City of Nedlands

AGENDA

Council Meeting

Tuesday, 24 September 2024

Notice of Meeting

Mayor & Councillors

A Council Meeting of the City of Nedlands is to be held on Tuesday, 24 September 2024 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7pm.

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

Keri Shannon | Chief Executive Officer
20 September 2024

Information

Council Meeting Agenda are run in accordance with the City of Nedlands Standing Orders 2016. If you have any questions in relation to the agenda, procedural matters, addressing the Council or attending these meetings please contact the Governance Officer on 9273 3500 or council@nedlands.wa.gov.au

Public Question Time

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

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

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

Deputations

Members of the public may make presentations or ask questions on items contained within the agenda. Presentations are limited to 3 minutes. Members of the public must complete the online registration form available on the City's website: Public Address Registration Form | City of Nedlands

Disclaimer

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

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1. Declaration of Opening

The Presiding Member will declare the meeting open at 7:00 pm and acknowledge the Whadjuk Nyoongar people, Traditional Custodians of the land on which we meet, and pay respect to Elders past, present and emerging. The Presiding Member will draw attention to the disclaimer on page 2 and advise the meeting is being livestreamed.

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

Leave of Absence (Previously Approved)	Councillor Hodsdon (Hollywood Ward).
Apologies	None as at distribution of this agenda.

3. Public Question Time

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

4. Addresses by Members of the Public

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

5. Requests for Leave of Absence

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

6. Petitions

Petitions to be tabled at this point.

7. Disclosures of Financial Interest

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

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

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

8. Disclosures of Interests Affecting Impartiality

The Presiding Member to remind Council Members and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the Local Government Act. Council Members and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

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

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

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

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

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

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

10. Confirmation of Minutes

10.1 Ordinary Council Meeting 27 August 2024

The Minutes of the Ordinary Council Meeting held 27 August 2024 are to be confirmed.

11. Announcements of the Presiding Member without discussion

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

12. Members Announcements without discussion

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

13. Matters for Which the Meeting May Be Closed

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

14. En Bloc

That the officer recommendations for Items 16.1, 16.2, 17.1, 17.2, 17.3, 18.1, 18.2, 19.1, 19.2, 19.3, 19.4, 20.1, 20.2, 20.3 and 22.1 to be adopted en bloc and all remaining items will be dealt with separately.

15. Minutes of Council Committees and Administrative Liaison Working Groups

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

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

Nil.

16. Divisional Reports - Planning & Development

16.1 PD60.09.24 Consideration of Heritage Areas and draft Local Planning Policy 6.2: Heritage-Protected Places

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest in this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning & Building
Director	Tony Free – Director Planning & Development
Attachments	1. Draft Local Planning Policy 6.2: Heritage-Protected Places 2. Schedule of Submissions

Purpose

The purpose of this report is for Council to consider the proposed Heritage Areas and draft Local Planning Policy 6.2: Heritage-Protected Places (Attachment 1) following community consultation.

Recommendation

That Council:

1. **RESOLVES not to proceed with the designation of the below areas as Heritage Areas following community consultation in accordance with Schedule 2 Part 3 Clause 9(6) of the Planning and Development (Local Planning Schemes) Regulations 2015:**

   a) **Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands;**
   b) **Tyrell Street South Heritage Area, which includes the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands;**
   c) **Meriwa Street Heritage Area, which includes both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands;**
   d) **Clifton Street Heritage Area, which includes both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands; and**
   e) **Mountjoy Road Heritage Area, which includes both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands.**

2. RESOLVES to not proceed with draft Local Planning Policy 6.2: Heritage Protected Places (Attachment 1) following community consultation in accordance with Schedule 2 Part 2 Cluse 4(3) of the Planning and Development (Local Planning Schemes) Regulations 2015.

3. a) Council ACKNOWLEDGES that:

a) Heritage Lane, and Old Swanbourne Hospital precinct
b) Graylands Hospital precinct and Directors House

are currently protected via listing on the State Heritage Register, and/or via existing Local Planning Policies.

b) Council ACKNOWLEDGES that:
c) James St, and Clare Copes, Swanbourne
d) Floreat Hackett precinct
e) River Foreshore

will be further considered via a review of the City's current Local Heritage Survey and Heritage List.

4. Council ACKNOWLEDGES that a further report will be presented to Council outlining the potential of Council reviewing the City's existing Local Heritage Survey and Heritage List as part of a local heritage review.

Voting Requirement

Simple Majority.

Background

Council at its April 2024 Ordinary Council Meeting (OCM) initiated community consultation of proposed Heritage Areas for sections of Clifton Street, Meriwa Street, Tyrell Street and Mountjoy Road and accompanying Local Planning Policy 6.2: Heritage Protected Places (Policy). Council also resolved to expand the Tyrell Street North Heritage Area to include the properties located on both sides of Tyrell Street between Stirling Highway and Edward Street. This section of the Tyrell Street North Heritage Area was later removed from the proposed Area at the June 2024 OCM.

The Heritage Areas and Policy were proposed as the first steps in progressing the City's heritage framework beyond its Local Heritage Survey (LHS) and Heritage List. The LHS does not provide statutory protections, but rather is an information only document. Through review in 2022 of the LHS, a number of areas were identified for potential Heritage Area designation to provide statutory protection to preserve the unique character of the streetscapes of Nedlands. The Policy was developed to accompany the Heritage Areas as required by the Planning and Development (Local Planning Scheme) Regulations. The Policy outlined the

significance of the proposed Heritage Areas and provided guidelines and an assessment framework.

Discussion

Heritage Protected Places and draft Local Planning Policy 6.2: Heritage-Protected Places

As a result of the submissions received on the proposal, officers are recommending Council not proceed with the designation of the Heritage Areas and the accompanying Policy. The most common comments made by the community during the consultation period are outlined in the Consultation section of this report. There was an overwhelming opposition by the community for Heritage Area designation.

The designation of heritage areas and the protection of the heritage streetscape characteristics of these areas sought to fulfil objective 1.3 of the City's Council Plan, "Preserve and showcase local history and heritage". The heritage protections were meant to safeguard the distinctive elements that contribute to the unique identity of these neighbourhoods. Heritage streetscapes embody historical significance, architectural styles, and cultural values that reflect the character and evolution of the area.

However, the effectiveness of these preservation efforts hinges on community engagement and support. Local residents and stakeholders play a crucial role in valuing and maintaining these heritage features. Their commitment to preserving historical aesthetics and narratives ensures that these areas remain vibrant and true to their origins.

If the community does not actively support or show a genuine interest in preserving these characteristics, the efforts to protect and promote them may not be successful. Preservation initiatives require more than just policy; they demand active participation and enthusiasm from the community to be meaningful and sustainable.

Given this context, the officers are recommending that the Council should not move forward with the proposal as it lacks clear and robust community backing. This approach ensures that preservation efforts are not only well-intentioned but also practically feasible and aligned with the values and desires of the people who live in and interact with these heritage areas. Without this community endorsement, the potential benefits of designating and protecting heritage areas will not be fully realised.

Other Heritage Places

At the 23 April 2024 Ordinary Council Meeting the following revised officer recommendation was adopted:

4. *Supports consideration of a wider range of areas for inclusion in the Local Planning Policy 6.2 Heritage-Protected Places, once the Pilot has been assessed. These additional areas should include:*
   a. *Heritage Lane, and Old Swanbourne Hospital precinct*
   b. *Greylands Hospital precinct and Directors House*

c. *James St, and Clare Cops, Swanbourne*
d. *Floreat Hackett precinct*
e. *River Foreshore*

As discussed above, Officers are recommending the Policy not be progressed following advertising. Consideration has been given to the addition of the places listed above being included in the Policy. Reasons for not including the five places in the Policy are discussed below:

- Heritage Lane and Old Swanbourne Hospital

  Heritage protections for the Old Swanbourne Hospital Conservation Area exist with its inclusion on the State Heritage Register. Inclusion to the State Heritage Register provides for the conservation and recognition of the cultural significance of the place. Two Heritage Agreements are in place for the Old Swanbourne Conservation Area pertaining to development and conservation: One for the Conservation Area dated 2006, and one for Old Swanbourne Hospital dated 2014. Swanbourne Hospital is also listed on the City's Heritage List and LHS. Council recently adopted Local Planning Policy 5.2: Old Swanbourne Hospital Precinct to provide further provision for protection of the place. Inclusion in the policy would not add additional protection.

- Greylands Hospital precinct and Directors House

  Greylands Hospital is also included on the State Heritage Register, as well as the City's Heritage List and LHS. The Directors House is included on the City's Heritage List and LHS. Inclusion in the policy would not add additional protection.

- James St, and Clare Copes, Swanbourne

  Allen Park precinct includes sports fields, Allen Park Lower Pavilion, Allen Park Tennis Club, Associated Ruby Union Football Club, Tom Collins Group Heritage Precinct and Melon Hill bushland. The precinct is included in the City's LHS. The Tom Collins Group is also individually listed in the LHS. Tom Collins House and Mattie Furphy's House (part of the Tom Collins Group) are listed on the State Heritage Register. Officers may consider Allen Park precinct for inclusion within the heritage list as part of the next phase of the local heritage review.

- Floreat Hackett precinct

  Lawler Park Area is comprised of a Scout Hall, Hackett Hall, Lawler Park, tennis courts. The Lawler Park Area is included in the City's LHS. Officers may consider Floreat Hackett precinct for inclusion within the heritage list as part of the next phase of the local heritage review.

- River Foreshore

  The Dalkeith / Nedlands Foreshore Area is comprised of the Nedlands Baths, Jetty (fmr), Nedlands Yacht Club, Perth Flying Squadron Yacht Club and Tawarri. The Area is included in the City's LHS. In 2003 the Heritage Council deemed that the Nedlands Baths

and Jetty did not warrant assessment for inclusion on the State Heritage Register. The same outcome was reached for Tawarri in 2019.

The City has prepared a draft Foreshore Management Plan which seeks to provide a strategic plan for future development and management along the foreshore. The Plan acknowledges cultural heritage. A goal of the Foreshore Management Plan is to "Celebrate Aboriginal culture and the wider history and heritage as an important part of the foreshore and City's identity." Further, outcome 4 of the delivery plan states "cultural and heritage underpin the identity and management of the foreshore." Officers may consider the River Foreshore for inclusion within the heritage list as part of the next phase of the local heritage review.

It is recommended that a Policy is not the best mechanism for further planning protection of these places. Officers are investigating further opportunities for statutory heritage protections for places within the City worthy of protection and conservation as part of a planned LHS and Heritage List review.

Option Open to Council

If Council do not wish to commit to a review of the City's Local Heritage Survey and Heritage List at this time, the recommendation of this report should be amended to remove 3b and 4.

To implement this approach the following would form the Council resolution:

Council:

Resolves not to proceed with the designation of the below areas as Heritage Areas following community consultation in accordance with Schedule 2 Part 3 Clause 9(6) of the Planning and Development (Local Planning Schemes) Regulations 2015:

Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands;
Tyrell Street South Heritage Area, which includes the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands;
Meriwa Street Heritage Area, which includes both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands;
Clifton Street Heritage Area, which includes both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands; and
Mountjoy Road Heritage Area, which includes both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands.

Resolves to not proceed with draft Local Planning Policy 6.2: Heritage Protected Places (Attachment 1) following community consultation in accordance with Schedule 2 Part 2 Cluse 4(3) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Council acknowledges that:

Heritage Lane, and Old Swanbourne Hospital precinct

Graylands Hospital precinct and Directors House

are currently protected via listing on the State Heritage Register, and/or via existing Local Planning Policies.

Consultation

Heritage Protected Places and draft Local Planning Policy 6.2: Heritage-Protected Places

Community consultation was undertaken from 6 May to 8 July 2024.

Eight community information sessions were held, half of which were on weekends in order to reach the maximum number of residents. These sessions were attended by landowners or residents of 85 properties. The sessions were held on the following dates at a street corner within each affected area:

- Clifton Street – 11 and 16 June 2024
- Meriwa Street – 18 and 23 June 2024
- Mountjoy Road –12 and 15 June 2024
- Tyrell Street – 17 and 22 June 2024

In addition, Officers attempted to contact residents through a variety of means in order to receive a response. This included a notice in the Post and direct letters to all affected landowners, followed by emails and/or phone calls (where that information was available in the City's records) to properties that did not respond initially.

219 properties are located within the five proposed heritage areas. During the consultation period 191 submissions (inclusive of a petitions) were received: 121 from properties within the proposed areas and 70 from properties outside the areas (including the section of Tyrell North of Edward St which was removed from the proposed Tyrell Street North heritage area). The tables below illustrate the spread of submissions. Note that these results consider the same household with multiple submissions to be a single submission.

Distribution of Total Responses (191)		
Support	**Object**	**Comment Only**
36 (18.8%)	150 (78.5%)	5 (2.6%)

Distribution of Responses from Within Proposed Heritage Areas (121)				
Heritage Area (no. properties in area)	**Support**	**Object**	**Comment Only**	**No Response**
Clifton St (69)	3 (4.3%)	20 (30%)	1(1.4%)	45 (65.2%)
Meriwa St (70)	11 (15.7%)	22 (31.4%)	0 (0%)	37 (52.8%)
Mountjoy Rd (42)	1 (2.4%)	33 (78.6%)	1 (2.4%)	7 (16.7%)
Tyrell St North (26)	1 (3.8%)	20 (76.9%)	0 (0%)	5 (19.2%)
Tyrell St South (12)	1 (8.3%)	7 (58.3%)	0 (0%)	4 (33.3%)
TOTAL RESPONSES (121)	**17 (14%)**	**102 (84.3%)**	**2 (1.7%)**	**-**
TOTAL PROPERTIES (219)	**17 (7.8%)**	**102 (46.6%)**	**2 (0.9%)**	**98 (44.7%)**

Below are the most common comments made during the submission period along with officer responses.

Submission	Officer Response
Restricts how landowners can use their properties/limits an owner's ability to modify a home to cater for future needs. **(62 submissions)**	Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.
Decreases land and property values. **(47 submissions)**	As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.
Heritage area designation will increase the cost of development / maintenance of property. Costs involved in the upkeep and renovations of a property within a heritage area can become onerous. **(44 submissions)**	The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated.
Heritage area designation is unfair and creates inequity. **(35 submissions)**	Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community

Submission	Officer Response
	consultation process is to gauge the community's desire to preserve this.
Individual properties or proposed heritage area is not worthy of either contributory designation or designation as a heritage area. Not worthy of heritage protections. **(33 submissions)**	The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.
The is no incentive for property owners to improve or maintain their property. The current heritage incentives are lacking. **(27 submissions)**	The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained properties with heritage character can be seen as appealing to some buyers.
Heritage area designation or the LPP impedes on or removes landowners' property rights. **(25 submissions)**	The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places.
The process of heritage area designation is unclear, and the proposal has been rushed. **(19 submissions)**	The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections.
The proposal is too late. Too much change has already occurred. **(17 submissions)**	Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas

Submission	Officer Response
	are still intact enough to read as cohesive places.
The City should focus on other priorities to improve the streetscape and character including underground power, maintaining verges and street trees, parking and laneways. **(16 submissions)**	Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.
The proposal does not follow the WAPC guidelines for heritage area designation. **(13 submissions)**	City Officers did utilise the Heritage Council Guidelines for heritage areas when preparing this proposal.
Heritage area proposal should be expanded to other areas of the City. **(12 submissions)**	Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	**People**
Outcome	1. Art, culture and heritage are valued and celebrated.
Pillar	**Place**
Outcome	7. Attractive and welcoming places.
Pillar	**Performance**
Outcome	12. A happy, well-informed and engaged community.

Budget/Financial Implications

Should the City proceed with the Heritage Areas and Policy, there may be instances when the City will need to seek third-party advice on proponents' heritage reports, but these will be handled on a case-by-case basis and are expected to be infrequent.

Legislative and Policy Implications

Local governments have the ability to designate areas as Heritage Areas pursuant to Clause 9 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. In accordance with clause 9(6) the local government is to review the designation in light of submissions and resolve:

a) to adopt the designation without modification; or
b) to adopt the designation with modification; or
c) not to proceed with the designation.

Clause 3(1) of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 allows the City to prepare a Local Planning Policy in respect to any matter related to the planning and development of the Scheme area.

Following the advertising period, Council is to consider any submissions received and resolve to:

a) Proceed with the Policy without modification; or
b) Proceed with the Policy with modification; or
c) Not proceed with the Policy.

Decision Implications

Should Council adopt the Officers recommendation the designation of the proposed heritage areas and Policy will not proceed.

Should Council not adopt the Officers recommendation, there will need to be an alternate motion presented to provide Council's determination on the project.

Conclusion

As a result of community feedback received during the consultation period for the five Heritage Areas and Local Planning Policy, Officers are recommending not proceeding with the proposal due to a lack of community support. Officers will instead commence a review of the LHS and the Heritage List for individual properties.

Further Information

Nil.

LOCAL PLANNING POLICY 6.2: HERITAGE-PROTECTED PLACES

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1 PURPOSE

1.1 To provide guidance on the assessment criteria for works affecting heritage-protected places.

1.2 To provide for a record of places and a statement of significance for each Heritage Area.

2 APPLICATION OF POLICY

2.1 This Policy applies all heritage-protected places set out in the Heritage List, and the designated Heritage Areas prescribed in Appendix 1 within the City of Nedlands Local Planning Scheme Area.

3 RELATIONSHIP TO OTHER POLICIES AND LEGISLATION

3.1 This Policy has been prepared in accordance with Schedule 2 Part 2 regulation 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

3.2 The Heritage Areas in Appendix 1 have been designated heritage areas in accordance with Schedule 2 Part 3 regulation 9 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and section 105 of the *Heritage Act 2018.*

3.3 This Policy should be read in conjunction with the following legislative instruments and its requirements apply unless specifically stipulated elsewhere in any of the below:

- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Nedlands Local Planning Scheme No. 3*
- *Heritage Act 2018*
- *State Planning Policy 3.5 Historic Heritage.*

3.4 Where this Policy is inconsistent with a Local Development Plan, Structure Plan, another Local Planning Policy, or R-Code provision, this Policy shall prevail only to the extent of any inconsistency.

4 OBJECTIVES

4.1 Preserve and enhance those heritage features that contribute to an understanding of cultural heritage significance in the local area as identified in the specified area's Statement of Significance.

4.2 Ensure that development is respectful of, and contributes to, the identified cultural heritage significance of a heritage-protected place.

4.3 Preserve and restore the values of a heritage-protected place.

4.4 Provide guidance to applicants in relation to acceptable built form outcomes.

5 DEVELOPMENT APPLICATION REQUIREMENTS

Proponents contemplating alterations and additions to a heritage-protected place are strongly advised in the first instance to prepare sketch drawings and seek an appointment with one of the City's planning staff to gauge whether a development application is required and whether the design approach would be consistent with the Heritage Area criteria or the significance of the Heritage-Listed Place.

5.1 A development application will be required for any works to a Heritage-Listed Place unless exempted by *Local Planning Policy 7.1: Exempt Development*. Development applications shall be accompanied by a Heritage Impact Statement prepared by a suitably qualified practitioner demonstrating that the works will not detrimentally impact the cultural heritage significance of the place, being guided by *The Burra Charter– the Australia ICOMOS Charter for Places of Cultural Significance*.

5.2 The requirement for a Heritage Impact Statement may be waived by the local government for minor additions and alterations to Category 2 or 3 places, or properties within Heritage Areas. This includes but is not limited to:

a) Small scale new structures which are not attached to the primary structure/building (such as outbuildings) and which are located out of view of the street and behind the front setback area;
b) Ancillary lightweight structures added to buildings (including but not limited to timber patios, shade sails, carports, pergolas) which are located behind the front setback area;
c) Fixtures to buildings (such as antennae, aerials, air conditioning units, solar panels, signs) which do not face the street and where the installation would not involve any significant structural alteration to the building.
d) Non-structural internal changes.
e) Internal and rear additions not visible from the street to a place in a Heritage Area (excluding individually heritage-listed places).
f) Fences consistent with Part 2 of this Policy.

5.3 A materials palette shall be submitted for approval with the development application for any works visible from the street in a Heritage Area, and for all works to an individually-listed property. The local government may waive this requirement for minor works.

5.4 Upper floor additions and significant street-facing alterations to a place in a Heritage Area shall be accompanied by a street elevation showing the elevations of the proposed development and the existing development on the immediately adjoining properties in order to be able to gauge the impact of development.

6 HERITAGE AREAS

The following areas have been designated Heritage Areas in accordance with Schedule 2 Part 3 regulation 9 of the Planning and Development (Local Planning Schemes) Regulations 2015 and section 105 of the Heritage Act 2018:

a) Tyrell Street South
b) Tyrell Street North
c) Meriwa Street
d) Clifton Road
e) Mountjoy Road

The boundaries of these areas, a statement of significance for each, and the contributory places within each area are provided in **Appendix 1**.

6.1 Contributory Places

Contributory places (identified in the **Appendix 1** maps) should not be altered in a manner that would detrimentally impact their significance as viewed from the street, and should remain consistent with the relevant statement of significance within **Appendix 1**. This generally seeks to avoid significant changes to the street elevation including fenestration and original fabric such as roof cladding.

Other detrimental alterations may include, but are not limited to;

a) Extensions to the front of the house;
b) Side extensions within 2 metres of the street elevation;
c) Upper floor extensions that are not set back appropriately (usually a minimum of 4m behind the roof ridge, where one exists);
d) Inappropriate cladding or painting, or alterations to the size, shape, or location of openings such as doors and windows.

The intent is that contributory places should, as much as reasonably possible, maintain their original fabric and reflect the era and manner in which they were constructed.

6.2 Non-Contributory Places

Non-contributory places and new houses are to reflect the streetscape values in terms of height, setbacks, bulk and scale. Due to the broad variety of circumstances that may arise with such places, each application will be assessed on its merits in each streetscape context. New houses should be accompanied by a streetscape analysis demonstrating how the proposal fits within the existing streetscape.

6.3 Development Assessment

6.3.1 Development proposals in Heritage Areas will be assessed against the criteria of this Policy, and the statement of significance for the relevant Heritage Area in Appendix 1 to ensure that the heritage significance of the area is maintained.

6.3.2 Development proposals for individually heritage listed properties should meet the recommended guidelines of the Burra Charter. The broad concept of conservation for heritage places in the Charter is to:

"do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its heritage significance is retained."

This concept of heritage conservation should not preclude a dwelling from being upgraded to meet modern living standards. The best way to ensure the preservation of a heritage building is to occupy it.

6.4 Conservation

6.4.1 Conservation work is to ensure that the heritage fabric and other values are well maintained. This may be carried out using traditional building techniques and materials.

6.4.2 Brick and limestone walls constructed prior to 1950 are not recommended to be painted with acrylic paints or rendered with a cement render because this can damage the fabric and contribute to rising damp.

6.4.3 Building maintenance should seek to avoid the removal of, or damage to, any existing heritage fabric of the building or the use of non 'like-for-like' materials to the heritage portion of building.

6.5 Subdivision and Amalgamation

The significance of a heritage area and of an individual heritage-listed place relies in part on the original setting and context of each building, inclusive of the pattern of development along the street. Subdivision and amalgamation can, therefore, have an impact on the cultural heritage significance of a place or area. In providing advice to the Western Australian Planning Commission on subdivision applications referred to the local government for comment, the local government will have regard to the following:

6.5.1 Proposals should not necessitate the demolition of a contributory place by proposing new lot boundaries which cut across the siting of an existing building.

6.5.2 The alignment of new lot boundaries should ensure contributory places are conserved with sufficient curtilage around them to maintain their significance and contribution to the heritage character of the streetscape. Generally, proposals should not include a new lot forward of a lot that contains an existing building.

6.5.3 Proposed subdivision layouts should, as far as possible, reflect the traditional pattern and proportions of lots in the area. Consideration may be given to the introduction of new forms (e.g. battleaxe or rear lots) where such a layout helps preserve the heritage character of the streetscape.

6.5.4 Where a parent lot has access to a rear right-of-way, the subdivision shall be a front and rear subdivision rather than a side-by-side, battleaxe or similar subdivision. The new rear lot shall take sole vehicle access from the right-of-way. A small pedestrian accessway from the new rear lot to the primary street may be permitted where necessary to allow access to services.

6.5.5 Access legs for battleaxe or survey strata subdivision shall provide reciprocal access to both the front and rear lots to minimise proliferation of crossovers.

6.5.6 New lots should be capable of being developed in a manner consistent with this Policy.

6.6 Change of Use

To encourage heritage-protected places to continue to be occupied, changes of use may be considered where the use is consistent with the City's Local Planning Scheme No. 3 and the works are not detrimental to the heritage significance of the place or the area.

6.7 Additions and Alterations

6.7.1 Upper floor additions shall be set back greater than 4m from the roof ridge line to maintain a single-storey street perspective. Such additions will be assessed on merit and with consideration for any Heritage Impact Statement prepared by a suitably qualified professional submitted with the application.

6.7.2 Single storey additions to the rear that require minimal alterations to the place and are not visible from the street will be generally considered to have no detrimental heritage impact.

6.7.3 The original building is to remain the dominant structure on the site when viewed from the street.

6.8 Garages and Carports

Garages and carports are considered on their merits based on site context and as follows:

6.8.1 Garages and Carports shall be located and designed so as not to obscure views to the house onsite or to the adjoining houses.

6.8.2 Wherever possible, garages and carports shall be located either to the side of the house or, where a laneway exists, at the rear of a site.

6.8.3 Generally, carports and garages are to be simple in design and scale so as not to detract from the heritage significance of the streetscape.

6.8.4 There is no expectation that new carports and garages should exactly match the design of the existing house. Faux/mock heritage design treatments are generally not consistent with good heritage preservation. Where such additions are to be integrated into the existing house, subtle differentiation shall be allowed for.

6.9 Materiality and Colour Schemes

In addition to the siting and design of dwellings within a Heritage Area, consideration shall be given to materiality such as wall cladding, roof cladding, external doors and windows, and rainwater goods. It is important to remember these heritage dwellings and streetscapes are well-considered compositions. Altering elements without proper investigation erodes heritage values. The following criteria apply:

6.9.1 Paint colours shall reflect the original scheme for the place or, where original colours are unable to be determined, the period aesthetic.

6.9.2 The replacement of roof materials, or fenestrations and rainwater goods shall be like-for-like and of the same design, profile and colour (i.e. terracotta tiles for same) as the original place. Where necessary, substitute materials may be used such as the replacement of asbestos products with material similar in appearance.

6.10 Street Fencing

Fencing forward of the dwelling contributes to the streetscape and the garden city aesthetic of the heritage areas. As such, the following criteria apply:

6.10.1 New fencing should seek to match the existing fencing within the streetscape in terms of materials, detail and height.

6.10.2 Street fencing is to be consistent with the relevant Heritage Area Statement within Appendix 1 of this Policy and the design principles of the R-Codes.

6.11 New Houses

The general principals in the assessment of new houses are:

6.11.1 Mock heritage is not permitted. New houses are to respect the form and scale of contributory houses in an area without attempting to replicate them.

6.11.2 Front setback averaging may be permitted by considering the street setback of houses on either side.

6.11.3 Ridge and eaves heights should respect the area generally, with greater emphasis placed on matching the adjoining contributory houses.

6.11.4 Two-storey houses are permitted subject to the second storey being positioned so that the house reads as a single storey from the street.

7 STATE HERITAGE REGISTERED PLACES

7.1 An application for development on a State Heritage Registered Place will require the local government refer the application to the Heritage Council of WA for comment. In most cases a Heritage Impact Statement or Heritage Assessment by a suitably qualified practitioner is required.

8 DEMOLITION

8.1 There is a general presumption against the demolition of places on a Heritage List or which contribute to a heritage area. Lack of maintenance, poor condition of a dwelling, or financial considerations are generally not acceptable reasons for removal from a heritage list or deletion as a contributory place within an area.

8.2 Only where, in the opinion of the local government, a place is determined to have little or no cultural heritage significance is it acceptable to demolish or remove a place from the list or designate it as non-contributory to an area.

8.3 Should the local government support demolition of a building on the heritage list or a contributory building within a Heritage Area, the owner will be required to provide an appropriate archival record for the building as determined by the local government prior to demolition.

8.4 Where demolition is to be considered, development plans for replacement dwellings are to be approved by the local government prior to demolition being permitted.

9 DEFINITIONS	
9.1 For this Policy, the following definitions apply:	
Definition	**Meaning**
Contributory Place	A place, although perhaps not highly significant in and of itself, makes an important contribution to the heritage values of an area due to its siting, scale, materiality, and style. Contributory places are identified on the Heritage Area Map in Appendix 1.
Fenestration	The arrangement, proportioning, and design of windows, doors and other external openings in a building
Heritage Area	As defined in the Planning and Development (Local Planning Schemes) Regulations 2015.
Heritage-Listed Place	For the purposes of this Policy and as distinct from a Heritage Area, means a place that is individually listed on the State or local government heritage list.
Heritage-Protected Place	As defined in Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. For ease of reference, it includes individually listed places and all places within a Heritage Area.
Non-Contributory Place	A place (built usually post 1940) that is not in keeping with the original street aesthetic, or an original place which has been substantially altered so that it has little or no heritage contribution. Note that Council supports the faithful restoration or reconstruction of aspects of altered buildings where their values can be determined.
Place	As defined in the Heritage Act 2018.
Rainwater Goods	Means guttering, downpipes, above-ground water tanks and any other items associated with stormwater management, excluding wholly underground items such as soakwells.

Council Resolution Number	XXX
Adoption Date	XXX
Date Reviewed/Modified	XXX

APPENDIX 1: Heritage Areas

Index to Heritage Areas

1. Clifton Street (North of Gordon)

2. Meriwa Street (North of Gordon)

3. Mountjoy Road (North of Princess Road)

4. Tyrell Street North and South

1. Clifton Street

STATEMENT OF SIGNIFICANCE

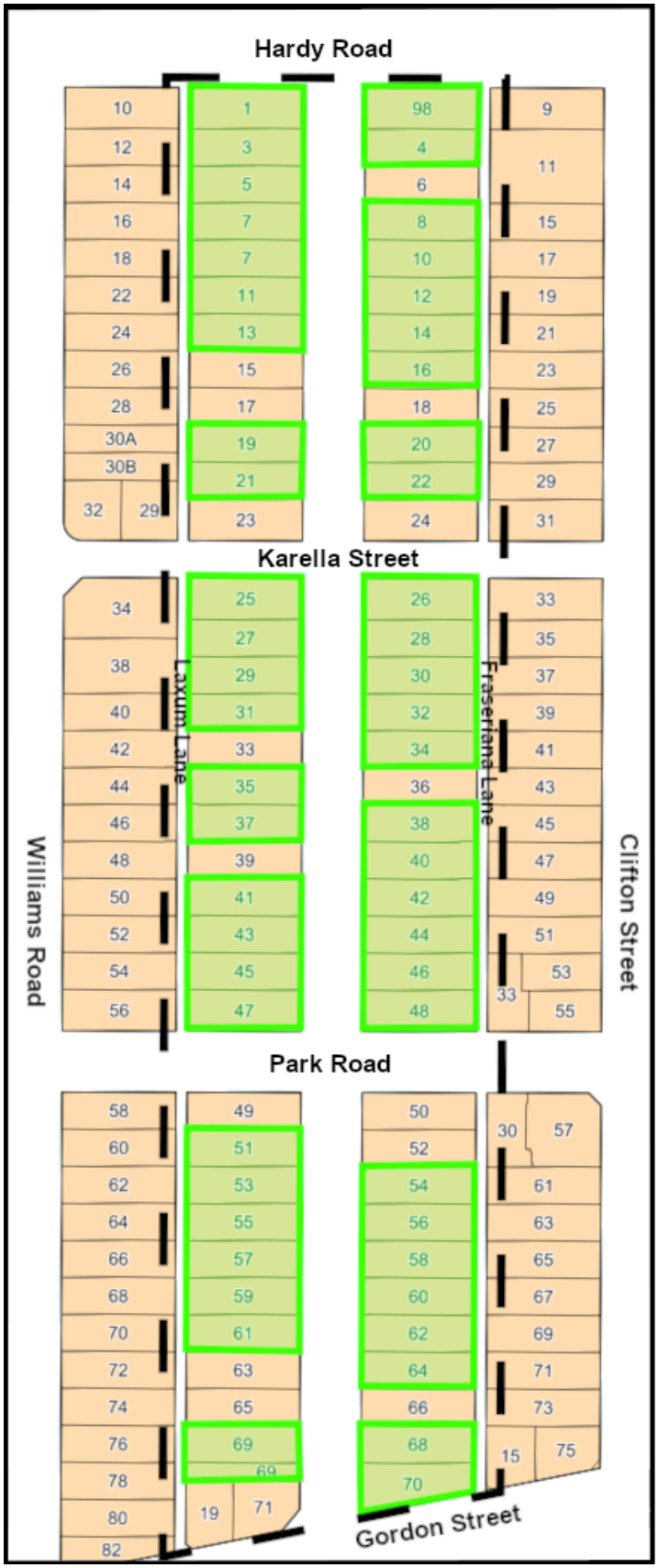
The Clifton Street Heritage Area includes all houses on both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands. Located north of Stirling Highway, Clifton Street underwent rapid developed in the early to late 1920s. The designs and materials often display the austerity of the immediate post-war era through modest lot sizes and asymmetrical cottages with paired-back simple detailing. However, there are a number of examples of federation cottages through to mainly California Bungalow styles with timbered gables and tapered verandah columns/posts. Interestingly, and rare in the City, are several symmetrical timber and tile/iron cottages from the early 1920s that may have built by the Workers Housing Board of WA.

Clifton Street retains many original houses that have been well maintained and express the housing preference for detached, yet modest housing that typified the aspirations of the immediate post war era.

Era and Themes	**Interwar Dwellings 1919 to 1939**
Lots sizes and subdivision pattern.	Lots are generally 544m2 to 467m2 with 12-metre street frontages. Three-meter-wide `night- cart' lanes are located to the rear of these properties and now provide vehicles access. A grid pattern of subdivision prevailed.
Architecture Style	Modest asymmetrical interwar brick and tile bungalows of old English or California Bungalow style. Return front verandahs with tapered columns are common, with recessed entries. Timbered gables more often than not address the street.
Materials/Composition	The vast majority of houses are of double-brick and terracotta tile (Marselle profile) construction on limestone footings. Timber fenestration with Including lead-light windows is common. Simple decorative street elevations displaying face brick/tuck pointing with painted render or rough stucco finishes above dado height. Windows have matching awnings. Gables are usually timber battened and cover a generous return verandah/porch area. However, some painted timber weather- board and tile/iron symmetrical cottages with unarticulated verandahs on stumps have survived.
Building Heights	Original houses are single storey.
Setbacks and setting	Streetscape rhythm created by consistent 6-metre street setbacks and 1.5 side setbacks. This spatial framework, including the scale of houses, typifies the sense of unity in the interwar period and beyond.
Fencing	These are open streetscapes where the front fence is a low feature intended to demarcate private land from the street alignment. The low front fences frame the house on its lot while allowing a strong visual connection between private and public spaces. Front fences are rarely more than 900mm high. They consist of rendered masonry

	construction to match the house or timber post and rail and picket construction.
Context and Public Realm	20-metre wide road reserves, with approximately 6.5 metres of bitumen paved road with well-kept lawned verges, foot paths and capacity to accommodate large street trees. Due to the smaller lot sizes, verges are sometimes used for parking for visitors. Crossovers are at a minimum.

2. Meriwa Street



STATEMENT OF SIGNIFICANCE

The Meriwa Street Heritage Area includes all properties on both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands. Located north of Stirling Highway, Meriwa Street underwent rapid developed in the early to late 1920s. The designs and materials often display the austerity of the immediate post-war era through modest lot sizes and asymmetrical cottages with paired-back simple timber and brick detailing. However, there are a number of examples of federation cottages through to mainly California Bungalow styles with timbered gables and tapered verandahs. Unique to this north section of the City are timber cottages that appear to have been built by the Worker Homes Board (shared equity scheme begun in 1912).

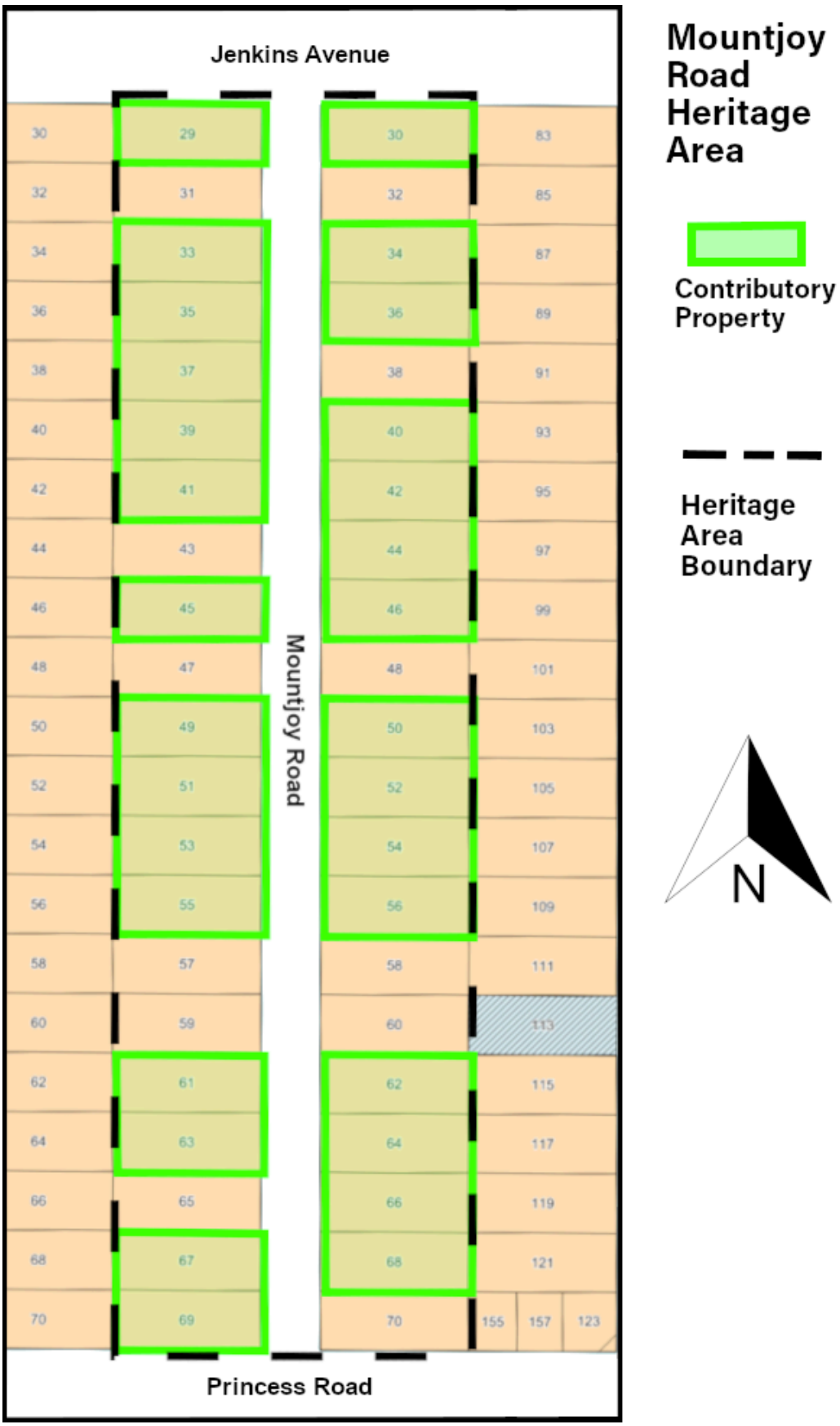
The rear laneways are evidence that this area was subdivided prior to 1927, which is the year the Subiaco Waste-Water Treatment Plant was opened, allowing a reticulated sewerage system to be used. Prior to that time, a night cart service was used for effluent disposal for residences.

Meriwa Street contains a cohesive collection of 1920s interwar houses that contribute to the unique history of this section of Nedlands.

Era and Themes	**Interwar Dwellings 1919 to 1939**
Lots sizes and subdivision pattern	Lots are generally 544m^2 to 467m^2 with 12-metre street frontages. Three-metre-wide laneways are located to the rear of these properties and provide vehicle access.
Architecture Style	Modest asymmetrical interwar brick and tile homes in Old English or California Bungalow style. Return front verandahs with tapered columns are common, with recessed entries under timbered gabled porches or return verandahs.
Materials/Composition	Double brick and terracotta tile (Marselle profile) construction on limestone footings, interspersed with occasional timber framed weatherboard/fibro and iron/tile clad on stumps. Timber fenestration with simple lead-light windows. Modest/simple decorative street elevations displaying face brick /corbelling or string coursing. Painted render or rough stucco finishes are common above dado height. Gables are usually timber battened. Contributory places also include well-built timber-framed workers' symmetrical homes with a simple floor plan, unadorned timber joinery to the verandah posts and balustrading.
Building Heights	Original houses are exclusively single storey.
Setbacks and setting	Streetscape rhythm created by consistent 6-metre street setbacks and 1.0 to 1.5 side setbacks. This spatial framework typifies the orderly and controlled urban design approach in the interwar period and creates a sense of unity. The narrow frontages provide for a more intimate built form.

Fencing	These are open streetscapes where the front fence is a low feature intended to demarcate private land from the street alignment. The low front fences frame the house on its lot while allowing a strong visual connection between private and public spaces. These are rarely more than 900mm high rendered masonry to match the house or are of timber post and rail and picket construction in colours often matching the fenestration/trim.
Context and Public Realm	20-metres wide road reserves, with approximately 6.5-metres of bitumen paved road with lawned verges, foot paths and capacity to accommodate large street trees. Due to the smaller lot sizes, verges are used for parking and visitors. A number of houses use the laneway for access, which negates the need for crossovers. Where crossovers exist, they are generally a minimal width.

3. Mountjoy Road

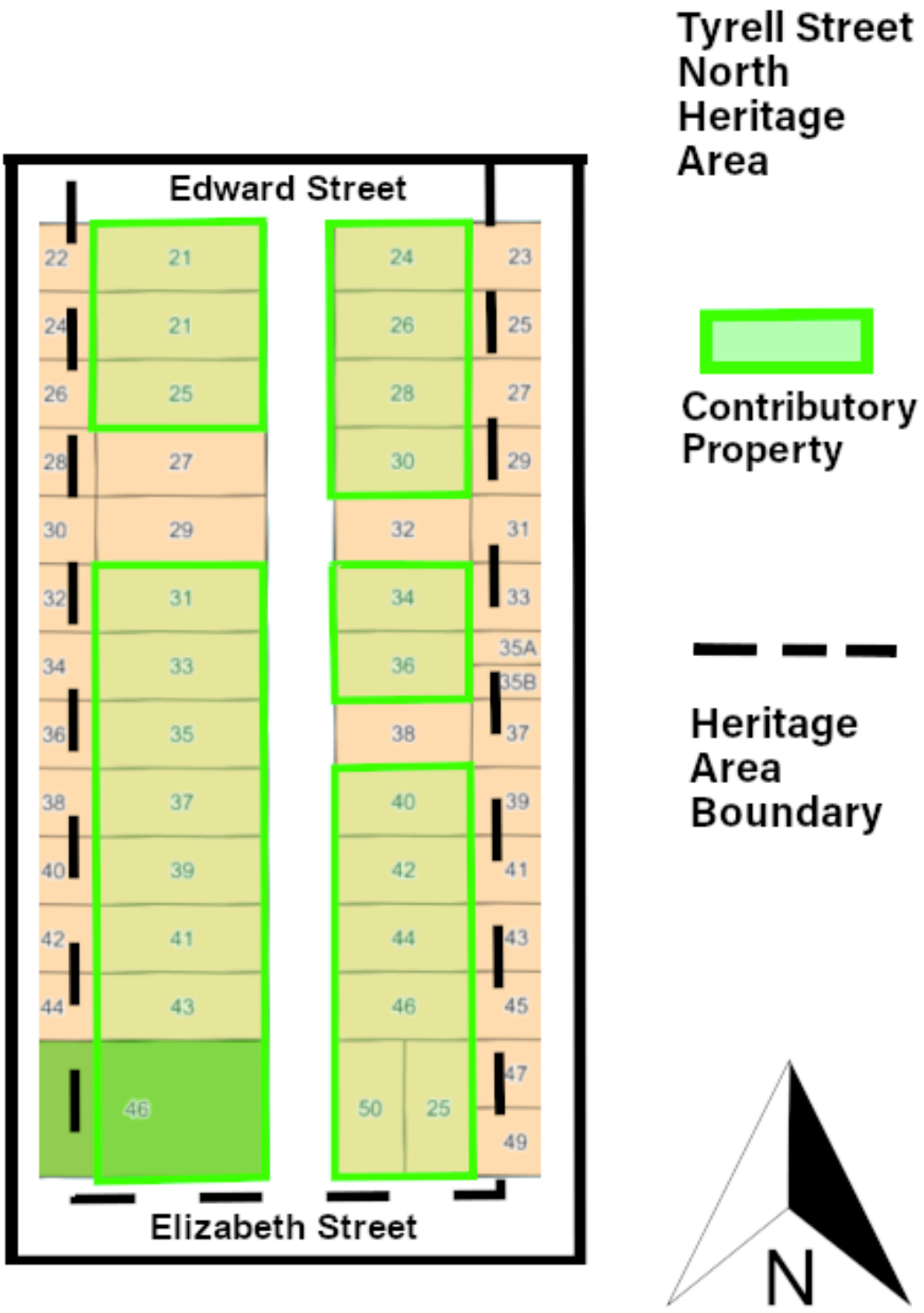


STATEMENT OF SIGNIFICANCE

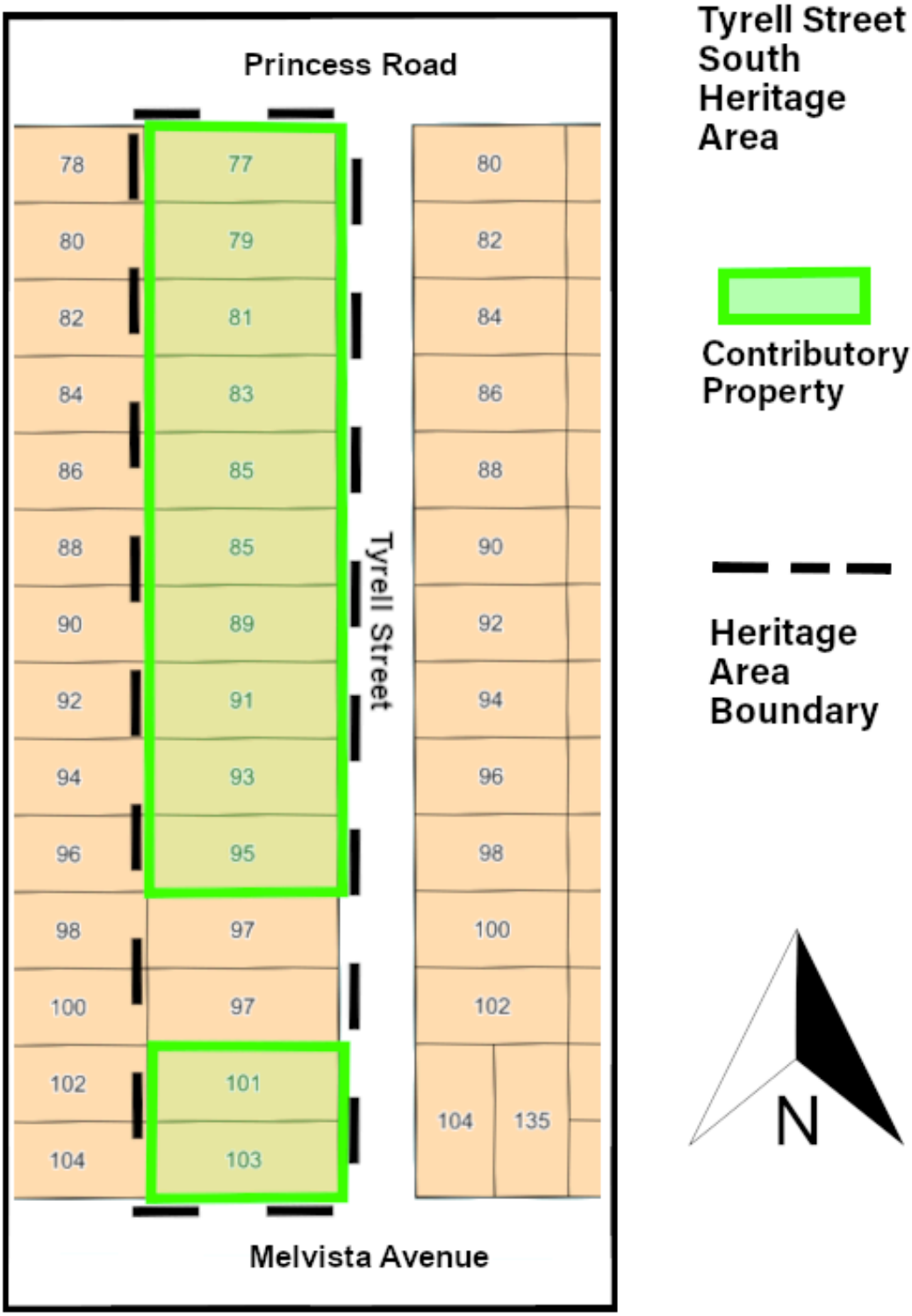
The Mountjoy Road Heritage Area includes all properties on both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands. Located south of Stirling Highway, Mountjoy Road between Jenkins Avenue and Princess Road underwent rapid development in the early to late 1930s. The designs and materials are often more sophisticated and generous than the 1920s and display the economic recovery of this pre-war period. Mountjoy Street is significant in that it is representative of an important phase of development. The mix of housing styles in a formal town planning context provides for a generous, if not opulent, urban format, while at the same time seeking to fulfill the promise of the garden city movement. The intactness of the streetscape with its original houses and landscape settings makes Mountjoy Road unique not only in Nedlands but within the Perth Metropolitan Area.

Era and Themes	**Interwar Dwellings 1919 to 1939**
Lot sizes and subdivision pattern.	The lots sizes are 1012m2 (quarter-acre lots) with an east-west orientation and a predominately north-south road network from Stirling Highway.
Architecture Style	Interwar styles including Art Deco, Spanish Mission, Functionalist and English revival houses in bungalow form and scale.
Materials/Composition	Substantial double-brick and terracotta tile (Marselle profile) houses on limestone footings featuring timber fenestration and lead-light windows. Generous and architecturally detailed street elevations displaying face brick /corbelling or string coursing. Painted render or rough stucco finishes are common above dado height. Gables are usually timber battened. Chimneys are often a major decorative feature
Building Heights	Original houses are predominately single storey.
Setbacks and setting	Streetscape rhythm created by consistent 9-metre street setbacks and 1.5 side setbacks. This spatial framework typifies the orderly and controlled approach to urban design in the interwar period along with the desire for a garden city aesthetic.
Fencing	The front fences in this locality are intended to demarcate private land from the public realm and act to frame the house on its lot. The low height allows the retention of a strong visual connection between private and public spaces. These fences are rarely more than 900mm high and composed of face decorative brickwork and/or rendered masonry to match the house. Fences generally return to the building line.
Context and Public Realm	20 metre wide road reserves, with approximately 6.5 metres of bitumen paved road with well-kept lawned verges, foot paths and capacity to accommodate large street trees.

4. Tyrell Street North



Tyrell Street South



STATEMENT OF SIGNIFICANCE

Tyrell Street in Nedlands has been divided into two Heritage Areas to be known as Tyrell Street North and Tyrell Street South. Tyrell Street North includes all houses on both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands. Tyrell Street south includes all houses on the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands.

Other portions of Tyrell Street have undergone unsympathetic redevelopment but these two areas, denoted on the plans above, have retained a broad selection of original interwar houses developed, with few exceptions, from the late 1920s to late 1930s.

Many houses in this area exhibit moderate heritage significance individually. However, they collectively form a historic precinct that meets the threshold for designation as a Heritage Area.

Tyrell Street (North and South) are considered worthy of retention and preservation based on the unique relationship between the lot sizes, street alignment, and a streetscape created by the original interwar houses. In terms of design, materials and finishes, these houses could not be replicated and retain a high degree of authenticity in terms of form and fabric.

Historically, the interwar style represents a notable departure from the pre-1914 Queen-Anne/Federation style. The built form represented in Tyrell Street North and South is characteristic of Nedlands and gives it a unique identity. This period of development prior to 1940 reflects an important period of development in Perth, both in terms of the adopted architectural styles, material availability, and town planning. Attached single garages with timber doors appear on the side of some houses foreshadowing the post war boom in private car ownership.

Era and Themes	**Interwar Dwellings 1919 to 1939**
Lot sizes and subdivision pattern	Lots are generally 809m^2 (20m x 40m) on the eastern side of Tyrell Street to 1012m^2 (20m x 50m) on the western side. The Garden City influence is clear due to land use separation, and generous private and public open space blending nature and built form.
Streetscape	Substantial interwar bungalows with a horizontal emphasis accentuated by contrasting external finishes, corbelling and triple casement windows. Generous porch/verandah areas to the front of the houses are ubiquitous, often with decorative tapered columns. Low front fencing combined with a porch facing the street creates open settings conducive to social interaction and enjoying borrowed landscape garden views.
Architecture Styles	Interwar housing style includes Spanish Mission, California Bungalow, Georgian, Tudor and Gothic revival. Importantly these various styles use similar materials and are of a similar scale.
Materials/Composition	Double brick and terracotta tile (Marselle profile) construction. Fenestration with lead-light windows. Decorative street elevations displaying face brick /corbelling or string coursing and decorative/glazed brickwork to chimney and verandah columns. Painted render or rough stucco finishes are common above dado

	height. Gables are either timbered, or featured masonry, or have decorative timber/fibro shingle cladding.
Building Heights	Predominantly single storey houses, with very occasional loft houses with dormer windows. Two-storey interwar houses are the exception.
Setbacks and setting	Streetscape rhythm created by consistent street and side setbacks. This strong framework typifies the highly ordered (and controlled) approach to suburban design in the interwar period.
Fencing	Front fences demarcate private land from the street alignment and, while framing the house on its lot, retains a strong visual connection between private and public spaces. Rarely more than 900mm high, and of either rendered masonry to match the house or decorative face brickwork using basketweave or soldier coursing. Front fences incorporate matching pillars, integrated letter boxes, and metal vehicle and pedestrian gates.
Context and Public Realm	20-metre wide road reserves with approximately 6.5 metres of bitumen paved road with lawned verges, foot paths and capacity to accommodate large street trees. Verges are not used for parking and crossovers are minimal in width.

Schedule of Submissions

Heritage Areas and draft Local Planning Policy 6.2: Heritage Protected Places

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No.	Landowner of Proposed Heritage Area	Submission		Officer Response
		Comments on Proposed Heritage Area	Comments on draft LPP 6.2	
CLIFTON STREET HERITAGE AREA				
SUPPORT				
1	Yes	1. Thank you for the opportunity to provide feedback on the proposed Heritage Areas policy. As home owners of a contributory property ([redacted]) we appreciate the effort to preserve the historical and cultural essence of Nedlands. 2. While we are broadly supportive of the policy we have some mixed feelings about the impact on property modifications. Ensuring changes align with heritage significance is commendable, but are concerned about potential limitations on property owners. Specifically, we would like to address the issue of setbacks for corner blocks. In instances where the property is on a corner, as ours is, we would like the policy to be explicit that the specified setback and preservation of streetscape should only apply to the front of the building. This consideration will help maintain the heritage character while allowing for practical use of the property. In our specific situation, we would like to preserve the opportunity to make changes to the rear of the house, including subdivision or adding a second story, that preserve the streetscape of Clifton street but would be visible along Karella street. We believe this maintains the intent of the policy as the streetscape along Karella has already been significantly developed. It is essential to balance preservation with flexibility for modern needs. I look forward to further community consultations and a policy that considers diverse perspectives.		1. Support noted. 2. The intent of the policy was to retain the heritage character of Clifton Street, not the secondary street. Subdivision and modifications to the rear of the property are permissible within the current policy, where the heritage character of Clifton Street is retained.
2	Yes	1. Generally in agreement, but I can't see that all houses in the designated areas have heritage value. There are some houses that are listed that are at the stage of needing to be demolished. They are old rentals or totally run down and neglected by the owners. Does that mean that these houses cannot be demolished and a nicer modern home built in their place? They are currently an eye sore. (We live opposite one).	2. Generally in agreement so long as submissions for renovations, extensions etc are carefully considered on an individual basis. I agree that extensions should be in keeping with the house and the surrounding areas. Some existing new buildings are not in keeping with the street scape which is a shame and detracts from the Nedlands "feel". A benefit would also be that developers may not buy up a number of properties in our streets to develop. I'm totally in favour of limiting high rise development in our suburban streets. I have lived in a heritage listed home previously which had no adverse impact on my home. We	Support noted 1. For properties designated as contributary demolition on the grounds that the dwelling has not been maintained would not be supported under the draft LPP. Demolition could be supported for properties designated as non-contributory where the new building has been designed to be in keeping with the character of the street. 2. Development applications for additions and renovations would be assessed against the criteria of LPP 6.2.

Schedule of Submissions

Heritage Areas and draft Local Planning Policy 6.2: Heritage Protected Places

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			would always renovate in keeping with the houses and local streetscape of our suburb.	
		I believe it is a good idea to preserve the look and feel of the area. Our house is well maintained and we do not want high rise or inconsistent houses or apartments in the area	Broadly support the policy but need to ensure pragmatism when it comes to approval of items such as car ports.	
3	Yes	In confirmation of our telephone conversation today we would like to advise that we wish our vote in the Council's survey to be in support of plans for heritage streetscape to be introduced for Clifton Street, Nedlands. As advised by previous email, we wish our initial response to the survey to be retracted.		Noted. Objection has been retracted.
OBJECTION				
1		1. I am very strongly opposed to the designated Heritage area. 2. I think that it is going to severely restrict how owners can use their properties. In doing so it will decrease land values and increase development costs. Because of the size of the block and the style of houses that are already there it is very difficult to develop reasonable sized family homes which is why most houses in this area sell for block value. It's also the reason why this area has lacked investment. Making these blocks even more difficult to develop is only going to exacerbate this problem and further reduce investment. 3. am all for preserving the streetscape but not for designating the area Heritage and of particular house as contributing. I think that this can be done in other ways for example by ensuring that future houses are built in sympathy with the current houses but not preventing current owners from demolishing the current houses and developing their blocks and investing in the area. Although I like the current setbacks I feel that these could be reduced without affecting the streetscape with the benefit of making the blocks far more usable.	Not answered	1. Objection noted. 2. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. R40 lots located within the Clifton Street Area could potentially subdivide to the rear by utilising the laneway. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. 3. New houses built within the area are to be designed to respect the form and scale of contributory properties without replicating them 4. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the

Schedule of Submissions

Heritage Areas and draft Local Planning Policy 6.2: Heritage Protected Places

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		4. We have owned our property for close to 40 years and over that time been very disappointed with the councils lack of investment over that period of time. Although it is probably the most densely populated part of Nedlands it has fallen far behind the rest of Nedlands, in particular the lack of underground power and street lighting. The biggest blight on the streetscape are the power lines and the resulting mutilated treetops. I feel that before the council starts putting more restrictions on house owners in this area they should invest sufficiently to improve the area to the same standard as most of the rest of Nedlands. Our rates have assisted in paying for their improvements and we deserve the same.		maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.
2	Yes	I object to the proposed heritage listing of my house in Clifton St (the specific address is [redacted]) for the following reasons: 1 it's too late - there are many houses with many changes and rebuilds in the area 2 many houses are workers' cottages - cheap and not particularly artistic 3 Owners have already extended houses and built upper stories, high garden walls and garages in front of their house - why shouldn't other owners be able to do the same if they want to? 4 There have already been blocks in the district sub-divided which now have two two-storey houses on them. Why shouldn't others be able to do the same? 5 In an area with proximity to three hospitals and UWA, there is a need for more accommodation and not limiting it 6 There is no sign that people want to move to this proposed area if it's heritage listed.		1. It is acknowledged that there have been a number of properties which have already been redeveloped, but a significant number of properties worthy of retention remain in the heritage area. 2. These properties are an example of housing within the area at a period of time and exactly what makes them worthy of retention. 3. Extensions and upper storeys are permitted to properties within the heritage area in line with the Policy. Garages will be considered on their merits. 4. Subdivision could still be achieved to the rear utilising the laneway. 5. Subdivision could still be achieved to the rear utilising the laneway. 6. Subjective assessment. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive

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				for home values, as the areas attract people seeking that lifestyle.
3	Yes	1. I do not support the proposed Heritage Area proposal. 2. On the surface, this proposal inhibits actioning of recent re-zoning of properties in the area - i.e. development. 3. Further, the renovation or re-build freedoms typically available will be removed. This is particularly problematic for those who wish to re-build their home. 4. Additionally, the facade of my property ([redacted] has been significantly altered since the original build and in my view does not contribute to the 'Heritage' of the area. If it were to, the house would be locked with quite an ugly facade - certainly not contributory. Please review the designation of my property.		1. Objection noted 2. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 3. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision by utilising the laneway. 4. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas and contributory properties display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 5. Concerns noted 6. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 7. Concerns noted
		5. I understand the view of the below, however, something not considered is the current state of internal walls and load transfer which has occurred to the external walls. As such, it is not possible to re-instate the original façade and veranda without modification of the now internal layout. This means placing the property as contributory would affect my ability to modify internal floorplan of the property and would, in my view, be a significant overreach of the proposed policy. 6. In addition, the financial implication of such works – in-situ structural assessment and modification – is a cost prohibitive exercise which promotes the façade of the property staying as-is. Even as the property owner, I agree with my neighbours that within the street, my property is the least inviting – even the ugliest – and does not contribute to the streetscape the council seeks to preserve. 7. A quick assessment shows that of the property's façade, the red bricked area (and aluminium windows) constitutes ~45% of the visible facade. As a bit of an outlier when compared to other properties, I request the city to review the contributory nature of this property, including the implications of such a designation to the property owner and future streetscape.	The purpose of this memorandum is to present a view of opposing points in relation to the proposed Local Planning Policy (LPP) - Draft Local Planning Policy 6.2 – Heritage Protected Places (Proposal). The City of Nedlands (City) is considering designating a number of city blocks as Heritage Areas, with the intention of preserving historic streetscapes. In the City's view, this would ensure that the area's unique qualities are protected from inappropriate development and supports the community's ability to work together to conserve the character and features of the area. Part of this proposal are five areas, Clifton St, Meriwa St, Mountjoy Rd, Tyrell St North and Tyrell St South. 9. It is our opinion that the City's Proposal is not fit for purpose and has not been thought through. Imposing a restrictive covenant over Resident's homes presents with several issues, and the Proposal fails to follow published guidelines as set by the Western Australian Planning Commission (WAPC). 10. If the Proposal Passes Central to the City's view is the preservation of streetscape, including the fabric of historic housing. If the Proposal is passed, there are several assumptions and shortfalls. Preservation of Streetscape The Proposal does not guarantee preservation of the streetscape in its current condition,	

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		8. I do not consider that the area meets the criteria for "heritage" given that too many houses have been demolished and modified which does not make the area/streets cohesive. Hampden Road as well does not resemble the Rokeby Road style main road of Subiaco which matches the look and feel of the rest of Subiaco. Looking at the streetscapes, there is absolutely no cohesive feature and to say that the frontscapes of the houses on Clifton Street are of "cultural significance" is questionable.	rather places it at risk through continued degradation. Costs involved with upkeep and renovation of a Heritage home can become onerous. As an example, the Proposal mandates the use of like-for-like replacement of roof materials, including the profile and colour of Terracotta tiles. 11. Further, imposing a Heritage designation will reduce the number of potential buyers for properties in the area. This, together with the high barrier of entry to the area, will severely limit buyers with the necessary means to invest and renovate a property in accordance with the Proposal. 12. Catering to Future Needs The Proposal limits an Owner's ability to modify a home to cater for future needs. This may be privacy, size of the family, age or disabled related access requirements, etc. One clear and current example of this vehicles. These houses were not designed with off-street parking for 1 – 2 vehicles in every residence, leading to an overflow of vehicles being parked on verges or the street. The City's notion of streetscape is limited to how the street looks in theory, however, neglects the practical and current state of the streetscape. Additionally, Section 6.8.1 and 6.8.2 of the Proposal promotes the use of rear garaging and laneways, however, the condition of the laneways, and the City's demonstrated absence of intent to maintain them, are not conducive to this. 13. No Cost Consideration Our City's Proposal immediately places cost on the resident. For example, the Proposal requires that development applications shall be accompanied by a Heritage Impact Statement prepared by a suitably qualified practitioner. It is acknowledged by various Council's in WA that owning and maintaining a	8. As response 4 above 9. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. 10. As response 6 above 11. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. 12. The proposal allows for carports or garages for off street parking where they do not obscure views of the house. The condition of laneways are outside of the planning policy development process. 13. As response 6 above 14. As response 9 above 15. As response 2 above 16. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. 17. As response 16 above.

			Heritage home is more costly to the Owner. As such, these Councils provide incentives and assistance to Residents. A quick search yields: • City of Subiaco – Owners of properties listed on the City of Subiaco heritage list, or located within a heritage area, can obtain complimentary professional architectural advice from a local heritage architect engaged by the City. The heritage grants provide funding for conservation works which are in the public view and enhance and reveal the heritage significance of the property and/or urgent conservation works required in order to stabilise a building. Generally eligible projects are entitled to 50 per cent of the total cost of the works up to a maximum of $5000. • City of Swan – The City of Swan invites applications for a 50 per cent rate concession, only for residential rateable properties within the City that are on the City's Heritage List. It is clear that under this Proposal, there is no mechanism to incentivise the Owner to improve or maintain the property, or actively preserve the streetscape and fabric of the area. 14. Inconsistencies with Published Guidelines by the WAPC The City's Proposal and supporting LPP fails to follow guidelines as set by the WAPC. Specifically, the Guidelines for Heritage Areas (2023), published by the WAPC states "It would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area. While the policy for a heritage area may seek to constrain development to a traditional residential form and density, this may be unrealistic in an area zoned for mixed use, or for high density development".	

			15. The Proposal by the City essentially locks the proposed Heritage Areas in Clifton and Meriwa streets to R25, where it has been re-zoned, by State mandate in 2019, to R40. Additionally, this re-zoning was with the intent of promoting higher density development. The Proposal is thus inconsistent with the well-established planning provisions and the established intent of the areas, and goes against the State Government's intentions. 16. Pathway Forward The City has demonstrated behaviour of neglect to the Hollywood Ward, with little investment occurring over the past decade. We continue to seek help for traffic management plans, support for underground power and basic maintenance of laneways, to name a few items. It is clear that the current Proposal is restrictive, ill-considered and inconsistent with established guidelines for Heritage Areas. 17. Sold as a "pilot", there is no confidence that the City will amend the Proposal to close significant inadequacies after it's approval. We risk the pilot becoming a precedent. For these reasons, it is our view that the Proposal shall be wholly opposed. In an effort to be constructive, if the City wishes to preserve and improve the streetscape and fabric, perhaps it could consider: • Implement a Character Area – Implement design guidelines, which allow development, utilisation of R40 codes, etc. but which curtail excessive modernisation or outlandish design in the area. This would maintain the character of the area. • Verge Improvement Program – this could re-instate green verges or assist in managing off-street parking through a variety of means. • Traffic Management Plan & Residents Parking Permits – alongside a traffic management plan, implementation	

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			of residents parking permits will improve mid-week traffic and reduce street parking by non-residents. This system is in use in many Councils already. Merely suggestions, the point is that there are far less restrictive, and practically helpful means of preserving and improving the streetscape and fabric of the areas in the Proposal.	
4	Yes	I have some comments regarding heritage listing that I would like to present. I do understand the concept that Heritage listing will retain and enhance the streetscape. Unfortunately this will be at the expense of a number of other factors which I will list below. 1. The value of each listed property will be reduced 2. The house is a home, not a work of art based on appearance 3. We have purchased the property and if heritage listed, there will be serious limitations on any proposed restoration, change or modification 4. Any number of factors may arise where alterations may be necessary based on family size, age related health issues, access related to unexpected disability events and privacy 5. I object to the fact that it will be necessary to pay a separate authority for an assessment if we wished to undertake repair or review of our property. I expect any request would be subject to stringent conditions, while at the same time non-listed neighbours are not subject to this level of scrutiny. 6. The proposed heritage listing seems contradictory to the recently introduced rezoning scheme for development, a scheme to which we will have no access 7. The proposed establishment of our area becoming a large medical precinct by the WA government adds to a sense of considerable confusion and instability. 8. In summary, unfortunately I am against having my house at [redacted] being heritage listed.	1. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 2. Noted 3. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision by utilising the laneway. 4. Dwellings within a heritage area can be modernised and extended while maintaining the heritage streetscape character. 5. Development applications are submitted to the City and would consider provisions of the LPP. Heritage incentive are being considered. 6. The heritage areas work was initiated prior to the State Government announcement of an

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			improvement scheme for the area. This scheme has not yet been drafted. 7. As response 6 above 8. Objection noted
5	Yes	I am the owner of a property on Clifton Street and here is my feedback on Clifton Street being listed as a heritage area. 1. Most houses on Clifton Street have already been redeveloped or replaced and do not have any unique charm or features considered as 'heritage'. Yes, some houses are old but the majority is not synonymous with the austerity and aspirations of any particular historical era. 2. Houses listed in a heritage area will be difficult to sell. People will not want to buy a house or into an area with many restrictions. Owners will face additional challenges when seeking approval for demolition or major alterations. 3. Owners of houses listed in a heritage area will have difficulty getting insurance as many insurance companies do not provide coverage to these houses. If coverage is available, insurance premium will be very high. 4. Clifton Street is a narrow street and the houses are on small blocks. Majority of these houses will be unable to be built out due to the required setbacks. With the 'heritage' restrictions, it will be very difficult to build up without the 2nd storey being seen from the front. 5. Also the houses on the eastern side of Clifton Street share a laneway with Leura Street which is not listed as a heritage area. This means properties on Leura street can be subdivided and/or houses with 2/3 storeys are permitted to be built on each block. Therefore owners on this eastern side of Clifton Street may have houses overlooking into their properties. 6. I understand the Council is trying to preserve the streetscape of the area but I don't think listing Clifton Street as a heritage area is the correct way to go. Instead the Council should set up a framework (eg certain building style/features) required for any future new developments in order to meet with the character of Nedlands. 7. The Council should also consider the following suggestions if the Council is really interested in preserving the Nedlands character on Clifton Street: • Priority for underground power to be installed, which was meant to be done years ago. This will help to improve the verges and trees. Currently the trees on the verges are being butchered to cater for the overhead power lines. • Traffic/parking management - Junction of Clifton Street/Monash Ave to be closed off to traffic. Monash Ave is a very busy street and many drivers are using Clifton Street as a by-pass. Visitors/patients to the Hollywood Hospital, Specialist Centres and QE11 Medical Centre are also using Clifton Street for free parking. Some drivers are even parking on the verges and blocking driveways. Clifton Street is narrow and residents are finding it difficult to use their driveway especially when a car is parked directly opposite their driveway or their driveway is blocked by an unauthorised car.	1. 41 of the 69 properties within the proposed Clifton Street Heritage Area are designated as contributory. The buildings are examples of the homes built in the area in the post war era. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 2. Comments stating heritage area designation will be difficult to sell is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. 3. Comments are anecdotal and usually related to properties on the State Heritage Register. 4. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. Upper storeys would be required to be setback 4m from the roof ridge but would be assessed on merit. R40 lots located within

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				the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 5. Development on Leura St would be subject to visual privacy provisions of the R-Codes to minimise overlooking. 6. New houses built within the area are to be designed to respect the form and scale of contributory properties without replicating them. 7. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various
6	Yes	1. I do not support the proposal to designate a heritage area for Clifton Street, Nedlands. 2. This proposal will cause the immediate devaluation of all properties in the street. 3. Why is it that someone's seemingly brilliant idea never affects the proponents. How about Council do their job and clean up their own back yard before coming up with another disastrous thought bubble. I DO NOT SUPPORT THE DESIGNATION OF A HERITAGE AREA FOR CLIFTON STREET.	4. If the policy is enforced it will cost everyone substantially. Most older houses already cost a great deal to maintain. 5. Every resident is denied the right to demolish and construct a more livable residence. 6. The value of every property will decline as there is no option by any potential buyer to demolish and construct a building that will suit their individual needs. This policy does not take into account the current owners rights and ability to make choices.	1. Objection noted 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. Objection noted 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal

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				progress further expansion of the incentives of the policy could be investigated. 5. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. As responses 2 and 5.
7	Yes	1. I am writing to express my strong opposition to the proposed designation of a heritage area in our neighborhood. While I understand the importance of preserving our community's heritage and character, I believe that this decision overlooks several critical factors and will have detrimental effects on homeowners like myself. 2. Firstly, the council's decision to designate a heritage area now, after allowing the construction of multiple dwellings, showcases inconsistency in approach. This lack of foresight has already negatively impacted the community, and further restrictions without addressing existing issues exacerbate the situation. 3. Furthermore, this designation threatens property rights and investments made by homeowners under existing zoning and development regulations. Limiting property owners' ability to modify or develop their properties can have severe financial implications and hinder economic growth and investment opportunities in the neighborhood. Despite the opposition of several residents, the council has approved the development at	Not answered	1. Objection noted 2. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage protected places. 3. As response 3 above. While preserving places which contribute to the unique streetscapes of Nedlands does place some restrictions on development, places within the heritage areas can be changed to meet contemporary needs. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. The heritage areas work was initiated prior to the State Government announcement of an

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		22 Clifton St, this has decreased the value of our land and the amenity of our block. If we are not afforded the same opportunity to develop our land it is unfair as the council has already negatively impacted.		improvement scheme for the area. This scheme has not yet been drafted. 5. Comments stating heritage area designation will be difficult to sell and reduce the number of buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 6. Acknowledge that there has been some development in the area, reinforcing the importance of preserving remaining heritage. It is never too late to invest in heritage protection. 7. Subjective assessment. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 8. The designation of Heritage Areas is based on a review of the City's Local Heritage Survey found on the City's website. 9. Comments noted. As response 7 above. 10. As response 4 above. 11. As response 5 above. 12. As response 6 above. 13. As response 7 above. 14. As response 8 above.
		I oppose the proposed Heritage Area designation. I oppose this designation for the following reasons: 4. 1) it is inappropriate to push through such a designation in circumstances where the State Government is proposing to take over planning responsibility for the UWA-QEII precinct (which includes the proposed Heritage Area). Given the Council has been made aware of this proposal, it should ONLY proceed with any designation if (and only if) the State Government's proposal is rejected by the WAPC. 5. 2) The designation would negatively impact upon the value of my property. Despite what the Council has stated, the designation is NOT going to attract people who are "willing to pay a premium to live in an area that is unlikely to become substantially developed". This is because development has already begun - the immediate neighbour to my own property [redacted]) is currently under development. The property has been subdivided with 2 large homes being built. The rear home will include a 3.5 wall right on the boundary of my property - a person who "loves the area" and "would pay a premium" are absolutely not going to want to purchase my house given the TWO large homes that will run right down the north side of my house. If the area is designated as heritage, the Council will be driving DOWN the value of homes as both "heritage lovers" aren't going to want to buy it but nor are developers or even your typical family who may want to make some additions to the home. The designation	9. I do not believe that the area should be designated a Heritage Area and as such do not agree with any of the proposed Local Planning Policy - Heritage Area provisions. I do not agree that they should apply to my property.	

		would drastically reduce the pool of possible buyers for the area. 6. 3) Leading on from the above, I oppose the designation because the development has already started - it is too late to try and stop it. To attempt to retrospectively designate the area would significantly disadvantage home owners such as myself. It's inappropriate and unacceptable. 7. 4) I do not consider that the area even meets the criteria for a "heritage area" given too many houses (such as next door) have been essentially demolished and modified such that our area is not a cohesive "heritage" area. Our street comprises houses built in the 20s, 50s, 80s, 90s as well as some being built right now. If you look at the neighbours across the road from my property (25, 23, 21, 19 and 17 Clifton Street) every single one of those houses are different and were built at a different times. Looking at the streetscape, they have absolutely no "cohesive" feature and to say that the frontscapes of the houses on Clifton Street are of "cultural significance" is highly questionable (to put it mildly). 8. 5) The Council has not provided us with all the information relied on to support it making any designation - presumably the area was surveyed by a heritage expert and a report prepared that supported the designation? The FAQs state that "initial review" has shown that the area "continues to demonstrate a collective significance". I disagree with that initial review for the reasons above but in any event would also like to see a copy of that documentation to understand the reason(s) why that conclusion was made. As far as I am aware, the Council has not made a copy of that documentation available.		

