



City of Nedlands

Agenda

Council Meeting

24 July 2012

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on Tuesday 24 July 2012 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7 pm.

A handwritten signature in black ink, appearing to read 'Michael Cole'.

Michael Cole
Acting Chief Executive Officer
17 July 2012

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City of Nedlands

Notice of an ordinary meeting of Council to be held in the Council chambers, Nedlands on Tuesday 24 July 2012 at 7 pm.

Council Agenda

Declaration of Opening

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

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

Present and Apologies and Leave Of Absence (Previously Approved)

Leave of Absence Councillor W R Hassell Dalkeith Ward
(Previously Approved)

Apologies None as at distribution of this agenda.

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1. Public Question Time

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

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

1.1 Ms L Jennings, 306 Salvado Road, Floreat

Question 1

In regards to the Lot 11194 Bedbrook Place development and the Council's decision at the special meeting on 10 April 2012, given as reported in The Post Newspaper's report of 14 April 2012, that the City's legal advice was apparently against re-approving the Bedbrook Place development, would each of Councillors Argyle, Binks, Collins, Hassell, James, McManus, Porter, Shaw and Somerville-Brown please explain his or her understanding of how the development complied with the City's Town Planning Scheme and was able to be approved and re-classified as a "Use Not Listed" and why the use classification of "Medical Centre" for all or some of the uses in the development was inappropriate?

Answer 1

Councillors are not required to give their individual reasons. However, Councillors are required to consider all information presented to them before voting on any item before council.

Question 2

Would each of Councillors Argyle, Binks, Collins, Hassell, James, McManus, Porter, Shaw and Somerville-Brown, please explain their justification or basis for determining at the Council meeting of 10 April 2012 regarding the Bedbrook Place development, that each of the applicable pre-conditions, in sub-clauses 6.4.2 (a) to (j) of the City's Town Planning Scheme had been satisfied, in order for each of those Councillors to determine that the uses in the Bedbrook Place development were classifiable as "Uses Not Listed"?

Answer 2

See answer to question 1.

Question 3

In regards to the change of use from “Industrial Light” to “Uses Not Listed”, as effected by the Council’s decision of 10 April 2012 in relation to the Bedbrook Place development, prior to the decision was:

- (a) the change of use effected by the decision publicly advertised prior to the decision?
- (b) any opportunity provided for submissions and comment by the public about the change of use?
- (c) notice of the proposed change of use given to adjoining land owners?
- (d) if not, in each case above as applicable, why not?

Answer 3

The Administration report of 29 November 2011/13 December 2011, stated the use could be considered as either a ‘industrial – light’ or a ‘use not listed’ and concluded the use was appropriate after consideration of Part 6 of TPS2. The original advertising letter categorised the use as a light industrial use, however, the advertising letter clearly set out the specific details of the use.

Question 4

Please advise if McLeods, the City’s Lawyers,’ in response to the allegations made by Dr O’Neil on 27 March 2012 that McLeods had a conflict of interest in acting for the City in the State Administrative Tribunal (SAT) proceedings regarding the Bedbrook Place development, confirmed:

- (a) it did not have a conflict of interest; and
- (b) that it did not consider that the circumstances gave rise to a perception of a conflict of interest?

Answer 4

The Acting Chief Executive Officer raised the allegations with the City’s lawyers and was satisfied with the explanation given.

Question 5

Please name the elected member or members who called the special meeting of 10 April 2012?

Answer 5

Councillors Argyle, Porter, Hassell, Collins and McManus.

Question 6

Immediately prior to the 10 April 2012 special meeting, what did Administration consider to be the correct use classification for the proposed Clinipath diagnostic laboratory?

Answer 6

Administration was not requested to consider the use immediately prior to the 10 April meeting.

Question 7

Why did Administration not seek comment from the Water Corporation as an affected or advice agency, to the proposed use re-classification, as approved at the 10 April 2012 special Council meeting?

Answer 7

Administration clarified the specifics of the use with Water Corporation prior to the 13 December 2011 meeting. Further confirmation was received from Water Corp on 9 November 2011 that they had no objection to the application.

Question 8

- (a) Was a commitment or were commitments as described below made by Administration to any of Dr O'Neil, Palmaya Pty Ltd, Go Medical, Sonic Healthcare Ltd and/or any other person or entity about environmental issues;
- (b) if so, to what environmental matters did such commitments relate;
- (c) please describe the commitments; and
- (d) who authorised the making of such commitments?

The commitment/s were referred to by Mr Robertson, (Dr O'Neil's/Palmaya Pty Ltd's lawyer in the State Administrative Tribunal proceedings about the development approval), at the SAT directions hearing of 28 March 2012, as per the transcript:

"commitments were given by Administration in relation to other environmental issues that were going to be withheld until the approval was made, there was a commitment given that that wouldn't be put on the agenda for a period of time. So there's a possibility that this may come to the fore in the middle of this".

Answer 8(a)

In correspondence dated 19 October 2011 the City agreed not to present the Local Planning Policy for the Bedbrook Biodiversity Corridor to Council for final approval until the planning approval for the site was determined, but reserved the right that progressing of the planning policy cannot remain unresolved indefinitely.

Answer 8(b)

Final approval of Local Planning Policy for the Bedbrook Biodiversity Corridor.

Answer 8(c)

As above.

Answer 8(d)

The letter is signed by the former CEO.

Question 9

Was it disclosed by Administration to any elected members:

- (a) about the existence of any such commitment referred to in question 8;
- (b) the detail of any such commitment;

If disclosure was made:

- (c) to which elected members; and
- (d) when in respect of each such member?

Answer 9

It is not known whether the former CEO had any discussions with elected members in this regard.

Question 10

Was a report prepared or any recommendation given by Administration for the purposes of the special Council meeting of 10 April 2012 in relation to the Bedbrook Place development approval reconsideration and the SAT proceedings, that dealt with the following matters:

- (a) a recommendation about the correct use classification;
- (b) Administration's view on the consequences of a classification of Uses Not Listed and Council's resultant powers or entitlement to refuse the development approval or to impose enforceable conditions regarding the rear set back, such powers not having been discussed in the planning report prepared for the 13 December 2011 Council meeting (the DSR);
- (c) a recommendation about whether or not the circumstances existed for elected members to be satisfied that the relevant standards and conditions in cl 6.4.2 of the Scheme had been met;
- (d) the range of decisions open to Council on the reconsideration being to affirm the decision of 13 December 2011, to refuse approval of the development or approve on different terms and the consequences of each;
- (e) the risks, costs and benefits to the City of continuing or not the SAT proceedings in respect of some or all of the issues in contention before the SAT;
- (f) affirming as correct or rebutting as false any alleged new facts and circumstances about the development and the SAT proceedings and Administration's recommendation on their relevance to the decision making, including:
 - (i) Dr O'Neil's assertion during his deputation to Council on 27 March 2012 that the set back condition approved by Council on 13 December 2011 would (1) prevent

- trucks from exiting the rear loading bay area and (2) result in insufficient secure parking bays for Sonic's female employees on night shift (the Reasons);
 - (ii) the time that it would take for a decision to be handed down in the SAT as asserted by Mr Caddy on 27 March 2012;
 - (iii) the options for split hearings in the SAT, the first on the preliminary issue about use classification and a second hearing if necessary on the conditions of approval; and
 - (iv) the time periods involved with each option referred to in (iii);
- (g) as Sonic was no longer the development applicant, the relevance to the decision making of Sonic's requirements in relation to its contractors' delivery and waste vehicle access and adequacy of secure (as opposed to total) parking for Sonic's staff;
- (h) the relevance to the decision making of Dr O'Neil's financial situation;
- (i) the relevance to the decision making of the contentions of Dr O'Neil and Mr Caddy on 27 March 2012 that it was urgent that Council make a decision as soon as possible in accordance with Dr O'Neil's and Palmaya Pty Ltd's requirements, to reduce the rear set back and reinstate the 20 rear car bays thus allowing Palmaya Pty Ltd to end the SAT proceedings, that this would repair the relationship between the City and Sonic and give Dr O'Neil the opportunity to re-engage Sonic Healthcare in the development before Sonic located another development site;
- (j) whether the Council's approval of the Bedbrook Place development on 13 December 2011 represented a miscarriage of justice as alleged to be the case by Cr Argyle at the Council meeting of 27 March 2012;
- (k) the 1998 refusal of a development application by Palmaya Pty Ltd/Dr O'Neil on the same land in respect of similar medical centre activities and the weight if any that should be attached to this precedent in the decision making process;
- (l) the fact that the 1998 refusal was not mentioned in the DSR and an explanation given for this omission;
- (m) the fact that the DSR did not mention the consequences of classifying the use as a "Use Not Listed" , it being cited in the DSR as an alternative use classification, the consequences being to give the Council power to refuse the application or to impose conditions that preserved as much vegetation on the site as the Council considered desirable, pursuant to cl 6.4.2 and cl 6.5.1 of the Scheme and an explanation given as to why these consequences were not explained in the DSR;
- (n) as pages 2 and 4 of the Minister For Environment's decision of 27 June 2011 were not included in the attachments to the DSR, clarification of whether or not Administration staff who prepared the DSR had reviewed the pages prior to the report being

included in the Agenda for the 29 November Committee meeting and for the 13 December 2011 Council meeting and if not whether Administration now considered a different recommendation was required;

