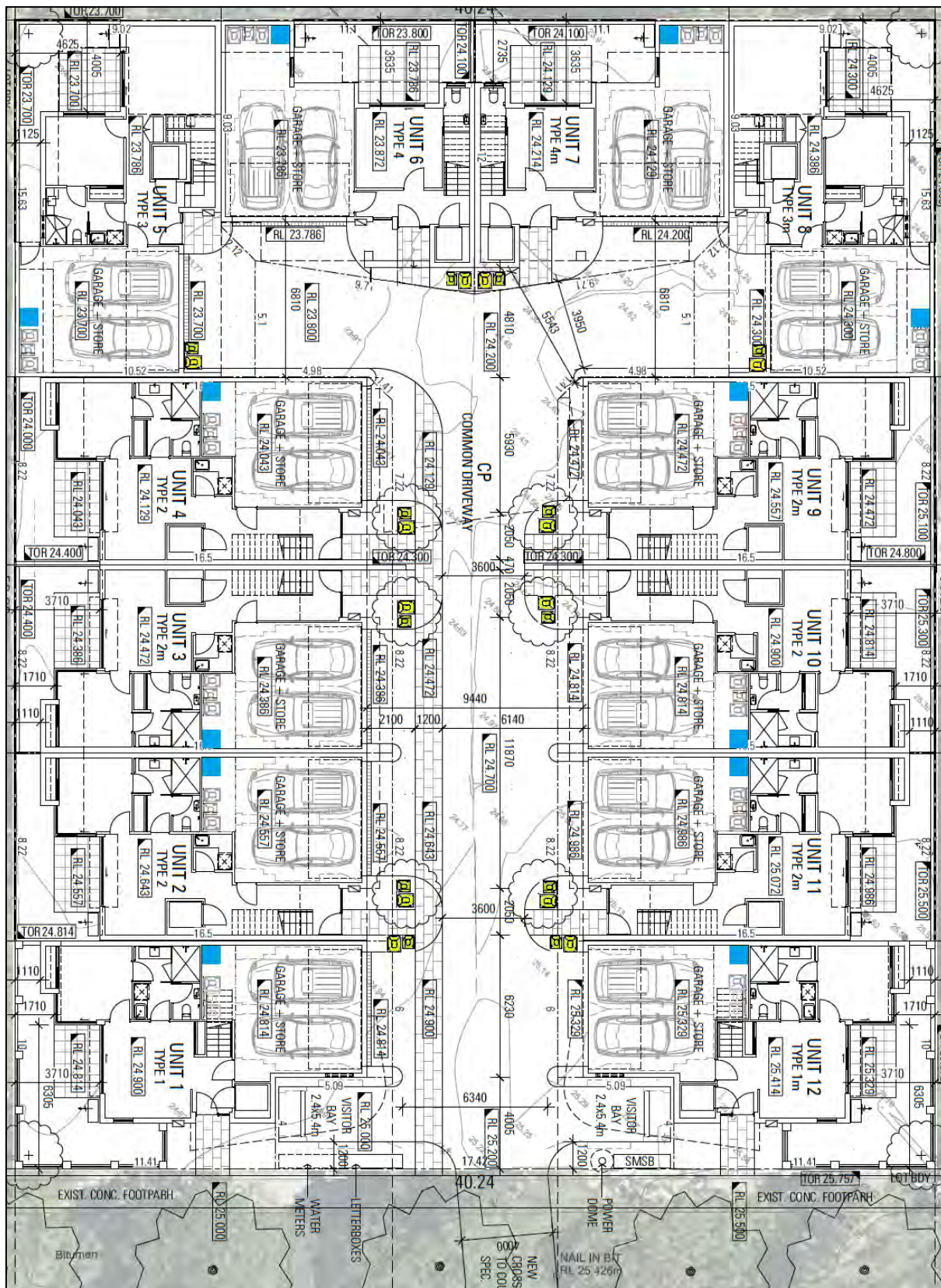


4.5 Bin Management

The management of the bins will be the responsibility of each resident. They will be responsible for ensuring that their bins are properly managed in accordance with the City's Waste Local Law by:

- ensuring that each receptacle is kept in good condition and repair; and take all reasonable steps to
- preventing fly breeding and keeping each receptacle free of flies, maggots, cockroaches, rodents and other vectors of disease;
- preventing the emission of offensive or noxious odours from each receptacle;
- ensuring that each receptacle does not cause a nuisance to an occupier of adjoining premises; and
- whenever directed to do so by the local government or an authorised person, thoroughly cleaning, disinfecting, deodorising and applying a residual insecticide to each receptacle.

Figure 5: Bin Presentation



5 WASTE MANAGEMENT RESPONSIBILITIES

5.1 Strata Management

The Strata Management body will have responsibility for ensuring that the residential waste management activities are appropriately conducted and that residents meet their waste management responsibilities.

The Strata Management body is responsible for the maintenance of the common property (including roads) within the development and shall indemnify the Principal and its Collection Contractors against any and all costs, expenses, liability, loss, claims or proceedings whatsoever in respect of personal injury to or the death of any person, and in respect of any injury or damage whatsoever to any property or person, arising out of or in the course of or caused by the carrying out of work.

The Strata Management will also be responsible for coordination of bulk and hard waste verge collections with the City.

5.2 Residents

All residents would be instructed via the Strata Management of the various waste management requirements and expectations.

Residents will be responsible for;

- Presentation of the bins for servicing;
- Ensuring bins have been returned to the garages after servicing; and
- Maintenance of the bins in accordance with the City's Local Laws.

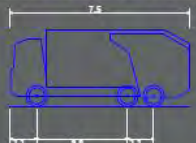
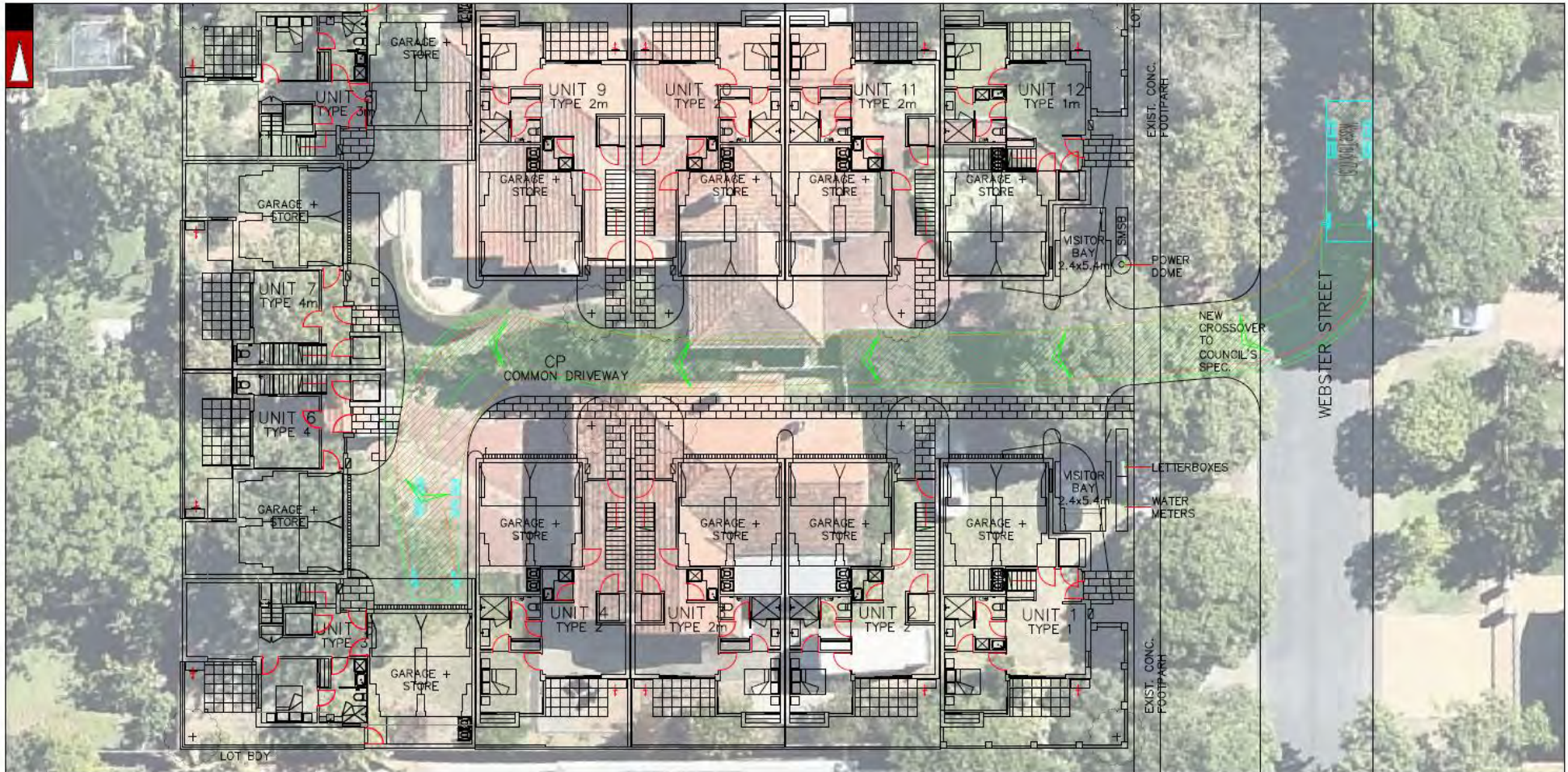
6 REFERENCES

- City of Nedlands: *Waste Management Local Planning Policy Appendix One Waste Management Guidelines*
- KCTT: Appendix 2 - *Traffic Engineering Letter I KC01268.000 11 & 13 Webster Street, Nedlands*

APPENDIX 1 – SWEEP PATHS

(courtesy KCTT)¹

¹ Verbal approval provided – PC to Colin (0402381135) KCTT 0845 12/04/21)



- Waste Truck (7.5)
- Overall Length 7.500m
- Overall Width 2.400m
- Overall Body Height 2.205m
- Min Body Ground Clearance 0.410m
- Track Width 2.400m
- Lock-to-lock time 4.00s
- Curb to Curb Turning Radius 8.500m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Cannock WA 6021
			TITLE: Vehicle Turning Circle Plan - Small Waste Vehicle (7.5m)	N.M.
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S20	
NO	DATE	AMENDMENT		

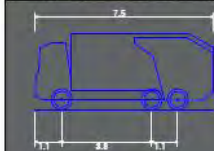
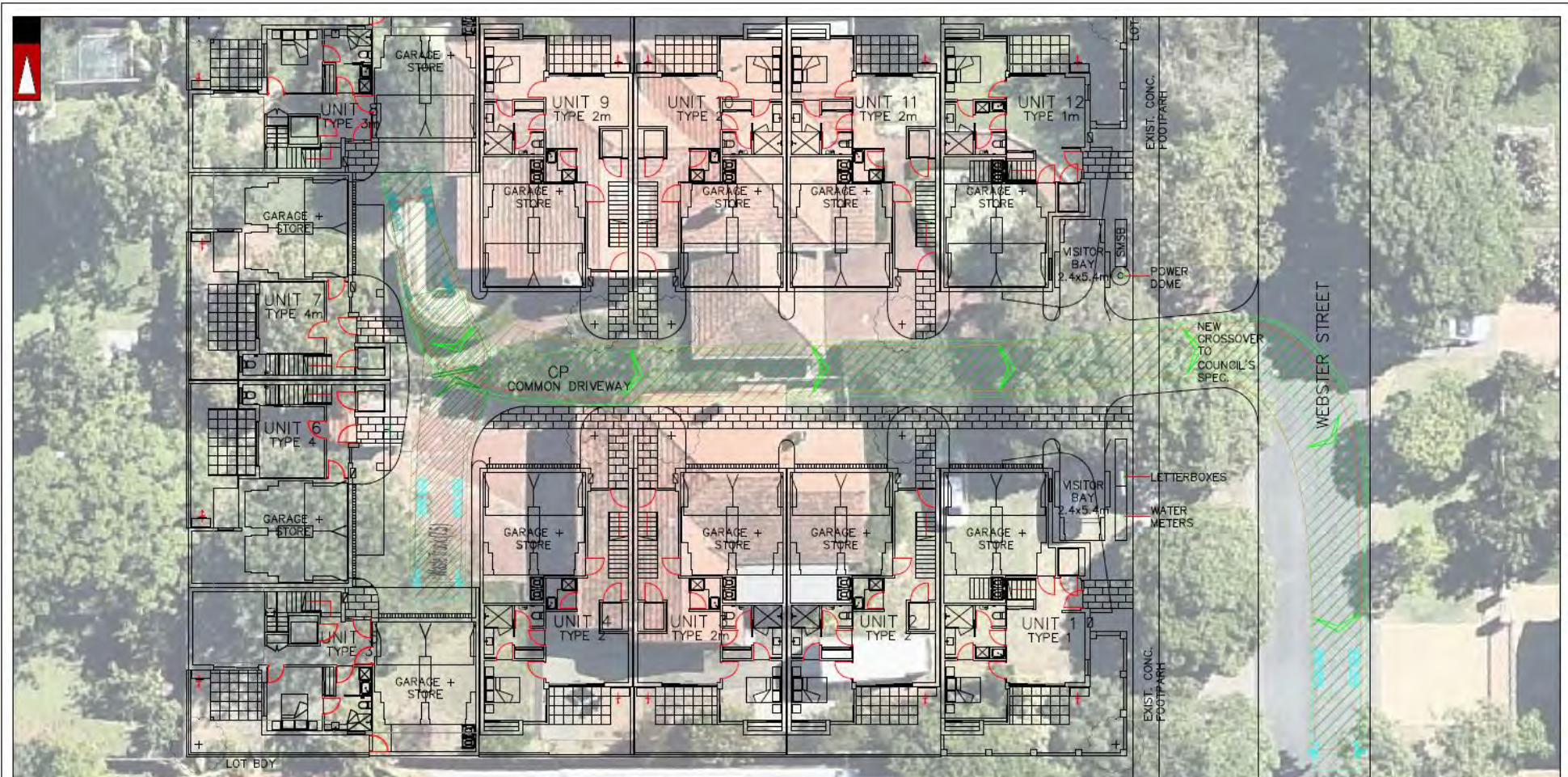
MANAGEMENT SYSTEMS REGISTERED TO ISO 9001

LEGEND

Drawn by: N.M.

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Cannock WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



- Waste Truck (7.5)
 - Overall Length 7.500m
 - Overall Width 2.400m
 - Overall Body Height 3.205m
 - Min Body Ground Clearance 0.410m
 - Track Width 2.400m
 - Lock-to-lock time 4.00s
 - Curb to Curb Turning Radius 8.500m
- Lot boundary
 - Wheel Path (Forward Vehicle Motion)
 - Vehicle Chassis Envelope (Forward Vehicle Motion)
 - Wheel Path (Reverse Vehicle Motion)
 - Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balclutha WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au
			TITLE: Vehicle Turning Circle Plan - Small Waste Vehicle (7.5m)	N.M.	
			DRAWING NUMBER: KC01268.000_S21		
A	15-03-2021	ISSUED FOR REVIEW			
NO	DATE	AMENDMENT			



2108a/CC

26 March 2021

Residential Development

11 & 13 Webster Street, Nedlands –

State Planning Policy 5.4 Road Noise Assessment and Environmental Noise Impact Assessment

Acoustic Report for Development Application [draft] Rev. A

Disclaimer

This report has been produced by Hewshott International having been prepared for the specific client and project detailed in the report. It is based on the objectives agreed with the client's instructions, specific scope of works, conditions and limitations and instructions to Hewshott International taking into account the relevant standards and guidelines in force at the time of issuing this report. Information contained in this report is not warranted to be suitable for other uses than the original intended objective. Only the client may use the information contained in this report without prior written consent from Hewshott International. This report may provide an approximate reference to costs or fees for services or products provided by a third party, for which Hewshott International accepts no responsibility for their accuracy.

Copyright

All contents of this document are the property of Hewshott International. Using or copying of this document in whole or in part without the prior written consent of Hewshott International is prohibited, and constitutes an infringement of copyright. This document or any of the information it contains may not be redistributed to any third party without prior written consent from Hewshott International.

Hewshott International | Acoustics 16 Century Court 100 Hay Street Subiaco Western Australia 6008

PO Box 1188 Kalamunda Western Australia 6926

t: +61 8 6230 2780 e: info@hewshott.com w: www.hewshott.com



green building council australia
MEMBER 2016-2017






Document Control		Hewshott <small>Acoustics</small> 			
Rev No	Date	Revision Details	Author	Verifier	Approver
A	26 th March 2021	Draft for comment	NB	DML	NB



Table of contents

1. Executive Summary	4
2. Project Location	5
3. Environmental Noise Impact Criteria	6
3.1. EPNR 1997 Assigned Noise Levels Table	6
3.2. EPNR 1997 Noise Character Adjustments	6
3.3. Nearest Noise Sensitive Receiver (NSR)	7
3.4. Calculation of Assigned Noise Levels	7
3.4.3 Traffic/Transport Factor	8
3.4.5 EPNR 1997 Assigned Noise Levels Table – NSR	8
3.5. Noise Emission	9
3.5.1 Mechanical Services	9
3.5.2 Vibration Mitigation – General Advice	10
3.5.3 Waste Collection Services	11
4. State Planning Policy 5.4 – Initial Screening Assessment	12
4.1. Noise Targets	12
4.2. Screening Assessment	12
4.3. Existing Noise Levels	13
A. Glossary	16

1. Executive Summary

Hewshott International has been engaged by Nicheliving Projects to undertake the acoustic consultancy services for Development Application for the proposed residential development at 11&13 Webster Street, Nedlands.

The key aspects are:

- Environmental noise emission from the development,
- State Planning Policy 5.4 Road Noise Assessment.

The proposed development will consist of twelve three-story residential properties at 11&13 Webster St, Nedlands. The site is located within a 300m distance from the main road; therefore, a noise assessment in accordance with State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4) is required.

An initial screening assessment has been undertaken to determine the noise exposure category of the proposed development. Noise measurements for day and night-time have been undertaken at the site to confirm the existing noise climate.

Based on the current and predicted future noise levels, the development does not require any further acoustic measures to prevent traffic noise intrusion.

An assessment of noise emission from the development has been undertaken in accordance with Environmental Protection (Noise) Regulation 1997 at the nearest residential noise sensitive receptors (NSR).

Provisional calculations of noise levels from mechanical services and waste collection services associated with the development will achieve compliance at all noise sensitive receptors in accordance with the WA EPNR 1997.

Recommendations for noise emission from the mechanical services and waste collection associated with the development have been made to ensure the development will achieve compliance with the Environmental Protection Noise Regulation 1997 at the nearest noise sensitive receptors.

2. Project Location

11&13 Webster Street are two residential lands located in the City of Nedlands.

Stirling Highway is classified as a significant traffic route as per Schedule 3 Metro Map of SPP 5.4. It is located approximately 135m to the north of the proposed development, therefore the development falls within the 300 meter distance which requires a noise assessment in accordance with SPP 5.4.

The site is located within a Residential Zone, according to the City of Nedlands Local Planning Scheme No 3 and is therefore surrounded by other residential properties.

Each individual house within the development is to be classified as a noise sensitive receptor, therefore the nearest noise sensitive receivers (NSR) have been identified and are located at:

- 11 & 13 Webster St, the development,
- 9 Webster St, to the north from the development,
- 15 Webster St, to the south from the development,
- 8, 10, 12 and 14 Stanley St, to the east from the development.

Figure 2.1: Aerial view of site and its surroundings – source: Google Maps



3. Environmental Noise Impact Criteria

In Western Australia, the noise emissions from a development to a receiver are assessed in accordance with the Environmental Protection (Noise) Regulations 1997 (EPNR 1997). The noise emissions from the development are compared with calculated assigned noise levels at a given noise sensitive receiver.

3.1. EPNR 1997 Assigned Noise Levels Table

The Western Australian Department of Environmental Protection Noise Regulations (EPNR 1997) operate under the Environmental Protection Act 1986. The Regulations specify maximum noise levels that can be received at noise sensitive premises, including industrial, commercial and residential premises.

EPNR 1997 provides a methodology and stipulates clear procedures relating to noise assessments and control. The regulations provide limits for three types of assigned noise levels:

- L_{Amax} assigned noise level which cannot be exceeded at any time;
- L_{A1} assigned noise level that cannot be exceeded for more than 1% of the time;
- L_{A10} assigned noise level that cannot be exceeded for more than 10% of the time.

The resulting assigned noise levels are displayed in Table 3.1.1 below.

Table 3.1.1: Assigned noise levels.

Type of premises receiving noise	Time of day	Assigned noise level (dB _A)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	07:00 to 19:00 Monday to Saturday	45+IF	55+IF	65+IF
	09:00 to 19:00 Sunday and Public holidays	40+IF	50+IF	65+IF
	19:00 to 22:00 All days	40+IF	50+IF	55+IF
	22:00 to 07:00 All days	35+IF	45+IF	55+IF
Noise sensitive premises at locations further than 15 metres from a building directly associated with a noise sensitive use	All hours	60	75	80
Commercial premises	All times	60	75	80
Industrial and utility premises	All times	60	75	80

The “influencing factor” (IF) is calculated for each of noise-sensitive premises receiving noise. It takes into account the amount of industrial and commercial land and the presence of major roads within a 450m radius around the noise receiver.

3.2. EPNR 1997 Noise Character Adjustments

It is a requirement of EPNR 1997 that the noise character of any breakout noise from a development be free of annoying characteristics, namely –

- Tonality, e.g. whining, droning;
- Modulation, e.g. like a siren; and
- Impulsiveness, e.g. banging, thumping.

According to EPNR 1997, “if these characteristics cannot be reasonably and practicably removed, e.g. in the case of an emission like music, then a series of adjustments to the measured levels are set out, and the adjusted level must comply with the assigned level”. The adjustments are set out below.

Table 3.2.1: EPNR 1997 noise character adjustments

Adjustment where noise emission is not music These adjustments are cumulative to a maximum of 15 dB			Adjustment where noise emission is music	
Where tonality is present	Where modulation is present	Where impulsiveness is present	Where impulsiveness is not present	Where impulsiveness is present
+5 dB	+5 dB	+10 dB	+10 dB	+15 dB

3.3. Nearest Noise Sensitive Receiver (NSR)

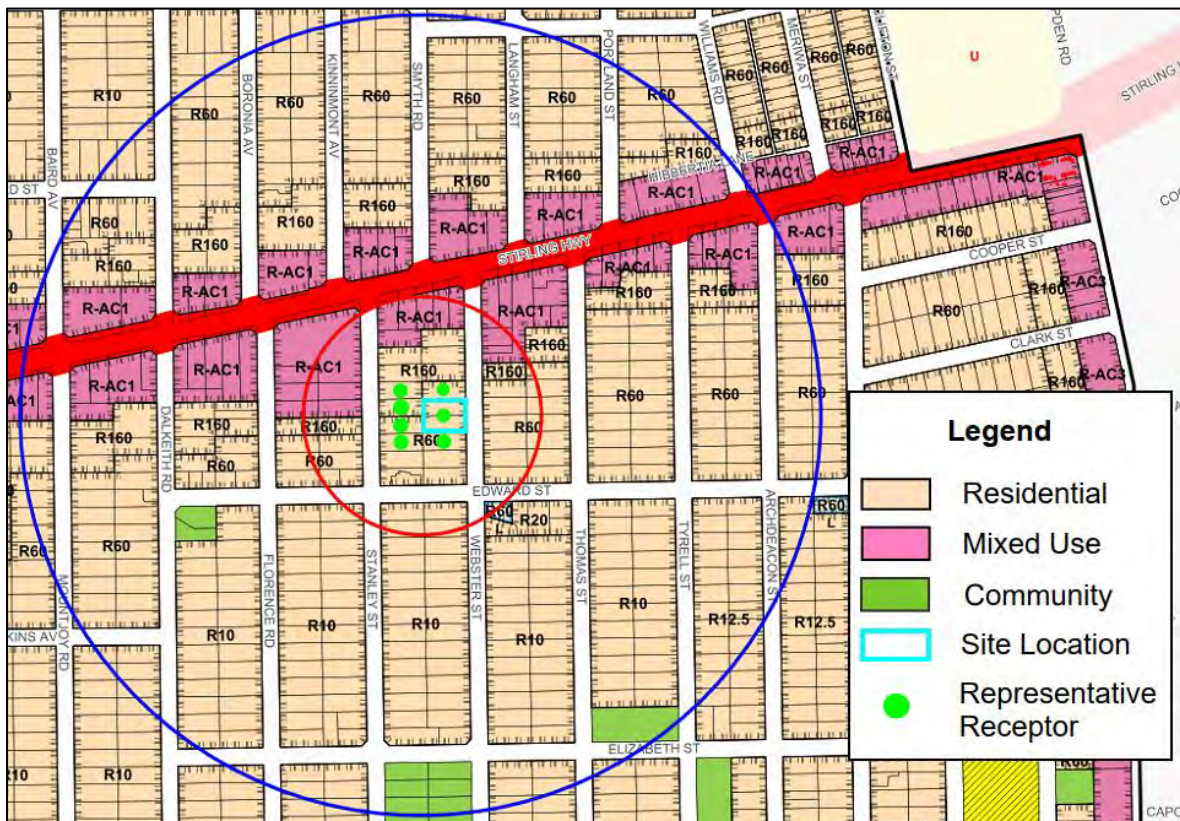
The assigned noise levels defined in the regulations have been calculated for the following nearest noise sensitive receivers (NSR) below:

- 9, 11, 13, 15 Webster St,
- 8, 10, 12, 14 Stanley St.