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		My husband [redacted] and I are the owners of [redacted], which is included in the Council's proposed heritage area designation. We strongly oppose this designation and have formed this view after detailed review of the documents provided by the Council, as well as asking questions during the information sessions with the Council reps. As we so strongly oppose this designation I am emailing you, as our representatives in the Hollywood Ward, my response to the Council's survey on this matter, as I consider it important that your attention is drawn to these matters. 10. 1) I suggest it is inappropriate to push through such a designation in circumstances where the State Government is proposing to take over planning responsibility for the UWA-QEII precinct (which includes the proposed Heritage Area). When we raised the State Government's proposal with the Council representatives on the weekend, they advised that they were pushing forward with the designation and separately said they had not consulted with the State Government on the proposed designation "because they didn't have to". I appreciate State Government input may legally not be required, but given the State Government is proposing to take over planning responsibility for a site that would include the whole heritage area, wouldn't it be prudent to consult with the State Government given they'll potentially be responsible for planning of the area going forward? 11. 2) The designation would negatively impact upon the value of my property. Despite what the Council says in the FAQs, I don't believe that the designation is going to attract people who are "willing to pay a premium to live in an area that is unlikely to become substantially developed". This is because development has already begun - the immediate neighbour to my own property ([redacted]) is currently under development. You may recall that I spoke at a Council meeting last year where I pushed to ensure that the redevelopment was altered to fall within design codes (which it now does). 22 Clifton Street has been subdivided with 2 large homes being built. The rear home will include a 3.5 wall right on the boundary of my property...a person who "loves the area" and "would pay a premium" is absolutely not going to want to purchase our house given the TWO large homes that will run right down the entire north side of our house. If the area is designated as heritage, the Council will be driving down the value of homes as both "heritage lovers" aren't going to want to buy it but nor are developers or even a family (such as mine) who may want to make additions to the home at some point in the future. The designation drastically reduces the pool of possible buyers for the area. 12. 3) Leading on from the above, I oppose the designation because the development has already started - it is too late to try and stop it. I understand that the Council is keen to develop the City of Nedlands in order to meet certain infill targets. As part of this, blocks that are designated as R40 are being redeveloped with one house on the front and another at the back (this is the case for [redacted]). I expect that the development next door won't be the only one proposed for the area! 13. 4) I do not consider that the area even meets the criteria for a "heritage area" given too many houses (including next door) have been essentially demolished and modified such that our area is not a cohesive "heritage" area. Our street comprises houses built in the 20s, 50s, 80s, 90s as well as some being built right now. If you look at the neighbours across the road from my property (25, 23, 21, 19 and 17 Clifton Street) every single one of those houses are different and were built at a	

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		different times. Looking at the streetscape, they have absolutely no "cohesive" feature and to say that the frontscapes of the houses on Clifton Street are of "cultural significance" is questionable (to put it mildly). 14. 5) The Council has not provided us with all the information relied on to support it making any designation - presumably the area was surveyed by a heritage expert and a report prepared that supported the designation? The FAQs state that "initial review" has shown that the area "continues to demonstrate a collective significance". As far as I am aware, the Council hasn't made that initial review available and I would like to see a copy, to understand the analysis, rationale and conclusions reached. From speaking to our neighbours and attending the information sessions, it seems that the majority of residents oppose designating Clifton Street as a Heritage Area. Hopefully the above assists in explaining why we oppose the proposed designation and would like for the Council to drop the proposal. However, if I can assist further I am happy to discuss, my number if [redacted]	
8	Yes	1. I am writing to formally request the exclusion of my property located at [redacted] from the proposed heritage protection area. While I understand the importance of preserving historical sites and appreciate the efforts made to maintain the cultural heritage of our community, I believe that my property does not meet the criteria for a contributary property for the purposes of heritage protection for the following reasons: Extensive Renovations and Alterations: The original house on the property was built around 1930. However, since its construction, the house has undergone significant changes around 1970 that have altered its original appearance and structure to bear little to no resemblance of its original form. These renovations include: The front of the house has been rendered, significantly changing its façade. An additional front room has been added, modifying the original layout and footprint of the building. The original wooden veranda has been removed and partially replaced with a concrete deck. All window structures have been replaced to be a more modern style. Original supporting columns of the roof ridge have been removed and replaced with steel tube columns. Non-Contributory Status: Several other properties in the street, which have undergone similar or even more extensive modifications, have been classified as non-contributory properties and excluded from the heritage protection area. These properties share a comparable history of alterations and renovations, suggesting that my property should be considered in the same category. Given these substantial modifications, the architectural and historical integrity of the original structure has been compromised, making it no longer representative of the era in which it was originally built. As such, it does not contribute to the historical value that the heritage protection area aims to preserve. I have attached photographs of the renovation undertaken on my property along with the original plan to provide further evidence supporting my application. I kindly request that you review this information and consider my property for exclusion from the proposed heritage protection area. Thank you for your attention to this matter. I am available for any further discussions or further evidence that may be necessary to support my application. I look forward to your response.	1. Objection noted. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Heritage areas are a collection of places which contribute to the cultural significance. Comments will be considered. Contributory houses still "read" as originals with any modifications able to be reversed.

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9	Yes	1. I object to the proposed Heritage Area designation of my local residential area. 2. Given the large number of new houses and developments that have occurred and will be occurring in our area and our close proximity to the hospitals, I support owner's right to build on their property without additional heritage streetscape maintenance requirements. City of Nedlands already has strict planning rules in place, there's no need for more rules	3. It's ridiculous since there are so many new houses on the selected streets, the streetscape has already changed.	1. Objection noted 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. As response 2 above.
10	Yes	1. I do not support [redacted] Clifton Street Nedlands being on the Heritage List. 2. While the facade may resemble an "original" dwelling, the windows and front door have been changed from the original simple wood. Therefore the house as it appears, is not an original build, and it would be false to add it to any historical register.	3. It's understandable how a heritage register might be valuable, but the inclusion of a property SHOULD be the choice of the property owner, and not dictated by the Nedlands Council. I do not wish for the compulsory inclusion of [redacted] Clifton Street to be included in the register.	1. Objection noted. 2. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Heritage areas are a collection of places which contribute to the cultural significance. Windows and front doors are simple modifications that can be reverted back to the original heritage appearance relatively easily. 3. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal.

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11	Yes	1. This is a stupid proposal, it is making more red tape for zero aesthetic gain. Why would you want to encumber residence with these additional obligations.	Not answered	1. Objection noted
12	Yes	1. The heritage area proposal is 10 years too late, since the street scape had altered with many cheaply built new houses. 2. Property insurance will be difficult or at least troublesome to renew, and will definitely cost significantly more. Not worth the hassle. I will not support the proposal. I don't want any more stress in life dealing with bureaucracies and insurance brokers.	Not answered	1. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. 2. Comments are anecdotal and usually related to properties on the State Heritage Register.
13	Yes	1. Thankyou for our previous meeting re the listing of my house on Clifton St as Heritage listed. Both then and now I object to my house being heritage listed for the following reasons. 2. My house is very OLD - starting to fall apart. The house contains asbestos. The front section or streetscape as you call it is not possible to keep for future development on the house. I have had quotes for redevelopment of my block and it doesn't include keeping the old front of the house. I would be terribly out of pocket if I had to do more plans for my property. These plans haven't been submitted yet due to the building industry at present. I have three new two storey dwellings next door. If I am heritage listed then I would be inconvenienced unlike them. I therefore find this unfair. 3. I was informed that only 5 properties are listed as heritage. Why now? and why me. I feel the Nedlands council has missed the boat with all the developments already in place. I don't want to be part of this. 4. I also feel I couldn't financially afford a heritage listed property. What amount do you plan to give us for the upkeep? 5. Please take a look at my old house. It isn't federation, or colonial or anything worth listing as heritage. My drawings for my home is already completed and I don't need this change to your laws when it was designed. Again, I am not in favour of my dwellings being listed. I want you to consider the above and await your reply. Personally I don't feel that the council has considered the full extent on homes and lives like mine, but are afraid of what they have done with the already and planned development.		1. Objection noted 2. Concerns noted 3. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 5. Comments noted

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14	Yes	1. Thank you for the opportunity to provide feedback regarding the proposal to designate Clifton St. Nedlands, as a Heritage Area. After significant consideration I completely and utterly reject this proposal. The prime reasons are: 2. • To retain the architectural characteristics of the 1920s era, this should have been enacted 20-30 years ago. Recent modern homes have already diluted the character of the area, significantly reducing the value of any heritage listing. There is no special / historical / architectural aspect to the Hollywood precinct (unlike, say, the Anzac Cottages in Mt Lawley / Mt Hawthorn area);, nor are there indications of numerous key historical figures who lived in these cottages which could be a driver to Heritage listing. 3. • The modern homes recently built in the last 20-30 years in the street would be under no such heritage listing, hence this proposal would unfairly discriminate against existing homes currently proposed as Heritage. This goes against the very principles of fairness and equality. 4. • It is expected that any Heritage listing would prevent demolition and subdivision; a privilege several properties in the street have already undergone in recent times. It is also expected that any heritage listing would actively prohibit this, impacting an owner's right to modify and/or develop their property within their rights. 5. • There is no clarity on what the limitations are for rear or 2nd storey extensions. This is especially an issue for corner properties. (NB: It was noted during the community consultation meeting that different Nedlands representatives had different opinions on what would be affected regarding rear and 2nd-storey extensions; this indicates that there is a lack of knowledge within the council regarding the proposal. This is concerning as it	See Answer No.7. 10. Perhaps Nedland Council should also include the larger properties further up the hill - i.e. William St, Portland St and Smythe Rd - be included in the Heritage listing proposal so that the entire old Hollywood Precinct is under the single Heritage umbrella? These larger properties are more reflective of the transformation from the 1920 Federation type homes to the larger California Bungalows etc. hence appear to inherently have more Heritage value than the smaller cottages.	1. Objection noted 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. 3. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Heritage areas are a collection of places which contribute to the cultural significance. 4. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 5. Extensions to the rear of the property would be assessed under the provisions of LPP 6.2 – Heritage protected places.

		implies Nedlands Council possibly undertaking future decisions on proposed modifications based on inconsistent considerations. 6. • Heritage listing will negatively affect property prices; not only from incremental costs in modifying and extending, but also from a future selling perspective (i.e. reduced price) as new owners are subsequently limited as to what modifications they would like to undertake. Final 2 points: 7. • Heritage listing also affects the home insurance premium; to the point where it is recognized that some insurance companies will not insure heritage listed buildings. Or will charge an excessive premium to do so. https://www.wa.gov.au/organisation/department-of-planning-lands-and-heritage/insuring-buying-and-selling-heritage-places. 8. • It is expected that an additional layer of administration and additional heritage staffing will be required by the Nedlands Council to manage this proposal and listing should it be enacted. It is expected that the Council will be forced to increase rates – specifically on the individual heritage listed houses as a 'user-pays' system (i.e. non-Heritage houses exempt as they will resist paying for the privilege). This will be extremely unfair on the individual Heritage houses that have the heritage listing forced upon them, especially with the current cost of living pressures and in times to come. 9. Rather than forcing Heritage listing (hard restrictions), instead Nedlands Council could promote advisory guidelines (i.e. non-binding preferred options / aspects / finishes etc.) are instead considered for an initial period i.e. see how it progresses and evolves. This may promote		6. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 7. Document sited relates to heritage listed buildings which have a higher level of heritage protection than those in the proposed heritage areas. 8. Assessment and administration of these applications would be undertaken by Officers within the Planning department. No additional cost to the landowner above development application fees are considered at this time. 9. Suggestion noted. 10. Additional heritage areas have been identified as being worthy of protection which could be investigated. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 11. As response 2 above 12. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these

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		better community engagement and generate more desirable outcomes.		changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. 13. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 14. Noted 15. Noted
		I would like to have my voice in the heritage listing proposal. 11. Firstly, this should have happening over 20 years ago. So much has been lost and those who have stayed and seen the changes, I feel are now are penalized. 12. A heritage listing will only make renovations even harder in Nedlands, who are very difficult to get a change through prior to a heritage listing. 13. It will make our property less appealing and affect our sale price with harder restrictions than there already is. It will reduce our property value and buyers will pay more for homes they can get a renovation through easier. 14. We have already lost the heritage homes and scattered diverse homes that have then their place. No double glazing and huge loud air conditioners. In the consultation on the street, some would say you can renovate the rear of the property but other contradicted with corner blocks would be viable from the street, so could not go double story and be visible. Worse, huge set backs making any open family space limited with sigh and boundary limitations. 15. We have not even got the underground power in our area, with all subsidy gone and prices now multiple times more than all the other areas done. Then with our children, the bowling and hockey area had huge community consultations, to make a value part of our community for our children - only to see nothing ever come of it. With all the developments on stirling highway (and all the subdivisions within a block of the highway) the proposal to do this now is too late and does not have benefits for the land owners. I reject the proposal.		
15	Yes	Do not Support the proposed Heritage Designation We are the ratepayers of [redacted] Clifton Street Nedlands and have been residents at this address since 1991. We were completely surprised and shocked by the proposed heritage listing of the area as it seems were the other 20-30 residents present at the information session in Clifton Street on Saturday 11 May. We raise the following concerns and objections regarding the proposal. 1. The purpose of a Heritage Area is to preserve the streetscape appearance of an area that has cultural	Not answered	Objection noted 1. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a

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		heritage significance. We refer specifically to the section of Clifton Street bordered by Park and Gordon Streets. There is little of the heritage streetscape remaining, this was lost years ago. The eastern side of this section of Clifton Street has nine separate dwellings, only three of these are deemed to be contributory properties. Two of these three properties are hidden behind high brick fences. The three remaining contributory properties are very much now the exception to the modern character of the majority of the houses. The restrictions that would be placed on developments by designating this section of Clifton Street a heritage area are onerous, make no sense and would prevent development sympathetic to what is now the modern character of the streetscape. 2. Will a Heritage area designation for this section of Clifton Street affect the value of our house? Absolutely yes, it will have a negative impact on our block and house value. Our current zoning is R40 and the logical development to realise the full value of the block is a subdivision and development, like the blocks on either side of us. Under a heritage designation for the area we and any future buyers would be prevented from such developments. Is this fair and will the Nedlands Council compensate us for the negative impact on our property value? 3. Over our back fence, the zoning is R60 for Leura St allowing for even denser development. There is no proposed heritage area designation for Leura Street. Infill with modern development will inevitably occur overtime. Maintaining our house under Heritage area designation will see it become an isolated relic surrounded by modern development on three sides of the property, further eroding the property value.		sense of place within the built environment of Nedlands. 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 3. Areas R60 and above were not considered for heritage area designation so as to not impede development within this zoning. 4. Noted. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 5. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. 6. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the

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		4. Over recent years we have been fortunate to see young families again start to move back into Clifton Street. A number of these were at the meeting and we were dismayed to hear their comments such as "We were blindsided by this had we known Heritage Area Designation was proposed would not have bought the house". Three separate young couples at the meeting lamented they had moved into the area with the intention of developing their houses on small blocks to accommodate their growing families and would be prevented from completing their intended developments under Heritage Area designation. 5. Why is the Council doing this? When Council Officers were put this question at the information session the answer given was this is being done because you asked for it! Evidently, we asked for this in the surveys that were sent out with the last rate notices. Yes, we are guilty of throwing the surveys in the bin as I suspect others at the meeting might have been. I have not heard from anyone in Clifton Street that is pro the Heritage listing. What I did hear from residents at the meeting is that the priorities have been for some time and remain, traffic speed control and underground power. We are disappointed that these priorities are ignored while council resources are diverted to the proposed heritage area listing which for many comes as a shock and is not wanted.		condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.
16	Yes	1. The priority for the council should be the amenities of the area with particular focus on the completion of underground power.	Not answered	1. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.

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17	Yes	1. [redacted] as the owners and residents of [redacted] Clifton Street, Nedlands, Western Australia 6009, are opposed to the current proposal for Clifton Street to become a Heritage Area under the Draft Local Planning Policy 6.2 Heritage Protected Areas for the following reasons: 2. Faux Heritage and Streetscape 1. In our immediate vicinity of neighbours there is a lack of substantial original dwellings and there is visually a diversity of dwellings that currently exist as a streetscape, so there is nothing in our view that would lead to [redacted] Clifton Street and its surrounding properties being considered as properties within a Heritage streetscape that would warrant imposing a restrictive covenant over us and our fellow residents. • Our original block was subdivided in 1995 to form a 354sqm block without rear lane access, with a new property built at that time. It is not a heritage building and does not add to a heritage streetscape in anyway. • 86% (6 out of 7) of our immediate neighbours are non-contributory per the proposal, having already been modified or redeveloped, and are not keeping with an interwar dwelling heritage streetscape. (Properties 68,70,71,73,75 Clifton Street & 15,13 Gordon Street). • 75% (8 out of 11) of our neighbouring properties are non-contributory having already been modified or redeveloped and are not keeping with an interwar dwelling heritage streetscape on the southeast of Clifton Street between Park & Gordon Streets (Properties - 58,60, 60A, 62, 62A, 64, 66, 66A, 68, 70 Clifton & 13 Gordon). • 65% of properties are non-contributory having already been modified or redeveloped and are not keeping with an interwar dwelling heritage streetscape on the street block bound by Park & Gordon Streets. (Properties 57, 58, 60, 60A, 61, 62, 63, 62A, 64, 65, 66, 67, 66A, 69, 68, 71, 70, 73, 75 Clifton St, 15,13 Gordon Street, 30 Park Street) 3. Property Purpose & Value We made an offer on [redacted] Clifton Street in November 2023 and settled in January 2024. At no time during this sale process was it brought to our attention or publicly available that this property was being considered to be part of a Heritage Area. Had that information been made aware to us it would have impacted whether we purchased the property as a primary dwelling for our young family and we would not have offered the sale price as an R40 zoning that we did. 4. We purchased the property intending to renovate and engaged a structural engineer at the time of the home opening for advice. We also have engaged an architect who has provided us with initial plans to help us utilize the land more effectively for a young growing family and provide a better parking solution. These plans would improve the streetscape of our house which has been neglected as a rental for many years by the prior owner. 5. The proposal limits the ability of us as owners to modify our home to cater to future needs. 6. The requirement for a low front fence in the proposal is of concern for several reasons including safety from cars given we are a corner block on a busy residential intersection, privacy, security, and the ability to utilize our small block. 7. We object to the proposal not allowing carports at the front of the property as this will severely impact us.	1. Objection noted. 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Heritage areas are a collection of places which contribute to the cultural significance. 3. Noted 4. Noted 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. Noted. Low or no front fencing is characteristic of the area. 7. The proposal does not stop carports to be located in the front of the property. Rather the design of the carport should not detract from the original façade of the dwelling as viewed from the street.

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		8. Imposing a heritage designation on our property which is a 1995 build and small corner block will significantly reduce the value of our property and the number of potential future buyers with the means to invest and renovate the property in accordance with the proposal. 9. The proposal burdens us with the cost of Heritage Impact Statements and keeping up with the heritage requirements. Inconsistencies with Published guidelines by WAPC 10. The city's proposal and supporting LPP fails to follow guidelines as set by the W APC specifically the guidelines for Heritage Areas (2023) published by the W APC stating "it would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for local areas. While the policy for a heritage area may seek to constrain development to a traditional residential form and density this may be unrealistic in an area zoned for mixed-used or for high-density development." • The proposal by the city essentially locks the proposed heritage area in Clifton and Meriwa streets to R-25 where it has been rezoned by state mandate in 2019 to R 40 additionally this rezoning it was with the intent of promoting higher density development. • The proposal is thus inconsistent with the well-established planning provisions and established intent of the area and goes against the state government's intentions. We didn't ask for this, we bought into the area with a dream to provide our children with a wonderful life in a great catchment. We purchased a home that needs to be upgraded to make it our dream home so we can accommodate growing children and an elderly grandparent. It its not Heritage, it's a 1995 build and we are surrounded by diversity in dwellings with no interwar dwelling heritage streetscape. It is unfair to have such restrictions imposed. 11. We are strongly opposed to the Draft Local Planning Policy 6.2 Heritage Protected Areas being imposed on our property. Instead of a Heritage area which wasn't asked for by residents, we call on the Nedlands Council to consider the following programs that would greatly improve the streetscape of the area. • Verge Improvement Program • Traffic Management Plan and Residential Parking Permit • Underground Powerline	8. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 9. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 10. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 11. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.

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18	Yes	1. [redacted] [redacted] as the owners and residents of [redacted] Clifton Street, Nedlands, Western Australia 6009, are opposed to the current proposal for Clifton Street to become a Heritage Area under the Draft Local Planning Policy 6.2 Heritage Protected Areas for the following reasons: 2. Faux Heritage and Streetscape • In our immediate vicinity of neighbours there is a lack of substantial original dwellings and there is visually a diversity of dwellings that currently exist as a streetscape, so there is nothing in our view that would lead to [redacted] Clifton Street and its surrounding properties being considered as properties within a Heritage streetscape that would warrant imposing a restrictive covenant over us and our fellow residents. Many blocks have already been subdivided and new buildings built. If this is now restricted, it will lead to a very disjointed looking streetscape. • Our property is not a heritage building and does not add to a heritage streetscape in anyway. • 86% (6 out of 7) of our immediate neighbours are non-contributory per the proposal, having already been modified or redeveloped, and are not keeping with an interwar dwelling heritage streetscape. (Properties 68,70,71,73,75 Clifton Street & 15,13 Gordon Street). • 75% (8 out of 11) of our neighbouring properties are non-contributory having already been modified or redeveloped and are not keeping with an interwar dwelling heritage streetscape on the southeast of Clifton Street between Park & Gordon Streets (Properties - 58,60, 60A, 62, 62A, 64, 66, 66A, 68, 70 Clifton & 13 Gordon). • 65% of properties are non-contributory having already been modified or redeveloped and are not keeping with an interwar dwelling heritage streetscape on the street block bound by Park & Gordon Streets. (Properties 57, 58, 60, 60A, 61, 62, 63, 62A, 64, 65, 66, 67, 66A, 69, 68, 71, 70, 73, 75 Clifton St, 15,13 Gordon Street, 30 Park Street) 3. Property Purpose & Value • We settled on [redacted] Clifton Street in 2024 and prior rented here for many years. At no time was it brought to our attention that this property was being considered to be part of a Heritage Area until a sign appeared on the corner street several weeks later. Had that information been made aware to us it would have impacted whether we purchased the property. 4. We purchased the property, intending to renovate and potentially add on a second storey to accommodate our young family as they grow up. The restrictions around visibility from street fronts will limit what is possible, with the only real viable option then of extending back into the property and backyard which is already small for a family. There are many two storey properties already in the immediate vicinity including 15,13,11 Gordon St, 75, 66, 66A, 66, 60, 53,55, 31 Clifton Street to name just a few and there is currently no 'sense of a single storey streetscape' in place currently anyway. 5. The proposal limits the ability of us as owners to adequately modify our home to cater to future needs. Our current home is not large enough to accommodate our family and we would consider leaving the area if these changes were enforced. 6. We object to the proposal not allowing carports at the front of properties where there is laneway access as this will impact us and our plans. Sufficient space for families to allow their children opportunities for outdoor play is imperative in today's world and for their overall wellbeing and health; restricting these already small spaces via potential carports is not an option.	1. Objection noted. 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Heritage areas are a collection of places which contribute to the cultural significance. 3. Noted 4. Noted 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. The proposal does not stop carports to be located in the front of the property. Rather the design of the carport should not detract from the original façade of the dwelling as viewed from the street. 7. Noted. Low or no front fencing is characteristic of the area.

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		7. We object to the proposal around fence heights, again with the small block sizes, these spaces are utilised also for children to play in, smaller fence heights pose a risk to their safety and overall privacy for the residents. 8. Imposing a heritage designation on our property will significantly reduce the value of our property and the number of potential future buyers with the means to invest and renovate the property in accordance with the proposal. 9. The proposal burdens us with the cost of Heritage Impact Statements and keeping up with the heritage requirements. 10. The property located directly next to us at [redacted] Clifton Street is nearly un-inhabitable and has been in a dilapidated state for many years, detracting from the overall streetscape, yet under the proposal is listed as a 'Heritage' dwelling. It would not be viable for some owners to renovate these types of properties, nor do they add to the overall aesthetic of the street 11. Inconsistencies with Published guidelines by WAPC • The city's proposal and supporting LPP fails to follow guidelines as set by the W APC specifically the guidelines for Heritage Areas (2023) published by the W APC stating "it would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for local areas. While the policy for a heritage area may seek to constrain development to a traditional residential form and density this may be unrealistic in an area zoned for mixed-used or for high-density development." • The proposal by the city essentially locks the proposed heritage area in Clifton and Meriwa streets to R-25 where it has been rezoned by state mandate in 2019 to R 40 additionally this rezoning it was with the intent of promoting higher density development. The proposal is thus inconsistent with the well established planning provisions and established intent of the area and goes against the state government's intentions. 12. We had wanted to create a home that our children could grow into where they could continue to attend the local primary school and then move to the local high school. Our intention had been to improve the property to provide enough space so that they could comfortably have their friends visit, to build up so that there is still sufficient space to promote and support our children's wellbeing and mental health with access to outdoor play and physical activity in a backyard or a front yard with a fence high enough that is safe and secure for them to play in; that we could simply have enough space for storage. These are small blocks, and we like many of our neighbours need to be able to maximise the footprint to make them liveable for families without imposing unnecessary restrictions. 13. Our property is not Heritage, and we are surrounded by a diversity in dwellings with no interwar dwelling heritage streetscape. It is unfair to have such restrictions imposed. We are strongly opposed to the Draft Local Planning Policy 6.2 Heritage Protected Areas being imposed on our property. 14. Instead of a Heritage area which wasn't asked for by residents, we call on the Nedlands Council to consider the following programs that would greatly improve the streetscape of the area. -Verge Improvement Program -Traffic Management Plan and Residential Parking Permit -Underground Powerline	8. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 9. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 10. Concern noted 11. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 12. Concern noted 13. Noted 14. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed

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		-Laneway upgrades		by various departments within the City and are outside of the planning policy development process.
19	Yes	Not answered	Not answered	Objection noted
20	Yes	I am concerned that our property ([redacted]) does not face Clifton St at all and does not contribute to the heritage ambience of Clifton St. Instead we are on Gordon St that includes university buildings and carparks and we are aware that they could build multistorey buildings at any stage. It faces the Nedlands Early learning centre on Gordon St. I feel like this restriction would place unnecessary and limiting restrictions on any future rebuild that might be required. We would appreciate it if our property could be excised from this heritage area designation and do not think this would impact any Clifton st heritage streetscape.	Not answered	Noted Should the Policy be progressed it is proposed the retention of heritage character would apply to Clifton Street, not the secondary street. Provision for this would be proposed to be added.
COMMENT ONLY				
1	Yes	1. I am supportive of having heritage areas, if the guidelines and restrictions are pragmatic and not overly restrictive - see next comment. 2. But I am concerned that the proposed areas are isolated streets and not larger areas. This leaves the risk that new developments on neighboring streets could result in a very disjointed feel. There are so many beautiful character streets in Nedlands, it would be far better if a larger block of streets was protected and had enough critical mass to sustain a charming neighborhood on its own - even if there are radical changes on surrounding streets from future developments	3. I am supportive of retaining heritage houses and restoring them, and believe they should not be demolished I think they should be retained and modernized with a fusion of modern architecture and materials. However, disagree with several of the proposed restrictions: 4. -Mandating homeowners to hire a heritage consultant at their cost. These consultants are costly and don't believe homeowners should have to bare this cost. The council should have enough expertise inhouse to guide any development applications. Best to be pragmatic here and have the homeowners and council work together on a suitable solution rather than being dictated by consultants. 5. -Disagree with the 900mm front yard fences. These are small blocks, if you retain the original home, and extend to modernize then you will be left with very little backyard	1. Noted 2. Noted. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 3. Noted 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. As with any development seeking a variation, it would be the proponent's responsibility to provide professional

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			space and thus need to make the front yard usable space. If the fence is only 900mm then there is zero privacy and the front yard is essentially a show piece for the street. Would much prefer a fence of 1600mm such that we would use our front yard. 6. -Don't agree with matching original colours. The paint options would have been very limited 100 years ago, why would we limit to those colours? Should be pragmatic here, and allow owners to choose their own colours as long as it is tasteful and presents well. 7. -Don't agree with replacing like for like materials, in fact doesn't this contradict the mantra of no faux heritage? For example the original clay roofs do not look good in my view, the roofs replaced with metal or colorbond look far better and still have heritage charm to them. Also for windows, the ones replaced in the 70s and 80s look terrible now, but if they were replaced with today's modern black aluminum it would look very sharp and mix of old character and modern materials	advice supporting their application for the City to review. 5. Noted. Low or no front fencing is characteristic of the area. 6. The colour palette contributes to the collective character of these areas. 7. Comments noted 8. Rear additions not visible from the street would not trigger a heritage assessment. See also 4 above. 9. As response 5 above 10. Noted. The only way to prevent blanket demolition of homes is through heritage protection. Restrictions in the policy are to ensure future design is in accordance with design of the existing streetscape. 11. Noted. Should the current project proceed, additional areas will be identified for heritage area status.
		8. At first, I was thrilled to hear that the council was looking to how they could better protect the very few remaining character neighbourhoods of Perth. We bought in the area for this reason - the beautiful historic homes, old-tree lined streets and the distinct personality oozing from the neighbourhood. This was until we started investigating what this would mean for our 1920s home of which we are looking to protect, restore and extend at the back... and we were shocked with the expectations the council would place on us. This includes having to pay thousands of dollars for a heritage assessment consultant if we were to consider adding a back-extension to our home - if the council is establishing a	11. I would consider making the heritage area larger instead of a few sections of streets - to protect a character neighbourhood more broadly. Especially with the QE11 medical precinct looming on us, it makes us nervous to see how little of these beautiful homes will actually be protected if the state government's wishes were to materialise.	

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		heritage rule, they should be the ones paying for this type of service, not the home owner. 9. The next regulation we believe is absurd is the requirement to have lowheight fences between/in front our properties... how does this even relate to heritage or protecting character? Having low fences and limited privacy to your neighbours should not be a requirement and doesn't contribute to sustaining a heritage environment in our opinion - it's quite a bizarre regulation. I understand old homes used to have low fences - but again, I don't think this is near critical to retain as a standard if this street was to be heritage protected. Finally, I'm all for anti-faux heritage... there are a few on the street that have done this and it's tacky - so I find it contradictory for the council to limit our choice of paint colours - if anything any change or addition should have a (tastefully) modernised angle. 10. All in all, if the council were able to bring forth a more balanced heritage protection - one that stops home owners from demolishing original homes and replacing them with awful cookie-cutter bland builds (e.g. the eye-sores that are 55 & 53 Clifton Street), however removes the unnecessary restrictions listed above, we would be all for it. And on that note, what will the council do to bring more 'character' to the cookie cutter homes that have already been built, if the street did go heritage? e.g. Can council prioritise planting more trees in front of them, not in 2025 or 2026 based on quotas etc., but instead this year? Thanks.		
MERIWA STREET HERITAGE AREA				
SUPPORT				

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1	Yes	1. Based on the information supplied to date, we are prepared to give conditional support to the proposal. We bought here largely owing to the character of the street and have good neighbours. However, we think the proposal has the potential to divide neighbours as at present, each owner is mostly worried about how proposed changes will affect them/their property. We suggest owners are provided with flexibility within the proposed policy	2. Owing to the age of our home the facade (street-scape) requires ongoing maintenance. Other councils/cities, Claremont/Cottesloe apparently provide grants to maintain heritage homes/buildings etc. Is this something the City of Nedlands could offer?	1. Support noted 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated.
2	Yes	Love the old streetscape.		Support noted
3	Yes	1. Support. 2. I would like to see addition supporting documentation that shows the types of heritage that we are attempting to be protected and examples of acceptable alterations to properties (carports, second stories) to help residents before understand the limits of the policy. 3. I would also like to see additional support for home owners with poorly looking homes to encourage them to meet a minimum maintenance requirements. And easy access to heritage professionals for free and confidential advice.	4. As per comments above. Addition details and examples required regarding acceptable carports and additions.	1. Support noted 2. Suggestions noted. Should the proposal progress this could be included in the policy or as guidelines. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 4. As response 2 above.
4	Yes	Yes I fully support the proposed Meriwa Street Heritage Area designation	We feel this is a fantastic local planning policy	Support noted
5	Yes	1. I support the designation of a heritage area. 2. We have two properties on Meriwa Street – [redacted] designated as contributing to the heritage area and [redacted] which at present is outside the area. I would prefer that [redacted] is included and that the boundaries extend to Stirling Highway, or at least to Hibbertia Lane. 3. I also support the inclusion of significant trees in the area as being part of the green heritage of Nedlands.	6. Provision 8 in the document says “There is a general presumption against the demolition of places on a Heritage List or which contribute to a heritage area. Lack of maintenance, poor condition of a dwelling, or financial considerations are generally not acceptable reasons for removal from a heritage list or deletion as a contributory place within an area. I very much hope that the local council can uphold this in the face of the push for development. They did not uphold it for 139 Broadway.	1. Support noted 2. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 3. Noted. This could be considered in further heritage work.

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		4. I do have questions about how the heritage area will be respected, particularly when the Government has just arbitrarily included all of this area in the so called "special precinct" for the QEII Medical Centre – University of WA. As an example, in 2014, the City of Nedlands commissioned Palassis Architects to compile a list of places worthy of heritage protection. That list has previously been given no weight by the Council in considering applications for demolition and development. For instance, 139 Broadway was listed, not just by the Nedlands commissioned list but also on the inHerit State heritage website. Even though the house at 139 Broadway was listed on the City's Municipal Heritage Inventory, the City granted a demolition permit for this dwelling (permit no. BA55358 dated 17 December 2019) and it is now a multi-storey apartment block. 5. I would encourage the Council to provide some reduction in rates or some contribution to restoration on an individual application basis for preservation of heritage listed properties.		4. The heritage areas accompanied by the policy would provide greater weight against demolition than inclusion within the Local Heritage Survey (LHS)(formerly the Municipal Inventory). The LHS is a record-keeping document only and provides no statutory protection. 5. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 6. As response 4 above.
6	Yes	Not answered	I am in favour of this proposal	Support noted
7	Yes	I support the designation of the proposed Heritage Area. In its totality, the area currently contains beautiful and significant reflections of our history - timber cottages, California Bungalows and Arts and Crafts architecture. Once they are gone, part of the history of our city is gone forever. Also, the two streets form a traditional neighbourhood, and the aesthetic of the neighbourhood is important. It ought to be protected. There are other parts of Nedlands, where glorious and substantial old homes have been removed and replaced by rows of contemporary, bland and replaceable units. Please, not in this neighbourhood.	Not answered	Support noted

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8	Yes	I think it's a great idea. I met the lady who's Dad built my house in 1926. She gave me a photo of my place in 1927 when Royalty came down my street to open the hospital.	Not answered	Support noted
9	Yes	Wonderful initiative to preserve our beautiful neighbourhood and community assets. thankyou City of Nedlands for protecting our Street for future generations	nil	Support noted
10	Yes	Yes	We welcome the proposal and strongly support the City. We also note that part of the unique character and heritage of the blocks is the streetscape (as the City has identified) but also the front gardens. Whilst not a 'garden suburb' per se Nedlands is strongly associated with tree lined streets, generous front gardens, low fences and what be described as fairly eclectic garden styles. We believe that heritage should apply to BOTH built form and landscape/gardens/streetscapes and to consider these in as a cohesive whole when preparing guidelines. As an example of the value of streetscape and gardens, many of the heritage houses have verandah areas and small setbacks from footpaths and the street as they were designed to be connected to the streetscape. This visual and physical connection and character is diminished significantly when 1.8m high walls and/ or fences are built on the lot boundary as many newer houses and some existing heritage houses. We believe the design guidelines should include guidance on fences, ensuring space for street trees on verges and guidance on gardens. We are not suggesting telling people what they should plant but rather guidance on enhancing streetscape and built form character.	Support and comments noted. Should the proposal progress suggestions could be considered for inclusion in the policy or a set of guidelines.
11	Yes	We agree and support it as too many beautiful old homes have been demolished in Nedlands	Agree and in particular 69 Meriwa Street which has signficant historical value. The previous owner who is now deceased had wanted her house preserved and there is story behind her life there.	Support noted

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OBJECT				
1	Yes	Do NOT SUPPORT	Not answered	Objections and comments noted. The heritage areas work was initiated prior to the State Government announcement of an improvement scheme for the area. This scheme has not yet been drafted.
		Strongly oppose. So many reasons.		
		I and my co-owner wife [redacted] strongly oppose it. We have lived here and paid rates for 28 years. We are not happy with control of our property being taken away from us. Also we are against the council wasting time and money when the state government is likely to take over control of this area.		
		don't want it	Not answered	
2	Yes	I do not support this proposal for the following reasons: 1. By supporting this proposal, I agree to cede my freehold right to alter or develop my property free from severe restrictions and prohibitions under the Designated Heritage Regime. 2. Having my property located in a Heritage Area will substantially devalue my property. The uncertainty created by this proposal will soon negatively impact the Nedlands property market. 3. Shortage of dated materials and skilled labour who are competent to undertake heritage works. 4. The current labour shortages in the home building industry have caused big rises in labour rates and the cost to engage specialised heritage-skilled workers will be astronomical. 5. It is grossly unequitable for a section of the community to bear the big cost impost placed on to property owners affected by this proposal for the benefit of the Heritage Society or the wider Perth community for that matter. 6. With the absence of substantial financial support or monetary compensation (funded by WA Government or City Rates) incorporated in the proposal, there is no way I can support this proposal. Thank you for listening.	Not answered	1. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage protected places. 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. Concerns noted 4. Concerns noted 5. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. 6. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage

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				incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated.
3	Yes	I do NOT support it Not answered (submitted 4 times)	Not answered Not answered (submitted 4 times)	Objection noted
4	Yes	1. I strongly object to the proposal I plan to build a new house on the site The roof of the front of house has dropped and will require extensive renovation to support it	2. This is an old house that will need extensive and costly renovations to make it liveable. I plan to build a house for my retirement. It is unfair to impose such a policy on private property that I would not have bought had I known this will happen. 3. It will be a costly imposition on me and nobody will want to buy my property now with the heritage provision	1. Objection and concerns noted 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 3. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.
5	Yes	1. Considering the current economy, it will be challenging with rising prices and inflation. Has the cost and economic impact been taken into account? Will it resemble the approach taken by the City of Subiaco or Swan, which have offered concessions for similar proposals?	2. I oppose the proposal by the City of Nedlands to designate several city blocks as Heritage Areas with the aim of preserving historic streetscapes. 3. Instead, I advocate for preserving the qualities of our low-density suburb, safeguarding against inappropriate development, and protecting our natural areas. Is there another method to safeguard against extensive development in a low-density suburb?	1. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 2. Objection and comments noted 3. Heritage protection is the most effective way of preserving the street. Other methods, such as policies, may be varied.
6	Yes	1. I do not support the proposal.	2. It will stifle much needed choice in developing the area surrounding the major hospital, school, university and	1. Objection noted

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			aged care facilities. In these times of severe housing shortages in Perth, owners in the area should be given the choice to develop their property to help address the housing crisis.	2. It is not the intent of the proposal to restrict development in up coded areas or reduce housing choice. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.
7	Yes	1. I do not support the proposed Heritage Area designation. I am looking to submit a demolition application to mitigate the risk of being assigned to a contributing to heritage list. 2. The properties are not cheap or easy to heat, are not sound resistant, lack overlooking protection or setback to fencelines and without success we have for the last 5 years been trying to find trades to perform basic structural maintenance on our property and they are generally not interested in small jobs requiring me to personally spend significant time upskilling in maintenance. 3. The class of building that is proposed to be protected is not stately, not visible to members of the community from major thoroughfares or otherwise meeting a typical decision gate to be entered into a heritage protection status. The small scale and modest features combined with very low cost construction and poor quality of construction appear to make these poor examples of the era and the lack of development might be due to the	6. Recommend removal of setback limits for entire street without compensation through either overshadowing restriction removal or allowance of three story development on rear or other treatment including reduced rear block sizes to allow for equivalent density of development overall while maintaining the additional verge greenspace. 7. Recommend adding a process to allow for conversion from a contributing to non-contributing status. 8. Recommend adding 23 Meriwa to the contributing places register (largely an unchanged house with a second story addition of poor heritage value to be corrected at any future development approval.)	1. Objection noted. 2. Noted 3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. 5. Concerns noted

		council's multiple slow and development opposed processes that appear to plague these poor streets including the LPS3 Hampden local plan, the delay to underground power, the lack of sealing of laneways which is positively third world in today's silica dust conscious world. Also due to the poor quality and small scale combined with high risk, builders will only quote on major extensions and are not interested in any less due to the complexity of interfacing with a lime mortar property. Summit a large building company in wa advised approx. 1million to renovate with a second story into a family home and 400k to add a rear room which is completely disproportionate to the cost of a new house with significant improvement to disabled access and energy efficiency. Even local builders including one residing on the street refuse to provide a price to perform maintenance. 4. It completely undermines the intention of the LPS3 density targets and removes any potential ability for us to develop the property through subdivision as the additional 5m setback from the front will make the rear lot too small to be effective. 5. Ultimately the implementation of this proposed decision will result in us needing to relocate our family home elsewhere with a significant unexpected burden of stamp duty, agents fees, loss in capital due to additional governance impost, and loss in development potential for any future owner. If we choose to retain this property this designation might make this impossible for us to continue to live here with our family and we might be forced to leave our home and lease another property for our growing family until we have the financial means to pursue a bespoke architect designed extension.		6. Suggestions noted 7. Council has ability to add or remove houses from the contributory list. An application would be required including a heritage assessment demonstrating that the house does not contribute to the heritage of the area. 8. Noted 9. Objection noted 10. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 11. Noted 12. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 13. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. Officers recognise that community buy-in is critical to the success of the proposal. It is acknowledged that there are additional elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of

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		9. I strongly oppose the Heritage Area designation. 10. The council's organisational values are accountability - to conduct our business and all our services in an open, transparent and financially responsible manner. Overall I feel that this heritage listing proposal has been rushed and not in an open transparent manner. We have not been given the report of the heritage officer who initially inspected these areas and decided on these streets. The first I heard of the heritage listing was seeing a sign that was placed at the end of the street when I was walking home from work. 11. In a recession where there is a cost of living crisis and the cost of materials has increased, heritage listing would be a significant cost for our young family and family home. We have been trying to renovate for over 5 years but have been unable to have anyone even provide quotes as trades people are not interested in small jobs and also working on these old houses. We haven't even received quotes despite multiple builders looking at our property. In Perth we are competing with the higher paying FIFO work for tradies and of the tradespeople who do work in Perth, many prefer to work on new builds and large projects. 12. Maintaining these character cottages comes with significant time and cost implications. For example, my husband a couple of years ago replaced our kitchen door. This took weeks as the foundations of the house have moved, along with the structural frame over the years and our adjacent laundry is single brick (yes, single brick). In order to fit this door to the doorframe not one side was aligned and every edge needed to be manually planned so that the door could fit in a space that was more obtuse than rectangular. Some of the structural elements of our	15. As per the Local Government Act 1995 (Functions of Local Governments) The General function of a local government must be performed having regard to the following: the need to promote the economic, social and environmental sustainability of the district. I do not think heritage listing at this time in a cost of living crisis with the cost of materials increasing promotes economic sustainability. 16. The value of our home would likely drop as there would be less potential buyers who would be happy to purchase a house that has restrictions on repairs and modifications. 17. These houses also are not set up in an enviromentally sustainable way - there is no double glazing or insulation making our energy bills high. The front rose garden and lawn requires a lot of water and is not water wise. I do not believe that this heritage policy plans for, and plan for mitigating, risks associated with climate change as these properties are not energy efficient or water wise and the restrictions in having to maintain them within the heritage policy would not allow options for more sustainable/climate friendly resources to be utilitsed. I do not believe that this heritage policy considers potential long-term consequences and impacts on future generations the need: the impact this heritage policy would likely have on our family and young children (1 and 3 years) would that we would move out our family home to another area	laneways are addressed by various departments within the City and are outside of the planning policy development process. 14. Noted. Heritage Area designation is one mechanism for to further the City's heritage protections. Other areas of/places within the City may be worthy of other levels of heritage protection. 15. Noted. The proposal seeks to preserve streetscapes in line with the Council Plan and carried out under the Planning and Development Act 2005. 16. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 17. Concerns noted. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations and modernising the dwelling. Retaining an existing dwelling rather than building a new dwelling also retains existing sunk costs of materials and energy, thereby reducing the amount of new materials and energy compared to a new house.

		home in its original form mean that the tiles are at the wrong angle and the roof leaks when it rains. There are a lot of issues even in the original forms to make these houses safe to live in. I am anxious that heritage listing would likely mean that in the absence of any tradespeople who would be able to help us with our renovation, that my husband would have to diy the maintenance and renovate. These houses have lead paint, mould and asbestos and these would play significant safety issues for our 1 and 3 year old children. Unfortunately these two bedroom Californian bungalows are not big enough for a family home in their original form meaning that if this Heritage listing goes ahead, our two children will likely lose their family home as we will be forced to move elsewhere. Heritage listing would therefore likely mean that in the absence of being able to pay for the cost of renovations (or have any trades people willing to work on our house) we would have to sell our family home or rent it out to university students. 13. Council value: Partnership: work together for the benefit of the community. I don't believe that the heritage listing would provide benefit for our community. Over the past six years since we have owned our home, we have been asking the council for other simple measures for our area such as sealing the lanes, having underground power etc. We are still waiting and this heritage listing policy does not take in to consideration either of these in planning. I would much prefer if the council was going to spend our rate payers money that it would be on projects that would benefit the health and safety of those living in the area. I have previously provided my comments on this on multiple occasions but in brief - laneways road dust may be associated with health implications including deficits		

		in neurobehavioural and cognitive development in childhood, increased cardiovascular related hospital admissions, low birth weight, asthma and cancer risk. Our children's backyard backs on to our unsealed laneway which has a high traffic load as well as a lot of dust due to some of our neighbours using leaf blowers in the laneway. 14. Council value: Fairness: provide consistent, fair and unbiased treatment for the whole community. Overall, I think it is unfair that our family home has been listed as a potential property. There are many large character homes on the other side of Stirling highway that have not been listed, are on much larger blocks of land, and have been much better maintained over the years and are better examples of heritage homes. A lot of the listed houses of Meriwa Street have been rented for years, and poorly maintained and will require significant investment in time and money to maintain that landlords may not be interested in. For example, we have been aware of the roof leaking in one of the rentals on this street and landlord being reluctant to fix this. And another had their ceiling collapse (luckily the child and mother who were renting this house were not in the room at the time but it has meant that our street has lost another lovely family who were renting close by due to the condition of the poorly maintained house). It seems unfair to heritage list in a location where there are large developments a couple of blocks away and Australia's largest private hospital is also so close and we daily have to deal with patients parking in our street and walking to appointments and the through traffic to get to the hospital		

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8	Yes	1. We do not feel this is an acceptable proposal as it imposes restrictions to any additions we may need to make in the future. Under the guidelines it restricts us to the "up keep" of expensive Heritage characteristics, such as tuck pointing and roof replacement. 2. Although it has been mentioned there may be a small subsidy given for restoration we cannot rely on this as the Council of Nedlands cannot be relied on for support. 3. They do not have a good track record of looking after this part of Hollywood ward, underground power, bitumen and lighting on laneways and verge tree pruning. We bought this home over 20 years ago and were told at the time that our back laneway was going to be improved with bitumen and lighting, similar to the laneway between Clifton and Leura St. It is still a dirt laneway with no lighting. We were also told we would be getting underground power. We don't know if that will ever happen. It took the City of Nedlands more that 21 months to trim our verge trees, with me emailing, calling and visiting the Council office several times in nearly two years, to see when this work would be carried out. Synergy made two trips to our verge trees as we had arching and sparks flying during a 40 degree heat wave. 4. People who live and buy into this area, do so as they are drawn to it's location and the streetscape. The neighbours in Meriwa Street and Clifton Street should be free to keep up with their properties as is within their capacity and budget, without pressure from a Heritage tag.	5. There are plenty of things that the City of Nedlands could embark on to keep this pocket of Nedlands special, and looking beautiful. Up keep of verge tree pruning, watering, and planting trees that are better than the scruffy looking Box trees, which create a huge mess throughout our neighbourhood.	1. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 3. Noted 4. Noted 5. Officers acknowledge that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.
9	Yes	I have 2 propoerties in Meriwa St, one of which has a house on it. I'm opposed to designating the whole street as a heritage area.		Objection noted

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10	Yes	1. Strongly do NOT support for the following reasons: 2. - already too little continuity in streetscape so it's pointless 3. - most of the contributory properties are in dire need of maintenance and renovation, restricting possibilities to do so will hinder improvements that will actually improve the older housing stock 4. - could have opposite effect given proposed restrictions on demolition and redevelopment such that many hurry to demolish 5. - such small block sizes severely restrict options for renovation already and further restrictions, including many that will push extensions further into the back yard, will make it difficult to convert old housing stock into a residence suitable for modern family living 6. - low fencing does not look good or provide enough privacy 7. - garaging is necessary in modern family life and now will be very difficult to accommodate off street parking which will be detrimental to the streetscape 8. - unfair that a neighbour may be able to demolish or develop and a contributory home cannot 9. - contributory house could be surrounded by redeveloped modern properties which is a nonsense 10. - property owners should have least amount of regulation on what they can do with their own homes and financial assets as possible and Nedlands has a long history of permitting all kinds of built forms	11. Knee jerk reaction policy that it almost no support amongst residents.	1. Objection noted 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. 3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes and to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners and for the general upkeep of the property. This includes internal renovations, additions and alterations to the rear of the property, the addition of a second storey or in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. Concerns noted 5. As response 3 above 6. Subjective comment. Low or no front fencing is characteristic of the area. 7. The proposal allows for carports or garages for off street parking where they do not obscure views of the house. 8. Noted 9. New houses built within the area are to be designed to respect the form and scale of contributory properties without replicating them. 10. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and
		As submission above	Do not support the policy, will add no value to the suburb given significant number of houses already knocked down, most houses is desperate need of renovations etc, penalises those people who haven't developed/rebuilt. If you want to retain heritage housing, give wider remit to renovate so we can	

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			retain the older houses (but owner choice). FOR EXAMPLE - we want to build a garage (which would be built to match current house and as per above, most families desire/need a garage not only for the cars but also for storage etc) but we are severely restricted in our options due to current development policies (restrictive set-back rules, unable to remove tree verge to facilitate cross over even though we are happy to pay for a replacement and plant on other side etc).	development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage protected places. 11. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. Officers recognise that community buy-in is critical to the success of the proposal.
11	Yes	I have 2 properties in Meriwa St, one of which has a house on it. I'm opposed to designating the whole street as a heritage area.		Objection noted
12	Yes	Do not support in current form. Primary issue is with street fencing. The policy appendix states that most contributory properties have a fence of 900mm height which is simply not true of our area/block. Most houses have followed current requirements of 1.2m solid, and up to 1.8m of permeable infill. Our property has no front fence at all at present, and we will seek to install one in the next year or two. With violent crime increasing, security is a concern for us, and we do not think a 900mm fence is adequate for peace of mind. We would seek to build a fence consistent with the street, but would feel prohibited by the current policy statement description. If our application for fencing were denied for not being consistent with Heritage Area Statement within Appendix 1, we would feel unfairly disadvantaged compared with our neighbours.	Please amend Heritage Area Statement within Appendix 1 for Meriwa Street fencing, which is not accurate. It is acceptable to require consistency with neighbours but not to require adherence to a 900mm height standard which is not typical of the street.	Low front fencing is characteristic of the properties within this area and is an important element which contributes to the streetscape of the area.
13	Yes	1. As a rate-payer and resident on Meriwa St, I do NOT support the Proposed Heritage Area - Meriwa St. Planning challenges, which are faced by any neighbourhood, are not solved by overregulation of residents. 2. 1. UNECESSARY - economic realities currently protect the heritage of Meriwa St- regulation is not necessary Block value in Meriwa St for a 455m2 property is now approaching $1.5million. Under current zoning, these blocks can only become		1. Objection noted 2. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal

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		battle axe, with two storey height restrictions. There is no value in a developer demolishing and jamming two houses on a 455m block. Families who buy original 1930s houses usually work with what we have, restore and renovate. Every builder who has consulted on our house has told us we will get the best return on investment if we retain the character and street front appeal of our house. Speaking to many of our neighbours, this is their approach also. We did not need extra regulation, with the cost this entails, to make this decision. 3. 2. INSINCERITY – "streetscape alterations should be consistent with the original form" The Hollywood ward is one the few remaining suburbs where above ground power-lines remain. If the Nedlands council truly values the area's unique qualities, perhaps doing their job by improving visual amenity with electrical infrastructure developments, as has occurred elsewhere in the City of Nedlands, would be a good start. 4. 3. DEVALUATION – it is false to state that Heritage areas are neutral or positive for home values In the current cost climate, any extra cost or restriction will reduce a home value. 'Heritage' is a word that devalues people's assets. It is not a necessary word for the local council to use to protect local values – the Hollywood ward is a living suburb not a museum. Please remove the word heritage from any of your policies moving forward. Attempts to downplay the cost of a heritage assessment are not credible; Perth is in a skills shortage and I believe the cost would far exceed the mooted $1500 mentioned in discussions. 5. 4. FLEXIBILITY – is this a suburb for retirees or young families? The Nedlands council is out of step with young families. From tiny bins in which an entire families waste including nappies must be place (only removed once a fortnight), to excessively large dangerous trees dropping boughs on small blocks (proposed to be protected), this is another planning protocol which will only serve to stagnate this ward. Families need to design houses and fences to reflect the current climate, not the road traffic or social structure of 1930. For example, a waist-high wire fence does not allow a safe but much-needed play space for children. 6. 5. PROPOSED ALTERNATIVE ACTION BY COUNCIL - liaise with the WA state opposition in preparation for the March 2025 election, as the current state government behaves in a dictatorial fashion The current state government, enjoying a super-majority, seems bent on sacrificing the heritage and village atmosphere of Nedlands in pursuit of unrealistic and destructive goals. We agree that as some of the leafiest, most characterful streets of the metropolitan area, with our prized Western Australian architecture 'the California Bungalow,' and many houses complete with irreplaceable jarrah floors, ornate windows and unique styling, these features which make Nedlands an attractive precinct should be preserved. This is within the remit of local councils, at the level of individual development approval processes. While the state government seems intent on taking over the jurisdiction of local government, affecting enjoyment of residential property and lives in the Hollywood area through an unrepresentative and un-consultative JDAP process (for example the monolithic tower on Williams Rd, far outside accepted local planning and not supported by local residents or Nedlands council), a heritage precinct will have no effect on this abuse of separate of levels of governance. Nedlands Council should liaise with the Western Australian state opposition, to propose an alternative model to the current heavy handed JDAP process. Attempts	renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. Without protections, over time character houses will continue to be removed depending on the desires of any particular landowner. Comments on return on investment are consistent with the messaging of Officers regarding value. 3. Officers acknowledge that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Noted. Low front fencing is characteristic of the properties within this area and is an important element which contributes to the streetscape of the area. 6. Noted 7. Comments noted

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		to regulate your ratepayers and impose costs is unnecessary and counter-productive, and will lead to state government erosion of local government control by a divide-and-conquer strategy. 7. CONCLUDING REMARKS Finally, I would like to commend the council for recognising the liveability and value of our wonderful village. I do not support heritage protections on Meriwa St, but I do support our area continuing to be the vibrant, friendly and character-filled residential area that it is. It is the nicest street I have ever lived in, and our young family is very happy here. Continuing efforts by the Nedlands Council to keep our village away from the heavy hand State Government is welcome, however I do not believe that heritage protocols are the appropriate process.		8. Noted 9. As response 4 above. Officers also note that heritage protections are best applied before an area is at risk. There are already properties that have been demolished. While existing owners may value the streetscape, without heritage protection nothing stops new owners from demolishing. 10. Noted 11. Noted
		8. My husband and I own [redacted] Meriwa St Nedlands. We object to the Meriwa St Heritage Area because we don't believe it is necessary to protect the character of the area and philosophically, we do not welcome government intervention in our lives. 9. We believe this policy will devalue our private property investment. I fully appreciate the historic charm of this street and intend to maintain the character and streetscape appeal of my house, which is nearly 100 years old. Do I think regulation is needed to make me do this? ABSOLUTELY NOT! Excessive government regulation in people's lives inevitably becomes clumsy, expensive and takes away people's flexibility to make their own decisions. As a young family we can't have any devaluing of our asset, we are trying to build a future for our children. Suggestions that this policy will not devalue our asset are not credible or believable. We believe the real discussion should be had with the State Government and State Opposition, asking why it is necessary to build insensitive, 3 storey concrete 'battleaxe boxes' among historic homes in other parts of Nedlands. But as Meriwa St is subject to different codes, this issue is not coming to pass here, at this point in time. Thank you for your time and consideration. When presenting my feedback please ensure my name and identifying details have been removed.		
		10. Believe it is not necessary as currently I don't feel the heritage of the area is at risk. Most recent buyers of property in our street and Clifton St have indicated that they intend to keep the houses and renovate them in a character style. Heritage protections devalue peoples property- use any language besides the word heritage. Please see my emailed submission.	11. Don't welcome government involvement in my personal housing decisions. It's not necessary. Please see my emailed submission.	
14	Yes	1. The proposed area is large and inconsistent with well-established planning provisions and the established intent of the area. The proposal intends to change the zoning to R25 in areas that were re-zoned in 2019 to R40.	3. The Council has not provided incentives or support for the owners in the designated area to meet the increasing costs of maintenance to homes that were not built to last 100 years. Our house was a kit home for returned soldiers to provide quick and inexpensive accomodation. The cost	1. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not

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		2. This would prevent residents from implementing future change, additions to or development of their properties consistent with the current zoning.	for us to maintain it in its current form would be prohibitive and we would not be able to recoup those costs on the sale of the property. The Council provisions do not include adequate finance for the proposal.	be able to create as many lots as under the current legislation. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated.
15	Yes	1. I am concerned firstly, that the heritage listing will adversely affect any future development of my property. 2. Secondly, the heritage area policy gives no mention of any Nedlands City Council support to greatly assist in the maintenance of my house and associated structures (e.g. front fence and surfacing of Luxum Lane) to meet the heritage policy requirements. I consider these requirements will place a significant impost on me maintaining the property to meet the matters listed in the draft policy. 3. Finally, I am greatly concerned that the creation of the proposed heritage area will affect not only me but the future owner in maintaining or redevelopment of this property - a likely affect on the property's value	4. As discussed above, I consider the policy does not take into consideration its immediate and longer term implications for the "contributory places". While I appreciate streetscapes in this vicinity are of benefit and enjoyment to the community, I consider the draft policy is inappropriate because its potential adverse effects on the value of my property and increasing the steps in the approvals process for any future development at my address.	1. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 2. The City currently has a Heritage incentives local planning policy. Should the proposal progress

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		5. I am concerned that the Heritage Area designation will affect house values due to the building restrictions imposed by the Heritage Building codes.	As above	further expansion of the incentives of the policy could be investigated. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. R40 lots located within the proposed Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 4. Concerns noted 5. As response 3 above
16	Yes	1. To whom it may concern, I am writing to express my strong opposition to the proposal to designate Meriwa St Nedlands, Western Australia a heritage site. I am a resident of this street, and I believe that this decision would have many negative impacts on the property value, development potential and quality of life of the street. 2. In the Council's communication to impacted stakeholders there has not been a clear presentation or evidence of material heritage value of Meriwa street or any sites of significance that would warrant this designation. Whilst era of build has been referenced, there is nothing material that provides distinguish or relative importance. There are houses that already have been renovated, knocked own with modern homes replacing them and some in their original form. This proposal at its essence will devalue and constrain our properties and create a sense of inequity amongst homeowners on the street who have been able to improve their homes to meet their needs and those that will now not be able too. It has not been made clear the origination of this proposal or who is advocating for it within council. Whilst I appreciate the importance of recognising and celebrating our history, I am of the view based on case studies from around the world that this can be achieved without placing restrictions and diminishing the value of housing properties. Some of the potential impacts to residents and homeowners on the street: 3. • It would restrict the ability of homeowners to renovate, extend, or demolish their properties, and severely limit their choices and preferences when doing so. 4. • It would impose additional costs and delays on any building or maintenance work, requiring approval from the heritage council and compliance with heritage guidelines.	1. Objection and concerns noted. 2. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The

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		5. • It would reduce the market value of the properties, as potential buyers would be deterred by the heritage restrictions and the lack of modern amenities. 6. • It would prevent the redevelopment of the street to accommodate the growing population and demand for housing, resulting in urban sprawl and loss of green spaces. 7. • It would create a false sense of historical significance, as the street does not have any outstanding architectural, cultural, or historical value. 8. • In time given these restrictions and with property values falling, the City of Nedlands could face reduced occupancy and rates, as buyers will turn to other Western Suburbs that do not have the same constraints. 9. Therefore, I urge the City of Nedlands to reconsider this proposal and to consult with the residents of Meriwa St more fully before making any decision that would affect their rights and interests as landowners. I believe that there are better ways to preserve, enhance and celebrate the heritage and stories of Nedlands, without imposing unnecessary and unfair burdens on the homeowners of Meriwa St, that essentially will have material financial impacts to homeowners and deter future buyers to Nedlands. Thank you for your attention and consideration.	proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. Approval would not be required to be sought from the Heritage Council. 5. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 6. As response 3 above 7. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 8. As response 5 above 9. Noted
17	Yes	1. I oppose the City's proposal of the Heritage Area designation	2. The Proposal fails to follow published guidelines as set by the Western Australian Planning Commission	1. Objection noted 2. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance.

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18	Yes	1. We, the owners of [redacted] Meriwa St, Nedlands OPPOSE the proposed local planning policy (LPP 6.2: Heritage-Protected Places) designated for Meriwa St and Clifton St. We believe the proposal is not fit for purpose and will place considerable restrictions and burden on the owners to maintain a heritage protected home and would further degrade the area rather than improve it. The areas of concerns are: 2. 1. The proposal places all costs on the resident to maintain a heritage protected home with restrictions on the type of materials that could be used renovate a heritage home. As an example, the proposal mandates the use of like-for-like replacement of roof materials, including the profile and colour of terracotta tiles and may include other fittings such as windows and door frames. This increases the cost on the resident and may reduce the practicality and security for the resident to live comfortably and safely in their own home. 3. 2. There is no incentive for an home owner to maintain or renovate a heritage home as the cost to renovate a heritage home outweights the costs to buy and renovate a home that isn't heritage designated within the same area. With the heritage restrictions in place, it would be better for an owner to spend an extra $300k to buy a property further down the road where the properties are not heritage restricted and the blocks are bigger as you would get more improvement value rather than spending the money to renovate an old heritage designated home. This would result in the heritage homes and area being further degraded. 4. 3. The proposal counter acts the R40 zoning given the existing front property needs to be retained thus prevents the owner from sub-dividing as they would not be able to	7. The WA state government has made an announcement to potentially transfer planning responsibility of the QEII, UWA, Crawley to the state. Any pilot trial of the heritage area designated for the Nedlands Hollywood area would be a waste of time and effort to the council and residents in the Hollywood ward. 8. It would be better to trial the Heritage areas further down in streets such as Kinninmont Ave, Archdeacon, Webster St where there are plenty of old heritage homes, the blocks are much more expansive and the restrictions may be less imposed as there is larger land area to satisfy any setbacks required. In fact, the Heritage designated areas would be better suited for low density areas zoned R25 or below	1. Objection and concerns noted. 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 3. As above. 4. R40 lots located within the proposed Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Officers acknowledge that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. 6. The draft policy outlines that non-contributory properties and new build are to reflect the streetscape in terms of height, setback, bulk and scale. Should the proposal be progressed design guidelines could be considered. 7. The heritage areas work was initiated prior to the State Government announcement of an improvement scheme for the area. This scheme has not yet been drafted.

		meet the required lot sizes and set backs to subdivide. This practically places the R40 zoning as worthless and would not attract investors to buy into the area and improve the area. 5. 4. In briefing sessions, the council has mentioned the heritage designated areas is to protect the heritage and streetscape of the area however there has not been much thought placed on the current state and practicality of the existing streetscape. We would like to see this improved before targeting any areas to be heritage designated. Issues with the current streetscape are: i . The houses were not designed for off-street parking for 1 to 2 vehicles leading to an overflow of vehicles being parked on the verges. This has destroyed the verges and the entire street looks like a rundown car yard during the evenings when everyone returns from work thereby worsening the streetscape and detracting passersby from noticing any heritage home. In fact, the heritage homes adds to the rundown look with the cars parked on the verge and degrades the area. ii. The proposal promotes the use of rear garages and laneways for access however the condition of the laneways are poor, narrow and dark marking it difficult and unsafe for residents to access the garage at night. This results in residents having to park on the verge as they feel safer to park there at night rather than access the rear laneway. There is also no improvement plan from the council to pave or lighten the laneways. iii. Street lighting is dark and neighbours have mentioned cases of burglary occurring near Meriwa St and Hardy Rd. iv. Powerlines needs to be removed to improve the streetscape. The retention of existing power lines is		8. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. The heritage area proposal also includes lower coded lots on Tyrell Street and Mountyjoy Road.

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		causing the trees to be heavily pruned, disfigured and reduces the shade and leafiness of the area. v . The streetscape of Meriwa and Clifton St is not picturesque as the blocks are smaller, laneways are in need of attention and cars parked on verges or the street, whilst south of the highway, the blocks are expansive with little cars parked on verges or the street. 6. 5. There is no design guidelines for non-contributory heritage properties being developed in the heritage designated areas which changes the streetscape of the area. New builds are currently being erected which are not respectful of the current area and results in a mix match of modern block styled houses in between tradition styled homes. To maintain the area, any new buildings should be traditional in design to reflect the heritage style.		
19	Yes	1. I do not support the proposal for making Meriwa Street a heritage area designation	2. There are other bigger priorities such as underground power for this precinct to be completed first and given its proximity to the hospitals and university , it is not practical for the area to be heritage listed as this will impede future development needs for a growing and changing precinct which will need new homes in this area. Heritage listing will make it too restrictive and it is a lazy substitute for innovative, modern local planning policies that will be relevant for future needs.	1. Objection noted 2. Officers acknowledge that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to

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				preserve the streetscape character of the proposed heritage areas.
20	Yes	Not answered	Not answered	Objection noted
21	Yes	I don't support it. I don't see what it achieves in this area.	I don't support it. I don't see what it achieves in this area	Objection noted
22	Yes	1. Lateral Planning acts on behalf the landowner of [redacted]) Meriwa Street, Nedlands (Site). We have been instructed by our Client to provide this correspondence as an objection to the City of Nedlands Draft Local Planning Policy No. 6.2 – Heritage-Protected Places (Draft LPP 6.2), which is currently being advertised for public comment. In summary, our Client does not support Draft LPP 6.2 and requests that [redacted] Meriwa Street, Nedlands are removed as a 'Contributory Place' from Draft LPP 6.2. Further detail and justification in support of this is provided below. Background: At its Ordinary Council Meeting on 24 April 2024, the City of Nedlands Council resolved to endorse the Draft LPP 6.2 for public advertising. The purpose of Draft LPP 6.2 is to provide guidance on the assessment criteria for works affecting heritage-protected places and designate places as being protected for heritage conservation. Under the provisions of the Draft LPP 6.2, the Policy identifies 'Contributory Places' and includes provisions related to the subdivision and development of land that is a 'Contributory Place'. It is noted that Draft LPP 6.2 makes multiple references to the retention of a 'Contributory Place' with only minor additions and alterations being considered. For example, Clause 8.1 of Draft LPP 6.2 states the following: There is a general presumption against the demolition of places on a Heritage List or which contribute to a heritage area. Lack of maintenance, poor condition of a dwelling or financial considerations are generally not acceptable reasons for removal from a heritage list or deletion as a contributory place within an area. The application of a Policy in this locality is not consistent with proper and orderly planning and will detrimentally impact the envisaged built form in this area. Site Context: Pursuant to the City's Local Planning Scheme No. 3 ('LPS3'), the Site and the surrounding properties are zoned 'Residential' with an applicable density code of R40. The existing pattern of development is characterised by single residential lots that are regular in shape, with an area of approximately 455m2. The existing residential built form is generally located centrally on the lots with larger primary street setbacks and reduced lot boundary setbacks. Pursuant to the R40 density code majority of the lots along Meriwa Street are therefore capable of being subdivided into two (2) residential lots. Notwithstanding the above, our Client's property is located over two (2) lots and has a total lot area of 683m2. Our Client's Site is therefore capable of being subdivided into three (3) lots. The Site and character of the existing built form is shown in Figure 1 below. Figure 1 – Site Context. Pursuant to Draft LPP 6.2, the Site and properties shaded yellow in Figure 1 above, are identified as 'Contributory Places'. 2. Existing Development Approval: In March 2024, the City of Nedlands issued development approval for the demolition of the existing dwelling to facilitate the development of three (3) contemporary grouped dwellings (DA Ref: [redacted]). The	1. Objection noted 2. Existing approvals are not affected despite the property being designated as contributory. 3. Should the existing approval for development be actioned the contributory designation would be removed. Should the proposal be adopted Owners are encouraged to create an archival record of the property. 4. Noted

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		development approval is valid until March 2026, and it is anticipated demolition and construction will commence in April 2025. In this regard, the designation as a 'Contributory Place' and subsequent provisions imposed by Draft LPP 6.2 that apply to the Site are fundamentally at odds with the current approved development for the Site. It is also noted that Draft LPP 6.2 does not include any provisions for development that has already been approved by the City which proposes the removal of 'Contributory Places'. 3. Inconsistency with Existing Planning Framework: The designation of heritage areas and 'Contributory Places' over the Site and surrounding area is also inconsistent with the LPS3 which designates the Site and surrounds as 'Residential' with an applicable density code of R40. This density code specifically anticipates and supports the redevelopment of this area for higher density development. Notwithstanding, due to the character of the existing built form, as demonstrated in Figure 1 above should Draft LPP 6.2 be supported in its current form, a large portion of the lots within the 'Residential R40' precinct will not be capable of being redeveloped in accordance with the assigned density code. 4. Conclusion: In light of the above, we urge the City of Nedlands to reconsider the application of Draft LPP 6.2 to our Client's property at [redacted]) Meriwa Street, Nedlands. The property should be removed from the list of 'Contributory Places' to allow the approved development to proceed without contradiction from Draft LPP 6.2. Our Client's objections to Draft LPP 6.2 are based on the following key points: 1. Inconsistency for Existing Approval: [redacted] is the subject of a current development approval which should be reflected within Draft LPP 6.2. 2. Conflict with Zoning and Density Coding: The provisions contained within Draft LPP 6.2 will restrict development of land in accordance with the applicable zoning under LPS3 and its density coding of R40. Should you require any further information or clarification in relation to this matter, please contact [redacted]		
MOUNTJOY ROAD HERITAGE AREA				
SUPPORT				
1	Yes	My husband, [redacted] and I ([redacted] Mountjoy Road) are fully supportive of the proposal.		Support noted
OBJECT				
1	Yes	I am opposed to the Council including my home in this proposed heritage area. I live over the road from a high density zone within the street which has already impacted negatively on my surroundings and the streetscape which we once enjoyed. I feel the decisions made by the local planning authorities in the vicinity of our home have not been made in	Not answered	Objection noted

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		the best interests of the residents and I would suggest that the Council not impose restrictions on those left in the street on single residential lots. Making up for the loss of Nedlands style streetscape due to the over development of residential lots nearby should not fall to those who still remain.		
2	Yes	Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		Noted
3	Yes	What is the need for this now?	Not answered	The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City to strive for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character.
4	Yes	Petition opposing the creation of the Mountjoy Heritage Area from the impacted residents of Mountjoy Road. RE: The proposed creation of the Mountjoy Heritage Area within the City of Nedlands (the "Proposal"), in accordance with the proposed policy: Heritage Areas and Local Planning Policy 6.2 - Heritage Areas. Dear Mayor and Councillors, We, the undersigned residents of the proposed Mountjoy Heritage Area (being the section of Mountjoy Road between Jenkins Avenue and Princess Road), write to you in objection to the creation of the heritage area. We hereby document our formal request that you reject the Proposal due to lack of support from the residents of Mountjoy Road, being those most impacted by the Proposal. Through our collective review of the Proposal, we document a number of key concerns (amongst several other) raised during the consultation sessions regarding the Proposal: 1. Unclear heritage area selection process: there does not appear to have been a clear, nor comprehensive, 'heritage area' review undertaken across the City of Nedlands underpinning the Proposal. It therefore remains unclear how or why Mountjoy Road was assessed and selected above any other area in the City of Nedlands. 2. Unreasonable increased cost burden on residents: compliance with heritage area standards will invariably come at an increased maintenance, replacement and development costs for us residents. There is also evidence that day to day costs such as insurance premiums can increase markedly due to the heritage area status. 3. Potential devaluation of our properties vs those in adjacent non-heritage area streets: residents have expressed major concerns regarding the potential devaluation of their homes versus a comparable non-heritage area homes in adjacent streets where compliance with heritage area standards will not be required. 4. Unsatisfactory compensation mechanisms: the proposed refund of planning fees and free heritage advice sessions provides minimal comfort against the potential material negative financial impacts of items 2 and 3.		Objection noted 1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the

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		5. Inequitable impact on a select few residents of the City of Nedlands: the aggregate effect of the above items results in an inequitable impact on a select few residents of the City of Nedlands, which is only compounded by the lack of clear selection process. it remains unclear why the few residents of Mountjoy Road should bear the financial burden on behalf of the City of Nedlands to maintain our houses to the proposed heritage area standards. Thank you for you due consideration of this petition from the impacted residents of Mountjoy Road. I/we, of [redacted] Mountjoy Road, Nedlands sign this petition in evidence of our opposition to the Proposal. We strongly urge the Councillors of the City of Nedlands to reject the Proposal.	world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained properties with heritage character can be seen as appealing to some buyers. 5. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. 6. Objection noted
		6. I wish to confirm that we are not in favour of this proposal	
5	Yes	Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	Objection noted
6	Yes	Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	Objection noted
7	Yes	1. There is little heritage value in this area. There is a mix of housing in Nedlands and this adds to the appeal. 2. The existing planning process handles new builds and renovations adequately. 3. This policy has no value. Please focus the councils and rate payers money on areas that add value and have priority. 4. Introducing this policy will place an unnecessary burden on property owners and a costly burden on the council to manage approvals. Rates will rise again.	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.

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			5. If heritage was an issue/such a priority one would think this would have been identified before we lost many older houses due to infill. It doesn't make sense	2. The Policy provides provisions specific to protecting heritage in these areas. 3. Noted. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. Assessment and administration of these applications would be undertaken by Officers within the Planning department. No additional cost to the landowner above development application fees are considered at this time. 5. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 6. Objection noted 7. Noted 8. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.
		6. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
		7. Totally unjust when taking into account recent developments on Jenkins Ave	8. Potential devaluation of property Inequitable impact on select few residents	

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8		1. Although we certainly like the heritage nature of the properties in the area and we have done extensive renovations to our house which includes the keeping of the frontage, we oppose the designation of the heritage area, particularly where only a couple of streets have been identified. The Council rightly fought against the State changing the zoning and density of certain parts of the Nedlands area and in essence what is being proposed is similar in that certain residents will be impacted much to their financial detriment. As outlined by other residents opposed to the proposal, the main issues are; 2. - Unclear heritage area selection process. There are some houses that have been selected where it does not make sense to designate them and they will find it very difficult to resell their properties. 3. - Unreasonable cost burden on residents - compliance with heritage will come with increased maintenance, replacement and developments costs. Also evidence of increase insurance costs. 4. - Potential devaluation of properties as a result and more difficult to sell in the future. There will come a time in the future where having heritage designation will not appeal to the buying public. We have been in our property for nearly 20 years and could quite feasibly be another 20 years 5. - it would put quite a restriction on us selling into retirement. 6. - the policy is inequitable as it isolates a few residents in the entire area. 7. We believe that the Council should be focussing on stopping major development and restricting the height levels of density zoned areas rather than heritage designated areas. The City of Nedlands is broke, has	Not answered	1. Objection noted 2. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. As response 4 above. 6. As response 2 above. 7. Concerns noted

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		constantly butted heads against the State Government rather than agreeing on compromise which would have provided better results than what we ended up with. rather it has turned attention to heritage areas that effects a few residents rather than working on a solution for the entire City to stop excessive development. Get your priorities sorted.		
9		1. The criteria for houses being listed as contributory and non-contributory has not been provided. My home for example, was only built 40 years ago and although I think it is a lovely build, I would not classify it as 'heritage' or typical of the houses of the Nedlands area (eg Californian Bungalow), HOWEVER, it is listed as contributory. On the other hand, my neighbour's house which has had renovations to its original Nedlands building, in keeping with the original style of the house, has NOT been listed as a contributory property.	2. This planning policy feels like a kneejerk reaction to our current rezoning crisis. However, it is not a workable solution for Nedlands residents and owners, and should be opposed. 3. Additionally, the real life consequences (property value, cost and procedural requirements) of changing to heritage area hasn't been fully explained to residents.	1. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. Officers recognise that community buy-in is critical to the success of the proposal. 3. Comments noted. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. 4. Objection noted
		4. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
10		1. I am concerned that the logical redevelopment of the residence at #[redacted] would need to be vertical and the restriction '4m behind the ridgeline' will limit the scope for redevelopment without excessive additional costs. This could be a disincentive to a future buyer	2. Preservation of streetscape and buildings is one way of ensuring there is no overdevelopment in the area as on the northern side of Jenkins Avenue.	1. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of

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				the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. Comments that this proposal could be a disincentive to buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. 2. Noted. This is not the intent of the proposal. The properties to the north of Jenkins Road are coded higher. 3. Objection noted
		3. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
11		Not answered	1. To Whom It May Concern, As an economist and local resident, I am strongly opposed to the council's proposal to designate almost the entire street as a "Heritage Area". 2. I understand that the proposal may not come with a price penalty. That's because such restrictions on the use of property tend to foist the cost of preservation on those who want to build, not existing residents. In fact, it's a well-trodden strategy used by residents as a pretext to restrict competition, maintain monopoly rents, and keep suburbs frozen in time for the benefit of a few at the expense of the many. I also understand that it's true that rejecting this proposal means some nice buildings and frontages will be torn down. But approving it will, equally, prevent many great houses from being created in the future. Rather than preserve buildings of true historic worth, this proposal is more likely to maintain streetscapes of little value to anyone but a handful of residents who are unwilling to pay for the right to preserve them.	1. Objection noted 2. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. 3. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places. 4. Noted. 5. Objection noted 6. Objection noted 7. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey.