- (o) disclosure of all relevant information about any commitments by Administration to Dr O'Neil about the environmental matters mentioned in question 8; and
- (p) whether it was: (i) usual; (ii) appropriate; or (iii) necessary; to advertise the proposed change of use classification from that previously approved and/or or seek or give reasonable opportunity for the (iv) public; (v) neighbour or (vi) advice agency to make comment in relation to that proposed change and for such comment to be considered as part of the decision making process?

Answer 10(a) – (p)

A report was not prepared by Administration

Question 11

If a report was prepared by Administration for the 10 April 2012 special Council meeting but it did not deal with any one or more of the matters referred to in question 10 (a) to (p) above, in respect of each of those matters, why did Administration's report not cover those matters?

Answer 11

Not applicable.

Question 12

Which of the matters listed at question 10(a) to (p) above, does Administration consider is a relevant issue or consideration or fact that should have been before Council by way of a report from Administration in order for Council to make a proper and informed decision on 10 April 2012?

Answer 12

Administration had provided all information requested by Councillors.

Question 13

Was legal action threatened by or on behalf of: (a) Dr O'Neil; (b) Palmaya Pty Ltd; (c) Go Medical; and/or (d) Sonic Healthcare Ltd in respect of either: (e) the draft Bedbrook Biodiversity Local Planning Policy (Biodiversity Policy); or (f) the draft Subiaco Waste Water Treatment Odour Buffer – Land Use Restrictions Local Planning Policy; and (g) if so, in each case if applicable, when was such action threatened?

Answer 13

There is no formal record to suggest any such legal action.

Question 14

If such action was threatened what were the bases and circumstances that lead to such threatened action?

Answer 14

Not applicable.

Question 15

If such action was threatened:

- (a) was this information and the bases and circumstances of such threatened action disclosed to any elected members;
- (b) if so to which elected members;
- (c) when?
- (d) If not disclosed, why not?

Answer 15

Not applicable.

Question 16

When does Administration propose to progress the Biodiversity Policy to Council for Council's consideration?

Answer 16

Towards the end of 2012.

2. Addresses by Members of the Public

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

3. Requests for Leave of Absence

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

4. Petitions

Petitions to be tabled at this point.

5. Disclosures of Financial Interest

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

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

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

6. Disclosures of Interests Affecting Impartiality

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

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

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

"With regard to the matter in item x..... I disclose that I have an association with the applicant (or person seeking a decision). As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

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

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

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

8. Confirmation of Minutes

8.1 Ordinary Council meeting 26 June 2012

The minutes of the ordinary Council meeting held 26 June 2012 are to be confirmed.

9. Announcements of the Presiding Member without discussion

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

10. Members announcements without discussion

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

11. Matters for Which the Meeting May Be Closed

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

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

12.1 Minutes of Council Committees

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

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

CEO Recruitment & Selection Committee	14 June 2012
Circulated to Councillors on 29 June 2012	
Council Committee	10 July 2012
Unconfirmed, Circulated to Councillors on 13 July 2012	


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

12.2 Planning & Development Report No's PD24.12 to PD27.12 (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.

PD24.12	No. 88 (Lot 578) Archdeacon Street, Nedlands – Retrospective Additions (Garage) to Single House
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Committee	10 July 2012
Council	24 July 2012

Applicant	Michael Glossop
Owner	As Above
Officer	Laura Sabitzer - Planning Officer
Director	Peter Mickleson - Director Planning & Development Services
Director Signature	
File ref.	DA12/94 : AR1/88
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council approves an application for retrospective additions (garage) to single house at No. 88 (Lot 578) Archdeacon Street, Nedlands in accordance with the application and plans dated 13 March 2012.


Recommendation to Committee

Council:

1. refuses an application for retrospective additions (garage) to single house at No. 88 (Lot 578) Archdeacon Street, Nedlands in accordance with the application and plans dated 13 March 2012 for the following reasons:
 - a. the application does not comply with Council's Policy 6.23 *'Carports and Minor Structures Forward of the Primary Street Setback'*;
 - b. the application does not meet 5.6.2(d) of the City of Nedlands Town Planning Scheme No.2 (TPS2); and
 - c. the proposal will not be orderly and proper planning.
2. instructs the removal of the garage door within 42 days of the date of this decision.

PD25.12	Proposed Draft Local Planning Policy - Hollywood Aged Care Retirement Village
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Committee	12 July 2012
Council	26 July 2012

Applicant	City of Nedlands
Owner	Regis Group
Officer	Gabriela Poezyn - Manager Strategic Planning
Director	Peter Mickleson - Director Planning & Development Services
Director Signature	
File ref.	TPN/146
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

That this item be referred back to administration for further consideration.


Recommendation to Committee

Council:

1. approves the proposed Draft Local Planning Policy - Hollywood Aged Care Retirement Village for public consultation purposes only.
2. instructs Administration to advise the registered property owner in regard to this proposed local planning policy prior to the commencement of the public consultation process.

PD26.12	Dedication of portions of land within West Coast Highway reserve between Rochdale Road and Alfred Road as Road Reserve
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Committee	10 July 2012
Council	24 July 2012


Applicant	Main Roads Western Australia
Owner	State of Western Australia
Officer	Michael Swanepoel - Senior Strategic Planner
Director	Peter Mickleson - Director Planning & Development Services
Director Signature	
File ref.	WE3
Previous Item No's	N/A
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council concurs with the dedication of the portions of land as West Coast Highway shown as items 11, 15, 19, and 21 in attachment 2 as 'Road Reserve' under Section 56 of the *Land Administration Act 1997*.

PD27.12	Lot 12040 Heritage Lane Mt Claremont - Proposed subdivision into three lots for the complex formerly known as Swanbourne Hospital for the Insane – Reconsideration of Conditions
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Committee	12 July 2012
Council	26 July 2012

Applicant	The Planning Group
Owner	Swanbourne Estate Developments Pty Ltd
Officer	Gabriela Poezyn - Manager Strategic Planning
Director	Peter Mickleson - Director Planning & Development Services
Director Signature	
File ref.	WAPC/145074
Previous Item No's	D71.11
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Amended Administration Recommendation

Council resolves to provide the Western Australian Planning Commission (WAPC) with the following comments in relation to the request for reconsideration of Conditions 1, 3 and 13 of approval WAPC/145074 granted on 10 April 2012.

1. Condition 1:

The City of Nedlands suggests that the condition be amended to reflect the City of Nedlands earlier recommendation to the WAPC which was that:

The purpose of a Detailed Area Plan is to facilitate comprehensive redevelopment. As a minimum the Detailed Area Plan shall show the following:

- a. details of any development proposals including adaptive reuse of the heritage buildings and any proposed new development noting that all development shall respect the existing heritage buildings;**
- b. proposed use of all existing and revamped facilities;**

- c. total intensity of proposed development (expressed as the number of proposed dwellings for residential uses and development standards as outlined in TPS2 for non-residential uses);
- d. location of all proposed parking facilities so all the parking needs from the three proposed lots are met on site;
- e. all vehicle access and vehicle movement arrangements for Lots 2 and 3, which shall be provided exclusively from Heritage Lane;
- f. all pedestrian/bicycle access ways which will form the basis of access easements throughout the site that are intended to facilitate east/west movement through the site and appreciation of the historic buildings, including access paths to link to existing pedestrian/ bicycle access ways outside the subject site;
- g. all areas proposed to be used for public and private open space;
- h. landscaping plans that show the retention of all existing vegetation, proposed soft and hard landscaping of all proposed public and private open space, surface treatment of proposed walkways, proposed hedges, post boxes and any proposed street furniture; and
- i. time frames for implementation of the Detailed Area Plan.