3.4. Calculation of Assigned Noise Levels

Based on the regulations set out in the WA Environmental Protection (Noise) Regulations 1997, the maximum allowable noise levels are determined using the assigned noise level base values plus the influencing factor (IF). The influencing factor takes into account zoning and road traffic around the receiver of interest within a 100 and 450m radius. In figure 3.4.1, the red circle is the 100m radius circle, and the blue circle is the 450m radius circle. At the centre is the noise-sensitive receivers under consideration (9, 11, 13, 15 Webster St, 8, 10, 12, 14 Stanley St).

Figure 3.4.1: Composite map showing zoning around proposed development – source: City of Nedlands Intramaps.



3.4.1 100-Metre-Radius Circle

Based on the available information, the percentage of commercial use within the 100-metre-radius circle is 13%, and no industrial use has been identified within this area.

3.4.2 450-Metre-Radius Circle

Based on the available information, the percentage of commercial use within the 450-metre-radius circle is 7%, and 0% industrial activity has been identified within this area.

3.4.3 Traffic/Transport Factor

There are no major (more than 15,000 vehicles per day) or secondary (6,000 – 15,000 vehicles per day) roads within the 100m radius area and there is one major road within the 450m radius area.

From information provided by Main Roads WA, which is summarised in table 3.4.3.1 below, the transport factor is 2.

Table 3.4.3.1: Traffic Volume in the Area.

Road	Vehicles per day	Classification
Stirling Hwy	36 546	Major road

3.4.4 Influencing Factor

Based on calculations, and taking into account the percentage of commercial, industrial and residential areas as well as secondary and major roads in the 100 and 450 metre radius circles, the influencing factor is 3 dB.

3.4.5 EPNR 1997 Assigned Noise Levels Table – NSR

The resulting assigned noise levels for the NSR are displayed in Table 3.4.5.1 below.

Table 3.4.5.1: Assigned Noise Levels at Webster Street

Type of premises receiving noise	Time of the day	Assigned Noise Level (dB)		
		LA10	LA1	L _{Amax}
Noise sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	07.00 to 19.00 hrs Monday To Saturday	48	58	68
	09.00 to 19.00 hrs Sunday and Public holidays	43	53	68
	19.00 to 22.00 hrs All days	43	53	58
	22.00 to 07.00 hours all days	38	48	58
Commercial premises	All times	60	75	80
Industrial and utility premises	All times	65	80	90

The time period that is applicable to the development is highlighted in bold.

L_{A10} is an acoustic descriptor which corresponds to the noise level exceeded for ten per cent of the time period under consideration; this may be considered to represent an “average maximum level” and is often used for the assessment of road traffic noise. The L_{A1} is the level exceeded for one per cent of the time; this is representative of the maximum levels recorded during the sample period. The L_{Amax} is the absolute maximum recorded level, which is most useful for assessing sounds of short duration.

3.5. Noise Emission

3.5.1 Mechanical Services

The mechanical services noise emissions must be kept to a level that is not exceeded at any nearby neighbours' boundary. The night-time assigned noise level is 38 dB, L_{A10} and has been calculated in Table 3.4.5.1.

All noise from condenser units and exhaust fans must not exceed this value at the boundary of any nearby residential neighbour.

Due to the close proximity to residential neighbours, mechanical services noise associated with the development at the nearest noise sensitive receptors (listed in Section 2) has been assessed in accordance with EPNR 1997.

Each house will be served by one condenser unit, twelve in total. Currently two options for units' locations have been proposed:

- Option 1 – wall mounted at ground level courtyards,
- Option 2 – roof located on level 1 and screened.

Based on mechanical concept design a preliminary plant itinerary along with sound pressure levels for cooling and heating have been detailed in table 3.5.1.1. below.

It should be noted that the items are subject to possible changes or additional items.

Table 3.5.1.1. Preliminary plant item schedule.

Item	Sound Pressure Level @1m [dBA] Cooling/Heating
Daikin 14W Unit FYQN140	54/56

Due to fact that each condenser unit will be located separately at each property, no cumulative noise effect has been taken under consideration.

Provisional calculations of noise level will achieve compliance at all nearest noise sensitive receptors in accordance with WA EPNR 1997. However, the following conditions for each unit location must be met:

- Courtyard location – units must be located below the top edge of the property fencing, so there is no direct line of sight between the unit and the neighbouring property,
- Roof location – minimum distance of 2m must be saved between the unit location and property boundary, and unit must be screened so there is no direct line of sight between the unit and the neighbouring property,
- Where possible, the units must be facing away the closest neighbouring properties.

The preliminary predicted noise levels from mechanical plant are presented in table 3.5.1.2. below.

Table 3.5.1.2: Predicted compliance results for neighbouring properties, noise sensitive receivers.

Location	Plant Item Location	EPNR 1997 Assigned Noise Level L_{A10} [dBA]	Predicted Level L_{A10} [dBA] Cooling/Heating	Compliance predicted
11&13 Webster St	Ground Level Courtyard	38	36	Yes
	Level 1 Roof	38	36	Yes

Location	Plant Item Location	EPNR 1997 Assigned Noise Level LA10 [dBA]	Predicted Level LA10 [dBA] Cooling/Heating	Compliance predicted
9 Webster St	Ground Level Courtyard	38	34	Yes
	Level 1 Roof	38	36	Yes
15 Webster St	Ground Level Courtyard	38	34	Yes
	Level 1 Roof	38	36	Yes
8 Stanley St	Ground Level Courtyard	38	32	Yes
	Level 1 Roof	38	36	Yes
10 Stanley St	Ground Level Courtyard	38	36	Yes
	Level 1 Roof	38	36	Yes
12 Stanley St	Ground Level Courtyard	38	36	Yes
	Level 1 Roof	38	36	Yes
14 Stanley St	Ground Level Courtyard	38	34	Yes
	Level 1 Roof	38	34	Yes

It should be noted that the above predictions can be regarded as worst case, as all items have been assumed to be running during the most sensitive period (22.00 to 07.00 hours). In reality, night-time activity from mechanical services is expected to be minimal.

Shielding from the fencing, building orientation and units screens have been assumed. It is estimated that shielding effect will provide a reduction of 10-15dB. It is achievable based on the coordinates of the source (mechanical items) and receiver (nearest residents) having no direct line of sight.

3.5.2 Vibration Mitigation – General Advice

Vibration from any condenser units needs to be controlled appropriately to minimise structure borne noise.

It is the responsibility of the installer to ensure that any rotational equipment or pumps do not cause objectionable vibration. In order to minimise the transmission of vibration and noise from rotating reciprocating or vibrating equipment to building elements, it is necessary to provide vibration control comprising vibration isolators and inertia bases where necessary to limit building vibrations in occupied areas as follows:

Table 3.5.2.1: Maximum allowable RMS velocity levels

Equipment	Allowable rms velocity level mm/s
Pumps	3.3
Centrifugal compressors	3.3
Fans (vent sets, centrifugal, axial)	2.3

Isolator selection: Select mounts with static deflections to limit building vibration allowing for span, stiffness and mass of supporting structure, and mass, imbalance, and operating speed range of equipment.

All equipment must be balanced to minimise vibration.

Rotating and reciprocating machinery – within evaluation Zone A measured in accordance with *ISO 10816-3:1998* and *AS 2625.4:2003*.

Vibration mounts are required except for external equipment which is not connected to the structure of any building, support rotating, reciprocating or vibrating equipment on vibration isolating mounts.

3.5.3 Waste Collection Services

The waste collection vehicles noise emissions must be kept to a level that is not exceeded at any nearby neighbours' boundary. The daytime assigned level is 68 dB, L_{Amax} , and night-time assigned level is 58dB, L_{Amax} , and both have been calculated and presented in Table 3.4.5.1. All noise from services vehicles must not exceed this value at the boundary of any nearby residential neighbour at any time. All reversing vehicles and associated noise must comply with the assigned L_{Amax} noise levels.

It is recommended that all service vehicles are scheduled between 7am and 7pm on weekdays to minimise noise impact to the nearest noise sensitive receptors.

Provided that waste collection is scheduled between recommended times and service vehicles are maintained, in order to minimise noise emission, based on the above conditions and parameters it is likely that the assigned noise levels will not be exceeded at nearby residential properties.

4. State Planning Policy 5.4 – Initial Screening Assessment

The proposed development will be located within the vicinity of an existing significant traffic route, therefore an assessment in accordance with State Planning Policy 5.4 has been undertaken.

Stirling Highway is located approximately 135m to the North of the proposed development, which falls into the 300m distance required for an assessment.

4.1. Noise Targets

Existing noise levels generated from the surrounding environment has the potential to cause noise impacts on the proposed development. Therefore, it is necessary for a noise assessment to be undertaken in accordance with the guidelines of the Western Australian Planning Commission (WAPC) State Planning Policy 5.4 Road and Rail Noise (SPP 5.4).

Table 4.1.1 presents the external and internal noise level target based on SPP 5.4.

Table 4.1.1: Noise targets.

Noise-sensitive development	Noise targets	
	Day 6am – 10pm L _{Aeq} dB	Night 10pm – 6am L _{Aeq} dB
Outdoor	55	50
Indoor – living and work areas	40	-
Indoor – bedrooms	-	35

4.2. Screening Assessment

A screening assessment for the site location in accordance with WAPC State Planning Policy 5.4 “Road and Rail Noise”, has been undertaken for 2021.

Stirling Hwy is a two lane carriageway (each way, four in total) and is classified as a significant traffic route according to the Strategic freight and major traffic route Schedule 3 of SPP 5.4.

Based on the Main Roads WA online portal there is over 35 000 vehicles per day driving Stirling Hwy. Details of the number of vehicles has been given in Table 4.2.1 below.

Table 4.2.1: Traffic counts based on the Main Roads WA traffic map.

Road	Number of vehicles	% of trucks
Stirling Hwy – East of Smyth Rd	36 546	7.8%

Noise exposure forecast has been assessed based on the policy requirements for noise-sensitive developments and is presented in Table 4.2.2 below.

Table 4.2.2: Screening Assessment – Noise Exposure Forecast.

Transport Corridor Classification	Number of lanes (both directions), including bus/priority lanes and entrance/exit ramps	Forecast noise exposure category based on lot distance(m) from edge of nearest main road carriageway (not entrance/exit ramps)																
		adjacent	10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	
Strategic freight/major traffic route • 500 or more Class 7-12 Austroads vehicles per day, or • 50,000+ vehicles per day	2 to 4 lanes	72	68	66	65	63	62	61	61	60	59	59	58	57	57	56		
	5 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	59	59	58	58		
	7 to 8 lanes	76	72	69	68	66	65	64	64	63	62	62	61	60	60	59		
	9 to 10 lanes	77	73	70	69	67	66	65	65	64	63	63	62	61	61	60		
	10 or more lanes	78	74	71	70	68	67	66	66	65	64	64	63	62	62	61		
Other significant freight/traffic routes • Any actual or planned future State Administered Road • Local Government Roads Carrying 100 or more Class 7 – 12 Austroads vehicles/day • 25,000+ vehicles per days vehicles/day	Urban Region Scheme areas 60-80 km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	56	55	54	54	53	53	
		3 to 6 lanes	69	66	64	63	62	61	60	59	58	58	57	56	56	55	55	
	Urban Region Scheme areas 100+ km/hr	1 to 2 lanes	70	67	65	64	63	62	61	60	59	59	58	57	57	56	56	
		3 to 6 lanes	74	70	68	66	65	64	63	62	61	61	60	60	59	59	58	
	Rural areas 60-80 km/hr	1 to 2 lanes	62	59	57	56	55	54	53	52	51	51	50	49	49	48	48	
		3 to 4 lanes	66	63	61	60	59	58	56	56	55	54	53	53	52	52	51	
	Rural areas 100+ km/hr	1 to 2 lanes	67	64	62	61	60	59	58	57	56	55	54	54	53	53	52	
		3 to 4 lanes	69	66	64	63	62	61	60	59	58	57	56	56	55	55	54	

Forecast Excess Noise Level, dB	Exposure Category	Policy requirements for noise-sensitive land-use and/or development
0 or less	-	No further measures
1 to 3	A	Noise-sensitive land-use and/or development is acceptable, subject to: Mitigation measures in accordance with an approved noise management plan; or quiet house package as specified
-	*A+	
4 to 7	B	
-	*B+	
8 to 11	C	Noise-sensitive land-use and/or development is not recommended. There is no default quiet house option due to excessive forecast noise: professional design input is required in order to achieve compliance with relevant criteria. If noise-sensitive land-use and/or development is unavoidable, an approved noise management plan is required to demonstrate compliance with the noise target (see Table 1).
-	*C+	
12 to 15	D	
16 +	E	

Based on the result from the above assessment, the site exposure forecast is predicted to be 55dB and meets the outdoor target noise level, meaning no further noise attenuation measures to the development are required.

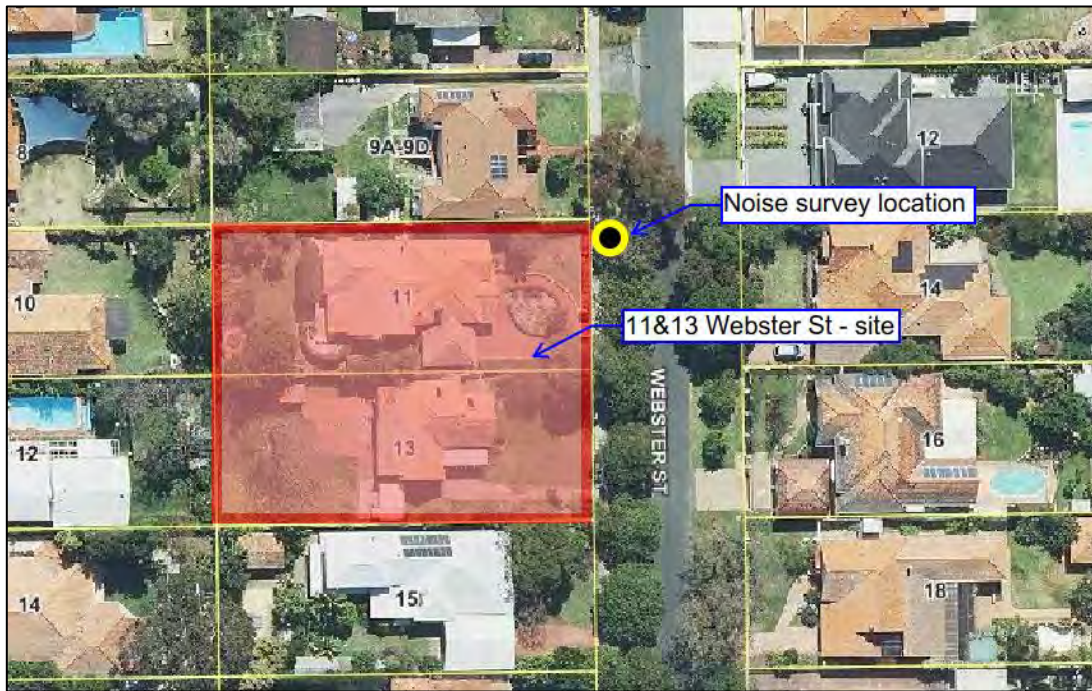
It should be noted, the noise exposure forecast table contains noise levels assuming open and level, and does not account for screening from existing buildings, terrains, structures or noise walls located between the noise source and the receiver.

4.3. Existing Noise Levels

A noise survey has been undertaken on site of the proposed development at 11&13 Webster Street, during the night time (5-6am) and daytime (4-5pm) periods to cover peak traffic hours in order to assess noise levels incident on the façade of the development.

Sample measurements were undertaken on Friday 19th March 2021, approximately 3 meters from the side of the road on Webster St at the boundary of 11 Webster St property. The measurement location is representative of the development front facade.

Figure 4.3.1: Noise survey location.



The weather conditions during the measurements have been recorded and are presented in Table 4.3.1 below.

Table 4.3.1: Weather conditions recorded during the noise survey.

Item	5am-6am	6am-7am
Temperature	21°C	21°C
Wind speed	3m/s	4m/s
Humidity	55%	55%
Rain	0mm	0mm

Table 4.3.2: Measurement equipment and settings used in survey.

Item	Description
Sound level meter	RION NA-28 Type 1 Sound Level Meter
Calibrator	RION NC-74 Sound Calibrator
Real time analysis	One-third octave band and octave band frequencies
Frequency weighting	Unweighted and A-weighted

The sound level meter was calibrated both before and after the survey and did not deviate from the calibration level of 94dB.

Results of the noise survey are given in table 4.3.3 for the measurement location, along with the corresponding L_{Aeq} spectral data.

Table 4.3.3: Sample measurement spectra L_{Aeq} [dB]

Location	Time of the day	Time	Duration [min]	L_{Aeq} [dB]	L_{eq} [dB], Octave band centre frequency [Hz]				
					125	250	500	1k	2k
11 Webster Street	Night-time	05:00 – 06:00	15	39	28	28	32	35	30
		05:00 – 06:00	15	44	30	32	35	40	39
		05:00 – 06:00	15	46	32	33	36	40	41
		05:00 – 06:00	15	44	30	32	36	39	38
	Day time	06:00 – 07:00	15	48	32	33	39	42	42
		06:00 – 07:00	15	48	35	35	40	43	42
		06:00 – 07:00	15	49	35	35	40	44	44
		06:00 – 07:00	15	50	36	38	41	46	45

Generally, the measured noise levels during daytime peak traffic are 5dB lower than predicted noise exposure levels. During the noise survey it was noticed that the traffic from Stirling Hwy is audible, but not intrusive.

The measurements were taken away from any reflective surface, except the ground, therefore according to the SPP 5.4 guidelines, where no building exists during the measurement, a +2.5dB correction should be added to the measured noise level to account for façade reflection.

In order to account for the noise increase associated with the 20-year future traffic growth for 2041, a 1.6dB increase has been included to the measured results. It is based on a logarithmic relation between current and predicted future traffic. The future traffic has been predicted based on a 2% traffic growth per year.

The results of the noise survey along with the predicted future noise levels and noise targets are presented in table 4.3.4 below and can be regarded the worst-case scenario.

Table 4.3.4: Current and future noise levels to be experienced on site along with the SPP noise targets.

Noise-sensitive development	Time of the day	SPP 5.4 Noise Targets	Noise survey results Including +2.5dB façade correction	Future noise levels
Outdoor levels	Night 10pm – 6am L_{Aeq} dB	50	48	50
	Day 6am – 10pm L_{Aeq} dB	55	52	54

Based on the current and predicted future noise levels, the development does not require any further acoustic measures to prevent traffic noise intrusion.

A. Glossary

Term	Description
A-weighting:	Refers to a standardised frequency response used in sound measuring instruments, specified in Australian Standard AS 1259.1. Historically it was developed to model human ear response at low-level sounds. However A-weighting is now frequently specified for measuring sounds irrespective of level, and studies have shown a relationship between the long term exposure to A-weighted sound pressure levels and hearing damage risk.
Airborne sound:	Sound waves propagate within a construction (structure-borne sound) and are radiated into the air where their propagation continues (airborne sound).
AS:2107	AS/NZS 2107:2016 Acoustics -Recommended design sound levels and reverberation times for building interiors
Impact noise	Noise resulting from the direct impact on a building element (e.g. footfall, furniture movement on a floor).
C_{tr}, C_i	Spectrum adaptation term
D:	This value, in decibels, is the difference in sound pressure level values between two rooms.
dB:	Means the abbreviation for decibel.
dBA :	A-weighted sound pressure level in decibels.
D_{nT} :	The 'normalized level difference', in decibels, compares the sound pressure level values between two rooms by referring the result to a standard reverberation time value, typical in most residential rooms and office spaces.
$D_{nT,w}$:	The 'weighted standardized level difference' is a single-number value which is determined by applying <i>ISO 717-1</i> to the D_{nT} results obtained in the field measurements. It is used to describe the ability to isolate noise. Higher values represent a better performance. This value is usually between 5 to 8 dB lower than the laboratory tests for a certain type of construction (R_w).
$D_{nT,w} (C; C_{tr})$:	This is the complete expression that covers all values obtained from the test. If the result is 20 (-2; -3), it means the $D_{nT,w}$ is 20 dB, the $D_{nT,A}$ is 20-2=18, and the value of the equivalent D_{nT} related to traffic noise or other similar sources is 20-3=17.
$L_{Aeq,T}$:	The equivalent continuous A-weighted sound pressure level in dBA. It is often accompanied by an additional subscript suffix "T" such as $L_{Aeq,15min}$, which means it is evaluated over 15 minutes.
$L_{A10,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 10% of the measurement time. This value is often similar to that of the L_{Aeq} for the same period of time.
$L_{A1,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 1% of the measurement time. This value is often used to have a reference of the highest levels of the measured noise and is used to evaluate the presence of occasional impulsiveness in the noise.
$L_{A90,T}$:	A-weighted sound pressure level in decibels which is not surpassed for more than 90% of the measurement time. This value is often used to have a certain reference of the constant floor background noise level.
L_{Amax} :	Maximum A-weighted sound pressure level over a certain period of evaluation.
L_w	Impact sound level reduction L_w is an acoustic descriptor quantifying the improvement in impact noise isolation as a result of the installation of a floor covering or floating floor on a test floor in a laboratory (<i>ISO717.2:1997</i>)
$L_{n,w}$	The lower the $L_{n,w}$ rating the better the performance of a building element at insulating impact noise.
Perception of noise level differences:	Generally, a variation of 2-3 dB in a sound pressure level cannot be detected by most of the population; a 5 dB difference is perceived as a louder noise, and a 10 dB variation is perceived as a sound which is twice as loud.

Traffic Engineering Letter

KC01268.000 11 & 13 Webster Street, Nedlands

17-03-2021

Nicheliving
Level 1, 180 Newcastle Street
Perth WA 6000

Attn: Stuart Gardiner

Re: Assessment of the proposed internal driveway navigability on 11 and 13 Webster Street, Nedlands

Stuart,

This letter was prepared to examine the navigability of the crossover, internal driveway, garage spaces and visitor bays for the residential subdivision project on 11 and 13 Webster Street, Nedlands.

KCTT have conducted vehicle swept analysis with the following vehicles:

- Waste vehicle (7.5m long as per Waste Management Plan)
- Passenger vehicle B99 (5.2m long) for every garage space (while a B85 - 4.91m is parked on the other space) and for both visitor bays.

Waste Vehicle Swept Path Analysis

The entire waste vehicle manoeuvre through the internal driveway is expected to be comfortable. The 7.5m waste vehicle's chassis might go over the kerb at the first turn in the internal driveway. However, this will not have negative impact on the vehicles' route, as there will be no clashes, and wheels will not drive over any internal kerbs.

Passenger Vehicle Swept Path Analysis - Garage Spaces

Some garage bays will require a 3-point turn for entering a garage space (which is acceptable and expected for larger vehicles).

As stated in AS2890.1:2004 - Off-street car parking - vehicles larger than the B85 vehicle may need to make a 3-point turn at apron widths as shown on the screenshot below (Page 4). For example, in front of Units 9-12, apron width is approximately 6m.

Access and egress from garage spaces will be possible in one and two manoeuvres for most bays.

Passenger Vehicle Swept Path Analysis - Visitor Bays

These bays were reversed in due to their proximity to the crossover. Exiting from the northern visitor bay will have to be performed in a 3-point turn manoeuvre due to its proximity to the crossover.

Conclusion

KCTT believe that the vehicle swept path analysis has clearly shown that the proposed crossover, internal driveway, proposed garage spaces and visitor bays will be navigable by the abovementioned design vehicles.

Refer to Appendix 2 of this letter for vehicle swept path drawings.

**MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001**

Prepared by: KCTT (Trading as KC Traffic and Transport Pty Ltd)
ABN 35 148 970 727 |
Postal **PERTH:** Unit 7, No 10 Whipple Street Balcatta WA 6021 |
BELGRADE: Kralja Milana 15b/2, Beograd 11000
Phone: 08 9441 2700 |
Website: www.kctt.com.au |

Traffic Engineering Letter
KC01268.000 11 & 13 Webster Street, Nedlands

On subsequent pages are details of our findings. If you have any queries, please don't hesitate to contact us.

Regards,

Marina Kleyweg
Director | Principal of Traffic and Transport

Nemanja Marijanovic
Traffic Engineer

1. Traffic Engineering Letter

Note: This document is copyright to KCTT (trading as KC Traffic and Transport Pty Ltd). The information provided in this Traffic Engineering Letter has been developed by KCTT over a period of years and has been presented in accordance with the requirements of a number of our clients. The information in this report is therefore intended to be commercial in confidence and is not to be shared with external parties at any time, unless a Director of KCTT provides written authorisation that the document may be shared at a specific time to a specific party, or parties. The terms and conditions associated with the receipt of this material is that it is not shared or distributed without our express, and written consent.

If you have received this information in error, KCTT must be notified immediately. We request the immediate destruction of all formats of this document, inclusive of paper and electronic copies should you have received this document in error.

1.1 Location

Lot Number	Lot 52 and Lot 51 (No. 11 and No. 13 respectively)
Road Name	Webster Street
Suburb	Nedlands
Description of Site	The two subject lots are currently occupied by two detached dwellings. The proposed subdivision comprises of 12 residential units.

1.2 Technical Literature Used

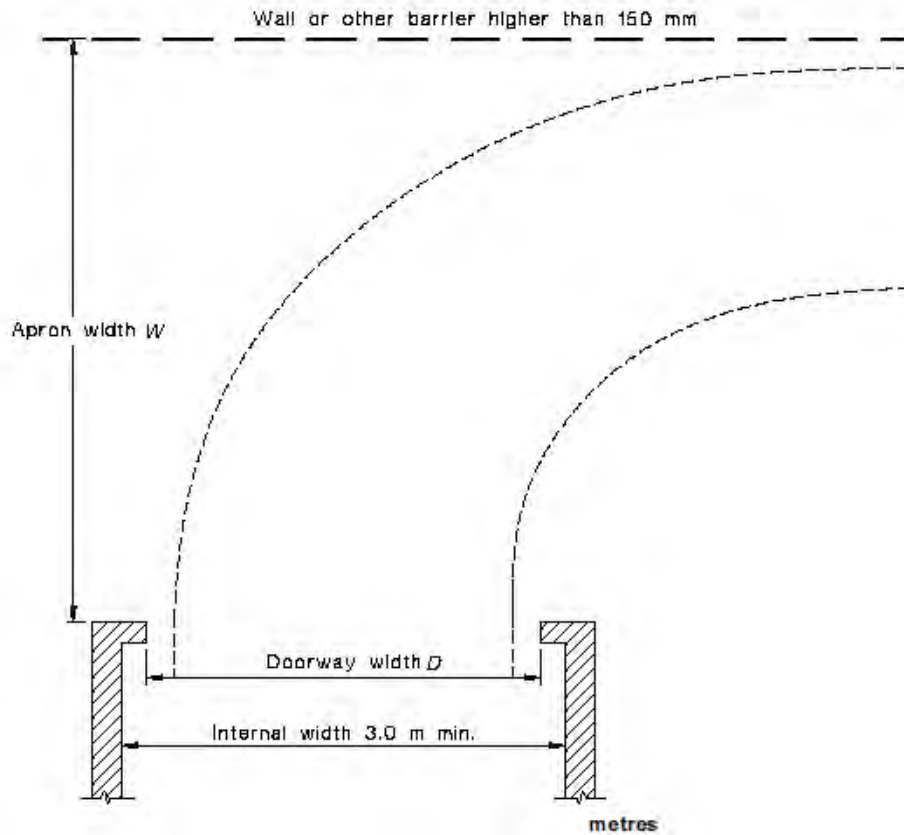
Local Government Authority	City of Nedlands
Type of Development	Residential - Subdivision
Are there applicable LGA schemes for this type of development?	YES
<i>If YES, Nominate:</i>	
Name and Number of Scheme	Local Planning Scheme No. 3

1.3 Land Uses

Are there any existing Land Uses	YES
<i>If YES, Nominate:</i>	2 Single Residences
Proposed Land Uses	
How many types of land uses are proposed?	One (1)
Nominate land use type and yield	Residential - Subdivision 12 residential units
Are the proposed land uses complimentary with the surrounding land-uses?	YES

1.4 Assessment of Internal Driveway's Navigability

Number of Parking Bays on-site	24 residential - 2 garage spaces per unit 2 visitor bays
Nominate Vehicles used for Vehicle Swept Path Analysis	<ul style="list-style-type: none"> • Waste vehicle (7.5m long, as per waste management plan • Passenger vehicle (5.2m long) for all garage spaces and visitor bays; <ul style="list-style-type: none"> ○ Navigability of every garage space was checked using a B99 (5.2m) vehicle while a B85 vehicle (4.91m) is parked on the other space in the garage.
Observations	<p>Refer to Appendix 2 of this letter for Vehicle Swept Path drawings:</p> <ul style="list-style-type: none"> • Drawings S20 and S21 show waste vehicle entering the development from Webster Street and turning around at the back of subject lots. The entire manoeuvre through the internal driveway is expected to be comfortable. The 7.5m waste vehicle's chassis might go over the kerb at the first turn in the internal driveway. However, this will not have any negative impact on the vehicles' route, as there will be no clashes, and wheels will not drive over any internal kerbs. • Drawings S22a - S33b show B99 entering and exiting each garage space. Access and egress from garage spaces will be possible in one and two manoeuvres for most bays. <ul style="list-style-type: none"> ○ Some garage bays will require a 3-point turn (which is acceptable and expected for large vehicles, such as B99). I.e. units 9-12 will require a 3-point turn manoeuvre entry. ○ As stated in AS2890.1:2004 - Off-street car parking - vehicles larger than the B85 vehicle may need to make a 3-point turn at apron widths shown in the below screenshot (next page). I.e. for Units 9-12, apron width is approximately 6m. • Drawings S34a - S35b show B99 entering and exiting each visitor bay. These bays are shown to be entered in reverse because of their proximity to the crossover. The northern visitor bay will have to be exited in a 3-point manoeuvre because of its proximity to the crossover.
Conclusion	<p>KCTT believe that the vehicle swept path analysis has clearly shown that the proposed internal driveway, proposed garage spaces and visitor bays will be navigable by the abovementioned design vehicles.</p>



Doorway width (D)	Apron width (W) (See Note)
2.4	7.0
2.7	6.3
3.0	5.6

NOTE: Vehicles larger than the B85 vehicle (see Appendix B) may need to make a 3-point turn at the apron widths shown. The apron width may be reduced by 0.3 m where the edge opposite the doorway is a kerb 150 mm or less in height with a clearance of at least 0.3 m behind the kerb.

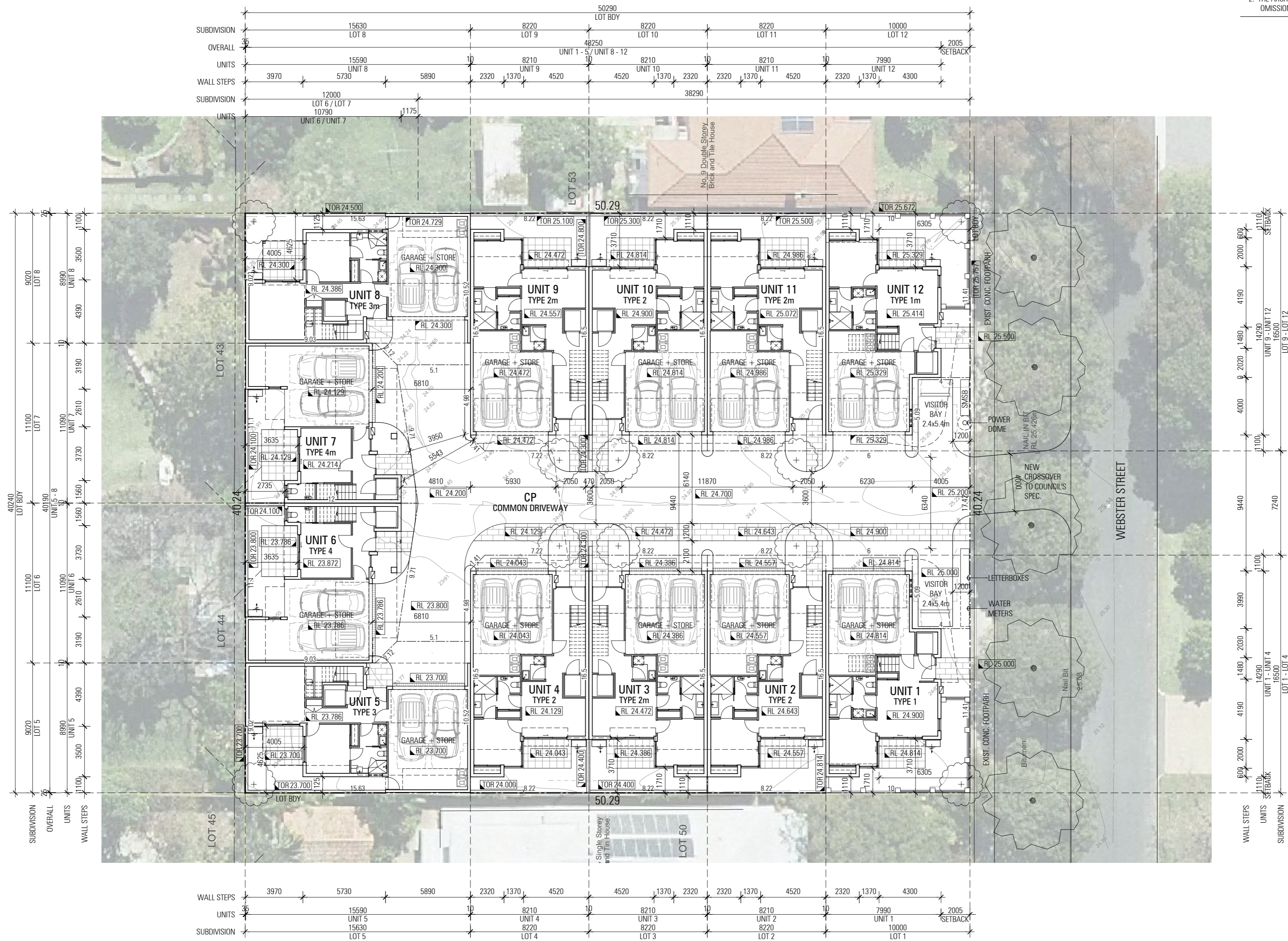
FIGURE 5.4 APRON WIDTHS FOR RIGHT ANGLE ACCESS TO SINGLE VEHICLE GARAGES

Appendix 1

The Layout of the Proposed Development

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



GROUND FLOOR PLAN
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
GROUND FLOOR PLAN

Nicheliving

ZMH ZUIDVELD MARCHAND HUR

PRELIMINARY

DRAWING NUMBER
P2226 SK2.01

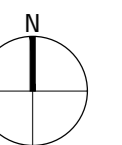
A	--03.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

DRAWN	JY	DATE	--03.2021
CAD FILE		SCALE	1:200

REVISION	A
----------	----------

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHAND HUR PTY LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PERMISSION OF THE COPYRIGHT OWNER.



GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



GROUND FLOOR PLAN
1:200

PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
FIRST FLOOR PLAN



PRELIMINARY		DRAWING NUMBER
DRAWN JY	DATE --.03.2021	P2226 SK2.02
CAD FILE	SCALE 1:200	REVISION
		A

A	--.03.21	PRELIMINARY	JY
REV	DATE	DESCRIPTION	DWN

ARCHITECTURE PLANNING INTERIOR DESIGN
64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PVT LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

GENERAL NOTES

1. ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION/FABRICATION. DO NOT SCALE FROM DRAWING.
2. THE ARCHITECT IS TO BE NOTIFIED OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BEFORE WORK COMMENCES.



PROJECT TITLE / CLIENT
GROUPED HOUSING DEVELOPMENT
 11-13 WEBSTER ST, NEOLANDS

DRAWING TITLE
SECOND FLOOR PLAN

Nicheliving

ZMH | ZUIDVELD
 MARCHANT
 HUR

ARCHITECTURE PLANNING INTERIOR DESIGN
 64 Fitzgerald Street, Northbridge, Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600

PRELIMINARY

DRAWN JY DATE --.03.2021

CAD FILE SCALE 1:200

DRAWING NUMBER
P2226 SK2.03

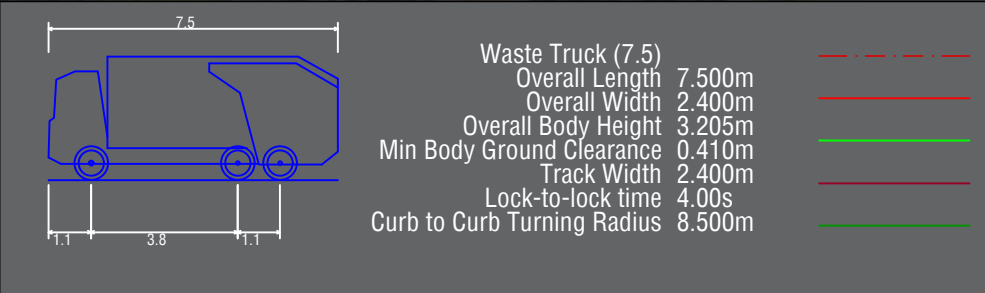
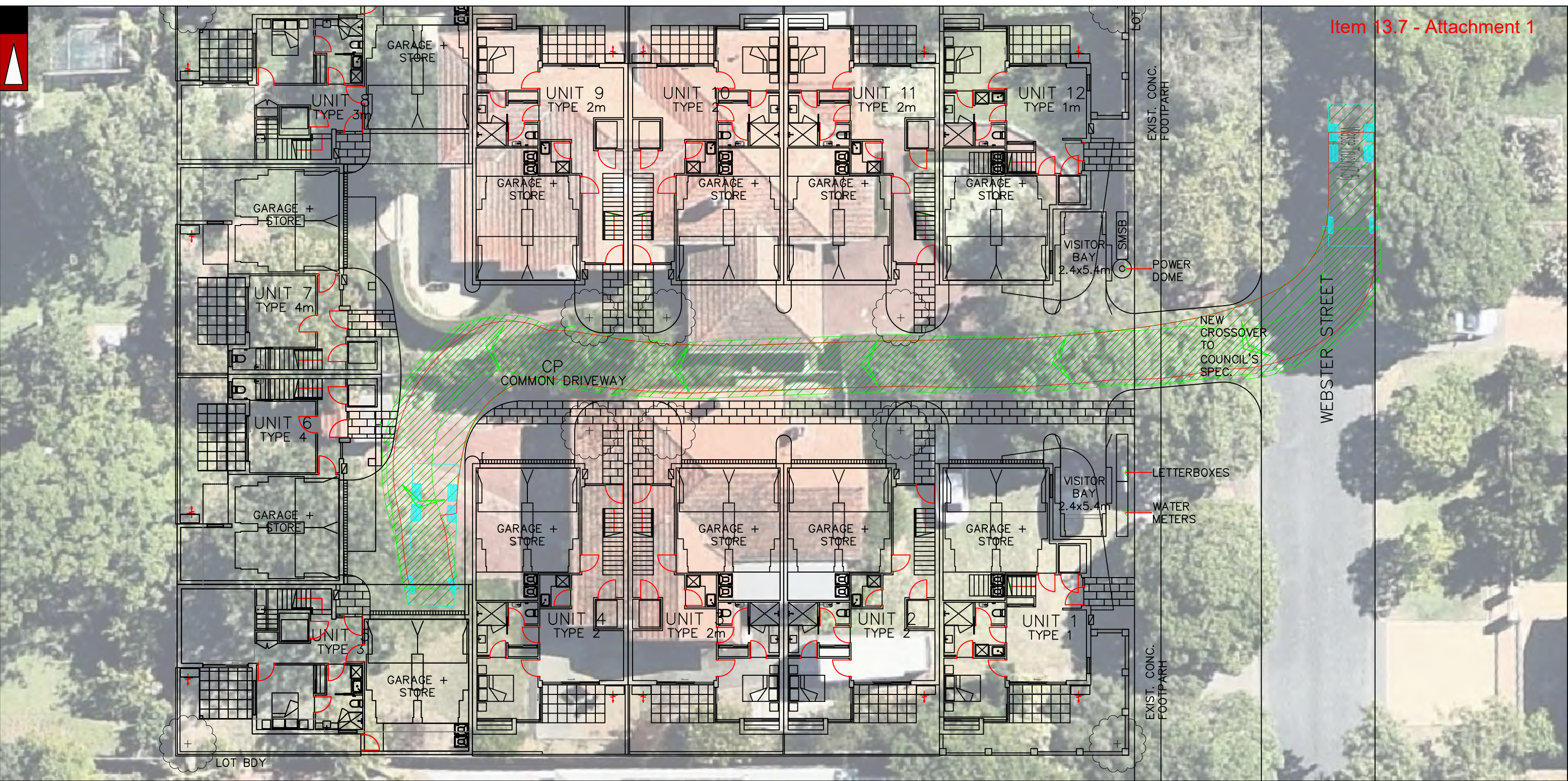
REVISION
A

REV	DATE	DESCRIPTION	DWN
A	--.03.21	PRELIMINARY	JY

THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PVT LTD AND SHALL NOT BE REPRODUCED, COPIED, USED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

Appendix 2

Vehicle Turning Circle Plan

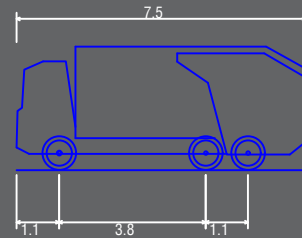
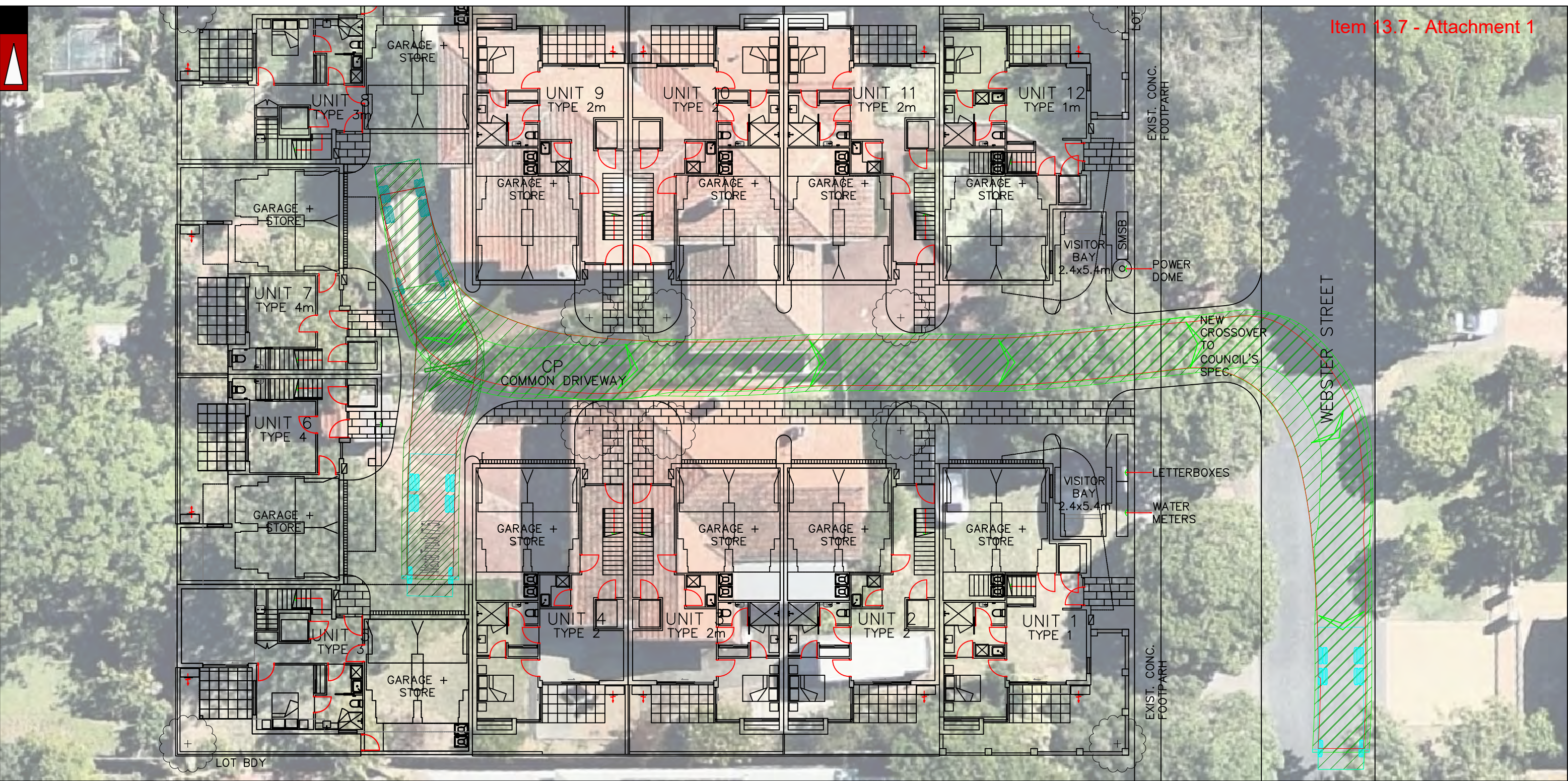


- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au	
			TITLE: Vehicle Turning Circle Plan - Small Waste Vehicle (7.5m)			
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S20			
NO	DATE	AMENDMENT				



- Waste Truck (7.5)
 - Overall Length 7.500m
 - Overall Width 2.400m
 - Overall Body Height 3.205m
 - Min Body Ground Clearance 0.410m
 - Track Width 2.400m
 - Lock-to-lock time 4.00s
 - Curb to Curb Turning Radius 8.500m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

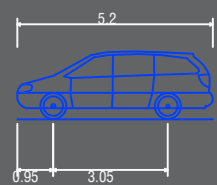
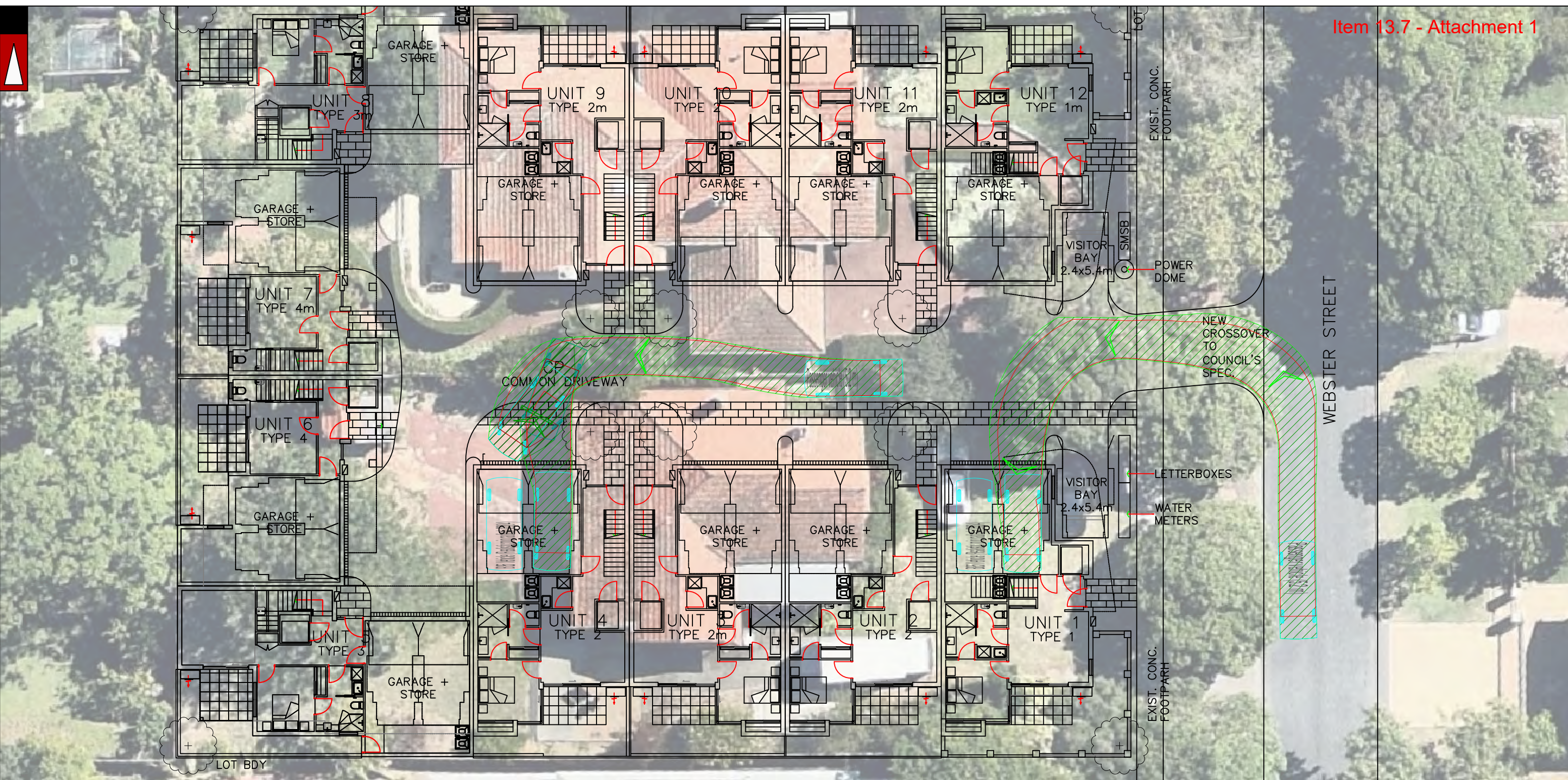
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - Small Waste Vehicle (7.5m)	
DRAWING NUMBER: KC01268.000_S21	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