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			3. Finally, the "special consideration" that owners must seek before making external alterations transfers property rights from them to largely unaccountable council planners, who will possess large powers with limited rights of appeal, and bear none of the costs they impose on homeowners. 4. I implore the council not to fall into the trap of trying to "preserve" what might have once been great, because the opportunity cost of that protection is future greatness. For these reasons, I strongly encourage the council to reconsider progressing this proposal any further.	Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 8. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 9. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 10. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained properties with heritage character can be seen as appealing to some buyers. 11. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this.
		5. Petition opposing the creation of the Mountjoy Heritage Area from the impacted residents of Mountjoy Road. RE: The proposed creation of the Mountjoy Heritage Area within the City of Nedlands (the "Proposal"), in accordance with the proposed policy: Heritage Areas and Local Planning Policy 6.2 - Heritage Areas. Dear Mayor and Councillors, 6. We, the undersigned residents of the proposed Mountjoy Heritage Area (being the section of Mountjoy Road between Jenkins Avenue and Princess Road), write to you in objection to the creation of the heritage area. We hereby document our formal request that you reject the Proposal due to lack of support from the residents of Mountjoy Road, being those most impacted by the Proposal. Through our collective review of the Proposal, we document a number of key concerns (amongst several other) raised during the consultation sessions regarding the Proposal: 7. 1. Unclear heritage area selection process: there does not appear to have been a clear, nor comprehensive, 'heritage area' review undertaken across the City of Nedlands underpinning the Proposal. It therefore remains unclear how or why Mountjoy Road was assessed and selected above any other area in the City of Nedlands. 8. 2. Unreasonable increased cost burden on residents: compliance with heritage area standards will invariably come at an increased maintenance, replacement and development costs for us residents. There is also evidence that day to day costs such as insurance premiums can increase markedly due to the heritage area status. 9. 3. Potential devaluation of our properties vs those in adjacent non-heritage area streets: residents have expressed major concerns regarding the potential devaluation of their homes versus a comparable non-heritage area homes in adjacent streets where compliance with heritage area standards will not be required. 10. 4. Unsatisfactory compensation mechanisms: the proposed refund of planning fees and free heritage advice sessions provides minimal comfort against the potential material negative financial impacts of items 2 and 3. 11. 5. Inequitable impact on a select few residents of the City of Nedlands: the aggregate effect of the above items results in an inequitable impact on a select few residents of the City of Nedlands, which is only compounded by the lack of clear		

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		selection process. it remains unclear why the few residents of Mountjoy Road should bear the financial burden on behalf of the City of Nedlands to maintain our houses to the proposed heritage area standards. Thank you for you due consideration of this petition from the impacted residents of Mountjoy Road. I/we, of [redacted] Mountjoy Road, Nedlands sign this petition in evidence of our opposition to the Proposal. We strongly urge the Councillors of the City of Nedlands to reject the Proposal.		
12		1. I feel for the residents whose homes are very old and not in good condition. Although mine is a new build, I am of the opinion that the values of the houses in the heritage area will be affected. 2. Buyers will be hesitant to buy into the street to renovate the older homes as it will no doubt cost them more to do that. That will give them a choice to buy in the streets that are not affected. Just pure common sense! 3. Most of the neighbours in Mountjoy want to know why our street was chosen over the other streets in Nedlands, What was the criteria for choosing our street? Mountjoy was not one if the originally identified potential heritage area. I do hope that Council will listen to the input from the residents of the street which has been targeted,	Not answered	1. Noted. 2. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. Objection noted
		4. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
13		1. We have owned the property since 1989, and have lived in the residence, and subsequently moved into Watkins Road, Dalkeith. I believe your proposal of Heritage listing of Mountjoy Road has come too late. The Mountjoy precinct (and other designated areas) has already been contaminated by the approval of the Nedlands Council to demolition of some of these homes and replacement with new single and multiple residences.	Not answered	1. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places.

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		2. I urge the Nedlands Council to re-consider the decision, and focus its attention on far more important issues, such as climate change, upgrade roads and footpaths, improve traffic flow around the city, address black spot traffic areas etc. 3. You also have not offered any compensation to the owners. Most owners spend significant amounts of money to keep the verges pristine by regular mowing, reticulation and fertilising. Perhaps the council could take this over within the proposed Heritage Area and at least offset some of the devaluation of the properties that will invariably accompany this initiative, if implemented.		2. The City is focusing on initiatives such as sustainability and traffic management which are not a consideration in this proposal. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated.
14		Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		Objection noted
15		1. There doesn't appear to be any explanation as to what were the criteria for choosing this area out of the many places that could have been chosen. I would like to know what they were	2. A number of the blocks on this street have very old and small houses that are clearly not going to be retained when sold without this policy. The affected owners will suffer a considerable financial loss due to the changes proposed in this policy compared with value they would receive if the policy is not implemented. Not only this but it is likely to result in a knock on effect on other areas within the Council area as it introduces an uncertainty as to further unpredictable heritage listings in future years by the Council	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either
		3. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We		

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		respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. Objection noted
16		1. I oppose the suggested Heritage designated area for my block in my street. We live in a new house as do the people opposite and diagonally opposite. Every house in our locale is not original but has had multiples modifications over the year. How and why this part of the block - unlike the others has been designated remains a mystery. I will provide those comments about the disingenuity the brochure below. That people cannot now not make decisions about their own home with previous council and building guidelines because of retrospective rules to be made by Council is not respectful of constituents and their rights as home owners. How unlucky to be caught it a designated block! I have particular concern about how these blocks were decided and with no access to the whole report "only excerpts" I will use the word disingenuous again. The Council has treated the rate payers appallingly in this respect.	2. There is no access to the whole report and I am at a loss of why certain blocks have been selected. When the Council door knockers came past I asked for the whole report and they said that I had access to excerpts. I am not sure these is a person in my street who does not read report and make judgements based on that for their work lives or past work lives. 3. I also question the word HERITAGE as used. I do believe sites such as Gallop House should be preserved but as I look around my street I see nothing like it. The pamphlet provided has no reference to evidence but as a thinking rate payer I am to take the Council's word !! We moved from Shenton Park to build our house as our last street was suddenly designated a heritage street after the house next door to us and the over the road had demolished. 4. We know how much a house is devalued because of heritage laws- so was very angry to read in the pamphlet presented evidence (with no reference) that the value of my house would rise with such a designation. I am appalled at the waste of rate payers money in this venture. I believe every Council member in good faith should not support this at all.	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places. The policy is not being applied retrospectively. 2. As response 1 above 3. The are a number of mechanisms for heritage protection. One being heritage areas. Others have higher levels of protection such as the State Heritage Register. Gallop House is on the State Heritage register. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from
		5. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		

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				across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Objection noted
17		1. I strongly oppose the proposed listed heritage area as it could have a negative impact on both house and land values in the area, and would certainly disadvantage recent purchasers who wish to make major renovations to older homes. 2. Additionally the stringent regulations around development and maintenance of the dwellings would pose challenges for homeowners especially in obtaining the same building supplies that were used years ago. Older homes on Mountjoy Rd may require significant updates to meet modern standards of living including accessibility features for the elderly (ramps, rails for homes with front stairs) I also believe this is not a balanced review as other residences in comparable adjacent streets are unaffected. Once again I strongly oppose Mountjoy Road being listed as a Heritage area I love living in Mountjoy Road and strongly oppose the residences being Heritage listed	3. Reading through the LPP why is Mountjoy Rd culturally or historically significant? Policy mentions it is not an instrument for development control, yet regulations on heritage homes are excessive The Heritage list currently consists of buildings - no residences listed	1. Objection noted. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. Noted
		4. Nedlands does not need heritage areas. I moved into Nedlands because it was/is Nedlands. Heritage not an issue when I came. More people than buildings. I strongly oppose.	5. Very restricted/selective. Process all bureaucracy: only presented for few weeks of resident comment, when proposal virtually a fait accompli from council staff.	
		6. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		

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				5. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. 6. Objection noted
18		1. We are writing to express our strong opposition to the proposed new Mountjoy Heritage Area ("Proposal") recently put forward. While we appreciate the importance of preserving our cultural and historical heritage, we believe this particular proposal is misguided and detrimental to our community. We have recently bought our first home on Mountjoy Road for our young growing family. The tremendous joy of buying our home in Nedlands and joining this local community, has been completely overshadowed by our deep concerns for this Proposal. Our concerns can be summed into several major arguments, opposing the creation of this Mountjoy Heritage Area. 2. Restrictive development and negative impact on property values: adding properties to Heritage Area severely restricts development opportunities for homeowners. This will reduce property values and make it more difficult for owners to sell or modify their properties, affecting their financial well-being. With many elderly residents in the proposed area, who will think to sell their properties in the near future, these restrictions will stifle economic growth and discourage investment on this street, as buyers can easily choose to buy on adjacent streets, where such restrictions are not present. In fact, we would not have bought our house had we known of this Proposal. The evidence provided by the council regarding property values in Heritage listed areas, lacks applicability to Nedlands and is of poor quality. Eastern state property prices and trends are not applicable to	5. The Guidelines for Heritage Areas states that: "A heritage area should not be created simply because a collection of diverse individual heritage places are located close together." The City of Nedlands Local Heritage Survey (LHS) is a "survey of heritage places/precincts that are identified as being culturally or historically significant to the City". The first three pages of the LHS lists those heritage places/precincts that have been identified within the City of Nedlands. There is not one property on Mountjoy Road listed in the LHS. Let alone "a collection of diverse individual heritage places" within the proposed Mountjoy Heritage Area between Jenkins Avenue and Princess Road. It is therefore completely unclear as to the justification that the section of Mountjoy Road between Jenkins Avenue and Princess Road should be designated a heritage area	1. Objection noted 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated.

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		Western Australia, Perth. Council needs to provide cost and property price values for Perth based Heritage Areas for owners to believe that their most valuable asset will not be impacted by this Proposal. 3. Burden on property owners: being in a Heritage area often imposes additional costs and bureaucratic hurdles on property owners, without providing adequate compensation or benefits. This proposal will increase home insurance premiums, as well as the cost of ongoing maintenance for the property. The Proposal does not provide any adequate compensation for these additional costs. It is unclear why this particular section of this street is being unfairly targeted to be placed with these additional burdens. 4. Lack of community consultation: there has been no meaningful consultation with the affected property owners and residents. Decisions of this magnitude should involve thorough community engagement. A major decision that will impact on the future plans for residents and their financial well-being is being implemented in an off-handed manner, and in no way representing the interests of the residents of the street. It is unclear why or how this proposal has come about and how this particular section of the street has been chosen. Though Mountjoy is a beautiful street, there is no particular feature of any particular house that would suggest that the area be above other areas in Nedlands, when being considered for Heritage listing. In fact, just a little over a quarter of the houses on the street are 'non-contributory', as they have already been re-developed. It begs the question why has this particular section been chosen, while so many other streets with fewer new developments are not being imposed with the same		4. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. 5. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 6. Objection noted

		restrictions. To be honest, this feels like a move to stop rezoning in this street, rather than a true attempt at preserving the heritage of Nedlands. We have attended the on-street community consultation with the council representatives. At these meetings the concerns voiced by residents remained unacknowledged and rather were fobbed off as the voice of a few loud representatives "only the angry residents show up". As such, our community in Mountjoy Street affected by this Proposal have gone through the proposal and the overwhelming majority disagree with the proposed Mountjoy Road Heritage Area. We have all signed a petition to reflect the voice of our street, which is being separately forwarded to your office. Buying a first home is a pivotal moment for any Australian family. It is not only the biggest financial decision a family makes but also the most emotional one, tied to our hopes and dreams for the future and our family's overall wellbeing. The financial burden of upkeeping a heritage home, along with the restrictions it creates on future development plans, makes this Proposal very unappealing. By placing our newly purchased home under the Proposal area, it feels like our dreams, which had just started to become a reality, are being newly squashed. This Proposal is completely unfair, the selection of area appears totally random and creates undue burden on vulnerable contributory owners on the street. If we had known about this proposal, we would not have bought this house, and we are sure, this sentiment will be echoed by many others, devaluing this collective street. We are strongly opposed to the creation of the Mountjoy Heritage Area and urge you to rescind this proposal, as our representative		

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		6. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	
19		1. We write to express our deepest concerns regarding the proposed creation of the Mountjoy Heritage Area within the City of Nedlands (the "Proposal"). We request that you give due consideration to each of the points outlined in this letter given our family will be amongst those most acutely impacted by the implementation of the Proposal. To be clear, we are opposed to the creation of the Mountjoy Heritage Area and strongly urge you to rescind or reject the Proposal. 2. Proposal Inconsistent with Western Australia Heritage Guidelines Section 3.1 of the Guidelines for Heritage Areas states that: "A heritage area should not be created simply because a collection of diverse individual heritage places are located close together." The City of Nedlands Local Heritage Survey2 (LHS) is a "survey of heritage places/precincts that are identified as being culturally or historically significant to the City"3 . The first three pages of the LHS lists those heritage places/precincts that have been identified within the City of Nedlands. There is not one property on Mountjoy Road listed in the LHS. Let alone "a collection of diverse individual heritage places" within the proposed Mountjoy Heritage Area between Jenkins Avenue and Princess Road. 3. Lack of Transparent Process for Proposed Heritage Area Identification and Selection Given not one property in the proposed Mountjoy Heritage Area is contained within the LHS, it is unclear what heritage area identification and selection process was undertaken to designate the proposed Mountjoy Heritage Area. The only alternative source of public information which may provide a clue lies within the Character Analysis Report4 for the Nedlands Stirling Highway Activity Corridor. Whilst this document contains references to Mountjoy Road (amongst many other areas), this report was commissioned with a specific focus on the Nedlands Stirling Highway Activity Corridor Precinct as pictured in figure 1. It should be noted that the proposed Mountjoy Heritage Area, which lies between Jenkins Avenue and Princess Road, is not contained within the Nedlands Stirling Highway Activity Corridor Precinct, and therefore was peripheral (at best) to that report. It would be of great concern if a report created with a specific narrow unrelated focus were used as the basis for the current Proposal. It is difficult to understand the designation of the proposed Mountjoy Heritage Area in the absence of a transparent and comprehensive heritage area assessment for all areas within the City of Nedlands. If the City of Nedlands is bona fide in its desire to identify and designate heritage areas, then proper process would dictate that a dedicated study were undertaken to review the entire City of Nedlands for potential heritage areas before any are implemented. 4. Practical Implications on a Resident in the Proposed Mountjoy Heritage Area We note that the Heritage Areas and Local Planning Policy 6.2 — Heritage Protected Areas proposal distinguishes between Contributory and NonContributory houses. We will focus only on Contributory houses as our house falls within this category. The proposed policy states that as a Contributory house: "the house should be retained, and any external alterations you make to your property and which are visible from the street will require special consideration to show that they are in keeping with the design and form of the	1. Objection noted 2. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. 3. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 4. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. As with any property, the value of a home in a heritage area will be affected by a range of factors including size,

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		dwelling. Streetscape alterations should generally be designed in a manner consistent with the original form of the dwelling, with the intent of maintaining and upkeeping the facade and publicly visible parts of the house." Such requirements will bring significantly increased costs of sourcing appropriate (period consistent) materials and capable labour to perform maintenance, renovation and/or new construction. There is also clear evidence that insurance premiums increase markedly (potentially doubling) for houses in heritage areas, with this designation bringing immediate increased household costs to residents. What is more stark is that by being located within the proposed Mountjoy Heritage Area, we will be refused flexibility of choice for our property that families who live over our back fence on Louise Street will have access to. It is unclear why our landowner rights are being impacted in the proposed way whilst those in comparable adjacent streets are unaffected. It is neither reasonable nor equitable. In the absence of a transparent and comprehensive assessment, it is difficult to see the justification of why such requirements should be implemented for one portion of one street but not for the blocks surrounding it let alone the City of Nedlands as a whole. The current Proposal appears to be arbitrary at best and discriminatory at worst. In addition, for the same reasons setout above, we anticipate that the resale value of our home will be negatively impacted by this additional encumbrance, particularly when houses in the streets adjacent will not be subject to the same restrictions. Our home is by far our most material asset and will form the cornerstone of our retirement fund. Why would a buyer choose to purchase our house in preference to a house of exactly the same vintage and character that can be bought in any of the adjacent streets without the heritage compliance requirements? Finally, the proposed policy to offer compensation in relation to a refund of planning fees and heritage advice sessions does little to offset the material impost that compliance with heritage designation will bring. If the City of Nedlands is so keen to have the proposed Mountjoy Heritage Area implemented, has it considered real compensation measures such as material reduction in council rates to fully compensate for the increased costs created through the heritage area designation, or compensation mechanisms to ensure impacted residents receive fair market value when an owner decides to sell? We are really struggling to understand how this policy is fair and equitable, and on what bases our section of Mountjoy Road has been selected. 5. Conclusions 1. Recommend a comprehensive City of Nedlands heritage area assessment process is undertaken prior to any decision Given the potential for material financial implications for impacted residents, a proper dedicated assessment process of potential heritage areas throughout the entirety of the City of Nedlands should be undertaken prior to any heritage areas being proposed, let alone implemented. Council is encouraged to undertake such an exercise prior to any decision is made on the Proposal. 2. Reject Mountjoy Heritage Area proposal on the grounds it does not contain any sites on the LHS nor meets the Guidelines for Heritage Areas Given not one property in the proposed Mountjoy Heritage Area is contained on the City of Nedlands Local Heritage Survey, and therefore the Proposal appears inconsistent with the Guidelines for Heritage Areas, Council is encouraged to rescind or reject the Proposal when it comes up for consideration. We sincerely appreciate you taking the time to consider our submission as outlined in this letter and look forward to your due consideration of it.	location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 5. Recommendations noted 6. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Heritage Areas are important for their contribution as a whole and would not have an individual register of place.

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		As submission above	6. The Local Planning Policy appears to have taken at best an extremely liberal, and at worst a non-compliant, interpretation of the requirements for implementation of a heritage area under the Planning and Development (Local Planning Schemes) Regulations 2015. Schedule 2, Part 3, Clause 9.2 states: "If the local government designates an area as a heritage area the local government must adopt for the area a local planning policy that sets out the following — (a) a map showing the boundaries of the heritage area; (b) a statement about the heritage significance of the area; (c) a record of places of heritage significance in the heritage area." Schedule 2, Part 3, Clause 9.3 requires the local government to provide each landowner with a copy / access to the proposed local planning policy. The key subsection to highlight here is bullet point (c) which requires disclosure of "a record of places of heritage significance in the heritage area". This is clearly a critical aspect of any heritage area proposal given it is specifically called out in the regulations. Turning to the City of Nedlands own website which purports that the City's Local Heritage Survey: "The City's Local Heritage Survey (formerly named the Municipal Inventory) is a survey of heritage places/precincts that are identified as being culturally or historically significant to the City. The Local Heritage Survey includes a Place Record for each entry which details what is known about that site, building or landmark. Places and heritage areas/precincts identified within the local government's Local Heritage Survey will be assigned a management category of either A, B, C or D, depending on their level of significance." It is critical to	The listing as "contributory" is the record of places within the area that have significance. 7. Objection noted

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			note that there is not one property on Mountjoy Road included in the City's Local Heritage Survey despite the survey being the record of places of heritage significance for the City. During consultation, I queried the absence of compliance with Schedule 2, Part 3, Clause 9.2(c) of the Regulations given an absence of any "record of places of heritage significance in the heritage area". In response I was told by a City official that the Contributory / Non-Contributory delineation was the record of places as required by the Regulations. This assertion is absurd and directly conflicts with the City's Local Heritage Survey which purports to be the "Place Record" for the City	
		7. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
20		1. My house has been renovated in bits overtime and no longer resemble its original style. For example, old and new windows don't match, the upstairs addition is made of timber walls with rendered cement sheets used as storage area, has no insulation. can only be used as a storage as too hot in summer and too cold in winter. The old part has many cracks due to humidity.	2. Not required for this area as there are too many variations of styles in the street with no heritage value whatsover. Time and money would be better spent replacing the dead or dying street trees and fixing the ill-advised street modification of Jenkins street which cause me, and others, daily frustration and anxiety. Frankly I dont need anymore stress from the Nedlands Council planning to put my house on the heritage list. Thank you.	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. Concerns noted 3. Objection noted 4. As response 1 above 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the
		3. We write to express our opposition to the proposed creation of the Mountjoy Heritage Area within the City of Nedlands and respectfully urge you to reject the proposal. 4. Inconsistent Proposal: Given that not one single property in the proposed Mountjoy Area is contained within the City of Nedlands Local Heritage Survey, it is unclear what heritage area identification and selection has been undertaken to designate the Mountjoy heritage area. 5. Property Rights: Heritage listing will restrict our rights and impose additional costs and bureaucratic hurdles for renovations or modifications. Property owners should have the freedom to make changes that improve the functionality and aesthetics of their properties without undue interference.		

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		6. Maintenance Costs: Maintaining and insuring heritage-listed properties can be financially burdensome for property owners, especially for those who may not have the resources to undertake necessary repairs or upgrades. This could lead to neglect and deterioration over time, hence diminishing the street appeal of the aera. 7. Community Consensus: It is important to consider the views of all residents before making a decision that could have long-term implications. There should be a transparent and inclusive process for evaluating the merits and drawbacks of heritage listing. 8. Adverse Impact on Property Values: Heritage listing has been associated with a decrease in property values due to restrictions on development and potential maintenance costs. This could have negative consequences for homeowners in the affected area. Therefore, we respectfully urge you to reject the proposal for heritage listing and to explore alternative strategies that achieve our shared goals without unnecessarily restricting property rights and economic opportunities. Thank you for considering our views on this important matter. We look forward to your response and further discussion on how we can best serve the interests of our community.	rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 7. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. 8. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 9. Objection noted
		9. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	
		10. Petition opposing the creation of the Mountjoy Heritage Area <u>from the impacted residents of Mountjoy Road.</u> RE: The proposed creation of the Mountjoy Heritage Area within the City of Nedlands (the **"Proposal"**), in accordance with the proposed policy: Heritage Areas and Local Planning Policy 6.2 - Heritage Areas. Dear Mayor and Councillors, We, the undersigned residents of the proposed Mountjoy Heritage Area (being the section of Mountjoy Road between Jenkins Avenue and Princess Road), write to you in objection to the creation of the heritage area. We hereby document our **<u>formal request that you reject the Proposal</u>** due to lack of support from the residents of Mountjoy Road, being those most impacted by the Proposal. Through our collective review of the Proposal, we document a number of key concerns (amongst several other) raised during the consultation sessions regarding the Proposal: 11. 1. **Unclear heritage area selection process:** there does not appear to have been a clear, nor comprehensive, 'heritage area' review undertaken across the City of Nedlands underpinning the Proposal. It therefore remains unclear how or why Mountjoy Road was assessed and selected above any other area in the City of Nedlands. 12. 2. **Unreasonable increased cost burden on residents:** compliance with heritage area standards will invariably come at an increased maintenance, replacement and development costs for us residents. There is also evidence that day to day costs such as insurance premiums can increase markedly due to the heritage area status.	

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		13. 3. **Potential devaluation of our properties vs those in adjacent non-heritage area streets:** residents have expressed major concerns regarding the potential devaluation of their homes versus a comparable non-heritage area homes in adjacent streets where compliance with heritage area standards will not be required. 14. 4. **Unsatisfactory compensation mechanisms:** the proposed refund of planning fees and free heritage advice sessions provides minimal comfort against the potential material negative financial impacts of items 2 and 3. 15. **5. Inequitable impact on a select few residents of the City of Nedlands:** the aggregate effect of the above items results in an inequitable impact on a select few residents of the City of Nedlands, which is only compounded by the lack of clear selection process. it remains unclear why the few residents of Mountjoy Road should bear the financial burden on behalf of the City of Nedlands to maintain our houses to the proposed heritage area standards. Thank you for you due consideration of this petition from the impacted residents of Mountjoy Road. I/we, of [redacted] Mountjoy Road, Nedlands sign this petition in evidence of our opposition to the Proposal. We strongly urge the Councillors of the City of Nedlands to **reject the Proposal.**		10. Objection noted 11. As response 1 above 12. As response 6 above 13. As response 8 above 14. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained properties with heritage character can be seen as appealing to some buyers. 15. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this.
21		1. Some background before I make any specific comments: this is the third house that my wife and I have bought and lived in, and all have been mid-thirties buildings or older, and we made no modifications to the original exteriors, except to restore to previous condition. Moreover, we do not plan to change the frontage of [redacted] Mountjoy Road, nor do my adult children. However, despite my desire to live in and raise a family in an older house, I am not supportive of the proposed Heritage Protected Places suggested anywhere in Nedlands, and certainly not for Mountjoy Road. 2. I am particularly disappointed about the lack of consultation with residents prior to these proposals being drafted. My expectation would be that the owners and ratepayers be surveyed first to see whether there is any desire to be part of a heritage area (and there is not;	6. Statements such as '4.2 Ensure that development is respectful of, and contributes to, the identified cultural heritage significance of a heritage-protected place' use the word cultural (relating to the ideas, customs, and social behaviour of a society; relating to the arts and to intellectual achievements) as though it is conjoined with heritage. It is not, and I fail to see in any part of the documentation an explanation of the cultural significance of any of the proposed heritage areas . 7. 6.3.2 - is couched in such a way as to suggest that buildings in a Heritage area are the same as 'individually heritage listed properties' ... but of course, no properties within the Mountjoy block have been identified as individual heritage properties	1. Noted 2. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking.

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		only one household was in favour when a resident's survey of the street was conducted), and then if so, an inclusive and consultative process initiated to that end. The current situation, where a finalised plan is presented as the community consultation is no consultation at all. Additionally, some comments made by council staff at verge meetings weren't particularly helpful, such as 'we find it is mainly those who are negative that attend these meetings' (when 41 of 42 households are not supportive, that is almost a certainty!) didn't add to the discussion taking place. 3. In summary, although I am happy to live in my older house, I respect that others don't, and given the already compromised nature of the entirety of Mountjoy Road and our block within, owners should be able to make their choice of maintain / renovate / new build without being encumbered by these Heritage Area Proposals. There are many reasons why a new house might be suitable than a large restoration / renovation of an existing building, not the least of which is the cost associated with making an older dwelling fit for purpose for contemporary users; a build from the ground up is often a cheaper option, and allows incorporation of passive solar design, double glazing, proper integration of solar panels and batteries, bespoke wiring and electronics, appropriate garaging and security. Given the number of break-ins / attempted car break-ins recorded by security cameras by my neighbours, the last two points of security and garaging should not be discounted and secondary to environmental and fiscal concerns. The Productivity Commission's 2006 report, Conservation of Australia's Historic Heritage Places, states "Without the discipline imposed by having to pay the costs of heritage	8. 6.4 - the wording around paints and render for buildings constructed prior to 1950 concern me; what are the limits of a recommendation? 9. 6.7 - additions will be assessed on merit ... always open to bias of aesthetics as well as planning requirements 10. 6.8 Garages and Carports - a contentious section, given that existing carports in the Mountjoy block are mostly large double carports of substantial size (not simple in design or scale), obscure views to the house, can not be located to the side given the positioning of houses on these blocks, and often show faux/mock heritage design elements, which the owners clearly feel add to the look of the house. These proposed expectations for Carports are at odds with what has already been commonly built in the Mountjoy block 11. 6.9 Materiality and Colour Schemes - this may make sense in a streetscape that is truly intact, but as previously stated, with 30 percent of all dwellings in the block being non-contributory, mostly newer builds, any attempt to be restrictive and prescriptive with regards to colour palate etc seems an overreach 12. 6.10 - street fencing is to be consistent with the relevant Heritage area statement within Appendix 1 of this policy ... unfortunately, the description of current fences is inaccurate in the Appendix, so would we have to assume that a historic planning approved fencing profile is to be followed? Security concerns and the desire for more greater privacy also need to be seriously considered 13. 6.11 New Houses - Mock heritage is not permitted. The aesthetics of the build if a new house is permitted should not be so dictatorial. Other residents may well find a house in a similar 30s style more to their liking than something more contemporary; mock and faux are very	3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Comments noted. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 6. Retaining and preserving built heritage supports the sense of place within our communities. 7. Heritage areas provide a different level of heritage protection than individually listed properties. 8. Noted 9. The policy would be used as a framework for assessment

		conservation, there may be over-provision of the heritage public good, or of particular types of heritage places, resulting in a net cost to the community as a whole, rather than a net benefit." (pp 219-220). This quotes serves to raise the issue that under these proposals, the community of residents of the area would be those left to cover the costs of maintaining the streetscape by preservation of frontages in their current form, not council. 4. Additionally, there is the potential that housing prices in the area may be negatively affected by Heritage planning, so there is the possibility of a double negative fiscal impost. The question as to any net-benefit of the proposal is also pertinent, and to whom this benefit would apply? Given that there is no support amongst the resident community, who does benefit, is there a net benefit, and what is the net cost? 5. Specific Comments: The Statement of Significance suggests that "The intactness of the streetscape with its original houses and landscape setting makes Mountjoy Road unique not only in Nedlands but within the Perth Metropolitan Area." This commentary is either completely out of date, or a hyperbolic exaggeration. 12 of 42 dwellings in this block (and the generic use of Mountjoy Road to describe this one section is a little disingenuous), or almost 30 percent, are considered to be non-contributory, and most of these are new / newer buildings. In addition, a number of residences that are considered contributory, have had alterations / additions that would likely not be permitted under the proposed planning policy (for example, considering just the buildings around my house, [redacted] Mountjoy had a ~ 2 metre verandah built along the length of the house,	much used in a pejorative sense throughout these documents, a heritage bias that may not have any support in the community. There are bountiful regulations concerning extensions / renovations / new builds already, and another layer of regulation to preserve a heritage area that doesn't exist as an intact streetscape with original house does not seem warranted to me. There is also the risk that rental houses (the most intact frontages are mostly rental properties) are simply left to become derelict, awaiting a change in planning / zoning brought on by the State Government. This has happened in the Mountjoy block before ([redacted] Mountjoy), and detracts from the streetscape more than any new build might.	10. Noted. The proposal allows for carports or garages for off street parking where they do not obscure views of the house. 11. Noted. The colours used in a heritage area contributes to the overall cohesiveness and character of the streetscape. 12. Low front fencing is characteristic of the properties within this area and is an important element which contributes to the streetscape of the area. 13. Noted. Faux heritage is discouraged, instead new builds should reflect the heritage significance of the area. This is consistent with contemporary heritage practice, including the Burra Charter. 14. Objection noted 15. As response 5 above 16. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 17. As response 4 above 18. As response 16 above 19. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. 20. As response 3 above 21. Assessment and administration of these applications would be undertaken by Officers within the Planning department through the development application process.

		fundamentally changing the façade to achieve a more 'federation' look; [redacted] Mountjoy has an obvious second story viewed from street level, and of insufficient set back under these proposals; [redacted] Mountjoy changed the roofline by adding decorative gables and substantially altering the entrance / porch area of the original dwelling; [redacted] Mountjoy has a second story extension clearly visible from street level). With 30 percent of houses in the block new or non-contributory, and others with substantial changes to the original frontage or with visible 2nd story extensions, it is a vast exaggeration to suggest that the streetscape is intact, or unique. I also find some of the 'Era and Themes / Interwar Dwellings' descriptions questionable in my opinion. In the 'Materials/ Composition' section the generosity of the architectural detailing etc is somewhat overstated; many of the houses are straightforward, simple examples of their sort, and can be commonly found throughout Nedlands and elsewhere. More substantial and detailed dwellings are clustered closer to the highway, but this is not uniform in the Mountjoy block being considered. Chimneys, rather than being a major decorative feature, are for the most part simple and functional in this area, with few showing any decorative detail of note. 'Setbacks and setting': the consistent 9-metre setback which adds to the "Streetscape rhythm" is arguably better served by the new dwellings on the street, which, as they incorporate garaging for cars within the main building structure, leave the setback unencumbered by large double width carports, which dominate the space between the fence line and original houses in many cases. 'Fencing': "These fences are rarely more than 900mm high" ... this is demonstrably incorrect. Whilst some fences are low as		22. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. 23. The policy provides a framework for alterations and improvement to properties within the area. 24. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. Retaining and preserving built heritage supports the sense of place within our communities. 25. Comments noted 26. As response 2 above 27. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.

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		described, and other dwellings have no fence, the majority of fences are over 900mm, with pillar and rails / pickets being the most common form, some picket fences, and a number of walls. This may be a reflection of an older survey being used, but many of these fences and walls have been there for close to the near 3 decades we have lived here		
		14. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
		15. 1. Unclear heritage area selection process: there does not appear to have been a clear, nor comprehensive 'heritage area' review undertaken across the City of Nedlands underpinning the Proposal. It therefore remains unclear how or why Mountjoy Road was assessed and selected above any other area in the City of Nedlands 16. 2. Unreasonable increased cost burden on residents: compliance with heritage area standards will invariably come at increased maintenance, replacement and development costs for us residents. There is also evidence that day to day costs such as insurance premiums can increase markedly due to heritage area status 17. 3. Potential devaluation of our properties vs those in adjacent non-heritage area streets: residents have expressed major concerns regarding the potential devaluation of their homes versus a comparable non-heritage area homes in adjacent streets where compliance with heritage area standards will not be required	I am concerned about the following: 20. 1. Impact on Property Rights re. Restrictions on Modifications and Renovations: I am concerned about the stringent regulations on the types of modifications or renovations that can be made, potentially limiting homeowners' ability to adapt their properties to their needs or preferences. 21. 2. Long Approval Processes: Obtaining approval for any changes to a heritage-listed property is likely to be a lengthy and bureaucratic process, adding time and complexity to even minor projects. 22. 3. Impact on Market Demand and Liveability re Limited Market Appeal: Some potential buyers may be deterred by the heritage listing due to perceived constraints on property use or future development opportunities, reducing the pool of interested buyers. This indeed occurred with one of the new residents of Mountjoy Road, who would not have bought into the street if he had been made aware of the Council's intentions. 23. 4. Environmental and Sustainability Considerations: It appears that the Heritage guidelines will restrict the	

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		18. 4. Unsatisfactory compensation mechanisms: the proposed refund of planning fees and free heritage advice sessions provides minimal comfort against the potential material negative financial impacts of items 2 and 3 19. 5. Inequitable impact on a select few residents of the City of Nedlands: the aggregate effect of the above items results in an inequitable impact on a select few residents of the City of Nedlands, which is only compounded by the lack of clear selection process. It remains unclear why the few residents of Mountjoy Road should bear the financial burden on behalf of the City of Nedlands in maintain our houses to the proposed heritage area standards	implementation of energy-efficient upgrades, such as solar panels on roofs that could be seen from the road 24. 5. Imposing heritage status on a select few streets will impact community cohesion and create division within the community, especially if neighbouring areas are not subject to the same constraints. 25. 6. Increased costs and restrictions may make it less feasible for certain demographics, such as young families or lower-income residents, to live in the area, potentially altering the social fabric of the community. Perhaps this is what council is aiming for?? 26. 7. Process and Transparency Concerns: there appears to have been no community consultation. Residents of [redacted] Mountjoy only received the letter on the Friday before the meeting at the end of the street. It is conceivable that other members of the street were not notified in a timely fashion. 27. 8. Inconsistent Application of Heritage Criteria: There appear to be other streets in Nedlands that have a greater proportion of "original" homes, but have not been heritage listed.	
22		1. I am writing to you regarding the proposed inclusion of part of Mountjoy Road, Nedlands as a Heritage Protected Areas under the Heritage Areas and Local Planning Policy 6.2. I vehemently oppose this action, especially as my property has been designated “contributory” under the proposal. This action is unwarranted, intrusive and places severe restrictions on the private property rights of the affected homeowners. 2. Your letter of 4 June describes the proposed action as “to preserve the streetscape appearance of the area”, which is a laughable statement given the disastrous over development of the region between Stirling Highway and Jenkins Road. Having failed in your duty to control and effectively manage the R20 development in the northern section of Mountjoy Road, you are seeking to impose restrictions on homeowners in the adjacent block. This action is nothing more than a knee-jerk reaction to claw back control that you have already lost on the development in area, and is deeply unfair to affected homeowners.		1. Objection noted 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places.

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		3. Nedlands has an increasingly aging demographic and to ensure ongoing vitality of the suburb there is a need to attract younger families. How does imposing the Heritage Protected Areas help attract families who will likely want to remodel houses to their needs when restrictions on how they choose to develop their own homes are imposed? 4. The uncertainty around this proposal has already caused a reduction in the value of the homes you have arbitrarily designated into the Heritage Area, since prospective buyers are wary of what the additional costs and burdensome planning rules/applications might be. You have devalued my property! 5. Once a property falls under a heritage area, the cost of construction, remodelling, insurance and financing of these properties will increase. This will be an additional cost on me for any future works and make it harder to find a buyer that will be willing to absorb these costs. 6. 2 We bought our home in 2006 and under this proposal would be compelled to allow others make decisions about what we are 'allowed' to do, or not do, in regard to the aesthetics and style of our own property. This is an outrageous imposition. How dare you trample on our enjoyment of the property that we have paid for! 7. The selection of "contributory" or "non-contributory" homes within the Heritage Area is arbitrary and many of the homes have already been significantly remodelled or rebuilt. There is no 'streetscape' to preserve as you claim, as it is already a mix of styles in our block, and an unsightly mess in the entire R20 zone between Jenkins and Stirling Highway. You have already lost the battle! I total oppose the imposition of the Heritage Area on Mountjoy Road and will fight against this over-reach at every opportunity.	3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. 6. Noted. It is also noted that there are already limitations on development through the City's Scheme, local planning policies, and state planning policies. 7. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 8. Objection noted
		8. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	
23		1. I, [redacted] owner and occupier of [redacted] Mountjoy Road Nedlands strongly oppose these policy changes.	1. Objection noted

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		2. Development application requirements are unfair, unreasonable and suffocating due to properties over the back fence and other parts of Mountjoy Road not being subject to the same requirements. Properties will be harder to sell and suffer a significant drop in value. Potential buyers will be more likely to choose other houses in nearby streets or at each end of Mountjoy Road that are not subject to these heritage requirements. 3. Contributing places will have extra expenses for maintenance as they age. Demolition could be impossible even if the property is unliveable. 4. Subdividing the ¼ acre block looks difficult as it will rely in part on the original setting and context (the pattern of lots). 5. Home owners will be subject to more expense and paperwork to demonstrate compliance with the heritage conditions when doing any work on their property. 6. This policy is also grossly unfair because many older houses in Nedlands that had greater heritage value have already been demolished, especially over the last few years. This proposal has been very distressing for me. I am concerned and wary of dramatic changes. My family and I have happily and contentedly lived in Mountjoy Road, Nedlands since 1980. The proposed dramatic changes are an overreach.	2. Comments stating heritage area designation will make the property harder to sell is anecdotal. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 4. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide 5. Noted. As response 3 above 6. Noted 7. Objection noted
		7. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.	
24		1. It is arbitrary and discriminating, based on criteria of the planning officers and not tested with the property owners. 2. It imposes new and unwelcome restrictions on how property owners can improve the amenity of their homes. 3. It reduces the resale value of the property - to many senior residents it is their Super, to be used when there is need for cash. 4. The elected representatives do not have a mandate to decide on this issue - none of them stated this in their election manifestos. 5. It is an unnecessary policy - possibly ideology driven. The property in which they live is the largest asset to many property owners. - unwelcome restrictions must not be imposed by those not impacted by the policy., especially as there are adverse financial implications. The benefits of the proposed Policy to property owners or the Community has not been proven.	1. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for
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		respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 4. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. 5. Noted
25		1. There does not appear to have been a clear 'heritage area' review undertaken across the City of Nedlands underpinning the current Proposal. 2. It is unreasonable for an owner to be told what they can and can't build on their property other than complying with current building regulations. 3. There are many older residents in the street who are close to retirement and are looking to a future sale. These residents have credibly maintained their properties. Creating a heritage area in a section of Mountjoy Rd may devalue properties compared to those in neighbouring streets as well as restrict potential buyers. 4. This is unjust. It is also highly likely that residents who continue to live in Mountjoy Rd will face increased costs in maintaining their properties within heritage guidelines	Not answered	1. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey

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		- again unjust. In essence designating a section of Mountjoy Rd as a Heritage Areas is an inequitable proposal that will put an unfair financial burden on the residents.		or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. A variety of instruments already control development on private land, including the R-Codes, local planning policies, and the Scheme. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 5. Objection noted
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		Creasing the troublesome when I need to renovate or sale the house.	Not answered	
28		Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		Objection noted
29		1. I am writing in relation to your letter dated 4 June 2024 regarding the subject matter in my capacity as the owner of the property. I bought the Property in September 2020 in the midst of COVID when there was a lot of uncertainty surrounding the Perth property market, primarily because: (i) I love the city of Perth and especially the suburb of Nedlands, which is the area around which I spent most of my time when I lived in Perth for education years ago, and I have always aspired to becoming an owner if a property in this prestigious precinct one day; and (ii) my children, [redacted], for whom I had plans of sending to Perth for education one day, could use the Property as a base for them to reside in Perth, and the Property could also potentially one day become our place of residence. We therefore rented out the Property after the completion of my purchase as an interim measure with a view to holding onto the Property for the long term. I respectfully submit that back at the time when we purchased the Property, and even as of the date of this submission, I never had and have no immediate or foreseeable plans of substantially renovating or redeveloping the Property - we are not one of those investors looking to maximise our profit from the Property in as short a time frame as possible by way of redevelopment or otherwise. As with any property however, there is always a possibility that sometime down the track when, for instance, the Property becomes too old or does not fit our future family plans, we as the owner of the Property could consider all options including renovating or redeveloping the Property in the best interests of our family. 2. I submit that such freedom to renovate or redevelop a property in a way that suits one's needs is a perfectly reasonable, legitimate, and legal right of any owner of properties. Given the above background, the proposal to designate the Property as one of the Contributory laces under the draft Local Planning Policy 6.2: Heritage Protected Places (the "**Policy**") struck us as an unreasonable intervention of my unfettered rights as the legitimate owner of the Property. Since our purchase of the Property, we have already spent a considerable sum of money to repair the Property due to wear and tear over time. It would be reasonable to expect that there will likely come a point in time in future when the costs of maintaining and/or repairing the Property would simply become too significant for us to bear, and any property owner should then have the unfettered right and absolute freedom to renovate or if necessary, redevelop, the Property, in whole or in part. It would be unduly burdensome to expect an owner of a private property		1. Objection noted 2. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. At the time of obtaining the Orders and Requisition report work on the Heritage Areas proposal was not underway. The information contained within the Orders and Requisitions is current as of the date of the report and cannot foresee changes and additions to the City's planning framework in the future.

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		to bear the costs of upkeeping a property *indefinitely* to comply with a local planning policy - that should be the Government's role. 3. We can perfectly understand and would accept to be bound by all policies and orders that existed at the time of our purchase of the Property. In this regard, we had specifically obtained a zoning and requisition order statement prior to the settlement of the purchase of the Property, appended as **Appendix I,** which showed that the Property was not on the Municipal Heritage list. Therefore, to be imposed with the Policy totally unforeseen, which would significantly interfere with our unfettered rights as owner of the Property to make amendments to the Property in the future, would be completely unfair and inequitable. The imposition of the Policy would also put our family planning in jeopardy. 4. Separately, in addition to this submission, Dynamic Planning and Griffiths Architects will also make a submission to the City of Nedlands on the subject matter. In light of the above, I strongly urge the City of Nedlands: (i) not to implement the Policy; or (ii) in the event that the City of Nedlands nevertheless decides to implement the Policy, that the Property be excluded as one of the Contributory Places. I hereby reserve my rights to further actions (legal or otherwise) depending on the outcome of this proposal. I can be contacted at [redacted] should you have any questions or wish to discuss at all about my submission. Thank you for your attention and I look forward to hearing from you further on this matter as soon as possible. Attachment - Orders and Requestions for the property.	Addition to a Heritage Area does not provide the same protections to a place as being placed on a Heritage List. 4. Acknowledge receipt of additional planning reports. 5. Objection noted 6. As response 2 above 7. Assessment by Griffith Architects noted 8. The Local Planning Policy and Heritage Area designation is not required to be approved by the WAPC. The Policy does not seek to amend or modify any elements of the R-Codes which require WAPC approval.
		9. Dynamic Planning and Developments Pty Ltd (DP) acts on behalf of the registered proprietor of Lot [redacted]) Mountjoy Road, Nedlands (herein referred to as the 'subject site'). The purpose of this submission is to provide comment on the proposed local planning policy and request that the subject site is excluded from the local planning policy. Site Context: The proposed Local Planning Policy 6.2: Heritage-Protected Places relates to various lots within the City of Nedlands municipal area, all pertaining 5 specific streets that are deemed to contain significant heritage value which includes Meriwa Street, Clifton Road, Mountjoy Road, Tyrell Street South and Tyrell Street North. The subject site is currently included within the local planning policy alongside multiple properties that are afforded frontage to Mountjoy Road. The subject site is located on a lot that is fairly uniform and consistent with the surrounding neighborhood context as all lots are the same size along Mountjoy Road. Figures 1 and 2 below illustrate the location of the subject site in the context of the proposed local planning policy and general aerial context. Draft Local Planning Policy 6.2: Heritage-Protected Places: The purpose of the proposed local planning policy is to identify places of heritage significance and provide guidance around development works affecting heritage protected places. The objectives of the proposed local planning policy are to: • Preserve and enhance those heritage features that contribute to an understanding of cultural heritage significance in the local area as identified in the specified area's Statement of Significance.	

			• Ensure that development is respectful of, and contributes to, the identified cultural heritage significance of a heritage-protected place. • Preserve and restore the values of a heritage-protected place. • Provide guidance to applicants in relation to acceptable built form outcomes. It is clear that the proposed local planning policy is necessary for the City of Nedlands as much of the current local housing character is unique and contributes to significant cultural heritage. However, whilst we acknowledge the importance of the aforementioned local planning policy, we also believe that the subject site being included within the 'contributory places' register is inappropriate based on the reasoning within the subsequent sections of the submission. Purpose of Submission: The purpose of this submission is to provide comment on the proposed local planning policy and request that the subject site is excluded from the 'Contributory Places' list within the local planning policy. We consider this to be an appropriate modification to the local planning policy for the following reasons: 6. 1. The registered proprietor of the subject site had purchased the property on the basis that the property was not on the City of Nedlands Municipal Heritage List or any recognized State Heritage List. The property was purchased by the registered proprietor in September 2020 in which an Order & Requisitions form was completed by the City of Nedlands which states that the property is not on the Municipal Heritage List. As a result of this, it would be unfair on the registered proprietor to impose a policy labelling the subject site as having heritage significance when it was clearly indicated by the City of Nedlands that the subject site was not recognized as having heritage value as per the Order & Requisitions form. 7. 2. In regard to the subject site, a heritage assessment was undertaken by Griffiths Architects to determine whether it was justifiable to include the subject site as a 'contributory place' within the Local Planning Policy. Through this investigation, it was found that the overall heritage value of the subject site is low and as such the site should be omitted from the 'contributory place' register. Reasons in support of this view have been provided below: • The surrounding properties that are deemed to have heritage significance are distinctive in style and maintains design intent from the Inter-War period. However, the subject site's inclusion of a boundary wall and carport detracts from the presentation of the house and therefore lacks heritage value compared to other 'contributory places' as indicated in figure 3 and 4. The subject site consists of physical features such as face brick plinth, rendered walls, timber framed windows and a hipped tiled roof. Compared to other 'contributory places' along Mountjoy Road, the subject site is devoid of decorative features that enhance the heritage level as detailed within the local planning policy. The heritage policy emphasises the importance of architecture style within the Inter-War era which includes Inter-War styles such as art deco, Spanish mission, functionalist and English revival houses in bungalow form and scale. However, it was identified within the heritage assessment that the subject site does not conform to any of the ascribed styles which is consistent amongst other contributory places along Mountjoy road.	

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		• The heritage assessment identifies the house type as 'prosaic' which is a widely represented housing type within Nedlands and is apparent in housing that has been identified as a 'Non-Contributory Place' as detailed by the local planning policy. In regard to the above, it is clear to see that the overall heritage value of the site is much lower compared to other 'contributory places' along Mountjoy Road and therefore should be omitted from the 'contributory place' register. The heritage assessment provided by Griffiths Architects shall be attached alongside this submission (Attachment 1). The proposed local planning policy would need to gain approval from the WAPC before being gazetted by the City of Nedlands. However, after liaising with the City of Nedlands, it was found that they had not received approval or acknowledgement from the WAPC in regard to the aforementioned local planning policy. This clearly goes against the Planning and Development (Local Planning Schemes) Regulations 2015, specifically within Schedule 2, Part 2, Division 2 which states: (3) After the expiry of the period within which submissions may be made, the local government must – a) review the proposed policy in the light of any submissions made; and b) resolve to – i. proceed with the policy without modification; or ii. proceed with the policy with modification; or iii. not to proceed with the policy. (3A) The local government must not resolve under subclause (3) to proceed with the policy if – a) the proposed policy amends or replaces a deemed-to-comply provision of the R-Codes; and b) under the R-Codes, the Commission's approval is required for the policy; and c) the Commission has not approved the policy. As detailed above, it is clear that an approval from the WAPC is necessary in order to gazette a local planning policy. If the proposed local planning policy is not being endorsed by the WAPC, then the local planning policy would be considered 'illegitimate' and therefore should not apply to the subject site. 8. Conclusion: This submission represents the culmination of a detailed review of the proposed Local Planning Policy 6.2: Heritage-Protected Places and requests a modification to the local planning policy that excludes the subject site from the 'Contributory Places' register detailed within the Mountjoy Road Heritage Area. The exclusion of the subject site from the local planning policy is warranted as the site is deemed to have a lower level of heritage value compared to other contributory places along Mountjoy Road and was purchased on the basis that the subject site was not on the City of Nedland's municipal heritage register. We look forward to the City's assessment of this submission and any further opportunity to discuss the points raised. Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned. Heritage Assessment for [redacted] Mountjoy Road attached to submission.	
30		1. I do not believe this proposal is consistent across Nedlands and places an undue burden on just a few properties and a few homeowners. There has been such a significant change already with the imposition of high-density infill targets and a number of building demolitions	4. The policy does not take into account the economic viability, safety and amenity of the affected property. These properties were built in a different era and to much different standards. In some cases these buildings will be past there reasonable and economic life span. This	1. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of

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		that the original character of the streets has already changed. 2. What was the catalyst to select the particular streets that were chosen and why were they considered to be of more significance than any other? 3. There is the suggestion that this proposal will not affect property value but when buyers can avoid the few streets with this significant additional red tape and planning restrictions then it is clear that the impact will be significant. The few affected property owners will see a significant reduction in property value. Why on earth would you buy one of the affected properties when a few streets away you avoid this?	proposal does not take into account deteriorating building materials, and the changes in lifestyle since the original buildings were constructed. 5. Current trades are becoming more difficult to obtain and costs are rising rapidly. Skills used in the properties will become very difficult to obtain and very costly, skills like replacing ornate lead light windows, repairing or replacing chimneys, repairing sagging or damaged tile roofs, repairing timber windows with counter weights, repairing mortar as it breaks down to sand and requires repointing of the house. Building materials may also be difficult or impossible to obtain such as original roof tiles and period correct bricks or timber facades. It is unclear if when repairing for example building roofs will existing tile roofs be able to be replaced with new steel roofs. The cost difference can be enormous, any possible discount on planning fees would in no way offset the significant increase in repair costs. Imposing this change on just a few is grossly unfair. Not all the houses in the affected areas are in good repair and some are in need of work. Does this plan then lock the current buildings into the state they are currently in with the colour schemes and possibly very outdated window dressings unable to be changed? 6. Homeowners have not been consulted before putting into place such an open ended proposal. There is insufficient detail about what impact this policy will place on the homeowner. For example what building materials will be permitted, colours, etc. Will this be arbitarily decided upon submission of planning request and does this mean a planning request will be required for painting and maintenance of the property frontage. Why is this proposal in place? It is not consistent with the City's	the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 2. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. 6. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and

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			Council Plan 2023-33 and in particular outcome #1.3.1. It also contradicts outcome #12 for a happy, well-informed and engaged community. There has been a lot of work undertaken on this proposal but there is no obvious reason why this policy was proposed, who directed this action or why. This is a severe and significant restriction on just a few property owners rights over their own properties.	set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking.
		7. Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as aheritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		7. Objection noted
		8. RE: HERITAGE PROTECTED PLACES – MERIWA, CLIFTON, TYRELL AND MOUNTJOY ROADS We do not support this initiative to designate a few isolated streets as heritage precincts and strongly protest the inclusion of our own property in this scheme. 9. 1. It is not consistent with the City's Council Plan 2023-33. The City's future plan does not support the development of this initiative. We assume this initiative has been raised under outcome #1.3.1, which states only that: 1. Art, culture and heritage be valued and celebrated 1.3 Preserve and showcase local history and heritage 1.3.1 Update the local heritage survey and list of places the city deems are, or may become, of heritage significance. This does not foreshadow a strategy to include private homes in this list of places, nor to impose additional planning restrictions on home owners. The designation of residential properties within heritage precincts has not been canvassed with the Nedlands community. There is nothing within the future plan that supports or justifies this current proposal. On the contrary, it directly contradicts outcome #12 – a happy, well-informed and engaged community. Clearly significant work has been done on the detail of this proposal with absolutely no community consultation whatsoever with people who may be affected. There is no transparency on who directed this action or why. There has been no widespread consultation on the concept. There has been no mandate sought for the concept of restricting residents' rights over their own property or whether it is acceptable to do this in a manner that impacts some residents but not others. Residents, including us, have learned of the scheme and their inclusion in it through a newspaper report. We are not happy, not well-informed and absolutely not engaged in this proposal. 10. 2. The designation of heritage properties is arbitrary and unfairly applied Across Nedlands you have a changing landscape with older houses being progressively modernised or replaced. The current proposal has selected a few streets at random. There is no apparent reason why one street has been chosen over another. A home in a designated street may have no discernible difference in heritage value from a similar home in a different street, yet only one is designated. This provides	8. Objection noted 9. As response 6 above. Heritage areas were proposed to further the City's heritage framework. Consultation on the project included 8 onsite meetings, letters to every landowner, signs on the block, and attempts by Officers to contact people by email or phone where that information was available. 10. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 11. As response 5 above 12. As response 5 above 13. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including

		an inequitable situation where one homeowner is arbitrarily subject to greater restrictions and greater expense, despite paying the same rates as a near neighbour without those impositions on them. Worse yet, these homes may be immediately adjacent to a property that is not subject to these restrictions. A homeowner next door who is not required to jump through the heritage hoops may go on to create significant alterations to the streetscape without the same level of scrutiny. This proposed policy places responsibility for upholding the heritage value of the whole suburb on the shoulders of a few arbitrarily selected residents. Council needs to apply policy in a way that treats all residents in an equitable manner. 11. 3. Buildings have a limited life span The brick and lime mortar construction of many of these 1930s homes is not sustainable to maintain indefinitely. There is only so much repointing you can do before the lime mortar no longer stays between the bricks – it turns to sand and pours out. The inner leaf of double brick walls are not accessible to maintain. Strapped ceilings sag. Roof timbers rot. Materials are not always available. The building skills required to properly repair and maintain these older buildings are becoming scarce and harder to source. Homeowners need the autonomy to determine the economic viability, safety and amenity of their own properties versus a new build or significant renovation. This decision should not be held ransom by Council. As lovely as some of these homes are they were built for a different era, and the burden of their diminishing lifespan is borne by the homeowner not the Council. The only person who should have the right to determine they will continue to maintain the building is the owner. Council has not identified an end to this heritage precinct scheme, nor has it identified what a reasonable, economic and safe life span for this kind of building is. Council needs to gain advice on this question and canvass home owners before putting such an open ended, ill defined proposal in place. 12. 4. The needs of residents change over time We are no longer living in the 1930s. The needs of residents today are significantly different from those of the original residents in these precincts. Needs such as enclosed garage accommodation at the front of the property for electric vehicles, preferably with a separation to the main building to reduce the hazard from battery fires, did not exist when many of these homes were built or when setbacks were originally set. As residents have families or age, or the homes pass to the next generation, their needs will change. This is the driver for residents to renovate, expand or update a property, and they need the freedom to do this without the added expense of maintaining an ageing street frontage or convoluted logistics on how the desired outcome can be achieved. The proposed policy has the impact of restricting the affected residents from the enjoyment of their properties and will require residents to sell and move rather than improve their existing property. It removes the right of residents to ensure their property meets their own needs. Council should canvass the changing needs of residents before imposing a policy that does not consider their aspirations and values as being of primary importance. 13. 5. The policy increases costs and red tape A home is the most expensive asset most families own. These restrictive practices will make homes less attractive for resale and restrict the pool of potential buyers. There are no guarantees that a homeowner's plans will be approved, even when they have made the effort to comply with the heritage requirements and	size, location, quality and how well it has been maintained. Assessment and administration of these applications would be undertaken by Officers within the Planning department within the development application process, operating within a statutory timeframe. 14. As response 6 above. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. Officers recognise that community buy-in is critical to the success of the proposal.

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		may well be incurring additional expense to do so both in the design and the build. The approvals process is arbitrary, involves additional steps and there is no cap on the time it will take for those approvals to be carried out. It may also cost the City more to administer the approvals process, which impacts rates. The people making these decisions are being given a licence to dictate how residents can use their own private property, while they themselves spend rate payers funds and have no skin in the game. All properties in the area should have the same level of planning scrutiny, and we suggest this should absolutely not include the level of red tape you are planning to apply in the proposed heritage precincts. 14. 6. Once again Council is acting without a mandate from residents This proposal feels like a revisit to many other Council initiatives, most recent being the speed control devices Nedlands Council planned for Vincent Street. It will only result in a pushback from the local residents and another round of residents severely unhappy with their local Council. Any such proposals should have been canvassed with residents at conceptual stage, and certainly well before money is spent developing and publishing a detailed policy, selecting sites and undertaking surveys as has been already done in this case. We ask that the proposal be rescinded in its entirety and that the Council re-think its approach to how it communicates with and serves the community. Residents should not have to take time to campaign against such poorly conceived Council actions.	
31		1. Petition opposing the creation of the Mountjoy Heritage Area from the impacted residents of Mountjoy Road. RE: The proposed creation of the Mountjoy Heritage Area within the City of Nedlands (the "Proposal"), in accordance with the proposed policy: Heritage Areas and Local Planning Policy 6.2 - Heritage Areas. Dear Mayor and Councillors, We, the undersigned residents of the proposed Mountjoy Heritage Area (being the section of Mountjoy Road between Jenkins Avenue and Princess Road), write to you in objection to the creation of the heritage area. We hereby document our formal request that you reject the Proposal due to lack of support from the residents of Mountjoy Road, being those most impacted by the Proposal. Through our collective review of the Proposal, we document a number of key concerns (amongst several other) raised during the consultation sessions regarding the Proposal: 2. 1. Unclear heritage area selection process: there does not appear to have been a clear, nor comprehensive, 'heritage area' review undertaken across the City of Nedlands underpinning the Proposal. It therefore remains unclear how or why Mountjoy Road was assessed and selected above any other area in the City of Nedlands. 3. 2. Unreasonable increased cost burden on residents: compliance with heritage area standards will invariably come at an increased maintenance, replacement and development costs for us residents. There is also evidence that day to day costs such as insurance premiums can increase markedly due to the heritage area status. 4. 3. Potential devaluation of our properties vs those in adjacent non-heritage area streets: residents have expressed major concerns regarding the potential devaluation of their homes versus a comparable non-heritage area homes in adjacent streets where compliance with heritage area standards will not be required. 5. 4. Unsatisfactory compensation mechanisms: the proposed refund of planning fees and free heritage advice sessions provides minimal comfort against the potential material negative financial impacts of items 2 and 3.	1. Objection noted 2. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd area do not have the ability to subdivide. Studies from across the

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		6. 5. Inequitable impact on a select few residents of the City of Nedlands: the aggregate effect of the above items results in an inequitable impact on a select few residents of the City of Nedlands, which is only compounded by the lack of clear selection process. it remains unclear why the few residents of Mountjoy Road should bear the financial burden on behalf of the City of Nedlands to maintain our houses to the proposed heritage area standards. Thank you for you due consideration of this petition from the impacted residents of Mountjoy Road. I/we, od 68 Mountjoy Road, Nedlands sign this petition in evidence of our opposition to the Proposal. We strongly urge the Councillors of the City of Nedlands to reject the Proposal.		world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained properties with heritage character can be seen as appealing to some buyers. 6. Heritage area designation seeks to conserve the built environment which contributes to the unique Nedlands character. The purpose of the community consultation process is to gauge the community's desire to preserve this.
32		Not answered	Not answered	Objection noted
		Signed petition: We, the undersigned owners and residents of Mountjoy Road, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Mountjoy Road as a heritage area. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Mountjoy Road as a heritage area.		
		Not answered	Not answered	
33		Restrictive in development, particular due to other surrounding areas have largely unrestricted development opportunities.	Restrictive in development, particular due to other surrounding areas have largely unrestricted development opportunities. Opportunities include double story residence without restrictions of a heritage listed area or potentially sub-division.	Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.

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COMMENT ONLY				
1		1. I consider the area to be worthy of protection.	2. Whereas I support in principle the protection of heritage areas, this cannot and must not prejudice the value of owners' assets. If council believes it's contention that property values will not be negatively affected, a policy to protect owners must be put in place. This must fully compensate owners who, when they sell their property, are unable to achieve the price they would have received had the property not been in a heritage area.	1. Noted 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.
TYRELL STREET NORTH HERITAGE AREA				
SUPPORT				
1		1. I think it is a good idea to retain some of the original character of the area. Although our property doesn't have all the features (i.e lead light windows) it still contributes to the overall charactered of the street.	2. My concern about the proposal is how any rezoning changes in the street sharing the back boundary of the property (ie Thomas Street) will impact on and overshadow the heritage area properties.	1. Noted 2. Development on Thomas Street would be subject to overshadowing provisions of the R-Codes.
OBJECT				
1		1. I don't support the designation of the Tyrell Street heritage precincts. Please see my comments below regarding the local planning policy as to why I believe this area does not deserve inclusion. 2. Failing that, I would suggest that Tyrell Street property owners be granted a voluntary opt out given my points below.	3. I note within the heritage policy that the Tyrell Street proposed heritage precincts are the only two which come with caveats on their significance and merit for inclusion in the proposal. The policy acknowledges that not only are the included properties of moderate significance, but further that other portions of the street "have undergone unsympathetic redevelopment". The former suggests that the individual properties don't merit the creation of the precinct, likely due to their ubiquity in the area. Whilst the latter indicates that the proposed precinct has already had its value compromised due to previous development. Given the above, I would argue that the Tyrell Street proposed precincts should not proceed as planned	1. Objection noted 2. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. 3. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage

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		4. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. Objection noted 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.
		5. We just moved into this house. The house was rented for 20 years and needs a lot of improvements and repairs. We will always try to match the scene of the street but do not want to restrict ourselves, as the property really needs to be fixed.	Not answered	
2		1. I am not agreeable.	2. I don't think it should go ahead, not being able to have a choice on what is done on your own house is not ideal, I also worry it will affect the value of my property.	1. Objection noted 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.

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3		1. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		1. Objection noted 2. Noted 3. R160 - Tyrell north - removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the R160 coding. 4. Upon reviewing the properties between Elizabeth and Princess St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation. 5. The purpose of the 'pilot program' is the gauge the communities desire conserve heritage places in Nedlands. If the proposal gains a majority support from the community, officers recommend Council adopt the proposal. The proposed Heritage Areas are malleable and can be modified, as can the policy. Should the proposal not receive a significant level of support, Officers recommendation would be either to not proceed or proceed with modifications. 6. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. 7. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The
		2. While I support the concept of maintaining the inherited streetscape architecture, I am opposed to the proposed policy in its current form. There are many unknowns and it is unclear as to the long term ramifications to the property owners. Please refer to my questions/concerns outlined in section 8 below.	Heritage Area Concerns/Questions 3. Item 1: Tyrell North Area. It is noted that the area between Stirling Highway and Edward St is zoned as multiple dwelling. A few houses have been demolished to date to make way for multiple dwellings. There seems to be a conflict here, between this Heritage Area policy and the existing zoning, whereby a property sold to a developer can potentially demolish a designated heritage area building and build multiple dwellings on the site. So, how will this be resolved and who has the final say? 4. Item 2: Tyrell St Section Bounded by Elizabeth St and Princess Rd. It is unclear as to the reasoning why the section of Tyrell St bounded by Elizabeth St and Princess Rd has been omitted from this Heritage Area Pilot Programme. Many of the houses along this section, e.g. numbers 59,63 and 65 etc, have significant Heritage Area streetscape appearance. Could the reasoning be provided please? 5. Item 3: Pilot Programme. Documentation provided states this proposed Heritage Area designation is a "pilot programme". How do you measure the pilot program? What mechanism is to be used to determine the success or otherwise of the pilot programme? When will the pilot programme cease? If the pilot programme is successful, what is the plan (or implementation plan) for Nedlands? If the pilot programme is unsuccessful, what are the consequences for those in Tyrell St and the other nominated areas? Is the status quo maintained?	

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			6. Item 4: Buyer Potential. Such a policy will limit, or restrict, future purchase of a property to those interested in older style buildings and willing to accept the heritage area restrictions. A potential buyer wanting to live in Nedlands, but unable to build a new dwelling, will be deterred. Hence, less competitive bidding may well result in a lower sale price. 7. Item 5: Maintenance and Renovation. Generally owning an older home (e.g. 1930s style) will incur higher maintenance costs compared to a newer home, especially as time progresses. This implies maintaining the building's streetscape will cost more compared to a new building. Furthermore, renovation will be somewhat more complex with the requirement that the streetscape of the dwelling must be maintained within regulations. These issues, though not major, can influence buyer demand and hence sale price. However, the higher maintenance costs for existing owners must also be recognised. 8. Item 6: Structural Issues. As houses age, structural issues play a major part in deciding the best approach to remedy. That is, does it come to a point where structural reinforcement is not cost effective and the only viable solution is demolition and the building of a new home. Hence, could you please advise what is the process for determining structural integrity and whether demolition would be allowed? 9. Suggestion: Maybe a policy of encouragement, rather than a mandatory policy, be implemented for owners within proposed Heritage Areas by the Nedlands Council	designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 8. As outlined in the Policy demolition due to poor condition is not an acceptable reason for demolition. Should approval be given for demolition be considered plans for replacement dwellings are to be approved and an archival record of the building is to be provided. 9. Suggestion noted
4		1. The proposed designation of Tyrell St North as a heritage area is clearly inconsistent with the Heritage Council's Guidelines for Heritage Areas. The Guidelines state that	I am strongly opposed to LPP 6.2 for a number of reasons.(even though I have a non contributory property)	1. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage

		heritage areas: are select areas with special qualities and will generally be quite rare within a locality; and contain a number of built elements that demonstrate a unified or cohesive physical form with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development (page 2). There is nothing inherently special or rare about the houses in Tyrell St North. There are many houses and streetscapes of a similar - even considerably better - standard throughout Nedlands. Tyrell St North does not 'demonstrate a unified or cohesive form', beyond many being built in the inter-war period and having a broadly similar scale, materials and setbacks. In fact, as noted in Local Planning Policy 6.2 (LPP6.2), Tyrell St North has a somewhat mis-matched collection of styles (Spanish Mission, California Bungalow, Georgian, Tudor and Gothic revival). Many of the houses on Tyrell St North that are proposed as contributory have already been modified substantially from their original form (e.g. second storey additions, carports and building materials that would not be permitted under LPP6.2). Some houses have had significant exterior renovations to the point that they are no longer recognisable as interwar homes. The Heritage Council Guidelines further state that 'a heritage area should not be created simply because a collection of diverse individual heritage places are located close together....a heritage area is not simply a mechanism for protecting places that fall below the threshold for the heritage list'. However, this is precisely what the City of Nedlands appears to be trying to do in designating Tyrell St North as a heritage area. for example, LPP 6.2 states "Many houses in this area exhibit moderate heritage significance individually. However, they collectively form	2. The policy places severe restrictions on the private property rights of affected home owners. 3. If adopted, the heritage policy will severely reduce the ability of owners of contributory properties to demolish houses. 4. Contributory house are not built to modern standards. I understand owners will be able to modify their houses, but there are some problems with contributory houses that are almost impossible to fully overcome (for example, they are poorly oriented and poorly sited on blocks). Owners of contributory homes should have the right to rebuild their family home, should they choose, the same as any other owner in the City of Nedlands. 5. LPP 6.2 will further add to the cost and difficulty of building in an already challenging environment. Owners wishing to renovate will face more hurdles, more intrusion from Council, more cost and reduced choice (e.g. exterior paint colours and building materials). 6. The policy may reduce property prices of affected houses and make them harder to sell, finance and insure. The policy is a double whammy for owners of character homes in rezoned areas. Their amenity and property values have already been harmed by the rezoning. Now the City is proposing to limit their ability to redevelop by requiring them to keep the facade of the original house. The policy place a heavy burden on a small number of home owners to maintain the character feel of Nedlands. It might ultimately reduce the number of heritage houses because owners outside pilot heritage areas might demolish to avoid getting caught up by the policy. Residents of Nedlands are already feeling under-siege from rezoning, redevelopment and the proposed medical precinct.	Area is a collection of properties which collectively contribute to the cultural significance. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. Noted 3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. As response 3 above 5. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 6. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.

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		a historic precinct that meets the threshold for designation as a Heritage Area." The Heritage Council Guidelines state that "it would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area" (page 4). However, again, this is what the City of Nedlands appears to be doing - against the advice of its own Planning Officers. Tyrell St between Stirling Hwy and Edward St has been rezoned for higher density and it is not appropriate to designate it as a heritage area. If the City of Nedlands were genuine about trying to protect quality heritage homes in Nedlands, it would not prioritise Tyrell St North. The selection of Tyrell St North as a proposed heritage area appears to be a misguided attempt to block development. The Council's focus should instead be on facilitating an appropriate level of development on Tyrell St.	7. Now, more and more, we have a Council that is trying to tell us what we can do on private property - including pruning trees. I love the leafy, character feel of Nedlands. Retaining that amenity needs to be balanced against private property rights, but this heritage policy does not strike an appropriate balance.	7. Noted 8. Objection noted
		8. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
5		1. Thanks for your email and information. I strongly object to designation of my property as part of the Tyrell Street North Heritage area as this would adversely affect my ability to develop my property and therefore my ability to either enjoy my property in the way that I wish and/or its resale value. 2. I do not object to the designation of specific properties as heritage eg Loretto School or Tresillian etc, but I do not believe that my property at [redacted] Tyrell Street should be included in such heritage designation as it does not have “culturally unique heritage significance”. I would suggest that the council limit its heritage designation to the properties that have such significance and perhaps only selected other properties adjacent to them.		1. Objection noted Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal

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				seeks to preserve the streetscape character of the proposed heritage areas. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 2. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.
6		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		Objection noted
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9		1. Unclear designation process, appears to be random. Houses all have different styles, sizes, materials. There is no consistency or uniformity of the houses and	2. The LPP Heritage Protected Places is an unfair and discriminatory policy which negatively impacts home	1. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers

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		preventing change does not preserve or enhance any cultural significance.	owners to a significant extent. The policy is not progressive, innovative nor beneficial to anyone. 3. It prevents land owners of the affected areas from improving their amenity with freedom as every other land owner in the City of Nedlands is able to do so. Decisions about changes allowed will be made by people who do not even reside in the affected Heritage Areas, further emphasising the discrimination caused by this policy. 4. The consequences of this policy will result in an immediate devaluation of the properties affected and eventually the entire suburb of Nedlands. 5. It prevents implementation of modern building technologies and materials which will aid in environmental conservation. Rather it will result in poorly constructed and designed homes from War Period deteriorating and becoming derelict.	sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 2. As response 1 above 3. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.
		6. The Heritage Area designation appears to be random and poorly investigated. The houses in the areas are of varying styles and constructed with differing materials, sizes and designs. There is no consistency or uniformity of the houses and preventing change does not preserve or enhance any cultural significance. Sections of the streets have been included whilst other sections have been omitted. Other streets in the areas with significantly more 'heritage' houses have been omitted. 7. There are no financial, environmental, functional or social benefits to imposing restrictions on a few selected streets, when the rest of the city can be freely developed without restrictions. 8. The selected streets are likely to become derelict as a consequence of the devaluation of the properties and unsustainable excessive maintenance costs. This will eventually degrade the entire City of Nedlands. People	9. The LPP Heritage Protected Places is an unfair and discriminatory policy which negatively impacts home owners to a significant extent. The policy is not progressive, innovative nor beneficial to anyone. 10. It prevents land owners of the affected areas from improving their amenity with freedom as every other land owner in the City of Nedlands is able to do so. Decisions about changes allowed will be made by people who do not even reside in the affected Heritage Areas, further emphasising the discrimination caused by this policy. 11. Rate payers money will be wasted on paying council staff to spend countless hours to evaluate and amend planning requests in the future. Whilst it aims to maintain the 'aesthetic' of a couple of streets, this will not be the case.	4. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. As response 3 above. 6. As response 1 above 7. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. Well

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		who do not live in the designated Heritage Areas are making unfair and unjust decisions about peoples homes in the Heritage Areas	12. The consequences of this policy will result in an immediate devaluation of the properties affected and eventually the entire suburb of Nedlands. 13. It prevents implementation of modern building technologies and materials which will aid in environmental conservation. Rather it will result in poorly constructed and designed homes from War Period deteriorating and becoming derelict. 14. The devaluation of the properties will result in uneducated and unprofessional people residing in these old, neglected properties. The entire community of the City of Nedlands will be negatively impacted by this policy. Any small homes which aim to increase living areas will have to cut down trees and reduce backyard garden sizes in order to comply with the harsh restrictions implemented by this policy. There are no benefits of this policy for anyone. I am shocked that such a reputable council would even consider to implement this archaic policy in such a progressive community.	maintained properties with heritage character can be seen as appealing to some buyers. 8. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 9. As response 1 above 10. As response 3 above 11. Assessment and administration of these applications would be undertaken by Officers within the Planning department. No additional cost to the landowner above development application fees are considered at this time. 12. As response 4 above 13. As response 3 above 14. Subjective comment. As response 7 above. Retaining and preserving built heritage supports the sense of place within our communities. 15. Objection noted 16. A response 1 above 17. As response 4 above 18. Officers recognise that community buy-in is critical to the success of the proposal and sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. 19. As response 3 above
		15. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
		I am a concerned property owner of Tyrell Street and oppose the proposed policy. I have outlined my reasons for opposition in throughout the following. 16. Lack of Rationale for Heritage Areas • There doesn't appear to be a clearly thought through rationale for implementation of Heritage Areas within the City of Nedlands. • There clearly is ambiguity and a lack of traceability in the reasons for why certain streets within the City of	Refer above question 7.	