2. Condition 3:

The City of Nedlands notes that the applicant has not detailed the specific reconsideration sought. It is therefore difficult for the Council to comment on this condition other than to suggest that the condition be amended to reflect the City of Nedlands earlier recommendation to the WAPC which was that:

In order to assist enforcement it is recommended that the heritage agreement includes mechanisms which:

- a. commit the property owner to the renovation / redevelopment of the heritage buildings within prescribed time frames; and
- b. includes prescribed penalties for non-compliance with the repair/ redevelopment program.

3. Condition 13:

While it would be impractical to require construction of the east/west pedestrian/cycle access way it is appropriate that the link from The Marlows to Heritage Lane is constructed as part of the conditions of the subdivision.

Accordingly Condition 13 should provide for:

- a. Easements along the proposed alignment of the east/west pedestrian/cycle accessways to secure east/west pedestrian and bicycle movement across the sites in perpetuity; and**
- b. A pedestrian/cycle link between The Marlows and Heritage Lane being constructed by the developer to the satisfaction of the City as part of the subdivision process.**

Committee Recommendation

That this item be referred back for redrafting prior to the Council meeting without changing the substance of the recommendation.

Recommendation to Committee

Council provides the Western Australian Planning Commission (WAPC) the following comments to the request of reconsideration to Conditions 1, 3 and 13 of approval WAPC/145074 granted on 10 April 2012.

1. Condition 1:

The purpose of a Detailed Area Plan is to facilitate comprehensive redevelopment. As a minimum the Detailed Area Plan shall show the following:

- a. details of any development proposals including adaptive reuse of the heritage buildings and any proposed new development noting that all development shall respect the existing heritage buildings;
- b. proposed use of all existing and revamped facilities;
- c. total intensity of proposed development (expressed as the number of proposed dwellings for residential uses and development standards as outlined in TPS2 for non-residential uses);
- d. location of all proposed parking facilities so all the parking needs from the three proposed lots are met on site;
- e. all vehicle access and vehicle movement arrangements for Lots 2 and 3, which shall be provided exclusively from Heritage Lane;
- f. all pedestrian/bicycle access ways which will form the basis of access easements throughout the site that are intended to facilitate east/west movement through the site and appreciation of the historic buildings, including access paths to link to existing pedestrian/ bicycle access ways outside the subject site;
- g. all areas proposed to be used for public and private open space;
- h. landscaping plans that show the retention of all existing vegetation, proposed soft and hard landscaping of all proposed public and private open space, surface treatment of proposed walkways, proposed hedges, post boxes and any proposed street furniture; and
- i. time frames for implementation of the Detailed Area Plan.

2. Condition 3:

In order to assist enforcement it is recommended that the heritage agreement includes mechanisms which:

- a. commit the property owner to the renovation / redevelopment of the heritage buildings within prescribed time frames; and
- b. includes prescribed penalties for non-compliance with the repair/ redevelopment program.

3. Condition 13:


- a. in regards to the east/west pedestrian/cycle access ways while it would be impractical to require construction, easements should be imposed along the proposed alignment of the path to secure east/west pedestrian and bicycle movement across the sites in perpetuity.
- b. given the location of the proposed pedestrian/cycle link between The Marlows and Heritage Lane it is not expected to be affected by the future development of the site and should therefore be constructed by the developer to the satisfaction of the City as part of the subdivision process.

12.3 Technical Services Report No's TS14.12 to TS16.12 (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.

TS14.12	City of Nedlands Climate Change Local Adaptation Plan 2012-2017
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Committee	10 July 2012
Council	24 July 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Phoebe Huigens - Sustainability Officer
Director	Andrew Melville – Acting Director Technical Services
Director Signature	
File ref.	M12/11263
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Sustainable Nedlands Committee Recommendation

That the Committee accepted to receive City of Nedlands' Climate Change Local Adaptation Action Plan: 2012-2017.

Committee Recommendation


Council endorses the City of Nedlands' Climate Change Local Adaptation Action Plan: 2012-2017 with referral to the Sustainable Nedlands Committee before the next Council Meeting for comment.

Recommendation to Committee

Council endorses the City of Nedlands' Climate Change Local Adaptation Action Plan: 2012-2017.

TS15.12	Tender No. 2011/12.08 – Street Tree Pruning under Power Lines
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Committee	10 July 2012
Council	24 July 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Andrew Dickson – Manager Parks Services
Director	Andrew Melville – Acting Director Technical Services
Director Signature	
File ref.	TEN/352
Previous Item No's	Item 12.3 report T09.11 – Council Minutes – 27 September 2011
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .


Committee Recommendation / Recommendation to Committee

Council:

- 1** accepts the tender submitted by Beaver Tree Services Aust Pty Ltd trading as Beaver Tree Services for the provision of street tree pruning under power lines for the 2012/13 financial year in accordance with the submitted schedule of rates; and
- 2** instructs Administration to provide a progress report of the services provided to the City at the end of the initial period and prior to the negotiations for an extension of contract to extend for two (2) 12 month periods.

TS16.12	Tender No. 2011/12.12 – Jetting and Educting Services
----------------	--

Committee	10 July 2012
Council	24 July 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Maria Hulls – Manager Engineering Services
Director	Andrew Melville – Acting Director Technical Services
Director Signature	
File ref.	TEN/360
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council:

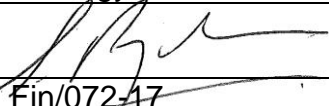
- 1 accept the tender submitted by Drainflow Services Pty Ltd for the provision of Jetting and Educting Services for the 2012/13 financial year as per the schedule of rates (Confidential Attachment 1) submitted; and
- 2 instruct Administration to provide a progress report of the services provided to the City at the end of the initial period and prior to the negotiations for an extension of contract to extend for two (2) 12 month periods.

12.4 Corporate & Strategy Report No's CP28.12 to CP31.12 (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.

CP28.12	Monthly Financial Report – May 2012
----------------	--

Committee	10 July 2012
Council	24 July 2012

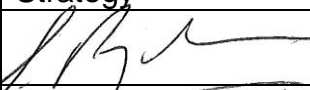
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Vanaja Jayaraman – A/Manager Finance
Director	Rajah Senathirajah – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/072-17
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the Monthly Financial Report for May 2012. (Refer to Attachments)

CP29.12	Investment Report – May 2012
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Committee	10 July 2012
Council	24 July 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Vanaja Jayaraman – A/Manager Finance
Director	Rajah Senathirajah – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/071-07
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the Investment Report for the period ended 31 May 2012 (refer to attachment).

CP30.12	List of Accounts Paid – May 2012
----------------	---

Committee	10 July 2012
Council	24 July 2012

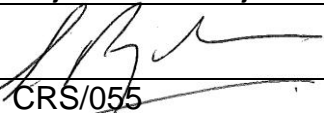
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Vanaja Jayaraman – A/Manager Finance
Director	Rajah Senathirajah – A/Director Corporate & Strategy
Director Signature	
File ref.	Fin/072-17
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of May 2012. (Refer to Attachment)

CP31.12	Policy Review
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Committee	10 July 2012
Council	24 July 2012

Applicant	City of Nedlands
Owner	City of Nedlands
Coordinator	Natalie Wilson – Acting Coordinator Corporate & Strategy
Director	Rajah Senathirajah – A/Director Corporate & Strategy
Director Signature	
File ref	CRS/055
Previous Item No's	Nil
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Committee Recommendation

Council approves the following policy:

- a. **Nature Strip Development, subject to adding the words “with reference to obligation of builders and contactors not to interfere or damage Street Trees” under the heading Verge use in front of “Building Construction”**

Committee Recommendation

Council approves the following policy:

- b. **Street Trees subject to the word “similar” being replaced with the word “suitable” under the heading of “Removal”.**

Committee Recommendation

Council approves the following policy:

- c. **Community Friends Groups**

Committee Recommendation

Council approves the following policy:

- d. Greenways Corridors**

Committee Recommendation

Council approves the following policy:

- e. Footpath Construction & Maintenance**

Recommendation to Committee

Council approves the following policies:

- a) Verge Development
- b) Street Trees
- c) Community Friends Groups
- d) Greenways Corridors
- e) Footpath Construction & Maintenance

13. Reports by the Chief Executive Officer

13.1 Common Seal Register Report – June 2012


The attached Common Seal Register Report for the month of June 2012 is to be received.