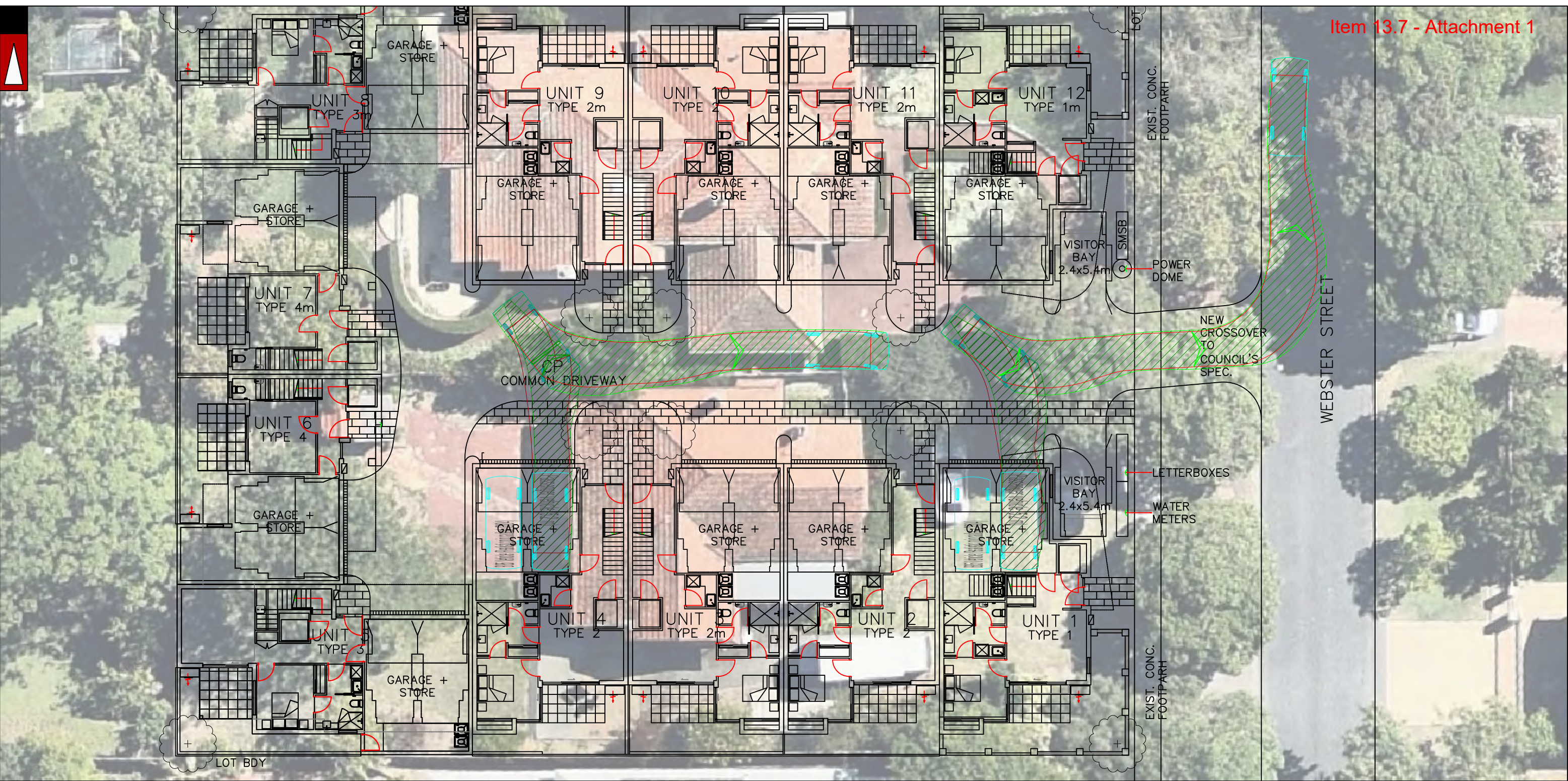
LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S22a	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au





	Passenger vehicle (5.2 m)		Lot boundary
	Overall Length	5.200m	Wheel Path (Forward Vehicle Motion)
	Overall Width	1.940m	Vehicle Chassis Envelope (Forward Vehicle Motion)
	Overall Body Height	1.804m	Wheel Path (Reverse Vehicle Motion)
	Min Body Ground Clearance	0.295m	Vehicle Chassis Envelope (Reverse Vehicle Motion)
	Track Width	1.840m	
	Lock to Lock Time	4.00s	
	Kerb to Kerb Turning Radius	6.300m	

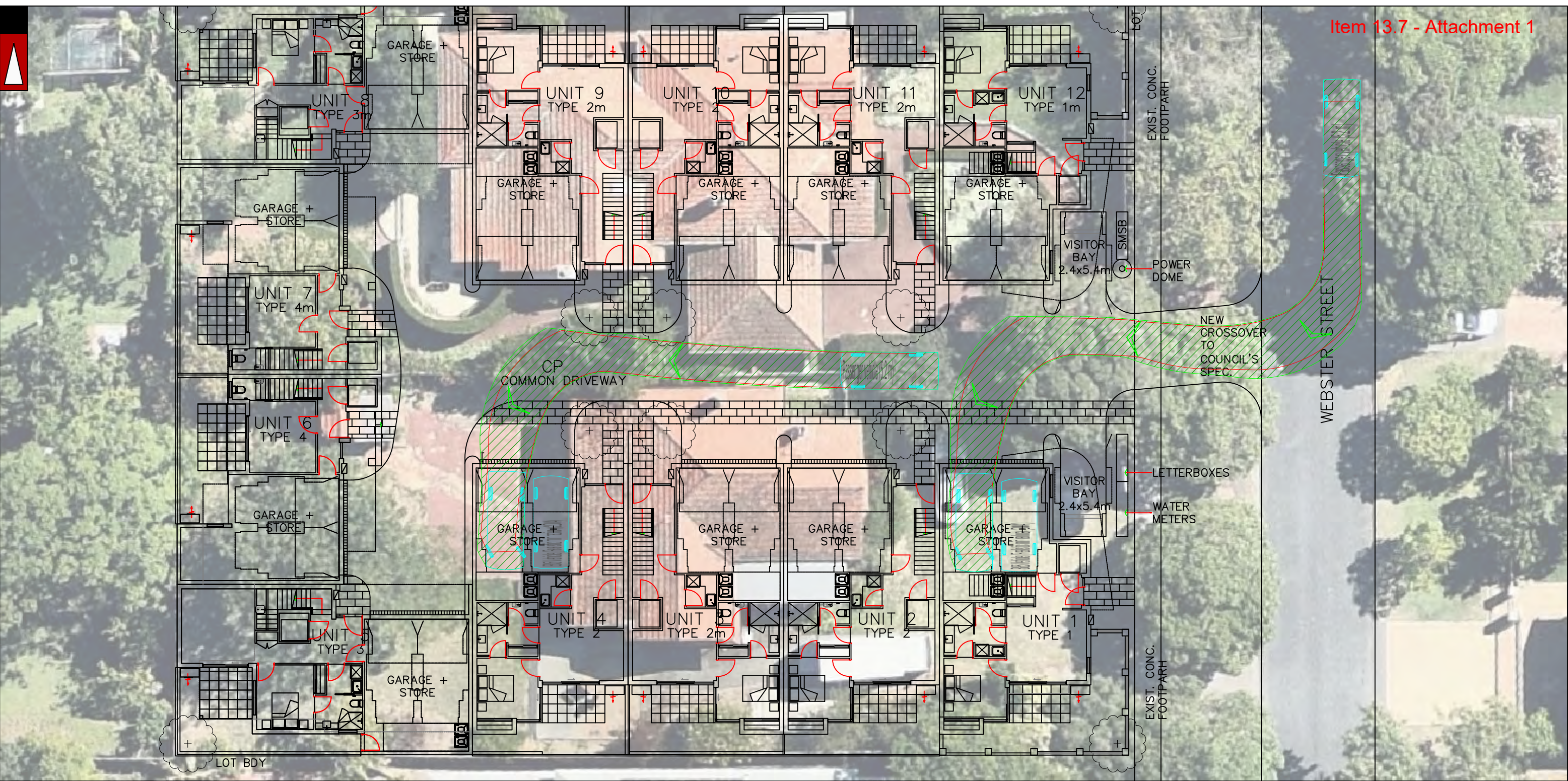
MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S22b	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



	Passenger vehicle (5.2 m)	
	Overall Length	5.200m
	Overall Width	1.940m
	Overall Body Height	1.804m
	Min Body Ground Clearance	0.295m
	Track Width	1.840m
	Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.300m	

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

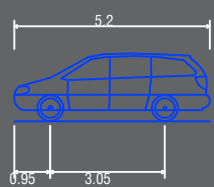
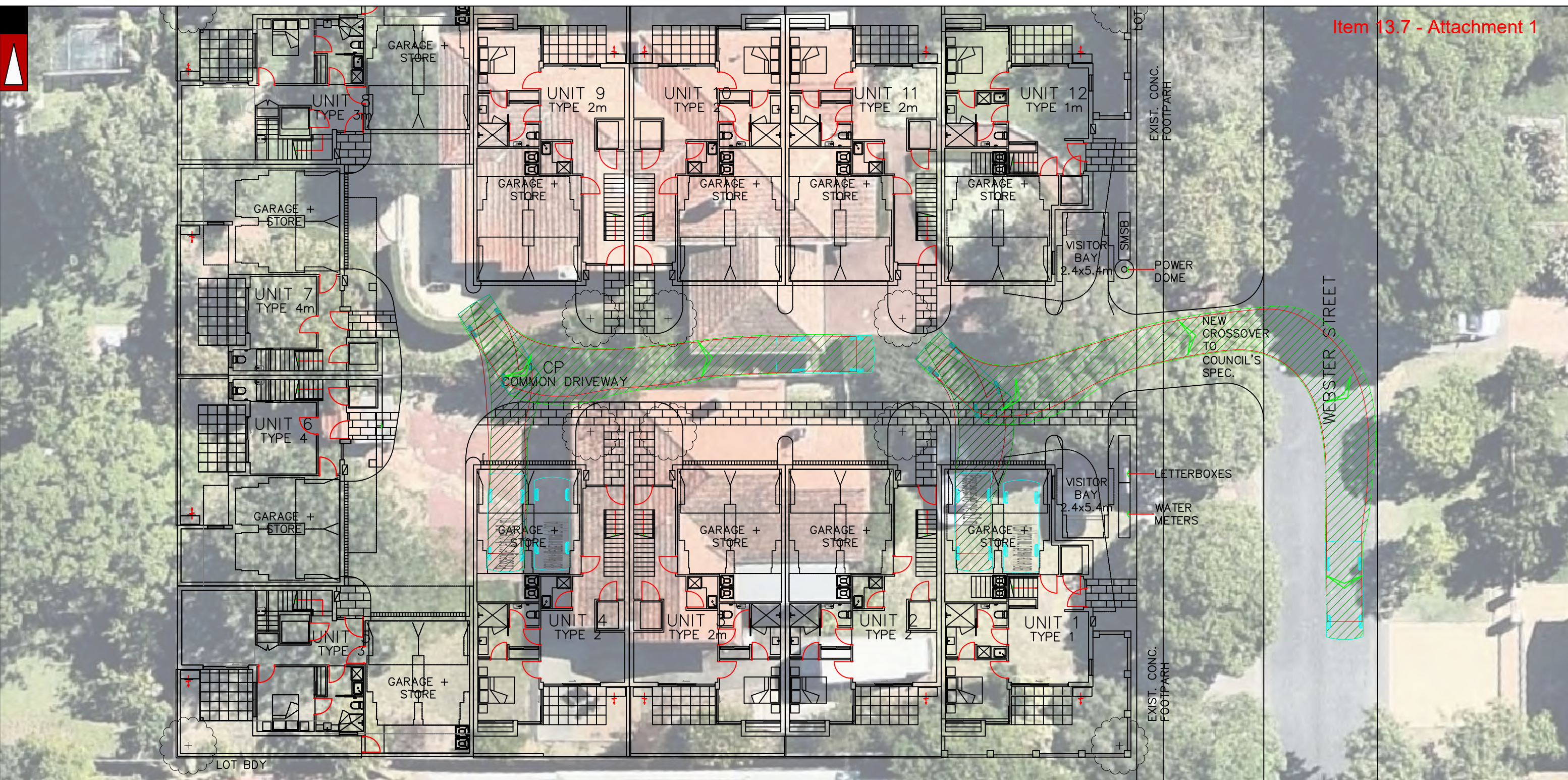
MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S23a	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

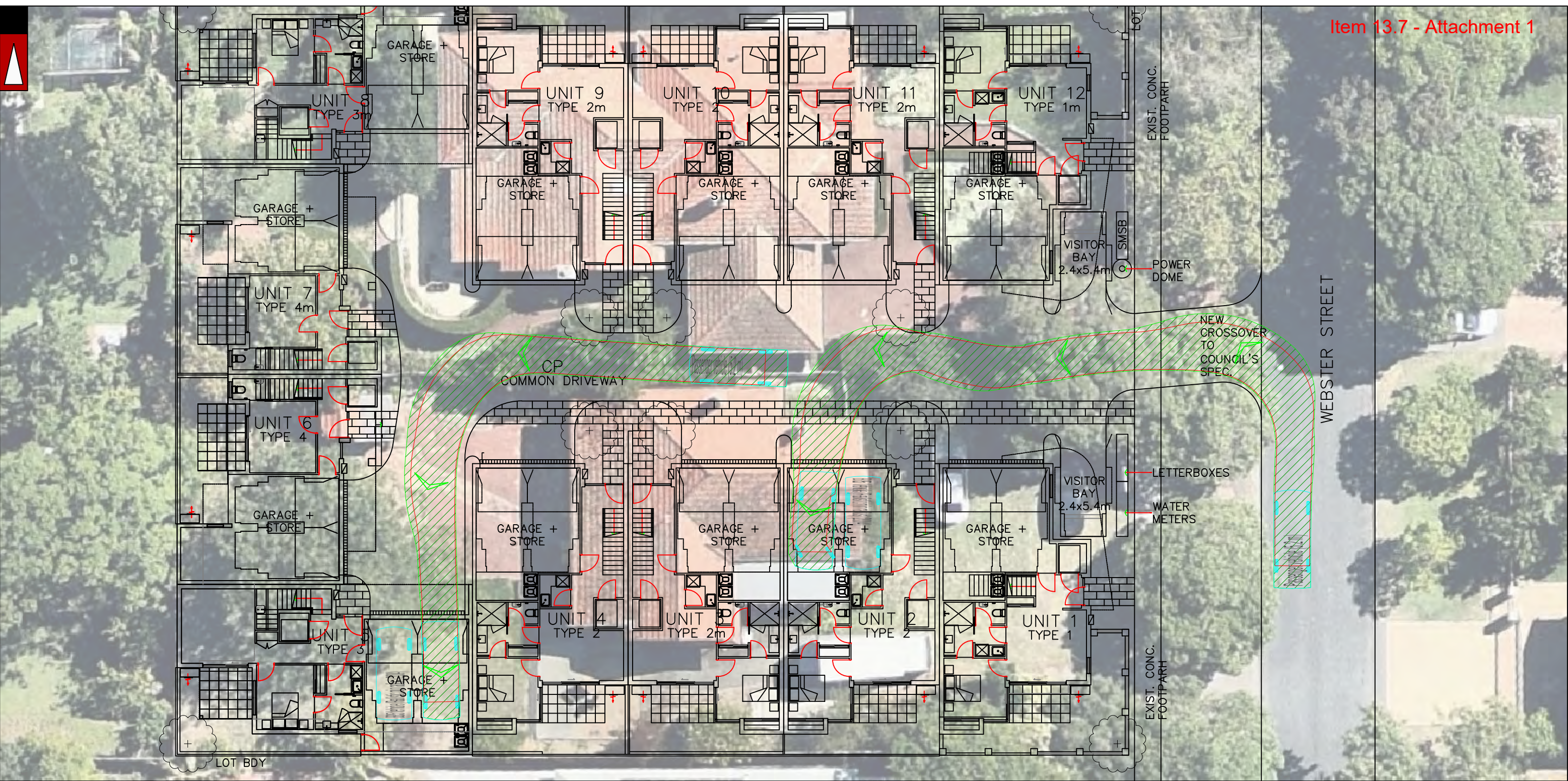
NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S23b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au





	Passenger vehicle (5.2 m) Overall Length 5.200m Overall Width 1.940m Overall Body Height 1.804m Min Body Ground Clearance 0.295m Track Width 1.840m Lock to Lock Time 4.00s Kerb to Kerb Turning Radius 6.300m
--	---

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chasis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chasis Envelope (Reverse Vehicle Motion)

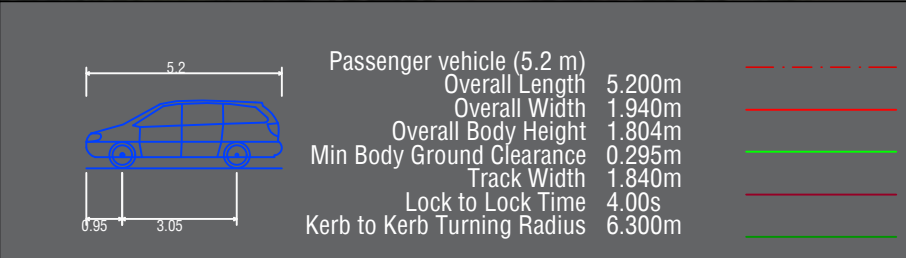
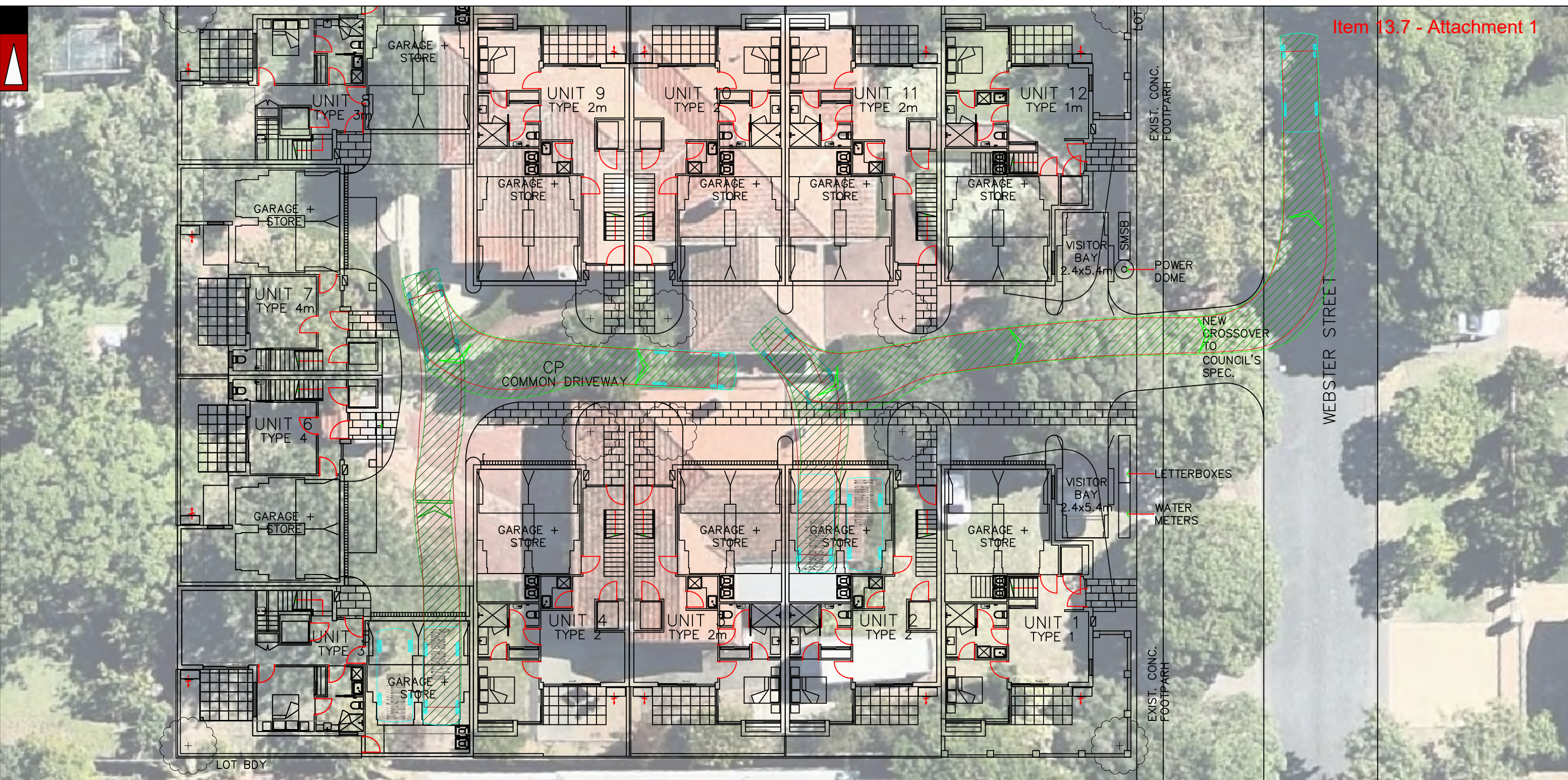
MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S24a	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