		Nedlands have been chosen for the pilot. Even within the pilot streets there appears arbitrary selection of contributory properties. • For a change of this significance expert consultant reports should form the basis of any proposal and implementation plan. Tyrell Street • The proposed designation of Tyrell Street is inconsistent with the Heritage Council's Guideline for Heritage Areas. • There is nothing inherently special or rare about the houses in Tyrell Street. The street doesn't 'demonstrate a unified of cohesive form'. • Tyrell Street had a mismatched collection of styles (Spanish Mission, California Bungalow, Tudor and Gothic Revival). • Many of the houses proposed as contributory have already been modified. • I haven't commented on the other proposed pilot streets but am aware of feedback from residents of these streets with similarly significant issues with the policy. 17. Property and Suburb Devaluation • The policy would significantly restrict the ability of owners of contributory properties to demolish their houses. • Owners of contributory properties should have the right to rebuild their homes, the same as any other owner in the City of Nedlands. • There will be increased costs for contributory property owners associated with the heritage designation such as increases in approvals costs, insurance costs and costs for development. • Property owners have already been harmed by rezoning of Nedlands (noting also the lack of amenity associated with the rezoning).		20. This would be assessed in line with the City's tree Retention LPP. 21. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. 22. As response 1 above 23. As response 18 above 24. As response 1 above 25. As response 7 above 26. As response 8 above 27. As response 1 above 28. As response 3 above 29. As response 21 above 30. As response 14 above

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		• There is a possibility of the selected streets becoming derelict as a consequence of the devaluation of the properties and unsustainable excessive maintenance costs. 18. Poor Engagement and Implementation Planning • The engagement from the City of Nedlands on the policy has been poor. 19. Energy Usage Implications • Contributory houses are not built to modern design standards. Whilst some modifications may be allowed, these will be insufficient to bring to modern standard. • The implications are increased energy usage for the contributory properties as compared to an unconstrained renovation or new build. 20. Impact on Trees • Any small homes which aim to increase living areas will have to cut down trees and reduce backyard garden sizes in order to comply with the harsh restrictions implemented by this policy. 21. Lack of Mandate • I am not aware of any Councillor campaigning on the platform of this policy. • This being the case the policy does not have a mandate from the residents of the City of Nedlands. • This policy is an overreach from the City of Nedlands on the rights of private property owners.		
		Lack of appropriate rationale, lack of traceability for decision making and poor implementation: 22. - The rationale for pursuing a Heritage Area designation is unclear - There is a lack of traceability for why streets have been selected in the pilot and why parts of those streets have been selected	27. The proposed policy is an overreach from Council and is unfair and discriminatory: - The LPP Heritage Protected Places is an unfair and discriminatory policy which negatively impacts home owners to a significant extent. 28. The proposed policy is not beneficial and likely to have negative climate change implications:	

		23. - Linked to the above there is poor implementation. At the engagement session I attended, Council staff referenced a dated document that is not even included on the Council website to go along with the proposal. 24. Further detail on opposition includes: The houses in the areas are of varying styles and constructed with differing materials, sizes and designs. There is no consistency or uniformity of the houses and preventing change does not preserve or enhance any cultural significance. Sections of the streets have been included whilst other sections have been omitted. Other streets in the areas with significantly more 'heritage' houses have been omitted. 25. There are no financial, environmental, functional or social benefits to imposing restrictions on a few selected streets, when the rest of the city can be freely developed without restrictions. 26. The selected streets are likely to become derelict as a consequence of the devaluation of the properties and unsustainable excessive maintenance costs. This will eventually degrade the entire City of Nedlands. People who do not live in the designated Heritage Areas are making unfair and unjust decisions about peoples homes in the Heritage Areas.	- The policy is not progressive, innovative nor beneficial to anyone. It prevents land owners of the affected areas from improving their amenity with freedom as every other land owner in the City of Nedlands is able to do so. The constraints on developing properties will have negative implications on home energy usage. 29. The proposed policy has not had community mandate and was not a policy position of any of the Councillors when they stood for election: - Decisions about changes allowed will be made by people who do not even reside in the affected Heritage Areas, further emphasising the discrimination caused by this policy. - Rate payers money will be wasted on paying council staff to spend countless hours to evaluate and amend planning requests in the future. - Whilst it aims to maintain the 'aesthetic' of a couple of streets, this will not be the case. - I am shocked that such a reputable council would even consider to implement this archaic policy in such a progressive community. 30. Property devaluation: - The consequences of this policy will result in an immediate devaluation of the properties affected and eventually the entire suburb of Nedlands. - It prevents implementation of modern building technologies and materials which will aid in environmental conservation. Rather it will result in poorly constructed and designed homes from War Period deteriorating and becoming derelict. - The entire community of the City of Nedlands will be negatively impacted by this policy.	

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			Any small homes which aim to increase living areas will have to cut down trees and reduce backyard garden sizes in order to comply with the harsh restrictions implemented by this policy. There are no benefits of this policy for anyone.	
10		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		Objection noted
11		1. The heritage designation for Tyrell Street is 30 years too late. In the last 30 years the street scape and houses have significantly changed by alteration/modifications or been demolished. 2. The heritage listing will impose unnecessary burdens on existing homes especially those in need of updating. 3. A significant number of existing homes do no merit heritage as they are so modified with front carports/garages and the like that they further impair the heritage value of the already impaired street - "Nedlands Nasties" is an apt description of many houses in Tyrell Street. I am not an expert but my read of the criteria required for heritage evaluation the majority of the houses in the street and taken as a whole do not qualify for heritage listing. 4. I have been unable to obtain a copy of the paper or recommendation put forward for the heritage listing - why are the authors and their paper/recommendations a secret? Who are the faceless people? The consultation was a "face wash" having a one on one chat to a council employee who told me to fill out the survey is hardly of any value.	I repeat the above comments.	1. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics

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		5. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking.
12		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted

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13		1. I oppose the heritage designation. I should note my wife and I are opposed to the infill, own a traditional house we care for, and would appreciate if there were more similar houses in the neighbourhood. 2. However the street(s) proposed for heritage listing do not meet the guidelines for heritage listing (Guidelines for Heritage Areas 1.2). The streets have no overall consistent style; I'm not aware of any historical significance of the area and frankly a lot of the houses could benefit from development. 3. I surmise the intent of the heritage listing would be blocking or slowing development in the areas rezoned by the state government near the highway. The state government has made their intent clear for the rezoned areas. Thus I would expect the state government to wield the DAP and Covid19 provisions to overrule any planning restrictions to these areas on the basis of the area not meeting the criteria for heritage listing (Section 1.2), and it meeting most of the criteria of "Section 1.3 Where a heritage area is not appropriate", in particular the sentence: "It would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area.". I expect this will likely leave either an amended or ineffective policy that only affects residences in low density areas. 4. The policy will only encroach on the rights of owners, and prevent the improvement of the streetscape to the detriment of the community.	5. I believe in what heritage policy intends to achieve and wish our area met the criteria, and that it could be used to impede the development of rezoned areas but I am firmly against the policy. 6. It undermines owners rights which I can't support particularly without a tangible benefit. With the area the way it currently is, it does not serve the greater good of building/retaining a beautiful area. 7. Well maintained traditional houses rarely make good targets for new development, as they command a premium. It is typically the less attractive and more run down properties that are targeted by developers and demolished, and are more often than not replaced with attractive modern or traditional looking houses. A lot of these I hope we will look back on in 50-100 years time favourably similar to the traditional houses being retained.	1. Objection noted 2. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. 3. It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. Generally, the R10 and R12.5 lots within the proposed Tyrell St areas do not have the ability to subdivide. 4. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 5. Noted 6. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought
		8. I am very much opposed to this proposal. I do not think this policy is in the best interest of the residents of Tyrell street, nor the suburb of Nedlands. 9. I am concerned that property owners will not be able to develop / renovate / update their properties to the full	Not answered	

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		potential, and most of the properties included in this proposal are not truly in the spirit of heritage listings,. 10. I will be very disappointed with the council if this proposal is pushed through against the community wishes.		to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 7. Noted 8. As response 6 above 9. As response 4 above 10. Noted 11. Objection noted
		11. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
14		1. I am strongly against the proposed designation of Tyrell St North as a heritage area. Tyrell Street North does not show "special qualities" and is not "quite rare" within the locality as is set out in the heritage guidelines. The properties in Tyrell Street North do not represent a "collective significance". Several properties are completely new developments, and many of the properties proposed as contributory (including my own) have undergone substantial alterations to their street fronts such that they no longer represent their original form. The remaining properties are mismatched in their styles. It is difficult to understand why Tyrell Street North and the other proposed streets have been selected as priority areas for heritage designation as there are many other similar or streets that contain more coherent properties. The 2021 local heritage survey report does not appear to be readily available. This report, and the and the advise of the City Of Nedlands heritage consultants, should be made available to all residents to help with understanding why streets have been selected.	2. I am not in favour of the Local Planning Policy - Heritage area. 3. I feel the designation of heritage areas places an unfair burden on the owners of contributory properties to maintain the "character" of the suburb which is perhaps a misguided attempt to reduce development in some areas in an attempt to counteract the already significant development occurring in other parts of Nedlands. The policy will place an unfair burden on the owners in these proposed areas. 4. Many of the proposed contributory properties are marginal and are not of significant enough heritage value to be heritage listed in their own right. 5. Being designated as a contributory property will affect the ability of the owners to renovate their properties, or in the case of many that are marginal in their value for renovation to demolish and rebuild instead, thus placing an unfair burden a a few homes and owners to maintain a heritage image for an entire suburb. 6. There is also likely to be a decrease in value of properties in the designated areas as they will represent a small number of properties and potential owners will likely look elsewhere for an unrestricted property.	1. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. Objection noted 3. It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. Generally, the R10 and R12.5 lots within the proposed Tyrell St areas do not have the ability to subdivide. 4. When a property is heritage-listed, it is placed on the heritage list due to its unique properties and appearance. The whole of the place is considered to have significance. A property in a Heritage Area is included because it contributes to the streetscape appearance of the area, commonly representative of

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			7. Targeting individual properties of true heritage significance would in my opinion be of better value to the area	the era in which the street was established. Only the external aspects of the house visible from the street have significance in a Heritage Area 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 7. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
15		1. The proposed Heritage Area designation for Tyrell St North is inconsistent with the Council's Heritage guidelines. The houses in Tyrell St north are not cohesive, and in fact are a mismatch of styles including some new builds. Additionally the the exclusion of the houses between Elizabeth St and Princess St illustrates this inconsistency. There are several historic houses in this area. A photo of one of these houses is even used in the Heritage report and yet it is excluded. The area between	2. We purchased our house in Tyrell Street because we love the character of the area, however we would not have purchased the house if we knew it was subject to a heritage overlay. 3. This planning policy will increase the cost of property improvement in the area and deter residents from maintaining and upgrading their properties. We previously owned a property with a heritage overlay and were severely restricted in what we could do to the house.	1. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. Upon reviewing the properties between Elizabeth and Princess St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation. 2. Noted

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		Stirling Highway and Edward Street has now also been excluded, no doubt due to the pressure of the developers. It is inconsistent and unfair to randomly apply a heritage overlay to Tyrell St North	We spent a lot of time, money and frustration submitting plans to council to have a carport and fence installed. The carport was repeatedly rejected despite matching the design to our California Bungalow. The heritage guidelines are vague and at the discretion of the heritage architect. We were advised to install a flat roof "japanese style" carport (completely out of keeping with the house) so as to avoid obstructing the view of the house from the street. 4. Parts of Nedlands have already been ruined by development but the solution is not to punish a few random blocks by severely restricting what we can do to our houses.	3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 4. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 5. Noted 6. Objection noted
		5. Same as those provided by [redacted] of same address	Same as those provided by [redacted] of the same address	
		6. (Petition signed by five people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
16		1. The proposed designation of Tyrell St North as a heritage area is clearly inconsistent with the Heritage Council's Guidelines for Heritage Areas. The Guidelines state that heritage areas: • are select areas with special qualities and will generally be quite rare within a locality; and	I am strongly opposed to LPP 6.2 for a number of reasons. 2. The policy places severe restrictions on the private property rights of affected home owners. If adopted, the heritage policy will severely reduce the ability of owners of contributory properties to demolish their houses. Contributory house are not built to modern standards. I	1. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered

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		• contain a number of built elements that demonstrate a unified or cohesive physical form with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development (page 2). There is nothing inherently special or rare about the houses in Tyrell St North. There are many houses and streetscapes of a similar - or even considerably better - standard throughout Nedlands. Tyrell St North does not 'demonstrate a unified or cohesive form', beyond many being built in the inter-war period and having a broadly similar scale, materials and setbacks. In fact, as noted in Local Planning Policy 6.2 (LPP 6.2), Tyrell St North has a somewhat mis-matched collection of styles (Spanish Mission, California Bungalow, Georgian, Tudor and Gothic revival). Many of the houses on Tyrell St North that are proposed as contributory have already be modified substantially from their original form (e.g. second storey additions, carports and building materials that would not be permitted under LPP 6.2). Some houses have had significant exterior renovations to the point that they are no longer recognisable as interwar homes. The Heritage Council Guidelines further state that 'a heritage area should not be created simply because a collection of diverse individual heritage places are located close together.... a heritage area is not simply a mechanism for protecting places that fall below the threshold for the heritage list'. However, this is precisely what the City of Nedlands appears to be trying to do in designating Tyrell St North as a heritage area. For example, LPP 6.2 states "Many houses in this area exhibit moderate heritage significance individually. However, they collectively form a historic precinct that meets the threshold for designation as a Heritage Area." The Heritage Council	understand owners will be able to modify their houses, but there are some problems with contributory houses that are almost impossible to fully overcome (for example, they are poorly oriented and poorly sited on blocks). Owners of contributory homes should have the right to rebuild their family home, should they choose, the same as any other owner in the City of Nedlands. 3. LPP 6.2 will further add to the cost and difficulty of building in an already challenging environment. Owners wishing to renovate will face more hurdles, more intrusion from Council, more cost and reduced choice (e.g. exterior paint colours and building materials). 4. The policy may reduce property prices of affected houses and make them harder to sell, finance and insure. The policy is a double whammy for owners of character homes in rezoned areas. Their amenity and property values have already been harmed by the rezoning. 5. Now the City is proposing to limit their ability to redevelop by requiring them to keep the façade of the original house. The policy places a heavy burden on a small number of home owners to maintain the character feel of Nedlands. It might ultimately reduce the number of heritage houses because owners outside pilot heritage areas might demolish to avoid getting caught up by the policy. Residents of Nedlands are already feeling under-siege from rezoning, redevelopment and the proposed medical precinct. 6. Now, more and more, we have a Council that is trying to tell us what we can do on private property – including pruning trees. I love the leafy, character feel of Nedlands. Retaining that amen	worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. Generally, the R10 and R12.5 lots within the proposed Tyrell St areas do not have the ability to subdivide. 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. As response 2 above. 4. Comments stating heritage area designation will reduce property prices and make them more difficult to sell by reducing the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range

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		Guidelines state that "it would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area" (page 4). However, again, this is what the City of Nedlands appears to be doing - against the advice of its own Planning Officers. Tyrell St between Stirling Hwy and Edward St has already been rezoned for higher density and it is not appropriate to designate it as a heritage area. If the City of Nedlands were genuine about trying to protect quality heritage homes in Nedlands, it would not prioritise Tyrell St North. The selection of Tyrell St North as a proposed heritage area appears to be a misguided attempt to block development. The Council's focus should instead be on facilitating an appropriate level of development on Tyrell St		of factors including size, location, quality and how well it has been maintained. 5. As response 2 above 6. Noted 7. Objection noted 8. As response 2 above 9. As response 2 above 10. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. Retaining and preserving built heritage supports the sense of place within our communities. 11. Noted 12. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Criteria for selection of pilot areas included comments received in the course of development application assessments that led Officers to believe certain areas would have more support. 13. Noted 14. Objection noted 15. Officers recognise that community buy-in is critical to the success of the proposal and sought to present a proposal for the community to provide comment on
		7. I wish to express my deep concern about the proposal to create heritage areas on Tyrell, Clifton and Merriwa Streets and Mountjoy Road under Local Planning Policy 6.2. My husband and I own and reside in a circa 1940s Californian Bungalow on Tyrell Street, which has been deemed contributory. While we love character homes, we strongly object to the proposed heritage policy on the following grounds: 8. Severe imposition on private property rights The heritage policy (if adopted) will place a severe imposition on the private property rights of affected home owners. • The policy will reduce the ability of owners of contributory properties to demolish their houses. Some of the houses identified as contributory properties are at the end of their useful life and are not worth saving. Owners of contributory homes should have the right to rebuild their family home, should they choose, the same as any other owner in the City of Nedlands. • The policy will further add to the cost and difficulty of renovating in an already challenging building environment. 9. Owners wishing to renovate will face more intrusion from Council, more cost and reduced choice of building materials. • The policy is a double whammy for owners of character homes in rezoned areas. Their amenity and property values have already been harmed. Now the City is proposing to limit their ability to redevelop. • The policy will make contributory properties harder to sell and reduce their value. The City of Nedlands has suggested that heritage areas increase property values. However, the literature implies that you need to have a critical mass before you gain any benefit in property value. The small number of contributory properties will mean that their value will likely decrease. Why would someone pay the same price for a house with restrictions when a similar house on the next street is		

		unrestricted? • The policy will increase the living costs of residents. Evidence shows that heritage designation can lead to a doubling in insurance premiums compared to standard residential properties. Heritage designation can also increase financing costs as banks view heritage properties as a greater risk due to restrictions on the property, fewer potential buyers, and increased maintenance costs. 10. The private costs of the policy outweigh the public benefits The heritage policy places an unreasonably heavy burden on a small number of private home owners to maintain the character-feel of Nedlands. The benefits to the broader public of having heritage house are small in contrast to the high costs imposed on private land owners (as outlined above). There are alternative options for protecting heritage buildings that do not impose such a heavy cost on private land owners. This could include focussing heritage efforts on public buildings rather than private homes. Private home owners could be incentivised to retain their heritage homes (for example, an opt-in policy with compensation in the form of a rate reduction or contribution towards maintenance). It has been suggested that heritage areas may provide owners with long term protection from development. However, it is not clear that this benefit will materialise. The State Government and the Western Australian Planning Commission has demonstrated that it is all too willing to overrule local governments (including the City of Nedlands) when it comes to development matters. 11. The policy may be counterproductive to the objective of retaining heritage houses I am concerned that the heritage policy might ultimately reduce the number or quality of character houses in Nedlands. Owners outside the initial pilot heritage areas might seek to demolish and rebuild their houses in order to avoid getting caught up by the policy. Owners in heritage areas may delay or choose not to undertake maintenance to the street front of their dwellings if it is too expensive, appropriate trades are not available or if unachievable expectations are placed on owners. 12. Lack of transparency about the prioritisation of streets There is a marked lack of transparency around why some streets have been prioritised for heritage areas over others and the criteria used for prioritisation. In particular, I note that the City of Nedlands has not made the 2021 Local Heritage Survey Report (LHS) by Stephen Carricks Architects available on its website. According to the Character Analysis Report for the Nedland Stirling Highway Activity Corridor, the LHS identifies priority streets for heritage areas. However, without access to the LHS Report it is not possible to understand why some streets are considered priority over others. Furthermore, the City of Nedlands appears to have disregarded the advice of its own heritage consultants in selecting priority areas. For example, Clifton and Merriwa Streets were not identified as priority streets but have been selected as pilots for heritage areas. In contrast, Doonan Road, Loch Street, Portland Street and Smyth Avenue were all identified as priority streets but not selected as pilot heritage areas. It is difficult to understand why Tyrell St between Edward and Elizabeth Streets has been determined to be a priority heritage area, when compared to other streets. For example, the	that could evolve should the community express a desire to progress with heritage protections. 16. It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. 17. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 18. As response 1 above 19. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 20. As response 3 above 21. Concerns noted. Assessment and administration of these applications would be undertaken by Officers within the Planning department. No additional cost to the landowner above development application fees are considered at this time. 22. As response 15 above

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		streetscape of Webster Street between Edward and Elizabeth Street is much more in-tact and has better houses in original condition than the same block on Tyrell Street. 13. In conclusion, I love the leafy, character feel of Nedlands. Retaining that amenity needs to be balanced against private property rights, but this heritage policy does not strike an appropriate balance. I implore you to vote against the proposed designation of heritage areas.	23. As response 2 above 24. Noted 25. Noted
		14. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	

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		15. Overwhelming Public Opposition First and foremost, the overwhelming majority of homeowners in the proposed Heritage Area are vehemently opposed to this designation. Organisers of the Tyrell St petition were able to contact owners and residents of 74% of the 61 households in the proposed Tyrell South and North heritage areas. Of those contacted, 80% signed the petition, indicating a 4:1 ratio of opposition to the proposed heritage areas. 16. Questionable Justification for Heritage Area Designation Secondly, the language used to justify the designation of Heritage Areas as a "bulwark against future density increases" suggests that the purpose of the Heritage Area designation is more about restricting future development rather than preserving heritage. This shift in focus undermines the original intent of heritage conservation. 17. Lack of Methodology and Prioritization Thirdly, the City has not undertaken a city-wide, street-by-street heritage comparison or prioritization of potential heritage areas. The City is unable to clearly outline the methodology, criteria, and rationale for prioritizing the Heritage Area designation. This lack of transparency makes the proposal seem premature at best and prejudicial at worst to the property owners within the proposed Heritage Areas. 18. Inconsistency with Heritage Council's Guidelines Finally, the proposed designation of Tyrell St North as a heritage area is clearly inconsistent with the Heritage Council's Guidelines for Heritage Areas. The Guidelines state that heritage areas should: • Be select areas with special qualities and be quite rare within a locality.	Introduction: The proposal to introduce heritage areas over residential properties in our city may seem beneficial in terms of preserving cultural and historical values. However, a closer examination reveals significant drawbacks that could adversely impact homeowners and the community at large. Here, I counter the "Officer Response" in the Further Information section on pages 37, 38, and 39 of the Council Meeting Minutes dated April 2024, and argue against the adoption of this policy. 19. Economic Impact on Property Values: Contrary to the Officer's assertion that heritage listing can protect property values, empirical evidence indicates otherwise. Studies have shown that heritage listing often leads to a decrease in property values due to the restrictions imposed on modifications and developments. This could deter potential buyers, reducing the market appeal and liquidity of the properties. Homeowners might face financial losses and limited opportunities for property improvement or redevelopment. 20. Increased Maintenance Costs: The Officer's response does not adequately address the increased maintenance costs that homeowners will incur. Heritage-listed properties often require specialized materials and skilled labour to maintain historical authenticity, leading to higher expenses. These additional financial burdens can be particularly onerous for average homeowners, potentially causing significant financial strain. 21. Administrative and Legal Burdens: Introducing heritage areas involves substantial administrative and legal challenges. The Council will need to allocate significant resources to manage the heritage listings, conduct regular assessments, and handle disputes. This includes	

		• Contain a number of built elements that demonstrate a unified or cohesive physical form with an identifiable aesthetic, historic, or social theme associated with a particular period or periods of development (page 2). There is nothing inherently special or rare about the houses in Tyrell St North. Many houses and streetscapes of a similar or even considerably better standard exist throughout Nedlands. The recent decision by the Council to remove part of Tyrell North from the Heritage Area designation reinforces that Tyrell St North is a patchwork of designations, which contradicts the idea of a cohesive streetscape. Furthermore, as noted in Local Planning Policy 6.2 (LPP 6.2), Tyrell St North features a somewhat mismatched collection of architectural styles including Spanish Mission, California Bungalow, Georgian, Tudor, and Gothic Revival. Many of the houses on Tyrell St North proposed for contributory status have already been substantially modified from their original form, with alterations such as second-storey additions and carports that would not be permitted under LPP 6.2. Some houses have undergone significant exterior renovations to the point where they are no longer recognizable as interwar homes. The Heritage Council Guidelines also state that 'a heritage area should not be created simply because a collection of diverse individual heritage places are located close together... a heritage area is not simply a mechanism for protecting places that fall below the threshold for the heritage list.' However, this is precisely what the City of Nedlands appears to be attempting by designating Tyrell St North as a heritage area. For example, LPP 6.2 states, "Many houses in this area exhibit moderate heritage significance individually.	hiring specialized staff or contractors, which the Officer mentions as a potential need. Furthermore, the likelihood of increased litigation between homeowners and the Council is high, as evidenced by other councils' experiences. These legal disputes not only drain Council resources but also create adversarial relationships between the community and the local government. 22. Community Opposition and Social Implications: The Officer's suggestion that heritage areas can be expanded with community involvement overlooks the potential for significant opposition. Homeowners will resist restrictions on their property rights, leading to social discord and a lack of community cohesion. The consultation process, while necessary, does not guarantee unanimous support and could highlight deep-seated divisions within the community. For example, some property owners in the city may be favourable towards heritage areas in Tyrell Street and Mountjoy, until they realise their streets will be next on the heritage area listing. Indeed, in all my discussions with City of Nedlands residents to date, I have yet to have an advocate for heritage areas indicate they'd be willing to have their house or street voluntarily added to the heritage list. 23. Flexibility and Modernization Constraints: Heritage listing imposes strict regulations that can stifle innovation and modernization. Homeowners are often restricted in making necessary updates or eco-friendly modifications to their properties. This can result in homes that are less energy-efficient and more costly to maintain. The inability to modernize properties can be particularly problematic in an era where environmental	

		However, they collectively form a historic precinct that meets the threshold for designation as a Heritage Area." Conclusion In conclusion, the opposition to the Heritage Area designation for Tyrell St North is based on several critical issues. The strong local opposition, questionable justifications for the designation, lack of a systematic methodology for prioritization, and inconsistencies with established Heritage Council Guidelines all highlight significant problems with the proposal. The attempt to designate Tyrell St North as a heritage area seems less about genuine heritage conservation and more about blocking future development, making it a problematic and ill-conceived initiative.	sustainability and technological advancements are crucial. 24. Case Study Evidence: A review of similar initiatives in other councils, such as the City of Nedlands, has shown mixed results. While some areas benefited from heritage designation, others faced significant challenges, including increased costs and legal disputes. The outcomes for residential properties specifically have often been less favourable, with homeowners bearing the brunt of the disadvantages. 25. Conclusion: While the preservation of historical and cultural heritage is important, the introduction of heritage areas over residential properties brings numerous challenges that outweigh the potential benefits. The economic impact on property values, increased maintenance costs, administrative and legal burdens, potential community opposition, and constraints on modernization collectively argue against the policy. It is essential for the Council to consider these factors thoroughly and explore alternative measures that balance heritage preservation with the needs and rights of homeowners.	

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17		(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		Objections noted
18		1. I do not believe that Tyrell street is unique in Nedlands as contributing to the heritage of the area. 2. The designation of selected properties only creates inconsistent obligations on ratepayers in the same street and is likely to have a negative impact on the attractiveness of these properties to potential buyers. This could affect property values and is unlikely to deliver any obvious improvement to the appearance of the area given the lack of any incentive to meet the heritage standards and multiple types of ownership. 3. If it is to be true heritage area why are the requirements not being placed on the other properties in the street if for example, they are demolished and rebuilt. I am supportive of residents renovating or building new (including double storey) if these are largely in keeping with the nature of the street, single large houses on plots rather than multiple residences.	4. 4.3 The policy is unlikely to deliver on this objective within any reasonable period of time due to the nature and mix of properties, ownership and clarity over what the heritage area should look like. It also depends on how the heritage rules are applied to each application. 5. 6.4 & 6.9 Conservation work on these properties is expensive due to the cost of original materials and specialised tradesmen. Whilst we would try to follow this where possible, there is no incentive for us to do this compared to properties owned by non-heritage listed properties. The restrictions prevent me having a choice with no material benefit from living in a designated heritage area. For example, you are unlikely to approve us re-roofing in colour bond despite the additional cost of replacing with tiles and ongoing maintenance cost of my existing roof. 6. 8 I cannot see any benefit in retaining a run down house that meets your heritage criteria against allowing the building of a new house including double storey where they are in keeping with the nature of the area and are improving the overall street appearance and attractiveness. I am concerned that the application of the policy places too many restrictions on current and potential owners of properties in Tyrell Street and this will result in a reduction in property values for no benefit to me as a ratepayer / homeowner. Applications for renovations or new houses will require additional costs and delay encouraging potential Tyrell Street buyers to	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. 2. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal. As with any property, the value of a home in a heritage area to buyers will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. Non-contributory properties in the area will have to be built in a sympathetic form and styleas per the Policy. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. Well maintained

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			look elsewhere in Nedlands potentially increasing property values in nearby streets at our expense. If this policy is to be implemented, to be equitable, it should apply across Nedlands as many streets are similar to Tyrell in terms of property age and mix. 7. In summary it would appear that we get more restrictions, higher maintenance costs, increased planning requirements and probably a reduction in property values for no discernible benefit	properties with heritage character can be seen as appealing to some buyers. 4. Noted. 5. As response 3 above. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. As response 5 above 7. Noted 8. Objection noted
		8. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
19		I am the registered owner of [redacted] St Tyrell St and have owned the property since 1984. Submission: 1. The proposed designation of Tyrell St North as a heritage area is inconsistent with the Heritage Council's Guidelines for Heritage Areas. The Guidelines state that heritage areas: • are select areas with special qualities and will generally be quite rare within a locality; and • contain a number of built elements that demonstrate a unified or cohesive physical form with an identifiable aesthetic, historic or social theme associated with a particular period or periods of development (page 2). There is nothing inherently special or rare about the houses in Tyrell St North. There are many houses and streetscapes of a similar - or even considerably better - standard throughout Nedlands. Many of the houses on Tyrell St North that are proposed as contributory have already been modified substantially from their original form (e.g. second storey additions, carports and building materials that would not be permitted under LPP 6.2). Some houses have had significant exterior renovations to the point that they are no longer recognisable as interwar homes. The Heritage Council Guidelines further state that 'a heritage area should not be created simply because a collection of diverse individual heritage places are located close together.... a heritage area is not simply a mechanism for protecting places that fall below the threshold for the heritage list'. The City of Nedlands appears to be trying to do this by designating Tyrell St North as a heritage area. The		1. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.

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		Heritage Council Guidelines state that "it would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area" (page 4). The selection of Tyrell St North as a proposed heritage area appears to be a misguided attempt to block development. The Council's focus should instead be on facilitating an appropriate level of development on Tyrell St. The policy places severe restrictions on the private property rights of affected home owners. If adopted, the heritage policy will severely reduce the ability of owners of contributory properties to demolish their houses. 2. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 2. Objection noted
20		Proposal: Proposed Heritage Area Designation for sections of Tyrell Street. Submissions A - F 1. Submission A This contentious proposal has the potential to cost a considerable amount of time and money to discuss and plan, and this time and money would be completely wasted if the proposal does not go through. I suggest a way of solving the problem. Make it automatic that any of the properties on your proposal for heritage areas be heritage listed IF THE OWNERS OF THE PROPERTIES ASK FOR THIS TO BE DONE. This way you may get at least some of the properties heritage listed, and those owners who are totally averse to the profound financial disadvantage and distress caused by forced Heritage Listing of properties of no architectural or historical value, which have reached the end of their economic life, would not have to suffer. People like myself have enough problems already being old and decrepit, without the worry and insomnia caused by this kind of unforeseen official interference. 2. Submission B It is obvious that Nedlands Council is thinking it is a good idea to try to copy Subiaco with these blanket Heritage Area Listings. This is not a good idea. Nedlands is not Subiaco. Subiaco has a large number of houses of real historic value and architectural merit which people value. It has a better community structure and is nearer to the City. Nedlands' older houses are generally more recent in age than those of Subiaco. They were built at a time when standards and workmanship were different and are generally of indifferent architectural appearance and historic value. They are much less desirable to new purchasers, especially in current times when people expect a much higher level of amenities and standard of build. A delightful Subiaco-type old house compensates for this to a certain extent, and is worth spending money on, so that Heritage Listing does not necessarily make the property unsaleable. This is not the case for many interwar Nedlands houses which either need a lot of assistance from extensions or, in a significant number of cases, complete replacement as they	1. Noted. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. 2. This proposal seeks to preserve heritage characteristic of Nedlands. These areas are the result of a review of the City's LHS. As outlined in the statement of significance (based on the review of the LHS) in the Policy the Tyrell St area are considered worthy of retention for a number of reasons, not only building style. The houses retain a high degree of authenticity 3. Four Officers were present at the community session on the 17th June, including the Officers who prepared the proposal and policy. Officers responded to questions presented by residents. Formal submissions are required to be written. Submission forms were available for those who wanted to make a written submission on the day, otherwise officers

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		have reached the end of their useful life. Heritage Listing is the kiss of death for the owners of these properties who wish to sell. 3. Submission C I attended the meeting on 17th June at the corner of Tyrell and Elizabeth Streets. I was disappointed in the event, as I was expecting the devisers of the project to be there to justify their decision and to explain and answer questions. They weren't. The Council people attending did not seem to be aware of many of the aspects of the project, had no information on the people who made the decisions, and did not make notes of any of our discussions with them, so I guess the Council was not actually interested in our concerns but just needed to go through the motions of consultation. One question I would dearly like to know the answer to is: why is the section of Tyrell Street between Elizabeth and Princess not included in the scheme? There are properties there of much more significance and value than the ones in our section, including for example St Margaret's Anglican church, but I am thinking in particular of the magnificent house owned until recently by Ruth Reid, widow of State Governor Reid. This house has particular historic and architectural merit. I would like to know how the owners of properties in that section somehow escaped the blow which the rest of us have suffered. Can anyone explain this? 4. Submission D I like my own house but I would not pretend that it is to everyone's taste, and certainly people nowadays generally demand very much higher standards and accommodation in a house. I happen to be comfortable with 'old and shabby', perhaps because I am old and shabby myself, so it is not a problem for me, and I have fixed up the part I live in so that I can continue living there comfortably until I am quite decrepit. However the older part of my house is way below modern standards, and suffers from poor insulation because, although the walls are double brick, there is no cavity so they are essentially solid and the house becomes cold in the winter and hot in summer. In the 1970s a large extension was built, not particularly well, and the house has been further tinkered with since we moved in in 1985 including enclosure of a verandah, so only a minority could in any way be called original. The big seventies cream brick fence around the outside does nothing for the streetscape either. The problem to a purchaser of the property is that to bring up the house to expected modern standards would cost probably more than a rebuild. The original features of the old house have been considerably altered, and in any case are not so desirable that people would be prepared to spend a lot of money bringing the house up to scratch. This means that it would be difficult to sell if the Heritage Listing was applied, so any sale price would be considerably lower than it would if the property was unencumbered. At a stroke the Council will have devalued my property enormously. 5. Submission E I am somewhat concerned that the idea that Heritage Listing and Precincts are actually beneficial to the owners of properties is being bandied about. I have no doubt that in some cases this can be shown to be true by previous research. However we need to be comparing apples with apples and not oranges and I worry that a properly discriminating academic appraisal has not been made. The Heritage Precincts I am aware of worldwide consist of coherent groups of structures of	provided residents with the information to make a written submission online. Upon reviewing the properties between Elizabeth and Princess St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation. St Margarets Church is individually listed on the City's Heritage List and on the State Heritage Register. 4. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle 5. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 6. Implementation of the proposal and assessment of applications would be undertaken by the existing planning department. No additional officers are envisaged. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage

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		significant historic and/or architectural merit, and they form desirable enclaves which are suitably appreciated by both visitors and residents. The two sections of Tyrell Street (for some reason excluding the section between Elizabeth and Princess), on the other hand, represent an already downgraded area from which many buildings of significance have been lost, such as the historic ANZAC cottage which was on the corner of Princess Road, and virtually all others modified: what are you actually trying to save here? It is a mistake to use research data without a careful analysis of different aspects of the study areas and conclusions can only be valid when there is exact or close correlation between the two different cases. I am curious to know how the decision to choose these particular sections was arrived at? What were the criteria and individual justifications for inclusion? I did not have anyone coming to look at my property, hidden behind its enormous and ugly 70s brick fence, so how do they know anything about it? Did they just drive round the streets and arbitrarily decide, using subjective opinions rather than proper objective analysis? 6. Submission F Administration of a scheme in which hundreds of houses are put on a Heritage Register requires a large amount of expense and manpower, in necessary checks and inspections and approvals. The Council will need to recruit and pay a sufficient number of well-qualified (and hard-working) specialists. I am worried that this will be a large financial and administrative burden at a time when the Council is already apparently in difficulties. Has anyone worked out the logistics of this? What happens if there were to be a class action and homeowners sued for compensation? Simply going through the process of Heritage listing large (and not particularly significant) areas of Nedlands just for the sake of it is already costing ratepayers considerably. Why are you doing this? You might as well say that "we like the old cars on the road, they are an important part of our heritage, so no-one with an existing older car will be allowed to purchase and drive a new, safe, wellappointed car, they just have to keep the old one going". It makes just as much sense. How about you think of ways to make it financially desirable to retain an old house, or at least take more care with the styles of new houses you give approval to?	incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 7. Objection noted
		7. Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	
TYRELL STREET SOUTH HERITAGE AREA			
SUPPORT			
1	Yes	not answered	not answered	Support noted
OBJECT			

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1	Yes	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
2		Dear Councillors, We would like to share with you the following concerns regarding the proposed heritage area on Tyrell Street South. 1. We fully agree with your comment in the information pack that it is desirable to protect the City of Nedlands from overfill development and that leafy streets with attractive historic houses make an area more attractive. The proposed Local Planning Policy 6.2, however, protects only small sections of the City that barely qualify as meaningful areas under the zoning laws. In the case of Tyrell Street South, only the western side of a single street is covered! Protecting one side of a street is insufficient to make the extended neighbourhood more attractive. Therefore, the owners of those properties would carry a high cost without much benefit. 2. The proposed change in planning policy could also have some unintended consequences. Some houses along Tyrell Street are old with unattractive internal layouts, they require maintenance and the gardens are neglected. These houses are suitable as rental accommodation for UWA students, but their outdated layouts make renovations too costly under the planning policy. These properties will continue to deteriorate if they are not renovated or replaced. What are the socio-economic consequences of the proposed heritage areas? Please take these considerations into account. 3. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	1. Noted. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 2. Upon reviewing the properties between Princess Rd and Melvista St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation on the eastern side of Tyrell St. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress

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				further expansion of the incentives of the policy could be investigated. 3. Objection noted
3		I have focussed my comments on the proposed heritage area south of Princess Rd. 1. While the principle behind the proposal is rooted in good intentions the reality is that, thanks to the State Government, the horse has bolted. The actual impact will be that a small number of property owners (12 only south of Princess) will be faced with increased costs and loss of asset value with no corresponding benefits despite the assurances in the FAQs to the contrary. Specifically, the studies referenced that highlight potential benefits from heritage areas have been selectively interpreted - benefits are generally only evidenced when "whole precincts" are retained. Preserving 12 modest and largely already redeveloped houses in a district of around 1500 (less than one percent of the houses south of Princess) will not create a "heritage area" but will simply place a bureaucratic and cost burden on particular home owners. To reinforce the point, not only are less than 1% of properties represented but not even the majority of a single street block! How will having only 40% of the properties on one street block between Princess and Melvista create a sense of heritage "precinct"? It will not. The irony behind the proposal (and no fault here of the Nedlands council), is that I can take a short stroll towards Broadway or up to Stirling Highway and be confronted by "Moscow on the Swan" with endless infill developments, vacant blocks, and streets filled with construction vehicles. As I write this, I can listen to the tree loppers taking down yet another gum tree in my local area and reducing the tree canopy. These were the big battles sadly lost that may have helped preserve the true nature of the suburb; the proposed "drop in the ocean" heritage zone won't reverse these changes which will dominate how the suburb develops and sadly diminishes over the coming years.	1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 2. Noted 3. As response 1 above 4. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas.
		2. I live in a home on Tyrell St that has been designated as contributory. I value the area I live in for many reasons and would be agreeable to planning controls that help protect the amenity and feel of the area, including maintaining green space on private land, retaining trees on all land, and insistence on quality construction and design choices. 3. Disappointingly, much of this amenity has been lost already, or is further at risk. I do not agree with the current heritage policy nor feel that the proposal would protect the things about Nedlands that residents value. I feel the	not answered	

		proposal places an unfair imposition for 'maintaining the heritage feel of the area" on a small number of residents that affect my rights as a property owner in the following ways: 4. • Some contributory properties are in very poor condition, and the proposal may make it harder for these homes to be redeveloped. Current owners should not now have to maintain a home that is well past it's used by date. An old house left to rot as no one is willing to bear the expense of renovating it is not a bonus for our streetscape. 5. • Renovating and maintaining gets more expensive, with increased regulation, and availability of trades willing to do the work. More cost, less choice. 6. • Evidence suggests that the cost of insurance will rise. 7. • Decreased property value, as prospective buyers will not wish to assume the restrictions where they could buy next door in many cases, with no such restrictions. I am concerned that if adopted in the pilot areas currently included, others in the rest of Nedlands will take this opportunity to knock down their homes, in the fear that they may be listed as contributory in further expansion of the policy. I also question the selection of streets targeted in the Heritage policy. The council's own heritage consultants identified a number of Nedlands streets as priority for heritage consideration and DID NOT identify Tyrell. It is confusing why it is selected. While attending the street meeting on this matter, an academic from UWA school of architecture expressed some confusion as to the streets and houses selected. And it seems that a house constructed on the last 10 years was listed as contributory, which does not lend much confidence in the selection process. I love my home and suburb. But I do not feel the heritage policy offers appropriate protection going		5. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 6. In most cases this applies to Heritage Listed places not Heritage areas. 7. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 8. Objection noted

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		forward, and that the attempt lays the cost at the feet of a small number of property owners. Please do not support this policy.		
		8. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
4		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		Objection noted
5		Although written in the first person, I am submitting this response on behalf of myself and my husband, [redacted] (who is overseas but is aware of, and agrees with, the content below). I intend to focus on the nomination of the west side of South Tyrell Street as Heritage area as that is my specific area of knowledge. We own number [redacted] which is on the west side of the street and as such is designated a 'Contributory' property. Why do I feel qualified to comment? I have been resident in south Tyrell Street since 1987 and therefore have great familiarity with the area having walked and driven the streets for 37 years. 1. Comment on the Nomination of one side of the road only. In a purely intuitive response, it would seem unusual that one side of a road be included in a 'Heritage Area' when both sides contribute equally to the streetscape. I have observed the change of ownership, renovations and redevelopments over 37 years in South Tyrell Street. This includes the activity that has led to the eastern side of South Tyrell Street evolve from most of the houses being 'original' (although some had additions at the rear) to the current situation where, in the words of the Statement of	For over 30 years I lived in the UK. I have an appreciation of old buildings (hence the purchase of our property and the maintenance of the character). I understand the importance of heritage areas having lived in heritage protected or conservation areas including Bath and a small village in Cornwall, 4. Once again – as with the recent proposed tree policy – rather than being assisted to retain or maintain their house in accordance with the Heritage Policy, residents would be subject to financial impost and restriction. I understand that the Council, given that funds come from ratepayers, does not have the capacity to assist these homeowners and there are no other options afforded by the State Government. Therefore, I think that very detailed research and careful consideration must be given to the attribution of 'Heritage Areas' as it has undeniable consequences on the owners of the properties. Information supplied in the Council documentation cited a number of references to the possible increased value of properties within heritage areas. Unfortunately, a number of these documents were	1. Upon reviewing the properties between Princess Rd and Melvista St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation on the eastern side of Tyrell St. 2. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. 3. Concerns noted. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 4. The City recognises the cost of maintenance and development for properties within the proposed

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		Significance, there has been 'unsympathetic redevelopment' leading to that side of the street not being included in the proposed Heritage Area. As a lover of the original style of these houses it has saddened me to see these changes, but they have happened, and we must move on. 2. In terms of maintaining heritage and character of South Tyrell Street my view is that 'the horse has bolted' and that there should be a greater focus on maintaining reasonable development rather than imposing restrictions on less than 50% of owners. Presumably the owners of houses developed on the eastern side of the road did not appreciate, or could not afford to retain, the Nedlands 1930s aesthetic. The attribution of Heritage Area status is of no benefit to the residents of the west side of the street (like myself) who have maintained their properties in the original Nedlands style. We look out on the 'unsympathetic development' knowing that in the future those owners will not be subject to the restrictions or responsibilities applied to us and we can have no influence on what is built. 3. Properties and non- Contributory properties – the west side of south Tyrell Street Included in the Contributory Properties is a 'new build' (about 10 – 15 years old). This build would contravene 6.11.1 of the proposed Heritage Protected Places Policy 'Mock Heritage is not permitted'. The house that the consultants must have deemed significant from the street was constructed because the owners found it more economical to build a new house, with many external elements of the original house, than to renovate the old property (pers comm). It may also be a reason to call into question the sentence in the Tyrell Street Heritage Area Statement of Significance,	behind paywalls, and most were studies in Canada or the UK. It is difficult to understand if these studies are applicable to the situation in Nedlands as it is not clear what constitutes conservation or heritage areas in other jurisdictions. Residents of properties that have been unimproved since their construction and may be in a state of considerable disrepair will be placed in an unenviable position of either finding the funds to carry out improvements (which they may well not be able to do) or selling to a person willing to invest in a property that requires substantial and costly repair before considering how it may be converted into a family home suitable for the lifestyle required by a modern family. Although I am unqualified to make this statement, I would not be surprised if these properties may not even realise block value at sale. The cost of upkeep and repair of older properties is considerable and ongoing even if they have been well maintained. Old roofs with fretting tiles require the sourcing of identical profile tiles. From personal experience, with different manufacturers and over time, subtle but important differences in dimensions of the tiles occur. The sourcing of correct materials is not straightforward. Window frames need to be handmade and specialist craftsmen, for example tuck-pointers and terrazzo specialists, need to be sourced. It is often hard to find tradesman who are happy to work on older buildings either to undertake small jobs or to renovate. There are many unknowns involved and unpleasant surprises can be revealed such as the quality of concealed internal brickwork. Insuring an older property is very expensive due to maintenance and rebuild costs. This is a price some (like me) choose to pay but has to be a consideration for potential buyers. There may also be	heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Objection noted

		paragraph 4, line 3, 'In terms of design, materials and finishes, these houses could not be replicated and retain a high degree of authenticity in terms of form and fabric'. The only property deemed Non- Contributory property on the west side of the street is the most visually dominant house. It is overheight in its context, bright white, and covers the width of its double block. It has hard white landscaping to the boundary with very little greenery. Cohesive streetscape The west side of Tyrell Street has no more of a cohesive streetscape than the eastern side. There is a lack of commonality of boundary fences with very few conforming to the descriptions in Part 2 of the document (Statement of Significance). The existing range from a tall red brick wall completely hiding the house from the street, to a beautiful > 1.5 m hedge, to no boundary fences at all. As mentioned above, the non-contributory property significantly detracts from the streetscape. I appreciate the style of older homes (we renovated in character in 1996). I also appreciate the 'true' Heritage Precincts where there are groups of buildings that tell a story about the past not only in terms of the built form but also about life as it was. I do not think that the proposed South Tyrell Heritage Area would fulfil that role. To re-iterate, I think the 'horse has bolted'	the possibility of disenfranchisement of owners with the implementation of this policy. There are two double blocks on the street. One is a contributory property, one is a non-contributory property. Both span the two blocks on which they sit. In discussion with a planner, I understand the owner of the contributory house would not be allowed to demolish and split the block, whereas there would be no barrier to the other owner doing so providing the proposed development was 'suitable'. In a true heritage area where all the houses were 'contributory' this imbalance would not occur. I believe that the adoption of the Heritage Protected Places Policy as it stands will have a significant impact on the homeowners within the proposed areas and, should it be pursued, then further detailed research and consultation should be undertaken and justification provided. I remain to be persuaded that the implementation of the Heritage Protected Places Policy as proposed will achieve the desired outcome of contributing 'to the understanding of cultural significance in the specified areas' Objective 4.1 The recent construction of apartments and townhouses on blocks south of Stirling Highway has strongly illustrated to me that what needs to be preserved in Nedlands is a sense of space, light, openness and greenery. 'Unsympathetic' houses can become part of the streetscape if they are built with original setbacks, in a scale that is proportionate to the original and constructed of reasonable material (not tilt-up concrete). Hard landscaping, particularly at the front, should be kept to a minimum and softened by the preservation or replacement of trees and maintenance of a green environment. This would not only maintain an open, pleasing streetscape but contribute to the 'cooling' of the	

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			suburb. In terms of architecture, who would have thought 25 years ago that mid-century modern houses would become iconic? I notice the construction of one in a nearby street. It is single storey and not intrusive on the streetscape	
		5. Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
6		1. I hope this email finds you well. I am [redacted], the owner of [redacted] Tyrell Street. I am writing this email to strongly voice my objection of the proposed Heritage Areas. 2. It does not make economic or financial sense to the residents residing in the houses proposed. Some of the houses are in various stages of dilapidation; some structurally. To maintain, upkeep or restore these houses would impose such an onerous obligation to the current home owners. It is common knowledge that to maintain, and restored older houses cost far more than building a new one. Sourcing materials for period these older homes are built is quite hard to do. They are hard to source, rare and expensive. Furthermore, there are only a few specialist construction companies; who has the skill and know how to restore or maintain these period homes. An example of such a company is Michin and Sims. They are not cheap or accessible; residents of Nedlands included. Many of our neighbours are retired and of advanced in ages. To ask these residents to maintain, repair or restored these properties to the exact conditions they were built 50 years ago; would put undue financial hardship and huge stress on them. An inherited burden for their children and grandchildren. 3. The property values of these homes would plummet. It is a well documented fact. If you would refer to Shire of Peppermint Grove, where there are quite a few heritage listed properties. The properties which have been heritage listed, are sold for much lower than any other houses in the neighbourhood and take much longer to sell. In fact there are quite a few cases of the owners leaving the houses to decay because restoring them are too difficult and costly. It also remove freedom and flexible from being a home owner too. If the City of Nedlands would like to preserve these houses; the City of Nedlands should pay for their preservation. 4. Perhaps also compensate these owners; for their loss of flexibility, decisions making on their own properties and undue financial burden, in forms of rate deductions.	1. Objection noted 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 3. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive
		5. I am a resident on [redacted] Tyrell Street. I would like to voice my strong objection to the proposed Heritage Areas accompanied by a draft Local Planning Policy 6.2: Heritage-Protected Places. This council has once again over stepped beyond the scope of their authority. This is an attempt to erode private property rights. A property should not be placed under the heritage registry by a third party without - 1. consideration to the landowner(s). Priority must be given to the landowner(s) wishes to not cause undue hardship,		

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		adverse economic and financial, and any other unnecessary burden(s) on them; 2. extensive consultation with, but not limit to, the landowner(s), expert(s), and other parties whom are adversely affected; 3. opinions of those parties not directly or adversely affect should not carry the same weight as the landowner(s) and those residing in the affected area(s); and 4. expressed approval from the landowner(s) to place their property and land under the Heritage-Protected Places registry. Furthermore, the landowner(s), whos rights to their property and land are indefeasible, when adversely affected should this Heritage Protected Places policy passes reserve the right to seek legal advice and remedy from any, but not limited to, party(ies) responsible.		for home values, as the areas attract people seeking that lifestyle. 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 5. Objection noted. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places. There are fewer restrictions with a Heritage Area designation than individual Heritage Listings. 6. Objection noted 7. Objection noted 8. As response 5 above 9. As responses 3 and 5 above
		6. (Petition signed by three people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
		7. I strongly object to the premiss of the proposed heritage policy 6.2. 8. This is another example of Nedlands shire over-react towards local rate payers. This proposal goes directly against the private property rights charter of WA. The charter aims to protect private land owners from new or amended laws or subsidiary legislation which restrict the use of privately owned land. 9. This proposal will negatively impact on property values and the potential of private property use. The negative impact may not be contained to the selected areas because it shows a complete disregard by Nedlands shire councilors to maintain private property rights. Property deeds exchanged privately without future conditions or restrictions must be protected from councilor over-reach. The councilors' should consider the following statement: What is the point of private ownership, while maintaining said property and paying rates, to have a third party (councilors'/ shire staff) dictate or diminish the use of said private property? It is simply un-Australian. Those affected are entitled to seek legal advice and consider further options.		
7		1. I believe that the proposed heritage area designation is baseless and flawed and do not benefit the community. Especially for the Tyrell Street South area, only one side is designated. 2. The side that is heritage listed would lose its capital value due to the opposite side sites could potentially be	3. The Local Planning Policy - heritage area seems to be poorly thought out and do not benefit the community at all. Another project dreamt by the Council to justify their existence. This is another debacle that will follow the Elizabeth Street project that is a total traffic shamble.	1. Upon reviewing the properties between Elizabeth and Princess St, it was deemed that there was not a cohesive collection on properties worthy of heritage area designation. 2. As with any property, the value of a home in a heritage area will be affected by a range of

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		re-zoned to higher density dwelling. Potential buyer to a heritage area would consider this to be a huge negative.		factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. Comments stating heritage area designation will reduce the number of potential buyers is anecdotal.
		4. Tyrell Street South Area designation is only on one side of the street and would impact the value of the property as it is not a significant heritage area with all the development that has taken place on the opposite side. 5. The houses on the side that are impacted are in a state that would need substantial renovation/refurbishment/demolition and with this project, it will unfairly impact the owners that have inherited or bought the properties with the intention of rebuilding. Our own property has been significantly renovated over the years and substantial portion of the front has been changed that do not resemble much of the original building. When I purchase the property 33 years ago, it was the location and not the heritage potential of the building that attracted me to the property. If I had the funds then, I would have demolished the building as it was in a state beyond repair. The area has already gone through a substantial level of development that has already substantially deviated from any heritage value.	6. The project has been very poorly consulted and communicated to the owners. Only found out about this change a few weeks ago. No consultation or attempt to communicate with the Owners until now. 7. The project has a huge potential of impacting the Owners financially, and there is not evident of the Nedlands Council of taking this into consideration. The Nedlands Council has not communicated about what the Council is going to contribute in terms of funding to the area to demonstrate their commitment to the project. The project is seeking support solely from the owners to bare the impact	3. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 4. As response 1 above 5. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the
		I am writing to provide my comments to the above project. The area that I have most concern is the Tyrell Street South area which directly impact me. The following are my comments and feedback: 8. • I believe this is a total waste of the Council resources and do not benefit the community at all 9. • The Nedlands area is well preserved as a green area with the parks, verge trees and homes contributing to heritage value.		

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		10. • Having one side of a street designated as heritage and the other not is a poorly thought out plan. It creates a poor neighbourly environment and pitching owners against each other. 11. • What is the Council proposing in contributing to the affected areas in terms of the general preservation and maintenance of the area affected? 12. • The Planner that I met in the street meeting agreed that their could be a negative financial impact to the affected owners of the heritage listed properties, as the other side of the street could be subject to high density living in the future. This would be a huge negative for potential buyers into the area. 13. • Higher density living is being promoted to meet current and future housing needs. By designating the 1,012 sm blocks as Heritage areas limits the planning for the future.	rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. The purpose of the community consultation process is to gauge the community's desire to preserve this. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. 7. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated. 8. Retaining and preserving built heritage supports the sense of place within our communities 9. Noted 10. Noted 11. As response 7 above 12. Noted. Under current legislation lots within the proposed Tyrell St areas do not have the ability to subdivide or accommodate high density developments.
		14. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	

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				13. It is not the intent of the proposal to restrict development in up coded areas. 14. Objection noted
TYRELL ST NORTH (Striling Highway to Edward Street – Excluded)				
SUPPORT				
1	Y	We bought in this specific area to enjoy the character and amenity of Nedlands, which was almost unique in Perth in terms of its uniformity of 1920s-1930s character, and beautiful shady, tree-lined streets with many large established trees and privacy. Paying a premium for a property here in which to raise our family and live long-term, we have been completely alarmed at the lack of protection, and extensive destruction in a very short period by developers - demolishing very liveable and renovate-able homes, removing all trees from each block, killing all street trees related to their block, and massively increasing traffic and parking issues over time. We did NOT buy our house planning to demolish and develop it for profit. We bought it to live in with our family. It is already worth plenty to us the way it is. We did not buy it anticipating we would have zoning changed and potentially masses of apartments/units/townhouses looking straight into our front or back yards. In addition, we now have the added effects of climate change on our neighbourhood and it makes NO sense to be allowing all these beautiful mature trees on existing Nedlands blocks to be demolished, or just left to die without water - which has happened with every developer block in our street so far, including the verge trees. Any Heritage Area designation can only help preserve and protect this beautiful suburb so we and future generations can continue to enjoy it. Once it's gone it's gone. Developers are NOT putting back enough trees, providing enough parking, dealing with traffic	Fully support protection of character homes, setbacks, and trees including verge trees for the reasons outlined above in 7.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Support noted

		issues or dealing with any of the impact on people living in Nedlands. We are passionate about protecting Nedlands and fully support the proposed Heritage Area designation.		
		I fully support all the proposed areas having Heritage Area designation to preserve the special character of Nedlands. We have seen unprecedented destruction of consistently 1920s-1940s housing, along with the associated streetscape and amenity due to loss of setbacks, original trees and architecture. We chose to live in Nedlands because of this consistency and amenity. The special character of Nedlands is being rapidly lost secondary to inappropriate over-development, overshadowing of remaining homes, loss of privacy, removal of significant trees, and increased parking and traffic problems. Heritage Area designation would provide protection of what is one of the few remaining areas of Perth with any real beauty, consistency and architectural value.	Support all	
		I fully support all the proposed areas having Heritage Area designation to preserve the special character of Nedlands. We have seen unprecedented destruction of consistently 1920s-1940s housing, along with the associated streetscape and amenity due to loss of setbacks, original trees and architecture. We chose to live in Nedlands because of this consistency and amenity. The special character of Nedlands is being rapidly lost secondary to inappropriate over-development, overshadowing of remaining homes, loss of privacy, removal of significant trees, and increased parking and traffic problems. Heritage Area designation would provide protection of what is one of the few remaining areas of Perth with any real beauty, consistency and architectural value.	Fully support all Heritage Area provisions	
		We moved from interstate and deliberately chose to buy on this block in Tyrell St because it was so uniformly 1920s-1930s in character with many trees and privacy. There were so few of these streets still remaining in Perth like this. We bought the	Fully support protection of character homes, setbacks, and trees including verge trees for the reasons outlined above in 7.	

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		house to live in with our family and NOT to have it demolished for profit. We have been devastated to watch the character and tree-scape of Nedlands destroyed over recent times due to inappropriate protections of both houses and streets. With global warming and development resulting in massive loss of greenspace in Nedlands, and development resulting in loss of the character homes we love, we fully support the Heritage Area designation to prevent further losses. Without this action and others like it (tree protection, fines for killing trees etc) we will continue to see demolition of houses, every blade of grass and every tree on each block, and death of the street trees too. Tyrell St has already lost numerous trees to developers - both on site and verge trees belonging to the community. They have been removed without reason, damaged or died from lack of water with developers turning of the water for up to several years.		
OBJECT				
1		(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
2		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
3		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted

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4		1. [redacted] Tyrell Street was built around 1940s. It has the different style compared to those original "Heritage" of 1920s. The building's quality of 1st floor is very poor. At the same time, all the title need to be replaced as they are in very bad condition and very hard to find replacement. I don't think it is suitable to put this property into "Heritage".	2. We did not received any information about including our house into this Heritage Area before. We just heard it today after our neighbour informed us. I assume the council should contact with the owner of the affected house and let us to be involved	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. 1. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. 2. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking. Objection noted
		3. Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
5		I object to the houses between Stirling Hwy and Edward St being designated as a heritage area. My house has been rezoned R160 and I believe the proposal contravenes this zoning.	The policy would heritage list the front and apply other laws to control people's homes. Our home was purchased in the mid 70s at auction free of encumbrances. We want no further interference in our way of life as suggested above	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
6		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted

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7		My house is on corner of Stirling Highway and had no heritage value. Better use as high rise apartments.	I understand that developers are wanting to place high rise apartments behind me and I will be surrounded by apartments.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
8		(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
9		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
10		(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
11		1. It doesn't make sense to only designate one part of Nedlands as Heritage Areas, whilst other parts of Nedlands are unaffected. The result will be significantly varying streetscapes and houses with different looks and characters across the whole of Nedlands. In my opinion this doesn't achieve the goal of preventing inappropriate development and maintaining the 'Nedlands feel'. More work and policies should be put in place at the DA stage and rejecting plans that do not promote good development. Designating only certain areas as Heritage Areas feels discriminatory, given additional rules and compliance will be imposed on owners in these areas, which will lead to increased cost. This seems unfair	Not answered	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted 1. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.

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		compared to other parts of Nedlands who do not have to comply with these additional rules		
12		I hope this message finds you well. I am writing to express our shock and concern regarding the recent classification of our property within the heritage protection areas. Question: We are under the impression that this recommendation originated from the Nedlands Council and would appreciate your confirmation on this matter. Nedlands has a history of respecting individual property rights, and we believe this should continue. Having endured and continuing to endure the impacts of the Western Australian Planning Commission (WAPC) changes, we are now faced with another equally, if not more, serious impact on our individual rights concerning our own home and land. Meanwhile, developers seem to have free rein over their projects. My wife and I cannot think of a more unfair, arrogant, and inconsiderate measure being placed upon us given our individual circumstances. This policy is truly shocking, comes about five years too late, and adds yet another strain on our well-being, time, and happiness. Most importantly, if we are correct, it is not the "big bad" WAPC and state government imposing this, but our own council. Our property has already endured significant changes due to the WAPC's zoning modifications, including the planned construction of two properties next to us and the potential erection of a six-meter wall at our rear, similar to other properties in the area (specifically numbers 1 and 4). The introduction of heritage listing imposes further restrictions on our property rights. Beyond the existing high walls on either side, we now face the requirement to submit applications for any alterations to our house or land. This feels like an attempt by the Nedlands councillors to hinder development due to the new zoning regulations, which they may have opposed but were obligated to accept. We believe that if enough residents voice their opposition, there is a chance to have this policy revoked. The heritage listing seems overly burdensome. It is essential that we raise our concerns at council meetings and submit formal questions. This policy represents government overreach and unnecessarily restricts our ability to manage our properties. For example, obtaining a heritage impact assessment, which is costly, is now required for simple tasks like painting our back patio or oiling our deck. Approval is even needed to trim a tree over six meters in diameter. Furthermore, this policy does not prevent the construction of apartments behind our homes, yet it restricts us from making minor changes to our properties. We should also investigate the financial implications of this policy, including the cost of heritage impact assessments and the annual expenses for the city to maintain these heritage-listed areas, which would likely necessitate hiring additional staff such as a heritage architect/planner, similar to the situations in Subiaco and Claremont. Highlighting these costs could be a significant point of contention for the councillors. A potential compromise could involve setting specific aesthetic requirements for new developments rather than imposing stringent heritage controls on existing properties. Our road has already been turned into a construction site, with dead trees and parking congestion extending from Tressellion. We have waited 2 years now to get a fence changed, have to water number 6 trees, see no consequence for new developers allowing trees to die, and building groups not following road parking rules and more serious building site safety management. Ever day we are impacted, and if this new policy is approved by the heritage ministers it will impact us for as long as we live in this place.	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection and suggestions noted The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands.

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		Question: Please demonstrate how the Tyrell from Stirling Highway to Elizabeth main the heritage significant – and how number [redacted] does also (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
13		Oppose as we have house designs in place and will cost extra money to redesign the dwelling to reflect Heritage design requirements.	As above	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
14		(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
15		The area designation is limited to a few streets in nedlands and it seems unclear why they were selected and others weren't. It also contradicts the fact that part of tyrell st were rezoned a few year ago and the demolition of some houses and construction of units have already begun. The two aspects are mutually exclusive and I would recommend to exclude the areas that were approved for rezoning from the heritage area. Prior to rezoning and construction/demolition would have begun I would be more supportive of the heritage area proposal but now it does not seem to make sense now. The damage is already done and now we will be in a disadvantaged position to our neighbours in terms of options for our block that is directly next to a subdivided one and the plans for the block next to us on the other side are also to subdivide.	While I appreciate the intent to preserve the historic look and appeal of the surburb the policy does not seem to take into consideration that parts of the designated area have been previously rezoned to allow infill to happen. Two of these matters contradict each other, given that since the rezoning was approved a few years ago the part of the Tyrell Street close to the Stirling Hwy already saw most of the houses sold, blocks subdivided and construction of units beginning. Preservation of the heritage would have been useful before the rezoning proposal was tabled. it seems that some of the units that are being constructed at 18 tyrell st are not consistent with the preservation of the facade policy aspect and proposed heritage criteria. Allowing that portion of the street to be rezoned and approve demolition meant that the value of our property and properties next to the newer developments had negative impact as fewer buyers would like to live in a higher	At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Objection noted

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			density area. Since the construction on our streets began we took comfort that down the track our options would included subdivision since our immediate neighbours were allowed to do that but proposed heritage area listing means that value of our block will be diminished due to the requirement to retain the house and having lesser options what to do with the block in a decade or so. Appreciate that the heritage areas do not mean that any redevelopment will Be prohibited but the buyers will see a lot of obstacles for their options and will be discouraged	
16		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
17		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
18		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted
19		I have a high level of concern regarding the proposed heritage area in Tyrell Street and the effect it will have on my property. The property, [redacted] Tyrell, Is currently under offer, the offer being made by buyers who wish to subdivide the block to house 2 homes. However their planning application is not yet in as the house settlement is set for July 2024. The sale, and the purchase of my next property are now under threat because of this proposal and I feel it is extremely unfair that we should be put under this stress again, after the decision to develop the area was made a couple of years ago. The 3 houses next to me have been sold and are being developed leaving my corner block on its own. I am requesting that my house/block be officially removed from the heritage area proposal please so that the sale contract can be completed and our plans continued without the stress of possible changes to the planning rules hanging over us. As sellers and buyers we were very happy with our plans before this new proposal came to		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy. Objection noted

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		light. I am retiring and the sale of my house (agreed in January 2024 with long settlement) is part of my retirement planning. I hope to hear from you quickly regarding this matter as we are all very unsettled and feeling overly stressed by these recent proposals and the changing yet again of the planning in this area. I can be contacted by this email but also on [redacted] if needed. Thank you for your attention		
		The area Tyrell Street North is zoned R60 following due process and intervention by the state planning department which supports development of the blocks to increase residential density. This has already started and the street scape has significantly changed. To try and imposed heritage area in this section is a backward step and the character of this section of the street is already updating. Also it not agreement with the State Planning policy. Nedlands should be concerned with protecting areas of the suburb which have not already been rezoned and developing the rezoned areas to provide interesting and exciting amenities and additions to the neighbourhood instead of trying to live in a timewarp.	The council should follow the advice of their planning department and NOT include in their scheming the properties zoned R60 and above for which many people have already had to adjust their lifestyles and made/started making appropriate plans. It is a backwards step and causing anxiety and concern in the community. Council also need to be transparent in their planning. Some heritage protection is possibly favourable but it needs to be properly considered and consulted with a longer time course of decision making in the process.	
		Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
OTHER AREAS				
SUPPORT				
1	No	I support	not answered	Support noted
		I support	I support	
2	No	1. I believe it is imperative that ALL local governments actively seek to preserve the concept of 'built form' with any development application. The local planning authority seemingly took away all power from residents to impose the will and the deep pockets of developers seeking to maximize the plot ratios and build	3. Developers should not be allowed to clear all vegetation on a block if demolition is allowed. Removing trees should be properly monitored as there are too many examples where old trees are cleared with nothing to replace them. Heritage not only applies to buildings but also to the trees	1. Support noted 2. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage

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		characterless structures that don't fit in at all with the existing community. 2. I believe the heritage area in the Hollywood ward should be extended to include both Hardy Road and Monash Avenue - in so much as they should insist that any new structures don't crowd existing homes; don't block out sunlight and intrude on quiet enjoyment of an existing property and that they blend in with existing streetscapes. Further, the tree canopy must be preserved.		listing if they feel their property is worthy of protection. 3. Noted. As response 2 above.
3	No	I support the proposed LPP 6.2 Heritage-Protected Areas	I support the proposed LPP 6.2 Heritage-Protected Areas	Support noted
4	No	1. I fully support the proposed Heritage Area designation.	2. I would like to propose that Webster street be included in any future Heritage Area designation, the houses between Edward street and Princess road are all worth preserving.	1. Support noted 2. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
5	No	1. I fully support a Heritage Area. However, I think it needs to extend further along, up to Stirling Highway. In all these streets there are important old homes we need to preserve. There are a number of more recent buildings in this area that have no heritage value and can be easily redeveloped. The designated area should include Williams Rd up to the highway to include the series of 1930's duplex buildings that are important in terms of heritage. These were originally workers' cottages and should be cared for and cherished. They would fit into the plan perfectly along with older homes in other streets in the block leading up to the highway. Given the presence on laneways in this area it is easy to develop the rear of	2. This plan is well and truly overdue. The historical significance of this area is very important and we should take care to preserve the integrity of our suburb.	1. Support noted. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 2. Noted

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		properties, but maintain the streetscape and old buildings.		
6	No	Heritage Protected Areas were an omission from previous heritage assessments and Municipal Inventories. They should be recognised in Local Planning Scheme No. 3.		Support noted
7	No	We are in agreement with the heritage area, however, would like to see it expanded to include Leura St through to Porrland Rd. We do not believe it should just be Clifton and Merriwa. Thanks		Support noted. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
8	No	1. I would like my property included on the proposed Mountjoy road heritage area. I lived in a heritage zoned area in St Peter's Adelaide and loved the process and would love to be part of this again.	2. Wonderful idea and I am fully supportive! I have lived in a similar zoning before with very positive feedback. If you need support or positive stories let me know, I'm happy to help	1. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 2. Supoort noted
9	No	Supportive of heritage protected area. Supportive of Nedlands Reserve development. Supportive of Improvement Plan.		Support noted
10	No	I strongly support the proposed Heritage Area designation	not answered	Support noted
11	No	1. I support the designation of a heritage area. Our property [redacted] Clifton lies just outside the designated area and I would prefer that it is included and that the boundaries extend to Stirling Highway, or at least to Hibbertia Lane. 2. I also support the inclusion of significant trees in the area as being part of the green heritage of Nedlands. I do have questions about how the heritage area will be respected, particularly when the Government has just arbitrarily included all of this area in the so called "special precinct" for the QEII Medical Centre – University of WA. As an example, in 2014, the City of Nedlands commissioned Palassis Architects to compile a list of places worthy of heritage protection. That list has previously been given no	3. Provision 8 in the document says "There is a general presumption against the demolition of places on a Heritage List or which contribute to a heritage area. Lack of maintenance, poor condition of a dwelling, or financial considerations are generally not acceptable reasons for removal from a heritage list or deletion as a contributory place within an area." I very much hope that the local council can uphold this in the face of the push for development. They did not uphold it for 139 Broadway	1. Support noted. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. The Municipal Inventory (now called the Local Heritage Survey, or LHS) is a record-keeping document only and provides no statutory protection. 2. Noted 3. Noted

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		weight by the Council in considering applications for demolition and development. For instance, 139 Broadway was listed, not just by the Nedlands commissioned list but also on the inHerit State heritage website. Even though the house at 139 Broadway was listed on the City's Municipal Heritage Inventory, the City granted a demolition permit for this dwelling (permit no. [redacted] dated 17 December 2019) and it is now a multi-storey apartment block. I would encourage the Council to provide some reduction in rates or some contribution to restoration on an individual application basis for preservation of heritage listed properties.		
12	No	An excellent, overdue initiative. A long-overdue initiative A great initiative, long overdue.	Individual houses in not in the proposed Heritage Area should also be eligible for consideration.	Support noted Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
13	No	Please please please include [redacted] Mountjoy, this is the most amazing unique house which sold recently, and the real estate advertising encouraged demolition. The agents should be ashamed of themselves. This type of house is the character people are paying for to live near	Please expand it	Support noted Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
14	No	I support this designation I am in favour of this Heritage area designation. In fact, I would be happy to support the section of Tyrell St between Princess & Elizabeth. This would include "Fairview", at no 69 Tyrell st, the family of the late Governor Gordon Reid and the recently deceased Mrs Ruth Reid (aged 100) and is worthy of heritage designation	I am strongly in favour of these designated heritage areas in the City I support the Council in the designation of heritage areas as an initiative that preserves the history and value of an old Perth suburb. Future generations will appreciate these designations.	Support noted Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.