13.2 List of Delegated Authorities – June 2012

The attached List of Delegated Authorities for the month of June 2012 is to be received.

13.3 No. 119 (Lot 227) Rochdale Road, Mt Claremont –Retrospective Additions (Ground Floor) to Single House

No. 119 (Lot 227) Rochdale Road, Mt Claremont –Retrospective Additions (Ground Floor) to Single House
--

Applicant	BGC Construction P/L
Owner	Ms E L Ambrose
Officer	Jennifer Heyes - Manager Statutory Planning
Director	Peter Mickleson - Director Planning & Development Services
A/CEO	Michael Cole - Acting Chief Executive Officer
A/CEO Signature	
File ref	RO3/119 : DA12/13 : M12/5857
Previous Item No's	D04.11 : PD19.12
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the <i>Local Government Act (1995)</i> .

Purpose

This item was considered by Council at the 26 June 2012 meeting and it was resolved

“That this item be referred back to Administration to consider whether or not State Planning Policy 3.1 is relevant in this application (Boundary Wall Policy)”

In addition, questions have been raised about the drainage of stormwater from the roof.

Recommendation to Council

Council approves an application for retrospective additions (ground floor) to single house at No. 119 (Lot 227) Rochdale Road, Mt Claremont, in accordance with the application and plans dated 13 January 2012, with the following conditions:

- 1. this planning approval pertains only to the eastern and western walls and the roof structure of the sunken retreat;**
- 2. all structures shall be constructed wholly inside the site boundaries of the Certificate of Title;**
- 3. the height of any existing retaining walls located along lot boundaries shall not be raised;**

4. all stormwater from the development which includes permeable and non-permeable areas shall be contained on site by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event; and soak-wells shall be a minimum capacity of 1 m³ for every 80 m² of calculated surface area of the development;
5. all downpipes from guttering shall be connected so as to discharge into drains which shall empty into a soak-well and each soak-well shall be located at least 1.8 m from any building and at least 1.8 m from the boundary of the block;
6. any proposed structure or addition shall not encroach closer than 1.8 m on any soak-well; and
7. any additional development, which is not in accordance with the original application or conditions of approval, as outlined above, will require further approval by Council.

Strategic Plan

KFA 3: Built Environment

3.8 Facilitate appropriate development of existing residential housing to complement the surrounding residential amenity.

KFA 5: Governance

5.6 Ensure compliance with statutory requirements and guidelines.

Background

Property address: No. 119 (Lot 227) Rochdale Road, Mt Claremont
MRS zoning: Urban
TPS2 zoning: Residential, R10/20 coding
Lot area: 1,012 m²

Relevant previous decisions include D04.11, which was refused at the February 2011 Ordinary Council Meeting. This proposal was for a proposed boundary wall 15 m long and 2.6 m - 3.2 m high along the southern boundary, which differs significantly from the current proposal.

Proposal Detail

The retrospective works is the conversion of a side-garden area into a fully enclosed, sunken room extending to the southern boundary. The building is structurally supported by a previously approved masonry dividing fence, which is 1.8 m in height above a 500 mm high retaining wall. The roof pitches from this point at an angle of approximately 45 degrees, to then be attached to previously approved extensions to the dwelling.

Given that the site has a residential density code of R10, there is no Acceptable Development standard in the RCodes for building on the boundary, and a variation is proposed under the Performance Criteria.

Referrals

The City’s Building, Engineering and Environmental Health sections recommend standard conditions (see Recommendation to Committee section).

A building application has been received and is being assessed through the standard building application process.

Consultation

Required by legislation: Yes No

Required by City of Nedlands policy: Yes No

Dates: 31 January 2012 to 14 February 2012

Consultation type:

The proposed variations to the RCodes and TPS2 were advertised by letter to the adjoining properties for a period of 14 days.

Summary of comments received, other than identified variations (see Discussion section)	Officer’s technical comment
<p>Issue: open space</p> <p>Other properties in the area occupy less than 50 % of the site area.</p> <p>The amount of floorspace on the ground floor is unnecessary.</p>	<p>Not Upheld</p> <p>The existing development onsite and the unauthorised works leave approximately 69 % of the site as open space and therefore complies with the open space requirement.</p>
<p>Issue: existing garage height</p> <p>The existing garage is dominating.</p>	<p>Not Upheld</p> <p>The existing garage has been approved previously and is not part of the consideration for this application.</p>
<p>Issue: devaluation</p>	<p>Not Upheld</p> <p>Devaluation of property is not a statutory planning consideration.</p>
<p>Note: A full copy of all relevant consultation feedback received by the City has been given to the City’s Councillors prior to the meeting.</p>	

Legislation

- City of Nedlands Town Planning Scheme No. 2 (TPS2)
- Residential Design Codes (RCodes)
- Council Policy – Setback and Building on the Boundary in Low-Density Zones (R10 & R12.5)
- Council Policy 6.4 – Neighbour Consultation

Budget/financial implications

The application is for works to be constructed on a private lot, and therefore has no financial implications for the City.

Risk Management

Nil.

Discussion

The full assessment of the application under the relevant Town Planning Scheme (TPS2) and Residential Design Code (RCodes) provisions is set out in the Administration report item PD19.12 – 26 June 2012 Council meeting.

This report concludes that the retrospective works comply with both TPS2 and the RCodes.

In considering the application, at the 26 June 2012 Council meeting, the Council has referred the item back for “...*consideration as to whether or not State Planning Policy 3.1 is relevant in the application (Boundary Wall Policy).*”

State Planning Policy 3.1 & the Boundary Wall Policy

State Planning Policy 3.1 is the Residential Design Codes (RCodes).

The RCodes are relevant to this application, and more specifically Clause 6.3.2 of the Codes relating to ‘Buildings on boundaries’.

Clause 6.3.2 provides Performance Criteria for Council discretion where buildings are proposed on the boundary of a property.

Late last year, the Council proposed a Local Planning Policy to clarify how this discretion would be applied. In doing this, it was proposed to add further Performance Criteria to Clause 6.3.1 (Setback of Buildings from the Boundary) and Clause 6.3.2 (Buildings on Boundaries).

The objective was to preserve the open nature and spacious character of the City and to protect residential amenity.

Following the adoption of the Local Planning Policy by Council on 13 December 2011, it was realised that State Planning Policy 3.1 (the RCodes) does not allow for Councils to add additional performance criteria in relation to these particular clauses.

The RCodes do allow additional performance criteria in some cases, but not in relation to Clause 6.3.1 and Clause 6.3.2.

As a result, only State Planning Policy 3.1 (the RCodes) has been considered in assessing this application. The application has been considered under the relevant Clause 6.3.2 and considered to comply with the relevant Performance Criteria of this clause.

As such the Administration recommendation remains the same.

Stormwater

The issue has also been raised about stormwater and the potential for this to runoff into the neighbours property.

Stormwater runoff is normally dealt with under the building licence. In this case, the applicants have applied for a Building Certificate (retrospective building licence) if and when the Development Application is approved, this will be processed.

The Building Certificate will ensure that all the stormwater and engineering issues are resolved before final approval is given by Council.

To this end, under the legislation, it is the responsibility of the land owner to ensure all stormwater is kept within the site and does not run off into neighbouring properties. If stormwater runoff becomes an issue in the future the City will enforce the conditions and the land owner(s) will be made to rectify any issues.

Conclusion

The retrospective works are smaller in size and bulk than previously refused by Council and the SAT. The structure that rakes up and away from an approved dividing fence, resulting in minimal and acceptable impacts upon the neighbour.

The retrospective works comply with both the Residential Design Codes (State Planning Policy 3.1) and Town Planning Scheme No.2.

Accordingly, the application is recommended for approval with standard conditions.

One of the standard conditions relates to stormwater control. This will ensure, together with the Building Certificate that the owners will be required to ensure stormwater remains within the site and does not affect the neighbouring land owners.

Attachments

1. Location plan (aerial)
2. Photographs of the site and surrounds
3. Site plan
4. Floor plan
5. Elevations

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

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

14.1 Councillor Walker – Asset Management

At the Committee meeting on 10 July 2012 Councillor Walker gave notice of her intention to move the following as urgent business:

1. That Council instruct the administration to present a report to Council that measures and supports the successful implementation (or not) of the current of public rights of way programme that was established in 1998 and last reviewed in 2005. The report is also to include the \$ value of major/minor works backlog in this asset mgt area.
2. That Council instruct the CEO to give a financial report to Council by 31.8.12, that substantiates (or not) by asset mgt area the estimated \$42 asset management backlog (May budget workshop memo to Councillors refers).