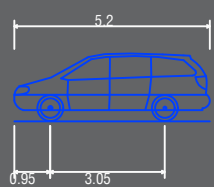
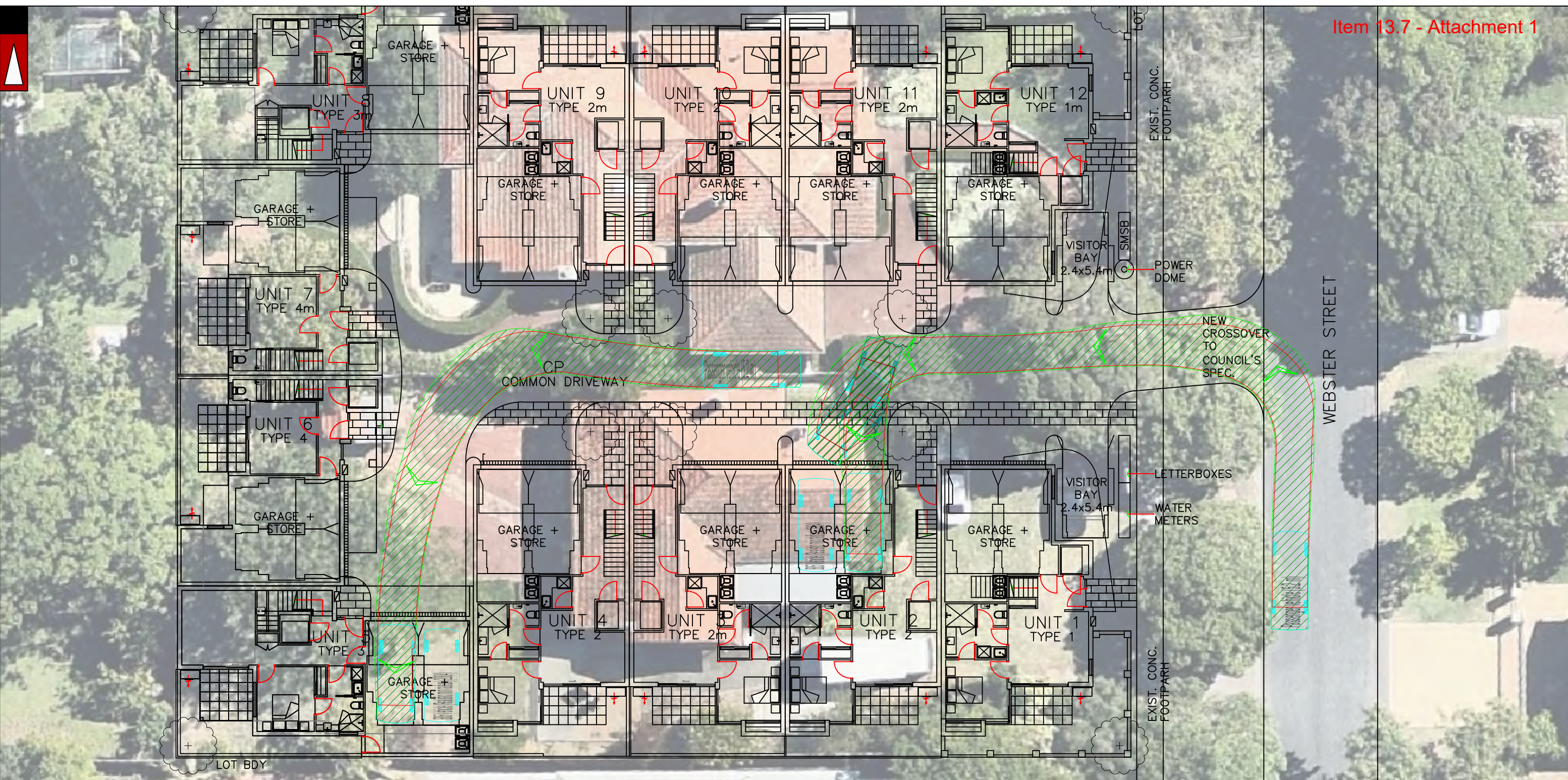
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S24b	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



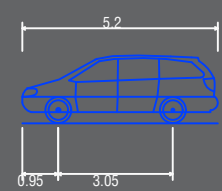
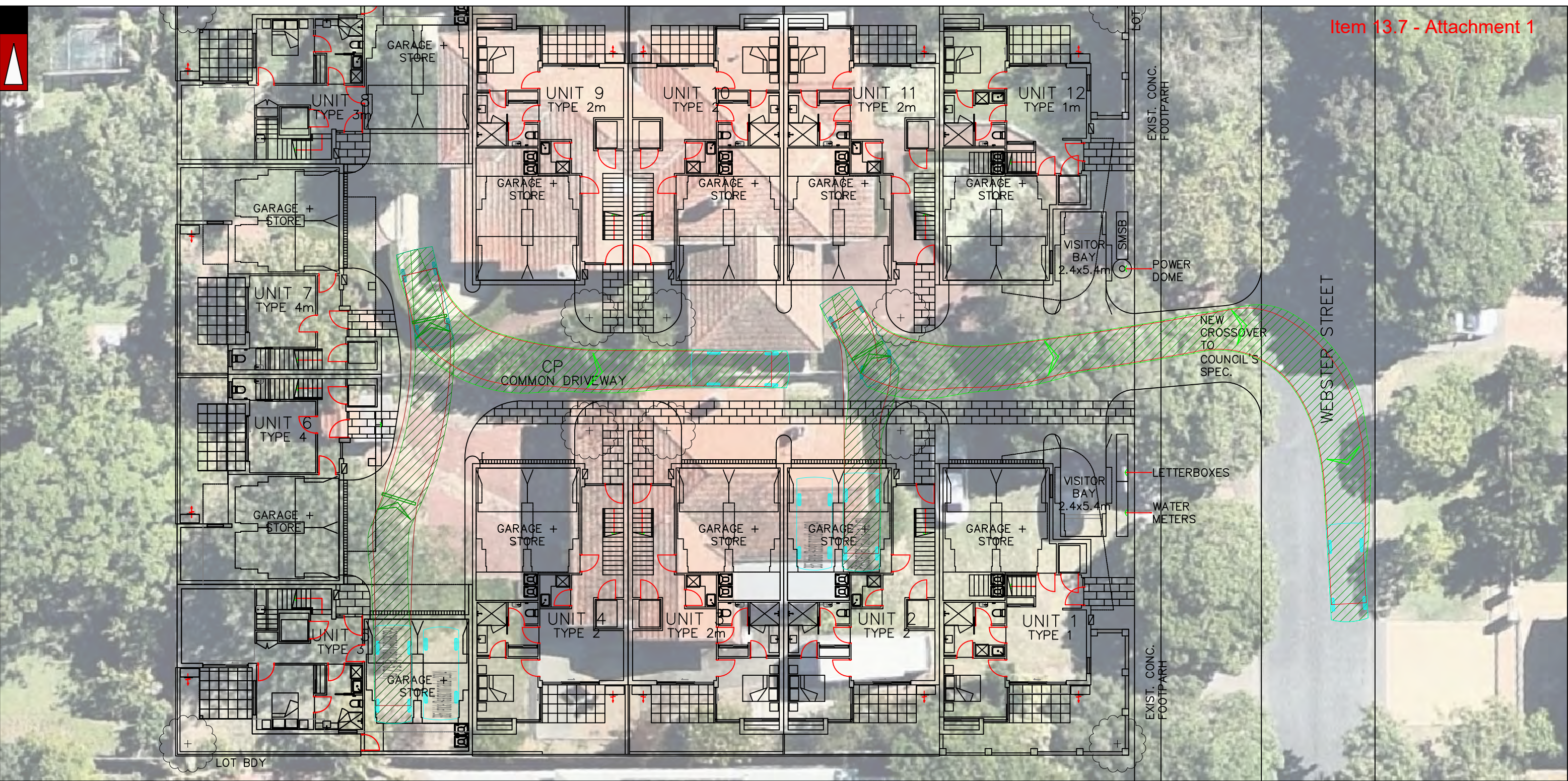
Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S25a		PH: 08 9441 2700 WEB: www.kctt.com.au
NO	DATE	AMENDMENT			



- Passenger vehicle (5.2 m)
- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.804m
- Min Body Ground Clearance 0.295m
- Track Width 1.840m
- Lock to Lock Time 4.00s
- Kerb to Kerb Turning Radius 6.300m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

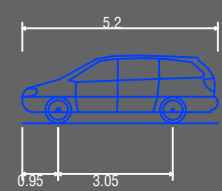
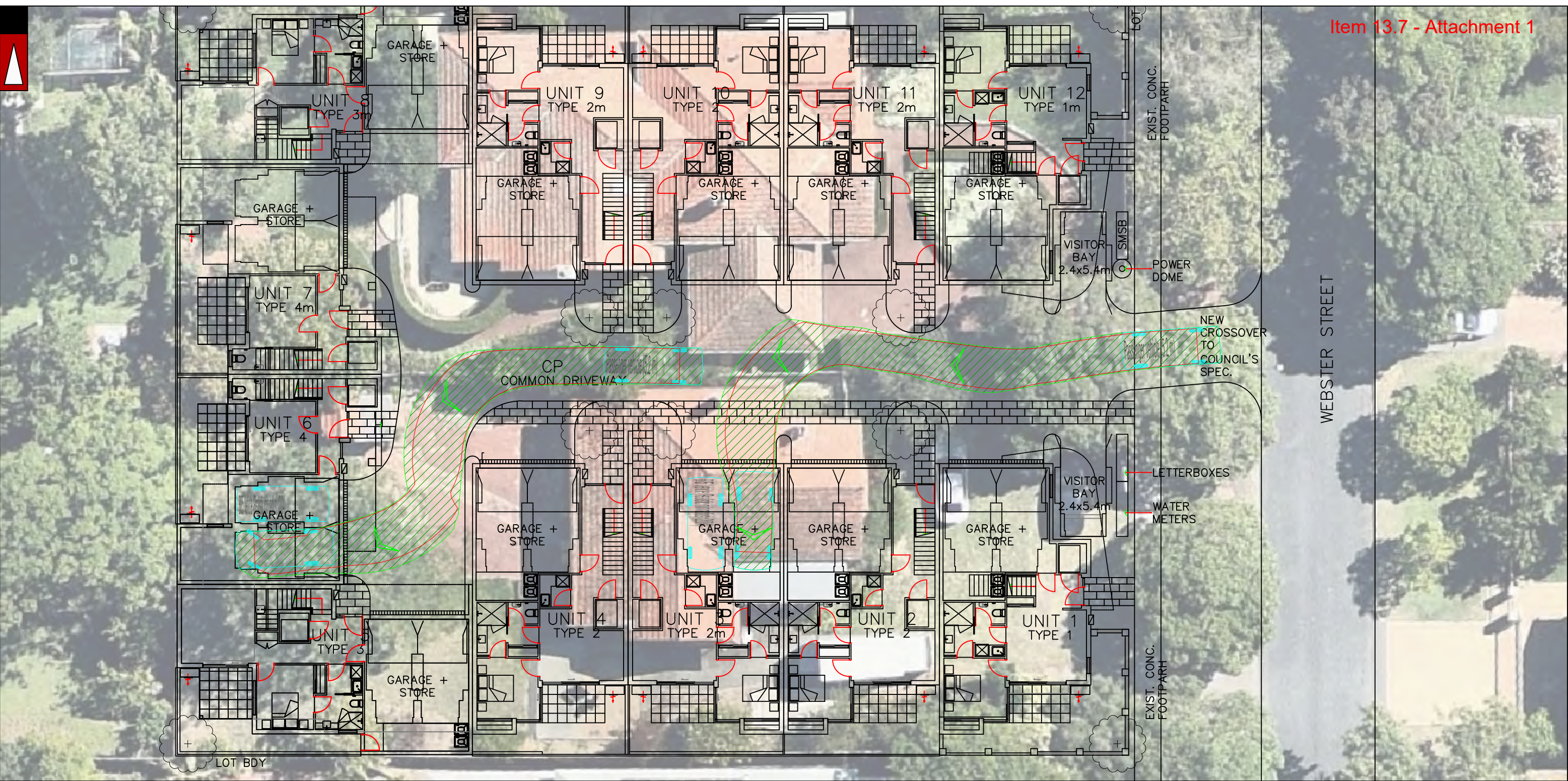
MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S25b	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



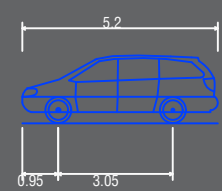
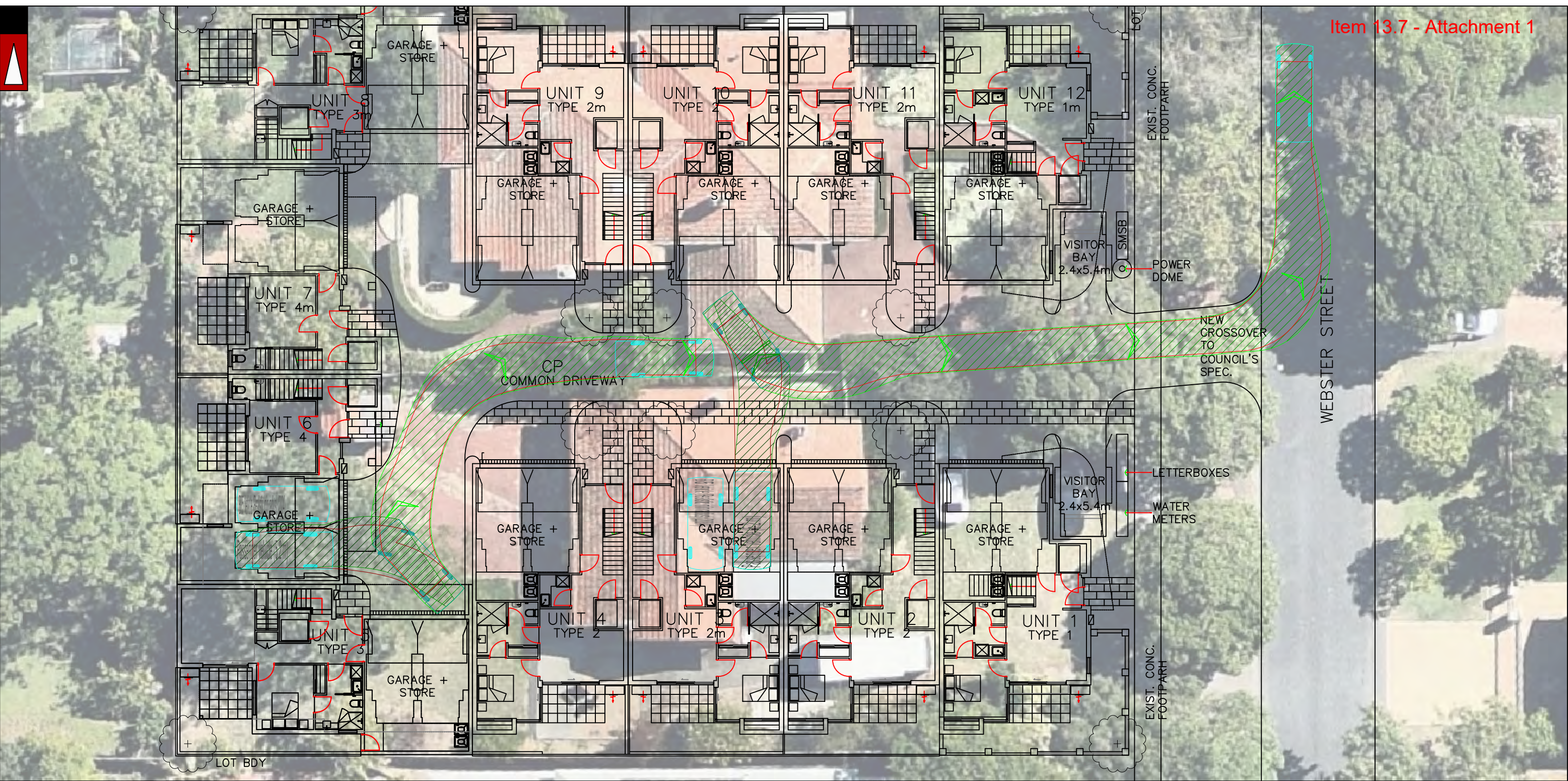
- Passenger vehicle (5.2 m)
- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.804m
- Min Body Ground Clearance 0.295m
- Track Width 1.840m
- Lock to Lock Time 4.00s
- Kerb to Kerb Turning Radius 6.300m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S26a		
NO	DATE	AMENDMENT			





- Passenger vehicle (5.2 m)
- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.804m
- Min Body Ground Clearance 0.295m
- Track Width 1.840m
- Lock to Lock Time 4.00s
- Kerb to Kerb Turning Radius 6.300m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

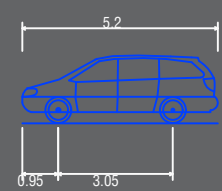
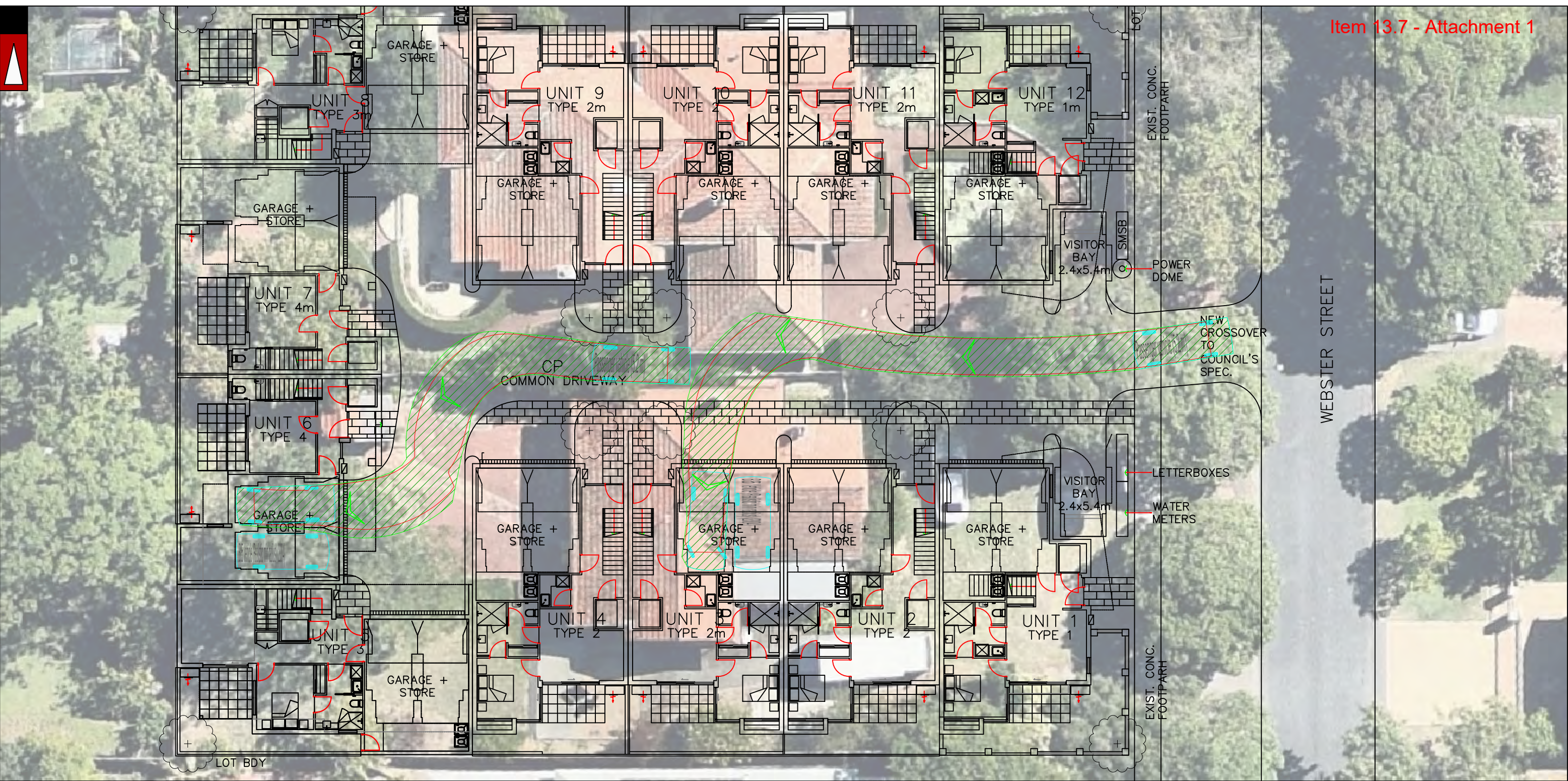
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S26b	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



- Passenger vehicle (5.2 m)
- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.804m
- Min Body Ground Clearance 0.295m
- Track Width 1.840m
- Lock to Lock Time 4.00s
- Kerb to Kerb Turning Radius 6.300m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

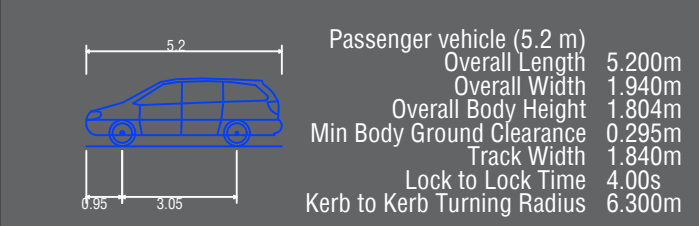
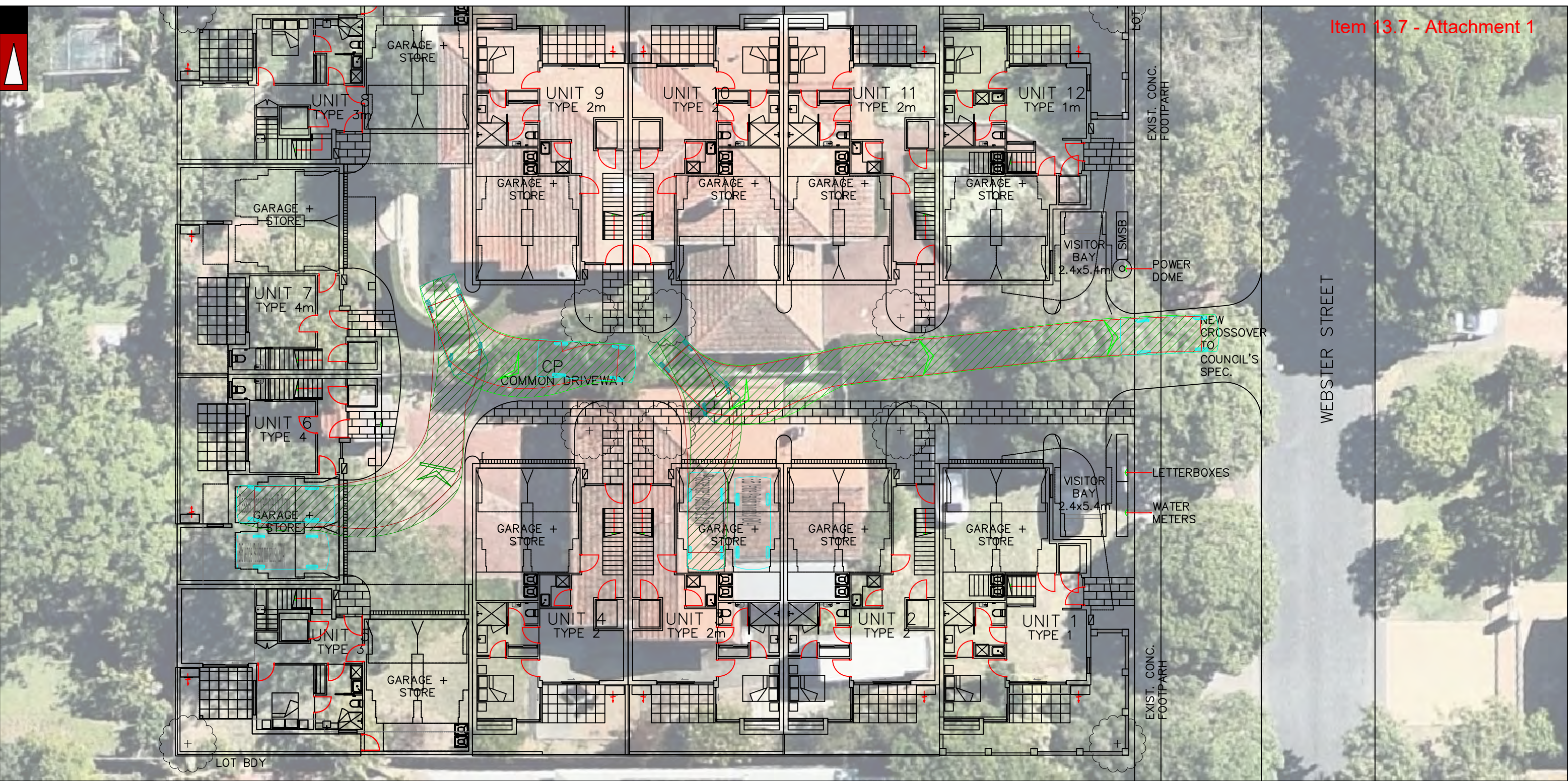
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S27a	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