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15	No	not answered	not answered	Support noted
16	No	We wish to congratulate Nedlands Council for their initiative of the proposal for a Heritage listed area in Tyrell St Nedlands and the other areas proposed. "We would however wish for the Council to provide the same listing for BOTH sides of Tyrell St, not just one side". Our comments have been recorded in the media of WA Post dated 15 June 2024 on page 27 and page 84. It should be noted that Hobart Council placed Heritage area zoning to certain areas around Hobart, of which our house was located in one of these. There were absolutely zero negative impacts - only positive, and I say this having been a Property Valuer whence in Hobart. It should also be noted that the property at 104 Tyrell Street when we purchased, had infestation of Termite damage and had additions and poor design characteristics. The brief to the Architect was to design a house with external characteristics compatible and sympathetic to the surrounding heritage style of nearby homes, which was an important consideration for us. Since there is no facility for the attachment of this article we have typed it out below under section 8. Well done Council.	Extract from WA Post article dated June 15, 2024 Pg 27. Lily and Russ Bridgford, who are building a home in Tyrell Street, said they welcomed the idea of living in a heritage precinct and had previously lived in an 1890's home in Hobart. "We love heritage," Mr Bridgford said. "Once it's gone, you can't replace it." "It's absolutely the reason we wanted to live in Nedlands, and the second reason was the trees. So many suburbs don't have trees." The Bridgford family demolished the 1955 home on their block and are building a two storey multi-generational home for themselves, their adult son and his family	Support noted Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
17	No	not answered	not answered	Support noted
18	No	We support the proposed Tyrell Street south Nedlands heritage area.		Support noted
OBJECT				
1	No	1. I do not support the Heritage Area designation. 2. There are other more crucial areas that the council need to focus on (e.g. maintenance of assets, underground power completion). 3. This will put additional pressure on an already stretched planning department.	not answered	1. Objection noted 2. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City

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		4. I drive through this area on a regular basis and the houses in this area are not heritage houses. The area has a mix of modern multiple storey houses and subdivision has already occurred on a number of blocks. 5. This proposal will negatively impact value of houses and the ability to upgrade and improve houses. 6. The council should explore alternatives which aren't so restrictive to home owners. This is a reactive proposal that will not achieve anything besides decreasing the value of the area.		and are outside of the planning policy development process. 3. Assessment and administration of these applications would be undertaken by Officers within the Planning department. 4. Subjective assessment. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 5. Noted. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 6. Noted
2	No	1. Do not support the heritage area designation. 2. The area has recently been re-zoned for urban infill with several developments having been approved and works commenced. To retrospectively heritage zone the area would significantly disadvantage home owners in the area and sets a dangerous precedent for other areas within the council.		1. Objection noted 2. It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding.
3	No	1. I do not support this action by the City of Nedlands and find that the council's action will create a significant and substantial encumbrance on the affected properties. I	3. I do not support them.	1. Objection noted 2. The adopted Council Plan received input from hundreds of residents across the City of Nedlands,

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		have submitted this opposition in fear this could spread throughout the City. 2. The council should require approval from the owners of the property before being able to place this sort of designation over it as it may result in a reduced value (due to reduced optionality) and many owners might find themselves in negative equity.		and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 3. Objection noted
4	No	1. Do not support as it sets a precedent that I don't want in the suburb, retrospective issuing of heritage areas in an area that already has multiple developments isn't a fair move and would make me reconsider purchasing in the area	not answered	1. Objection noted
5	No	1. I object to this as it undermines the existing residents with development going up around them. 2. Heritage designations limits required development which I do not support.		1. Objection noted 2. It is not the intent of the proposal to restrict development in up coded areas.
6	No	I don't support the change - it makes an even bugger patchwork of the R zones and development for the Nedlands area on Hollywood side of Stirling Hwy and puts more burden on other areas to develop to meet state in fill targets	not answered	Objection noted
7	No	1. We do not support the proposal as it does not appropriately safeguard the City's heritage. There is no objective basis for the designation of Meriwa and Clifton Streets as Heritage Areas thereby excluding properties on Williams Road and Leura Street for example from heritage status. 2. The proposal has the practical effect of elevating the status of certain streets and properties over others without an objective basis for doing so, having the	3. The policy and provisions are wholly unfit for stated purpose and will be opposed to the fullest extent of planning law where they are not redrafted in light of the proper consideration of the City's heritage as a whole.	1. Objection noted. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. It is not the intent of the proposal to prioritise some streets over others. 2. As response 1 above 3. Noted 4. Objection noted 5. Officers acknowledge that there has been some development in the proposed heritage areas. Whilst

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		consequence of the de facto devaluation of adjacent streets and historic properties within same.		efforts towards heritage protections have been made in the past it is never too late to preserve heritage which enhances the built environment of the City. City Officers still believe that the proposed Heritage Areas are still intact enough to read as cohesive places. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection. 6. As response 1 above 7. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
		4. As a long-standing resident of [redacted] Williams Road and only the second owner of the property, I am writing to express my opposition to the above. 5. It has always been a concern of mine that Nedlands did not appropriately safeguard its heritage. However, the priority for Nedlands has always appeared to have been solely the ability to tear down beautiful old houses and replace them with modern boxes, unlike other western suburbs such as Subiaco, Claremont and Peppermint Grove. [redacted] Williams Road, known as "[redacted]", was built in 1930 and whilst in need of renovation remains a completely original example of early Australian architecture of notably greater importance than any property earmarked for heritage listing on Clifton or Meriwa Streets in the immediate area. As a result, we were informed that certain residents were taking photographs of the home prior to the recent rezoning that has swept through the suburb as an example of a house that should not be demolished and the subject land redeveloped. There are other examples of superior character homes on the other side of Williams Road between Gordon and Park Roads, albeit not enjoying the double frontage of [redacted]. 6. I can only surmise that the properties for which heritage listing is proposed are among those owned by the people behind this sudden and unexplained push for such listing long after other nearby suburbs introduced a heritage policy with the proper motivation to actually protect heritage. There is no other explanation for why properties in Williams Road, not to mention several other streets in Nedlands such as Archdeacon, Kingsway, Viewway and others such as Portland and Langham Roads and even Smyth should not be safeguarded from demolition and redevelopment if that is indeed the purpose and not the arbitrary and artificial elevation of status and price of the properties in question as being somehow "special" over and above other Nedlands properties. 7. Why was the Hollywood precinct in its entirety not evaluated for heritage status for example, or the stretch from Williams through to Hampden Roads, rather than cherry picking certain properties and streets presumably owned by insiders? There is no objective reason for why properties on Meriwa, Clifton, Tyrell and Mountjoy should be elevated to historic status over properties such as Rosebrae and others. Where this email is not actually engaged with in good faith I shall be seeking the rezoning of my property for redevelopment through town planners and will object to this ill-considered and totally unfit for purpose heritage areas proposal as a part of the same process. I will also engage with media to uncover the truth behind the proposal which makes absolutely no sense at all if the protection of the City's heritage is indeed the motivation.		
8	No	1. I definitely do not support the proposal. 2. There is no financial support from the Nedlands Council for any loss of value in a person's investment. 3. Recently in the Local Newspapers there has been a suggestion that that area will be included in an area to be designated as a Medical Zone, what compensation	4. Previous Nedlands Councils have rejected these type of proposals as it was not in the owners' best interests, financially, restricting the opportunity to increase the size should there be an increase in members requiring and being unable to garage vehicles off the street.	1. Objection noted 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the

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		will the Council be able to provide when there is a forced acquisition by the State Government?		proposal progress further, expansion of the incentives of the policy could be investigated. 3. There has been no indication that acquisition of private properties will occur by the state government as part of the Improvement Scheme for UWA-QEII. 4. Noted
9	No	1. I do not support the proposed Heritage Area designation. 2. Maintaining the facades to enhance the streetscape is costly and many of the homes are in a state of disrepair. Unlike other Councils listed below, City of Nedlands has offered no cost compensation to owners who are, under the proposal, are facing increased costs for maintenance and development of their properties. For example: residents are expected to use the more expensive option of like for like replacement of roof tiles, including the profile and terracotta tiles, as well as the requirement that any improvement shall be accompanied by a Heritage Impact Statement. City of Subiaco offers complimentary professional architectural advice and generally funds eligible projects 50% of the total cost up to $5000 AND City of Swan offers rates concessions of 50% for properties on the City's Heritage List). These Councils therefore, acknowledge that owning and maintaining a heritage home is more costly. 3. Further, these properties are close to Hollywood Hospital and, as it stands, the streetscape during the week is one of a carpark. The streets are overcrowded with public parking used for the hospital and surrounding medical facilities. Also, many homes have multiple cars, which after hours spill over into the street and on verges. As these houses are old, they have not catered for parking of multiple cars belonging to homeowners. While the City of	5. The City's Proposal and supporting LPP fails to follow guidelines as set by the WAPC. Specifically, the Guidelines for Heritage Areas (2023), published by the WAPC states "It would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area. While the policy for a heritage area may seek to constrain development to a traditional residential form and density, this may be unrealistic in an area zoned for mixed use, or for high density development". The Proposal by the City essentially locks the proposed Heritage Areas in Clifton and Meriwa streets to R25, where it has been re-zoned, by State mandate in 2019, to R40. Additionally, this rezoning was with the intent of promoting higher density development. The Proposal is thus inconsistent with the well-established planning provisions and the established intent of the areas, and goes against the State Government's intentions.	1. Objection noted 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 3. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. 4. Suggestion noted 5. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. The proposed areas are not individually listed houses that are simply close together. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be

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		Nedlands promotes the use of rear garaging and laneways, the City has demonstrated an absence of intent to maintain the laneways, many of which are mere sand tracks, overgrown with weeds. The City itself has stated that upgrading these laneways is too costly. It would be constructive if the City of Nedlands could consider enhancing these areas by re-instating green verges or assisting in managing the off street parking by means such as Resident Parking Permits and traffic management. 4. It could also implement a Character Area by implementing design guidelines, which allow development, utilisation of R40 codes, etc. but which curtail excessive modernisation or outlandish design in the area. This would maintain the character of the area.		able to create as many lots as under the current legislation.
10	No	1. Do not support. 2. 1. houses may be left to degrade. sensible updates and additions may be knocked back. e.g. putting on a lighter roof. 3. 2. future needs are changing. eg. vehicle access , subdivision, extensions . 4. 3. no mentions of support for costs of upkeep. 5. 4. some areas are rezoned already. city should consider: supporting streetscape and character of the area with help for verge improvement improve laneways parking support for locals.	not answered	1. Objection noted 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. As response 2 above 4. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal

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				progress further, expansion of the incentives of the policy could be investigated. 5. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process.
11	No	1. I do not support the proposed Heritage Area designation. 2. Maintaining the facades to enhance the streetscape is costly and many of the homes are in a state of disrepair. Unlike other Councils listed below, City of Nedlands has offered no cost compensation to owners who are, under the proposal, are facing increased costs for maintenance and development of their properties. For example: residents are expected to use the more expensive option of like for like replacement of roof tiles, including the profile and terracotta tiles, as well as the requirement that any improvement shall be accompanied by a Heritage Impact Statement. City of Subiaco offers complimentary professional architectural advice and generally funds eligible projects 50% of the total cost up to $5000 AND City of Swan offers rates concessions of 50% for properties on the City's Heritage List). These Councils therefore, acknowledge that owning and maintaining a heritage home is more costly. 3. Further, these properties are close to Hollywood Hospital and, as it stands, the streetscape during the week is one of a car park. The streets are overcrowded with public parking used for the hospital and surrounding medical facilities. Also, many homes have multiple cars, which after hours spill over into the street and on verges. As	5. The City's Proposal and supporting LPP fails to follow guidelines as set by the WAPC. Specifically, the Guidelines for Heritage Areas (2023), published by the WAPC states "It would be inappropriate to declare a heritage area where it is inconsistent with the planning provisions or established intent for the local area. While the policy for a heritage area may seek to constrain development to a traditional residential form and density, this may be unrealistic in an area zoned for mixed use, or for high density development". The Proposal by the City essentially locks the proposed Heritage Areas in Clifton and Meriwa streets to R25, where it has been re-zoned, by State mandate in 2019, to R40. Additionally, this rezoning was with the intent of promoting higher density development. The Proposal is thus inconsistent with the wellestablished planning provisions and the established intent of the areas, and goes against the State Government's intentions.	1. Objection noted 2. The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. 3. Officers acknowledge that that these elements which contribute to the streetscape are important. The provision of underground power, the maintenance of verges and street trees, on-street parking and the condition of laneways are addressed by various departments within the City and are outside of the planning policy development process. 4. Suggestion noted 5. The Heritage Council Guidelines were used by Officers when preparing the proposal. The Heritage Area is a collection of properties which collectively contribute to the cultural significance. It is not the intent of the proposal to restrict development in up coded areas. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some

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		these houses are old, they have not catered for parking of multiple cars belonging to homeowners. While the City of Nedlands promotes the use of rear garaging and laneways, the City has demonstrated an absence of intent to maintain the laneways, many of which are mere sand tracks, overgrown with weeds. The City itself has stated that upgrading these laneways is too costly. It would be constructive if the City of Nedlands could consider enhancing these areas by re-instating green verges or assisting in managing the off street parking by means such as Resident Parking Permits and traffic management. 4. It could also implement a Character Area by implementing design guidelines, which allow development, utilisation of R40 codes, etc. but which curtail excessive modernisation or outlandish design in the area. This would maintain the character of the area.		cases they may not be able to create as many lots as under the current legislation.
12	No	1. None of these should even be considered, see below.	2. This is straight-up theft of individual liberty and value. There is no justification for imposing someone else's, including the Council's, will over these property owners where there is no negative impact to others. So long as people build within the established guidelines, they have full rights to do so. Council should not be operating as an autocratic kleptocracy. 3. I know this proposal is not appreciated by those affected and should be completely dismissed. Further, there will be impacts for the entire City of Nedlands in its position adjacent to the city of Perth. Density will increase by economic and social necessity in the coming years. This will limit the ability to plan for the future in the most sensible manner and will impact other residents outside of these heritage areas. This all just appears to be a short	1. Noted 2. The establishment of heritage area designations and the accompanying development provisions of a local planning policy pursuant to the planning and development act is not a deprivation of private property rights. Regulation 9 of the Planning and Development Regulations 2015 provides the City with the ability designate heritage areas and develop a local planning policy for heritage-protected places. 3. Officers recognise that community buy-in is critical to the success of the proposal. It is not the intent of the proposal to restrict development in up coded areas. 4. The City recognises the cost of maintenance and development for properties within the proposed

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			sighted vanity project, not in the interest of residents either in the zones or as a whole	heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further, expansion of the incentives of the policy could be investigated. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 5. Assessment and administration of these applications would be undertaken by Officers within the Planning department. No additional cost to the landowner above development application fees are considered at this time.
		4. If the heritage area proposals (4) go ahead, they reduce land/home owners rights to make decisions about their properties. The costs for changes to their properties are increased under these proposals and their options are limited. When they purchased there was no heritage area or perhaps they would not have proceeded to purchase. Council can little afford additional cost at this time and neither can ratepayers.	5. This policy will cost Nedlands Council in staff time plus other costs. Nedlands Council is already over-committed in undertaking the underground power and can't keep up with general maintenance on current assets. This policy just adds to the Council burden and therefore rate payer burden. Don't go ahead.	
13	No	1. The entire exercise is a waste of rate payers funds when there is a cost of living crisis in our state. The is a clear way of the Councillors trying to stop redevelopment of lots for infill housing when there is a clear mandate and approval for higher density on these lots. After fighting the State Government to prevent infill, they have resorted to this heavy handed way of restricting the future development of properties that will offer greater choices to young and old people wanting to stay in this area. 2. There is absolutely no evidence that the Council has undertaken an independent assessment of the architectural heritage value of these properties. 3. The value of some of the lots between Stirling Highway and Elizabeth have been recently sold and priced at according to its potential to develop into more lots or apartments. There is no evidence o independent economic study done by the Council to see if it will be financially attractive to the future buyers of these properties to retain the houses. My guess is that the value will actually drop. In fact in the FAQ, the article " How will HCD designation affect the resale value of my house? -	6. The policy (6.5) is an attempt to restrict the lots between Stirling Highway and Elizabeth St from redeveloping infill housing or housing choices. 7. Even though one side of the entire street between Princess and Elizabeth is a Non-Contributory, the policy imposes restrictions (6.2 and 6.11) on the potential for those properties to be redeveloped because of the street setbacks and storey height limits (where there is potential to get river views). 8. The policy on Demolition (8.0) is too restrictive and does not recognise there are opportunities to add an ancillary dwelling (granny flats) or group dwellings to some of these lot	1. It is not the intent of the proposal to restrict development in up coded areas. Generally, the R10 and R12.5 lots within the proposed Tyrell St areas do not have the ability to subdivide. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. 2. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 3. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle.

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		Cabbagetown Heritage Conservation District Committee (cabbagetownhcd.ca) " is a Canadian publication - has no relevance to Nedlands. 4. Why has only Tyrell Street been selected? Why not Archdeacon or Bruce or other streets? What is the basis of the selection (not obvious from the Heritage Survey Infact if there are Councillors who support this Heritage designation, why not heritage list their own properties first before imposing it on others? 5. Each property should NOT be listed on the Heritage register without their consent or permission. This is a violation of our property rights.		4. The proposed heritage areas have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. 5. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. 6. As response 1 above 7. Properties between Princess St and Elizabeth St are not within a heritage area and as such the policy does not have effect. 8. Noted. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 9. Objection noted 10. Noted
		9. (Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.		
		10. This is a waste of rate payers money & a waste of the council's time.	11. Nedlands council is trying to stop development by stealth	
		12. The proposed Heritage Area is a clear and underhanded attempt at preventing further development to the area. 13. This will inevitably impinge upon homeowner's freedoms both financially and in making choices to develop the property which they own. It will also prevent a diverse range of people from owning housing in Nedlands by making the housing unaffordable for everyone except a select few. 14. Those who are existing homeowners will also be restricted in controlling their property as they will not be able to choose how to subdivide or develop their own investments.	15. The attempt to create a Heritage Area is in direct opposition to the State Government's plan for infill and higher density housing. This is a waste of time and ratepayer's money and the latest in the council's attempts to prevent development to the area. 16. The continued opposition to development by the council means that the neighbourhood will stagnate and only be accessible to the few elite able to afford it. This opposition to development means that for a young working professional like myself, the housing choices are restricted - it means I simply cannot afford to own a property in	

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			an area that I have lived in my entire life. I have grown up in Nedlands my entire life and it is a neighbourhood that I love. 17. The Heritage plan means that the properties cannot be divided into smaller lots which I can actually afford, or into multiple dwellings. This may keep the housing prices high, but will also make them unaffordable for all but a select few. I certainly could not afford to purchase my own property in this neighbourhood. It is well and good for current home owners like the councillors pushing this agenda to keep their homes as is - they are either at or approaching retirement age and have already secured their futures and property assets. Their plan makes it nearly impossible for a young person like myself to afford housing, given that the housing options will be restricted. Their continued opposition to development is selfish and will result in the stagnation of the neighbourhood as the rest of Perth develops and Nedlands is left behind. It is claimed that the Heritage listing will maintain property prices - but who will want to live in Nedlands when houses are expensive and land cannot be developed? If the councillors continue to oppose and block development, the neighbourhood will inevitably stagnate and young people will not be able to afford to live here. When that happens, who will then maintain the Heritage Areas? There will be no one left to pay for the maintenance. I also find the so-called "research" linked in the FAQs dubious - "How will HCD designation affect the resale value of my house" is not a research article. Furthermore, it links to	11. As response 1 above 12. As response 1 above 13. As response 8 above. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. 14. As response 8 above 15. As response 1 above 16. There is a variety of housing typologies within the City, from the lower density homes, located in to proposed heritage areas, to higher density apartment and grouped dwelling developments closer to the Highway and Broadway. 17. Generally, R10 and R12.5 lots within the proposed Mountjoy Rd and Tyrell St areas do not have the ability to subdivide. Repeated findings from around the world have converged on a similar view in regard to heritage value. There is little reason to think Nedlands is unique in this aspect. 18. Noted. The proposed heritage areas and contributory properties have been identified through a review of the City's Local Heritage Survey. Each of these areas display heritage characteristics which contribute to the unique streetscapes which create a sense of place within the built environment of Nedlands. 19. Objection noted 20. As response 2 above 21. The proposed Heritage Areas are malleable and can be modified. Officers recognise that community buy-in is critical to the success of the proposal. Officers sought to present a

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			research carried out in Canada. It is difficult to see how this information is relevant when we live in Western Australia	proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections.
		18. The proposed areas on Tyrell Street are not appropriate for Heritage listing. Some houses listed are already not well cared for and will continue to become dilapidated if the Heritage policy goes ahead as maintenance costs will increase.	19. I strongly object to this proposal. 20. My family and I are worried that the proposed policy will decrease the value of houses on the street. 21. The City of Nedlands should not impose such conditions on residents' private property especially if the owner originally bought the property unencumbered by heritage conditions. If the homeowner decides independently to apply for a heritage listing on their house, they should feel free to exercise this right. However, the local council should not be forcing homeowners to have their personal property heritage listed. This sets a dangerous precedent for local councils to do whatever they want to people's properties and could financially impact people's ability to continue living in Nedlands.	
14	No	I agree with the comments made by Tyrell Street residents (O' Brien and Browner) in 15 June issue of The Post, that retaining the leafy, character feel of Nedlands needs to be balanced against private property rights, but this proposed heritage policy does not strike an appropriate balance. The area is adjacent to the Stirling Highway corridor, which has been rezoned for significantly higher density and already has vacant blocks, empty houses awaiting demolition and newer buildings. So it is very unfair to penalise those remaining owners who do have an older style house. We too like the leafy, character of Nedlands, having lived in the area for over 35 years, renovating and extending our 1938 Californian bungalow, keeping and maintaining the art deco style in the existing front part of the house. However, it is a high maintenance house and I can fully understand the Bridgeford family comments (in the same Post article) that while they love heritage, they demolished their 1955 home to build a 2-storey multi-generational home. I am fully aware how energy inefficient older homes are (despite adding thick wool insulation in the roof) compared to the passive solar designs that can now be achieved. In summary, while "heritage" homes may have attractive art		At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy.

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		deco features etc, it is counter intuitive to force property owners to maintain such high maintenance and energy inefficient homes in an era of higher energy costs and climate change.		
15	No	It is an extremely wide area to heritage list, and force this upon owners. I do not support this as a ratepayer and home owner I feel my rights are severely restricted if this proposal proceeds. I feel if council would like to heritage list a site it owns then that is fair enough, but not on sites that owners take out lifelong mortgages to own and have rights taken off them so suddenly.		Objection noted
16	No	1. I don't live on the street, but the impact of this heritage area designation has a dramatic impact on the owners of the property and removes their rights as land owners to have autonomy in any future development.	2. The heritage area provisions has a dramatic impact on the owners of the property and removes their rights to have autonomy in any future development. The heritage protection of these areas is contrived, most of these home have no value (built in the 40's & 50's) and thus the land owners should not have this burden placed on their properties. The heritage value in the area comes from the lots sizes and verge trees and the public open spaces.	1. Objection noted 2. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. 3. Noted 4. At the 25 June 2024 Ordinary Council Meeting, it was resolved to remove a portion of the Tyrell Street North area (between Edward Street and Striling Highway) from consideration as a Heritage Area and from the Policy.
		3. Although I don't live in the area affected, I am concerned about the shameful impingement of heritage on mum and dad land owners. 4. The impact on the increased density areas is contrived and will only result in worse outcomes for the community and adversarial developers with little motivation to produce good planning outcomes.		
17	No	not answered	not answered	Objection noted 1. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision.
		1. Lack of ability of home-owners to exercise their freedom to alter their property and land for which they have paid a lot of money to purchase	not answered	
		2. People didn't not but this properties as heritage it is completely unacceptable to now change this status.	not answered	

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				The proposal seeks to preserve the streetscape character of the proposed heritage areas. 2. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections.
18	No	I am writing to lodge a submission in relation to the above matter. In that regard I make the following points: • The City of Nedlands is largely to blame for the necessity to have LPS3 finally Gazetted on 16th April, 2019. • The Local Government Act requires local governments to review their town planning scheme every 5 years. • LPS2 was gazetted in 1985, which is 34 years before LPS3 came into effect. • The responsibility to do so by the Nedlands City Council NCC finally resulted in the State Planning Commission Authority having to deal with the matter. • If in the intervening period of 34 years between LPS2 and LPS3 the NCC had adequately handled, then lower density multiple dwellings could have been erected in appropriate areas. • It therefore stands to reason that the NCC is responsible for the current state of affairs. • Regrettably, the standard of planning knowledge among prospective councillors is totally inadequate. Some years ago, I received a telephone call from Gorden Hay seeking my support as an elector. He proudly informed me that he was against urban infill. I asked him what the alternative was and he had no idea about the concept of urban sprawl. • Councillors are elected with the popular drumbeat of no infill to appeal to NIMBY-ism. In that regard, it is an emotive, illogical scare tactic for which the responsibly again must fall upon the Councillors of the NCC. • I have lived almost my entire life in Nedlands and have been a Real Estate practitioner since 1980. During that period there was a constant demand for increased density zonings to provide accommodation for 'Empty Nesters', elderly residents and the familys' children. By way of an example, my mother lived at [redacted] The dwelling was constructed in 1935 and located on 1,012sqm of land. After inhabiting the house for many decades and after all my siblings had grown up and left home, my mother wished to find a suitable property in Nedlands to 'trade down' to. A long search proved fruitless and eventually she bought a duplex half in Cottesloe • By way of another example, I owned [redacted], which was constructed circa 1924 and lived in it with my late wife and 3 children for 35 years. As my real estate business is in Broadway, Nedlands, and most of our property transactions have occurred within	It is not the intent of the proposal to restrict development in up coded areas. The up coded lots north of Edward St were removed from the Tyrell North Heritage Area as it is inconsistent with the intent of the coding. Generally, the R10 and R12.5 lots within the proposed Tyrell St areas do not have the ability to subdivide. R40 lots located within the proposed Clifton and Meriwa St heritage areas could potentially subdivide to the rear by utilising the rear laneway. However, in some cases they may not be able to create as many lots as under the current legislation. As with any property, the value of a home in a heritage area will be affected by a range of factors including size, location, quality and how well it has been maintained. Studies from across the world have found that heritage is either neutral or positive for home values, as the areas attract people seeking that lifestyle. Preserving places which contribute to the unique streetscapes of Nedlands does require additional considerations when making changes to the property. The designation provides a framework for these changes to provide for the contemporary needs of owners. This includes allowances for internal renovations, additions

		the 6009 postcode. • After my wife passed away in 2012, and my three children had left home, I was desirous of 'trading down' to an appropriate smaller modern unit or similar in the Nedlands area. As in the case of my mother and due to the failures of the NCC, I was unable to find another smaller property to purchase in Nedlands. Once again, I had to broaden my search and I have subsequently purchased a unit in Cottesloe. • Heritage is a coloured and emotionally charged word. It is like motherhood and apple pie in that everybody loves the notion. But as Bret Christian, the Editor of the Post Newspaper once told me, "heritage is all very well but who is going to pay for it?". • Some years ago, in my role of the President of the Real Estate Institute to Western Australia, I attended meeting with local and state government representatives, attempting to establish the guidelines for new heritage legislation. The local governments were not interested in providing any substantial relief to property owners where values would have been reduced and the same for the state government representatives. As a result, there was no consensus, and no legislative resolution was achieved. • Regrettably, the City of Nedlands approached to the Municipal Heritage Inventory has been grossly insufficient with very little practical outcome. • The last identification of potential heritage properties in the Nedlands Council Area was extremely inadequately funded by the NCC with the heritage architects being given a budget of $80,000. • This is not an unusual slight of hand by government bodies, and it leads to what the heritage architects call "drive by in second gear". • The result was a report that misidentified a large number of properties as being of heritage value. These included modern homes, such as one in Kingsway, that had recently been built in a Tudor-revival fashion and was classified as being constructed in 1935. • For whatever reasons, the City of Nedlands largely supressed the document and conducted sham public consultation meetings which lead nowhere. • The final outcome was based on the rational of preserving the value of privately owned property. • Owners of those properties were given the option of allowing their properties to be included in the Municipal Heritage Inventory. • It is my belief that the proposed Heritage Areas and Local Planning Policy 6.2 - Heritage Protected Areas is a transparent attempt to thwart the intention of LPS3, diminish some of the properties' values and stymie much needed modern development. • In the areas that are currently zoned Single Residential and included in the proposed heritage property area precincts, there is the potential for the owners of those properties to have their values degraded.	and alterations to the rear of the property, the addition of a second storey or, in cases where the zoning allows, subdivision. The proposal seeks to preserve the streetscape character of the proposed heritage areas. The adopted Council Plan received input from hundreds of residents across the City of Nedlands, and set goals and objectives for the City for the next ten years. One of those goals is to identify heritage in an effort to preserve the Nedlands character. The process of heritage area designation is the result of a review of the City's Local Heritage Survey by heritage consultants as well as City Officers. Officers sought to present a proposal for the community to provide comment on that could evolve should the community express a desire to progress with heritage protections. Eight community information sessions were held, half were on weekends and half during the week. Residents and landowners were notified of these sessions by letter, signs on the street and the City's community engagement portal. In addition, following these sessions, Officers attempted to contact landowners through email, phone calls and door knocking.

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		• For example, properties built between 1925 and 1950, are largely an eclectic mix of different Spec Builders' designs and a pastiche of different era finishes. • While it can be clearly demonstrated that many of the properties in the upzoned areas stand to lose monetary value it would also be the case that it applies to the single residential sites in the other parts of those streets. • An example of a dwelling zoned single residential in the proposed Heritage Protected Areas losing value would be when an owner of a property wishes to demolish or substantially rebuild their property, that they are not allowed to do so. • In relation to public consultation, there has again been a slight of hand, perpetrated on the owners of those properties with the intent to keep them uninformed so as to allow the changes to slip through. • Public consultation should be a robust and transparent process and to that end, each of the effected property owners should attend individual meetings with your planning staff so that they can draw some informed opinions as to whether they support it or not. • I will in passing note that when LPS3 was reluctantly signed by one of the Office Bearer of the NCC, they promised to do everything in their power to stymie the new zoning regulations. Taking the above into account, I strongly object to the currently proposal as in my opinion is an egregious abuse of the duties and responsibilities of the Nedlands City Council.	
19	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
20	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
21	No	(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
22	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We	Objection noted

Schedule of Submissions

Heritage Areas and draft Local Planning Policy 6.2: Heritage Protected Places

City of Nedlands

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		respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	
23	No	(Petition signed by two people at this property) Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
24	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
25	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
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28	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted
29	No	Signed petition: We, the undersigned owners and residents of Tyrell Street, strongly object to the adoption of draft Local Planning Policy 6.2 - Heritage Protected Places and the proposed designation of Tyrell Street North and South as heritage areas. We respectfully request that all City of Nedlands Councillors vote against the policy and the designation of Tyrell Street North and South as heritage areas.	Objection noted

Schedule of Submissions

Heritage Areas and draft Local Planning Policy 6.2: Heritage Protected Places

City of Nedlands

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COMMENT ONLY				
1	No	WHY IS LEURA ST NOT LISTED IN THE HERITAGE AREA	MOST OF THE EXISTING HERITAGE RESIDENSESIN LEURA ST ARE ACTUALLY OLDER THAN THOSE NOMINATED IN THE EXISTING LISTED HERITAGE AREAS.	Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.
2	No	An alternative approach is one that encourages neighbours to keep the traditional architecture and spirit of the neighbourhood. Instead of bluntly forcing some people to keep their current or future houses 'as is', City of Nedlands could create benefits to 'encourage' maintaining the traditional look in the form of rate reductions, offset costs of renovations, etc. This way, not only our current neighbours won't feel obliged to do anything but people from other neighbourhoods with the appetite for heritage areas will be attracted by Nedlands to invest their equity renovating properties. Please remember, these old houses require a significant investment to bring them back to life, and in the current market even finding workers to do it is a challenge	not answered	The City recognises the cost of maintenance and development for properties within the proposed heritage areas. The City currently has a Heritage incentives local planning policy. Should the proposal progress further expansion of the incentives of the policy could be investigated.
3	No	Interesting that you consider heritage listing of places in Merriwa and Clifton st. I live at number [redacted] Portland st on the corner of Karella st. Our house was originally built in 1900, and was a poultry farm but no interest is listed for my home which is of historic value. I also wonder why some of the lovely homes in broadway which were of historic interest have been bulldozed? It's a shame more houses aren't saved from the bulldozers but maybe the state planning over rides everything these days. I intend staying in my home for as long as possible hoping it might save the last of weather board homes.		Should the proposal progress there are additional heritage areas that have been identified as being worthy of protection. Individual landowners are encouraged to nominate their properties for heritage listing if they feel their property is worthy of protection.

16.2 PD61.09.24 Local Emergency Management Arrangements 2024

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Andrew Melville (Manager Health & Compliance)
Director	Tony Free – Director Planning & Development
Attachments	1. Western Central Local Emergency Management Arrangements 2024

Purpose

The City of Nedlands is required to prepare, review and maintain emergency management arrangements in order to meet its obligations under the *Emergency Management Act 2005* (the Act). The Western Central Local Emergency Management Arrangements (the Arrangements) have been prepared and reviewed in conjunction with the Western Central Local Emergency Management Committee (WC-LEMC), in accordance with the Act, and the State Government's Local Emergency Management Arrangements Guideline and Model.

Recommendation

That Council:

1. ADOPT the Western Central Local Emergency Management Arrangements 2024.

Voting Requirement

Simple Majority.

Background

The Act establishes the roles and responsibility of local government in relation to emergency management. The three main responsibilities under the Act are:

- Establish and support local emergency management committees,
- Ensure the preparation of Local Emergency Management Arrangements, and
- To manage recovery following an emergency affecting the community in its district.

Eight local governments from within in Perth and Fremantle Police Districts have combined to form the Western Central Local Emergency Management Committee (WC-LEMC), satisfying the requirement for local government to establish a local emergency management committee.

The WC-LEMC consists of representatives from the Towns of Cambridge, Claremont, Cottesloe and Mosman Park, the Cities of Vincent, Nedlands and Subiaco and the Shire of Peppermint Grove. In addition to local government, the WC-LEMC comprises representatives from emergency management agencies such as WA Police, Department of Fire and Emergency Services, Department of Communities, Department of Biodiversity, Conservation and Attractions, State Emergency Service, Red Cross and Department of Health. This regional structure has been approved by the State Emergency Management Committee (SEMC).

The WC-LEMC forum provides an opportunity to work collaboratively on emergency management issues, but also a network with relevant officers in case of a local emergency.

In the case whereby an emergency is within the City's boundaries, it may be necessary to commit local government resources, physical, financial and/or human, to support that emergency. Direct response to a local emergency is the responsibility of the relevant Hazard Management Agency (HMA) which is the organisation, because of its legislative responsibility or specialised knowledge, expertise and resources has the capacity to combat the condition creating the emergency. For example, the HMA for fire is the Department of Fire and Emergency Services. The Arrangements propose that local governments may provide resources to support and assist an HMA, but only if requested, and then subject to availability.

It should also be noted that the member local governments have agreed, enhancing regional cooperation, to assist each other in the event of an emergency that exceeds the capacity of the impacted district. This agreement is reflected in the Partnering Agreement and is attached as Appendix 8 to the Arrangements (refer to Attachment 1)

The Director Technical Services is the City’s emergency Local Recovery Coordinator and would be called out by the Local Emergency Coordinator to attend the Incident Support Group (ISG). The role of the ISG is to assist with the provision of support services, and then to make the transition to recovery after the emergency event has been contained or controlled.

Initially, the Local Recovery Coordinator role would be to support the HMA wherever possible and then coordinate the transition from response to recovery, with support from other officers that have been assigned responsibility for the various recovery functions. These Arrangements assign responsibilities and actions during a local emergency.

Discussion

The WC-LEMC, on behalf of the eight local governments, initially created a consolidated set of Arrangements that were approved by Council at its meeting of September 2009. They were subsequently reviewed in 2013, again in 2018, with the most recent adoption by Council

on 28 August 2018. As Arrangements are required to be reviewed every five years, Officers are now presenting the reviewed 2024 Arrangements to Council for adoption.

The Arrangements outline the responsibilities of the individual stakeholders, define potential hazards, list HMAs and cover the elements of emergency management. The Arrangements are structured in accordance with the requirements of the State Emergency Management Committee Guideline and model, in the following manner:

- Introduction
- Planning
- Response
- Recovery
- Exercising and Reviewing
- Appendices, including schedules of critical infrastructure, special needs, resources, contacts, special considerations, Local Recovery Plans and detail of nominated Local Recovery Coordinators and their contact numbers.

The 2024 Arrangements are now reviewed and provided as Attachment 1.

With regards to the changes that have occurred between the 2018 and 2024 Arrangements, the WC-LEMC noted that the 2018 Arrangements were unnecessarily lengthy and contained superfluous text that made identification of pertinent information more difficult. As such, following changes were made:

- Incorporated images relevant to the Western Central area,
- Concise with information,
- Design layout incorporating colours and formatting,
- Use of tabulation rather than lengthy text,
- Updated details throughout the document inclusive of Appendices.
- Avoid inclusion of information that is contained in other documents that should be readily accessible by HMA's,
- Key references, being contacts and resource lists, have been removed as it is better managed by operational reference than direct inclusion in the Arrangements.

Consultation

The 2024 Arrangements have been assessed against the State Emergency Management Committee's compliance checklist and need to be formally approved by each Council prior to submission to the District Emergency Management Committee (DEMC) for formal noting.

The DEMC has noted the Arrangements as per an email from the District Emergency Management Advisor dated 3 May 2024 and no amendments were requested.

As such, the 2024 Arrangements have been reviewed by the WC-LEMC and the DEMC and are presented to Council for adoption in accordance with Part 3 Division 2 of the *Emergency Management Act 2005.*

Once all eight local governments adopt the Arrangements, the final document will be sent to DEMC and the SEMC for noting and confirmation.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	**People**
Outcome	2. A healthy, active and safe community.
Pillar	**Planet**
Outcome	5. Climate resilience.
Pillar	**Place**
Outcome	8. A city that is easy to get around safely and sustainably.
Pillar	**Performance** 11. Effective leadership and governance.

Budget/Financial Implications

There are no financial implications for this report.

Once adopted by all eight local governments, with the respective Council Resolution number noted within the document, the host LEMC Council, being Town of Cambridge, will have the Arrangements accessible on their website. City officers will update the Nedlands website to link to the Town of Cambridge site. This ensures that the integrity of the document is kept at a central location, being the LEMC host local government.

Legislative and Policy Implications

Emergency Management Act 2005 Section 41.

Decision Implications

If the Arrangements are not adopted, the Council will fail to meet its obligations under the *Emergency Management Act 2005*. Additionally, it will compromise our commitment to the Western Central Local Emergency Management Committee and potentially hinder our ability to effectively manage and recover from emergencies within our district.

Conclusion

The adoption of the Western Central Local Emergency Management Arrangements 2024 is crucial for ensuring that the City of Nedlands is prepared and compliant with its legislative responsibilities under the *Emergency Management Act 2005*. These updated Arrangements, streamlined and more accessible, provide a robust framework for coordinated emergency response and recovery efforts across the participating local governments.

Working collaboratively with the other local governments in the Western Central Local Emergency Management Committee enhances our ability to respond to and recover from emergencies effectively. This regional cooperation ensures that we can share resources, expertise, and support, thereby strengthening our community's resilience. It is recommended that the Council adopt the 2024 Arrangements to enhance our community's safety and resilience in the face of potential emergencies.

Further Information

Nil.

Western Central Local Emergency Management Arrangements

JUNE 2024

These arrangements have been produced and issued under the authority of Section 41(1) of the Emergency Management Act 2005 (EM Act 2005), endorsed by the Western Central Local Emergency Management Committee (WC-LEMC) and the Councils of the City of Subiaco, City of Vincent, Town of Cottesloe, Shire of Peppermint Grove, Town of Mosman Park, Town of Cambridge, Town of Claremont, City of Nedlands. The Arrangements have been tabled for noting with the Central Metropolitan District Emergency Management Committee and State Emergency Management Committee.

Chair	Western Central Local Emergency Management Committee	Date 2024

Endorsed by the respective Councils.

City of Subiaco	Date	ITEM No.
City of Vincent	Date	ITEM No.
Town of Cottesloe	Date	ITEM No.
Shire of Peppermint Grove	Date	ITEM No.
Town of Mosman Park	Date	ITEM No.
Town of Cambridge	Date	ITEM No.
Town of Claremont	Date	ITEM No.
City of Nedlands	Date	ITEM No.

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2 DISTRIBUTION

List

ORGANISATION	No. of Copies
Australian Army	1
Australian Red Cross – Western Australia	1
Central Metropolitan DEMC	1
Office of Emergency Management	1
City of Bayswater	1
City of Fremantle	1
City of Nedlands	1
City of Perth	1
City of Stirling	1
City of Subiaco	1
Shire of Peppermint Grove	1
Town of Cambridge	1
Town of Claremont	1
Town of Cottesloe	1
Town of East Fremantle	1
Town of Mosman Park	1
City of Vincent	1
CSIRO – Floreat	1
Department of Communities	1
Department Biodiversity, Conservation and Attractions (Botanic Gardens and Parks Authority)	1
Department of Health – State Health Emergency Coordinator	1
Department Biodiversity, Conservation and Attractions	1
Department of Fire & Emergency Services – Metropolitan Regional Operational Centre	1
Department of Fire & Emergency Services– State Emergency Services Northshore Unit	1
WA Police Force – Central Metropolitan District Office	1
WA Police Force – Fremantle Station OIC	1
WA Police Force – Wembley Station OIC	1
Public Transport Authority	1
St John Ambulance Australia – WA Operations	1
Surf Life Saving Association	1
Western Central LEMC	1

3 AMENDMENT RECORD

NUMBER	DATE	AMENDMENT SUMMARY	AUTHOR
1	Dec 2008	Initial Issue	WC-LEMC
2	Mar 2013	First review based on SEMC Template and City of Wanneroo Arrangements	WC-LEMC
3	May 2018	Second review due to period since last review, excision of portion of City of Subiaco to City of Perth and to be consistent with the Office of Emergency Management template.	WC-LEMC
4	Dec 2020	Dist. List, Acronyms, Part 2.4 updated comments on Risk Management, Removal of schedule of Evac. Centres and Reference to Welfare Plan for this data, Appendices 1, 4 and 6 altered.	EO Meeting 10 Dec 2020 Item 7.3
5	2024	Comprehensive review in accordance with SEMC Policy	WC-LEMC

4 GLOSSARY of Terms

Terminology used throughout this document shall have the meaning as prescribed in either Section 3 of the *EM Act 2005* or as defined in the State Emergency Management Glossary (www.wa.gov.au).

5 GENERAL ACRONYMS and References

The following acronyms are used in these arrangements.

ACRONYM	EXPANSION
AWARE	All West Australians Reducing Emergencies
CEO	Chief Executive Officer
DBCA	Department of Biodiversity Conservation and Attractions (Botanic Gardens and Parks Authority)
DC	Department of Communities
DEMC	District Emergency Management Committee
DFES	Department of Fire and Emergency Services
ECC	Emergency Coordination Centre
EM Act 2005	Emergency Management Act 2005
HAZMAT	Hazardous Material
HMA	Hazard Management Agency
IMT	Incident Management Team
ISG	Incident Support Group
LEC	Local Emergency Coordinator
LEMAs	Local Emergency Management Arrangements
LEMC	Local Emergency Management Committee
LRC	Local Recovery Coordinator
LRCG	Local Recovery Coordination Group
LRP	Local Recovery Plan
MOU	Memorandum of Understanding
PPRR	Prevention Preparedness Response Recovery
SEMC	State Emergency Management Committee
SES	State Emergency Service
SRC	State Recovery Coordinator
SRCG	State Recovery Coordinating Group
WC-LEMC	Western Central Local Emergency Management Committee

6 Introduction

Each State and Territory of Australia has established its particular approach to management of emergencies and have enacted legislation to give effect to those arrangements. In Western Australia, the EM Act 2005 has been proclaimed.

In compliance with the EM Act 2005, and State Emergency Management Policy, the Western Central Local Emergency Management Committee (WC-LEMC) was formed on 18 May 2005. The area comprising the WC-LEMC is within the Central Metropolitan Emergency Management District.

The WC-LEMC is constituted and operated in accordance with State Emergency Management Policy section 2.5 and State Emergency Management Procedure 3.7 and 3.8. It is a non-operational cooperative group that carries out emergency management planning activities and maintains LEMAs within the areas bound by the following local governments:

- City of Nedlands
- City of Subiaco
- City of Vincent
- Shire of Peppermint Grove
- Town of Cambridge
- Town of Claremont
- Town of Cottesloe
- Town of Mosman Park.

The Committee has developed Terms of Reference to determine membership and how it functions.

These Arrangements should be read in conjunction with the State Emergency Management Policy, Plan and Procedure.

6.1 Community Consultation

During 2009 and into 2010 the WC-LEMC commissioned, with a grant from the All West Australians Reducing Emergencies (AWARE) funding program, the Local Government Insurance Service to undertake a comprehensive community Risk Management process in accordance with AS/NZS ISO 31000:2009 Risk Management Standard.

The process included community survey and workshops to identify and rate risks and workshops and meetings with relevant agencies to manage and mitigate the risk.

The emergency risk management process has been documented in a separate Report titled Western Central District Community Emergency Risk Management 2010 prepared by the consultants working with Local Government Insurance Services to complete that project.

This original Risk Management project was updated in 2013 and superseded in 2019 by a revised process, the outcome of which can be viewed in section 7.4.

6.2 Document Availability

These LEMA can be accessed through websites of the participating local governments or may be viewed at the offices of either of the eight local governments comprising the WC-LEMC during their respective office hours.

6.3 Area Covered

The WC-LEMC comprises an area of 70 square km's in metropolitan Perth, Western Australia. The borders adjoin the Cities of Perth, Stirling and Fremantle and the Swan River in the south and the Indian Ocean in the west.

The area includes national and state sporting facilities, major hospitals, popular beaches, major train routes and has the added risk of a high volume of traffic using the freeway, major highways, trains and bus services. Refer to Appendix 4 for WC-LEMC local government boundaries.

6.4 Aim

These LEMAs have the following broad aims and objectives:

- Enable the WC-LEMC and member Local Governments to meet their emergency management roles and responsibilities.
- Document cooperative agreements relating to emergency planning, response and recovery within the Western Central area, Appendix 8 is the Partnering Agreement between the Local Government Members to share resources.
- Identify and analyse major risks and hazards that pose a threat to life and or property within the Western Central area.
- Maintain a current resource and contacts register for participating agencies and organisations.
- Promote effective liaison between all HMA's, emergency services and supporting agencies, which may become involved in emergency management; and
- Provide a document with sufficient detail in community emergency management, formatted in a manner that facilitates regular review, testing and evaluation to effectively accommodate change.

6.5 Purpose

The purpose of these LEMAs is to document the management of identified priority risks and provides specific detail on the:

- Prevention of
- Preparation for
- Response to; and
- Recovery from any emergency affecting the Western Central community. These principles apply nationwide and are collectively referred to as PPRR or the Comprehensive Approach.

6.6 Scope

These Arrangements:

- Apply to all areas encompassed within the established boundaries of the local governments within the WC-LEMC.
- Cover areas where the local governments in the WC-LEMC provide support to Hazard Management Agencies and other agencies in the event of an emergency event.
- In particular, the Local Recovery Plan (LRP), acknowledges the responsibilities of the local government members of the WC-LEMC in Recovery operations and the restoration and reconstruction of services and facilities within their respective local government boundaries.
- Serve as a guide to emergency management at the local level. An emergency situation may graduate and require management at a district, regional or state level.

6.7 Local Emergency Management Policies

The Western Central local governments have no individual local emergency management policies.

6.8 Related Documents & Arrangements

This document interfaces and should be read in conjunction with the:

- Applicable current State Emergency Management Policy sections and Preparedness Procedures
- The relevant State Hazard Plans.
- The Metropolitan Regional Emergency Management Arrangements.
- Department of Communities Perth & Fremantle Districts, Local Emergency Relief and Support Plan.
- Eight-member local government Recovery Plans – refer Appendix 9.

6.8.1 Existing Plans & Arrangements

The following is a schedule of supplementary plans that exist within the district that may mitigate risk associated with particular areas, estates or events.

Document	Owner	Location	Date
Perth & Fremantle Districts Local Emergency Management Relief and Support Plan	Department of Communities (DC)	Nil	Dec 2023
Royal Show Emergency Plan	Royal Agriculture Society	Claremont Show Grounds, 1 Graylands Road Claremont	
Bush Fire Management & Response Plan for Kings Park & Botanic Gardens and Bold Park	Department of Biodiversity Conservation and Attractions (DBCA)	Kings Park and Perry Lakes Drive.	2022
Botanical Gardens and Parks Authority Closure Plan	DBCA	Kings Park and Perry Lakes Drive.	2022

Table 4 - Existing Local Plans

6.8.2 Agreements, understandings & commitments

Stakeholders in emergency management in the Western Central area have agreed to form the WC-LEMC for the purpose of preparing for and managing emergencies which may occur within or which may affect this area. Participation in the WC-LEMC requires that member and attendee organisations contribute, within reason, support to emergency management prevention, planning, response and recovery activities which may include:

- Cooperating with a Local Emergency Coordinator (LEC), Hazard Management Agency, (HMA), Controlling Agency (CA) and support organisations or other emergency management stakeholders before, during or after an emergency incident to ensure the best outcome for the community within the Western Central area.
- Sharing or providing resources to an emergency management effort, when required and in line with organisational capability, to assist an emergency response and recovery and or mitigate the effects of an emergency incident within the Western Central area – Refer Partnering Agreement Appendix 8.
- Provision of a facility or site for use as an Emergency Coordination Centre (ECC) during an emergency, when required and in line with organisational capability.
- Providing for the use of established State or Local Evacuation Centres
- Contribution to WC-LEMC planning and preparation activities.
- Participation in the WC-LEMC's emergency training and exercises as applicable.

These arrangements reflect the agreed responsibilities of organisations with hazard management control, combat, support or coordination roles related to emergencies that could impact on the Western Central emergency management district.

6.8.3 Special Considerations

A schedule of Special Considerations that relate to the area of the eight participating Local Governments can be found at Appendix 6.

6.9 Resources

Agencies participating in the WC-LEMC are doing so to generate a more effective emergency management outcome for the local community through organisational cooperation. This includes the sharing of relevant resources and equipment, within reason, which, when requested, would benefit a specific emergency effort. Resources include knowledge, data, equipment, vehicles, consumables (sandbags, etc) and personnel. A request for the provision of resources must be directed through the Incident Controller (IC) or the LEC that is managing the emergency incident at the time.

As an emergency incident within the area could easily impact across the districts of a number of participating local governments, this pre-arranged resource sharing and assistance could potentially have great benefit in reducing the impact of an incident by allowing quicker or more effective emergency response.

The HMA or CA is responsible for the determination of resources required for the hazards for which they have responsibility.

Local Government resources have been identified and are listed in Appendix 3.

7 Planning

7.1 Local Roles & Responsibilities

Detail of the specific roles and responsibilities of officers in the respective local governments are outlined below:

LOCAL ROLE	DESCRIPTION OF RESPONSIBILITIES
Local Government (LG)	The responsibilities of the local governments are defined in Section 36 of the EM Act 2005.
Local Recovery Coordinator (LRC)	To ensure the development and maintenance of effective recovery management arrangements for the respective local governments. In conjunction with the Local Recovery Coordination Group (LRCG), to implement a post incident recovery action plan and manage the recovery phase of the incident. See also section 9.5
Local Recovery Coordination Group (LRCG)	With guidance from the LRC, ensure the development and maintenance of effective recovery management arrangements for the respective local governments, including the appointment of appropriate sub-groups as deemed necessary. See also section 9.7
LG Evacuation Centre Liaison Officer	During an evacuation where a local government facility is utilised by DC, provide advice, information and resources regarding the operation of the facility.
LG Liaison Officer (to the Incident Support Group (ISG)/Incident Management Team (IMT)	During a major emergency the Local Government Liaison Officer attends ISG meetings to represent the local government, provides local knowledge input and provides details contained in these LEMA and provides feedback to the LRC in readiness for Recovery. This position may be the LRC.

LOCAL ROLE	DESCRIPTION OF RESPONSIBILITIES
WC-LEMC Chair	The Chairperson of the WC - LEMC is appointed by the local government (Section 38 of the EM Act 2005) and does not necessarily have to be an elected member. The chairperson shall be responsible for: • Overall management and effectiveness of the LEMC • Provide leadership and support to the LEMC to ensure effective meetings. • Reports to the DEMC.
Executive Officer.	Provide executive support to the WC-LEMC and complete the functions of that position including but not limited to: • Schedule quarterly meetings • Prepare agenda, minutes and associated correspondence and contact lists • Coordinate completion of Annual Business Plan Strategies and Annual Reports • Complete the role of policy officer • Assist with preparation of respective capability and preparedness statements • Coordinate review and update of the LEMA's on behalf of WC-LEMC member Local Governments. • In conjunction with LEMC, prepare risk treatment plans in conjunction with appropriate agencies. • Assist participating LGs with preparation, review and update of their respective Recovery Plans and sub-plans such as Animal Welfare Plans. • Organise annual exercises that test the LEMA's and Recovery Plan. • Manage and distribute information to and from the member Local Governments in relation to Emergency Management. • Identify projects that enhance community resilience. • Explore opportunities for and apply for relevant grant funding. • Ensure planning and preparation for emergencies is undertaken. • Implement procedures that assist the community and emergency services deal with incidents. • Facilitate training for all LG personnel with emergency planning and preparation, response and recovery responsibilities. • Keep appropriate records of incidents that have occurred to ensure continual improvement of the local government's emergency response and support capability.

Table 5 - Local Roles & Responsibilities

7.2 WC-LEMC Roles & Responsibilities

The 8 Local Governments have established the WC-LEMC under Section 38(1) of the EM Act 2005 to develop, oversee, and test the LEMA's.

The WC-LEMC includes representatives from agencies, organisations and community groups that are relevant to the identified risks and emergency management arrangements for the community.

The WC-LEMC is not an operational committee but rather the organisation established and supported by the local governments to assist in the development of LEMA's for its district.

The WC-LEMC plays a vital role in assisting our communities become more prepared for major emergencies by:

- Developing, enhancing and testing preparedness planning from a multi-agency perspective having local knowledge of hazards, demographic and geographic issues; they also provide advice to HMA's to develop effective local hazard plans
- Providing a multi-agency forum to analyse local risk
- Providing a forum for multi-agency stakeholders to share issues and learnings to ensure continuous improvement.

The WC-LEMC membership includes one representative from each of the 8 local governments, the LEC, relevant government agencies and other statutory authorities which nominate their representatives to be members.

Matters relating to constitution, membership and operation of the Committee are as prescribed in the adopted Terms of Reference originally approved in December 2009 and revised in January 2016, June 2018 and 2024.

LOCAL ROLE	DESCRIPTION OF RESPONSIBILITIES
WC-LEMC Chair	Provide leadership and support to the WC-LEMC to ensure effective meetings and high levels of emergency management planning and preparedness for the local government district is undertaken. Represent the WC-LEMC on the DEMC.
WC-LEMC Executive Officer	Refer to role of Executive Officer/ above in section 7.1.

Table 6 - WC-LEMC Roles & Responsibilities

7.3 Agency Roles and Responsibilities

In the event of an emergency, the local government will need to liaise with a range of state agencies who will be involved in the operational aspects of the emergency. The following table summarises the key roles:

LOCAL ROLE	DESCRIPTION OF RESPONSIBILITIES
Hazard Management Agency	A HMA is a public authority or other person who or which, because of that agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for emergency management, or the prescribed emergency management aspect, in the area prescribed of the hazard for which it is prescribed.' [EM Act 2005 s4(3)]. The HMAs are prescribed in the Emergency Management Regulations 2006. Their function is to: • Undertake responsibilities where prescribed for these aspects [EM Regulations] • Appoint Hazard Management Officers [s55 EM Act 2005] • Declare/revoke emergency situations [s50 & 53 EM Act 2005] • Coordinate the development of the State Hazard Plan for that hazard [State EM Policy Section 1.5] • Ensure effective transition to Recovery by local government.
Controlling Agency	A Controlling Agency is an agency nominated to control the response activities to a specified type of emergency. The function of a Controlling Agency is to: • undertake all responsibilities as prescribed in Agency specific legislation for Prevention and Preparedness • control all aspects of the response to an incident. During incident management the Controlling Agency will ensure effective transition to Recovery.
Combat Agency	A Combat Agency as prescribed under subsection 6(1) of the EM Act 2005 is a public authority or other person who or which, because of the agency's functions under any written law or specialised knowledge, expertise and resources, is responsible for performing an emergency management activity prescribed by the regulations in relation to that agency.
Support Organisation	A public authority or other person who or which, because of the agency's functions under any written law or specialised knowledge, expertise and resources is responsible for providing support functions in relation to that agency. (State EM Glossary)
Local Emergency Coordinator (LEC)	The LEC is the officer in Charge of the Local Police Station, in the WC-LEMC there are two such stations, being Wembley and Fremantle. The LEC will act as Chair of the WC-LEMC when the elected Chair is absent.

Table 7 - Local Agency Key Roles & Responsibilities

7.4 Managing Risk

7.4.1 Emergency Risk Management

Risk management is a critical component of the emergency management process. Building a sound understanding of the hazards and risks likely to impact the community enables local governments, the WC-LEMC, land management agencies and HMA's to work together to mitigate the associated risk. This process helps to build the capacity and resilience of the community and organisations which enable them to better prepare for, respond to and recover from a major emergency. The process and mandate for local governments to undertake risk management is detailed in State EM Policy part 3

In 2010 the WC-LEMC commissioned, with an AWARE Grant, the Local Government Insurance Service to prepare a Risk Management Plan for the Western Central District, inclusive of a series of treatment plans for consideration of the WC-LEMC. This work was updated by a series of workshops conducted in 2013.

A project was implemented, again with assistance from an AWARE grant, to conduct further Risk Research in 2018/2019.

7.4.2 Description of Emergencies Likely to Occur

The following schedule of emergency events is likely to occur within the local government districts. Several of these have been identified from the 2019 local emergency risk management process.

HAZARD	HMA	CONTROL AGENCY	LOCAL COMBAT ROLE	LOCAL SUPPORT ROLE	STATE HAZARD PLAN
Fire	FES Commissioner	Department Fire & Emergency Services (DFES) DBCA	DFES DBCA	LG, DC WAPOL State Emergency Services (SES). DBCA (on designated lands)	Fire
Flood	FES Commissioner	DFES	DFES SES	LG Swan River Trust	Flood
Hazardous Material (Fuel)	FES Commissioner	DFES	DFES	WAPOL SES LG	HAZMAT
Heatwave	CEO Depart of Health	Depart. of Health	St John.	LG	Heatwave
Rail Crash (PTA)	Public Transport Authority	PTA, or WAPOL or DFES upon agreement.	PTA, or WAPOL or DFES upon agreement.	St John LG	Crash Emergency
Road Crash	Police Commissioner	WAPOL	WAPOL	DFES St John LG	Crash Emergency
Storm	FES Commissioner	DFES	DFES	SES	Severe weather
Earthquake	FES Commissioner	DFES	DFES	SES	Earthquake
Land Search	Police Commissioner	WAPOL	WAPOL	SES	Search & Rescue

Table 8 - Schedule of Likely Emergencies

These arrangements are based on the premise that the HMA is responsible for the above risks and will develop, test and review appropriate emergency management plans for their hazard.

7.4.3 Emergency Management Strategies and Priorities

The following are identified as priority risk areas, together with strategies developed to mitigate these risks. These 6 Hazards were assessed by the WC-LEMC during 2018/19.

PRIORITY HAZARDS	TREATMENT STRATEGY
Storm	No treatment strategies have been developed, however, Local Governments will continue to consider how these hazards can be mitigated as they prepare their annual Maintenance and Capital works programmes and when administering relevant legislation, planning schemes and building codes.
Fire – Structural & Bush	
Road Crash	
HAZMAT	
Rail Crash	
Flood	

Table 9 - EM Priorities and Strategies

8 Response

8.1 Coordination of Emergency Operations

It is acknowledged that the HMAs, Controlling Agencies and combat agencies may require local government resources and assistance in emergency management. The 8 local governments are committed to providing assistance and support if the required resources are available through the ISG when and if formed to support a particular emergency event.

8.2 Incident Support Group

The ISG is convened by the Controlling Agency appointed Incident Controller to assist in the overall coordination of services and information during a major incident. Coordination will be achieved through clear identification of priorities by agencies sharing information and resources.

The role of the ISG is to provide support to the IMT. The ISG is a group of people representative of the different agencies who may have involvement in the incident, supporting the IMT.

8.2.1 Triggers for an ISG

The triggers for an ISG are defined in State EM Policy Statement section 5.2.2 and State EM Plan section 5.1. These are:

- where an incident is designated as Level 2 or higher
- multiple agencies need to be coordinated.

8.2.2 Membership of an ISG

The ISG is comprised by agencies' representatives that provide support to the Controlling Agency. Emergency Management Agencies may be called on to nominate a liaison officer on the ISG.

The LRC, or suitably qualified representative, will be a member of the ISG from the onset, to ensure consistency of information flow, situational awareness and to facilitate handover to Recovery.

The representation on this group may change regularly depending upon the nature of the incident, fatigue management, agencies involved and the consequences caused by the emergency.

Agencies supplying staff for the ISG must ensure that the representative(s) have the authority to commit resources and/or direct tasks.

8.2.3 Frequency of Meetings

The frequency of ISG meetings will be determined by the Incident Controller and will generally depend on the nature and complexity of the incident. As a minimum, there should be at least one meeting per incident. Coordination is achieved through clear identification of priorities and objectives by agencies sharing information and resources.

8.2.4 Location of ISG Meetings

The ISG meets during an emergency and provides a focal point for a coordinated approach. The following table identifies suitable locations where it could meet within the area.

LOCAL GOVERNMENT	VENUE	VENUE ADDRESS
Town of Cambridge	Administration Centre	1 Bold Park Drive, Floreat.
City of Vincent	Administration Centre	244 Vincent Street, Leederville.
Town of Claremont	Administration Centre	308 Stirling Highway Claremont
Town of Mosman Park	Administration Centre	Cnr Bay View Tce and Memorial Drive Mosman Park

Table 10 - ISG Meeting Venues

8.3 Media Management and Public Information

Communities threatened or impacted by emergencies have an urgent and vital need for information and direction. Such communities require adequate, timely information and instructions in order to be aware of the emergency and to take appropriate actions to safeguard life and property. The provision of this information during response is the responsibility of the Controlling Agency.

Agencies who are not the Controlling Agency are to only comment on their operation and should always check with the IC before making a statement.

It is likely that individual agencies will want to issue media releases for their areas of responsibility (e.g. Water Corporation on water issues, Western Power on power issues etc.), however the release times, issues identified, and content shall be coordinated through the ISG to avoid conflicting messages being given to the public.

Detail of warning and public information systems can be viewed in Appendix 7.

8.4 Finance Arrangements

Whilst acknowledging the State's commitments in State Emergency Management Policy 5.12 and the State EM Plan 5.4 and 6.10, the Local Governments comprising the WC-LEMC are committed to expending such necessary funds within their respective current budgetary constraints as required to ensure the safety of its residents and visitors. The relevant Chief Executive Officer (CEO) is to be approached immediately in an emergency event requiring resourcing by the affected Local Government to ensure the desired level of support is achieved.

Where possible this should be discussed with the CEO or their nominated Senior Officer. The decision maker must have appropriate authority and be able to make a timely decision.

NEWS

8.5 Evacuation

Comprehensive emergency management planning also involves planning for community evacuations. Although the actual act of evacuating a community is the responsibility of the Controlling Agency, the local government, with the assistance of the WC-LEMC has responsibilities to undertake pre-emergency evacuation planning. A comprehensive evacuation plan is of considerable value to all agencies with a role in evacuation and is very effective in assisting the Controlling Agency to make timely and informed decisions.

A separate Evacuation Plan is being developed in accordance with SEMC endorsed Western Australian Community Evacuation in Emergencies Guideline WA Community Evacuation in Emergencies Guideline. The following is a list of evacuation centres nominated by the respective Local Governments. Contact with the relevant Local Government, see Appendix 5, will facilitate activation of the preferred centre.

PREMISES	ADDRESS OF CENTRE	PROFILE
The 8 Local Governments comprising the WC-LEMC have each nominated a series of facilities that may be used by the Controlling Agency and subsequently the DC as evacuation centres.		
The centres have been classified as being suitable for Level 2 and 3 events or short-term use and are detailed in the DC Local Emergency Relief and Support Plan for the Perth and Fremantle Regions that support the Local Governments that comprise the WC-LEMC. Member Local Governments contribute to the update of these facilities but the detail is not repeated in these Arrangements.		

8.5.1 Special Needs Groups

The Controlling Agency that is planning evacuation needs to be able to identify people and locations which require special attention or resources.

Examples may be:

- schools
- nursing homes
- childcare centres
- hospitals
- persons with disabilities
- Large gatherings.

These sectors should have their own evacuation arrangements, the Controlling Agencies may however need to assist these groups when impacted by a widespread emergency event.

The WC-LEMC is committed to working with these groups to ensure that their Emergency Planning requirements are integrated with these LEMA and in that regard propose periodic exercises with the various groups to test their Plans and facilitate sector networking.

A list of special needs groups. Including physical location, contacts, size and whether current evacuation plans exist can be found at Appendix 2.

8.5.2 Routes & Maps

A map of the District is attached as Appendix 5.

8.6 Relief and Support

The DC has the role of managing relief and support. The detail of support provided by the DC in the event of an emergency together with a description of roles and responsibilities of that agency and others is detailed in the LOCAL EMERGENCY MANAGEMENT RELIEF AND SUPPORT PLAN PERTH & FREMANTLE DISTRICTS Updated December 2022 and is not repeated in these Arrangements.

9 Recovery

9.1 The Recovery Process

Under the EM Act 2005, (S.36) local governments have a requirement to manage the Recovery process following an emergency that has affected its community.

Recovery is defined as the coordinated support given to emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial and economic wellbeing. Given the WC-LEMC is comprised by 8 local governments, a single Recovery Plan has been prepared and presented as Appendix 9 to these LEMA.

Each participating local government has its own Recovery Procedures in place which outlines how they will activate Recovery within their respective organisations and communities as required. These procedures are maintained by each local government and are not published.

9.2 Aim of Recovery

The aim of providing recovery services is to assist the affected community towards management of its own recovery. It is recognised that where a community experiences a significant emergency there is a need to restore, as quickly as possible, quality of life to an affected area so that it can continue to function as part of the wider community.

9.3 Transition from Response to Recovery

Response and recovery activities will overlap and may compete for the same limited resources. Such instances should normally be resolved through negotiation between the Incident Controller, the LRC and the LEC. However, where an agreement cannot be achieved, preference is to be given to the Response requirements.

The process of transitioning to recovery from level 2 and 3 emergency events will be complemented by completion of an Impact Statement to be prepared by the Controlling Agency. Preparation of this Statement should be coordinated in conjunction with the LG and will need to be signed by the relevant CEO prior to final handover.

9.4 Local Recovery Coordinator

Each local government comprising the WC-LEMC has appointed a LRC in accordance with the EM Act 2005, section 41(4).

A schedule of LRC's with contact numbers is contained in Appendix 9.

9.5 Local Recovery Coordinator Roles and Responsibilities

The responsibilities of the LRC may include any or all of the following:

- Prepare, maintain and test the LRP and Procedures
- Assess the community Recovery requirements for each event, in consultation with the HMA, LEC and other responsible agencies, for:
  - Advice to the Mayor/Chief Executive Officer on the requirement to activate the Plan and convene the LRCG and
  - Initial advice to the LRCG, if convened.
- Undertake the functions of the Executive Officer to the LRCG
- Assess the LRCG requirements for the restoration of services and facilities with the assistance of the responsible agencies where appropriate, including determination of the resources required for the Recovery process in consultation with the HMA during the initial stages of Recovery implementation.
- Coordinate local Recovery activities for a particular event, in accordance with plans, strategies and policies determined by the LRCG.
- Monitor the progress of Recovery and provide periodic reports to the LRCG.
- Liaise with the Chair of the State Recovery Coordination Group (SRCG) or the State Recovery Coordinator (SRC), where appointed, on issues where State level support is required or where there are problems with services from government agencies locally.
- Ensure that regular reports are made to the SRCG on the progress of Recovery and
- Arrange for the conduct of a debriefing of all participating agencies and organizations as soon as possible after stand-down.

9.6 Local Recovery Coordination Group

The LRCG can expand or contract as the emergency management process requires. When forming the LRCG, the LRC will organise the team based on the nature, location and severity of the event as well as considering the availability of designated members.

The LRC will also ensure that the LRCG has the technical expertise and operational knowledge required to respond to the situation.

9.7 Function of the Local Recovery Coordination Group

The LRCG has the role to coordinate and support the local management of the Recovery processes within the community subsequent to a major emergency in accordance with SEMC Policies, local plans and arrangements.

The LRCG responsibilities may include any or all of the following:

- Appointment of key positions within the Group and, when established, the sub-groups
- Establishing sub-groups, as required and appointing appropriate chairpersons for those sub-groups. Sub-groups may include personnel to manage the following environmental areas
  - Built
  - Natural
  - Economic
  - Community
- Assessing the requirements for recovery activities with the assistance of the responsible agencies, where appropriate
- Develop plans for the coordination of Recovery processes
- Activation and coordination of the Local Recovery Centre, if required
- Negotiating the most effective use of available resources
- Ensuring a coordinated multi-agency approach to community Recovery
- Making appropriate recommendations, based on lessons learned, to improve the community's Recovery preparedness.
- Ensure appropriate evaluation and reporting on the Recovery process in accordance with SEMP Policy 6.10.1
- Develop a Communication strategy in accordance with "communicating in Recovery Guidelines" prepared by the State Emergency Management Committee (SEMC) Public Information Reference Group.

9.8 Local Recovery Coordination Group Composition

Because these Arrangements affect 8 local governments, the Recovery Coordination Group would normally be formed in the local government area where the emergency has occurred, so it is not practical to nominate specific persons to the roles. The LRCG that is established to manage the local Recovery process would include the following membership structure:

POSITION	SUGGESTED REPRESENTATIVE
Chairperson	Nominated Local Government Representative (eg: Mayor, Chief Executive Officer)
Executive Officer	Nominated Local Government Representative
Local Recovery Coordinator	Nominated Local Government Representative
Executive Public Liaison Officer	Nominated Local Government Representative
Group Members	Technical and operational expertise knowledge required to respond to the situation from Local Government and relevant State Government Departments
Other Representatives	State Government • Controlling Agency • Department Fire & Emergency Services • WA Police Force • DC • Main Roads WA • Water Corporation Lifelines • Western Power • Telstra St John Ambulance Community Leaders.

Table 11 - Recovery Committee Membership

10 Exercising, Reviewing and Reporting

10.1 The Aim of Exercising

Testing and exercising is essential to ensure that emergency management arrangements are workable and effective. Testing and exercising is important to ensure individuals and organisations remain aware of what is required of them during an emergency response situation.

The exercising of a HMA's response to an incident is a HMA responsibility however it may be incorporated into the WC-LEMC exercise.

Exercising the LEMA's will allow the WC-LEMC to:

- Test the effectiveness of the local arrangements
- Bring together members of emergency management agencies and give them knowledge of, and confidence in, their roles and responsibilities
- Help educate the community about local arrangements and programs
- Allow participating agencies an opportunity to test their operational procedures and skills in simulated emergency conditions
- Test the ability of separate agencies to work together on common tasks, and to assess effectiveness of co-ordination and collaboration.

10.2 Frequency of Exercises

State EM Policy section 4.8, State EM Plan section 4.7 and State EM Preparedness Procedure 19 outline the State's arrangements for EM exercising, including the requirement for WC-LEMCs to exercise its LEMA's on at least an annual basis.

10.3 Types of Exercises

Some examples of exercises types include:

- desktop/discussion
- a phone tree recall exercise
- opening and closing procedures for evacuation centres or any facilities that might be operating in an emergency
- operating procedures of an ECC; or
- locating and activating resources on the Emergency Resources Register.

10.4 Reporting of Exercises

The WC-LEMC will report its exercise schedule to the relevant DEMC by the 1st January each year for inclusion in the DEMC report.

Once the exercises have been completed, post exercise reports are forwarded to the DEMC to be included in reporting for the SEMC annual report.

10.5 Review of Local Emergency Management Arrangements

The LEMA's shall be reviewed in accordance with State EM Policy section 2.5 and amended or replaced whenever the local governments consider it appropriate.

In accordance with State EM Policy section 2.5, the LEMA (including Recovery Plans) will be reviewed and amended as follows:

- contact lists are reviewed and updated quarterly refer Appendix 5.
- a review is conducted after training that exercises the Arrangements
- an entire review is undertaken every five (5) years, as risks might vary due to climate, environment and population changes; and
- when circumstances require more frequent reviews.

10.6 Review of Local Emergency Management Committee Positions

The local government, in consultation with the parent organisation of members shall determine the term and composition of WC-LEMC positions and document detail within its Terms of Reference.

10.7 Review of resources register

A schedule of resources held by Local Government can be viewed at Appendix 3. The Executive Officer shall have the resources register checked and updated on an annual basis, ongoing amendments occur at each WC-LEMC meeting.

10.8 Annual Reporting

Each member Local Government shall submit an Annual and Preparedness Report to the DEMC at the end of each financial year. This information provided by the Annual and Preparedness Reports is collated into the SEMC Annual Report which is subsequently tabled in Parliament.

11 APPENDICES

APPENDIX 1 CRITICAL INFRASTRUCTURE

ITEM	LOCATION	DESCRIPTION	OWNER	CONTACT DETAILS	COMMUNITY IMPACT DESCRIPTION
King Edward Memorial Hospital	374 Bagot Road Subiaco	Public Hospital	Health Department of WA	9340 2222	Public hospital
East Perth, Leederville, West Leederville, Subiaco, Daglish, Claremont, Mosman Park, Victoria Street and Swanbourne Train Stations	Perth to Midland and Perth to Fremantle rail lines	Train & Bus Stations	State of WA Transperth	9220 9999	Major transport infrastructure.
Beatty Park Leisure Centre	220 Vincent Street North Perth	Recreation and aquatic centre	City of Vincent	92736000	Recreation facility
Leederville Oval	246 Vincent Street Leederville	WAFL & AFL Stadium	City of Vincent	9208 9999	WAFL & AFL Venue
HBF Park	310 Pier Street Perth	Sporting Stadium and occasional events	City of Vincent	9422 1500	Facility for Soccer & Rugby including concerts etc
HBF Stadium	Stephenson Ave Mt Claremont	Athletics Stadium	State of WA	Venues West 9441 8222	Mass gatherings, loss of venue, Chemical exposure from chlorine
Hollywood Private Hospital	Monash Ave, Nedlands	Hospital	Ramsay Health Care	9346 6000	Nursing care , loss of hospital
Campbell Barracks	Swanbourne	Army installation	Commonwealth	1300 333 362	Loss of Defence equipment & Resources

ITEM	LOCATION	DESCRIPTION	OWNER	CONTACT DETAILS	COMMUNITY IMPACT DESCRIPTION
Irwin Barracks	Karrakatta	Army installation	Commonwealth	1300 333 362	Loss of Defence equipment & Resources
Karrakatta Cemetery	Railway Parade Nedlands	Cemetery	Metropolitan Cemeteries Board	1300 793 109 or 9383 5255	Loss of cultural significance
Subiaco Wastewater Treatment Plant	Lemnos Street Shenton Park	Water treatment plant	Water Corporation	9380 7499	Water Corporation wastewater treatment plant
Wembley Golf Complex	200 The Boulevarde Wembley Downs	Golf complex	Town of Cambridge	6280 1300	Loss of recreational facility
Bold Park Aquatic Centre	215 The Boulevarde City Beach.	Aquatic complex	Town of Cambridge	9385 8767	Loss of recreational facility
Quarry Ampitheatre	1 Waldron Drive City Beach	Entertainment venue	Town of Cambridge	9385 7144	Loss of entertainment facility
Matthews Netball Centre	Selby Street Wembley	Sports complex	Town of Cambridge	9387 7011	Loss of recreational facility
St John of God Hospital	12 Salvado Road Subiaco	Hospital	St John of God Health Care	9213 3636	Private Hospital
Floreat and City of Perth Surf Lifesaving Clubs	Floreat and City Beaches	Surf rescue facilities	Town of Cambridge	9385 9370 9385 9232	Surf rescue facilities
Royal Agricultural Showgrounds	1 Graylands Road Claremont	AFL Complex and venue for annual show	Town of Claremont	6263 3100	Loss of community facilities
Claremont Aquatic Centre	12 Davies Road Claremont	Aquatic Complex	Town of Claremont	9285 4343	Loss of recreational facility
Claremont Football Stadium	3 Davies Rd, Claremont	Sports Complex	Claremont Football Club	9384 9200	Loss of recreational facility
Claremont Quarter Shopping Centre	9 Bayview Tce Ave Claremont	Shopping Complex	Private Ownership	9286 5888	Shopping centre

ITEM	LOCATION	DESCRIPTION	OWNER	CONTACT DETAILS	COMMUNITY IMPACT DESCRIPTION
Town Hall Claremont Community Hub.	Stirling Highway Claremont	Community Complex	Town of Claremont	9385 4300	Loss of Cultural centre
Bethesda Hospital	25 Queenslea Drive Claremont	Hospital	Bethesda Health Care	9340 6300	Private Hospital
University of WA Claremont Campus	Cnr Princess and Goldsworthy Rd Claremont	University campus	University of WA	6488 1857	Education facility
University of WA Research Institute	1 Underwood Avenue, Mt Claremont	University Research facility	University of WA	6488 6000	Education facility
Claremont Recreation Centre	Bay View Terrace	Recreation centre	Town of Claremont	9285 4300	Recreational facility
Cottesloe and North Cottesloe Surf Club	Cottesloe Beach	Surf rescue facilities	Town of Cottesloe	9383 4400 9284 2626	Surf rescue facilities
Swanbourne Nedlands Surf Life Saving Club	Marine Parade, Swanbourne	Surf Rescue	Surf Life Saving	9384 0020	Surf rescue facilities
Sea View Golf Club	Jarrad Street Cottesloe	Golf course & Club	Town of Cottesloe	9384 0471	Recreational facility
Cottesloe Golf Club	173 Alfred Road, Swanbourne	Golf course & Club	City of Nedlands	9384 3222	Recreational facility
Nedlands Golf Course	120 Melvista Avenue, Dalkeith	Golf course & Club	City of Nedlands	9389 1244	Recreational facility
Freshwater Bay foreshore reserve	Hobbs Place Peppermint Grove	Passive recreation venue	Shire of Peppermint Grove	9286 8600	Passive recreation facility
Royal Freshwater Bay Yacht Club	1 Hobbs Place, Peppermint Grove	Sailing Club		9286 8200	Sailing club
Nedlands Yacht Club	Esplanade (between Charles Court Reserve and Paul Hasluck Reserve).	Yacht Club	City of Nedlands	9386 5496	Yacht Club

ITEM	LOCATION	DESCRIPTION	OWNER	CONTACT DETAILS	COMMUNITY IMPACT DESCRIPTION
Perth Flying Squadron Yacht Club	Esplanade (between Paul Hasluck Reserve and Beaton Park)	Yacht Club	City of Nedlands	9386 6437	Yacht Club
Keanes Point Parkland	Johnson Street Peppermint Grove	Passive recreation venue	Shire of Peppermint Grove	9286 8600	Passive recreation facility
Cottesloe Central Shopping Centre	460 Stirling Highway Cottesloe	Shopping Centre	Private ownership	9322 5111	Shopping Centre
Camelot Outdoor Theatre	16 Lochee Street Mosman Park	Entertainment venue	Town of Mosman Park	9386 3554	Performing arts venue
Town of Mosman Park Administration Centre	1 Memorial Dr, Mosman Park	Council	Town of Mosman Park	9383 6600	Loss of local government guidance and assistance
Town of Mosman Park Works Depot	100A McCabe St, Mosman Park	Depot	Town of Mosman Park	9383 6600	Loss of local government guidance and assistance.
Regal Theatre	474 Hay Street Subiaco	Entertainment venue	Theatre Trust	9388 2066	Performing arts venue
Sunset Hospital	Birdwood Parade	Arts, cultrial and community use centre	Department of Local Government Sports and Cultural Industries	6552 7300	Passive community arts facility
Subiaco Arts Centre	Hamersley Road Subiaco	Entertainment venue	Perth Theatre Trust	9265 0900	Performing arts venue
Western Power substation	Selby Street, Shenton Park	Utilities – Electricity	Western Power	13 10 87	Distribution of power
Western Power substation	Brockway Road, Mt Claremont	Utilities – Electricity	Western Power	13 10 87	Distribution of power
Commonwealth Scientific & Industrial Research Organisation	147 Underwood Avenue, Floreat	Research facility	CSIRO	9333 6000	Environment and Life Sciences facility

APPENDIX 2 SPECIAL NEEDS

NAME	DESCRIPTION	ADDRESS	CONTACT 1	CONTACT 2	NO PEOPLE	HAVE THEY GOT AN EVACUATION PLAN? WHO MANAGES THE PLAN? HAS A COPY BEEN PROVIDED TO THE LEMC?