The above motion was moved as urgent business and the following Committee Recommendation was passed for a Council decision:

Committee Recommendation

Council:

1. **requests Administration give priority to a right of way policy.**
2. **requests the CEO to give a financial report to Council by 30 November 2012, that substantiates (or not) by asset management area the estimated asset management backlog (May budget workshop memo to Councillors refers).**

14.2 Councillor Walker – Chemical Free Park

At the Council meeting on 26 June 2012 Councillor Walker gave notice of her intention to move the following at this meeting:

Council:

1. **directs Administration to appoint Carrington Street Park as a Chemical Free Park (no herbicides or insecticides to be used) for a trial period of 24 months;**
2. **prior to the trial proceeding that:**
 - a. **a letter drop to surrounding residents informing them of Council's Resolution and Intent;**
 - b. **an advertisement or article of the same is placed in the local media so that the general public is informed; and**
3. **the test results of the trial (including costs, park usage and community feedback during and at the end of the 2 year period be brought back to Council for further consideration and possible implementation into the City of Nedland's 'Policy on the Use of Pesticides'.**

Supporting Comments

Mason's Gardens is a stand alone park which was chosen by the City of Nedlands to trial a chemical free environment. One of the features of the chemical free trial being undertaken is the protection of wildlife (i.e. turtles). The 24 month trial, while supported, does not have a bench mark comparison as it is limited to one location and scientific experimental area. Given Carrington Street has a very large dog group that is in a very small confined space (in addition to a well used children's playground) the selection of this second park is not only similar in type for protection of animal and human health but provides a broader sample for comparison of results that may give a clearer picture for any potential changes to the City of Nedlands 'Policy on the Use of Pesticides'. This motion is the same motion presented by Councillor Hodsdon's and subsequently resolved by Council in September 2011.

Administration Comments

The chemical free park trial is not a science based activity, but rather an ongoing assessment of community support for a chemical free park, and in particular, of any weed control costs involving herbicidal weed control against manual weed control in garden beds. There will be no weed control at all in turf areas, other than normal mowing regimes.

It is important to note that the City does not have the additional staffing resources that are required to conduct manual weeding in turf areas, and that any steam treatments will negatively affect condition of the turf.

Primarily the trial is being carried out to assess the community's response to the existence of weeds in park turf areas as a result of no control by application of herbicide. In addition to the aesthetics of weed infestation, turf weeds such as Burr Medic (clover) and Bindi have associated prickly problems that persist through spring and summer. The majority of turf weed species have no effective method of control that is economically feasible, with the exception of target specific herbicide application.

Carrington Park was originally put forward as a potential location for the trialling of a pesticide free park on the grounds Cr Walker has identified; however it was felt that the presence of Clover and Bindi prickles would not be well received in a park with such high usage and in particular dog users. For this reason it was not the preferred location. This remains the view of the Administration.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 28 August 2012

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

Notices of motion for consideration at the Council Meeting to be held on 28 August 2012 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

16. Urgent Business Approved By the Presiding Member or By Decision

Any urgent business to be considered at this point.

17. Confidential Items

Any confidential items to be considered at this point.

Declaration of Closure

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

A handwritten signature in black ink, appearing to read 'Michael Cole', written in a cursive style.

Michael Cole
Acting Chief Executive Officer

Attachment to Item 13.1

Council Meeting – 24 July 2012

Common Seal Register Report – June 2012

Common Seal Register Report

JUNE 2012

612	13 June 2012	Planning & Development	Delegated Authority	Notification Under Section 70A – Lot 112 HN 7 Riverview Court, Dalkeith. Restricting use of basement and lower levels to uses depicted in plans submitted and dated 6 September 2011 ie wine cellar, boat shed, cool room, communications room, toilet and equipment store for basement level and garage, air conditioning plant room, garden store, document store, pool store and toilet on the lower level.
613	13 June 2012	Planning & Development	Delegated Authority	Deed of assignment of lease – La Mousse Café Mount Claremont – Remove one Lessee (3 copies)
614	14 June 2012	Planning & Development	Delegated Authority	Notification Under Section 70A – Lot 800 HN 12 Hillway Nedlands - Restricting the use of Undercroft to be used as a store as depicted on the plans dated 11 April 2012.
615	22 June 2012	Planning & Development	Delegated Authority	Notification Under Section 70A – HN 9 Nidjalla Loop Swanbourne – Restriction of use of basement conditions 3 & 14 – DA12/2
616	22 June 2012	Planning & Development	Delegated Authority	Service Agreement Schedule between The Department of Health (HAACC) and the City of Nedlands as per findings agreement. The document relates to minor changes to the Scheduling Documents.

Attachment to Item 13.2

Council Meeting – 24 July 2012

List of Delegated Authorities – June 2012



DEL12/284

Record Type Delegated Authority

Infringement Withdrawn 302142 - Stephen Martineau

Container No. RGS/013-31
Primary Contact Christine Martineau (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/285

Infringement Withdrawn 301771 - Ankit Vadehra

Container No. RGS/013-31
Primary Contact Ankit Vadehra (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/286

Approval to write off minor rates debts - May 2012 - \$17.28

Container No. RTV/017-07
Primary Contact City of Nedlands (Addressee)
Business Phone 9273-3500
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/287

Parking Infringement Withdrawn 101820 - Stirling Bovell

Container No. RGS/013-31
Primary Contact Stirling Bovell (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/288

Parking Infringement Withdrawal 101818 - Deborah Mackay

Container No. RGS/013-31
Primary Contact Deborah Mackay (Addressee)
Business Phone 9384-0903
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/289

Parking Infringement Withdrawn 402810 - Elizabeth Keys

Container No. RGS/013-31
Primary Contact Elizabeth Keys (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/290

**Seal Certification - Seal No. 612 - Notification Under Section 70A - Lot 112 HN 7
Riverview Court, Dalkeith. Restricting use of basement and lower levels to uses
depicted in plans submitted and dated 6 September 2011**

Container No. IFM/033-07
Primary Contact Milankov Designs (Addressee)
Business Phone 9244-1494
Organisation

Record Barcode





DEL12/291

Record Type Delegated Authority

**Seal Certification - Seal No. 613 - Deed of assignment of lease – La Mousse Café
Mount Claremont – Remove one Lessee (3 copies)**

Container No. IFM/033-07
Primary Contact City of Nedlands (Addressee)
Business Phone 9273-3500
Organisation

Record Barcode



DEL12/292

Record Type Delegated Authority

**69 (Lot 92) Hobbs Avenue Dalkeith - Additions (Tennis Court Garage pation &
Deck) to Single House**

Container No. HO1/67-01
Primary Contact DesignWise Concepts (Addressee)
Business Phone 9381-3122
Organisation

Record Barcode



DEL12/293

Record Type Delegated Authority

**20 (Lot 57) Greenville Street Swanbourne - Two Storey Single House and Swimming
Pool**

Container No. GR6/20
Primary Contact Lakeshore Group (Addressee)
Business Phone 9445-9009
Organisation

Record Barcode



DEL12/294

Record Type Delegated Authority

29 (Lot 409) Baird Avenue Nedlands - Additions (Gazebo) to Single House

Container No. BA1/29
Primary Contact Romesh Goonewardene (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/295

Record Type Delegated Authority

29 (Lot 7) Davies Road Dalkeith - Over Height Boundary Fence

Container No. DA2/29
Primary Contact Tim Cooney (Addressee)
Business Phone 6380-4955
Organisation

Record Barcode



DEL12/296

Record Type Delegated Authority

**22 (Lot 284) Bedford Street Nedlands - Additions (Ground Floor Retaining and
Boundary Fence) to Single House**

Container No. BE3/22
Primary Contact Healy Construction (Addressee)
Business Phone 9307-5129
Organisation

Record Barcode





DEL12/297

Record Type Delegated Authority

90 (Lot 575) WilliAMS Road Nedlands - Two Storey Dwelling and Swimming Pool

Container No. W11/90
Primary Contact Webb & Brown-Neaves (Addressee)
Business Phone 9208-9000
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/298

75 (Lot 725) Florence Road Nedlands - Additions (Two Storey) and Swimming Pool to Single House

Container No. FL1/75
Primary Contact Andrew Gribble (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/299

11 (Lot 17) Clement Street Swanbourne - 2 x Two Storey Grouped Dwellings

Container No. CL4/11
Primary Contact Alan Hindes (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/300