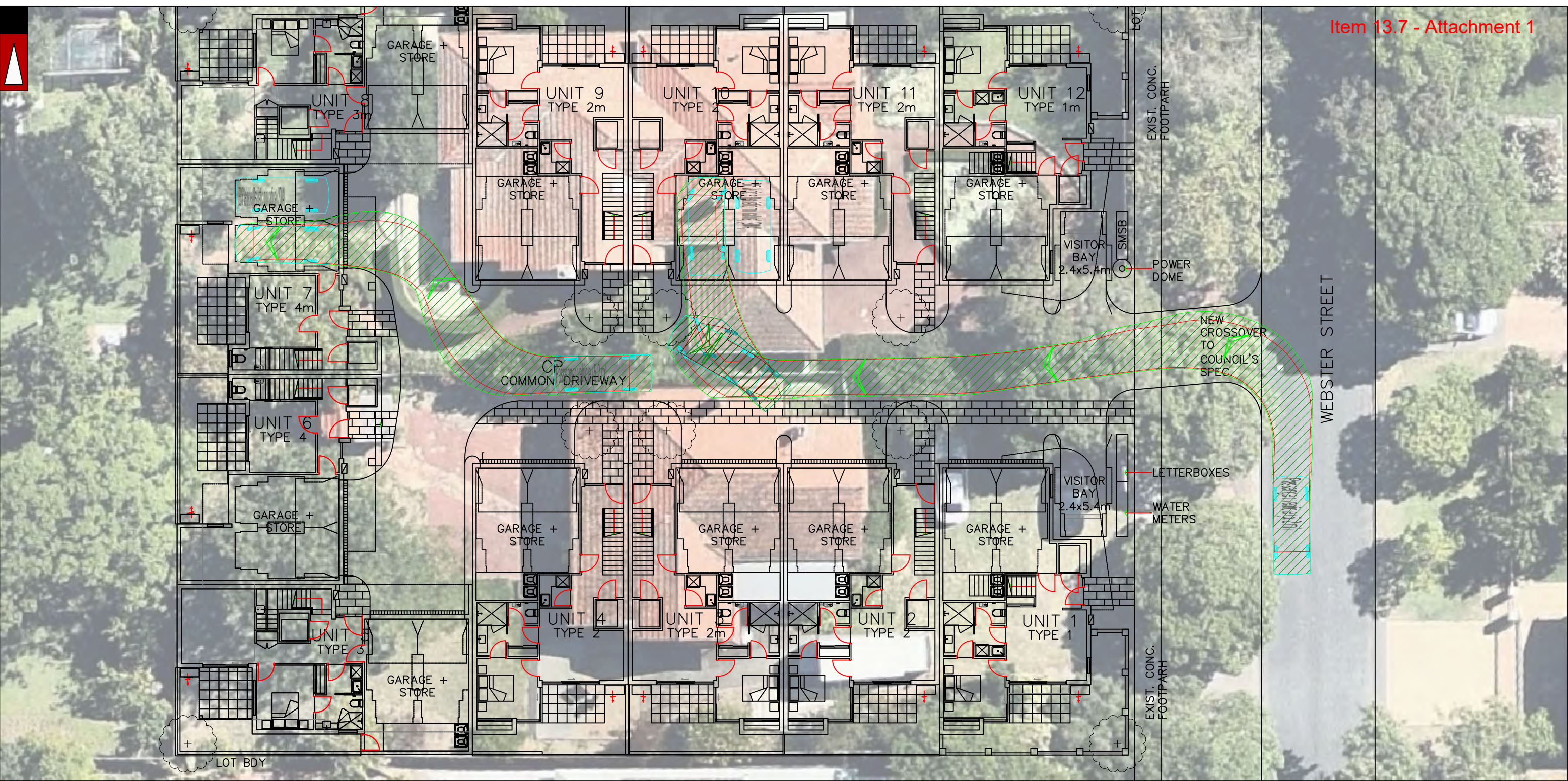
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S27b	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



	Passenger vehicle (5.2 m) Overall Length 5.200m Overall Width 1.940m Overall Body Height 1.804m Min Body Ground Clearance 0.295m Track Width 1.840m Lock to Lock Time 4.00s Kerb to Kerb Turning Radius 6.300m
--	---

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

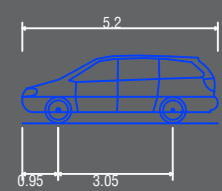
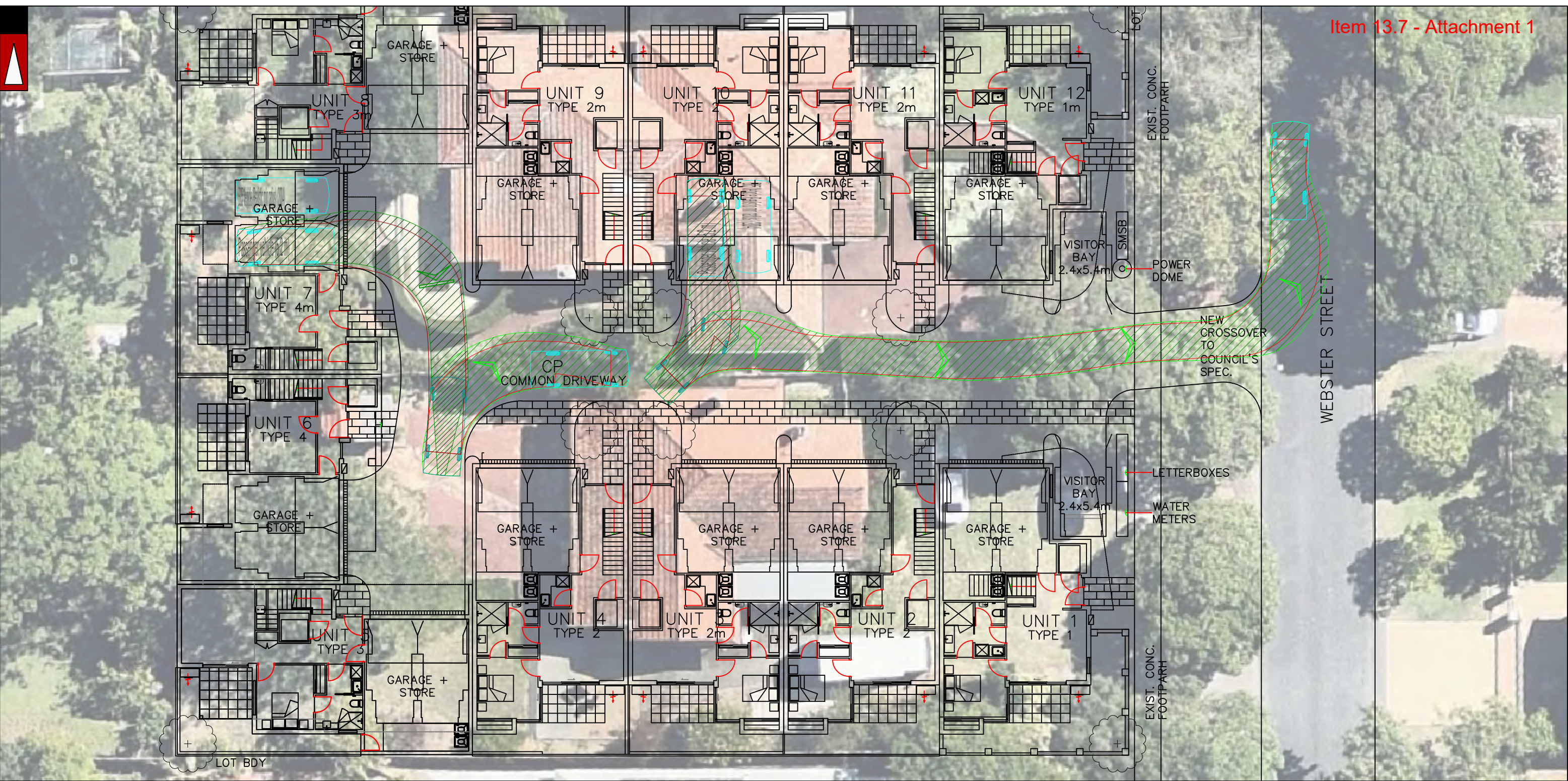
MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S28a	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

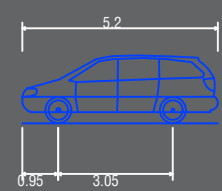
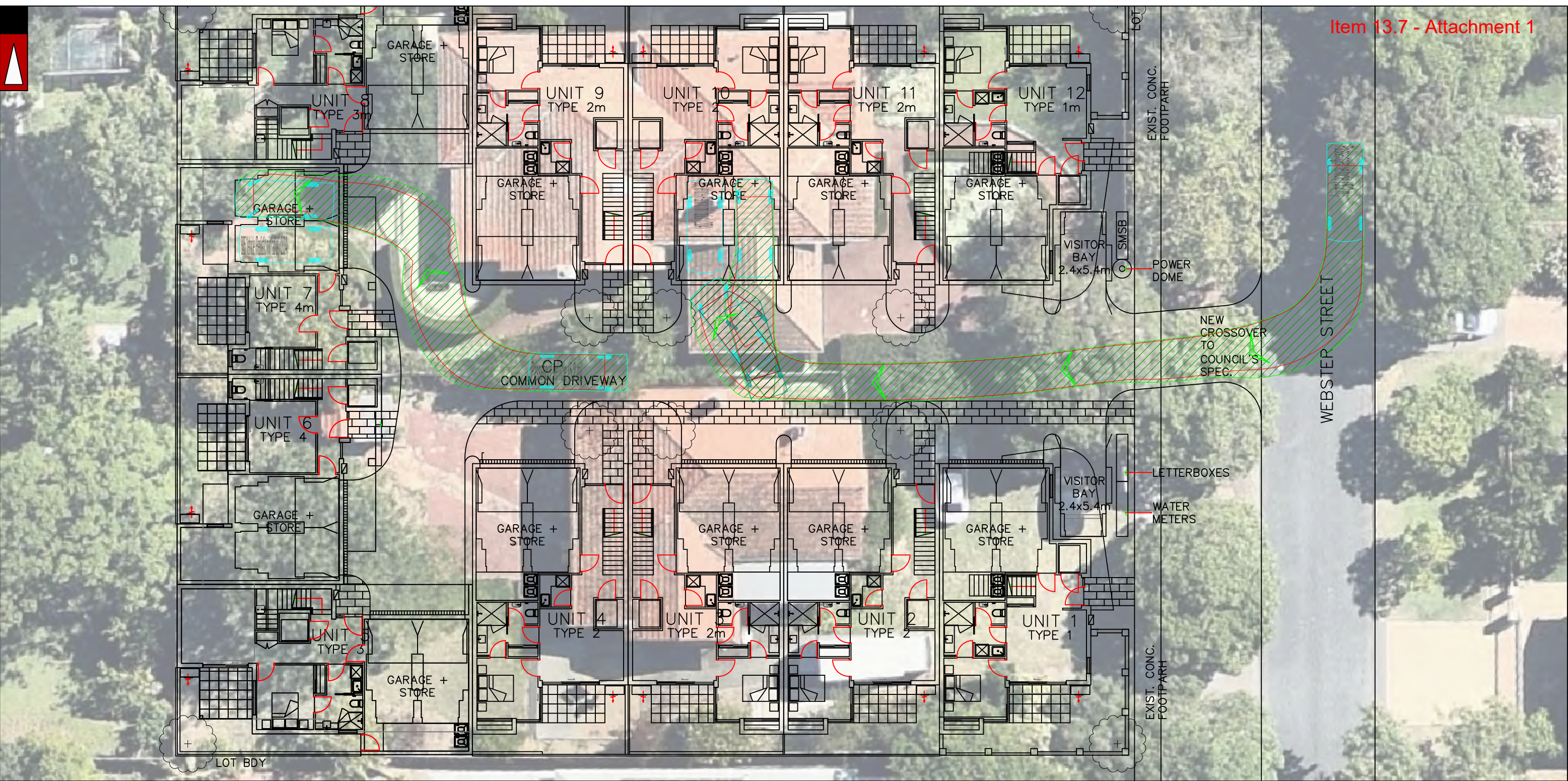
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S28b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

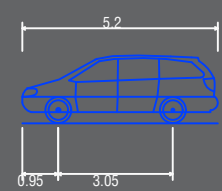
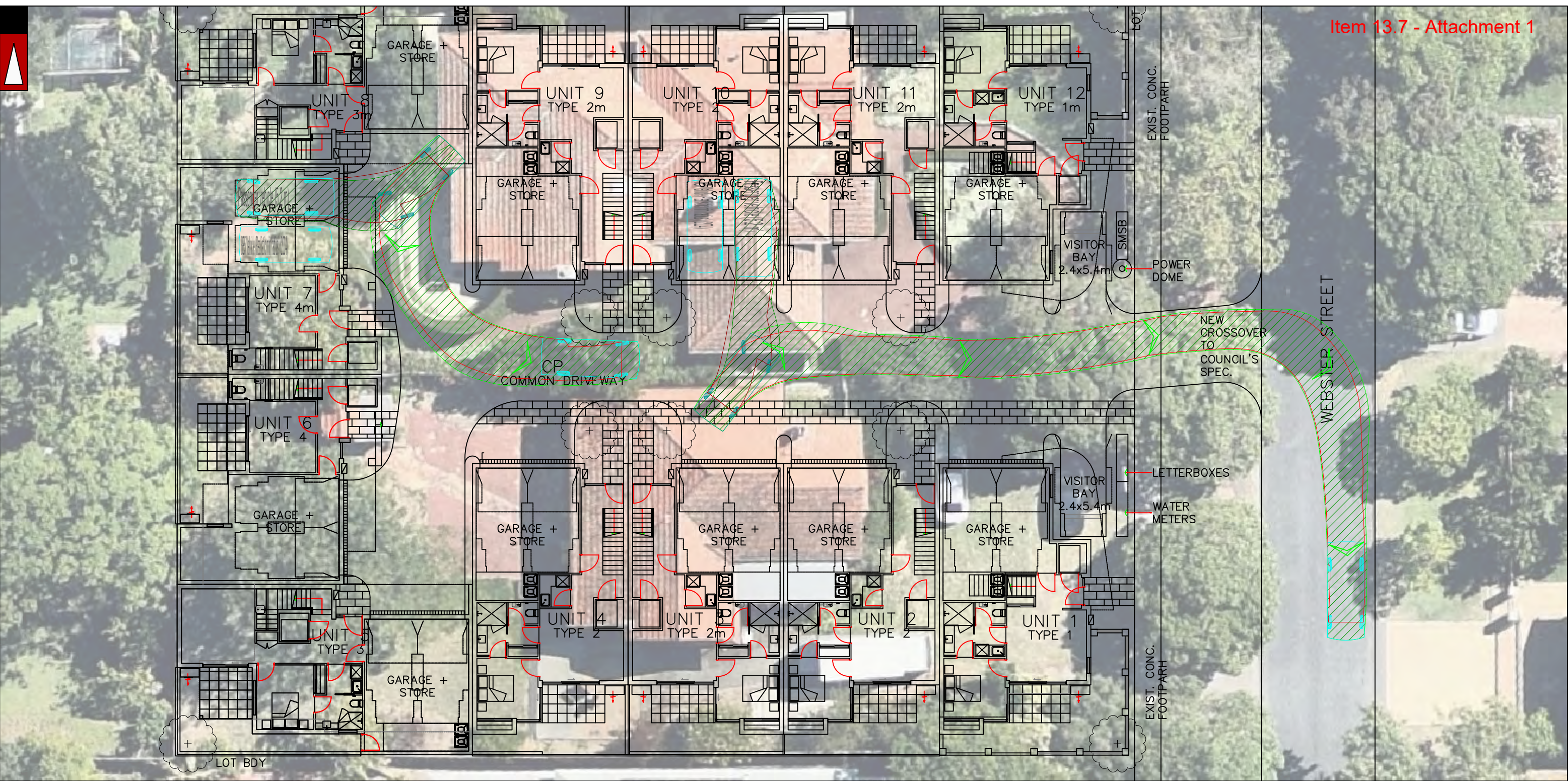
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S29a	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

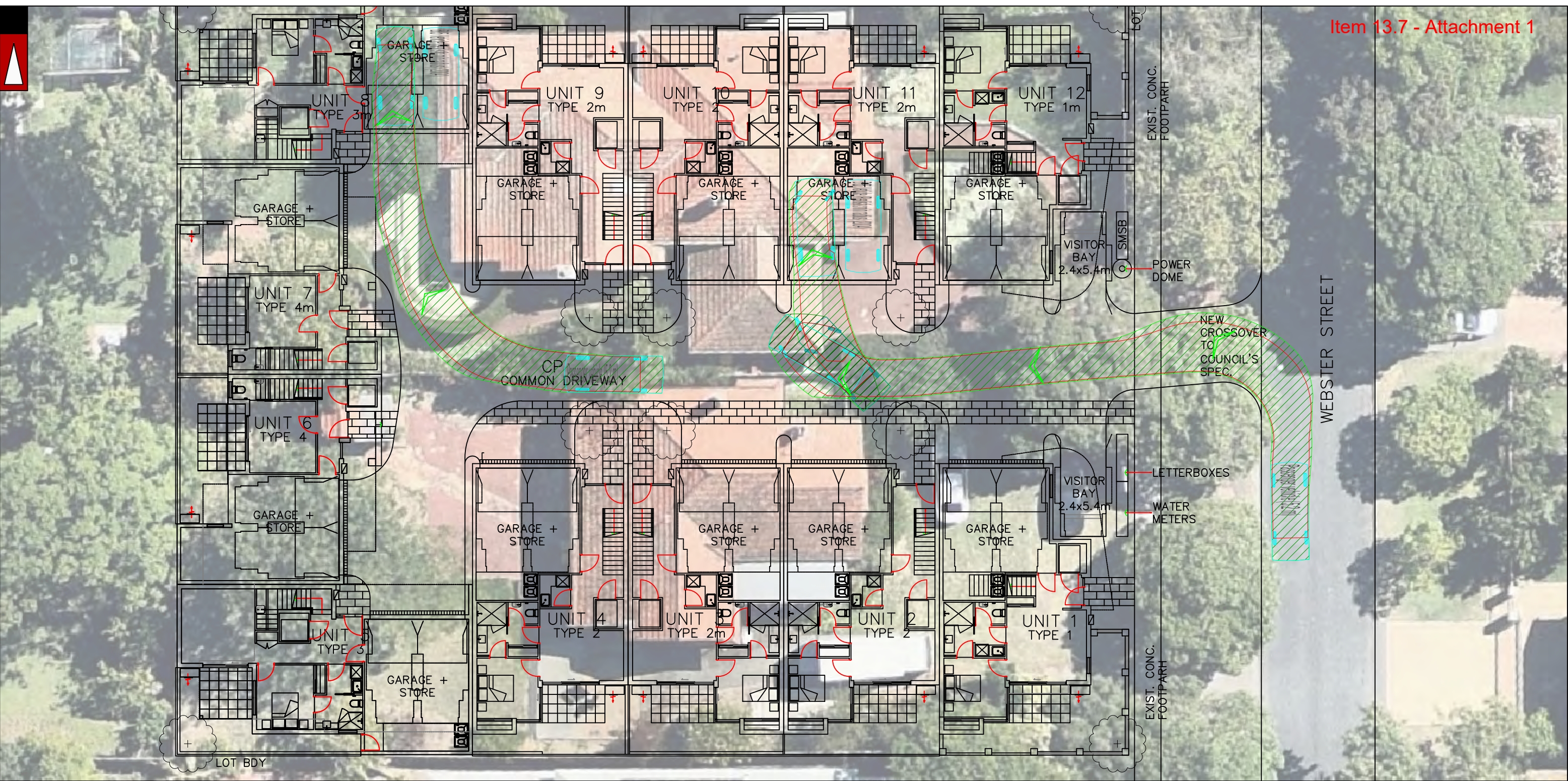
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S29b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



	Passenger vehicle (5.2 m)		Lot boundary
	Overall Length	5.200m	Wheel Path (Forward Vehicle Motion)
	Overall Width	1.940m	Vehicle Chassis Envelope (Forward Vehicle Motion)
	Overall Body Height	1.804m	Wheel Path (Reverse Vehicle Motion)
	Min Body Ground Clearance	0.295m	Vehicle Chassis Envelope (Reverse Vehicle Motion)
	Track Width	1.840m	
	Lock to Lock Time	4.00s	
	Kerb to Kerb Turning Radius	6.300m	

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

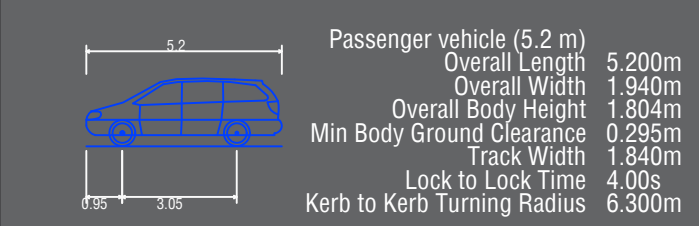
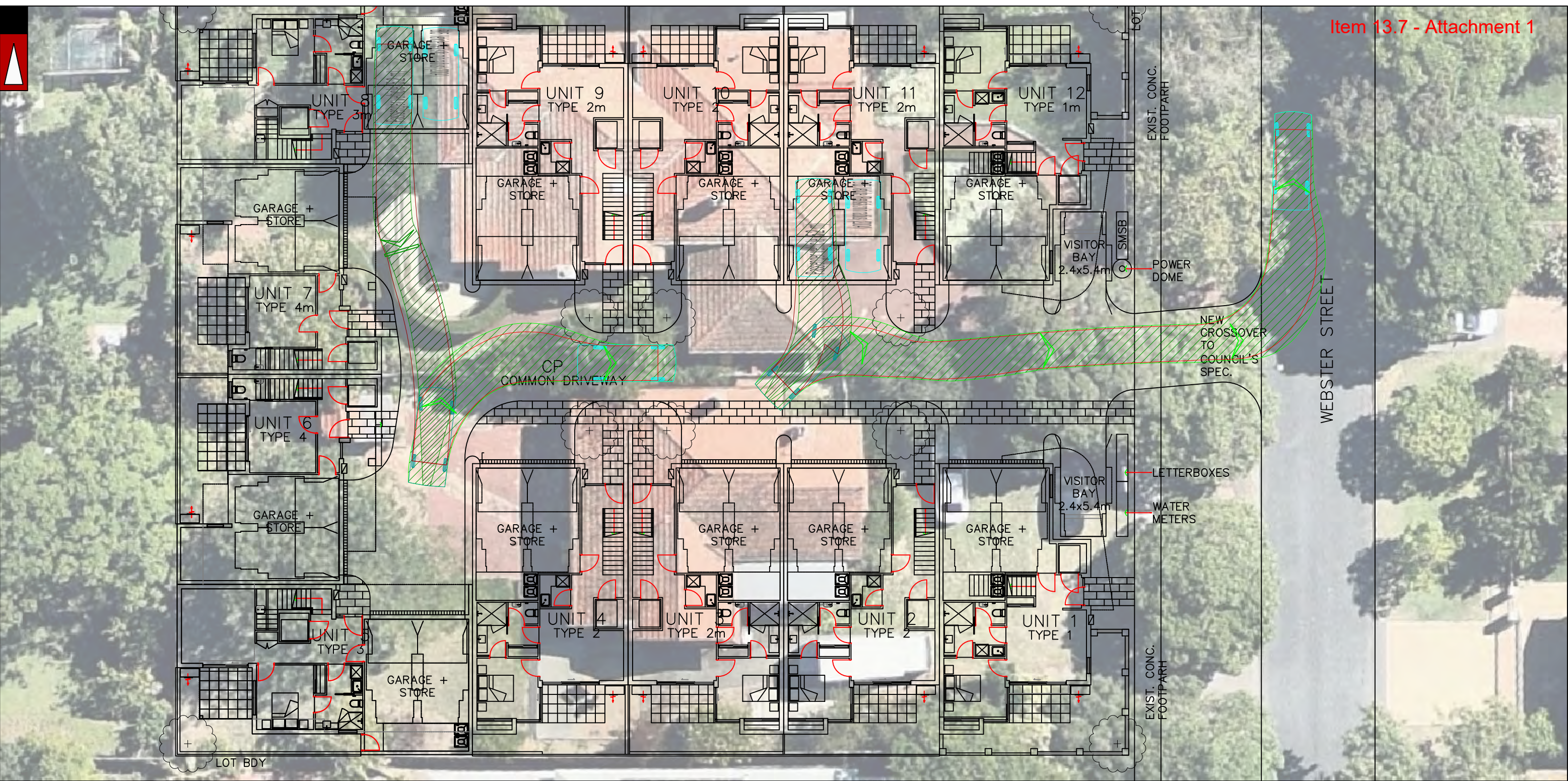
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S30a	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