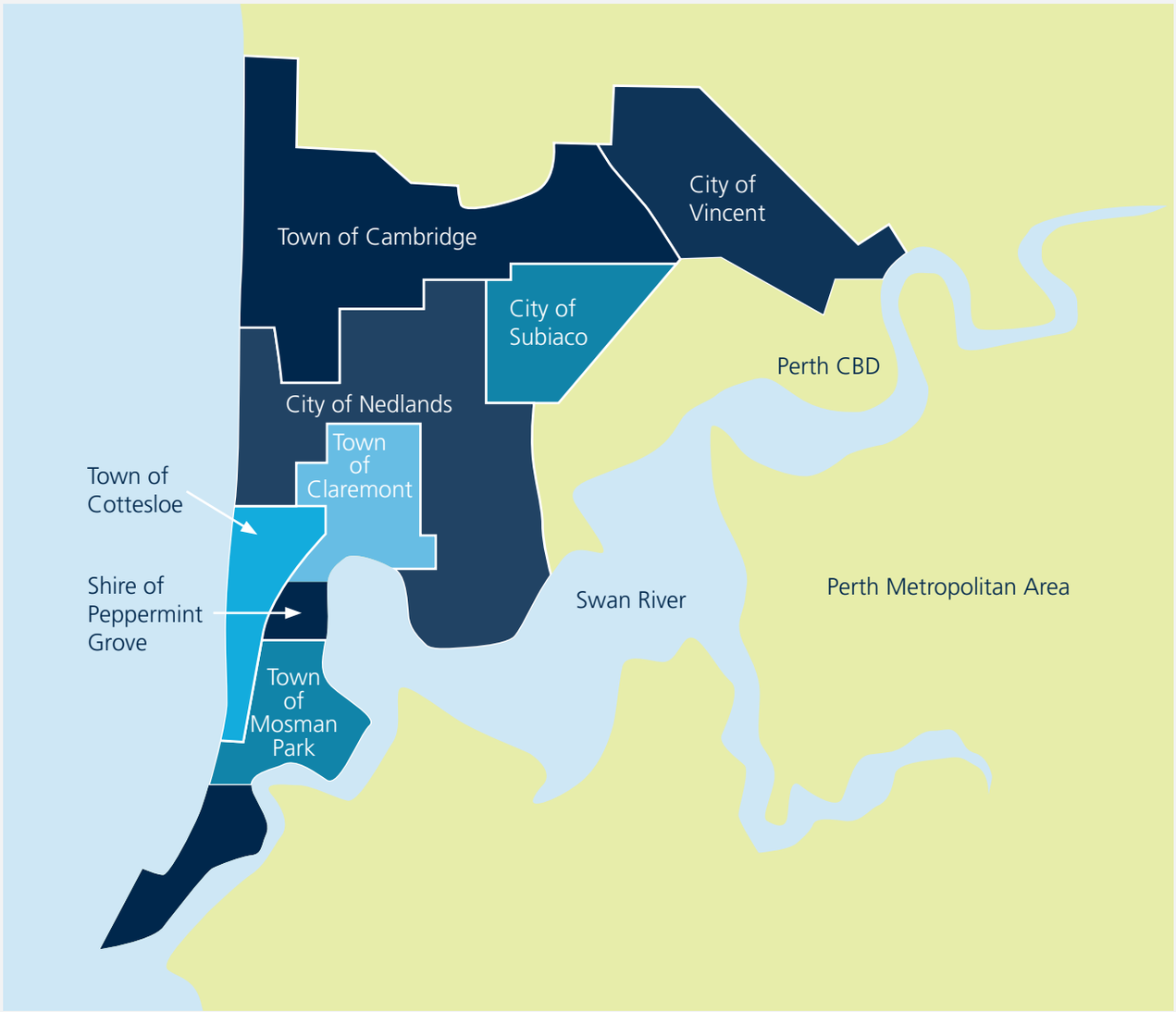
The Plan for Local Emergency Relief and Support Perth & Fremantle Districts, prepared by the DC, contains, in its Appendix 9, a schedule of groups that may require special attention during an emergency and is not replicated here.

APPENDIX 3 RESOURCES

LOCAL GOVERNMENT	DESCRIPTIONS
City of Subiaco	The member Local Governments have access to plant and machinery that would be typical of an inner-metropolitan local authority. Items ranging from trucks, front end loaders, bobcats, backhoes, generators, trailers, dingo diggers, elevated platforms, buses, road sweepers, all-terrain vehicles, variable message boards, rollers and refuse trucks. **The City of Nedlands has a fully resourced response and recovery trailer that may be utilised by either of the participating local governments.**
City of Nedlands	
Town of Cambridge	
Town of Cottesloe	
Town of Claremont	
Town of Mosman Park	
Shire of Peppermint Grove	
City of Vincent	

In addition to the above, the member Local Governments, typical of most inner-city local governments, maintain a fleet of small light vehicles, small machinery and equipment, detail of which would be available upon contacting the City's nominated representative as detailed in **Appendix 5.**

APPENDIX 4 MAP OF REGION



APPENDIX 5 CONTACTS

Organisation	Name	Call Priority	Phone	Mobile	Email

Rather than provide a schedule of contacts for each of the participating local governments, many of which are a mix of private or work mobile phone contacts, the Executive Officer will periodically request an update to a standard schedule of contacts and distribute that list to relevant Controlling Agencies for information.

This process ensures greater accuracy of data and an assurance that the nominated contact is current.

APPENDIX 6 SPECIAL CONSIDERATIONS

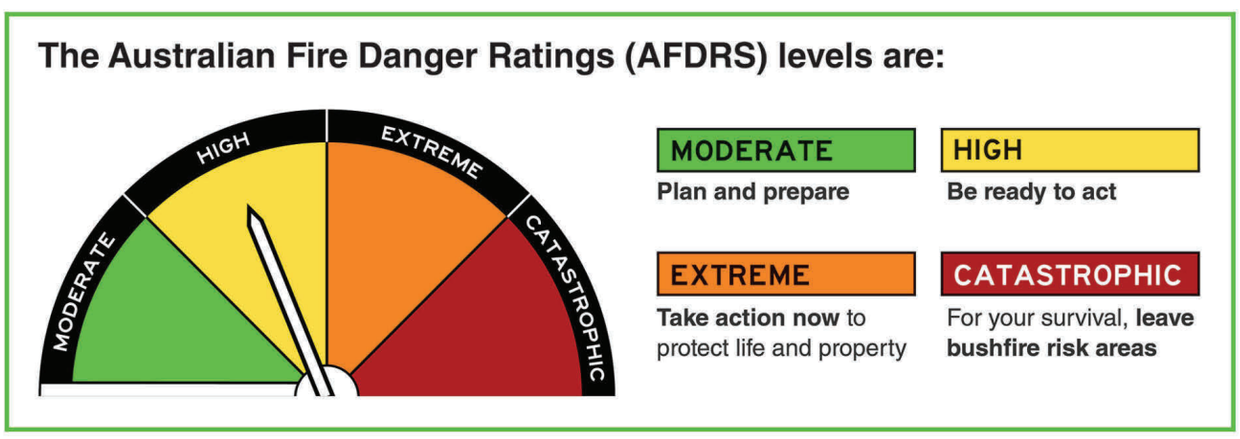
DESCRIPTION	TIME OF YEAR	IMPACT / NO. OF PEOPLE
City to Surf	August	Large gatherings between Perth CBD and City Beach.
Froth Town	August	Large events and gathering at Claremont Showgrounds
Royal Agricultural Show	September	Large events and gathering at Claremont Showgrounds
Sculptures by the Sea	February/March	Large gatherings Cottesloe Beach
Caravan & Camping Show	March	Large event and gathering at Claremont Showgrounds
Spilt Milk and Snack New Eve	December	Large event and gathering at Claremont Showgrounds
Origin Concert	December	Large event and gathering at Claremont Showgrounds
HBF Park Perth	Periodically throughout the year	Rugby, soccer matches and occasional concerts. Numbers up to 20,500 attendees
Hyde Park Fair	March Annually.	Community Fair Rotary club Gatherings over a 2 day period.
St Patrick's day parade Leederville	March- annually	Large groups gathering in Leederville and Leederville oval.
Pride Fair Hyde Park	November annually.	Large number of attendees.
The Muster	May	Large event and gathering at Claremont Showgrounds
Season Halloween	October	Large event and gathering at Claremont Showgrounds

APPENDIX 7 LOCAL PUBLIC WARNING AND INFORMATION SYSTEMS

LOCAL INFOMRATION AND WARNING SYSTEMS	DESCRIPTION
Local Radio	Used for emergency alerts in line with emergency agencies.
Websites:	The 8 Local Governments comprising the WC-LEMC have website that will display alerts and warnings as posted by the HMA and advertise prevention measures. This also includes other social media.

SYSTEMS	DESCRIPTION
DFES Public Information Line	When there is an incident that threatens lives or property, DFES activates the public information system. Emergency alerts are only issued for major emergencies involving fires, cyclones, floods, earthquakes, tsunamis and HAZMAT spills. DFES issues warnings on or to the following: • Emergency WA Website – emergency.wa.gov.au • DFES Emergency Information 13 3337 • Social Media (Facebook, Twitter @dfes_wa) • Other media outlets and stakeholders (other State Government) • SES Assistance 132 500
Bureau of Meteorology (BoM): www.bom.gov.au	BoM provides weather warning information to the public. The warning services provided include: • Fire weather warnings • Severe thunderstorm and general severe weather warnings • Other warnings or alerts • National Weather Warnings 1300 659 210 • Tsunami threat information 1300 878 6264 The information provided in a weather warning includes the type of warning issued, when and where they are issued and samples of the individual warnings. The BoM site also provides current weather radar displays, satellite images, weather charts and weather observations. The BoM can be contacted by calling (03) 9669 4000 or for hearing or speech impairment call (02) 9296 1555.

SYSTEMS	DESCRIPTION
ABC Radio	Local ABC Radio – Call sign 6WF – frequency – 720AM Perth.
Emergency Alert System:	Delivers automatic emergency warnings direct to an area when lives may be in danger in that area. It does not replace current public information tools or the need for the community to remain vigilant and look after their own safety. It is an additional tool used to alert people in a specific location where there is immediate danger.
	All home phones (landline), including silent numbers, are automatically registered on Emergency Alert. Mobile phones are automatically registered to the billing address.
	Messages broadcast by Emergency Alert are made with the authority of an HMA in an emergency.



APPENDIX 8 LG PARTNERING AGREEMENT

PARTNERING AGREEMENT

Western Central Emergency Management Support Group

For

The provision of Mutual Aid during response to and recovery from an emergency event

JUNE 2024

1. PURPOSE

To facilitate the provision of mutual aid between Parties to the Partnering Agreement ('the Agreement') for support during the Response to an emergency event and Recovery of the impacted community.

2. PARTIES TO THE AGREEMENT

The Parties to the Agreement are:

1. Town of Cambridge
2. Town of Claremont
3. Town of Cottesloe
4. Town of Mosman Park
5. City of Nedlands
6. Shire of Peppermint Grove
7. City of Subiaco
8. City of Vincent.

Collectively referred to in this document as the Western Central Emergency Management Support Group.

3. DEFINITIONS

Definitions to terms contained within the Agreement are as per those contained within the EM Act 2005 and Emergency Management Regulations 2006 and State Emergency Management Policies.

Local Government Chairperson – the person nominated by the Local Government who for the time being is the chair of the WC-LEMC.

Requestor for Support – The Local Government(s) seeking assistance under the terms of the Agreement.

Provider of Support – The Local Government(s) providing assistance under the provisions of the Agreement.

4. PARTNERING OBJECTIVES

The Agreement is for the purpose of mutual aid between the parties to the Agreement to undertake the following subject to assessing the impact of the said request for mutual aid on the ability of the Local Authority to assist.

4.1 Provide mutual aid to support the Incident Controller during the Response to an emergency event.

4.2 Ensure all Recovery activities are conducted in accordance with the EM Act 2005 and Regulations 2006 and State Emergency Management Policy.

4.3 Provide mutual aid for Recovery management activities; and

4.4 Conduct Recovery planning utilising an "All Agencies" approach in accordance with the Local Recovery Planning Guide and State Emergency Management Policy 4.4.

5. PARTNERING EXPECTATIONS

5.1 To provide where possible both physical and human resources to support the emergency Response and to assist with Recovery of the impacted community. The type of initial aid is to assist immediate Response and then Recovery of a short duration. Ongoing protracted assistance, but still in the absence of the emergency being declared a disaster, will be subject to further negotiation and agreement in writing between the parties concerned.

5.2 To ensure that the Incident Controller of the designated Controlling Agency for the incident is advised of all requests for support as soon as practicable, and in consultation with the designated LRC and the Local Emergency Coordinator.

5.3 To ensure all personnel and equipment provided are covered by the Provider of Support own insurance.

5.4 Provider of Support will be responsible for all costs associated with its legislative responsibilities for its employees and equipment incurred during the provision of support unless otherwise agreed in writing.

5.5 The Requestor for Support will be responsible for all incidental costs associated with the Provider of Support personnel and equipment such as catering, accommodation, Occupational Health & Safety issues, transport fuel and storage.

5.6 The position of Chair and administrative support of the Western Central Emergency Management Support Group will be rotated in alphabetical order between parties to the Agreement on a biennial basis in the same sequence as the WC-LEMC, refer Terms of Reference clause 6.

5.7 The Group will meet at least once annually at Local Government Chairperson's locality to review the Agreement and assess its relevance and suitability to the parties and other business relevant to the Agreement and its operation.

5.8 To ensure that all requests for mutual aid are directed from the LRC of the requesting Local Government to the Chief Executive Officer of the Local Government being requested to provide assistance.

6. DURATION AND AMENDMENT:

6.1 The Agreement will come into effect at the date of endorsement of the LEMAs by each party.

6.2 The Agreement will remain in place until terminated.

6.3 The terms of the Agreement shall not be amended in any respect except by agreement of all Parties in writing.

7. TERMINATION:

The Agreement may be terminated by mutual agreement of all Parties in writing at any time.

8. WITHDRAWAL:

Any Party may withdraw from the Agreement by giving three (3) months' notice in writing to the Local Government Chairperson at any time.

9. NOTICES:

Communications in relation to the Agreement must, unless otherwise notified in writing, be addressed and forwarded as follows:

Chairperson

Western Central Emergency Management Support Group

c/o (Local Government responsible for chairperson at the time)

10. AGREEMENT

Parties to the Agreement, agree to the preceding provisions in regard to the provision of mutual aid.

St John
stjohnwa.com.au
AMBULANCE
000
1HSV 090
St John
stjohnwa.com.au
AMBULANCE
000
AMBULANCE
1GXO 469

APPENDIX 9 RECOVERY PLAN

November 2024

WESTERN CENTRAL LOCAL EMERGENCY MANAGEMENT COMMITTEE

LOCAL EMERGENCY RECOVERY PLAN

For

CITY OF SUBIACO

CITY OF NEDLANDS

CITY OF VINCENT

TOWN OF CAMBRIDGE

TOWN OF CLAREMONT

TOWN OF MOSMAN PARK

TOWN OF COTTESLOE

SHIRE OF PEPPERMINT GROVE

AMENDMENT RECORD

Proposals for amendment or addition to this Plan should be forwarded to the *Executive Officer of the Western Central Local Emergency Management Committee.*

AMENDMENT		DETAILS OF AMENDMENT	AMENDED BY
NO.	DATE		
1	2024	Review in conjunction with comprehensive review of the 2018 LEMA	WC-LEMC
2			
3			
4			

INTRODUCTION

Recovery is the coordinated process of supporting "emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychological, and economic wellbeing the Emergency Management Act" (EM Act 2005).

The EM Act 2005 became effective on 23rd December 2005. The Act places a responsibility on local governments to:

- Establish a Local Emergency Management Committee.
- Prepare and maintain LEMAs and manage recovery activities within their districts.
- Appoint a LRC for that purpose.

The approach taken by the following local governments in relation to items one and two above is to participate regionally through what is referred to as the WC-LEMC and to have a common set of Emergency Management Arrangements and a single Recovery Plan that provides an overview of their obligations in this regard:

- City of Subiaco
- Town of Cambridge
- Town of Claremont
- Town of Cottesloe
- Town of Mosman Park
- City of Neelands
- Shire of Peppermint Grove
- City of Vincent

To supplement the regional approach to emergency management and recovery, each participating Local Government acknowledges its responsibility for the recovery of its own community after an emergency event and as such has developed their approach to the completion of that process which they have each documented in operational Recovery Procedures.

COMMUNITY RECOVERY MANAGEMENT PRINCIPLES

Recovery forms the fourth element of the PPRR (Prevention, Preparedness, Response and Recovery) approach to emergency management in WA. Local government is to manage recovery following an emergency affecting the community in its district (S 36(b) EM Act 2005)

Large scale recovery operations wider than one local government jurisdiction may be managed by the SRC, appointed by the Department of Premier and Cabinet, who will convene a State Recovery Coordination Group. State policy and arrangements for recovery, including recovery management structures and responsibilities, are detailed in the State Emergency Management Plan, in particular Part 6.

Wherever possible for local recovery arrangements, the normal local government management and administrative structures and practices will be used, ensuring that these structures and practices are modified to be responsive to the special needs and circumstances of the community affected by an emergency event.

It needs to be recognised that an emergency impacting on the community may also have an adverse impact on the relevant Local Government and its various facilities and resources and consequently on its capacity to conduct normal business activities whilst responding to the recovery needs of our community. For this reason, Business Continuity is an integral supplement to this Plan.

AIM

The aim of this document is to acknowledge local governments roles and responsibilities to restore, as quickly as possible, the quality of life in the affected portion of the community, so that affected parties can continue to function as part of the wider community.

The various Recovery Procedures developed and maintained by the individual participating Local Governments document how those organisations will achieve that outcome.

OBJECTIVES

The objectives of this Plan are to:

- Acknowledge local governments role in the Recovery process and to establish a framework for the management of community recovery from emergencies in the participating local governments.
- identify the essential roles and responsibilities of organisations/agencies participating in the recovery process, including the LRC.

SCOPE

The scope of these recovery arrangements is limited to the boundaries of the participating local governments as outlined in the LEMAs Appendix 4.

The extent to which the arrangements in this Plan and the processes within the individual Recovery Procedures are activated will vary dependent on the nature and extent of the emergency event.

RECOVERY PROCEDURES

As mentioned above, in addition to this Plan, the member Local Governments have each prepared Recovery Procedures that supplement this Plan.

The Procedures are designed to provide more detail of how the respective Local Governments will initiate, maintain and stand down its involvement in recovery from an emergency.

ACTIVATION

According to state protocols, the Controlling Agency involved in responding to an emergency is responsible for ensuring that recovery arrangements are activated, if required. The Controlling Agency should convey the need for initiation of a recovery process to the affected local government to prepare for a transition from response to recovery and at the agreed point, transfer responsibility for the recovery activity to that local government. The "handover" arrangements should be documented in the appropriate Impact Statement completed in collaboration with the respective Local Government, in particular, the affected Local Governments' Recovery Coordinator.

Where an emergency is assessed by the Controlling Agency as being of sufficient scale to require State level recovery coordination, the Controlling Agency will, with agreement of the affected local government, discuss the transfer of the recovery coordination responsibilities to the State with the Chair of the States Recovery Coordination Group.

(Refer SEMC Policy 6.4 State Emergency Management Policy for more detail)

Despite the above, the affected Local Government should initiate recovery processes in advance of an approach by the Controlling Agency. The Local Government should make its own assessment of an emergency event and position itself to be ready to manage the recovery phase of an emergency event. Failure to be proactive will prejudice the capacity of the organisation to respond in a timely and effective manner.

It is important that the Local Government, for the purpose of being prepared, is pro-active and initiates early liaison and engagement with the Controlling Agency, through the ISG during the response phase to ensure the transition to recovery is not overlooked.

The LRC, or a person delegated by that position, is to liaise with the Controlling Agency and initiate recovery activities as soon as possible, preferably prior to or during an emergency event.

The LRC should initially convene a meeting of Local Governments in-house Recovery Team as soon as is practical where the emergency is or is likely to be of a magnitude that requires that level of involvement. The in-house team should consider the need for and composition of a LRCG that may involve membership from Hazard Management Agencies, DC and other outside agencies and organisations.

AFTER HOURS, WEEKENDS AND PUBLIC HOLIDAYS

Unfortunately, nature has no programmed working day, weekends and public holidays, an emergency event can occur at any time requiring local government participation in emergency management.

The LEMAs detail the relevant afterhours numbers in Appendix 5.

LOCAL RECOVERY COORDINATORS

Each Local Government will appoint its own LRC. There is no specific requirement as to who should complete this role but it is advisable that it a be a position within the corporate structure that has capacity to direct resources, commit expenditure and has access to the Mayor/President, communication staff and media.

The current LRCs are listed below:

Local Government	Local Recovery Coordinator	Contact Number
Subiaco	James Hambly Kris Rogers	Contact numbers will be provided to relevant HMA's and Controlling agencies on a regular basis.
Nedlands	Matthew MacPherson	
Vincent	Peter Varris	
Cambridge	Jane Anderson	
Claremont	Bree Websdale	
Mosman Park	Ailsing Green Amy May	
Peppermint Grove	Donovan Norgard	
Cottesloe	Wayne Johnson	

The key function of the LRC is to:

- Liaise with the Controlling Agency during an emergency response phase.
- Be involved in transition process from response to recovery including finalisation of handover documents.
- Formally activate the recovery phase as required.
- Liaise with and advise the Mayor/President and elected members during the recovery phase, including provision of progress reports and information.
- With support from Directors and managers, coordinate recovery activities at an operational level.
- Appoint a deputy in case the LRC is not available.
- Plan the continuing recovery activity.

LOCAL RECOVERY CORDINATION GROUP

The LRCG is a team established to assist with the Recovery process. The ultimate form of the team for any specific emergency event will vary depending on the nature of the emergency event and the internal structure and capacity of the impacted Local Government.

The LRCG will be supported by the LRC, be supported by key local government personnel and may include membership from external agencies and organisations that can provide technical and professional support to the Recovery process.

A comprehensive matrix of the likely tasks of the various positions and teams participating in the recovery process is contained in the respective Procedures.

Note:-

The LRCG may not always look the same and there are several phases through which the "business as usual" structure will morph to an organisational structure that is positioned for full scale recovery.

For example, a small scale localised emergency event may be attended to under the normal business structure. Alternatively, the scale of the event may require activation of the LRCG, initially all of the members through to events of such a scale requiring complete transition from a business as normal to a complete and absolute effort by the entire organisation to manage the recovery process.

Local Recovery Coordination Group Functions

The key function of the LRCG is to:

- Determine strategies for the conduct of recovery and assistance measures.
- Assess requirements for restoration of services and facilities.
- Identify community needs and resource requirements and make recommendations to appropriate recovery agencies, and the State's recovery management structure, if required.
- Determine the need for and select a Recovery Centre (RC) as a one-stop-shop for recovery resources and information.
- Select a Local Evacuation Centre often referred to as a Relocation Centre, if required by the Controlling Agency.
- Monitor the progress of recovery.
- Liaise, consult and negotiate, on behalf of affected communities, with recovery agencies and government departments.
- Liaise with DC to provide short term emergency accommodation and personal support services to the community.
- Establish internal accounting arrangements and manage financial relief schemes for the City.
- Undertake specific recovery activities as determined by the circumstances and the Team.

Impact Assessment by Local Recovery Coordination Group.

A primary function of the LRCG is to gain an early understanding of the impact of an emergency event.

Impact assessment involves gaining early and accurate information about the impact of the event on the organisation itself, individuals, the community, and infrastructure. Impact assessment is critical to the management of an effective recovery process and must involve all relevant agencies, working together to exchange information.

An early understanding of the impact is gained through the liaison between the LRC and the Controlling Agency during the response phase and detail should be recorded in the handover document, otherwise referred to as an Impact Statement.

Information acquired through liaison with the Controlling Agency and in the Impact Statement will provide a certain level of information at a point in time however the Local Government staff and others working with the LRC will need to monitor the unforeseen consequences of the emergency event and adjust the Recovery activities accordingly. The officers and agencies involved in this process could include:

- Hazard Management Agency.
- Community service providers, social agencies, to identify people in need of immediate assistance.
- Red Cross
- Department of Health
- Environmental Health Officers
- Building Surveyors
- Engineers
- Communications professionals
- Rangers.

It is recognised that various agencies will collect data for their own purposes; however, recovery planning must provide coordination of inspections, and the eventual synthesis of various reports into an overall summary.

The role of the LRCG in undertaking an impact assessment shall be to:

- Use intelligence and information gathered from the response phase and the Impact Statement.
- Confirm the total area of impact for determination of priorities.
- Manage the collection and collation of the required data.
- Set out the immediate information needs, infrastructure problems and status, damage impact and welfare issues.
- Link with parallel data-gathering work.
- Identify and close information gaps (establish the "big picture").
- Gather evidence to support requests for government assistance.
- Ensure all relevant information is strictly confidential.

The LRCG needs to be aware that inspections and needs assessments (surveys) may be necessary to gain an overall perspective of the emergency event.

Building inspectors, engineers and public health officers are likely to want to make inspections. The inspection process needs to be managed to ensure that priority tasks are completed first and coverage is completed safely and with efficient use of resources.

Assessments can be used to assist short-term recovery through:

- Determining numbers, locations, circumstances and ethnicity of displaced and/or injured people.
- Assessing the safe occupation of buildings and their continued use, especially emergency facilities.
- Confirming the state of lifeline utilities.
- Assessing the need for temporary works, such as shoring up and securing of property.
- Protecting property from unnecessary demolition.
- Criminal activity.

Inspections and needs assessments also contribute to longer-term recovery measures through:

- Defining personal and community needs.
- Determining aid and resource requirements for permanent recovery.
- Estimating the cost of damage.
- Acquiring engineering, scientific and insurance data to inform the disaster mitigation process.

Regional Cooperation

The WC-LEMC Local Government members have a Memorandum of Understanding (MOU) in place that ensures regional resource sharing to assist each other during the recovery process from an emergency event.

COMMUNITY INVOLVEMENT

Community involvement is the means whereby those directly affected by a disaster help rebuild their own facilities and services. Community involvement provides a framework for re-establishing the economic, social, emotional, cultural and physical well-being of the affected population.

Community involvement in recovery shall be enabled by the LRC and the LRCG who shall:

- link with existing community structures
- enlist support and advice by respected community leaders who can shape local opinion, exercise public and political influence and promote cohesion and stability
- recognise the value of local knowledge and use it to assist with the recovery process.

The LRC and the LRCG should be aware of challenges involved in working with the community including the need to determine community priorities.

REPORTING

The purpose of reporting is to maintain accountability and transparency, to keep the community informed, gain support and assistance and record an account of recovery efforts, including lessons learned.

Regular and thorough reporting of an emergency event, and of the recovery phase, will provide the Recovery Team with justification for actions taken and money spent to inform:

- the community affected by the emergency.
- Ratepayers.
- Taxpayers.
- the public (through the media).
- federal/state government if there are requests for physical assistance (e.g., from Defence Force) or financial assistance (requests for a donation to a Mayoral Relief Fund, or for recovery funding assistance).

A reporting system needs to cover the emergency event from beginning to the final stages of recovery. Reporting systems must be flexible, simple and succinct and have necessary administrative assistance when required. As one type of reporting will not fit all situations, reporting systems should be event specific.

The key people who will need to file regular reports are the Local Emergency Coordinator (while the state of emergency is in place) and the LRC. It is also essential that there is a plan in place to record all expenditure.

As well as keeping a precise record of when the state of emergency was declared, and when it is terminated, regular reporting on the state of the following should take place:

- Relief and Support
- public health
- business
- environment
- private property damage
- critical infrastructure
- communications
- adequacy of local resources
- external assistance
- transport

Coordinating production and maintenance of copies of reports from all teams (including other agencies) is an important management task, this role is undertaken by a nominated position. The sum of all the reports will provide a record of the recovery from the event.

MANAGED STAND DOWN

The recovery phase must have an end.

Organisational arrangements must be wound down and responsibility for completion of outstanding tasks and actions need to be acknowledged and assigned. The recovery phase involves restoring the community to the point where normal social and economic activity may resume.

Standing down may be at a nominated date and time or it may be a graduated process back to business as normal with some specified recovery activity continuing to be required.

The Recovery Team is expected to plan to:

- Continually review the recovery management process with a view to withdrawing as the community takes over
- Stage a public event of acknowledgement and community closure.

FIRE & RESCUE

PERTH 2
000
1DLF 42

16.3 PD62.09.24 29 Carrington Street – Budget Reallocation for Car Parking Contribution

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter.
Report Author	Nathan Blumenthal – A/Manager Urban Planning & Building
Director	Tony Free – Director Planning and Development
Attachments	1. Cost Breakdown Invoice

Purpose

Council is requested to reallocate an item within the current financial year Strategic Planning budget to accommodate a previously-made City commitment to contribute one-third of the cost of car parking works required as a condition of planning approval. The affected property is 29 Carrington Street, Nedlands.

Recommendation

That Council:

- **Reallocate $26,931.56 budgeted for Strategic Planning – Consultancy to Carrington Street Car Parking Contribution for financial year ending 30 June 2025.**

Voting Requirement

Absolute Majority.

Background

At the 28 September 2021 Ordinary Council Meeting, Council resolved to approve a change of use from 'Animal Establishment' to 'Industry Light' at 29 Carrington Street, Nedlands. Submissions were received raising concerns around the car parking arrangement both within the site and along the road reserve. At the time, Carrington Street was recommended to be investigated for implementation of traffic management works as a result of increased vehicle movements. As part of the approval, Council imposed the following condition:

"10. Prior to the issue of a Building Permit the applicant prepare a plan in consultation

with the City to formally demarcate via appropriate landscaping treatment, the privately owned land from the City's road reserve at the front of the current building at 29 Carrington Street, with a view also to line marking parking bays in the City's road reserve consistent with other parking bays so marked in the City's road reserve on Carrington Street."

Throughout late 2023, the proponent consulted with the City to create an acceptable plan to modify and formally demarcate parking within the verge and on-site. As part of the works were within the road reserve and Carrington Street had already been noted as requiring modifications, the City agreed to pay for one third of the cost of the works within the road reserve. The proponent has provided a cost breakdown showing that the City's one-third share amounts to $48,597.30. Of this, the City has already paid $21,665.74, leaving $26,931.56 outstanding. This partial payment was based on the original estimate of the cost of works, whereas the actual costs came in higher (see below).

With the UWA-QEII precinct structure plan being cancelled and replaced with the state government-led Improvement Plan, the City expects to get refunded a substantial portion, if not all, of the $50,000 contributed to the City of Perth for the consultant work on the project. Exact details remain to be worked out, but the funds would cover the Carrington Street works.

Discussion

Through discussions and reviews with the City, the plans for works within the road reserve were amended to the City's satisfaction. During the course of negotiations, the City agreed to cover one third of the costs for the works in the road reserve based on a preliminary estimate, given that the works were necessary to improve safety along Carrington Street and would likely have formed part of a future project funded entirely by the City. The works benefited all road users, not just the development, by improving vehicle safety along the road.

The works have now been completed and final costs submitted to the City. These final costs ended up higher than the initial estimate due to changes on the design required by the City, resulting in multiple iterations being provided to the City for review and approval. In particular, the original plan was modified at the City's request to address:

- Sight lines;
- Build out brick paving into the road shoulder to ensure no parking;
- Incorporating a ramp for pedestrians;
- Traffic Management Plan to be implemented and carried out.

Further, the City has been advised that the original cost estimate was provided by a builder and was not based on actual sub-contractor fixed quotes.

The full cost breakdown is available as Attachment 1. Note that the costs shown in the attachment exclude GST, and exclude item VA-007, as that item was outside the original scope of works.

The City has paid the amount shown in the initial estimate ($21,665.74), which was based on plans prior to required modifications. The additional $26,931.56 covers the City's 1/3 share for the final actual cost of works.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	8. A city that is easy to get around safely and sustainably.

Budget/Financial Implications

$26,931.56 in additional costs expected to be catered for by the return of funds for the cancelled UWA-QEII Precinct Structure Plan project.

Legislative and Policy Implications

Local Government Act 1995
Local Government (Financial Management) Regulations 1996

Decision Implications

If Council supports the recommendation the budget will be reallocated and paid to the proponent for the works carried out.

If Council does not support the resolution the City will be required to either renege on the commitment made, or to withhold payment until funds can be identified in a future budget.

Conclusion

It is recommended that Council approve reallocation of the budget from Strategic Planning – Consultancy to Carrington Street Car Parking Contribution for purposes of road works associated with a condition imposed by Council.

Further Information

Nil.

PAYMENT CLAIM

This is a payment claim made under the Building and Construction Industry (Security of Payment) Act 2021 (WA)

CLAIMANT

Company: Veritruss Pty Ltd

ABN: 53618474785
Address: PO Box 295
Mount Lawley, WA 6929

RESPONDANT

Company: Hamlet Propertes Pty Ltd ATF 43 Pakenham Street Unit Trust
ABN: 38516213908
Address: 19 Gordon St
West Perth, WA 6005

CLAIM DETAILS

Claim Date: 07/11/2023

Claim Number: 6.0
Reference:

PROJECT DETAILS

Project Name: Carpark (27 and 29 Carrington)

Project Number: 22018

CONTRACT SUMMARY		
Original Contract Value	**A**	$15,000.00
Approved Variations to Date	**B**	$108,685.82
Adjusted Contract Value	**C** (A + B)	$123,685.82

CLAIM SUMMARY		
Work Completed to Date	**D**	$123,685.82
Retention to Date	**E**	$0
Work Completed Less Retention	**F** (D – E)	$123,685.82
Amount Previously Claimed	**G**	$116,297.23
Amount Payable this Claim	**H** (F – G)	$7,388.59
Balance to Finish including Retention	**I** (C – D + E)	$0

BALANCE DUE

Subtotal (exc. GST)	$7,388.59
GST	$738.86
Total (inc. GST)	**$8,127.45**

Bank Name: [redacted]
Account Name: [redacted]
BSB: [redacted]
Account Number: [redacted]

CONTRACT SUMMARY

DESCRIPTION	VALUE	COMPLETED TO DATE		PREVIOUSLY CLAIMED		THIS CLAIM	
Preliminaries	$15,000.00	$15,000.00	100.00%	$15,000.00	100.00%	$0	0.00%
TOTAL	**$15,000.00**	**$15,000.00**	**100.00%**				

VARIATION SUMMARY

VO #	DESCRIPTION	VALUE	COMPLETED TO DATE		PREVIOUSLY CLAIMED		THIS CLAIM	
CO-001	Additoinal works for pavers	$879.36	$879.36	100.00%	$879.36	100.00%	$0	0.00%
CO-002	Credit Drainage tank not installed	$(3,294.50)	$(3,294.50)	100.00%	$(3,294.50)	100.00%	$0	0.00%
VA-001	Surveying	$3,608.55	$3,608.55	100.00%	$3,608.55	100.00%	$0	0.00%
VA-002	Earthmoving and Asphalt	$63,057.69	$63,057.69	100.00%	$63,057.69	100.00%	$0	0.00%
VA-003	Telstra Pit works	$1,479.19	$1,479.19	100.00%	$1,479.19	100.00%	$0	0.00%
VA-004	Temp Fencing	$599.50	$599.50	100.00%	$599.50	100.00%	$0	0.00%
VA-005	Surveying - WP Setout	$1,276.00	$1,276.00	100.00%	$1,276.00	100.00%	$0	0.00%
VA-006	Traffic Management Plan	$1,045.00	$1,045.00	100.00%	$1,045.00	100.00%	$0	0.00%
VA-007	Front Easement	$4,426.13	$4,426.13	100.00%	$4,426.13	100.00%	$0	0.00%
VA-008	Traffic Managament 01	$2,255.55	$2,255.55	100.00%	$2,255.55	100.00%	$0	0.00%
VA-009	Traffic Management 02	$4,778.36	$4,778.36	100.00%	$4,778.36	100.00%	$0	0.00%
VA-010	Traffic Management 03	$1,092.62	$1,092.62	100.00%	$1,092.62	100.00%	$0	0.00%
VA-011	Paving	$11,671.34	$11,671.34	100.00%	$11,671.34	100.00%	$0	0.00%
VA-012	Traffic Management 04	$8,422.44	$8,422.44	100.00%	$8,422.44	100.00%	$0	0.00%
VA-013	Traffic Management 05	$7,388.59	$7,388.59	100.00%	$0	0.00%	$7,388.59	100.00%
TOTAL		**$108,685.82**	**$108,685.82**	**100.00%**				

17. Divisional Reports - Technical Services

17.1 TS25.09.24 RFT General Streetscape Weed Control Tender

Meeting & Date	24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Jac Scott, Manager Urban Landscape and Conservation
Director/CEO	Matthew MacPherson, Director Technical Services
Attachments	1. CONFIDENTIAL – Tender Evaluation and Recommendation Report – RFT 2023-24.12 2. Glyphosate APVMA Fact Sheet

Purpose

The purpose of the report is for Council to accept the evaluation and recommendation for the award of RFT 2023-24.12 General Streetscape Weed Control for an initial term of two (2) years with a further two (2) year extension and further one year option. All extension operations are at the discretion of the City.

Recommendation

That Council:

1. APPROVES the award of the contract for the RFT 2023-24.12 General Streetscape Weed Control to Environmental Industries Pty Ltd, in accordance with the City's request for tender number RFT 2023-24.12 and comprising of that request, the City's conditions of Contract and Environmental Industries' submission.

2. INSTRUCTS the CEO to arrange for a Letter of Acceptance and a Contract document to be sent to Environmental Industries; and

3. INSTRUCTS the CEO to arrange for all other quote respondents to be advised of the outcome.

4. Subject to performance to the satisfaction of the Chief Executive Officer, AUTHORISE the Chief Executive Officer to renew the contract for each of the renewal terms of the contract.

Voting Requirement

Absolute Majority.

Background

The General Streetscape Weed Control program forms part of the City's Annual Maintenance Program.

The Request for Tender was advertised in the West Australian on Saturday, 1st June 2024 and on Tenderlink where it was open for submissions from Friday, 31st May 2024 to Thursday, 27th June 2024 at 4pm (AWST).

The City received a total of two compliant submissions from:

1. Sanpoint Pty Ltd ATF Fiore Family Trust t/a LD Total
2. Environmental Industries Pty Ltd

The City received no non-compliant submissions.

The tender was supported by an external consultant, with the evaluation undertaken by the consultant together with City Officers. The Tender Evaluation and Recommendation Report is provided in Confidential Attachment 1.

The City of Nedlands undertakes a range of pest control programs throughout the year and has an annual program for the management of weeds in streetscapes.

Pesticides are commonly applied across the City in the form of herbicides, insecticides and fungicides. Weed control forms the primary part of the City's pest control program, using herbicides as the most common control method. The City considers both chemical and non-chemical methods based on the location, target, cost and practicality of applications. Currently streetscape weed management utilises chemical control, with two applications of glyphosate to kerblines generally undertaken in August and April.

There have been several historical Notices of Motion seeking consideration of alternative weed control methods. Currently there is a Notice of Motion that has remained open, seeking a trial of non-chemical treatment. The Notice of Motion was passed at the Ordinary Council Meeting in February 2020. Work on this notice of motion commenced but subsequently became inactive, potentially due to the response to COVID19. The implementation is also dependent on suitable options being available to the City.

Accordingly, the renewal of the City's General Streetscape Weed Control contract provides the option for this Notice of Motion to be effectively completed.

The notice of motion states:

Council:
1. **requests the Chief Executive Officer investigates alternatives to use of glyphosate weed control on City controlled public land; and**
2. **considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.**

To address this, the tender sought prices from the market for both chemical and non-chemical treatments.

Chemical weed management is an effective and cost-effective method of controlling weeds in parks, gardens, footpaths and other public areas. The City only commissions contractors that utilise approved products, and it is a requirement that they use the product in accordance with manufacturer's instructions and specifications. In this instance, Glyphosate has been specified within the documentation. It is the most widely used herbicide by local councils and other public land managers in Australia. Glyphosate, like other pesticides is considered safe to use when all instructions on the label are followed.

The City's issues pesticide notifications to ensure it meets it environmental, legal and community obligations for pesticide use on land, and ensures it is administered in a manner that is environmentally, socially and economically responsible. The City ensures that pesticides are applied in our parks, road reserves, drainage easements, public open spaces, natural areas and sporting facilities in accordance with the relevant state government acts and guidelines and industry best practice.

City staff are not qualified to undertake assessments on the safety and appropriate use of chemical treatments and hence rely on the up-to-date advice of the appropriate government bodies. The Australian Pesticides and Veterinary Medicines Authority (APVMA), which is the Australian Government regulator of agricultural and veterinary chemical products, concluded that there is no reliable evidence that products containing glyphosate pose a risk of causing cancer in humans. Glyphosate continues to be widely used by public land administrators including local government, national parks and education and health authorities.

The WA Department of Health advise that glyphosate is:

"*Of low risk when used according to the label. The ruling of recent court proceedings in the USA does not constitute evidence that glyphosate is carcinogenic. The international agency for research on cancer classifies glyphosate as a probable carcinogen. To put this into perspective, the consumption of red meat is also classified as probable carcinogen*."

Glyphosate is a broad-spectrum herbicide that works by inhibiting an enzyme found in plants; this enzyme is not found in humans. There are around 500 products containing glyphosate registered for use in Australia. Glyphosate has been registered for use in Australia for over 40 years. An Australian Government fact sheet on the use and safety of Glyphosate is included (Attachment 2).

Notwithstanding the above advice, Glyphosate remains subject to a level of distrust within the community. This has led to the implementation of a no-spray register where residents are able to opt out of chemical applications to the kerb lines adjacent to their properties. Modern weed control methods to be utilised by both suppliers use sensors that only spray chemical when weeds are present. The most effective means of ensuring that there is no glyphosate sprayed in the vicinity of a residence is for the property owner to undertake their own weed control i.e. manual weed removal prior to city-wide application programs.

Alternatives to Glyphosate

Alternatives to Glyphosate have been trialled at various LGAs over recent years, generally in Parks and Roadways, and not Environmental Conservation areas. The broadest ranging recent assessment was undertaken by the City of Joondalup in 2021, and the summary of the outcomes for the various methods is as follows, with additional items drawn from the City's recent research.

Method	Summary of Efficiency
Combined use of hand weeding and herbicide	This is an effective but expensive method, that is uneconomical over large areas. Soil disturbance supports perpetuation of weed cycle. Not effective on many rhizomatous perennial plants (e.g. Couch, Kikuyu, Nut grass). Relies on other methods and factors to be economical and effective (e.g. mulching, high repetition).
Steam control	Requires reapplication after 4-5 weeks, is ineffective long term. Heat kills the beneficial microbes required for healthy plant growth. Not suitable for use in Environmental Conservation Areas. Not effective on woody perennial plants, rhizomatous plants or plants with extensive root systems. Hazard quotient is moderate for workers, requires wearing of PPE.
Slasher	Requires re-treatment 3-4 weeks after application. Has health impacts on operators.
Pre-emergent Weed Killer	Comparable cost-wise with Glyphosate, only treats subsurface weeds, and most effective with the addition of herbicide treatment
Herbicide only (Glyphosate)	Most Cost-effective weed control, particularly in Environmental Conservation Areas. Community perception of danger, however APVMA and WA DoH advise it is safe for use when used according to the label instructions

Discussion

After the Tender period ended, an evaluation panel was formed comprising of two City Officers and two external independent assessors. One of the external independent assessors was the non-voting facilitator of the panel. The evaluation panel assessed the submitted tenders against the following criteria:

- Relevant experience (25%),
- Key personnel skills and experience (20%),

- Tenderer's Resources (25%)
- Demonstrated Understanding (20%)
- Sustainability (10%).

After the Tender evaluation panel assessed the submissions, Environmental Industries Pty Ltd was nominated as the preferred supplier for this project based on their submitted methodology, program and schedule of rates.
Environmental Industries Pty Ltd demonstrated sufficient capability to undertake the works at the best value for money for the City, subject to the use of chemical weed treatment only.

Should Council wish to retain an option for non-chemical weed control, the submission of Environmental Industries Pty Ltd was not competitive for this element.

The submission of LD Total would then present best value for money should the use of non-chemical weed control be expected to be taken up within the initial contract period. Note that the cost of options for non-chemical weed control by this supplier is not within the available budget and represents a further five-fold increase in costs.

The basis for selection of non-chemical weed control would be in response to ongoing Community concerns over the safety of Glyphosate.

Only two submissions were received with a significant price penalty for the application of non-chemical control. The non-chemical weed control tenders are not within available budget. Given the current financial situation of the City and limited availability of operational funds, A City wide non-chemical approach cannot be recommended by Officers for consideration at this time.

However, to undertake a trial ward, in line with the outstanding Notice of Motion, at the lowest possible cost, Council has the option to accept the respective pricing from the best value provider for both chemical (herbicide) and non-chemical treatments.

Were the contract to be awarded in parts, then:
- Coastal, Dalkeith and Melvista could be awarded to Environmental Industries (the preferred herbicide tenderer) for $18,056 annually (calculated rate base on units); and
- Hollywood could be awarded to LD Total for non-chemical treatment at a cost of $38,824 annually (calculated rate base on units).

This would not provide a non-chemical treatment option for the additional wards during the contract period and would be subject to negotiation with the tenderers.

The total annual cost of this option would be $56,880, with Hollywood requiring 68% of the City-wide weed treatment expenditure and some $34,124 over the lowest cost submission for the total value of City wide herbicide.

As only one ward will receive the service, Council may wish to charge a service charge or specified area rate to the Hollywood Ward, as opposed to an overall general rate increase, or a reduction the Level of Service on other activities. By way of example, there are approximately 2,365 properties (ratable and non-ratable) within the Hollywood Ward when

highlighted en-masse from the City's GIS software. A non-chemical weed management service charge applied to these properties alone equates to $16.41 per year, and may be an acceptable price for the immediate community to undertake a trial.

This would need to be considered by Council in greater detail if such a funding option were to be pursued.

Consultation

No Consultation was required during the Procurement Process for this project.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems.
Pillar	**Place**
Outcome	7. Attractive and welcoming places.

Budget/Financial Implications

The preferred tender's submission is within the allocated budget for this program of work. Should Council wish to retain the option of non-chemical control, the alternative tender that supports this option would not be within the allocated budget.

Examining the historical methods utilised by the City for weed control, prior to the 2013/14 financial year, the City controlled weeds in road reserves by both steam and mechanical means. The budget for this program in the 2012/13 financial year was $114,000, however expenditure of $143,418 was accounted against the program. This expenditure equates to $192,018 at 2023/24 rates (RBA calculator).

As part of the 2013/14 budget adoption discussions, Council resolved at its meeting on 20 June 2013 to introduce chemical control and reduce the budget for the program by $65,000. Council reaffirmed this position at its meeting on 22 October 2013 in response to a Notice of Motion raised to reinstate the steam and mechanical control program, the motion was lost. Following receipt of formal quotes, the budget for the program was further reduced to $29,100 during the 2013/14 mid-year budget process ($37,932 at 2023/24 rates).

Since that time the City has continued with chemical control of weeds, primarily using Glyphosate. The budget provided in the 24/25 budget was $23,268 for two City-wide treatments within the financial year. A further $18,614 was budgeted, for two further

treatments annually in Activity Centre's only, as part of the increased Level of Service for these areas, with additional applications proposed in October and June. The total 2024/25 budget requested for weed control in hard landscapes is $41,822.

The officer recommendation is made in line with current Australian and State Government advice and the City's expected budget for 2024/25 at the time of writing. Should Council opt for an alternative option this will require consideration as to how the additional expenditure can be funded.

The recommended option for chemical control only will result in an annual expenditure of $22,756 for the Citywide treatment. This is within current budget allowance of $23,268. With this constraint, non-chemical weed control is not financially viable.

Should Council wish to retain the option to undertake non-chemical weed control during the contract term, the alternative tender will undertake a Citywide Chemical for $43,104. This is within total budget availability and could therefore be managed within the existing budget, with the omission of additional weed control in activity centres.

Council could then choose to implement non-chemical weed control in various wards, when the additional funding required is available. The impacts of each option are as per the following table. All costs are per annum excluding GST.

	Coastal	Dalkeith	Hollywood	Melvista	Total
Chemical Treatment	$9,182	$ 5,344	$4,700	$3,530	**$22,756**
Chemical but retaining option for non-chemical	$17,393	$10,123	$8,903	$6,686	**$43,104**
Non-Chemical treatment	$75,850	$44,146	$38,824	$29,156	**$187,976**

Non-chemical treatment is over 8 times more expensive than chemical treatment. This cost increase is in line with industry where the cost of non-chemical treatment continues to be costed at 8-12 times that of chemical treatment.

The option for part awards of each contract, with non-chemical utilised in Hollywood ward only, would cost $56,880 annually, as noted in 'Discussion'.

Any option other than the City wide chemical treatment will require a budget adjustment to suit to meet the cost. As previously indicated, a service charge for non-chemical treatment may be investigated as a funding option to offset the significant cost difference between treatment methodologies.

Legislative and Policy Implications

The tender award follows the City of Nedlands Procurement Policy, accessible via this link: www.nedlands.wa.gov.au.docx (live.com)

Decision Implications

Approving the General Streetscape Weed Control contract for award is crucial for various reasons:

- **Benefit to Community:** Road users, pedestrians, and homeowners in the area will benefit from improved presentation of the streetscape.

- **Preventing Future Issues:** Managing weeds on an ongoing basis is critical to prevent excessive seeding of unmanaged weeds that results in increasing costs in future years.

Conclusion

Environmental Industries Pty Ltd has demonstrated that it has the understanding to complete the required works for the control of weeds in hard landscapes. They have performed similar works for both the City, other local governments within WA.

As such the evaluation Panel recommends that Environmental Industries Pty Ltd be awarded the contract for the management of weeds within hard landscapes for the City.

The officer recommendation is made in line with current Australian and State Government advice and the City's expected budget for 2024/25 at the time of writing.

Should Council wish to consider an alternative option this will require consideration as to how the additional expenditure can be funded. A trial of steam treatment in Hollywood ward if considered should be undertaken in future financial years with suitable budget provided. If this option is required Council should also accept the rate from the alternate tender for non-chemical weed management of desired wards for trial.

Further Information

Question from Mayor Argyle
The NoM that was voted on and agreed to ban glyphosate be included in the report.

Answer:
At the Annual General Meeting of Electors held 29 April 2024, a motion was put and carried by the community members present. This was subsequently presented to the Ordinary Council Meeting held 28 May 2024, where Council resolved the following:

5. **Council Supports motion no. 5 carried at the Annual General Meeting of Electors being: "That Council takes note of the independent scientific evidence for glyphosate harm, cease the use of glyphosate for weed control and provide the necessary budget to support the use of steam as a weed control measure." Noting that progress in this regard is already underway.**

The progress referred to procurement which was in development at the time and was to seek options and costings for non-glyphosate treatments and noted with certainty that to do so will

incur additional cost. This report and procurement is that body of work. Council now have the opportunity to pursue non-glyphosate treatments to being the cessation of its use throughout the City, or trial an alternative method in certain areas over the course of the contract term.

Question from Councillor Hodsdon
Are we able to investigate the claim of spraying near a school at school pick up times and avoid this for the future spraying?

Answer:
It was drawn to the City's attention that there was reports of both spray treatments occurring around a school in Mount Claremont and during inclement weather in Dalkeith. Upon investigation, no evidence was found that it was the City's staff or contractors and may have been associated properties groundskeepers. The City still excludes any chemical weed management during pickup and drop off time.

Question from Councillor Bennett
Is there going to be comms to inform the residents that are on the register?

Answer from Director MacPherson
A register does exist, as does an application form, but could use a revision as there is nuances which have arisen for instances of corner blocks and a lack of associated resident maintenance. It would be suggested that once the register and form is reviewed that a communications piece is undertaken to inform the residents of the option. Contractors will be informed of the City's requirements as part of the contractor onboarding and induction if chemical treatment is the selected treatment.

Question from Councillor Bennett
Will the boom that sticks out leave a vapour trail?

Answer:
The spraying will occur from a suitable vehicle, but will not be boom spraying akin to dusting, but will be spot spraying from a lance (from smaller vehicles) or a boom arm lance. Weed identification will be via electronic weed sensors for the latter and will only spray where identified. This will be monitored to assess effectiveness and overall chemical usage.

Question from Councillor Smyth
Can we amplify what is on the bottle on the sign?

Answer:
This will need to be considered as to how it might be provided in a suitable manner within the City's current capacity. The City will investigate the use of weblinks and QR codes on signs to direct interested community members to the chemical packaging details for reference.

Question from Councillor Hodsdon
There was a previous notice of motion regarding a spray trial around Hollywood school?

Answer:
Yes, the previous notice of motion of a trial of an alternative weed management method is referred to in the report and discussed. Council have the opportunity to consider a trial as part of this report and procurement exercise and an alternative motion can be provided, noting there will be potential financial implications.

Australian Government
Australian Pesticides and Veterinary Medicines Authority

Glyphosate

Safety and use

The simple rule for safe use of agricultural and veterinary chemicals is to read and follow the label instructions.

WHAT IS GLYPHOSATE?

Glyphosate is a weed killer which works on a wide variety of leafy weeds. It doesn't distinguish one weed from another, and it works best after the seed has sprouted.

GLYPHOSATE PRODUCTS IN AUSTRALIA

The Australian Pesticides and Veterinary Medicines Authority (APVMA) continues to monitor any new scientific information about glyphosate and we remain satisfied APVMA approved products containing glyphosate can continue to be used safely according to label directions. The APVMA's position is aligned with other international regulators and the Joint FAO/WHO Meeting on Pesticide Residues, including recent comprehensive reviews of glyphosate conducted by the USA and Canada. More information can be found on our website, apvma.gov.au/node/13891.

WHAT ARE 'LABEL INSTRUCTIONS'?

The safe use of agricultural and veterinary chemicals requires following the label instructions.

All chemical products have instructions for safety and use on the label. The labels are there for your safety and provide practical information on how to use each product. Always read the label instructions and use only as directed.

Products containing glyphosate are safe to use in areas which will be later used by people and animals provided the label instructions are followed. The label instructions will tell you how long people or animals should avoid an area that has been treated—always follow these instructions.

CAN LOCAL COUNCILS STILL USE GLYPHOSATE PRODUCTS?

Yes, provided the products are registered with the APVMA and used according to the label instructions.

The APVMA regulates up to the point of sale (eg through manufacture and to distribution). The decision to use a registered product in public places rests with the relevant local authority. More information about label instructions can be found on our website, apvma.gov.au/node/11041.

THE ROLE OF THE REGULATOR

The APVMA is the Australian Government agency responsible for agricultural and veterinary chemical product registration.

As part of Australia's collaborative regulatory system, the APVMA regulates chemical products up to the point of sale. State and territory governments are responsible for control of use after the point of retail sale.

Before a chemical product can be sold or manufactured in Australia, it must first go through scientific assessment by the APVMA to check its safety and whether it works as expected and claimed by the manufacturer. These checks are designed to protect the health and safety of people, animals and the environment. If a product meets the legislative criteria for safety and efficacy, it is registered for use in Australia.

Should you have evidence an agricultural chemical is not appropriately labelled, or contains contaminants other than those specified in the technical standard, suspected noncompliance can be reported to the APVMA Compliance and Monitoring section by emailing compliance@apvma.gov.au.

MORE INFORMATION

+61 2 6770 2300
APVMA.GOV.AU
ENQUIRIES@APVMA.GOV.AU

This information is current at August 2019 and subject to revision. Please check our website to ensure you are viewing the most recent information.

17.2 TS26.09.24 The Avenue Community Consultation Report

Meeting & Date	24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Neil Brown – Manager of City Projects and Programs
Director	Matthew MacPherson - Director Technical Services
Attachments	1. Project Detailed Report - The Avenue Safety Improvements Project 2024-25 15 July 2024 to 12 August 2024. 2. The Avenue Safety Improvements Project 2024-25 Response. 3. The Avenue Safety Options. 4. The Avenue Roundabout Render.

Purpose

This report is presented to Council seeking its endorsement to proceed with The Avenue Safety improvements nominated design Option One (1) after successful completion of Community Consultation.

Recommendation

That Council:

1. **ENDORSE proceeding with the Project, utilising Option One (1) as the Safety treatment as documented, being the installation of a roundabout on the intersection of Bruce Street and The Avenue; and**

2. **PROCEED to tender for documentation and construction of the project.**

Voting Requirement

Simple Majority.

Background

The Avenue, located within Dalkeith sits between Bruce Street and Broadway. The Avenue is a local distributor with a posted speed limit of 50km/hr.

The Avenue has been the location of seventeen major crashes in five years including three that required medical treatment. Of the crashes reported seven involved collisions with cyclists who are classified as vulnerable road users.

Of the crashes reported to Main Roads:

- Six (6) x right angle failing to give way at intersection, five (5) involving bicycles, two (2) major severity crash and 1 hospital severity crash.
- Three (3) x rear end crashes at intersection, Two (2) minor and one (1) major severity crash, one (1) involving a bicycle.
- One (1) x right turn through intersection resulting in medical severity.
- One (1) x head on collision on road in dark.
- One (1) x right angle turns out of driveway.
- One (1) x sideswipe same direction, major severity.
- One (1) x rear end with bicycle resulting in hospital severity.
- One (1) x collision while parking.
- One (1) x lost control on vehicle on wet surface, no collision.
- One (1) x sideswipe same direction with bicycle at intersection.

Due to the dangerous nature of the crashes, being mostly right angle, and crashes involved vulnerable users (cyclists), a submission for Blackspot Funding through Main Roads was made. This successful process saw the City receive $1.5 million in funding to design and construct a treatment to mitigate the considerable risk The Avenue poses to road users.

The City undertook a review of contributing factors to crashes with vehicle speeds found to be a major contributor. Traffic counts taken in 2023 correlate with this indicating that from an average of 2,150 vehicle per day the 85th percentile speed was 54.18km/hr. This is 4km/hr above the posted limit.

The City reviewed potential options to address this and proposed three road safety treatments that mitigate speeding behaviour. These designs provided vertical deflections (humps and raised platforms), horizontal realignments (chicanes) or a combination of both. These treatment types have a recorded positive impact on reducing vehicle speeds.

As a key feature of the works, the City proposed a new roundabout for the Bruce Street, Birdwood Parade, and The Avenue intersection.

Consultation

The Community were invited to provide comment on the treatment types through YourVoice. Consultation commenced with the delivery of five hundred letters to residents and owners within the immediate vicinity, social media posts. Information postcards were also placed at nearby businesses provide project information and links to YourVoice. A one-on-one session was provided at the Administration Building at 71 Stirling Highway on the 1st of August 2024.

The Consultation period ran from 15th July 2024 to 12th August 2024. This allowed reasonable time for feedback to be provided. On completion, the City received 132 submissions recorded through YourVoice. Refer to Attachment 1 - for the YourVoice Report.
The project appears to have generated considerable interest with:

- The YourVoice Project Page visited 1,300 times,
- The Documentation downloaded 442 times,
- Sixteen (16) emailed responses,
- Five (5) Phone calls responses, and
- Nine (9) residents attending the one-on-one session.

Consultation Findings

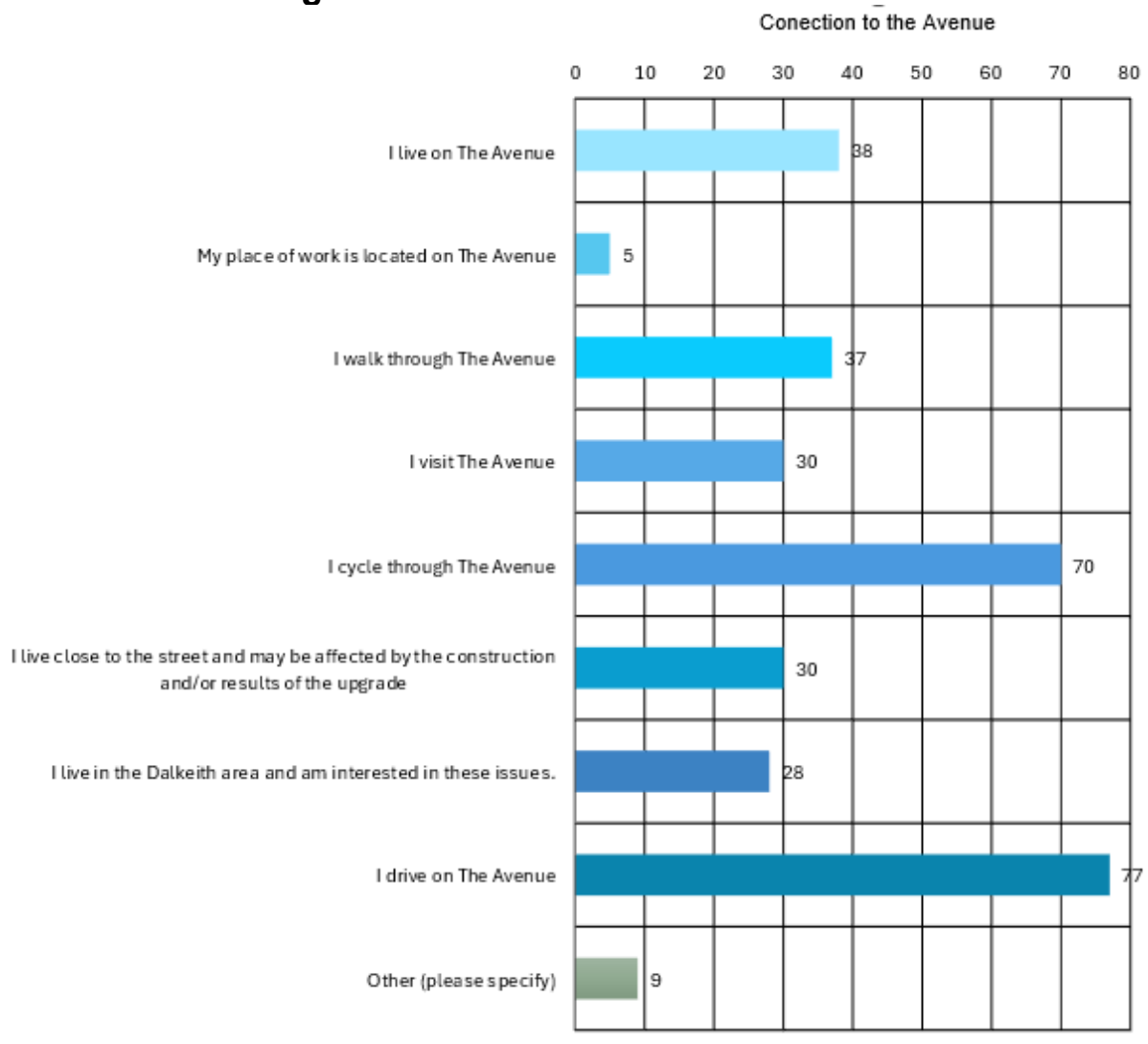


Figure 1: What is your connection to The Avenue – Community Feedback Response

What is your preferred safety improvement options for The Avenue?	
Option 1 - Raised Treatments	32
Option 2 - Chicanes and Mid-block Lane	18
Option 3 - Chicanes and Raised	9
None	73

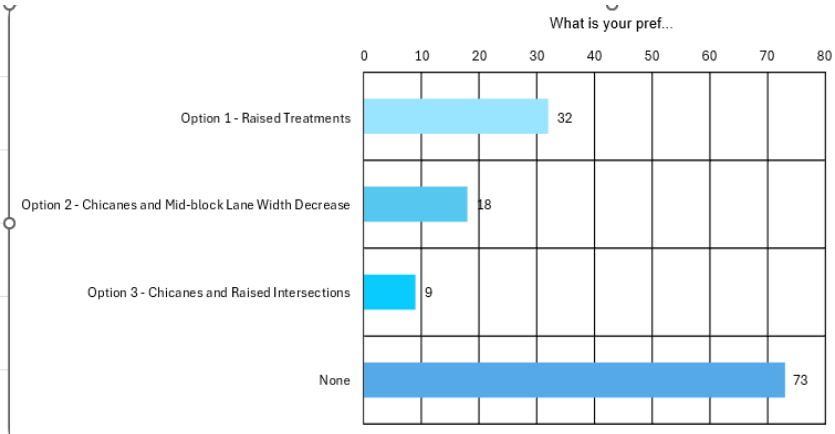


Figure 2 – Table: What is your preferred safety improvement for The Avenue – Community Feeback

For detailed feedback, please refer to Attachment 2.

Responses in favour of a treatment being included provided several positive comments.

- **Raised Treatments:** Respondents supported raised treatments as they believed these will slow down traffic and improve pedestrian safety. An option that appeared popular among those concerned with speeding issues.
- **Chicanes and Mid-block Lane Width Decrease**: Respondents indicated that these changes would help manage speeding and improve safety for cyclists and pedestrians.
- **Chicanes and Raised Intersections:** Several respondents specifically mentioned the roundabout at the Bruce/Avenue intersection as a positive improvement, believing it will improve traffic flow and reduce accidents at this busy junction.

Residents opposed to the safety treatments on The Avenue expressed concerns regarding:

- Additional traffic congestion and additional road noise,
- Doubts on the treatment effectiveness, preferring minimal intervention, and
- Impact on Cyclists and Pedestrians with increased safety Hazards.

These comments are typical for any speed reduction treatment and with the designer considering these impacts within the treatment options proposed.

Thirty-seven responses were from residents that live on The Avenue. These responses showed divided support for proposed treatments.

Those in support Figure 2: Option One (1) Design of the treatments highlighted benefits such as:

- Enhanced safety for pedestrians and cyclists,
- Improved traffic flow (Slower Speeds), and
- The positive impact of traffic-calming measures.

Of the three options provided, those respondents that live on The Avenue preferred:

- Option 1 - (26% supported) - Raised Treatments,
- Option 2 - (21% supported) - Chicanes and Mid-block Lane Width Decrease,
- Option 3 - (3% supported) - Chicanes and Raised Intersections, and

- None - (50% supported) - status quo.

Nineteen (19) residents expressed opposition to the proposed treatments highlighting concerns around:

- Traffic Congestion and Road Noise would increase,
- Doubts on treatment effectiveness, preferring minimal interventions,
- However, some of these responses also supported a Roundabout.

Nine (9) Respondents attended the one-on-one session to discuss the project with feedback provided on;

- The potential traffic noise increase,
- A hesitancy to support the full project works,
- A general support for Bruce and The Avenue Roundabout,
- Alternative solutions such as speed cameras (which are controlled by WA Police), speed radar signs, and lowering speed limits (which are controlled by MRWA)
- With preference for Minimal Interventions

Across all responses received (132) the following was found:

- 73 preferred no treatment (55%),
- 32 preferred Option 1 (24%),
- 18 preferred Option 2 (14%), and
- 9 preferred Option 3 (7%)

Whilst a majority of Respondents support doing nothing, due to the severity of the crash types and collisions with vulnerable roads users, the City does not consider this a reasonable treatment option to protect the nearly 800,000 annual road users of The Avenue.

The YourVoice online Survey recorded the following votes for the three design options with Option 1 being preferred. As noted previously, the City does not consider that doing nothing is suitable, due to the number and nature of recorded crashes.

Officer Recommendation

The preferred safety treatment for the project is Option 1.

Whilst all treatments have a positive impact on the reduction of vehicle speeds, option one provides a suitable outcome at a reasonable cost. This improved cost is resultant from the:

- Ease of installation (additional asphalt laid onto of the existing road surface),
- No verge works which may include adjustments to turfing, irrigation, footpaths, and kerbing, and
- Tree preservation, as all works occur within the carriageway avoiding tree roots.

Strategic Implications

This item is aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	**People**
Outcome	
Pillar	**Place**
Outcome	A city that is easy to get around safely and sustainably.

Priority Area

- Renewal of community infrastructure such as roads, footpaths, community and sports facilities.

Budget / Financial Implications

The Avenue project is fully funded through Main Roads Western Australia Black Spot Program. The City has been provided with a grant allocation of $1,549,200.

The project is currently planned to be completed in accordance with the grant funding conditions. Completion is anticipated to occur in May-2025.

Decision Implications

Approval is crucial as it:

- **Benefits to Community:** Road users, pedestrians, and homeowners in the area will benefit from improved roads and the traffic calming devices due to increased safety.
- **Avoids Backlog**: Approval now prevents a backlog of projects, ensuring timely completion and reducing the burden on long-term maintenance. Delaying may lead to prolonged completion times and impact the overall road user experience.
- **Secures Funding:** Timely completion is crucial for future grant funding and prevents negative reputational risks with funding bodies. Not completing the works in this financial year could jeopardize future funding opportunities.
- **Provides improved Safety and Maintenance:** Postponing repairs risks road degradation, failure, and higher unplanned maintenance costs, posing safety hazards to the community. Endorsing the report ensures the asset's integrity and community safety.

Should an alternative option be selected for commencement, the City may be exposed to negative press attention. A negative impact on residents and road users may also occur should an option be selected, contrary to the preferred.

Should the project not proceed, the City is required to return the $1,549,200 grant funding. This would result in the loss of significant financial support from the Federal Black Spot Program and may jeopardizing future funding opportunities. Not proceeding with the project may adversely affect the City's reputation.

Conclusion

The Avenue is a local distributor within Dalkeith, bookended by Bruce Street and Broadway. A posted speed limited of 50km/hr is shown, however traffic data taken in 2023 indicates that vehicles are traveling faster than this. Of the seventeen (17) crashes reported, speed is a contributing factor. A significant number of crashes reported were right angled with several involved cyclists, who are considered vulnerable road users.

The City's firm position is to minimise accidents throughout its road network to a bare minimum, approaching zero. The number and severity of accidents on The Avenue has justified the award of significant federal funding through an approved scheme be allocated to address the issue. It would be the City's preference if there were no need for road safety interventions at all, however, this can only be achieved with investment in a safer road network at high-risk locations, such as The Avenue.

To address this, the City has design and proposed to the community three (3) safety treatments that effectively reduce vehicle speed. On completion of a consultation, undertaken through various means, Design Option 1 has been noted as the preferred treatment for implementation.

The Project is fully funded by Main Roads Western Australia and the City has received $1,549,200 in grant funding to design and construct the works. Once endorsed the City is ready to continue the project, aiming for completion to occur in May-2025.

The City now seeks endorsement from the Council to proceed with project delivery.

Further Information

Question from Council Youngman
Are the profiles of the speed plateaus in Dalkeith going to be used on the Avenue?

Answer:
The proposed profile of the speed plateaus is in accordance with the Main Roads Standard design drawing, 200331-129-5 for 'Flat Top Plateaus'. An extract of this is presented below for reference:

Project Report

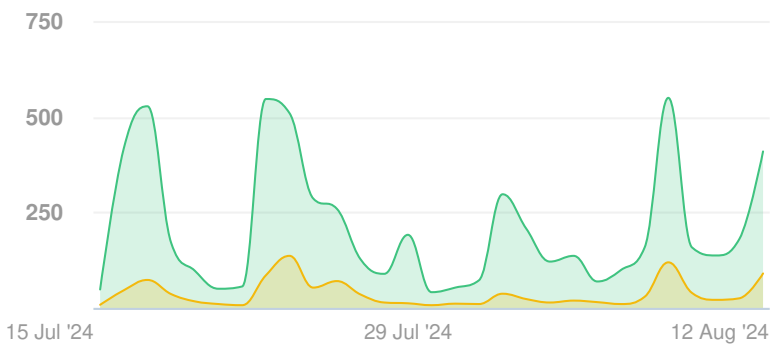
15 July 2024 - 12 August 2024

Your Voice Nedlands

The Avenue Safety Improvements Project 2024/25

BANG THE TABLE engagementHQ

Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY
1.3 k	136

NEW REGISTRATIONS
0

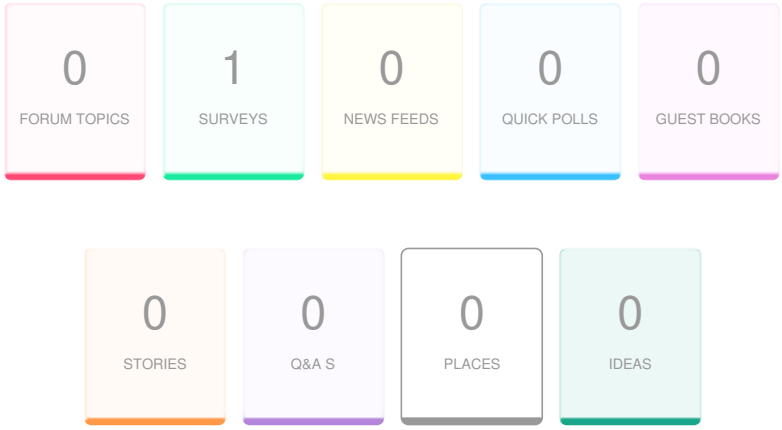
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
129	502	921

Aware Participants	921
Aware Actions Performed	**Participants**
Visited a Project or Tool Page	921

Informed Participants	502
Informed Actions Performed	**Participants**
Viewed a video	0
Viewed a photo	0
Downloaded a document	442
Visited the Key Dates page	3
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	378
Contributed to a tool (engaged)	129

Engaged Participants	129		
Engaged Actions Performed	**Registered**	**Unverified**	**Anonymous**
Contributed on Forums	0	0	0
Participated in Surveys	7	0	122
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Community Consultation Survey: The Avenue Safety Improvem...	Archived	225	7	0	122

INFORMATION WIDGET SUMMARY

8	0	0	0	0
DOCUMENTS	PHOTOS	VIDEOS	FAQS	KEY DATES

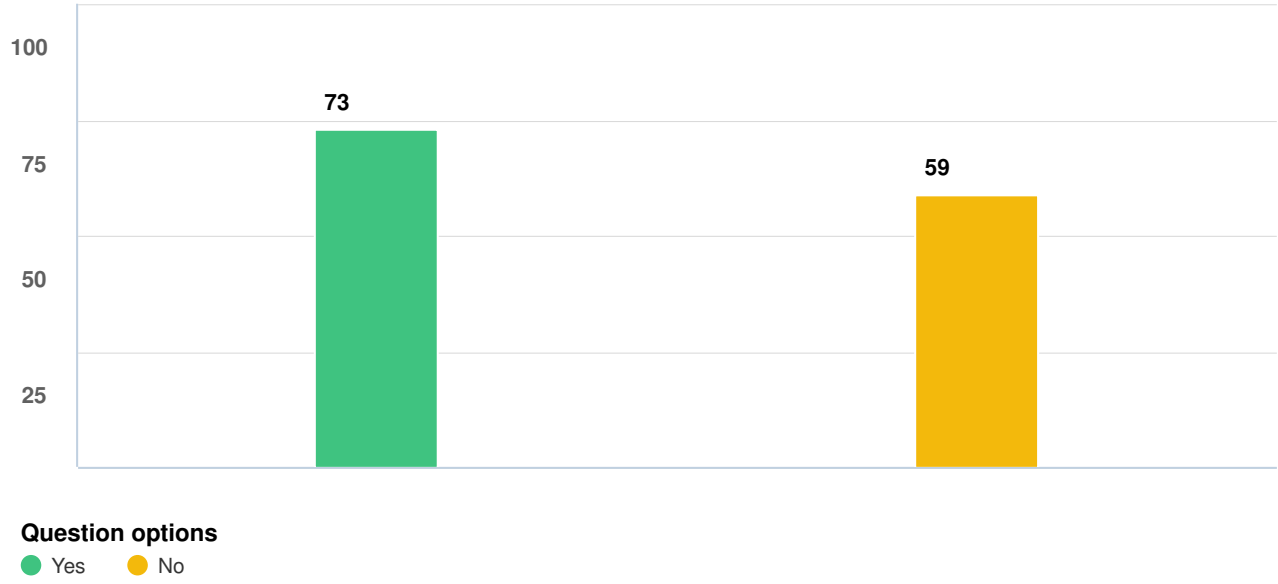
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	THE AVENUE SAFETY OPTION 1 - RAISED TREATMENTS.pdf	373	421
Document	THE AVENUE SAFETY OPTION 2 - CHICANES AND MID-BLOCK LANE WIDTH	277	307
Document	DECR... THE AVENUE SAFETY OPTION 3 - CHICANES AND RAISED INTERSECTIONS.pdf	217	239
Document	The Avene Roundabout Render.pdf	80	89
Document	THE AVENUE SAFETY TREATMENTS.pdf	64	71
Document	The Avenue Crash Map - Bruce St_Birdwood Ave to The Avenue_Broadway...	63	72
Document	Project FAQ – The Avenue Road Safety Improvements.pdf	46	53
Document	City of Nedlands - Community Consultation Letter - Final.pdf	21	33
Key Dates	Key Date	3	3

ENGAGEMENT TOOL: SURVEY TOOL

Community Consultation Survey: The Avenue Safety Improvements

Visitors 225	Contributors 129	CONTRIBUTIONS 132

Do you support the proposed safety improvements to The Avenue?



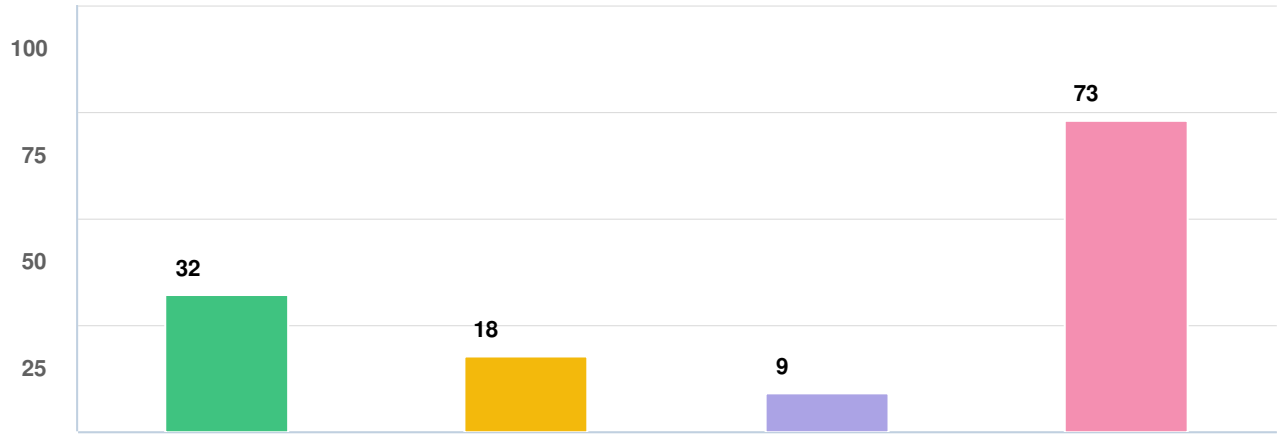
Question options

Yes No

Mandatory Question (132 response(s))

Question type: Checkbox Question

What is your preferred safety improvement options for The Avenue?