77 (Lot 694) Stanley Street Nedlands - Additions to Single House (Ground Floor Store Front Fence and Retaining Only)

Container No. ST2/77
Primary Contact Philip McAllistair Architect Pty Ltd (Addressee)
Business Phone 9481-5021
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/301

47 (Lot 172) Bruce Street Nedlands - Pool to Single Dwelling

Container No. BR9/47-02
Primary Contact Aqua Technics (WA) Pty Ltd (Addressee)
Business Phone 9258-5000
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/302

52 (Lot 51) Hobbs Avenue Dalkeith - Pool to Single House

Container No. HO1/52
Primary Contact Suzanne Hunt Architect (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/303

3 (Lot 172) Ord Street Nedlands - Front Fence to Single House

Container No. OR1/3
Primary Contact Ignatius Wong (Addressee)
Business Phone
Organisation

Record Barcode





DEL12/304

Record Type Delegated Authority

19 (Lot 376) Cooper Street Nedlands - Additions (Ground Floor) and Garage to Single House

Container No. CO4/19
Primary Contact Edit Architecture (Addressee)
Business Phone 9388-0899
Organisation

Record Barcode



DEL12/305

Record Type Delegated Authority

18 (Lot 440) Bromilow Green Mt Claremont - Retrospective Additions (Patio) to Single House

Container No. BR5/18
Primary Contact Ron and Wendy Rutherford (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/306

Record Type Delegated Authority

36 (Lot 185) Archdeacon Street Nedlands - Pool & Additions (Ground Floor) to Single House

Container No. AR1/36
Primary Contact Hort Plan Pty Ltd (Addressee)
Business Phone 9328-6055
Organisation

Record Barcode



DEL12/307

Record Type Delegated Authority

28 (Lot 484) Williams Road Nedlands - Outbuilding to Single House

Container No. W11/28
Primary Contact Mark Chisholm (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/308

Record Type Delegated Authority

9 (Lot 342) Baird Avenue Nedlands - Additions (Ground Floor Carport and Pool) to Single House

Container No. BA1/9
Primary Contact Consortium Builders Pty Ltd (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/309

Record Type Delegated Authority

20 (Lot 160) Brockman Avenue Dalkeith - Additions (Two Storey) to Single House

Container No. BR3/20-01
Primary Contact Tangent Nominees Pty (Addressee)
Business Phone 9317-0292
Organisation

Record Barcode





DEL12/310

Record Type Delegated Authority

33 (Lot 88) Van Kleef Circuit Mt Claremont - Pool and Minor Landscaping Works to Single House

Container No. VA1/33
Primary Contact Escape Lanscape Architecture (Addressee)
Business Phone 9201-2772
Organisation

Record Barcode



DEL12/311

Record Type Delegated Authority

56 (Lot 521) Meriwa Street Nedlands - Additions (Garage and Store) to Single House

Container No. ME4/56
Primary Contact Nick Tran (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/312

Record Type Delegated Authority

39 (Lot 275) Kinninmont Avenue Nedlands - Additions (Carport) to Single House

Container No. K14/39
Primary Contact Kevin Hay (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/313

Record Type Delegated Authority

88 (Lot 1) Bruce Street Nedlands - Amendments to Two Storey Grouped Dwelling

Container No. BR9/88
Primary Contact Helen & Peter Morgan (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/314

Record Type Delegated Authority

88a (Lot 2) Bruce Street Nedlands - Amendments to Two Storey Grouped Dwelling

Container No. BR9/88A
Primary Contact Helen & Peter Morgan (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/315

Record Type Delegated Authority

82 (Lot 689) Stanley Street Nedlands - Amendments (Ground Floor) to Single House (DA 11/453)

Container No. ST2/82
Primary Contact TLD DESIGN (Addressee)
Business Phone 9408-1707
Organisation

Record Barcode



DEL12/316

Record Type Delegated Authority

38 (Lot 167) Mayfair Street Mt Claremont - Retrospective Additions to Single House

Container No. MA6/38
Primary Contact Timothy & Dianne Bahen (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/317

Record Type Delegated Authority

38 (Lot 22) Doonan Road Nedlands - Additions (Lean-to) and Carport Re-Roof to Single House

Container No. DO1/38
Primary Contact By-Design Carports & Patios (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/318

Record Type Delegated Authority

77a (Lot 28) Alfred Road Mt Claremont - Two Storey Single House and Front Fence

Container No. AL3/77A
Primary Contact J Corp Pty Ltd (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/319

Record Type Delegated Authority

52 (Lot 499) Minora Road Dalkeith - Additions (Two Storey) to Single House

Container No. MI3/52
Primary Contact Parry & Whyte Architects (Addressee)
Business Phone 9388-1139
Organisation

Record Barcode



DEL12/320

Record Type Delegated Authority

16 (Lot 16) Nidjalla Loop Swanbourne - Amendments - Removal of Privacy Screen from Eastern Balcony Elevation

Container No. NI1/16
Primary Contact Webb & Brown-Neaves (Addressee)
Business Phone 9208-9000
Organisation

Record Barcode



DEL12/321

Record Type Delegated Authority

136 (Lot 129) Rochdale Road Mt Claremont - Single Storey Additions / Alterations Alfresco Carport and Retrospective Re-Roof Attic Verandah and Decking to Single House

Container No. RO3/136
Primary Contact Sharlene & Phillip MacCormack (Addressee)
Business Phone
Organisation

Record Barcode





DEL12/322

Record Type Delegated Authority

27 (Lot 334) Leura Street Nedlands - Additions (EXtension of Existing Garage) to Single House

Container No. LE4/27
Primary Contact Louise & Warwick Dickson (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/323

3 (Lot 2) Betty Street Nedlands - Additions (Ground Floor / Alfresco) to Single House

Container No. BE8/3
Primary Contact Dale Alcock Home Improvement (Addressee)
Business Phone 9204-9000
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/324

27 (Lot 1) Jutland Parade Dalkeith - Amendments (Floor Level) to Single House and New Freont Fence

Container No. JU2/27
Primary Contact Building Corporation WA Pty Ltd (Addressee)
Business Phone 9444-8711
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/325

Seal Certification - Seal No. 614 - Notification Under Section 70A – Lot 800 HN 12 Hillway Nedlands - Restricting the use of Undercroft to be used as a store as depicted on the plans dated 11 April 2012.

Container No. IFM/033-07
Primary Contact Hayman Mak (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/326

Infringement Withdrawn 20595 - Department of Housing (147 Alfred Rd)

Container No. RGS/010-05
Primary Contact Department of Housing and Works - Fremantle (Addressee)
Business Phone 9430-0300
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/327

Youth Grant - Vietnam Service Tour (Volunteering)

Container No. CMS/197-14
Primary Contact Elizabeth Matthews (Addressee)
Business Phone
Organisation

Record Barcode





DEL12/328

Record Type Delegated Authority

Youth Grant - World Youth Cup (Football) Denmark and Sweden

Container No. CMS/197-14
Primary Contact Hamish St George (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/329

Record Type Delegated Authority

Youth Grant - World Youth Cup (Football) Denmark and Sweden

Container No. CMS/197-14
Primary Contact Brendan Mascarenhas (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/330

Record Type Delegated Authority

Youth Grant - World Club (Football) Denmark and Sweden

Container No. CMS/197-14
Primary Contact Thomas Forbes (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/331

Record Type Delegated Authority

Youth Grant - World Youth Club (Football) Denmark and Sweden

Container No. CMS/197-14
Primary Contact Mitch Barrington (Addressee)
Business Phone 9386-6858
Organisation

Record Barcode



DEL12/332

Record Type Delegated Authority

Infringement Withdrawal 302222 - Ian Toyne

Container No. RGS/013-31
Primary Contact Ian Toyne (Addressee)
Business Phone 9255-3643
Organisation

Record Barcode



DEL12/333

Record Type Delegated Authority

Parking Infringement Withdrawn - 301903 Craig Slator

Container No. RGS/013-31
Primary Contact Craig Slator (Addressee)
Business Phone
Organisation

Record Barcode



DEL12/334

Record Type Delegated Authority

Parking Infringement Withdrawn 101821 - Tima Da Luz

Container No. RGS/013-32
Primary Contact Tima da Luz (Addressee)
Business Phone
Organisation

Record Barcode





DEL12/335

Record Type Delegated Authority

Parking Infringement Withdrawn 502414 - David Skirving

Container No. RGS/013-32
Primary Contact David John Skirving (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/336