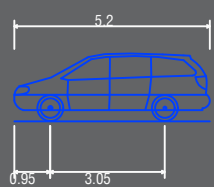
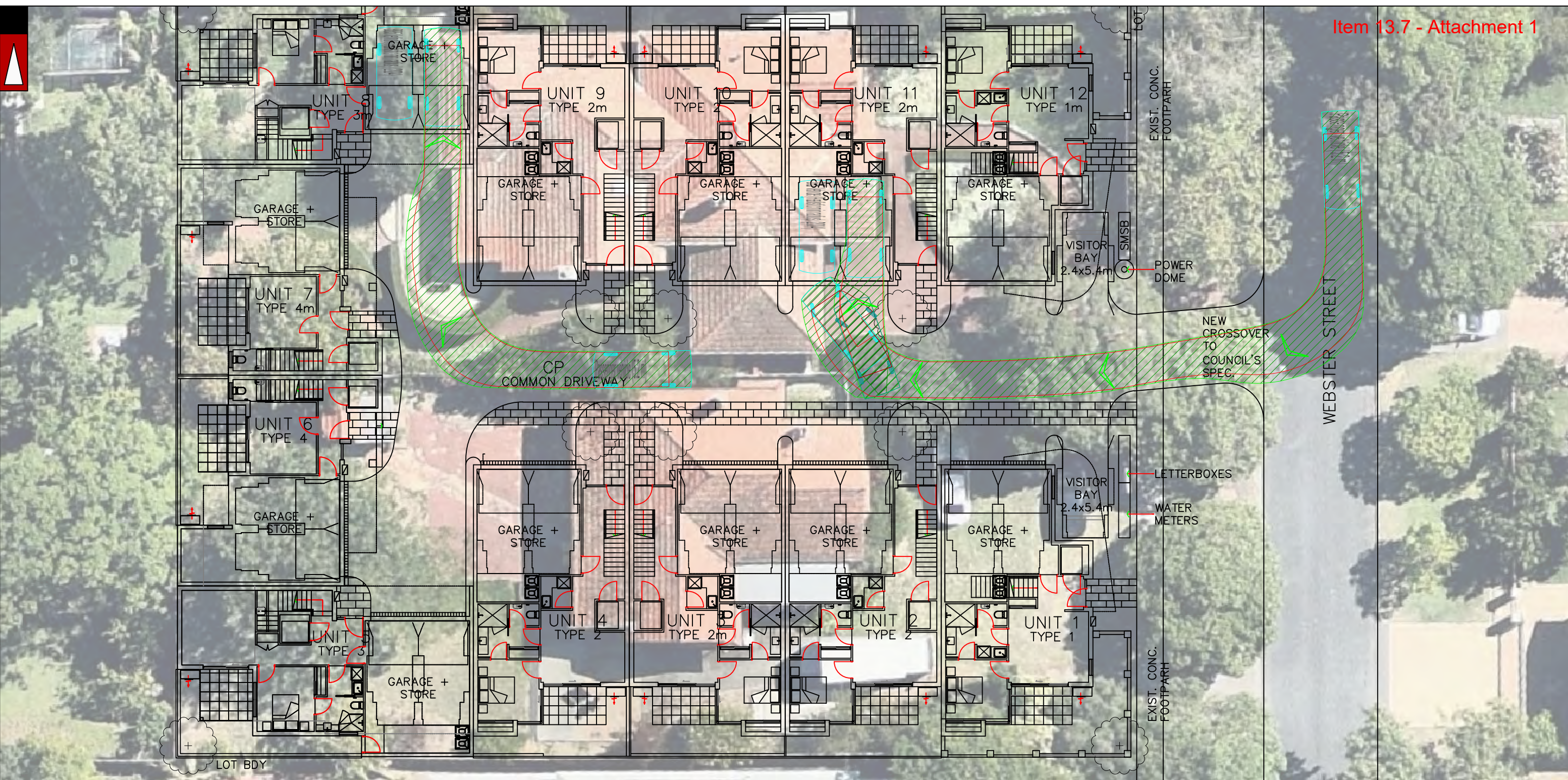
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S30b	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

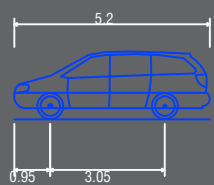
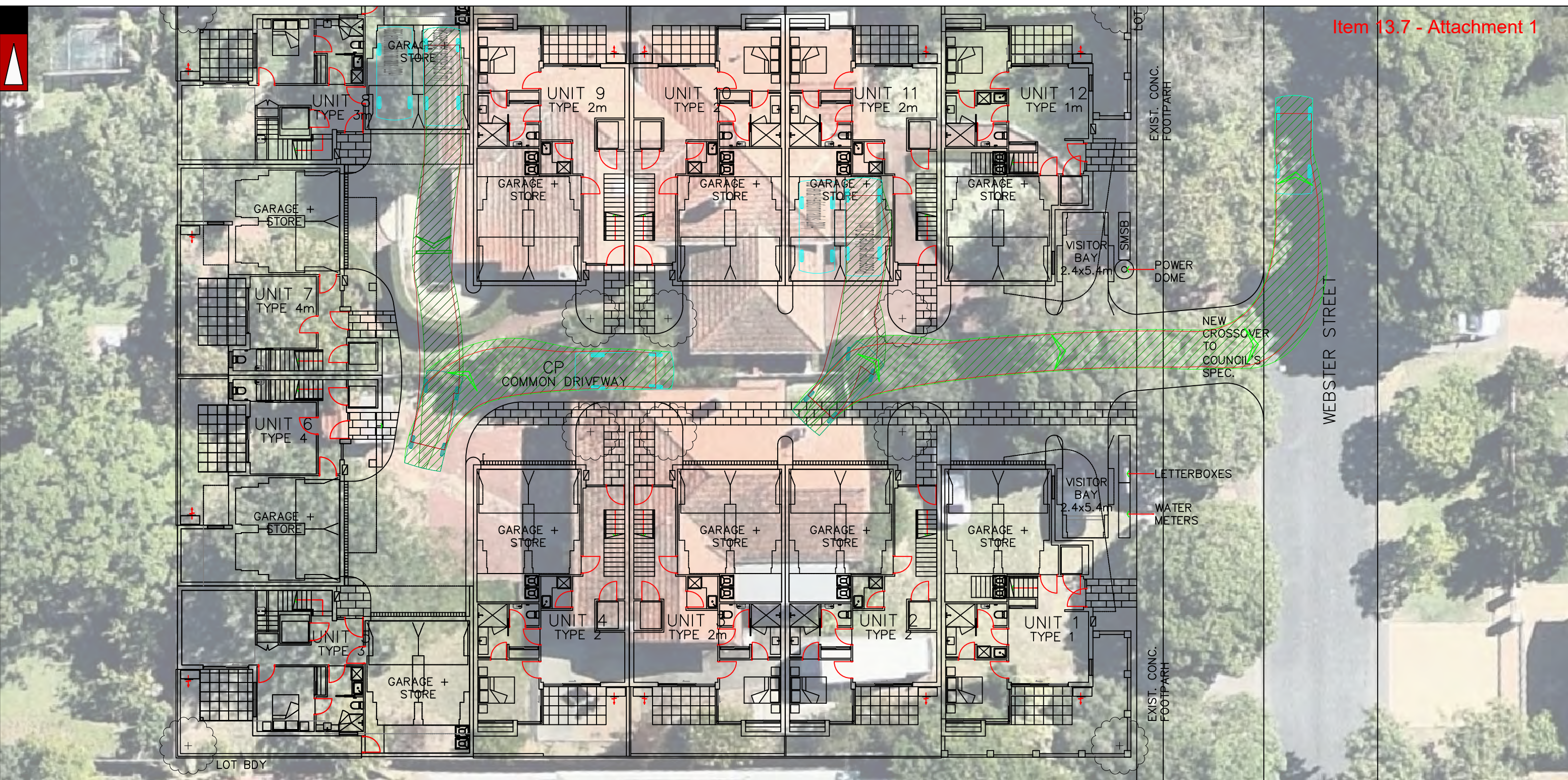
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S31a		
NO	DATE	AMENDMENT			





Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

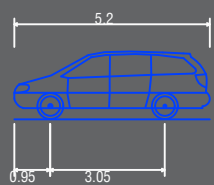
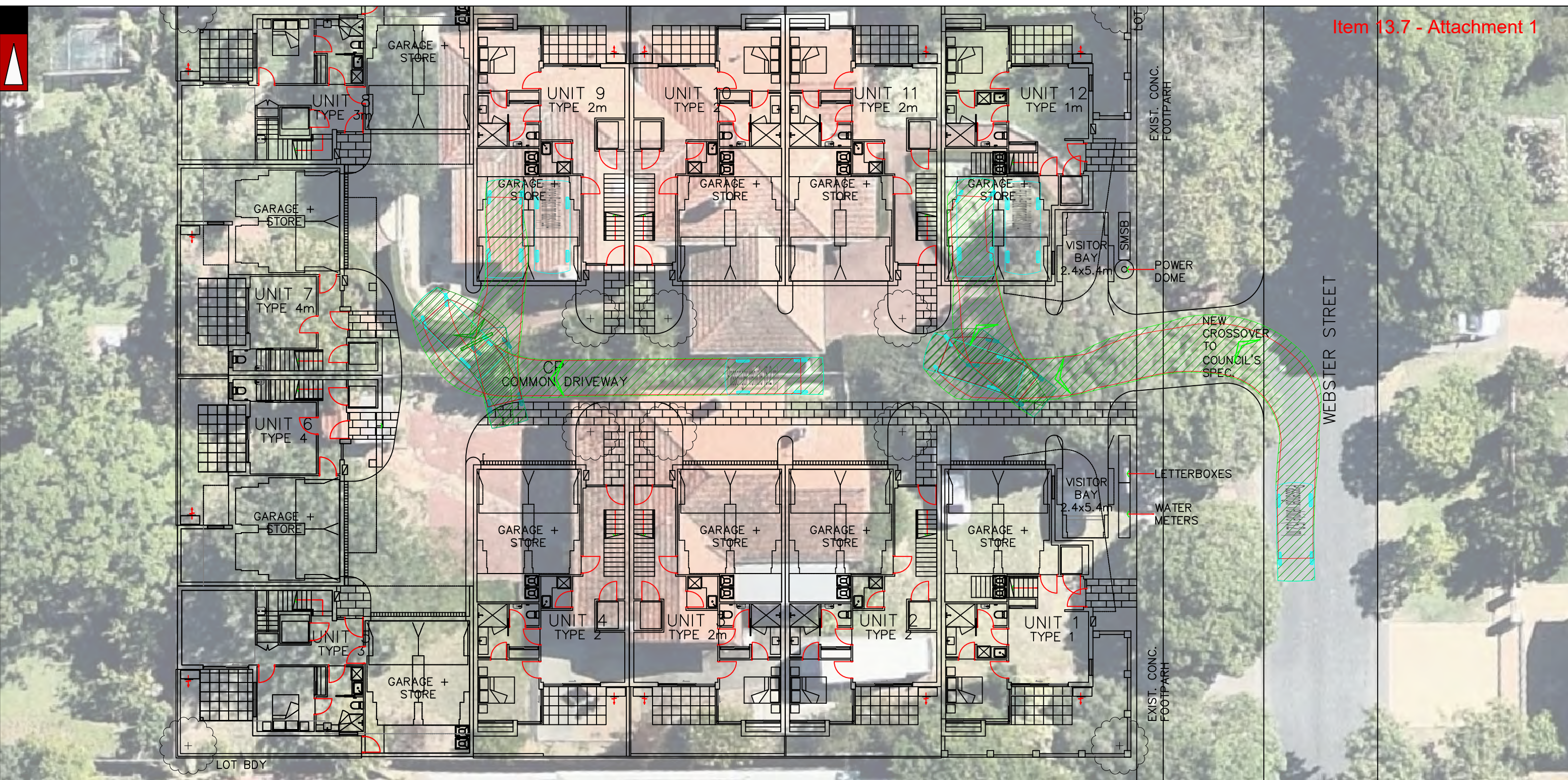
NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S31b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au





Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

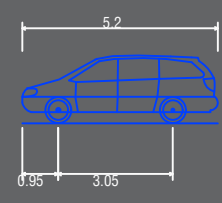
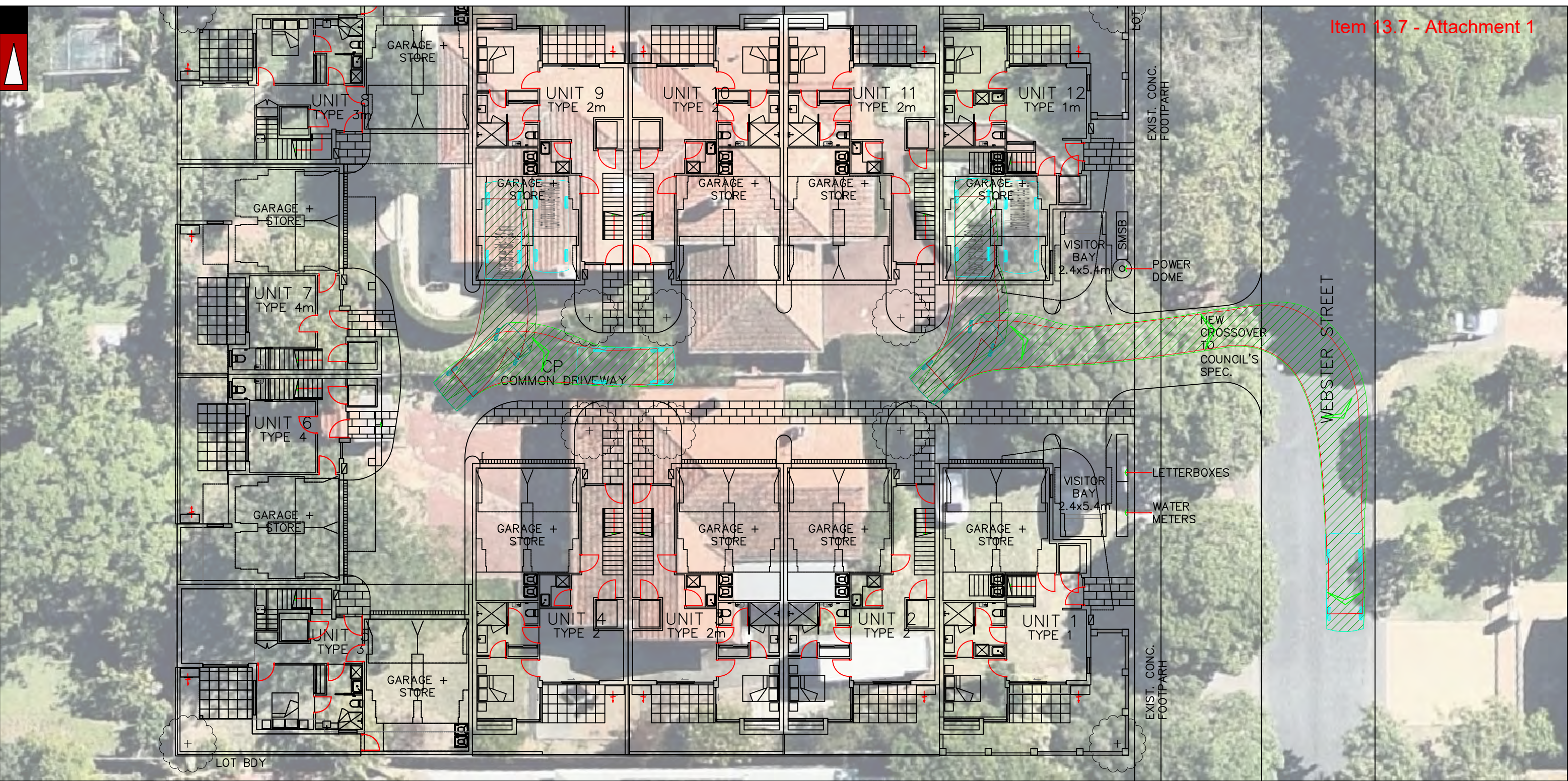
NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S32a	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au





Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- - - - - Lot boundary
- — — — — Wheel Path (Forward Vehicle Motion)
- — — — — Vehicle Chassis Envelope (Forward Vehicle Motion)
- — — — — Wheel Path (Reverse Vehicle Motion)
- — — — — Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

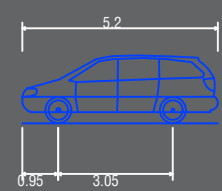
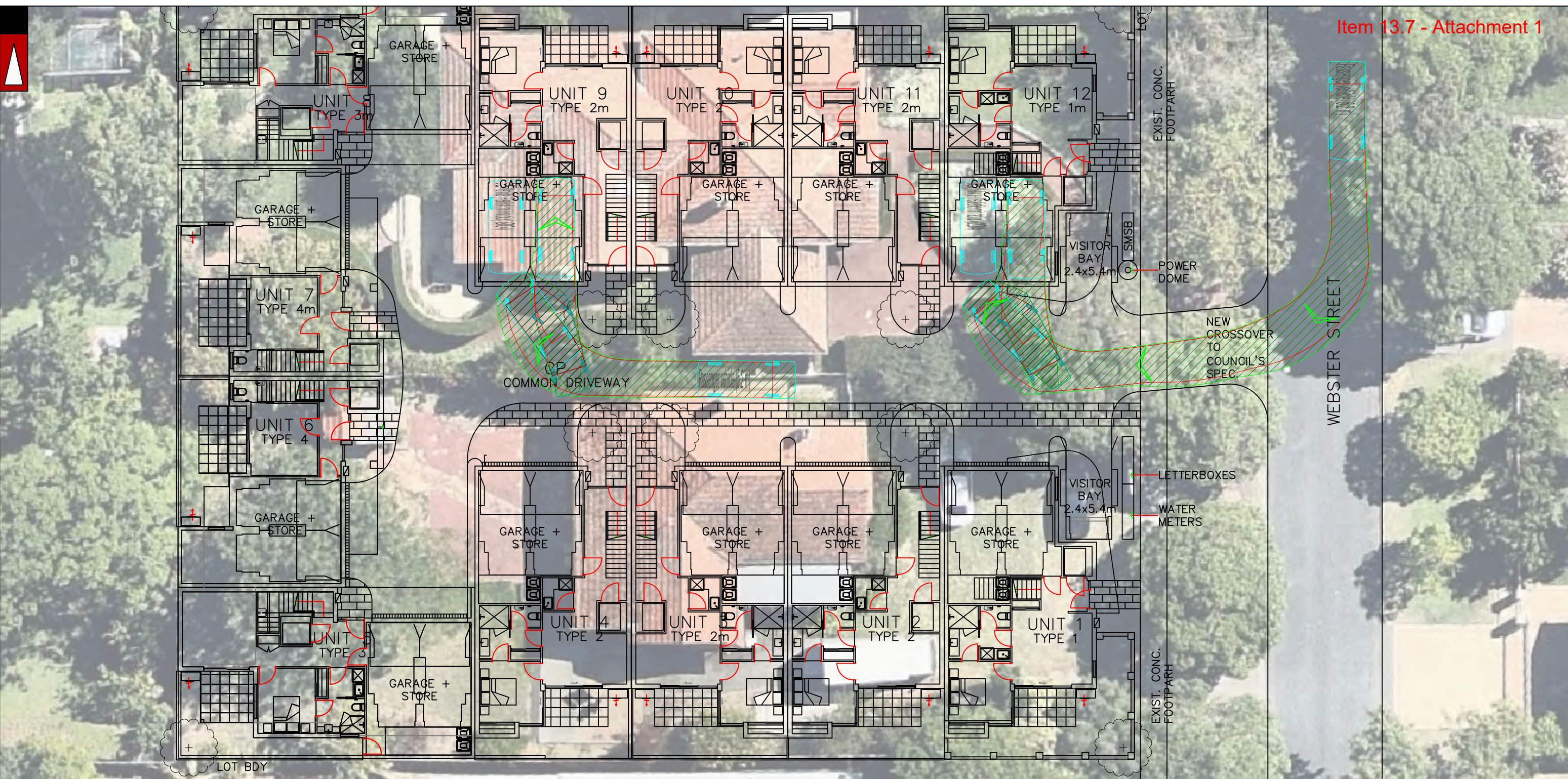
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S32b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



- Passenger vehicle (5.2 m)
- Overall Length 5.200m
- Overall Width 1.940m
- Overall Body Height 1.804m
- Min Body Ground Clearance 0.295m
- Track Width 1.840m
- Lock to Lock Time 4.00s
- Kerb to Kerb Turning Radius 6.300m
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

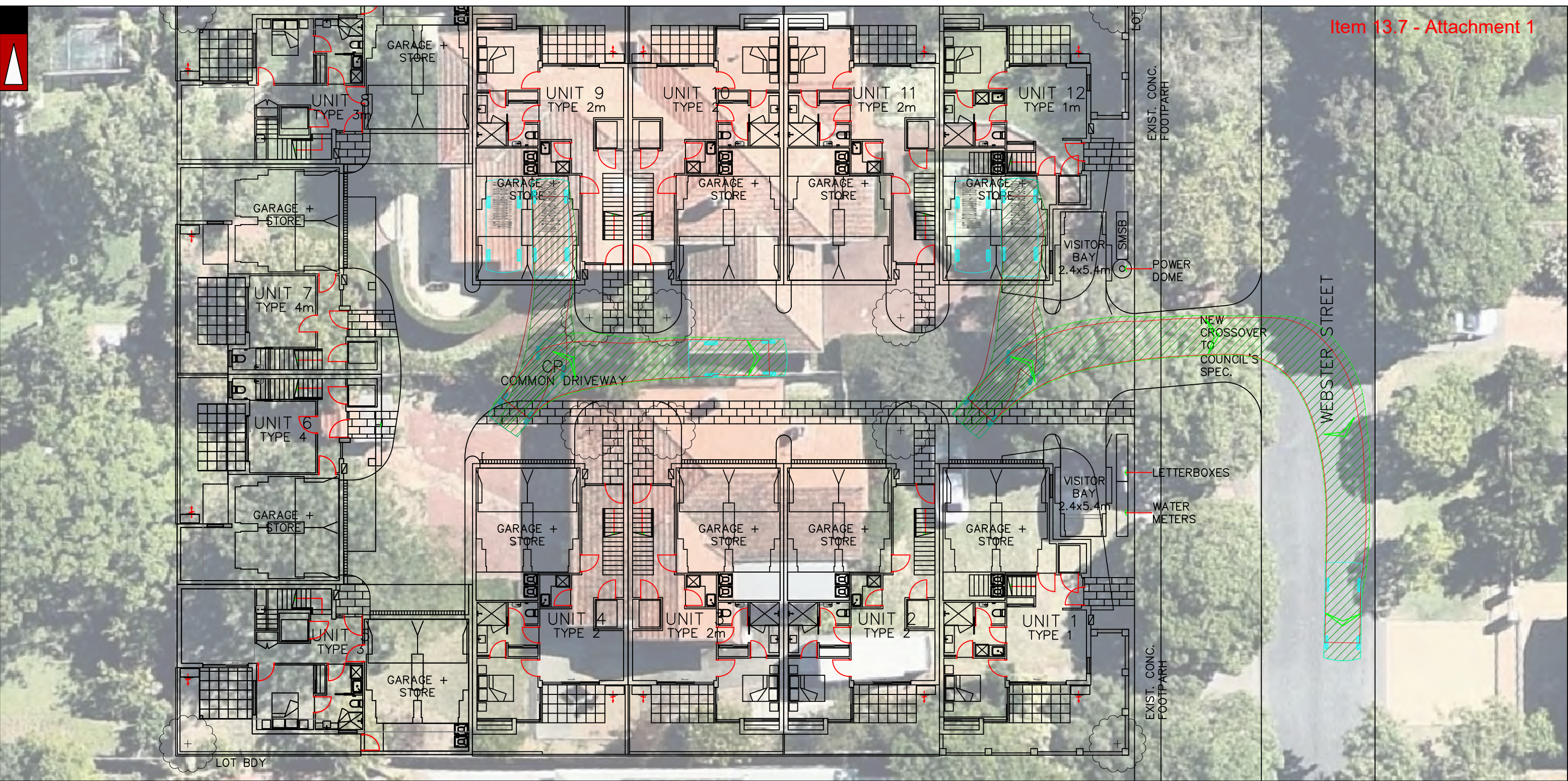
MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S33a	N.M.
NO	DATE	AMENDMENT		

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au



	Passenger vehicle (5.2 m) Overall Length 5.200m Overall Width 1.940m Overall Body Height 1.804m Min Body Ground Clearance 0.295m Track Width 1.840m Lock to Lock Time 4.00s Kerb to Kerb Turning Radius 6.300m
--	---

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
SYSTEMS
REGISTERED
TO ISO 9001