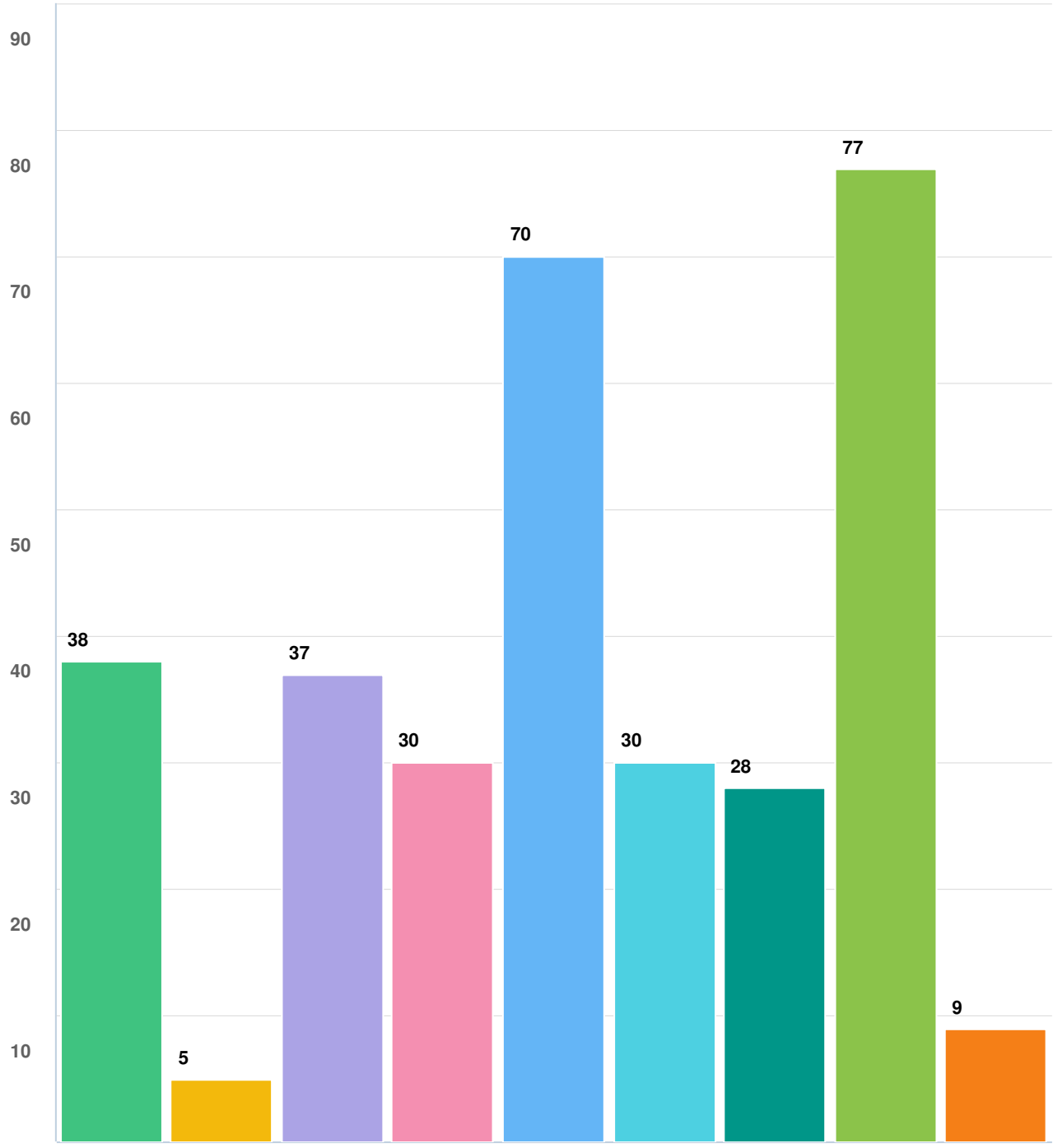
Question options

- Option 1 - Raised Treatments
- Option 2 - Chicanes and Mid-block Lane Width Decrease
- Option 3 - Chicanes and Raised Intersections
- None

Mandatory Question (132 response(s))

Question type: Checkbox Question

What is your connection the The Avenue? (Please select all that apply)



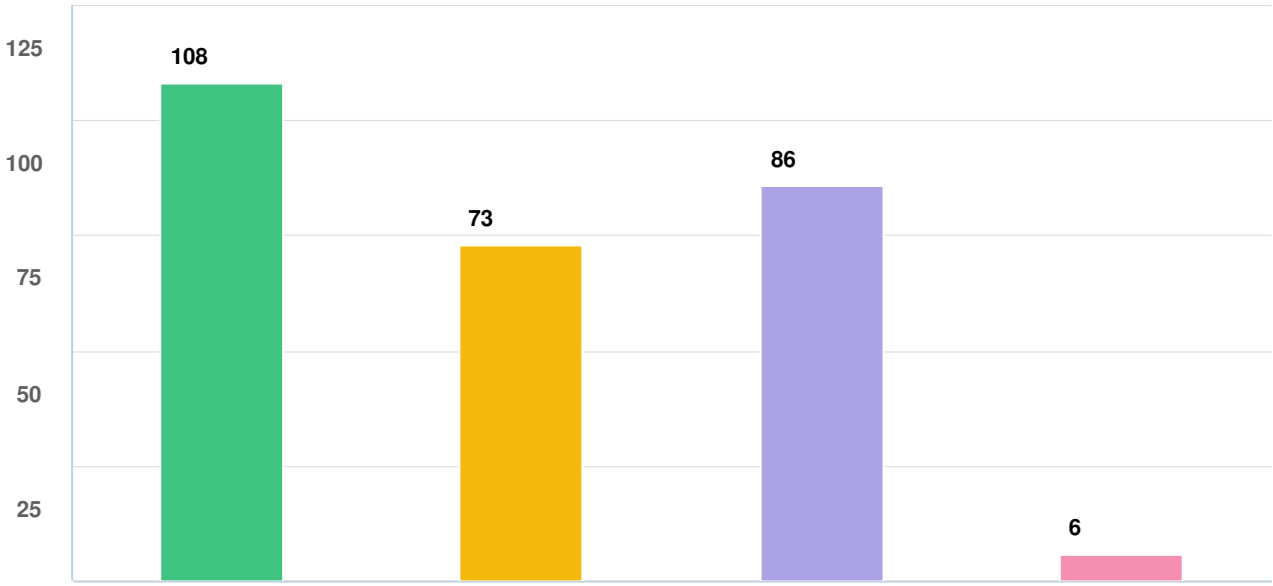
Question options

I live on The Avenue
My place of work is located on The Avenue
I walk through The Avenue
I visit The Avenue
I cycle through The Avenue
I live close to the street and may be affected by the construction and/or results of the upgrade
I live in the Dalkeith area and am interested in these issues.
I drive on The Avenue
Other (please specify)

Mandatory Question (132 response(s))

Question type: Checkbox Question

How do you access The Avenue? (Please select all that apply)



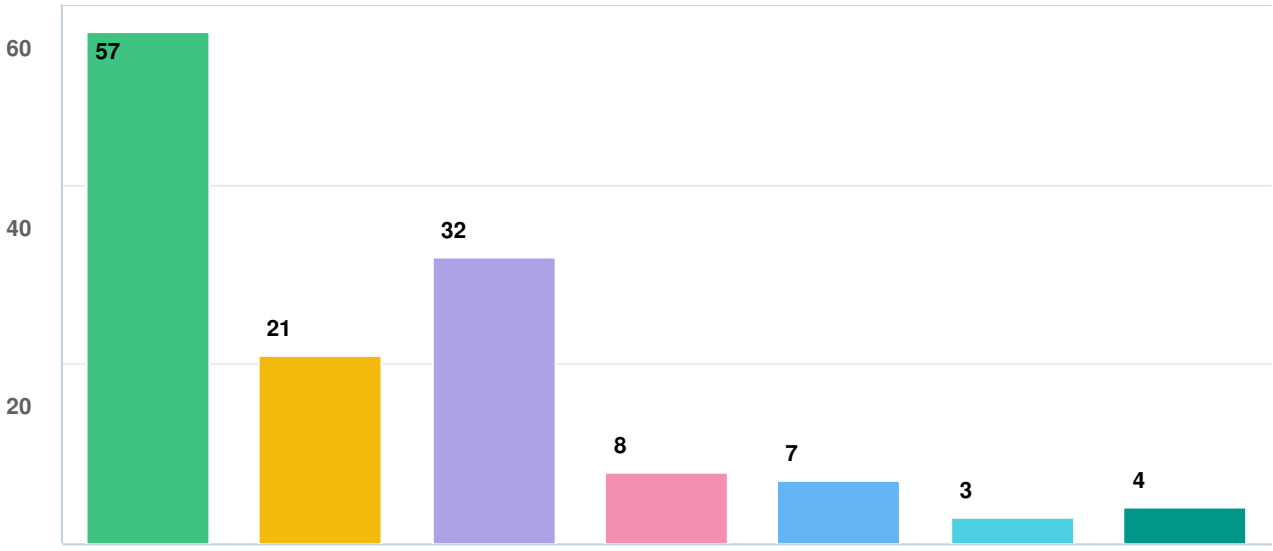
Question options

Driving Walking Cycling Other (please specify)

Mandatory Question (132 response(s))

Question type: Checkbox Question

How often do you access The Avenue? (Select one)



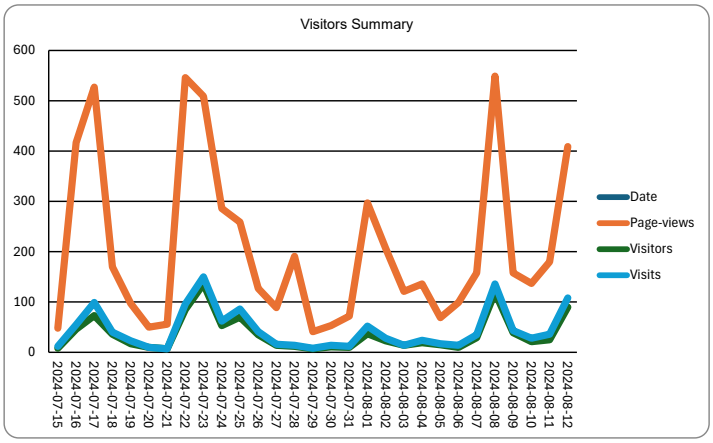
Question options

Multiple times a day
Daily
Multiple times a week
Once a week
Multiple times a month
Once a month
Occasionally

Mandatory Question (132 response(s))

Question type: Checkbox Question

Project Report:	The Avenue Safety Improvements Project 2024/25	15 July 2024	to	12 August 2024



Project Highlights

Total Visits	1.28 k
New Registrations	0
Video views	0
Photo Views	0
Document Downloads	1.29 k

Admin Notes

ENGAGED PARTICIPANTS	129		
Engaged Actions Performed	**Registered**	**Unverified**	**Anonymous**
Contributed on Forums	0	0	0
Participated in Surveys	7	0	122
Contributed to Newsfeeds	0	0	0
Participated in Quick Polls	0	0	0
Posted on Guestbooks	0	0	0
Contributed to Stories	0	0	0
Asked Questions	0	0	0
Placed Pins on Places	0	0	0
Contributed to Ideas	0	0	0

INFORMED PARTICIPANTS	502
Informed Actions Performed	**Participants**
Viewed a video	0
Viewed a photo	0
Downloaded a document	442
Visited the Key Dates page	3
Visited an FAQ list Page	0
Visited Instagram Page	0
Visited Multiple Project Pages	378
Contributed to a tool (engagec	129

AWARE PARTICIPANTS	921
Aware Actions Performed	**Participants**
Visited at least one Page	921

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

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
SurveyTools	Community Consultation Survey: The Avenue Safet	Archived	225	7	0	122

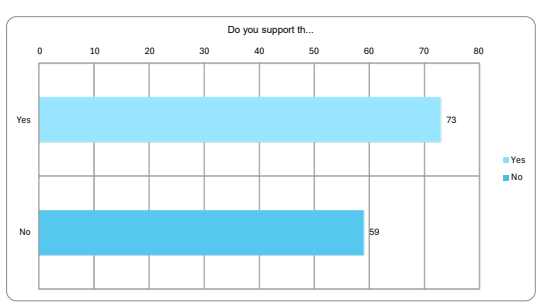
INFORMATION WIDGET SUMMARY									
DOCUMENTS	**8**	**PHOTOS**	**0**	**VIDEOS**	**0**	**FAQS**	**0**	**KEY DATES**	**1**

Widget Type	Engagement Tool Name	Visitors	Downloads/Views
Document	THE AVENUE SAFETY OPTION 1 - RAISED TREATMENTS.pdf	373	421
Document	THE AVENUE SAFETY OPTION 2 - CHICANES AND MID-BLOCK LANE WIDTH DECREASE.pdf	277	307
Document	THE AVENUE SAFETY OPTION 3 - CHICANES AND RAISED INTERSECTIONS.pdf	217	239
Document	The Avene Roundabout Render.pdf	80	89
Document	THE AVENUE SAFETY TREATMENTS.pdf	64	71
Document	The Avenue Crash Map - Bruce St_Birdwood Ave to The Avenue_Broadway.png	63	72
Document	Project FAQ – The Avenue Road Safety Improvements.pdf	46	53
Document	City of Nedlands - Community Consultation Letter - Final.pdf	21	33
Key Dates	Key Date	3	3

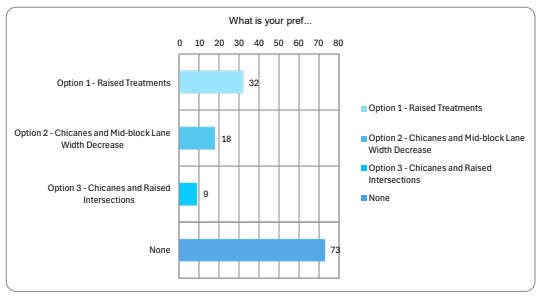
Survey Responses Graph

SurveyTool:	
Tool Status	Archived
Visitors	225
Contributors	129
Registered	7
Unverified	0
Anonymous	122
Admin	0
SUBMISSIONS	132

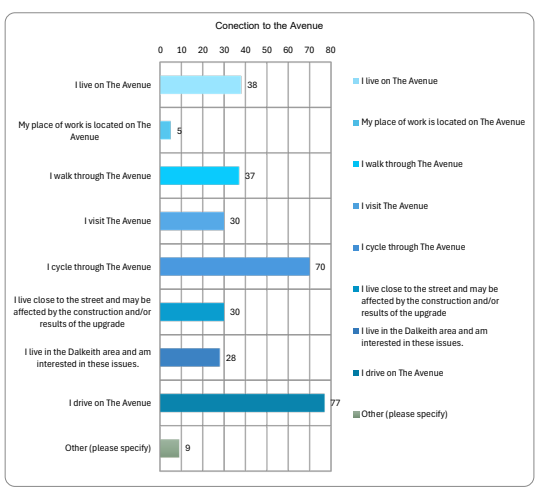
Do you support the proposed safety improvements to The Avenue?	
Yes	73
No	59
	132



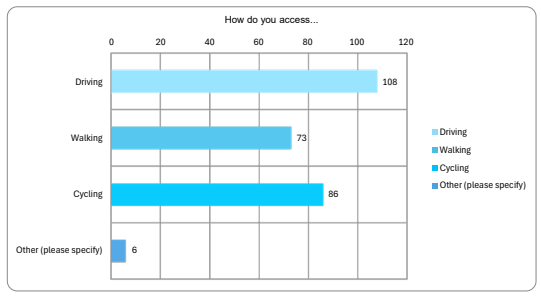
What is your preferred safety improvement options for The Avenue?	
Option 1 - Raised Treatments	32
Option 2 - Chicanes and Mid-block Lane	18
Option 3 - Chicanes and Raised	9
None	73
	132



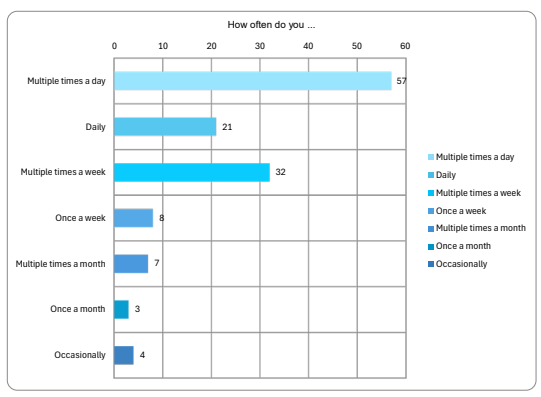
What is your connection the The Avenue? (Please select all that apply)	
I live on The Avenue	38
My place of work is located on The Avenue	5
I walk through The Avenue	37
I visit The Avenue	30
I cycle through The Avenue	70
I live close to the street and may be affected	30
I live in the Dalkeith area and am	28
I drive on The Avenue	77
Other (please specify)	9



How do you access The Avenue? (Please select all that apply)	
Driving	108
Walking	73
Cycling	86
Other (please specify)	6



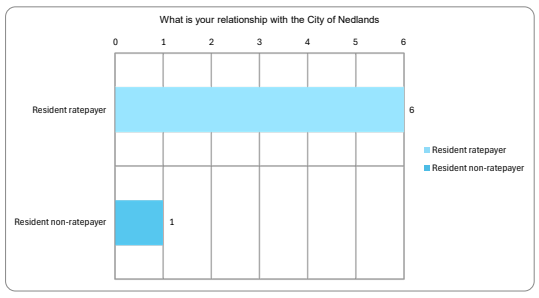
How often do you access The Avenue? (Select one)	
Multiple times a day	57
Daily	21
Multiple times a week	32
Once a week	8
Multiple times a month	7
Once a month	3
Occasionally	4



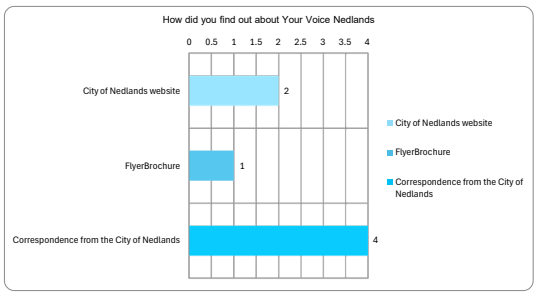
DEMOGRAPHIC ANALYSIS of Contributors - Based on Sign-up form responses

special characters like '&' will be removed from options

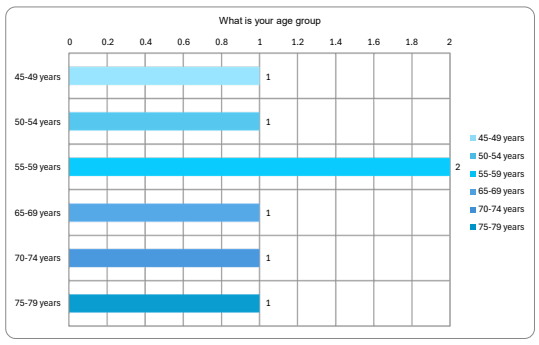
What is your relationship with the City of Nedlands	
Resident ratepayer	6
Resident non-ratepayer	1



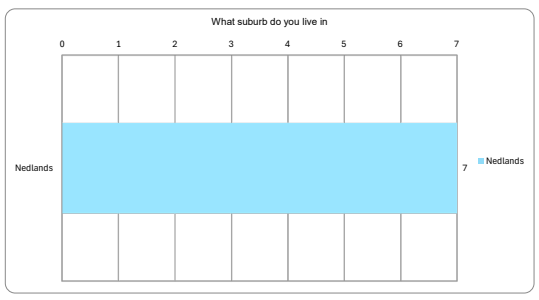
How did you find out about Your Voice Nedlands?	
City of Nedlands website	2
FlyerBrochure	1
Correspondence from the City of Nedlands	4



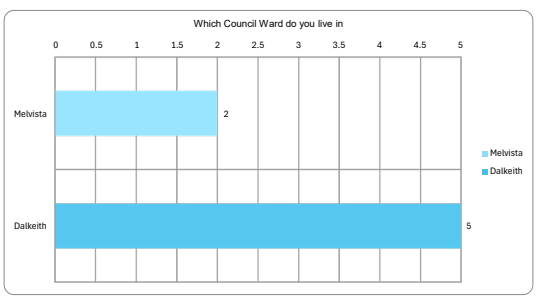
What is your age group?	
45-49 years	1
50-54 years	1
55-59 years	2
65-69 years	1
70-74 years	1
75-79 years	1



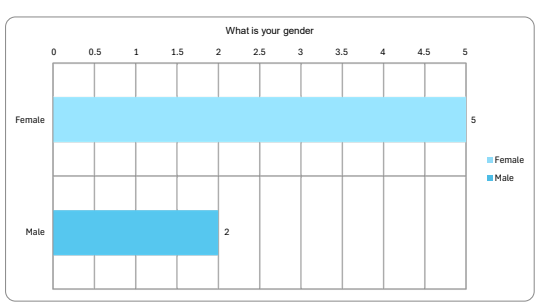
What suburb do you live in?	
Nedlands	7



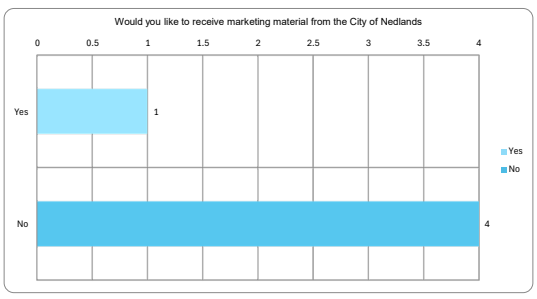
Which Council Ward do you live in?	
Melvista	2
Dalkeith	5



What is your gender?	
Female	5
Male	2



Would you like to receive marketing material from the City of Nedlands	
Yes	1
No	4



15 July 2024		to	12 August 2024		

Survey Response								
Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
No	None	The roundabout will be a huge improvement at Bruce street but speed humps are destructive to cars and bad for the environment as people just speed up after them and in the case of an emergency do not assist with heavy braking. Just put the round about in and don't waste money on the rest. Surely the Carrington Road fiasco is enough evidence to preclude any additional speed humps in the area. It	Stop being a nanny state and do something useful instead	I visit The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a week
Yes	Option 3 - Chicanes and Raised Intersections	It will encourage cars not to use the area. it will enhance and build the amount of cyclists using the area as it will stop cars from being able to overtake.		I cycle through The Avenue		Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	Options 2 and 3, use chicanes, and force cyclists and motor vehicles into a pinch point. This would increase interactions and risk of crashes between cyclists and motor vehicles. Raised Treatments, will at least slow vehicular traffic to a safer speed.	Safest option is to alter the design of option 1 raised treatments slightly. A) narrow width of raised treatments so that cyclists have a 1-.1.5metre 'through-lane' and do not encounter 'speed bumps'. Speed bumps can potentially unseat a cyclist, particularly if they are reaching for a water bottle at the same time. or B) narrow the raised treatments with distinct bike lane edging to prevent motor vehicles putting left	I cycle through The Avenue		Cycling		Multiple times a month
No	Option 1 - Raised Treatments	If necessary, Option 1. Prefer, clean, open space without obstacles. Prefer clear view ahead and don't believe curves discourage slower driving. Don't wish for the street to be narrowed - it will no longer be an avenue.		I walk through The Avenue, I drive on The Avenue		Driving, Walking		Multiple times a week
No	None	I support the round about at Bruce/Avenue intersection. I do not support making the road slower and less safe. We have seen what a disaster the changes to Elizabeth Street have been. The number of accidents is about 3 per year - are these because of the bad road or bad drivers. I assume they do not involve any bicycle accidents as these of course are a completely separate	The speed limits in these areas used to be 60kms per hour, so as drivers get use to this change, of course the speed will average out a little higher than we would prefer. Speed is not a problem at the bottom end of the street - maybe 1 deterrent half way down the hill (where speeding may occur) could be considered. To narrow the road	I live on The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 3 - Chicanes and Raised Intersections	Seems to be the most effective traffic calming combination, based on the effectiveness of raised intersections and chicanes in other locations within Perth.	On road cycle symbols where bicycles are required to command the vehicle laneway, 'caution cyclists' signage at intervals along The Avenue	I cycle through The Avenue		Cycling		Once a month
No	None	Money wasted that probably won't change situations	Mirrors Cheap and effective	I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking, Cycling		Daily
No	None	Waste of money Bad for cyclists Bad for boaties Bad for buses	Plant the trees	I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue	Live in Nedlands	Driving, Walking, Cycling	Motorcycling Trailing a boat	Daily
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Preferred bacause I think there is less likelihood of excessive vehicle noise as they negotiate the traffic calming devices. Raised intersections are used in the City of Perth end of the avenue and I do not think they slow the traffic very much, and trailers and trucks are very noisy as they bump over them.	Please try to preserve as many street trees as possible.	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	Option 1 - Raised Treatments	Donkey vote.	Making the road narrower, will increase the frustration of drivers stuck behind cyclists going slowly up the hill. Drivers then make rash decisions like overtaking on the wrong side of islands. This often happens in other areas the road has been narrowed.	I cycle through The Avenue		Cycling		Multiple times a week
No	None	As a cyclist these (not) improvements will only hinder traffic flow and lead to more dangerous situations as cars will not be able to easily overtake bikes when the road is clear. Islands in particular lead to drivers becoming stuck behind cyclists and unable to over take; making the drives more impatient and then they overtake in unsafe scenarios.	Yes. Don't do it.	I visit The Avenue, I cycle through The Avenue		Driving, Cycling		Multiple times a week
Yes	Option 3 - Chicanes and Raised Intersections	slow down the traffic, cars and motorbike groups routinely go out of there way to speed through the local area weekly. would like to see this implemented on waratah ave, jutland parade / birdwood tce / victoria avenue.	good to see crossings for pedestrians, has always been unsafe to cross the road especially with a pram.	I live in the Dalkeith area and am interested in these issues.		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	Looks the simplest, safest and most effective	Sooner the better, before someone gets killed.	I live on The Avenue		Driving, Walking		Multiple times a day
Yes	Option 1 - Raised Treatments	This is the safest option for all road users.	The chicanes will attract hoons.	I cycle through The Avenue		Cycling		Multiple times a month
No	None	I primarily use The Avenue for cycling. Roundabouts allow for safer and higher motor vehicle throughput, but do not consider cyclist safety - the crash statistics for the other roundabouts on The Avenue show that these are some of the worst intersections in Perth for cyclists. Adding another roundabout on one of Perth's busiest bike routes is irresponsible. If a roundabout must be installed, consider	* Do not introduce a roundabout at Bruce St. Consider an elbow junction allowing traffic flow between Bruce St/Gallop Rd, and The Avenue/Birdwood Pde only. This will reduce conflict at that intersection. * Use Safe Active Street treatment - Nedlands already has a great example in Elizabeth St.	I cycle through The Avenue		Cycling		Once a month
No	None	I think that all of these options will make it more dangerous for the large groups of cyclists that frequent this area. Funneling large groups through narrowed gaps is not a great idea and this will only fuel motorist rage if using the roads during the 6-7.30am peak cycling time. Additional trees are likely to mean additional road debris every time there is a storm (often during winter) and this increases the danger for	If the purpose of the roundabout is to increase safety of cars entering that junction at the top of The Avenue, I do not see that it will make much difference. There are rarely more than 2 cars from opposing roads and if they cannot give way at a crossroads, I do not see that they will give way at a roundabout any more readily. Maybe consider camera with number plate recognition.	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a week

Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	I ride my bike daily past the road modifications along the City of Perth end of The Avenue and there are a lot of vehicles that don't care about the speed humps. We need more than a few raised barriers along The Avenue.	I would prefer a cul-de-sac to the new roundabout. Or a one way street with a dedicated bike lane. I feel a roundabout will increase the traffic along The Avenue as the shape channels the cars down the street. Traffic should be encourage to go to Stirling Highway and stop using residential streets as a short cut. Improvements could be made to the intersection of Bruce Street and Stirling Highway so it is safe	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	Chicanes seem to be a challenge for people who just want to go fast anyway…	Option one looks the best, easiest to implement	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	I only ride up and down The Avenue on my bike once or twice a week, this option is better than speed bumps	if you were to stop on street parking along the Avenue that would stop drives getting so angry and taking risks	I cycle through The Avenue		Cycling		Multiple times a week
No	None	Any change to reducing traffic flow will result in a more dangerous road. This is one of the busiest parts of Perth cyclists river loop. Having to slow or stop as climbing the hill is dangerous as is reducing the amount of space cars have to safely pass cyclists. In my experience, most drivers are aware that its a 50 Zone. Perhaps just a speed	A roundabout at the top of the hill/Bruce/Gallop would be a reasonable improvement - providing it was large and relatively free flowing	I walk through The Avenue, I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	DO NOT STUFF THIS UP LIKE YOU DID WITH THE STUPID (UN)SAFE (IN)ACTIVE STREET. YOU HAVE HEARD FROM THE RATEPAYERS IN VINCENT ST THE SAME MESSAGE.	RESURFACE THE ROAD ONLY.	I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Multiple times a day
No	None	Traffic calming is ineffective. It makes it harder for trucks that need to get through. It increases wear on suspension and brakes. It uses more fuel and is therefore bad	A roundabout at Bruce street and the Ave would make sense because it is such a large intersection and not the easiest for pedestrians to get across. Especially the elderly, anyone in a wheelchair, those with young kids or small dogs.	I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I		Driving, Walking, Cycling		Daily
Yes	None	From Hackett Drive to Broadway either the parking on the Northern side be removed or better that the road is widened enough to prevent uncertainty for drivers heading towards Crawley From Broadway to Bruce requires Raised treatments as this part of The Avenue is used as a speedway	If there can be some car bays put into the road reserve this will help as trades people attending residences block vision which when driving West there is little vision of oncoming cars trucks etc.	I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving		Multiple times a day
Yes	None	Where are the 16 accidents located? Are they along the road or at an intersection? Upgrade the intersection but why waste money on the rest? Would not like to have my driveway half blocked		I cycle through The Avenue		Cycling		Once a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Chicanes and mid block decrease allows tree planting. This design is more aesthetically pleasing than an orange speed hump.	Please avoid raising the tosd height at the start and end gateways - suggest to narrow the road width with tree planting.	I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Daily
Yes	None	You've tried and failed to improve the situation further down the Avenue with raised intersections introduced and then removed with speed bumps - no doubt at considerable cost. Part of the Avenue is on a hill which based on prior experience (eg Carrington Rd)	My suggestion would be to introduced fixed speed cameras along this section of road. Hitting the driver hip pocket is the only way to change behaviour and slow traffic without impacting the vast majority of drivers that do the right thing. If looking to invest money on this stretch of road please put dedicated cycle lanes in to improve cyclist safety.	I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Speed humps are destructive of vehicle suspension, and speed can be easily slowed with narrow roads (eg. Jenkins St)	My main concern is the lack of attention to bicycle safety in any of the designs. Eight of the listed accidents involved bicycles. None of the designs are as good as Jenkins St	I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue	I live on Esplanade and cycle and drive the Avenue every day.	Driving, Walking, Cycling		Multiple times a day
No	None	None the options provide an effective solution and in my opinion will make matters worse. I cycle up or down the Avenue twice a day and drive up/down it at least twice a day. The typical road traffic is made up of many bicycles in the morning and evening, a constant stream of heavy vehicles, including semi-trailers, delivering to the	I believe blocking off either or both Melvista or Bessell St might be an option to consider and also consideration be given to a dedicated bike lane that provides heavy vehicles the opportunity to pass.	I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	Least intrusive but still effective		I drive on The Avenue		Driving		Multiple times a month
Yes	Option 1 - Raised Treatments	Not a fan of chicanes as I think it will be more dangerous if drivers dont slow down and also concerned about traffic congestion.	Please DO NOT put on the bike/shared lane like Elizabeth Street. Has more problems now than ever. Especially at school pick up times,	I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Multiple times a week
Yes	None	Roundabout at Bruce st I agree with. It's a very awkward intersection. But raised treatments and chicanes will make roads less safe for cyclists, increase vehicle noise and emissions	Cycle lanes would be a great	I cycle through The Avenue		Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	My preferred option would be a dedicated bike path/lane. Packs of 10-20+ cyclists clog up the road, especially in the mornings and especially in summer. Option 1 feels the like the option to trap drivers behind the cyclist pack the least.	Dedicated bike path. It is a dangerous road for cyclists due to reckless drivers, but also frustrating for careful drivers.	I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	I have lived in Dalkeith for 74 years and go down the Avenue every day. I believe that a roundabout could be beneficial as I know of a number of accidents at that intersection. The rest of the changes are not warranted.	I have concerns for my car. At present I go over 2 speed humps in Gallop Rd. And after the Broadway intersection a lot more. If your plans go through it will be a nightmare. Just because you have been given a grant you do not have to spend it…. Particularly when it is against the residents interests.	I visit The Avenue, I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Daily

Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
Yes	Option 3 - Chicanes and Raised Intersections	Personally makes more sense in my head to proceed with option 3 as chicanes are an effective way to slow down traffic as does a raised intersection		I live in the Dalkeith area and am interested in these issues.		Driving		Daily
Yes	None	The roundabout is the best option as people expect them whereas chicanes are ridiculous	No	I visit The Avenue		Driving		Once a month
No	None	All these options put cyclists at greater risk than what they are today. Installing mid blocks and/or chicanes on this road will increase risk on both the decent and ascent of the avenue as cyclists are 'squeezed' and some vehicles will not provide the required 1m clearance (from experience) on this road currently or with any of the proposed treatments.	Widen The Avenue and include separate cycle lanes (with barriers)	I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue	My children use The Avenue as a thorough fare	Driving, Walking, Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	Chicanes and width decreases cause more incovenience and issues than they resolve. Including slowing of emmergency vehicles.		I walk through The Avenue, I visit The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Daily
No	None	As a regular cyclist and Vespa scooter rider (I don't own a car) I am worried about these changes as they are dangerous. A lot of studies have found roundabouts to be dangerous for both cyclists and pedestrians. Drivers do not slow down at them and very rarely indicate their intentions. Putting raised platforms or chicanes half way down a steep hill is dangerous as many cyclists will need to indicate if turning. They	This section only becomes dangerous as you get closer to Steves where there are cars parked either side of the road. The hill section and the intersections are fine. The rest of the Avenue (City of Perth) section is a nightmare.	I cycle through The Avenue, I drive on The Avenue		Cycling	Driving a Vespa	Daily
No	None	This route is heavily used by cyclist in Perth. More commonly referred to as the "River Loop". On any given day of the week, there are hundreds (if not in the thousands) of cyclists that will be traversing along this road (in both directions). None of these options appropriately consider this.	In the options of the 3 plans, only option 1 would be suitable for cyclists + Car's. The chicanes without bike lanes would only compress the 2 vehicle types together and cause further issues. This is also true with the recently installed speed humps further down The Avenue	I cycle through The Avenue		Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	Most of the accidents were car on bike at the Broadway/Avenue roundabout so reducing vehicle speed and separating vehicles from pedestrians/cyclists seems like a good approach. The roundabout at the Bruce St/Avenue junction will likely reduce vehicle speeds that is a good start. As a cyclist I'm not sure if I'm a fan of the chicanes and plateaus that could just	Ultimately dedicated bike lanes are more effective because they separate bikes and vehicles and there is plenty of verge space on the Avenue that could be used but after the kick-up about the Eric St bike path Nedlands Council probably don't want that fight. Also adding trees will to the verge could reduce visibility for those entering or	My place of work is located on The Avenue, I walk through The Avenue, I cycle through The Avenue	I deliver the Post newspaper on the Esplanade/Avenue/Hillway each week so get to walk the streets, see the speed	Driving, Walking, Cycling		Multiple times a week
No	None	You will force traffic into nearby streets which also have similar issues. You need to block off traffic from Hackettt Drive off Stirling highway and force traffic onto Stirling Highway. Put blocks on all internal Crawley and Nedlands roads to force traffic out of the area not as a rat run. (Similar to Applecross and Canning Highway) All streets in these areas for residents are unimportant not just The Avenue.	You will force traffic into nearby streets which also have similar issues. You need to block off traffic from Hackettt Drive off Stirling highway and force traffic onto Stirling Highway. Put blocks on all internal Crawley and Nedlands roads to force traffic out of the area not as a rat run. (Similar to Applecross and Canning Highway) All streets in these areas for residents are unimportant not just The Avenue.	I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue	Live in surrounding streets which will be effected and more thought needs to be considered of the streets prior to the traffic arriving at	Driving, Walking		Once a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Chicanes best slow all traffic and Mid-block width decrease will deter overtaking without creating a raised hazard of treatment/intersections	Anything that slows suburban traffic is a good thing.	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a week
Yes	Option 3 - Chicanes and Raised Intersections	As a cyclist it seems the best for cyclists safety.	The safest option is to seperate vehicles, pedestrians and cyclists. A dedicated bike lane is preferred, while allowing provision for chicanes and raised intersections.	I visit The Avenue, I cycle through The Avenue		Driving, Cycling		Multiple times a week
No	None	I fully support the Roundabout at Bruce & Avenue. But none of the Raised Treatments and/or Chicanes on Avenue. Two reasons: 1. The Avenue is used by many cyclists. They have a hard task riding uphill toward the Bruce intersection. Raised Treatments and/or Chicanes will be obstacles making cyclists more prone to accidents.	If you still proceed with the Raised Treatments please make them low profile like the ones on Hay Street Subiaco. This is out of consideration for the cyclists.	I live on The Avenue		Driving, Walking		Multiple times a day
No	None	The raised platforms can work as long as they allow for bicycles. There needs to be good access around them for bikes. See south FremantleSouth Terrace for a good example. Road narrowing means cars and bikes squeezed together (no they don't wait), extra danger for vulnerable road users- could be your child!	Looking at your own report of accidents, you MUST give extra care and consideration to cyclists! You never know, it could encourage more to use bikes, therefore less traffic. Just a thought.	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	This seems to be the most comprehensive treatment to reduce speed build up between Broadway and Bruce St	As the current speed limit is 50km/hr, signage to remind drivers of that will help reinforce the message	I live on The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Multiple times a day
No	Option 1 - Raised Treatments	The other two are so bad and probably less safe. However the whole proposal is questionable. It is certainly not justified in statements supplied.	Waste of time and money. There have been 16 crashes in 5 years with 8 minor. Which does not suggest a major problem. There would be a lot more unsafe roads in Perth.....or even in Nedlands. With much worse statistics/accident rate. This looks purely an exercise whereby somebody is trying to justify their job. Or to get a Commonwealth allocation for the Bruce St over the top round about. Probably	I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Multiple times a month
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Roundabout is good. Speed bumps are bad.		I walk through The Avenue, I drive on The Avenue		Driving, Walking		Multiple times a week
No	None	Because the people need to slow down. Just because you live in Nedlands does not mean you can speed	You need to change the pompous attitude of the residents, not the roads	I cycle through The Avenue		Cycling		Occasionally
Yes	Option 1 - Raised Treatments	As a cyclist I find chicanes dangerous. Especially as cars try and beat you to than to overtake or they drive o to the other side of the road inappropriately to get around you. I think chicanes increase motorists anger towards cyclists as they can't safely get around me.	Could the new 2 bone rattling speed bumps have a meter either side of them flattened to protect my aging body in the bike.	I cycle through The Avenue		Cycling		Multiple times a week

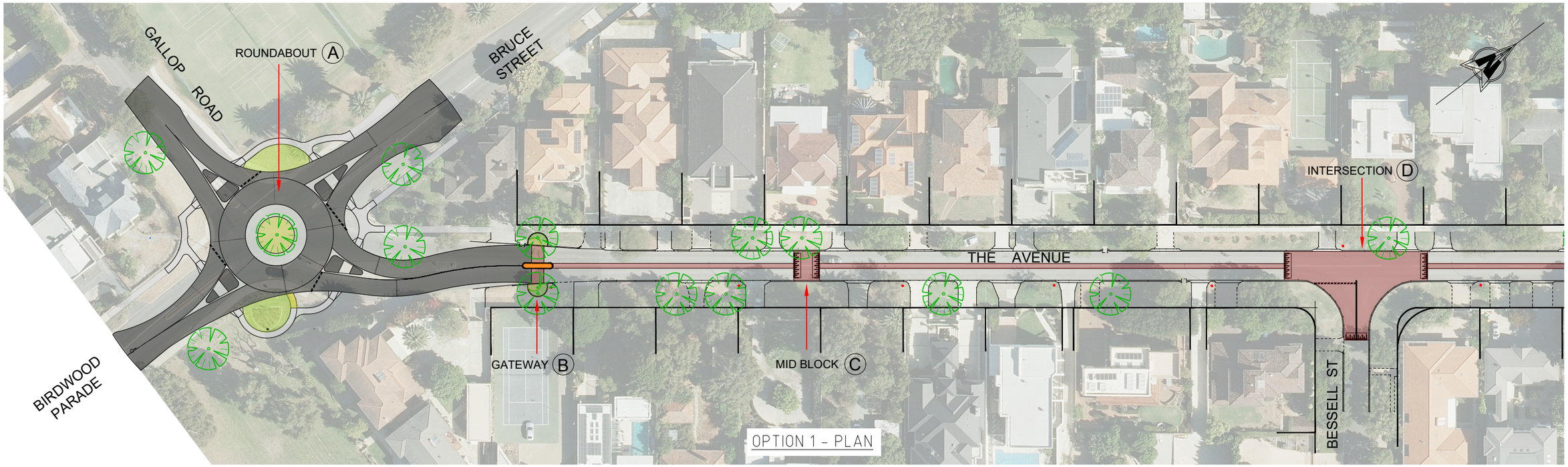
Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
No	None	I don't think it needs any modifications with my experience on this road.		My place of work is located on The Avenue		Driving		Multiple times a month
No	None	We do not need it		I live on The Avenue		Driving, Cycling		Multiple times a day
No	Option 1 - Raised Treatments	chicane is not safe	make run about	I cycle through The Avenue		Cycling		Daily
No	None	Its fine now	None	I cycle through The Avenue		Driving		Multiple times a day
No	None			I visit The Avenue		Driving		Once a week
No	None	Alrrady safe	just add rangers in the area	I visit The Avenue		Driving		Once a week
No	None	The location of our property is just right at the top angle of The Avenue which is already quite difficult to see to the traffic below when exiting the our property. The proposed of raising up the road surface and chicanes will even make more difficult for us. Quite often we must slow down due to cyclist in front when we are about to enter our	The proposed roundabout ate The Avenue and Bruce Street will improve traffic safety.	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	Not many incidents happening on that road	No	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Daily
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	This is the most comprehensive choice to reduce speed for the safety of everyone who lives and commute on the Avenue especially grandparents, mothers with strollers, and children.	No	I live on The Avenue, I walk through The Avenue, I drive on The Avenue		Driving, Walking		Daily
Yes	Option 1 - Raised Treatments	Raised treatments consistent with the other section of The Avenue between broadway roundabout and further down to Hackett Drive roundabout..	No cycles on the Avenue as the road is narrow	I visit The Avenue	I own property on the Avenue	Driving, Walking		Occasionally
No	None	The addition of a roundabout would be adequate.	Concern around redirecting traffic into Nedland side streets if changes are made to the major thoroughfare.	I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Daily
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	There are a lot of cyclists (which is ok) that come down the Avenue from Bruce Street to Broadway very fast. With Options One and Three (integral speed bumps), you'll be throwing cyclists off their bikes regularly (note that the speed bumps further down The Avenue between Broadway and UWA are on a flat section with bikes travelling at lower speeds, hence are far less hazardous). The first cyclist that		I live on The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	None	Have round about at intersection with Melvista ave, also at intersection with Bessell Ave. Also place speed hump near the entrance to the round about.	Lower the speed limit on the Ave to 40 kph.	My place of work is located on The Avenue, I visit The Avenue, I drive on The Avenue		Driving		Multiple times a week
Yes	Option 3 - Chicanes and Raised Intersections			I live close to the street and may be affected by the construction and/or results of the upgrade		Driving		Daily
No	None	'I agree with the proposed round-about on the Bruce Street/Birdwood Pde intersection for the following reasons: - increased visual appeal/amenity; - reduced danger/risk posed to drivers/pedestrians; and - value for money.	The Round-about is a great idea - in addition to reasons outlined above, it may also be less polarising. It would be more sensible to implement lower-cost alternatives in the short term, and revisit proposed works to The Avenue in the long term. The proposed works to The Avenue have minimal utility; relative to the inconvenience and expense that they pose.	I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I		Driving, Walking, Cycling	Running	Multiple times a day
No	None	All 3 options are not going to change the crash ratio that has been presented. With the roundabout, chicanes, raised intersections and mid block width decrease all create more distractions for drivers and cyclists. All 3 options are the worst for the cyclist putting them at risk in all 4 situations. Roundabout = lack of vision and ability to have 3 points of possible contact from drivers, raised treatment as in further down	Yes. Better and clearly seen signs, most people think it is a 60 kmph zone Any traffic calming construction to have clear propose for both the cyclist and the car driver. This area is a huge cyclist area, the other cyclist option is down Stirling Highway.	I visit The Avenue, I cycle through The Avenue		Driving, Cycling	run nearly	Multiple times a week
No	Option 1 - Raised Treatments	In my experience as a cyclist and coach using this road early mornings multiple times a week over the last ten years, tradies racing to work is the most dangerous concern. They don't seem to consider road rules and a chicane or mid block, I fear would only rush them into making more rash decisions. Speed limit drop and raised treatments will help.	The roundabout at Bruce and the Avenue would make this more dangerous for cyclists, not safer. Would prefer no right turns out of the Avenue and Gallop Road, which I believe would cater for the majority of traffic flow and there are alternative routes for those who wishing to turn right out of the Avenue or Gallop Road. This would be a lot safer than a roundabout.	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Occasionally

Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
Yes	Option 1 - Raised Treatments	Less is better	I don't regard it as a speed zone. Bird wood parade is far worse. I agree with a roundabout and slow points where roads intersect the Avenue but too much is overkill,as witnessed on Carrington St	I live on The Avenue, I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	Fail to see how these options will actually improve safety - in reality they encourage risky driving behaviour (particularly chicanes, but also raised speed bumps). Mid lane blockers also fails to improve safety when cyclists and motors are using the road - often encourages aggressive driving to make passes which are unsafe due to the time/space pressures they create.	Consultation with other road users outside of motorists (consider cyclists, walkers, runners, westcycle) to develop options which are not motor focused.	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a week
No	None	Tha Avenue should be culdersaced to eliminate through traffic putting everything back onto Princess Rd!	Remove so called calming measures which simply create massive noise when drivers particularly of trucks and trailers hit them at any speed including low speed.	I live on The Avenue		Driving, Cycling		Multiple times a day
Yes	Option 3 - Chicanes and Raised Intersections	This option includes tree planting.	1:I would like a Round-a-bout at the Intersection of Bruce street and The Avenue. 2:I would also like a mirror to be installed on The Avenue...There is a blind spot coming out of McHenry Lane onto The Avenue. Dangerous for all cars, pedestrians and cyclists.	I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	None	Our preferred option is to build the round about on the corner of Bruce St and The Avenue and maybe a small amount of further calming just prior to Steves where the real issues are. Need to get cyclists (and motorists) to observe the road laws at the Steves Round About. On many occasions we have observed cyclists (pelotons) simply riding through the Roundabout without real awareness of conflicting traffic.	The Avenue stands to fall under the same unworkable restrictions that Carrington St underwent before it was modified back to being more assessable. Moving bikes towards the Esplanade on a purpose built cycleway may also be the solution.	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	The Avenue is a main feeder rd , I travel it several times a day , going down the avenue to broadway the bicycles are going faster than the cars , it is a primary access rd for police , fire brigade and ambulance to the nedlands Dalkeith area , in an emergency they should not be slowed down. The amount of accidents versus the amount of traffic on this rd is not extreme. If the idea is to divert traffic away from the	To improve safety you need to decrease the traffic but where are you going to send this traffic as it is ever increasing due to higher density living. Remove access to bicycles as at high speeds they have no way of stopping and accidents become highly likely.	I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking		Multiple times a day
No	Option 1 - Raised Treatments	Those multiple speed bumps on The Avenue is really unnecessary. Already a narrow road with cars parked on the side, take out the speed bumps or the cars parked.	Cars are already parked on the side to slow down speed anyways - no need for extra speed bumps. If council can't get rid of the bumps, please consider getting rid of the parking after a certain time frame for smoother traffic.	I visit The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Daily
No	None	Only think roundabout at Gallop and Bruce street is good	There are so many speed humps already at end of the Avenue and so many have been taken down and replaced already it is a waste of money	I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Multiple times a day
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Previous raised treatments in Nedlands and Dalkeith were and are unsafe and cause vehicle damage and also sudden dangerous stopping of traffic. The raised treatments are too severe. I fully support the roundabout but am concerned other treatments will narrow the Avenue and put cyclists and vehicles at risk of collisions due to reduced road/traffic width. The Avenue is a major cycle route and reducing	Add the round about and coloured median strip and that is all that is needed. The roundabout will slow traffic at the intersection and ensure motorists and cyclists give way correctly at a controlled speed.	I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	The Avenue needs the most effective option to slow down motorcycles. These are the worst, often racing by at over 80kmph and overtaking cars. They are very loud and dangerous.	Anything that will slow down the motorcycles.	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	What you are proposing to create is a series of traps for cyclists. By making the lanes narrow and distorted you are pushing vehicles and cyclists together. Whoever wrote your comment bout speed plateaus and cyclists clearly never rides a bike! As a cyclist who has to contend with these they are terrible. Best thing that happened recently further along The Avenue at Fairway was when the speed	Yes, the round about is an improvement, and maybe a chicane at the 2 intersections but definitely no speed humps, plateaus or similar installations. Most importantly keep the road full width without any central divider so vehicles can safely pass cyclists.	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Daily
No	None	Studies show that speed bumps cause emergency vehicles to have to slow and increase the risk of death or injury of people they attempt to save. Speed bumps and chicanes are a DETRIMENT to public safety. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9922345/	Remove any speed bumps. Do not allow cars to park on the road.	I live in the Dalkeith area and am interested in these issues.		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	Not in favour of chicanes - more dangerous for bicycles, more disruptive in construction, possibility of contributing to accidents.	Options well presented and considered. Great to hear something being done.	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	I met with Stephen at the Council to look at the three options and discuss them with him. I'd prefer an option without chicanes as I fear speeding traffic will be directed by them towards verges with pedestrians and residential properties. I'm quite supportive of a median strip flush with the surface of the road and more visible. I am a little concerned speed bumps may lead to an increase in traffic noise with cars	Perhaps to add another speed limit sign between Broadway and Bruce Street reminding traffic the limit is 50. The Avenue leads into Hacket Drive the limit there used to be 60 and in recent years has been reduced to 50.	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	None	I am a cyclist that commutes on the avenue every business day. I think any option which limits the ability of cars to overtake a cyclist, particularly uphill is going to raise angst as some cyclists can only manage 12-15kph going up the hill. This will increase the likelihood of "punishment passes". I think any intervention should be focused on eastbound traffic to slow the speeds down, whilst the width of the		I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a day
No	None	The roundabout at Birdwood makes sense but not the traffic measures mid road. My house is on the corner of Bessell Ave and we don't want the interruption or traffic noise from these changes	The roundabout at Birdwood makes sense but not the traffic measures mid road	I live on The Avenue		Driving, Walking, Cycling		Daily
Yes	Option 1 - Raised Treatments			I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Multiple times a month

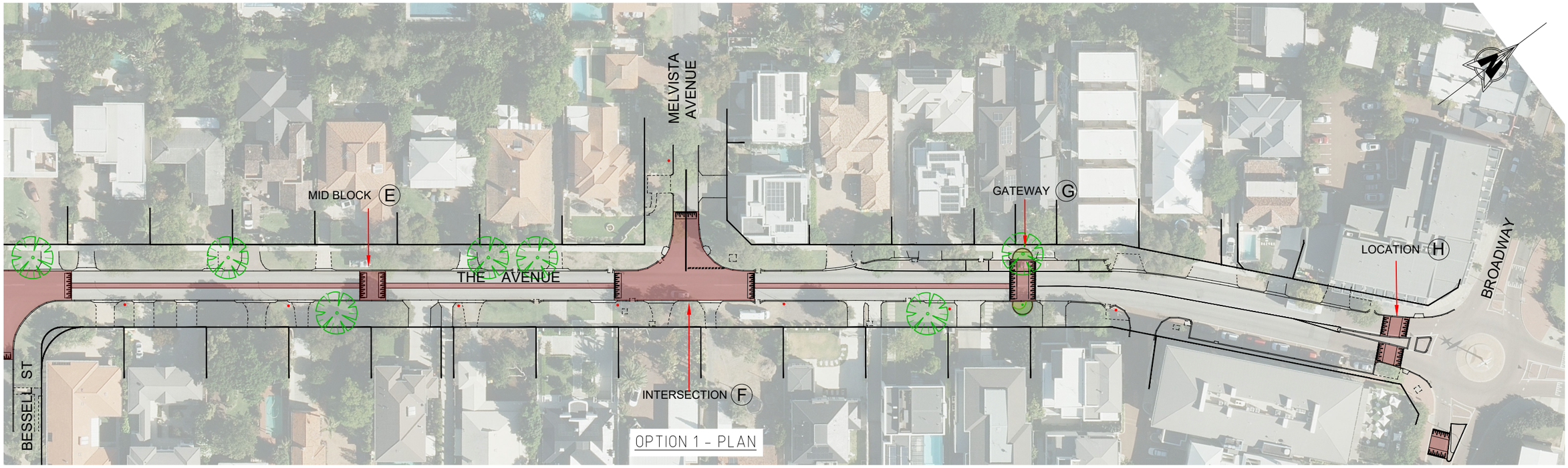
Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
No	None	The vast majority of accidents on the Avenue have taken place at the roundabout at the intersection of Broadway and The Avenue. Therefore - if there is a problem, - it is not one that will not be solved by yet more highly expensive and disruptive traffic calming measures along the Avenue. This Council's insistence on these types of measures has made a complete mess out of Broadway, particularly at a time when	Given the real problem is at the roundabout, why don't you start with some new signage warning drivers of the roundabout, or an electronic sign that measures speed and tells drivers whether they are over or under the speed limit. Then monitor results. The Avenue has already had a huge amount of money spent on it with traffic calming measures.	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	None	I prefer no 1, but I think mid block raised areas, may stop cyclists and will just divert traffic to Hillway. Raised areas at T-junctions and before and after roundabouts, create a slowness to the street.	A raised area after the roundabout, Birdwood going south. A permanent camera, that can generate speeding fines. (Mainly for the 'hoons', that like don't stop at the 'stop' sign and use Birdwood Pde as a racetrack.	I live on The Avenue, I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I	My grandson and son-in-law, have cycled from their house in Inglewood and have used The Avenue to visit me.	Driving, Walking	Bus or taxis	Multiple times a day
Yes	Option 1 - Raised Treatments	Less likely to have a 'race strip' with chicanes … chicanes can become a challenge to some drivers. Chicanes decrease safety for cyclists.	Need cycling facilities	I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Best option to slow traffic and prevent dangerous overtaking		I cycle through The Avenue		Cycling		Once a week
No	None	All contain choke points where cars will either get stuck behind cyclists and get frustrated or try to get past them and hit them in the process. However, I do support the roundabout at the top of the hill.	If you do implement any of these, what are you putting in place to keep cyclists safe, or is the goal to push them out of your area by making it unsafe? Cyclist use this area as it is safer than Stirling Hwy and contains a nice long stretch of relatively quiet streets. You also need to recognise that there are different types of cyclist; those that ride in pack and use the full lane, and those that ride solo and want	I cycle through The Avenue		Cycling		Multiple times a week
No	None	Any reduction or interruption to width in particular will only increase danger to road users	I suggest driver behaviour is the primary reason for any danger. Any reduction or interruption to width will only increase that danger particularly danger to cyclists	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	Road furnitures will only hamper the ability for drivers to overtake cyclists in a safe environment despite the purpose of them slowing down the drivers, it does the opposite of endangering cyclists to frustrated drivers and also getting "pinched" at these road furnitures	Widening the road, converting the road to bicycle only and decreasing speed limit	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Once a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Chicanes are more effective in slowing traffic		I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	I think the chicanes will upset drivers and option 1 means no trees will be removed.		I cycle through The Avenue	I work at UWA and often commute to work, so sometimes come cycling in the area.	Cycling		Occasionally
Yes	None	Mid block sections or any increase in "road furniture giving vehicles and cyclist more infrastructure to collide with in inherently unsafe….10 fold for cyclists. Raised sections are ok considering the height and angle of the structure is not too severe for cyclists acknowledging that that speed bumps and raised sections have a much harsher impact on a cyclist and hence increased safety risk compared to a vehicle		I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Daily
No	None	I do not support the proposed changes which will make this section of road more dangerous to vulnerable road users.	A roundabout at a point halfway along the length on a downhill is dangerous for cyclists. Any narrowing of the road or chicanes will produce a result of increased incidence of driver anger and unsafe passing.	I cycle through The Avenue		Cycling		Multiple times a week
No	None	The proposed roundabout at the junction of The Avenue/Bruce Street raises significant concerns. Data from around the world shows roundabouts are inherently more dangerous for cyclists, often resulting in more accidents. The roundabout at the bottom of The Avenue has already been the site of several incidents involving cyclists.	speed bums is a better and safer way to slow traffic, especially cars, new trees are also good for the suburb	I cycle through The Avenue		Cycling		Multiple times a week
Yes	Option 3 - Chicanes and Raised Intersections	seems the easiest to navigate on a bicycle.		I cycle through The Avenue		Cycling		Multiple times a week
No	None	The majority of accidents are at either end of the road. A roundabout at the top end would work well and perhaps a raised treatment next to the roundabout at the bottom end. The volume of traffic along this road and location of most accoidents does not warrant more.	(Just) a roundabout at the top end would work well and perhaps a raised treatment next to the roundabout at the bottom end.	I cycle through The Avenue		Cycling		Multiple times a week
Yes	Option 1 - Raised Treatments	The plan is to reduce speed and not to divert traffic along Hillway or Bruce St. Chicanes are not friendly to cyclists or drivers trying to pass them. I also prefer the installation of trees rather than the removal of trees.		I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking		Multiple times a day
No	None		The roundabout at the top is a good addition. The proposed chicanes however have the potential to be incredibly dangerous. These sort of obstacles encourage drivers to speed up to get around cyclists before the chicane (who are likely moving faster than drivers expect) or overtake on the wrong side of the road causing a major risk to all involved. I have seen this countless times in other areas with similar road	I cycle through The Avenue		Cycling		Multiple times a week
No	None	I am in complete support of the roundabout at the intersection of Gallop/Bruce/Avenue, and in retrospect, this should have been done years ago. However I am extremely opposed to either raised treatments or chicanes along the Avenue, as this is (and has always been) a major thoroughfare for both vehicles and	As above, 100% in favour of the roundabout which is a great safety initiative, whilst 100% opposed to any additional treatments along The Avenue itself. If entry into The Avenue from Bessel Ave or Melvista Ave are safety concerns as they appear to be, it would make more sense to install treatments to these inlet roads themselves, rather than impeding flow along the road that was designed to be	I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Multiple times a day

Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
Yes	None	Some other version of these options is needed. The roundabout looks good, as is the hump before the roundabout at Broadway. The other humps are very dangerous for cyclists, as is the lane width decrease and any car slowing in front for these measures. More consideration needs to be put into the different speeds cyclist travel up and down that hill. Any obstruction on the way down is very dangerous, a gentle	Just to note I am not one of those 'fast' cyclists. This route is currently part of a relatively safe and well loved river loop in Perth for recreational and commuter cyclists. There are very few safer alternative options in that area.	I cycle through The Avenue		Cycling		Once a week
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	It'll be the most effective measure to show down traffic and reduce nuisance hoon behavior on the Avenue.	Please reconsider a cul de sac at the lower section of the Avenue. The car show at uwa seems to have increased the number of hoons on the Avenue in recent years.	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
No	Option 1 - Raised Treatments	Chicanes will only complicate and already cyclist-complicated road. I note much of the crash data relates to either end of The Avenue. A roundabout the the Bruce St end is widely supported in The Avenue community, but few of the other traffic-calming measures are supported. Certainly no-one supports chicanes, or removal of trees. We enjoy our leafy suburb, and would like to keep it that way.	Absolutely! Given cyclists are so prevalent, and not likely to get less so, and are also not happy to share the road with cars, why not remove them from The Avenue entirely! We have the space, and most of the infrastructure, to move the preferred cycle-way to the river-front, and bypass The Avenue entirely, creating a more pleasant cycle-way, and a bike-free road-way.	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	Appears to have least access into and out of 73 The Avenue, given the double entry on that property		I live on The Avenue, I visit The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving		Multiple times a day
No	None	All too high impact on amenity for the supposed improvements on safety . Roundabout at top of Avenue is fine if deemed necessary but appears a waste of money.	Slowing down traffic around Birdwood and Jutland particularly the regular motorcycle 'hoons' work be more valuable.	I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking		Multiple times a day
Yes	None	1. No speed humps, no raised platforms, no chicanes, no midway treatments on The Avenue. Speed humps, raised platforms, are noticeably very noisy with the amount of traffic such as the cars, trucks, and motorcycles which drive on the Avenue. 2. Use Roundabout A but with 4 zebra crossings clearly painted on all four legs at the very top of The Avenue and the very bottom of The Avenue.	'-Use Roundabout A, but with four zebra crossings clearly painted on all four legs at the very top of The Avenue and the very bottom of The Avenue. -No speed bumps, no raised platforms, no chicanes no midway treatments along The Avenue. Speed bumps and raised platforms make traffic noisier. The front-end clunking noises of cars are often heard when driving over a road bump.	I live on The Avenue		Driving, Walking		Multiple times a day
Yes	None	I do not think the sites of the raised treatments are appropriate but Option 1 would be my preferred option. NOT Options 2 or 3.	I am concerned that the raised treatments will add to the noise and congestion in The Avenue, particularly at the top of the hill. A raised treatment further down the hill would help the racing up and down the hill by vehicles. Cyclists also race down the hill with cars overtaking tham. There does not appear to be any specific solution for safety of cyclists.	I live on The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking		Multiple times a day
Yes	None	I support road safety and amenity as a resident of The Avenue. I support some specific elements of Option 1 but not all of it. In particular, I support:	I also support installing "50" signs facing both directions on The Avenue and the tree planting improvements suggested. The most effective thing will be police monitoring of speeds with fixed or mobile speed cameras (or police officers as is used on Thomas St at Hardy Rd intersection just south of PCH) on The Avenue without unnecessary physical works.	I live on The Avenue, I walk through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The Avenue		Driving, Walking, Cycling	Taxi and ride share from time to time.	Multiple times a day
Yes	None	Some elements of option 1 are sound There are some elements of option 1 that do not increase safety but will instead lead to congestion in the area. I do not support elements C, D, E, F within option 1.	No consideration of zebra crossing. A lot of the traffic are tradesmen making their way to Dalkeith construction sites. Impose a weight limit on streetz?	I live on The Avenue, I walk through The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	None	Speed bumps and chicanes increase noise and given the accidents are mainly at the top and bottom of The Avenue, they are not necessary. The noise nuisance created is a known fact - refer council comments in the proposal along with recent Vincent street petition to NOT have these installed. Agree with the following parts of proposal 1:	Yes: * any updates/replacement of existing lighting on the street will be an issue - there is sufficient lighting and with NEW brighter lights there is a negative impact on wildlife. Neighbours have complained of birds nesting in trees near lights and given the brightness they are active all night thinking that the sun is up- it is not good for	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	None	Over developing the street and noise will increase. * No to chicanes and bumps •Roundabout A •Gateway B. •NO to Elements C D E and F and G	* 50 speed signs *Roundabout A but with 4 zebra crossings clearly painted on all four entry points *Zebra crossing at H *mirror on a pole opposite exit from McHenry lane * NO to tree planting out the front of 51	I live on The Avenue		Driving, Walking		Multiple times a day
No	None	All of these will create more noise issues for the residents living in the area as it will provide fun objects for the hoons to race around; mean the large trucks will need to use their brakes and air brakes more frequently creating more noise issues; and will discourage bike riders from using the road.	The round about is a good idea. What about putting in a slower speed requirement with a camera for on the spot fines, or just narrow the roadway to help reduce the amount of tricks coming through	I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking, Cycling		Daily
Yes	None	I support rad safety as a resident of the Avenue. I support common ellement to all 3 options - roundabout A include zebra crossing at each road gateway.. the flush ochre centre line provided is ok provided its LESS than 1 metre wide. Other option is to have trees planted in centreline, in sections along the centreline -	I support installing speed sign"50" in Bothe directions of the Avenue and tree planting in appropriate areas. I support fixed speed cameras for police monitoring . I believe that roundabout treatments at each end of the Avenue will be sufficient to manage the blackspot history and welcome them.	I live on The Avenue, I walk through The Avenue, I drive on The Avenue	I live close by the street and will be affected bu the construction and result of the upgrade	Driving, Walking, Cycling		Multiple times a day
No	None	I support roundabout A, including the marked zebra crossing. I support flush ochre red centerline.	Install 50km signs and tree planting improvements.	I live on The Avenue		Driving		Multiple times a day
Yes	Option 1 - Raised Treatments	As an Avenue Resident I have had concerns about the safety for several years. The Avenue is often used as a late night racetrack by motorcyclists and vehicls, chicanes would only add appeal to this behaviour.	Please consider adding extra signposting discouraging anti social cyclist behaviour and reminding all that this is a residential area. The Town of Claremont signpost this well along Victoria Ave. If median strips are added (which I support) then cyclists riding multiple riders	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	I am choosing option 2 because I understand that speed bumps are a particular noise hazard and I think that option 1 can only really be effective if there are all the raised treatments. Option 2 will hopefully manage the flow of traffic and speed of traffic and the chicanes make sense to be at the intersections - with less impact on the individual	It is imperative that we reduce the increasing numbers of cars using The Avenue (it is particularly busy on the weekends). It is a road everyone crosses to walk their dogs and visit the foreshore and main route for cyclists. Surely we want to reduce the traffic and the rat race down The Avenue. The proposed round about at the junction of The Avenue and Bruce/Birdwood creates an	I live on The Avenue		Driving, Walking, Cycling		Multiple times a day
Yes	Option 1 - Raised Treatments	I OPPOSE CHICANES AND MIDBLOCK	I SUPPORT THE ROUNDABOUT AT BRUCE ST I WOULD LIKE A CROSSWALK AT STEVE'S HOTEL/AVE I WOULD LIKE A VISIBILITY MIRROR OPPOSITE MCHENRY LANE SO THAT I CAN ACCESS THE AVE SAFELY FOM MCHENRY LANE	I live on The Avenue, My place of work is located on The Avenue, I walk through The Avenue, I drive on The Avenue		Driving, Walking		Multiple times a day

Do you support the proposed safety improvements to The Avenue?	What is your preferred safety improvement options for The Avenue?	Please explain why you chose your preferred option in question 2.	Do you have any further suggestions or concerns regarding the proposed safety improvement works on The Avenue?	What is your connection the The Avenue? (Please select all that apply)	What is your connection the The Avenue? (Please select all that apply) (Other (please specify))	How do you access The Avenue? (Please select all that apply)	How do you access The Avenue? (Please select all that apply) (Other (please specify))	How often do you access The Avenue? (Select one)
Yes	None	I agree with the round about on Bruce Street & The Avenue also Roundabout improvements to The Avenue & Broadway roundabout . I don't agree to putting speed bumps or blockages on The Avenue because it will only encourage people to drive in a disorderly and unsafe manner .	I think we need a Pedestrian Crossing at Melvista Avenue and The Avenue so the pedestrians can cross the road safely	I live on The Avenue		Driving, Walking		Daily
Yes	Option 1 - Raised Treatments	It will manage to have traffic with a reduced speed on the avenue and reduce the accidents.	Addition of Speed indicators(50kmph) to Option 1	I live on The Avenue, I walk through The Avenue, I drive on The Avenue		Driving, Walking		Multiple times a day
Yes	None	No speed humps, no raised platforms, no chicanes, no midway treatments on The Avenue please. Speed humps, and raised platforms, are noticeably very very noisy. Instead of speed bumps use a 'Roundabout A' with four zebra crossings clearly painted on all four legs at the very top of The Avenue and the very bottom of The Avenue this will slow down traffic immensely.	Paint a mid line stripe down The Avenue. No more than one metre wide. Retain all trees along the Avenue and consider planting more. Place a '50' speed limit road sign on The Avenue. Parking in street not favoured, nor is an illuminated speed sign.	I visit The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving, Walking		Daily
Yes	Option 1 - Raised Treatments	There is no need to remove trees Raised treatments should be enough to slow the traffic	I live on No 3 Birdwood Parade. 1. Will I be able to cross the road to the other side or do I go around the roundabout 2. I request not to have any verge trees as No 3 is close to the bend which is at No 7 Birdwood Parade. Access in and out of the driveway is already difficult as often you dont see cars coming up the road. With trees on our verge visibility will be further	I walk through The Avenue, I visit The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I live in the Dalkeith area and am interested in these issues., I		Driving, Walking		Multiple times a day
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	The street is becoming too busy and is a road that both pedestrians, and cyclists share The option should force drivers to slow down It seems that this option is fairest to those who have a chicane near them as it is on the intersections and there are parking options available on the corner and side	The traffic can be shared with all the streets in the area rather than the rat race that exists today	I live in the Dalkeith area and am interested in these issues.		Driving, Walking		Multiple times a day
Yes	Option 2 - Chicanes and Mid-block Lane Width Decrease	Priority is to reduce the speed and volume of traffic, while reducing the impact of noise and amenity loss from speed bumps and chicanes encroaching on verges. The Avenue is a major route for cyclists, commuting to the university or into the city as well as large groups who cycle for the social and health benefits. The number of these cyclists has increased significantly over the last 20 years, and will continue to	The current accident blackspot at the junction of The Avenue and Bruce Street has had 4 incidents over the past 5 years, out of a total of 32 in the vicinity of The Avenue. The existing roundabout at the Broadway junction has had 9 incidents in the same period, and several more on the approach to the roundabout.	I live on The Avenue, My place of work is located on The Avenue, I walk through The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the		Driving, Walking, Cycling		Multiple times a day
Yes	None	I prefer another Roundabout near Bessel or Melvista Ave. Vehicles would need to slow. Also a large Roundabout at the Bruce Street -Birdwood Avenue End. Too Messy with Chicanes and raised Treatments	Extra Roundabout near Bessell or Melvista Ave intersections with the Avenue. Definitely a Roundabout at the Bruce st Intersection	I live on The Avenue, I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I live close to the street and may be affected by the construction and/or results of the upgrade, I drive on The		Driving, Walking, Cycling		Multiple times a day
Yes	None	Road safety is important. Some of the parts of the option would work that the roundabout at Bruce and gallop road is good. No speed bumps or chicanes on the Avenue. a traffic sign '50" would be good and speed cameras. No raised area atBessel avenue - won't slow traffic.	Plant trees intermittently on centre line with gaps in between - as in Broadway fair .Round about at Brucer and gallop road. I travel along THE Avenue daily.	I visit The Avenue, I live in the Dalkeith area and am interested in these issues., I drive on The Avenue		Driving		Daily
No	None	All increase danger for cyclists in a 5% gradient.	Decrease the motor vehicle speed limit and label the road a bike safe road.. follow your neighbour councils I.e. city of Vincent! Support cyclists safety don't make it more dangerous…please!	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Once a week
No	None	I lived in Perth for 10 years before relocating to Melbourne, and have cycled The Avenue in Nedlands & Dalkeith in cycling groups many many 100's of times in both directions. I continue to cycle this road multiple times per month on my frequent business trips to Perth.	More speed cameras. Lower Speed limits. More police presence to tackle both problem motorists as well as anti-social cyclist behaviours. Restrict excessive parking on the roadside. Do not install designs which prevent motorists safely passing cyclists with the legally required margins. Properly consult with cycling clubs and cycling groups who use The Avenue before proceeding with any such	I cycle through The Avenue		Cycling		Multiple times a month
No	Option 2 - Chicanes and Mid-block Lane Width Decrease	Wow, gotta say that this is a very poor survey. A roundabout at Bruce and The Avenue is canvassed in the supporting material, but doesn't make an appearance in the survey. What is that about. Roundabouts are good for motor vehicles, but universally bad for cyclists and pedestrians. I dont think raised treatments would do much on The Ave; it's not that much of a	30km speed limit. Enforced of course.	I cycle through The Avenue, I drive on The Avenue		Driving, Cycling		Multiple times a week
No	None	Let's make life harder for people rather than think out of the box and continue to create more problems than actually solve.	No, that is your job not mine.	I walk through The Avenue, I visit The Avenue, I cycle through The Avenue, I drive on The Avenue		Driving, Walking, Cycling		Multiple times a week
Yes	None	Too many chicanes and speed humps will destroy the amenity of The Avenue such that it could no longer be regarded as an Avenue. Roundabouts are supported at each end a a median strip or lane narrowing that looks attractive.	The chicanes and raised platforms will be awful and very noisy for us on the street and won't work well, especially at the bottom of the hill near Bessel st, almost very requiring cars and trucks to accelerate up the hill from a standing start at the bottom, increasing diesel pollution and noise in our street much worse than currently.	I live on The Avenue, I walk through The Avenue		Driving, Walking		Multiple times a day
Yes	Option 3 - Chicanes and Raised Intersections	I believe this will be the most impactful measure against dangerous hooning down the street as the distance between the raised intersection and roundabout hopefully will not be enough for cars and motorcyclists to get up to high enough speeds to warrant concern.	I think the roundabout, raised intersection and chicanes (or alternatively another speed bump) will be sufficient.	I live on The Avenue		Driving, Walking		Multiple times a day



OPTION 1 - PLAN



OPTION 1 - PLAN

REV No.	REVISION NOTES	DRAWN	CHECKED	DATE
REV_NO.1	PUBLIC CONSULTATION	CM	MOT	10/06/2024

DESIGNED: CM

DRAWN: CM

SCALE: 1:1000

CHECKED/DATE:

APPROVED/DATE: MOT

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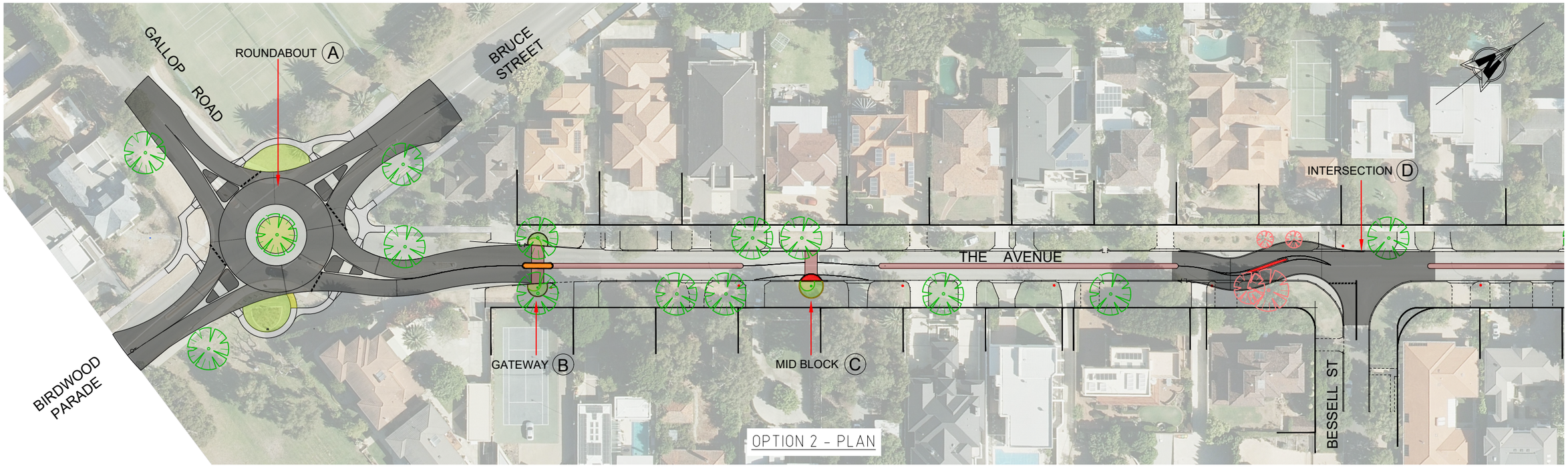
THE AVENUE - NEDLANDS