Section 70A Restriction of use of basement conditional (13) and (14) DA 12/2 - No 9 Nidjalla Loop Swanbourne WA

Container No. IFM/033-07
Primary Contact Jerome Barley (Addressee)
Business Phone
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/337

Service Agreement between Department of Health (HACC) and the City of Nedlands

Container No. IFM/033-07
Primary Contact Health Department of WA (Addressee)
Business Phone 9222-4222
Organisation

Record Barcode



Record Type Delegated Authority

DEL12/338

Dog Infringement Withdrawn - Riyoko Muroi

Container No. RGS/003-07
Primary Contact Riyoko Muroi (Addressee)
Business Phone
Organisation

Record Barcode



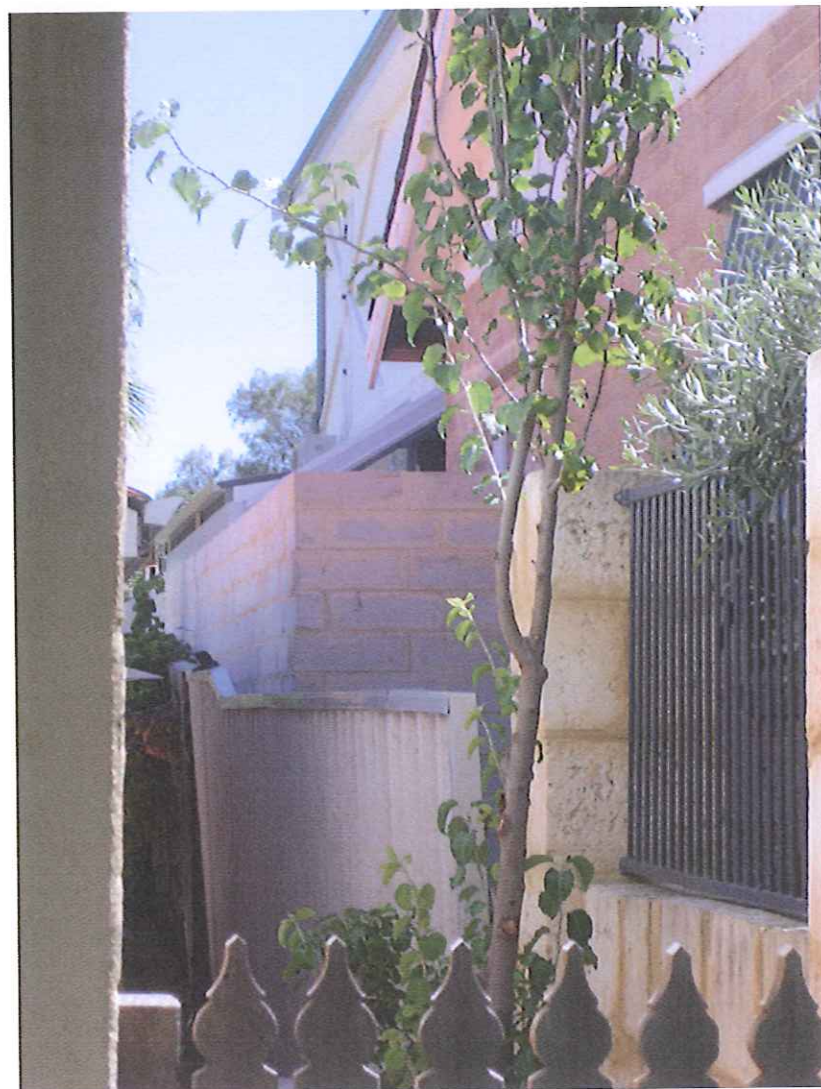
Attachment to Item 13.3

Council 24 July 2012

**No. 119 (Lot 227) Rochdale Road, Mt Claremont –Retrospective Additions
(Ground Floor) to Single House**



Item 13.3 – Attachment 1
Location Plan (aerial)