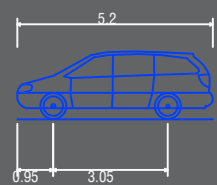
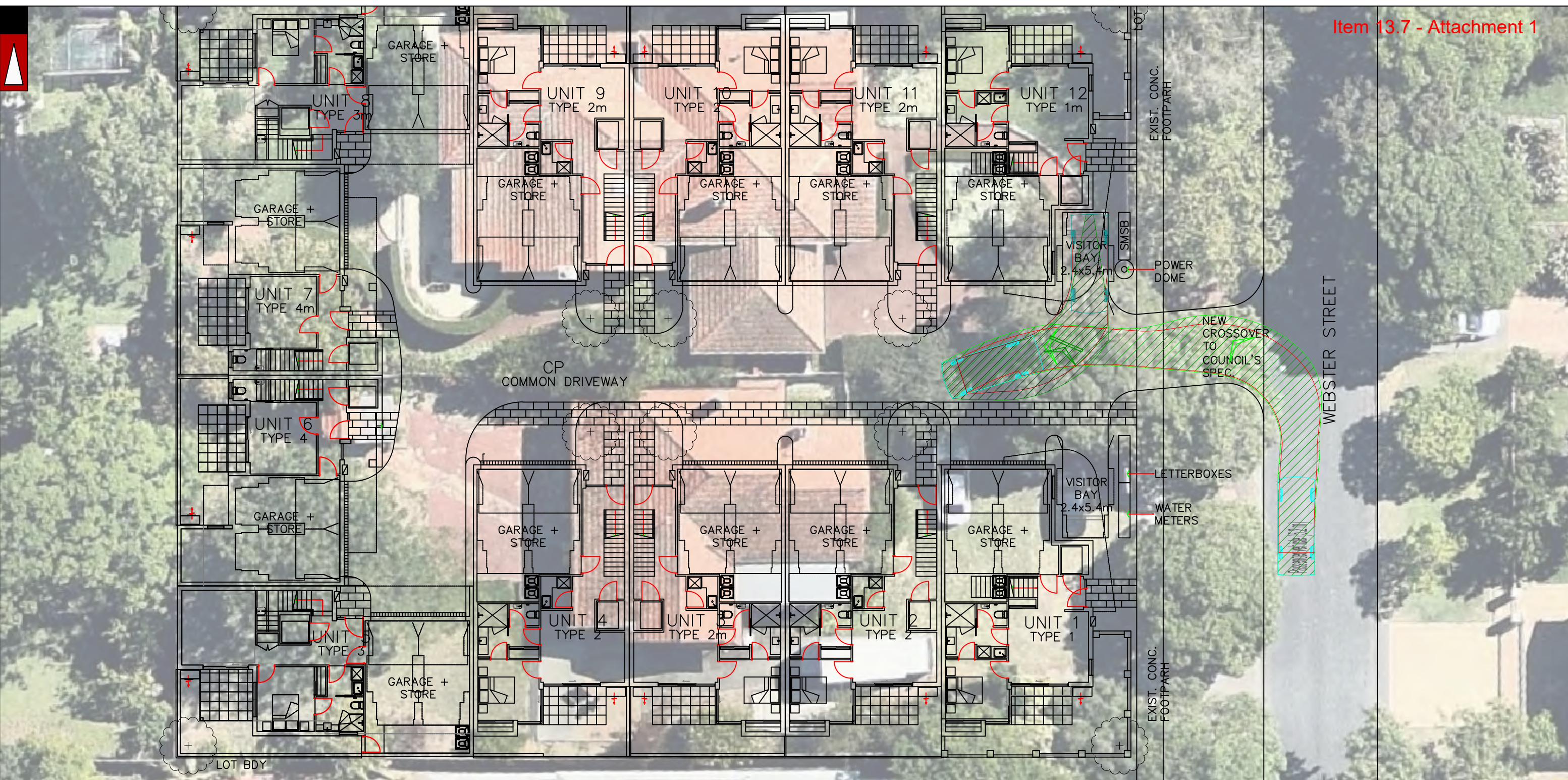
LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S33b	

Civil & Traffic Engineering Consultants
Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
WEB: www.kctt.com.au



Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

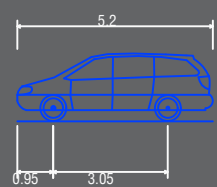
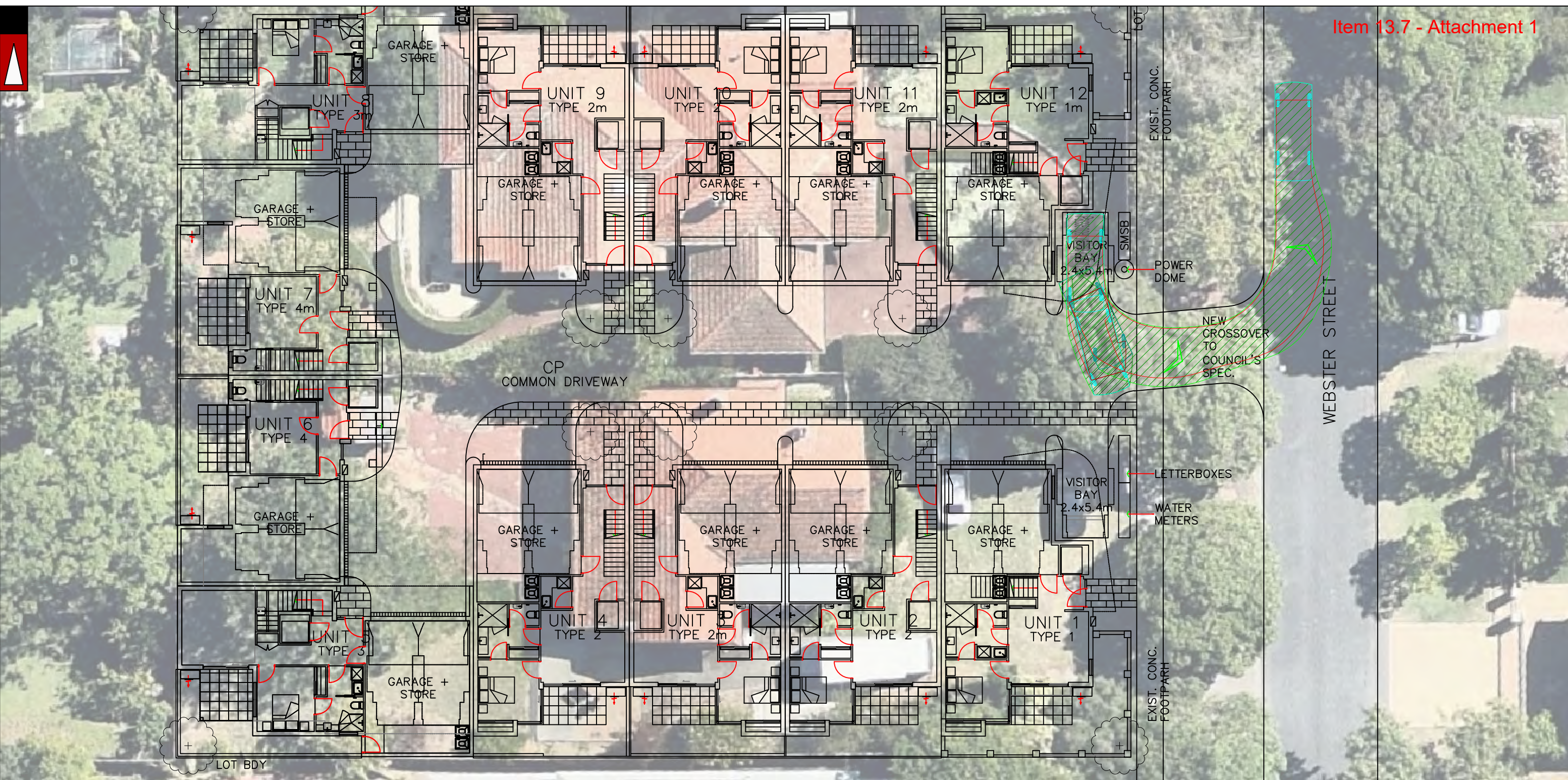
NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S34a	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au





Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

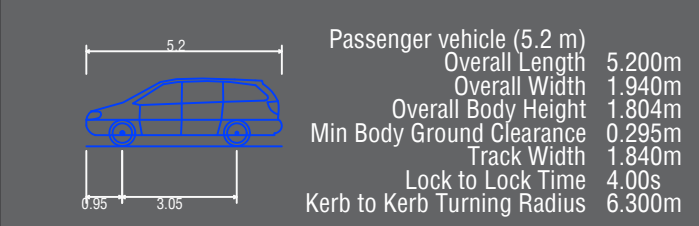
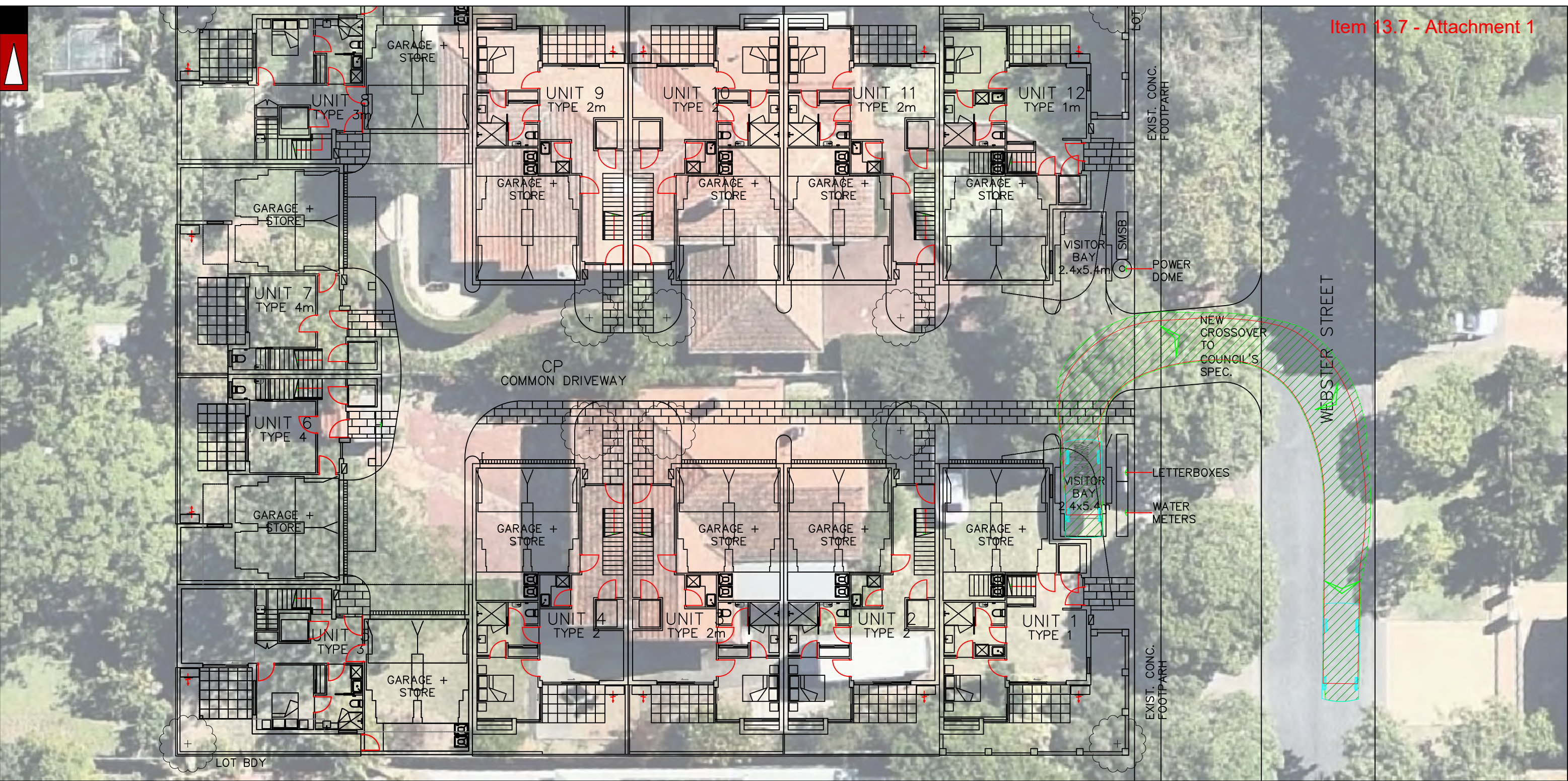
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S34b		
NO	DATE	AMENDMENT			





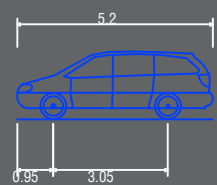
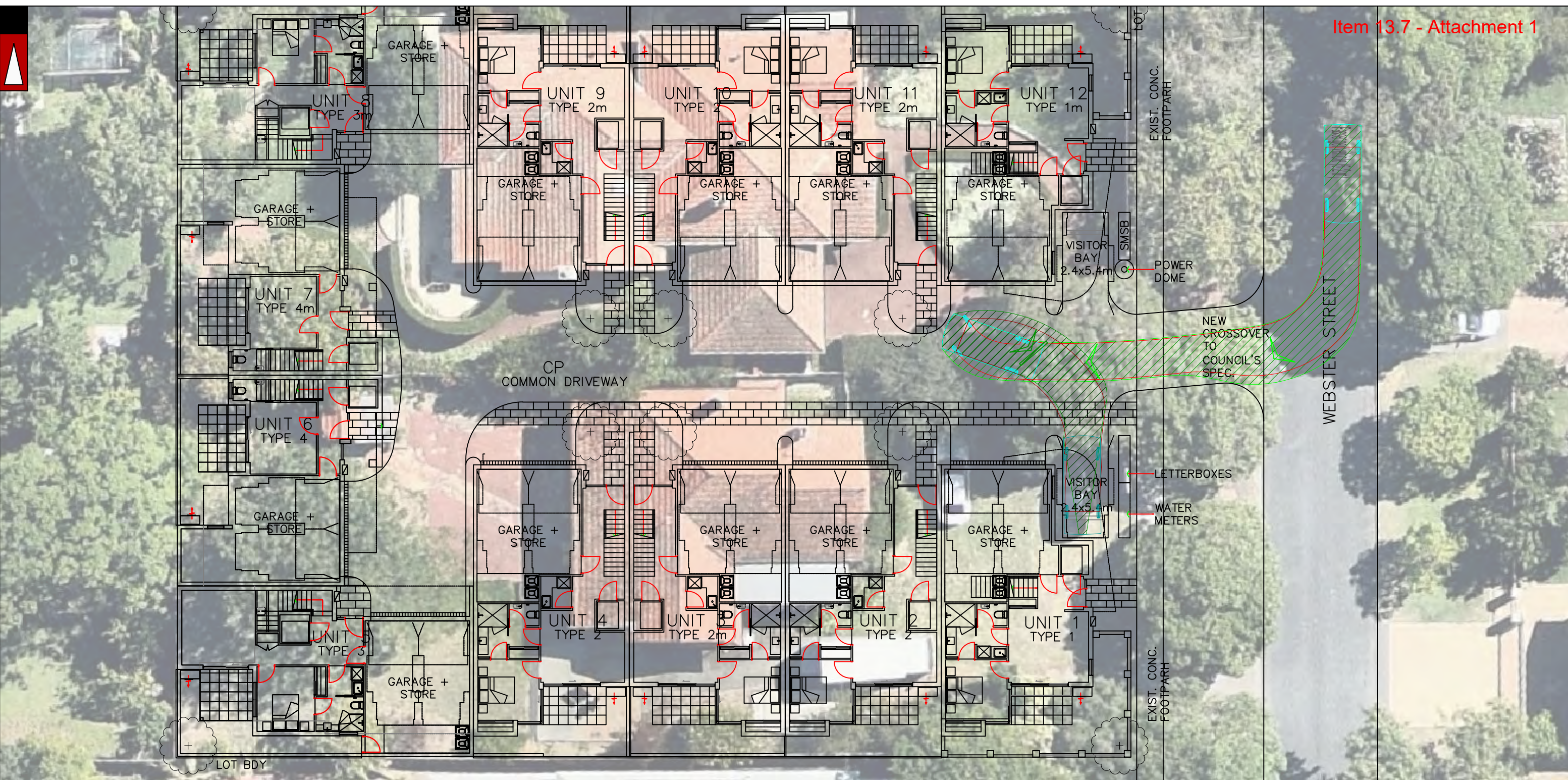
- Lot boundary
- Wheel Path (Forward Vehicle Motion)
- Vehicle Chassis Envelope (Forward Vehicle Motion)
- Wheel Path (Reverse Vehicle Motion)
- Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

			PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY:	Civil & Traffic Engineering Consultants Suite 7 No 10 Whipple Street Balcatta WA 6021 PH: 08 9441 2700 WEB: www.kctt.com.au
			TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	N.M.	
A	15-03-2021	ISSUED FOR REVIEW	DRAWING NUMBER: KC01268.000_S35a		
NO	DATE	AMENDMENT			





Passenger vehicle (5.2 m)
 Overall Length 5.200m
 Overall Width 1.940m
 Overall Body Height 1.804m
 Min Body Ground Clearance 0.295m
 Track Width 1.840m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.300m

- - - - - Lot boundary
- — — — — Wheel Path (Forward Vehicle Motion)
- — — — — Vehicle Chassis Envelope (Forward Vehicle Motion)
- — — — — Wheel Path (Reverse Vehicle Motion)
- — — — — Vehicle Chassis Envelope (Reverse Vehicle Motion)

MANAGEMENT
 SYSTEMS
 REGISTERED
 TO ISO 9001

LEGEND

NO	DATE	AMENDMENT
A	15-03-2021	ISSUED FOR REVIEW

PROJECT: 11 & 13 Webster Street, Nedlands	DRAWN BY: N.M.
TITLE: Vehicle Turning Circle Plan - B99 Passenger Vehicle (5.2m)	
DRAWING NUMBER: KC01268.000_S35b	

Civil & Traffic Engineering Consultants
 Suite 7 No 10 Whipple Street Balcatta WA 6021

PH: 08 9441 2700
 WEB: www.kctt.com.au

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

14.1 Councillor Smyth – Draining Infrastructure

At the Council meeting on 27 July 2021 Councillor Smyth gave notice of her intention to move the following at this meeting.

Moved – Councillor Smyth

Seconded – Councillor McManus

Council Resolution

Council in acknowledging recent winter storm events

- 1. requests the CEO to prepare a City-wide report of damage, including but not limited to;**
 - **Flooding from water draining from public land into private land with lots identifies,**
 - **Flooding and storm damage to City buildings and assets,**
 - **River, ocean and wetland inundation of shorelines and assets,**
 - **Call out assistance received from State Emergency Services,**
 - **A program of works for the remedial draining infrastructure required (if any) and**
 - **A cost projection for any remedial work and impact on Budget in out years.**
- 2. instructs the CEO to commission a drainage study to:**
 - a. Review the available local weather data of the storm event that occurred on 9 July 21;**
 - b. Assess the capacity of the drainage network in all affected areas; and**
 - c. Provide recommendations on any upgrade works that are required.**
- 3. approves by absolute majority the transfer of \$200,000 from the Service Reserve to the City Wide Drainage account for the drainage study; and**

- 4. instructs the CEO to present a report to Council with the findings of this study, inclusive of recommendations, works cost estimates and a program of works to be considered within the Forward Capital Works Plan.**

CARRIED UNANIMOUSLY 12/-

Justification

1. Recent heavy winter rain across Perth has caused an unprecedented amount of flooding across the City of Nedlands, that has overloaded the City's drainage networks.
2. Run-off from the public lands, such as roads, paths and verges has been beyond the capacity of parts of the drainage network, resulting in flooding of private property, requiring the City to examine its drainage responsibilities.
3. There are many sites across the City that have suffered degrees of storm damage, including City owned assets. An inventory of impact is required and insurance claim recovery plan.
4. Facilitates forward planning and future budget allocations.
5. State Emergency Services levy constitutes approximately a quarter of our Rates bill, this is an appropriate opportunity to spotlight the value that the rate payers are receiving from this levy.

At the Council Committee Meeting on 13th July 2021 an Urgent Motion was passed to address the recent flooding specifically pertaining to the Jenkins Avenue Safe Active Street area. However, although supporting the immediacy of this situation, there was also concern to review the City-wide drainage issues. This Notice of Motion is intended to raise the Drainage Infrastructure Remedial Works Program to a strategic level in line with Council's responsibilities across the whole City.

Administration Comment

Administration commenced its response to assist residents in the immediate aftermath of the storm event. This has included sandbagging properties, completing urgent maintenance ensuring that drainage infrastructure remains clear, speaking to affected residents, commencing the procurement process to undertake an investigation into the capacity of the City's drainage network within the affected areas and factors influencing the flooding experienced across the City.

Administration commenced drafting procurement documents to engage a consultant to undertake a drainage study the week after the storm event. Responses with quotations have been received and a contract can be awarded within one week. The consultant would commence assessments on the worst 2 affected catchments, before assessing the remainder. Draft findings for the two most affected catchments will be provided to the City within one month of contract being awarded.

Administration anticipates providing a detailed briefing and Council Report to Councillors in December that will provide a detailed summary of the report findings, the recommended remediation plans, and the estimated financial impacts on the Capital Works Program and Long Term Financial Plan.

The Service Reserve's purpose is to 'Fund the purchase of property, purchase of land and for parking areas, expense of streets, depots, town planning schemes, valuation and legal cost, items of work of an urgent nature such as drainage'. Administration recommends using this Reserve to fund the drainage investigation with an estimated maximum cost of \$200,000. This Service Reserve has a current balance of \$214,432.

15. Council Members notices of motion given at the meeting for consideration at the following ordinary meeting on 28 September 2021

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

Notices of motion for consideration at the Council Meeting to be held on 28 September 2021 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

15.1 Councillor Horley – Allen Park A Class Recreation Reserve

That the Council requests that the government replace the recent 5000 metre excision of the Allen Park A Class recreational reserve, by granting A Class reserve status to adjacent land within the Allan Park area, for example Lot 150 Sayer Street Swanbourne.

In addition, it is requested that the government provide written assurances that the fire protection for the site be managed solely onsite, with no future damage to the adjacent A Class reserve vegetation.

Justification

The Allen Park Recreational A Class Reserve has been decreased by 5000m recently due to a recent excision by the government. There are a number of areas of land within the local area that have been awaiting A Class reserve status and are in fact assumed to be within the A Class Reserve. It is requested that these be incorporated into the A Class reserve during this process.

15.2 Councillor Coghlan – Local Planning Policy – Primary Controls for Apartment Developments

Council instructs the CEO to prepare a Draft Local Planning Policy – Primary Controls for Apartment Developments.

Council instructs the CEO to prepare a Draft Local Planning Policy – Primary Controls for Apartment Developments.

Justification

The purpose of this policy is to establish a clear position for residents, applicants and decision-makers with respect to the application of R Codes Vol.2 Primary Controls in achieving the Element Objectives in the assessment of Apartments within the City of Nedlands.

This policy applies to all development which is subject to assessment in accordance with R Codes Vol.2. and is to be read in conjunction with the City of Nedlands Local Planning Scheme No.3. This policy will apply unless augmented by another local planning instrument of the City of Nedlands.

The objective is ensure that the built form outcomes of new development do not result in an unreasonable adverse impact on the amenity of adjoining neighbours and the wider locality, and to promote good design in terms of existing and future desired context and character.

Policy

In the absence of another endorsed local planning instrument, the City defers to the R-code zoning as designated by LPS3 and deems that to respond to the existing and desired future scale, height and character as they are defined and apply in Nedlands, and therefore achieve the Primary Control Element Objectives, a development must meet or subceed the default values for the Acceptable Outcomes in regards to the Primary Control elements. Accordingly, the City deems that exceeding these default values is not in keeping with the existing and desired future scale, height and character of Nedlands as designated by the relevant LPS3 R-code zoning, and will therefore not achieve the Element Objectives for these critical design elements.

15.3 Councillor Smyth – Lot 500 Montgomery Drive Mt Claremont – Care and Protection of remnant bushland (Reserve R43379)

Council:

1. requests the CEO to provide a report on the land swap between Western Power and the City, including but not limited to;
 - Lot configuration, abuttals to adjoining properties and access points;
 - Anticipated land-use and potential for development; and
 - Viability as contiguous bushland reserve.
2. instructs the CEO to;
 - (a) ensure that the newly configured Reserve R43379 with its encumbered remnant bushland flora and fauna are protected during the development and construction on adjoining lots;
 - (b) instructs the CEO to negotiate with the Town of Cambridge on the feasibility of a shared bush-care management plan at the interface of Mt Claremont Reserve and Banksia Farm Reserve R45409; and
 - (c) prepare a cost projection for any remedial work and impact on Budget in out years.

Justification

1. To inform and update Council of the strategy and dealings concerning the land subject to a recent land swap and rationalisation with Western power.
2. Western Power subsequently sold the northern portion to a developer; while the southern portion adjoining the Mt Claremont Community Centre and Haldane House has returned to the City of Nedlands as a Reserve for purposes that have not been determined.
3. Protect land and vegetation during construction on Lot 100 immediately to the north.
4. Manage connection with adjoining bush land administered by the Town of Cambridge.
5. Facilitates forward planning and future budget allocations.

This land has remnant bushland including banksias that are at risk, particularly in the event of nearby construction. This land reserve is adjacent to the Mt Claremont Community Centre and as we have seen in the construction adjacent to Dalkeith Hall, building sites have little regard for their neighbours. We should not have to carry the cost of natural asset degradation and remediation.

16. Urgent Business Approved By the Presiding Member or By Decision

Nil.

17. Confidential Items

Nil.

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 9.30pm.