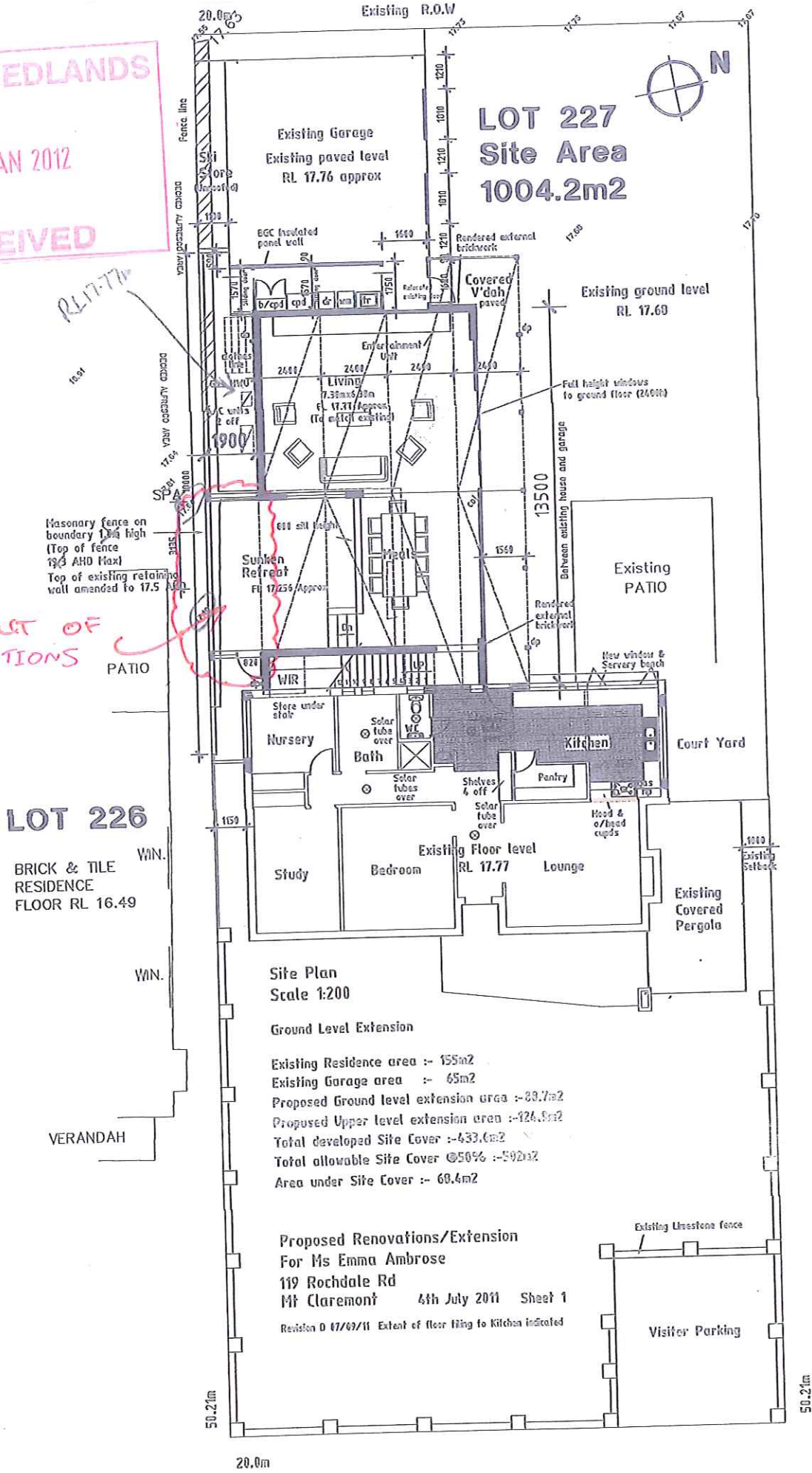


Item 13.3 – Attachment 2
Photographs of the site and surrounds

Item 13.3 – Attachment 3

Site Plan

CITY OF NEDLANDS
13 JAN 2012
RECEIVED



EXTENT OF ADDITIONS

LOT 226
BRICK & TILE RESIDENCE
FLOOR RL 16.49

Site Plan
Scale 1:200

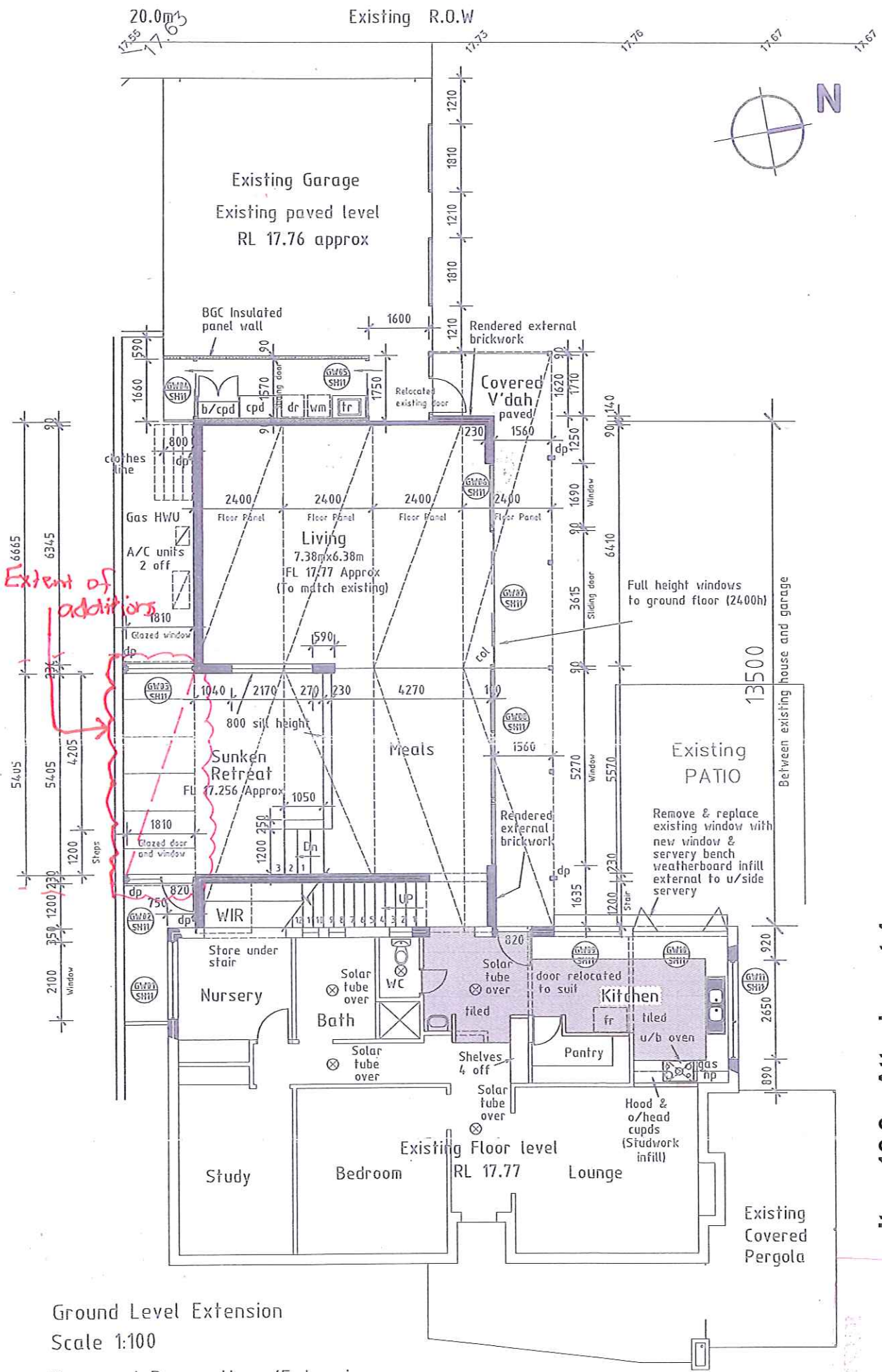
Ground Level Extension

Existing Residence area :- 155m²
Existing Garage area :- 65m²
Proposed Ground level extension area :- 88.7m²
Proposed Upper level extension area :- 124.8m²
Total developed Site Cover :- 433.6m²
Total allowable Site Cover @50% :- 592m²
Area under Site Cover :- 68.4m²

VERANDAH

20.0m

50.21m



Item 13.3 – Attachment 4
Floor Plan

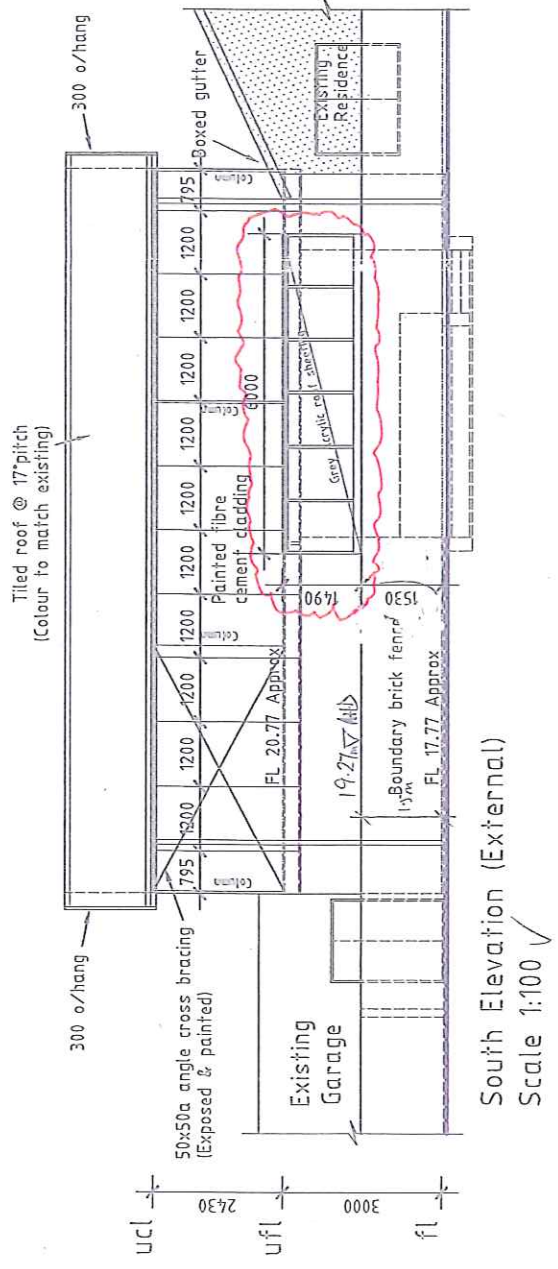
Ground Level Extension
Scale 1:100

Proposed Renovations/Extension
For Ms Emma Ambrose
119 Rochdale Rd
Mt Claremont 4th July 2011 Sheet 3

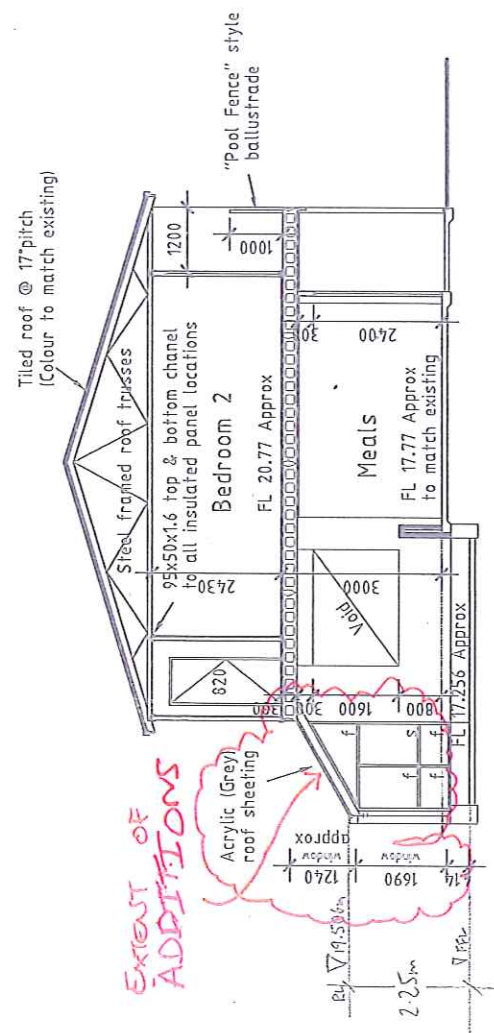
Revision E 07/09/11 Kitchen sink type revised
Gas hotplate and extent of floor tiling indicated

13 JAN 2012
 C:\Users\...

CITY OF CLAREMONT
 13 JAN 2012
 10:00 AM



South Elevation (External)
 Scale 1:100 ✓



Typical Section
 Scale 1:100

Proposed Renovations/Extension
 For Ms Emma Ambrose
 119 Rochdale Rd
 Mt Claremont 19th July 2011

Item 13.3 – Attachment 5
 Elevations