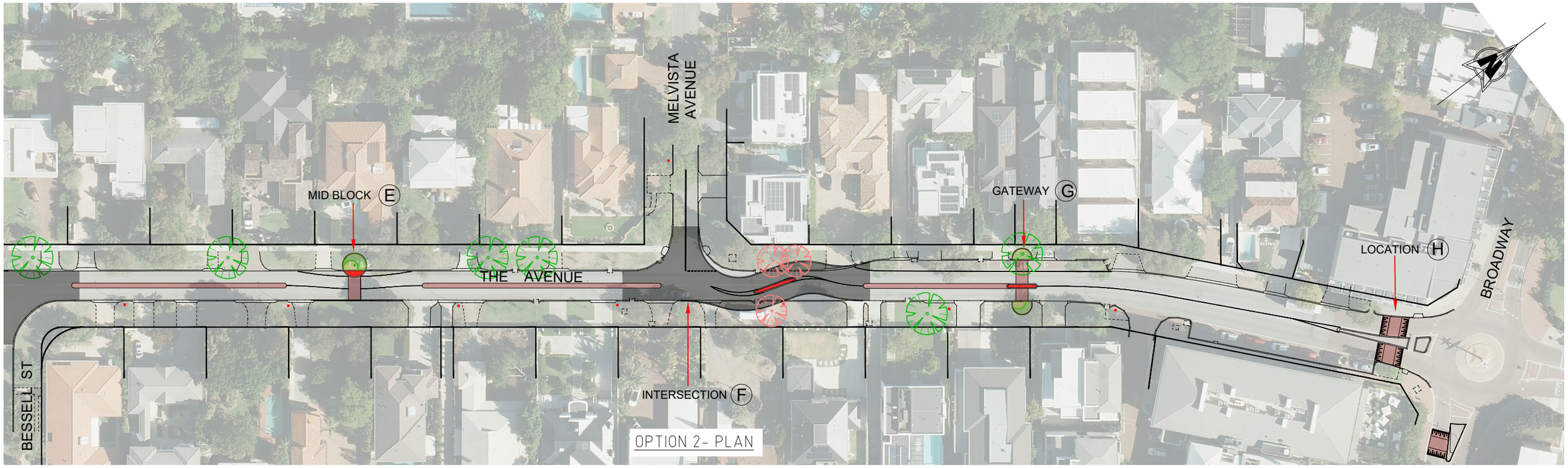
BIRDWOOD PDE to BROADWAY

ROAD SAFETY PROGRAM - OPTION 1

N240507-01



OPTION 2 - PLAN



OPTION 2- PLAN

REV No.	REVISION NOTES	DRAWN	CHECKED	DATE
REV_NO.1	PUBLIC CONSULTATION	CM	MOT	10/06/2024

DESIGNED: CM

DRAWN: CM

SCALE: 1:1000

CHECKED/DATE:

APPROVED/DATE: MOT

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HORIZ. DATUM - MGA94

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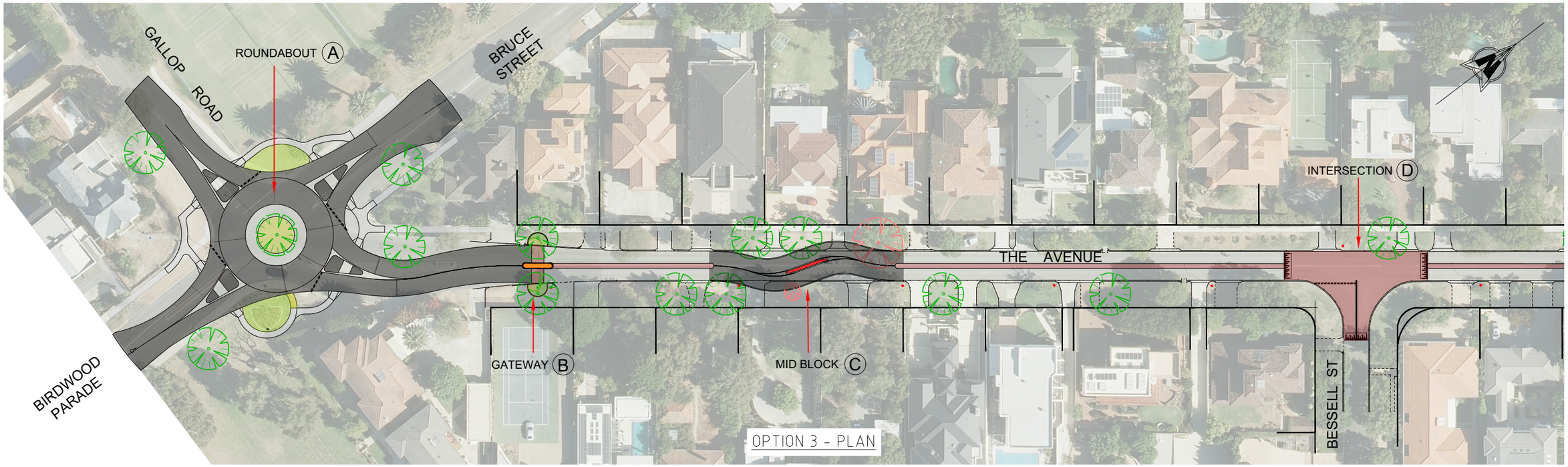
THE AVENUE - NEDLANDS

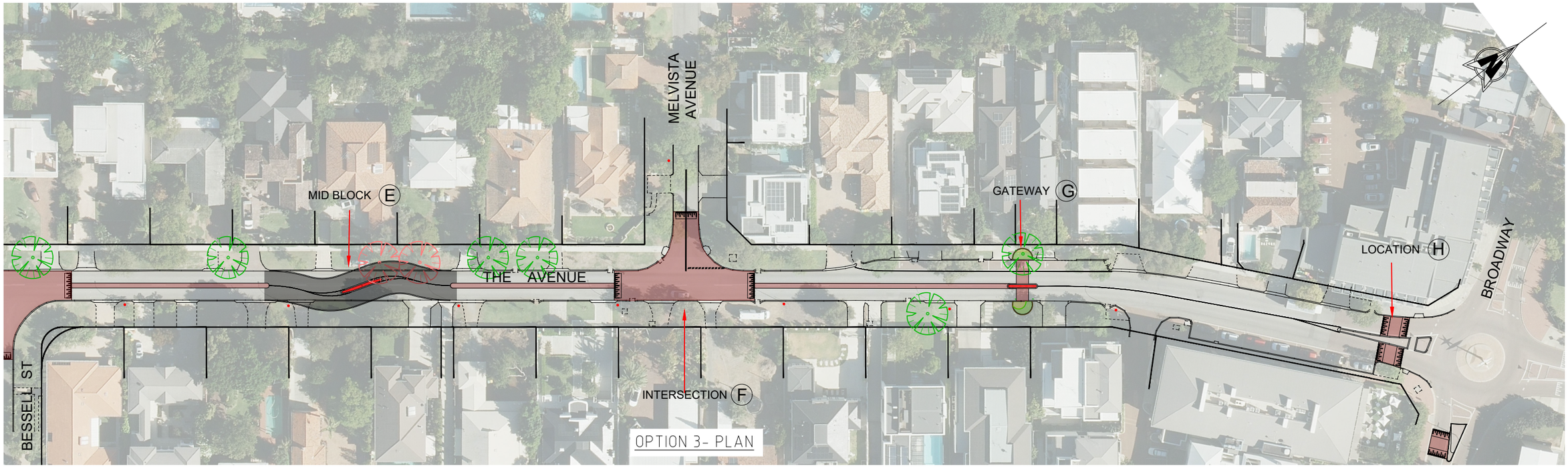
BIRDWOOD PDE to BROADWAY

ROAD SAFETY PROGRAM - OPTION 2

N240507-02



OPTION 3 - PLAN



OPTION 3- PLAN

REV No.	REVISION NOTES	DRAWN	CHECKED	DATE
REV_NO.1	PUBLIC CONSULTATION	CM	MOT	10/06/2024

DESIGNED: CM

DRAWN: CM

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APPROVED/DATE: MOT

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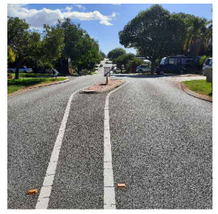
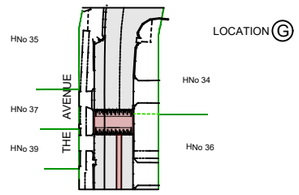
THE AVENUE - NEDLANDS

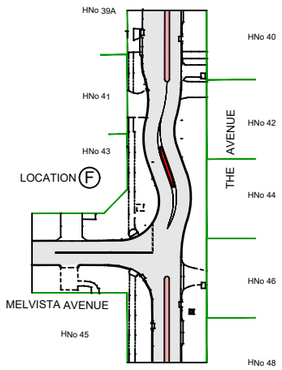
BIRDWOOD PDE to BROADWAY

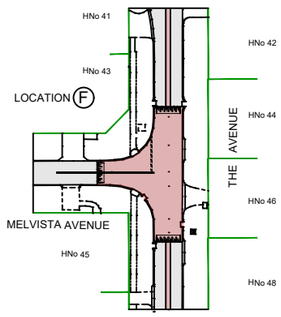
ROAD SAFETY PROGRAM - OPTION 3

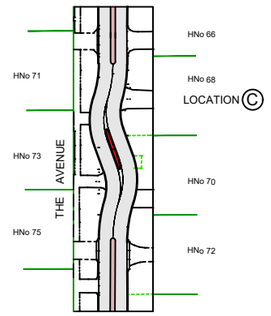
N240507-03

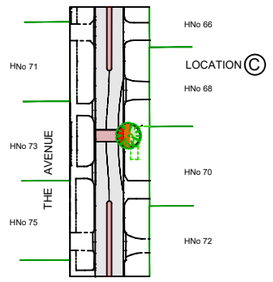


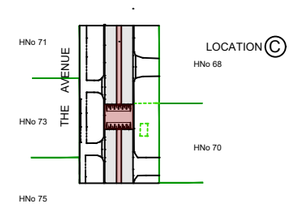


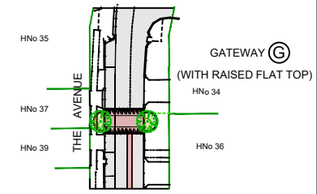


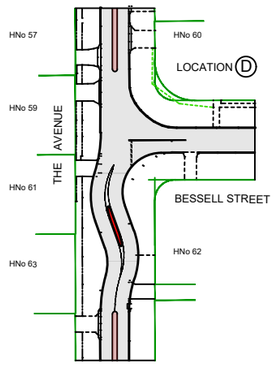


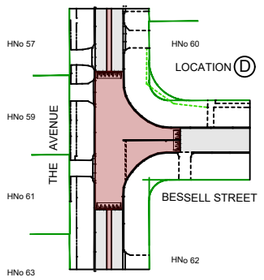


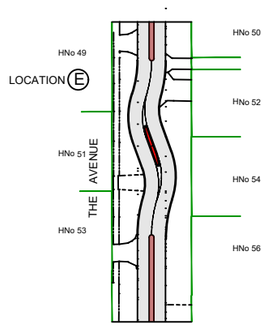


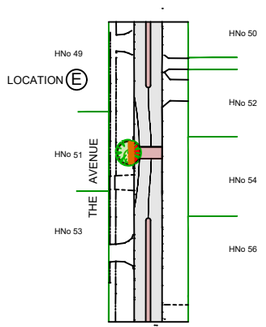


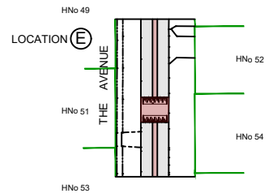


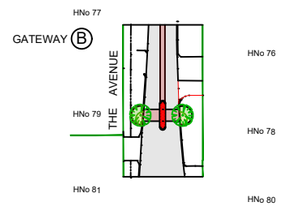












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REV No.	REVISION NOTES	DRAWN	CHECKED	DATE
REV_NO.1	PUBLIC CONSULTATION	CM	MOT	10/06/2024

DESIGNED: CM

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TITLE:

THE AVENUE - NEDLANDS

BIRDWOOD PDE to BROADWAY

ROAD SAFETY PROGRAM - TREATMENTS

DWG NO: N240507-0T

GIVE WAY

18. Divisional Reports – Community Services & Development

18.1 CSD08.09.24 UWA Sport CSRFF Forward Planning Grant

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Samantha Edwards, Coordinator Community Development
Director	Keri Shannon, Chief Executive Officer
Attachments	Nil.

Purpose

This item seeks Council's endorsement of one grant application to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the Community Sport and Recreation Facilities Fund (CSRFF) Forward Planning Grant Round. The application is for:

- UWA Sports Park – Construction of a multiuse facility

All CSRFF applications to DLGSCI must be accompanied by a formal council resolution. As the DLGSCI current CSRFF Forward Planning Grant round closes on 30 September 2024, it is important that Council makes a decision on this matter at the Council meeting on 24 September 2024.

Recommendation

That Council:

5. ADVISES Department of Local Government, Sport and Cultural Industries that is has ranked and rated the application to the Community Sport and Recreation Facilities Fund Forward Planning Grant Round as follows:

a. UWA Sports Park: Well planned and needed by applicant and ranked 1 of 2 applications received

6. ENDORSES the above application to the Department of Local Government, Sport and Cultural Industries conditional of:

a) All necessary statutory approvals are obtained by the applicant; and

b) **The project receives DLGSCI funding**

Voting Requirement

Simple Majority.

Background

The Department of Local Government, Sport and Cultural Industries administers the CSRFF. The purpose of the fund is to provide financial assistance to sporting clubs and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities. This fund has three categories, shown below:

Table 1: CSRFF Grant Categories

Grant Category	Total Project Cost Range	Standard DLGSCI Contribution	Frequency
Small Grant	< $300,000	$2,500 - $100,000	Bi-annual
Annual Grant	$300,001 – 500,000	$100,001 - $166,666	Annual
Forward Planning Grant	>$500,000	$166,667 - $1000,000	Annual

For the application to be supported by Department of Local Government, Sport and Cultural Industries, they must firstly be endorsed by the relevant Local Government Authority. For approved projects, DLGSCI will provide a grant of a maximum of 1/3 of the total project cost.

Ranking: The City is required by Department of Local Government, Sport and Cultural Industries to rank in priority order the applications received for each CSRFF round.

Rating: The City is required by Department of Local Government, Sport and Cultural Industries to rate each application against the categories below:

A - Well planned and needed by municipality
B - Well planned and needed by applicant
C - Needed by municipality, more planning required
D - Needed by applicant, more planning required
E - Idea has merit, more preliminary work needed
F - Not recommended

Discussion

An overview of the application to this CSRFF Forward Planning Round is provided in Table 2.

Table 2: CSRFF Forward Planning Grant Application

Applicant	Project	Total Project Cost (EX GST)	Club Contribution	Grant Amount Requested of State Govt.
UWA Sport	Multi-use facility	$15,000,000	$12,500,000	$2,500,000

Further detail about the application is provided below.

UWA Sport

UWA Sport are working with UWA affiliated clubs, including UWA Nedlands Football Club, UWA Baseball & Softball Club and UWA Rugby Union Football Club. UWA Sport are applying to CSRFF in 2024 to support the construction of a multi-use facility at UWA Sports Park that aims to address critical gaps in infrastructure and amenities. They are planning for the provision of modern, accessible, and safe changing rooms; toilets; medical rooms; officials' rooms; and clubrooms.

UWA Sports Park is a critical sporting and community asset within the City of Nedlands, the home of significant participation from City of Nedlands residents and rate payers, along with a drawcard for participation throughout Perth. UWA Sports Park also hosts significant state and national events, bringing people, energy, focus, and economic benefit to the City of Nedlands.

Some significant events include:

- Uni Sports Nationals – participation from 6,000 athletes from across Australia
- Schools Sports WA Country week – bringing around 3,000 regional students for a week annually

Over 1000 City of Nedlands' Residents are members of the 3 UWA affiliated clubs who will benefit from the new facility and funding.

UWA Nedlands Football Club – 50 - 60% of playing members are City of Nedlands' Residents (~1,000+)
UWA Rugby Union Football Club – 15 - 20% of players and members are City of Nedlands' residents (~100+)
UWA Baseball and Softball Club – 15 - 20% of players and members are City of Nedlands' residents (~50+)

The total project is estimated to cost upwards of $15 million. UWA Sport will apply to the CSRFF for the maximum $2.5 million.

Consultation

The applicant has completed a formal application to submit to DLGSCI for this grant round. The application will be available to Councillors on request from the CEO's office.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	**People**
Outcome	A healthy, active and safe community

Budget/Financial Implications

There are no budget implications as the applicant is not requesting financial support from the City.

Legislative and Policy Implications

Council Policy - Capital Grants to Sporting Clubs Council Policy

DLGSC Requirements

In general, DLGSCI will fund up to half of the total cost of an approved project, with the remaining half to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

DLGSCI will only consider projects endorsed by the relevant local government. However, Council's may endorse projects without necessarily providing funding to them.

Decision Implications

If Council support the recommendation, the UWA Sport will submit the application for grant funding to DLGSCI. If the application is successful and receives funding, the project will proceed.

If Council does not support the recommendation, the club will not be able to submit the grant application and the project will not proceed.

Conclusion

It is recommended that Council endorse the application for UWA Sport.

Further Information

Question from Deputy Mayor Smyth
My question relates to giving certainty to the budget position as outlined in the supporting report, so that there is no future comeback. The report states "There are no budget implications as the applicant is not requesting financial support from the City."

It is usual for the Recommendation to contain a clause defining the Budget commitment, or lack thereof.

Recommendation

That Council:

1. ADVISES Department of Local Government, Sport and Cultural Industries that it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Forward Planning Grant Round as follows:

   a) UWA Sports Park: Well planned and needed by applicant and ranked 1 of 2 applications received

2. ENDORSES the above application to the Department of Local Government, Sport and Cultural Industries conditional of:

   a) All necessary statutory approvals are obtained by the applicant; and Agenda Forum Meeting Agenda Tuesday, 10 September 2024
   b) The project receives DLGSCI funding.

New clause
3. NOTES there are no budget implications as the applicant is not requesting financial support from the City.

Question Councillor Amiry
Can you please advise on suitability of wording to ensure the Recommendation is not silent on the Budget commitment being $0? Suggest the new clause 3 above

Question Councillor Amiry
Are there likely to be any associated costs that are not mentioned at this stage? No

18.2 CSD09.09.24 Dalkeith Nedlands Bowling Club CSRFF Forward Planning Grant

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Samantha Edwards, Coordinator Community Development
Director	Keri Shannon, Chief Executive Officer
Attachments	Nil.

Purpose

This item seeks Council's endorsement of one grant application to the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the Community Sport and Recreation Facilities Fund (CSRFF) Forward Planning Grant Round. The application is for:

- Dalkeith Nedlands Bowling Club (DNBC) – New synthetic green and associated canopy

All CSRFF applications to DLGSCI must be accompanied by a formal council resolution. As the DLGSCI current CSRFF Forward Planning Grant round closes on 30 September 2024, it is important that Council makes a decision on this matter at the Council meeting on 24 September 2024.

Recommendation

That Council:

1. **ADVISES Department of Local Government, Sport and Cultural Industries that is has ranked and rated the application to the Community Sport and Recreation Facilities Fund Forward Planning Grant Round as follows:**

    a. **Dalkeith Nedlands Bowling Club: Well planned and needed by applicant and ranked 2 of 2 applications received**

2. **ENDORSES the above application to the Department of Local Government, Sport and Cultural Industries conditional of:**

    a. **All necessary statutory approvals are obtained by the applicant; and**

    b. **The project receives DLGSCI funding**

Voting Requirement

Simple Majority.

Background

The Department of Local Government, Sport and Cultural Industries administers the CSRFF. The purpose of the fund is to provide financial assistance to sporting clubs and local government authorities to develop basic infrastructure for sport and recreation. The program aims to increase participation in sport and recreation, with an emphasis on physical activity, through rational development of sustainable, good quality, well designed and well utilised facilities. This fund has three categories, shown below:

Table 1: CSRFF Grant Categories

Grant Category	Total Project Cost Range	Standard DLGSCI Contribution	Frequency
Small Grant	< $300,000	$2,500 - $100,000	Bi-annual
Annual Grant	$300,001 – 500,000	$100,001 - $166,666	Annual
Forward Planning Grant	>$500,000	$166,667 - $1,000,000	Annual

For the application to be supported by Department of Local Government, Sport and Cultural Industries, they must firstly be endorsed by the relevant Local Government Authority. For approved projects, DLGSCI will provide a grant of a maximum of 1/3 of the total project cost. However, there is an additional bonus that can be applied for which is the Development Bonus which allows the Club to apply for up to 50% of the project or a capped amount (whatever is greater). Clubs may be eligible for this which needs to be discussed with DLGSCI prior to applying. DNBC have discussed their proposal with DLGSCI so they are eligible to apply for additional funding.

Ranking: The City is required by Department of Local Government, Sport and Cultural Industries to rank in priority order the applications received for each CSRFF round.

Rating: The City is required by Department of Local Government, Sport and Cultural Industries to rate each application against the categories below:

A - Well planned and needed by municipality
B - Well planned and needed by applicant
C - Needed by municipality, more planning required
D - Needed by applicant, more planning required
E - Idea has merit, more preliminary work needed
F - Not recommended

Discussion

An overview of the application to this CSRFF Forward Planning Round is provided in Table 2.

Table 2: CSRFF Forward Planning Grant Applications

Applicant	Project	Total Project Cost (EX GST)	Club Contribution	Grant Amount Requested of State Govt.
Dalkeith Nedlands Bowling Club	Synthetic green and PTFE canopy	$1,687,458	$843,729	$843,729

Further detail about the application is provided below.

Dalkeith Nedlands Bowling Club (DNBC)

DNBC are applying for the Forward Planning grant to install a synthetic green and associated PTFE canopy covering the green to allow 24/7 access, all year round. It will deliver positive outcomes for the environment, participation, health and mental health and ensures the long-term use and financial stability of the club.

With a stagnant membership of 147, increasing costs to maintain the club and significant weather and demographic challenges, the committee has decided to proceed with the application. To attend DNBC, you are required to be a member.

Providing synthetic surface will reduce maintenance costs and the canopy will provide cover from weather and increase the use by being able to use the facility all year round.

A needed assessment has been completed to guide the subsequent DNBC Master Plan. The project was identified and recommended out of the needs assessment completed.

The total cost of the project is $1,687,458 (ex GST) and $843,729 (ex GST) is requested from DGGSCI.

Consultation

The applicant has completed a formal application to submit to DLGSCI for this grant round. The application will be available to Councillors on request from the CEO's office.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	**People**
Outcome	A healthy, active and safe community

Budget/Financial Implications

There are no budget implications as the applicant is not requesting financial support from the City.

Legislative and Policy Implications

Council Policy - Capital Grants to Sporting Clubs Council Policy

DLGSC Requirements

In general, DLGSCI will fund up to half of the total cost of an approved project, with the remaining half to be funded by either the applicant sporting club or a combination of the applicant sporting club and the relevant local government authority.

DLGSCI will only consider projects endorsed by the relevant local government. However, Council's may endorse projects without necessarily providing funding to them.

Decision Implications

If Council support the recommendation, Dalkeith Nedlands Bowling Club will submit the application for grant funding to DLGSCI. If the application is successful and receives funding, the project will proceed to construction.

If Council does not support the recommendation, the club will not be able to submit the grant application and the project will not proceed.

Conclusion

It is recommended that Council endorse the application for the Dalkeith Nedlands Bowling Club.

Further Information

Question from Deputy Mayor Smyth
My question relates to giving certainty to the budget position as outlined in the supporting report, so that there is no future comeback. The report states "There are no budget implications as the applicant is not requesting financial support from the City."

It is usual for the Recommendation to contain a clause defining the Budget commitment, or lack thereof.

Recommendation
That Council:

1. ADVISES Department of Local Government, Sport and Cultural Industries that is it has ranked and rated the application to the Community Sport and Recreation Facilities Fund Forward Planning Grant Round as follows:

   a. Dalkeith Nedlands Bowling Club: Well planned and needed by applicant and ranked 2 of 2 applications received.

2. ENDORSES the above application to the Department of Local Government, Sport and Cultural Industries conditional of:

   a. All necessary statutory approvals are obtained by the applicant; and
   b. The project receives DLGSCI funding

New clause
3. NOTES there are no budget implications as the applicant is not requesting financial support from the City.

Question from Deputy Mayor Smyth
Can you please advise on suitability of wording to ensure the Recommendation is not silent on the Budget commitment being $0.? See new clause 3 recommended above.

Question from Deputy Mayor Smyth
Are there likely to be any associated costs that are not mentioned at this stage? No

Question from Councillor Youngman
Requests investigation into if there is funding to help the club. There is no request from the club for funds.

19. Divisional Reports - Corporate Services

19.1 CPS45.09.24 – Monthly Investment Report – August 2024

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	M Harika – Chief Finance and Risk Officer
Director	A Alderson – Director of Corporate Services
Attachments	1. Investment Report - 31 August 2024

Purpose

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

Recommendation

That Council receive the Investment Report as at and for the period ended 31 August 2024.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

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

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

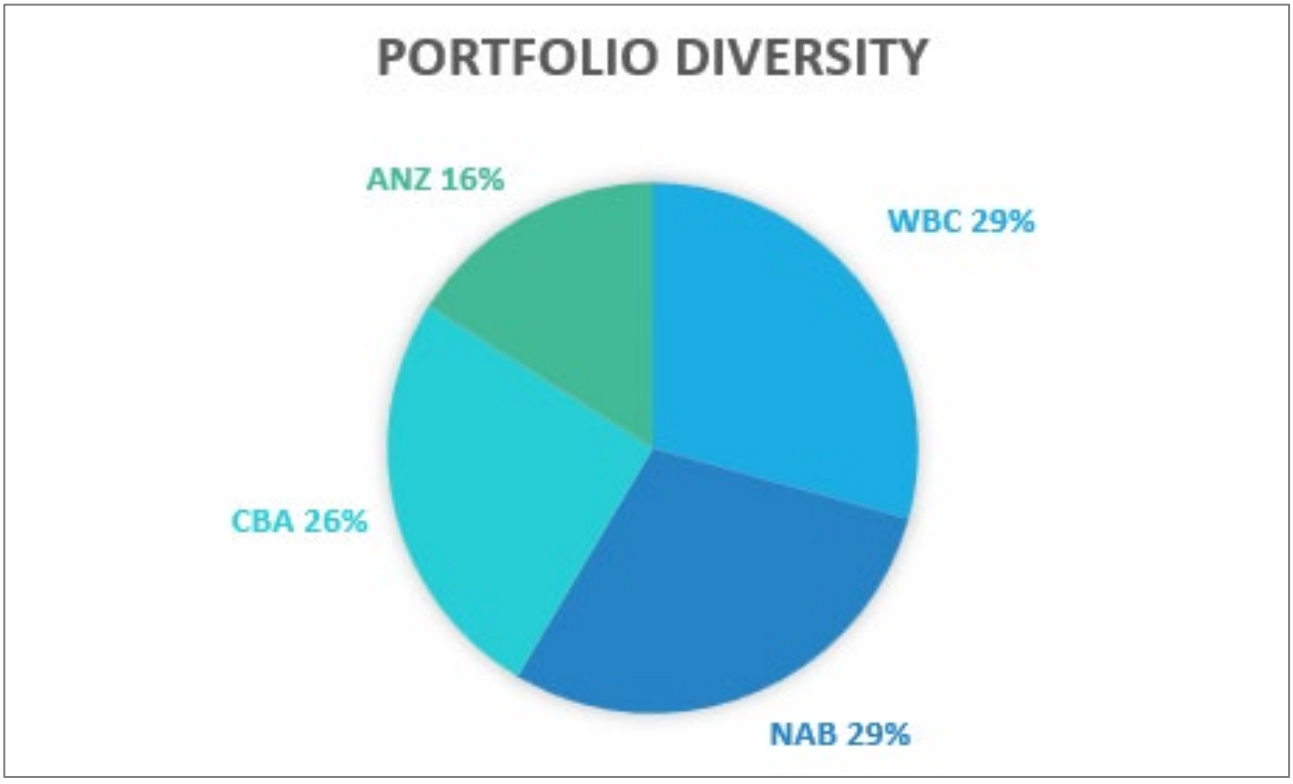
The Investment Summary shows that as of 31 August 2024 (and 31 August 2023) the City held the following funds in investments:

Funds	31 August 2024 ($)	31 August 2023 ($)
Municipal	1,995,872	1,907,421
Reserve	5,440,112	8,808,989
Total Investments	**7,435,984**	**10,716,410**

The total interest earned from investments as of 31 August 2024 was $32,523,comprising of $13,458 received at maturity and $19,065 accrued.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Proportion of Portfolio
NAB	$2,173,565	29%
WBC	$2,178,198	29%
ANZ	$1,190,582	16%
CBA	$1,893,639	26%
Total	**$7,435,984**	**100.00%**



Consultation

n/a

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023 -33.

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The August 2024 YTD Actual interest income from investments is $72,097 compared to the August 2024 YTD Budget of $75,000.

Legislative and Policy Implications

City of Nedlands - Investment of Operating Cash Policy

Decision Implications

n/a

Conclusion

The Investment Report is presented to Council.

Further Information

n/a

City of Nedlands
Investment Report

As at 31 August 2024

Bank	Interest Rate	Investment Date	Maturity Date	Term (Months)	Invested Amount	Accrued Interest
Westpac Banking Corporation	5.07%	23/08/2024	23/11/2024	3	148,658	0
Westpac Banking Corporation	5.07%	23/08/2024	23/11/2024	3	75,055	0
Westpac Banking Corporation	5.07%	23/08/2024	23/11/2024	3	152,909	0
Westpac Banking Corporation	4.93%	31/05/2024	1/09/2024	3	634,273	2,656
Westpac Banking Corporation	4.70%	31/08/2024	30/09/2024	1	1,167,304	0
National Australia Bank	5.00%	18/06/2024	16/09/2024	3	2,173,565	9,230
Commonwealth Bank Australia	4.69%	27/08/2024	26/11/2024	3	1,279,606	0
Commonwealth Bank Australia	4.69%	18/06/2024	18/09/2024	3	117,278	468
Commonwealth Bank Australia	4.71%	19/07/2024	17/10/2024	3	496,755	2,021
Australia & New Zealand Banking Group	4.10%	11/04/2024	11/10/2024	6	123,725	431
Australia & New Zealand Banking Group	4.70%	18/07/2024	18/10/2024	3	1,066,856	4,259
				Total	**7,435,984**	**19,065**

19.2 CPS46.09.24 – List of Accounts Paid – August 2024

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	M Harika – Chief Finance and Risk Officer
Director	Amanda Alderson – Director of Corporate Services
Attachments	1. Creditor Payment Listing – August 2024 2. Credit Card and Purchasing Card Payments – August 2024 3. Fuel Card Payments – August 2024

Purpose

The purpose of this report is to present list of accounts paid for the month of August 2024.

Recommendation

That Council receives the List of Accounts Paid for the month of August 2024.

Voting Requirement

Simple Majority.

Background

Regulation 13 of the *Local Government (Financial Management) Regulations 1996* requires a list of accounts paid to be prepared each month, showing each account paid since the last list was prepared. This list is to include the following information:

1. the payee's name;
2. the amount of the payment:
3. the date of the payment; and
4. sufficient information to identify the transaction.

Discussion

The accounts payable procedures ensure that risk is managed, and no fraudulent payments are made by the city, and these procedures are strictly adhered to by the officers. These

include the final vetting of approved invoices by the Coordinator Revenue and the Manager Financial Services (or designated alternative officers).

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023-33.

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The payments are made in accordance with the approved budget.

Legislative and Policy Implications

In accordance with regulation 13 of the *Local Government (Financial Management) Regulations 1996* administration is required to present the List of Accounts Paid for the month of August 2024 to Council.

Decision Implications

Nil.

Conclusion

The List of Accounts Paid for the months of August 2024 complies with the relevant legislation and can be received by Council (see attachments).

Further Information

Nil.

City of Nedlands - List of Accounts Paid

For the Period 01-Aug-2024 to 31-Aug-2024

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
Creditor EFT					**2,398,253.12**
108679	**2/08/2024**	**10001**	**Australian Taxation Office**		**132,067.00**
FORTNIGHT 28/07/2024	Withholding Tax (PAYG)			124,003.00	
FORTNIGHT 28/07/2024	Extra Tax			1,886.00	
FORTNIGHT 28/07/2024	HELP			1,596.00	
FORTNIGHT 28/07/2024	TSL			2,774.00	
FORTNIGHT 28/07/2024	Withholding Tax (PAYG)			1,808.00	
108680	**2/08/2024**	**10002**	**Child Support Registrar**		**622.98**
FORTNIGHT 28/07/2024	Child Support Agency			622.98	
108681	**2/08/2024**	**10003**	**Australian Services Union**		**157.00**
FORTNIGHT 28/07/2024	Australian Services Union			157.00	
108682	**2/08/2024**	**10004**	**City of Nedlands - Social Club**		**370.00**
FORTNIGHT 28/07/2024	Social Club			370.00	
108683	**2/08/2024**	**10005**	**Easi**		**3,237.62**
FORTNIGHT 28/07/2024	Novated Lease Easifleet - Pre Tax			1,995.55	
FORTNIGHT 28/07/2024	Novated Lease Easifleet- Post Tax			1,242.07	
108684	**2/08/2024**	**10006**	**Westpac Banking Corporation**		**82,899.99**
FORTNIGHT 28/07/2024	Employee Additional Contrib Pre Tax ($)			1,130.00	
FORTNIGHT 28/07/2024	Employee Additional Contrib Pre Tax (%)			9,161.99	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 28/07/2024	Employee Additional Contrib Post Tax (%)			227.37
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,195.47
FORTNIGHT 28/07/2024	SGC Employer Contribution			558.55
FORTNIGHT 28/07/2024	SGC Employer Contribution			2,136.60
FORTNIGHT 28/07/2024	SGC Employer Contribution			384.54
FORTNIGHT 28/07/2024	SGC Employer Contribution			961.40
FORTNIGHT 28/07/2024	SGC Employer Contribution			3,509.80
FORTNIGHT 28/07/2024	SGC Employer Contribution			624.79
FORTNIGHT 28/07/2024	SGC Employer Contribution			5,038.67
FORTNIGHT 28/07/2024	SGC Employer Contribution			347.92
FORTNIGHT 28/07/2024	SGC Employer Contribution			407.43
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,058.99
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,477.91
FORTNIGHT 28/07/2024	SGC Employer Contribution			381.84
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,748.85
FORTNIGHT 28/07/2024	SGC Employer Contribution			3,984.42
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,373.49
FORTNIGHT 28/07/2024	SGC Employer Contribution			201.93
FORTNIGHT 28/07/2024	SGC Employer Contribution			851.18
FORTNIGHT 28/07/2024	SGC Employer Contribution			384.54
FORTNIGHT 28/07/2024	SGC Employer Contribution			444.36
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,277.31
FORTNIGHT 28/07/2024	SGC Employer Contribution			3,053.55
FORTNIGHT 28/07/2024	SGC Employer Contribution			914.94
FORTNIGHT 28/07/2024	SGC Employer Contribution			3,915.41
FORTNIGHT 28/07/2024	SGC Employer Contribution			2,765.29
FORTNIGHT 28/07/2024	SGC Employer Contribution			522.94
FORTNIGHT 28/07/2024	SGC Employer Contribution			2,582.51
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,575.87
FORTNIGHT 28/07/2024	SGC Employer Contribution			4,882.10

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 28/07/2024	SGC Employer Contribution			2,621.88
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,788.09
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 28/07/2024	SGC Employer Contribution			5,318.29
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,830.52
FORTNIGHT 28/07/2024	SGC Employer Contribution			2,884.39
FORTNIGHT 28/07/2024	SGC Employer Contribution			500.58
FORTNIGHT 28/07/2024	SGC Employer Contribution			898.29
FORTNIGHT 28/07/2024	SGC Employer Contribution			1,357.54
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			97.14
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			286.32
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			66.88
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			250.78
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			497.92
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			98.77
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			27.68
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			61.63
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			84.06
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			113.48
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			81.35
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			77.28
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			109.64
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			163.46
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			421.93
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			312.25
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			28.75
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			187.80
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			121.56
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			318.89
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			420.28

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			138.55	
FORTNIGHT 28/07/2024	Employer Contribution (Additional)			165.90	
FORTNIGHT 28/07/2024	SGC Employer Contribution			652.51	
108685	**2/08/2024**	**10007**	**Becarwise**		**1,468.66**
FORTNIGHT 28/07/2024	Novated Lease Becarwise - Pre Tax			1,355.01	
FORTNIGHT 28/07/2024	Novated Lease Becarwise- Post Tax			248.65	
108686	**2/08/2024**	**10013**	**Alinta Energy**		**1,063.20**
531000688	24 Apr 2024 to 24 Jul 2024			115.35	
131998793	Invoice 131998793			226.75	
550999733	30 Apr 2024 to 26 Jul 2024			721.10	
108687	**2/08/2024**	**10019**	**Environmental Health Aust WA Inc**		**550.00**
125033	Foodsafe Online			550.00	
108688	**2/08/2024**	**10034**	**Chubb Fire & Security Pty Ltd**		**2,514.53**
606727	Mt Claremont CC - Fire Equipment 2024/25			218.50	
606709	College Park - Fire Equipment - 2024/25			151.03	
606733	Tresillian - Fire Equipment			277.86	
606708	Dalkeith hall - Fire equipment			164.23	
606728	Admin - Fire Equipment - 2024/25			371.14	
606734	Mt Claremont Oval Clubrooms - fire equip			146.63	
606726	John Leckie - Fire Equipment			116.60	
606732	PRCC - Fire Equipment - 2024/25			68.20	
606724	JC Smith - Fire Equipment			72.60	
606723	Adam Armstrong - Fire Equipment			63.80	
606730	Nedlands Library - Fire Equipment			85.80	
606729	Mt Claremont Playgroup - Fire Equipment			63.80	
606725	John XXIII - Fire Equipment - 2024/25			63.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
607872	Nedlands Child Health - Fire Equipment		313.94	
606736	Allen Park - Fire Equipment 2024/25		72.60	
606721	Hackett Playgroup - Fire Equipment		63.80	
606707	NCC - Fire equipment		68.20	
606719	Drabble House - Fire Equipment - 2024/25		72.60	
606717	College Park - Fire Equipment - 2024/25		59.40	
108689	**2/08/2024**	**10042**	**Colqhouns Fremantle Bag Co**	**2,640.00**
284537	3000 greenwaste bags for bulk collection		2,640.00	
108690	**2/08/2024**	**10043**	**Western Australia Police Force**	**17.00**
127090997	Volunteer National Police Certificate		17.00	
108691	**2/08/2024**	**10048**	**Dalkeith Nedlands Bowling Club**	**597.93**
I0004057	Electricity- part payment		597.93	
108692	**2/08/2024**	**10072**	**J & K Hopkins**	**541.00**
T22598	Ergonomic items		541.00	
108693	**2/08/2024**	**10073**	**John Hughes**	**518.10**
4533605	Hyundai parts		244.86	
4533616	Ford parts		146.74	
4534587	Ford parts		126.50	
108694	**2/08/2024**	**10076**	**Kleenit Pty Ltd**	**132.00**
171873	Graffiti removal - 2 Davies Road		132.00	
108695	**2/08/2024**	**10079**	**Lightning Laundry**	**449.90**
19942	PRCC Laundry		449.90	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108696	**2/08/2024**	**10104**	**WA Hino Sales & Service**	**501.49**
309125	Hino Parts		501.49	
108697	**2/08/2024**	**10136**	**Westbooks**	**607.78**
342706	Mt Claremont junior local stock books		9.09	
342705	Nedlands junior local stock books		9.09	
342704	MtC adult local stock books		67.17	
342703	Adult local stock books		89.44	
342702	MtC adult local stock books		432.99	
108698	**2/08/2024**	**10139**	**Western Metropolitan Regional Council**	**1,067.58**
M-2407110	Council hardwaste disposal 2023/24		1,067.58	
108699	**2/08/2024**	**10151**	**Civica Pty Ltd**	**3,432.00**
C/LG038162	Rates on Demand Service Fees 2024/25		3,432.00	
108700	**2/08/2024**	**10183**	**Water Corporation**	**6,350.72**
9001442397	Bill ID - 0148		554.83	
9001444608	Bill ID - 0150		402.92	
9001448625 - JULY 2024	Bill ID - 0122		11.12	
9001453731	Bill ID - 0149		244.14	
9001458444	Bill ID - 0130		139.00	
9001458620	Bill ID - 0126		5.56	
9010249468 - JULY 2024	Bill ID - 0104		5.56	
9001474380	Bill ID - 0141		52.72	
9001474399	Bill ID - 0143		263.64	
9001474401	Bill ID - 0141		297.28	
9001483770	Bill ID - 0151		2,007.76	
9001485434	Bill ID - 0033		22.24	
9001486103	Bill ID - 0144		80.52	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
9025213935	Bill ID - 0003			13.90	
9001465871	Bill ID - 0121			11.12	
9024975372	Bill ID - 0007			61.16	
9001470689	Bill ID - 0075			408.12	
9023255963	Bill ID - 0035			5.56	
9022779458	Bill ID - 0040			233.52	
9001478795	Bill ID - 0132			69.50	
9001480350	Bill ID - 0149			102.86	
9001482217	Bill ID - 0144			688.44	
9008766896	Bill ID - 0116			41.70	
9017842942	Bill ID - 0084			627.55	
108701	**2/08/2024**	**10185**	**Western Chainwire**		**495.00**
00006198	Mason Gardens Turtle Pond Gate			495.00	
108702	**2/08/2024**	**10206**	**Workpower Incorporated**		**8,275.30**
ES13146	Mt Claremont Greenways Maintenance			7,272.10	
ES13155	Mt Claremont Greenways Maintenance			1,003.20	
108703	**2/08/2024**	**10229**	**WALGA**		**654.50**
SI-011353	Policy Development and Procedure Writing			654.50	
108704	**2/08/2024**	**10255**	**Cr B G Hodsdon**		**2,022.50**
AUGUST 2024	Monthly Councillor Allowance			2,022.50	
108705	**2/08/2024**	**10272**	**Capital Recycling**		**9,677.73**
CSD17434-J14651	Waste removal JXXIII			9,677.73	
108706	**2/08/2024**	**10280**	**GHD Pty Ltd**		**11,552.06**
112-0212263	The Avenue - Stormwater Project			11,552.06	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108707	**2/08/2024**	**10302**	**Wilson Security**	**690.48**
W00319491	Nedlands library Evening patrol 3 months		427.89	
W00319490	Mt Claremont library Evening Patrol 6 mo		262.59	
108708	**2/08/2024**	**10304**	**Synergy**	**7,572.16**
392417010	Invoice 2066159997		637.79	
801870080	Invoice 3000223379		6,582.70	
844348590	Invoice 2042175795		199.00	
653311790	Invoice 2034196219		152.67	
108709	**2/08/2024**	**10331**	**Friends of Hollywood Reserve**	**490.00**
30072024	Administrative assistance grant		490.00	
108710	**2/08/2024**	**10332**	**Natural Area Consulting Management**	**5,289.96**
00023328	Eco - Zone Maintenance		5,289.96	
108711	**2/08/2024**	**10346**	**ASB Print**	**241.78**
40194	2x Men's Polo t-shit 1x Men's Jacket		241.78	
108712	**2/08/2024**	**10374**	**Dept of Transport - Information Fees Applicatio**	**382.80**
8055477	Department of Transport - Standing Order		382.80	
108713	**2/08/2024**	**10381**	**Burgess Rawson**	**2,500.00**
58886-60	Market Valuation		2,500.00	
108714	**2/08/2024**	**10396**	**Lock Stock & Farrell Locksmith Pty Ltd**	**2,751.40**
24046-3	Lock and access upgrades		2,751.40	
108715	**2/08/2024**	**10402**	**DU Electrical Pty Ltd**	**1,313.40**
00018112	Replace electrics in irrigation Cabinets		1,313.40	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108716	**2/08/2024**	**10419**	**Sustainable Outdoors**	**5,967.92**
INV-2912	Bird Watering Station Install		5,967.92	
108717	**2/08/2024**	**10429**	**Sonic HealthPlus Pty Ltd**	**283.80**
3311166	Employment Medicals		283.80	
108718	**2/08/2024**	**10446**	**Kool Digital Graphics**	**343.75**
A9705	Design Animal Registration Flyer		343.75	
108719	**2/08/2024**	**10456**	**G M S Security (WA) Pty Ltd**	**891.00**
INV-20650	Security upgrades and equipment repairs		891.00	
108720	**2/08/2024**	**10464**	**Pirtek Malaga**	**1,420.52**
ML-T00065188	Oil Pump		1,420.52	
108721	**2/08/2024**	**10479**	**State Wide Turf Services**	**7,142.30**
9044	Broadacre Mowing -Winter 15/7 to 26/7/24		5,067.15	
9054	Broadacre Mowing -Winter 15/7 to 26/7/24		2,075.15	
108722	**2/08/2024**	**10483**	**Drainflow Services Pty Ltd**	**6,684.66**
00018492	Jetting and educating city wide		1,140.27	
00018417	Jetting and educating city wide		1,563.80	
00018519	Jetting and educating city wide		3,980.59	
108723	**2/08/2024**	**10493**	**Randstad Pty Ltd**	**8,494.96**
RA5611291	Agency staff		2,803.96	
RA5610689	Agency staff		1,755.47	
RA5611379	Agency staff		1,809.69	
RA5619070	Agency staff		472.63	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
RA5618229	Agency staff			243.32	
RA5619073	Agency staff			430.88	
RA5619243	Agency staff			979.01	
108724	**2/08/2024**	**10506**	**Dept of Planning, Lands and Heritage - DAP Ap**		**11,749.61**
LD395227	S13: General Lease- 79 LAA			11,749.61	
108725	**2/08/2024**	**10516**	**Deputy Mayor Cr K A Smyth**		**3,395.73**
AUGUST 2024	Deputy Mayor Allowance			3,395.73	
108726	**2/08/2024**	**10549**	**JB Hi-Fi Group Pty Ltd**		**1,423.00**
BD1509595	Apple IPad 10.9-inch 64GB			1,155.00	
BD1504352	Tablet & iPad Stand			158.00	
BD1513251	LOGITECH LIFT VERTICAL ERGONOMIC MOUSE			110.00	
108727	**2/08/2024**	**10553**	**Mr I De Souza**		**440.00**
2	TAC - Supply of Life Models for Drawing			220.00	
3	TAC - Supply of Life Models for Drawing			220.00	
108728	**2/08/2024**	**10599**	**Quik Impressions**		**660.00**
122315	Pool inspection record books			660.00	
108729	**2/08/2024**	**10608**	**Corsign WA Pty Ltd**		**987.25**
00087166	parking sign order			140.25	
00087127	20 x No Parking Signs			847.00	
108730	**2/08/2024**	**10612**	**Data Documents**		**935.00**
13670	Printing of DAIP			264.00	
13671	Tresillian Student & Tutor Exhibition 24			671.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108731	**2/08/2024**	**10617**	**Aus Chill Technical Services Pty Ltd**	**3,439.92**
13422	Air con parts.		3,439.92	
108732	**2/08/2024**	**10670**	**Digrite**	**117.50**
P0226	Excavator service		117.50	
108733	**2/08/2024**	**10688**	**Officeworks Ltd**	**211.67**
615545260	Stationery supplies		211.67	
108734	**2/08/2024**	**10697**	**StrataGreen**	**403.70**
166792	1 x 10kg Terracottom & delivery		403.70	
108735	**2/08/2024**	**10698**	**Malco Flooring Pty Ltd**	**2,585.00**
00286939	New vinyl flooring to Mens changeroom		2,585.00	
108736	**2/08/2024**	**10724**	**TechnologyOne**	**4,730.00**
236673	GIS consultancy for Q4 FY2324		4,730.00	
108737	**2/08/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**809.75**
9045767519	Stationery supplies		499.09	
9045793123	Coffee and Tea		263.82	
9045802435	Winc Spiral Notebook		46.84	
108738	**2/08/2024**	**10783**	**South Metropolitan Tafe**	**518.65**
I0131502	Dip of Civil Construction Design – Jana		518.65	
108739	**2/08/2024**	**10785**	**WA Library Supplies**	**1,251.80**
00137758-BO	Book covering supplies		1,251.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108740	**2/08/2024**	**10800**	**Living Turf**	**7,122.50**
141059/01	Wetting Agent for sports fields		6,380.00	
140899/01	Supply & Deliver Turf Diagnostic Tools		742.50	
108741	**2/08/2024**	**10878**	**Cupid Catering**	**468.60**
IN00000003475	Catering for 23 July 2024		468.60	
108742	**2/08/2024**	**10881**	**New Ground Water Services Pty ltd**	**14,270.12**
1184853AA	Irrigation Materials for Sports fields		569.11	
1184853	Irrigation Materials for Sports fields		10,615.51	
1184853AB	Irrigation Materials for Sports fields		3,085.50	
108743	**2/08/2024**	**10909**	**Richards Tyrepower**	**1,339.00**
3366762	Ford tyres		1,339.00	
108744	**2/08/2024**	**10913**	**AE Hoskins Building Services**	**11,209.00**
503536	Replace flywire doors - Tresillian		11,209.00	
108745	**2/08/2024**	**10925**	**Westend Plumbing & Gas**	**17,820.00**
INV-15444	Plumbing to City Deot		17,820.00	
108746	**2/08/2024**	**11016**	**Cr R A Coghlan**	**2,022.50**
AUGUST 2024	Monthly Councillor Allowances		2,022.50	
108747	**2/08/2024**	**11021**	**Cr F Bennett**	**2,022.50**
AUGUST 2024	Monthly Councillor Allowance		2,022.50	
108748	**2/08/2024**	**11088**	**OtagoIT Pty Ltd**	**677.60**
0000395	Tresillian WebsiteMonthlyManag 2024-2025		677.60	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108749	**2/08/2024**	**11101**	**Snap Osborne Park**	**203.50**
F034-23351	A6 Postcards - FMP & The Avenue Projects		203.50	
108750	**2/08/2024**	**11167**	**Debora Gregorio**	**678.00**
0724	TAC - Tutor Fees - Art Classes		678.00	
108751	**2/08/2024**	**11184**	**Cr N R Youngman**	**2,022.50**
AUGUST 2024	Monthly Councillor Allowance		2,022.50	
108752	**2/08/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**	**254,330.13**
58658665	Residential Waste collection (Dec-Jun24)		744.13	
58635130	Residential Waste collection (Dec-Jun24)		39,563.68	
167270	Residential Waste collection (Dec-Jun24)		214,521.95	
108753	**2/08/2024**	**11214**	**Roof Checks W.A.**	**4,200.00**
345	Tresillian - Gutter Cleaning		310.00	
344	Drabble House - Gutter Cleaning		250.00	
343	PRCC - Gutter Cleaning - 3 Monthly		250.00	
340	Lawler Park Toilets - Gutter Cleaning		250.00	
347	Allen Park - Gutter Cleaning		250.00	
349	Depot - Gutter Cleaning		490.00	
348	Nedlands Library - Gutter Cleaning		270.00	
338	Adam Armstrong - Gutter Cleaning		380.00	
337	Adam Armstrong - Gutter Cleaning		450.00	
335	Adam Armstrong - Gutter Cleaning		250.00	
332	Adam Armstrong - Gutter Cleaning		300.00	
333	Adam Armstrong - Gutter Cleaning		250.00	
336	Adam Armstrong - Gutter Cleaning		250.00	
334	Adam Armstrong - Gutter Cleaning		250.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108754	**2/08/2024**	**11258**	**Integrity**	**17,710.00**
INV-0301	Quote for renewal Attain software		17,710.00	
108755	**2/08/2024**	**11268**	**Kyocera Document Solutions Pty Ltd**	**1,070.88**
90994276	Printing Costs		1,070.88	
108756	**2/08/2024**	**11270**	**Mayor F E Argyle**	**8,202.08**
AUGUST 2024	Monthly Mayor Allowance		8,202.08	
108757	**2/08/2024**	**11280**	**Programmed Skilled Workforce Limited**	**3,825.13**
4846627	Appointment of contract officer EA (CEO)		3,825.13	
108758	**2/08/2024**	**11298**	**XX Engineering Pty Ltd T/As Atelier JV**	**3,143.25**
1722	Shirley Fyfe Park Gazebo-Structural Eng		3,143.25	
108759	**2/08/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFI**	**1,246.36**
1303	20 Hillway-Boundary reduction Eucalyptus		1,246.36	
108760	**2/08/2024**	**11369**	**Cr Blane Brackenridge**	**2,022.50**
AUGUST 2024	Monthly Councillor Allowance		2,022.50	
108761	**2/08/2024**	**11370**	**Cr H Amiry**	**2,022.50**
AUGUST 2024	Monthly Councillor Allowance		2,022.50	
108762	**2/08/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**147.46**
INV-33414	2 Fleece jumpers as per QU-1405		147.46	
108763	**2/08/2024**	**11401**	**Strategy 8 Pty Ltd**	**440.00**
INV-0254	Photography for Emerge YAA 2024 Opening		440.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108764	**2/08/2024**	**11428**	**Ergolink Advanced Ergonomics**	**937.44**
SI-00086761/1	Office upgrades		531.43	
SI-00087471	2 x Adjustable Footrests		406.01	
108765	**2/08/2024**	**11501**	**Rumbafit**	**330.00**
RF134-24	PA Affinity Club Zumba Gold July 2024		330.00	
108766	**2/08/2024**	**11532**	**Rent A Fence Pty Ltd**	**498.96**
RF 666721	Security Fencing - Hackett Hall		498.96	
108767	**2/08/2024**	**11579**	**Delisha Distributors Pty Ltd**	**187.00**
319956	MtC Library Newspapers July-Dec		187.00	
108768	**2/08/2024**	**11608**	**Seal Island Pty Ltd Lateral Aspect**	**990.00**
INV-4562	Graphic Design Templates		660.00	
INV-4561	Graphic Design IPF		330.00	
108769	**2/08/2024**	**11673**	**Nola Britton**	**80.00**
81	Life Drawing Social		80.00	
108770	**2/08/2024**	**11677**	**Place Laboratory Pty Ltd as trustee for the Lab**	**1,578.50**
22089_03	Design Review Panel Member Sitting Fees		1,578.50	
108771	**2/08/2024**	**11691**	**Fresh Pursuit Pty. Ltd t/as Kirkwood Continenta**	**27.55**
000007	Refreshments		27.55	
108772	**2/08/2024**	**11731**	**STIHL Shop Osborne Park**	**272.30**
80977 #7	Stihl Parts		272.30	
108773	**2/08/2024**	**11758**	**Cynthia Forrest**	**80.00**
89	Life Drawing Social		80.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108774	**2/08/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**60.30**
3256035	Admin Full Cream Milk Delivery FY24/25		60.30	
108775	**2/08/2024**	**11778**	**Omnicom Media Group Australia Pty Ltd**	**6,070.30**
1762833	Nedlands News April Correction		1,870.00	
1762837	Unnamed Laneway Public Notice		312.75	
1762835	Nedlands News July 24		1,930.50	
1762836	Differential Rates Notice the Post		682.48	
1762839	RFA 2024-25.01		446.53	
1762838	July Planning Notices		828.04	
108776	**2/08/2024**	**11784**	**Swiftfix Andrick Holdings PTY LTD**	**14,190.00**
INV-1383	Remove and replace damaged ceilings		14,190.00	
108777	**2/08/2024**	**11806**	**Elysia Henley**	**240.00**
9	PA Affinity Club SeniorPilates		240.00	
108778	**2/08/2024**	**11811**	**LGRCEU The Western Australian Municipal Roa**	**22.00**
FORTNIGHT 28/07/2024	LGRCEU Union Fees		22.00	
108779	**2/08/2024**	**11845**	**Harvey Norman AV/IT Osborne Park**	**1,544.00**
9334253	Supply of Kitchen goods		1,544.00	
108780	**2/08/2024**	**11890**	**Procurement PLUS**	**2,342.56**
Q2023-24-034B	RFT General Streetscape Weed Control		2,342.56	
108781	**2/08/2024**	**11905**	**Luxworks Traffic Control and Management PTY**	**956.68**
561	City wide		956.68	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108782	**2/08/2024**	**11917**	**EnvisionWare Australia Pty Ltd**		**3,164.89**
INV-AU-0100	Software licenses			3,164.89	
108783	**2/08/2024**	**11930**	**Coles Supermarkets Australia Pty Ltd**		**280.21**
196117909	Weekly food order- Coles. PRCC			280.21	
108784	**2/08/2024**	**11934**	**A Plus Training Solutions Pty Ltd**		**275.00**
03996	Chainsaw operation training			275.00	
108785	**2/08/2024**	**11944**	**Subiaco Business Centre PTY LTD**		**481.25**
0003317	Interviews			481.25	
108786	**2/08/2024**	**11946**	**Trev's Tinting**		**500.00**
17	Window frosting to Manager ICT office			500.00	
108787	**2/08/2024**	**11949**	**Thomas Pontre**		**1,782.00**
00000275	Advice sought on signing of development			1,782.00	
108796	**15/08/2024**	**10001**	**Australian Taxation Office**		**148,056.00**
FORTNIGHT 11/08/2024	Withholding Tax (PAYG)			125,065.00	
FORTNIGHT 11/08/2024	Extra Tax			1,786.00	
FORTNIGHT 11/08/2024	HELP			1,418.00	
FORTNIGHT 11/08/2024	TSL			2,636.00	
FORTNIGHT 11/08/2024	Withholding Tax (PAYG)			2,156.00	
FORTNIGHT 11/08/2024	Withholding Tax (PAYG)			13,484.00	
FORTNIGHT 11/08/2024	Extra Tax			100.00	
FORTNIGHT 11/08/2024	ETP Tax - Code O			1,411.00	
108797	**15/08/2024**	**10002**	**Child Support Registrar**		**672.89**
FORTNIGHT 11/08/2024	Child Support Agency			672.89	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108798	**15/08/2024**	**10003**	**Australian Services Union**		**157.00**
FORTNIGHT 11/08/2024	Australian Services Union			157.00	
108799	**15/08/2024**	**10004**	**City of Nedlands - Social Club**		**360.00**
FORTNIGHT 11/08/2024	Social Club			360.00	
108800	**15/08/2024**	**10005**	**Easi**		**3,237.62**
FORTNIGHT 11/08/2024	Novated Lease Easifleet - Pre Tax			1,995.55	
FORTNIGHT 11/08/2024	Novated Lease Easifleet- Post Tax			1,242.07	
108801	**15/08/2024**	**10006**	**Westpac Banking Corporation**		**81,309.62**
FORTNIGHT 11/08/2024	Employee Additional Contrib Pre Tax ($)			1,130.00	
FORTNIGHT 11/08/2024	Employee Additional Contrib Pre Tax (%)			9,583.71	
FORTNIGHT 11/08/2024	Employee Additional Contrib Post Tax (%)			278.07	
FORTNIGHT 11/08/2024	Employee Additional Contrib Pre Tax (%)			33.21	
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,808.65	
FORTNIGHT 11/08/2024	SGC Employer Contribution			979.81	
FORTNIGHT 11/08/2024	SGC Employer Contribution			199.54	
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,088.53	
FORTNIGHT 11/08/2024	SGC Employer Contribution			384.54	
FORTNIGHT 11/08/2024	SGC Employer Contribution			288.42	
FORTNIGHT 11/08/2024	SGC Employer Contribution			4,036.79	
FORTNIGHT 11/08/2024	SGC Employer Contribution			101.73	
FORTNIGHT 11/08/2024	SGC Employer Contribution			480.68	
FORTNIGHT 11/08/2024	SGC Employer Contribution			5,038.67	
FORTNIGHT 11/08/2024	SGC Employer Contribution			347.92	
FORTNIGHT 11/08/2024	SGC Employer Contribution			407.43	
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,058.99	
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,257.35	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,804.73
FORTNIGHT 11/08/2024	SGC Employer Contribution			3,708.05
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,293.41
FORTNIGHT 11/08/2024	SGC Employer Contribution			302.54
FORTNIGHT 11/08/2024	SGC Employer Contribution			852.29
FORTNIGHT 11/08/2024	SGC Employer Contribution			327.87
FORTNIGHT 11/08/2024	SGC Employer Contribution			444.36
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,031.75
FORTNIGHT 11/08/2024	SGC Employer Contribution			3,049.86
FORTNIGHT 11/08/2024	SGC Employer Contribution			914.94
FORTNIGHT 11/08/2024	SGC Employer Contribution			4,034.79
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,223.88
FORTNIGHT 11/08/2024	SGC Employer Contribution			522.94
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,582.51
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,189.47
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,134.18
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,622.77
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,788.09
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 11/08/2024	SGC Employer Contribution			5,657.58
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,811.96
FORTNIGHT 11/08/2024	SGC Employer Contribution			2,930.17
FORTNIGHT 11/08/2024	SGC Employer Contribution			500.58
FORTNIGHT 11/08/2024	SGC Employer Contribution			898.29
FORTNIGHT 11/08/2024	SGC Employer Contribution			1,357.54
FORTNIGHT 11/08/2024	Employer Contribution (Additional)			97.14
FORTNIGHT 11/08/2024	Employer Contribution (Additional)			277.96
FORTNIGHT 11/08/2024	Employer Contribution (Additional)			66.88
FORTNIGHT 11/08/2024	Employer Contribution (Additional)			250.78
FORTNIGHT 11/08/2024	Employer Contribution (Additional)			585.70

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		98.77	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		63.66	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		84.06	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		113.48	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		52.62	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		114.86	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		77.28	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		131.21	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		109.64	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		163.46	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		332.20	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		312.25	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		187.95	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		121.56	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		318.89	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		412.48	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		138.55	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		173.87	
FORTNIGHT 11/08/2024	SGC Employer Contribution		190.97	
FORTNIGHT 11/08/2024	SGC Employer Contribution		67.31	
FORTNIGHT 11/08/2024	Employer Contribution (Additional)		33.21	
FORTNIGHT 11/08/2024	SGC Employer Contribution		74.21	
FORTNIGHT 11/08/2024	SGC Employer Contribution		1,336.44	
108802	**15/08/2024**	**10007**	**Becarwise**	**1,603.66**
FORTNIGHT 11/08/2024	Novated Lease Becarwise - Pre Tax		1,355.01	
FORTNIGHT 11/08/2024	Novated Lease Becarwise- Post Tax		248.65	
108803	**15/08/2024**	**10020**	**AIM - Australian Institute of Management**	**1,081.00**
7165420	AIM Excel Training - Far Hardy		1,081.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108804	**15/08/2024**	**10021**	**Australia Post**	**912.01**
1013410696	Period Ending 31/07/2024		912.01	
108805	**15/08/2024**	**10025**	**Boc Limited**	**22.57**
4037149507	BOC Rental		22.57	
108806	**15/08/2024**	**10028**	**Bunnings Group Limited**	**769.87**
2010/00189487	Bunnings Materials		660.69	
2433/00788077	Bunnings Materials		109.18	
108807	**15/08/2024**	**10072**	**J & K Hopkins**	**1,076.00**
T22957	Chairs Order - Parks Team		1,076.00	
108808	**15/08/2024**	**10076**	**Kleenit Pty Ltd**	**198.00**
171854	Graffiti removal - Swanbourne Beach		198.00	
108809	**15/08/2024**	**10081**	**Local Health Auth Analytical Co**	**5,674.06**
MA2024 093-R	Local Health Authorities Comittee annual		5,674.06	
108810	**15/08/2024**	**10136**	**Westbooks**	**393.12**
343008	Nedlands junior local stock books		179.08	
343009	Mt Claremont junior local stock books		214.04	
108811	**15/08/2024**	**10183**	**Water Corporation**	**6,237.84**
9001412868	Bill ID 0143		755.79	
9001412833	Bill ID 0210		585.02	
9001410555	Bill ID 0141		472.06	
9001409431	Bill ID 0134		391.35	
9001409423	Bill ID 0137		172.18	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
9001409415	Bill ID 0133		505.14	
9001399093	Bill ID 0137		513.67	
9001405115	Bill ID 0160		737.85	
9001398891	Bill ID 0126		369.11	
9014584802	Bill ID 0099		1,124.72	
9014026245	Bill ID 0088		116.76	
9014026229	Bill ID 0089		158.18	
9001417087	Bill ID 0132		308.21	
9001416797	Bill ID 0123		16.68	
9001416957	Bill ID 0122		11.12	
108812	**15/08/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**	**2,912.16**
52353059	Labour hire - Turf Maintenance Officer		1,456.08	
52353060	Labour hire - Turf Maintenance Officer		1,456.08	
108813	**15/08/2024**	**10223**	**Local Government Professionals Australia (WA**	**710.00**
33826	2024 - 2025 Full Membership dues		560.00	
33599	24/25 Young Professional Membership		150.00	
108814	**15/08/2024**	**10229**	**WALGA**	**62,343.33**
SI-010956	WALGA Subscriptions 2024-2025		62,343.33	
108815	**15/08/2024**	**10304**	**Synergy**	**52,911.16**
342131310	Invoice 2058180890		579.93	
331018820	Invoice 2010208476		152.11	
338661150	Invoice 2066178564		136.47	
338661010	Invoice 2066178563		731.06	
214579230	Invoice 2022201133		44,643.18	
856995430	Invoice 2022201977		1,803.85	
968214430	Invoice 2014205098		185.99	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
301696720	Invoice 2002254532			135.88	
313447070	Invoice 2046191131			56.60	
392417010	Invoice 2022208539			914.79	
380380790	Invoice 2058185894			1,002.08	
131596660	Invoice 2050193379			789.53	
380380410	Invoice 2066185316			1,779.69	
108816	**15/08/2024**	**10341**	**AJ Baker & Sons Pty Ltd**		**247.50**
408964	Service of ice machine			247.50	
108817	**15/08/2024**	**10374**	**Dept of Transport - Information Fees Applicatio**		**313.95**
8055972	Department of Transport - Standing Order			313.95	
108818	**15/08/2024**	**10402**	**DU Electrical Pty Ltd**		**893.75**
00018138	Repairs to parks irrigation cabinet			893.75	
108819	**15/08/2024**	**10457**	**Instant Products Hire**		**235.02**
184434	John XXIII depot hire toilet			235.02	
108820	**15/08/2024**	**10483**	**Drainflow Services Pty Ltd**		**12,299.36**
00018185	Standing order educating city wide			12,299.36	
108821	**15/08/2024**	**10489**	**Toyota Material Handling Australia -**		**427.81**
255006327	Bobcat Parts			427.81	
108822	**15/08/2024**	**10493**	**Randstad Pty Ltd**		**4,062.99**
RA5618875	Agency staff			2,243.16	
RA5618502	Agency staff			1,819.83	
108823	**15/08/2024**	**10506**	**Dept of Planning, Lands and Heritage - DAP Ap**		**264.00**
725961	Reimburse DAP Fees			264.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108824	**15/08/2024**	**10553**	**Mr I De Souza**	**440.00**
5	TAC - Supply of Life Models for Drawing		220.00	
4	TAC - Supply of Life Models for Drawing		220.00	
108825	**15/08/2024**	**10561**	**Internode Pty Ltd**	**2,950.50**
119	Internode IDC COLO: Full Rack Next DC		2,950.50	
108826	**15/08/2024**	**10608**	**Corsign WA Pty Ltd**	**1,288.10**
00087393	street blade repairs		1,040.60	
00086818	Street blade removal		247.50	
108827	**15/08/2024**	**10688**	**Officeworks Ltd**	**594.00**
615569106	New monitors		594.00	
108828	**15/08/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Serv**	**9,383.57**
51657	Electrical works		123.39	
52141	Harris Park Playground Pole light		1,015.87	
52187	Drosera Lane Bollards 1 out		161.89	
52184	Paul Husluck Reserve light out		257.59	
52181	Princess & Vincent faulty light		215.79	
52180	Gun Park - Light out		215.79	
52364	Faulty street light		658.18	
52317	Replace control gear at Highview Park		1,416.56	
52355	Street light not working		695.58	
51441	Upgrade and electrical repairs		3,147.10	
52177	Allen Park Upper Walkway light out		577.88	
52175	Mt Claremont CC bollard light out		443.49	
52462	Allen Park Sports Floodlighting Repairs		454.46	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108829	**15/08/2024**	**10705**	**Cardia Bioplastics (Australia) Pty Ltd**	**26,643.01**
INVCBA0001696	Kitchen caddy FOGO liners		26,643.01	
108830	**15/08/2024**	**10724**	**TechnologyOne**	**21,004.72**
237644	Technology 1 consultancy 23/24 remaining		9,895.29	
237645	Technology 1 consultancy 23/24 remaining		8,744.43	
237450	TechnologyOne Consultancy Q1 24/25		2,365.00	
108831	**15/08/2024**	**10772**	**Ream Clean Property Service**	**748.00**
03/J/S/2024	Emptying recycling station - Admin		748.00	
108832	**15/08/2024**	**10880**	**Horizon West Landscape & Irrigation Pty**	**6,556.00**
00014676	General Gardening July 2024		6,028.00	
00014677	Prune Woolly bush Camelia Avenue		528.00	
108833	**15/08/2024**	**10983**	**Michelle Kelly**	**352.00**
169	Affinity Club Yoga July 2024		352.00	
108834	**15/08/2024**	**11063**	**Cameron Chisholm & Nicol (WA) Pty Ltd**	**1,804.00**
10705.P19046.32	Design Review Panel Member Sitting Fees		1,804.00	
108835	**15/08/2024**	**11171**	**Tomomi Yamamoto**	**208.00**
026	TAC - Tutor Fees		208.00	
108836	**15/08/2024**	**11182**	**Brownes Foods Operations Pty Ltd**	**130.68**
17925868	Depot milk 2024-25		65.34	
17903838	Depot milk 2024-26		65.34	
108837	**15/08/2024**	**11268**	**Kyocera Document Solutions Pty Ltd**	**479.60**
INV-128283-V3L9J2	Principal repayment of lease - Plotter		479.60	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108838	**15/08/2024**	**11315**	**RecordPoint Software APAC Pty Ltd**	**134,174.70**
RP003651	FY2425 Subscription Fees		134,174.70	
108839	**15/08/2024**	**11401**	**Strategy 8 Pty Ltd**	**5,875.00**
INV-0252	Photography Project		5,875.00	
108840	**15/08/2024**	**11420**	**Kennedys (Australasia) Partnership**	**3,830.20**
38-24-0003538	Legal advice - employment matters		3,830.20	
108841	**15/08/2024**	**11486**	**J and M Asphalt Pty Ltd**	**814.00**
INV-2374	supply and lay hot asphalt bund to reduce water run off		814.00	
108842	**15/08/2024**	**11573**	**Veale Auto Parts**	**79.20**
20639097	Nissan Parts		79.20	
108843	**15/08/2024**	**11673**	**Nola Britton**	**240.00**
82	Life Drawing Social		80.00	
83	Life Drawing Social		80.00	
84	Life Drawing Social		80.00	
108844	**15/08/2024**	**11752**	**Bing Technologies Pty Ltd**	**2,601.98**
245486	Nedlands Village PSP - Design Guidelines		909.92	
245372	Orton PSP - Advertising		1,113.20	
245371	Scheme Amendment 15 - Advertising		487.87	
244242 (2)	Small Letter Colour Regular		90.99	
108845	**15/08/2024**	**11758**	**Cynthia Forrest**	**240.00**
90	Life Drawing Social		80.00	
91	Life Drawing Model		80.00	
92	Life Drawing Social		80.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108846	**15/08/2024**	**11761**	**Matthew MacPherson**	**725.00**
02082024	Membership renewal - AICD		725.00	
108847	**15/08/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**150.10**
3264512	Admin Full Cream Milk Delivery FY24/25		60.30	
3266212	Admin Full Cream Milk Delivery FY24/25		60.30	
3266976	Admin Hi-Lo Milk Delivery FY24/25		29.50	
108848	**15/08/2024**	**11776**	**Micah Stephen Beaumont Diana Kalekenova**	**725.00**
24	PA Affinity Club Beginner Yoga July 2024		325.00	
23	PA Affinity Club Chair Yoga July24		400.00	
108849	**15/08/2024**	**11794**	**Granicus Australia Pty Ltd**	**32,997.20**
188120	Granicus EngagementHQ 2024/25		32,997.20	
108850	**15/08/2024**	**11805**	**Aqua Filtration Enterprises Pty Ltd**	**302.50**
INV-0879	Tresillian - Water Unit Hire & Maintain		49.50	
INV-0878	PRCC - Water Unit hire & maintain		55.00	
INV-0880	Mt Claremont Hive - Water Unit hire		49.50	
INV-0875	Admin Comms - Water Unit hire		49.50	
INV-0876	Mt Claremont Library - Water Unit hire		49.50	
INV-0877	John XXIII - Water Unit hire & maintain		49.50	
108851	**15/08/2024**	**11806**	**Elysia Henley**	**400.00**
10	PA Affinity Club SeniorPilates July 24		400.00	
108852	**15/08/2024**	**11811**	**LGRCEU The Western Australian Municipal Roa**	**22.00**
FORTNIGHT 11/08/2024	LGRCEU Union Fees		22.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108853	**15/08/2024**	**11834**	**West-Sure Security**	**118.58**
00030471	Weekly cash payment pickup from Admin		118.58	
108854	**15/08/2024**	**11847**	**MASTEC AUSTRALIA PTY LTD**	**4,996.59**
INV17238	850 x 7kg FOGO kitchen caddies		4,996.59	
108855	**15/08/2024**	**11873**	**Sydney Tools Pty Ltd**	**531.60**
14722796	Face Shield		531.60	
108856	**15/08/2024**	**11880**	**Craig Ross**	**9,040.00**
INV-2502	Independent Financial Consultant		9,040.00	
108857	**15/08/2024**	**11885**	**ABM Landscaping**	**7,612.00**
INV-5448	Bromilow Green		7,612.00	
108858	**15/08/2024**	**11900**	**Mills Oakley Lawyers**	**2,200.00**
672352	Legal advice - employment matters		2,200.00	
108859	**15/08/2024**	**11921**	**Thomas Executive Pty Ltd**	**68,475.00**
0117	Executive Recruitment		31,350.00	
0116	Executive Recruitment		37,125.00	
108860	**15/08/2024**	**11922**	**BishopMedia The Trustee for BishopMedia Trus**	**1,540.00**
24641	Media Consulting		1,540.00	
108861	**15/08/2024**	**11930**	**Coles Supermarkets Australia Pty Ltd**	**296.28**
195698390	Children's weekly food		296.28	
108862	**15/08/2024**	**11931**	**McLeods Lawyers**	**2,928.01**
140307	Advice - Removal of Deed		1,086.28	
140612	McLeods Solicitors		1,841.73	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108863	**15/08/2024**	**11948**	**Women in Technology WA**	**299.85**
INV-9YB2LQDT	Women In Tech Conference 2024		299.85	
108872	**22/08/2024**	**10001**	**Australian Taxation Office**	**26,128.00**
FORTNIGHT 18/08/2024	Withholding Tax (PAYG)		26,128.00	
108873	**22/08/2024**	**10004**	**City of Nedlands - Social Club**	**10.00**
FORTNIGHT 18/08/2024	Social Club		10.00	
108874	**22/08/2024**	**10006**	**Westpac Banking Corporation**	**468.10**
FORTNIGHT 18/08/2024	Employee Additional Contrib Pre Tax (%)		24.28	
FORTNIGHT 18/08/2024	SGC Employer Contribution		55.85	
FORTNIGHT 18/08/2024	SGC Employer Contribution		378.26	
FORTNIGHT 18/08/2024	Employer Contribution (Additional)		9.71	
108875	**22/08/2024**	**10013**	**Alinta Energy**	**123.25**
441535710	15 May 2024 to 13 Aug 2024		54.40	
977901950	15 May 2024 to 13 Aug 2024		68.85	
108876	**22/08/2024**	**10028**	**Bunnings Group Limited**	**1,100.20**
2433/00897839	Materials		333.46	
2260/00682234	Maintenance supplies		295.71	
2260/00148155	Bunnings Materials		48.56	
2433/00803164	Bunnings Materials		130.99	
2260/00683287	Bunnings Materials		291.48	
108877	**22/08/2024**	**10034**	**Chubb Fire & Security Pty Ltd**	**2,293.83**
610445	Depot and Vehicles - Fire Equipment		2,293.83	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108878	**22/08/2024**	**10053**	**Landgate**	**5,218.00**
1401247	SLIP Subscription Service - Medium		5,218.00	
108879	**22/08/2024**	**10070**	**J Blackwood & Son Ltd**	**50.23**
SI08774803	Various PPE		19.73	
SI08745611	Various PPE		30.50	
108880	**22/08/2024**	**10099**	**Optus Billing Services Pty Ltd**	**4,289.52**
000454165288	Optus Mobile-Shared Data & Teams Calling		1,507.07	
000453582259	Optus Mobile-Shared Data & Teams Calling		2,782.45	
108881	**22/08/2024**	**10121**	**JTagz Pty Ltd**	**415.08**
00031767	Animal registration tags 2024		415.08	
108882	**22/08/2024**	**10199**	**Hays Specialist Recruitment Aust Pty Ltd**	**6,452.43**
52370631	Labour hire - Turf Maintenance Officer		1,456.08	
52363040	Labour hire - Turf Maintenance Officer		2,112.74	
52370632	Labour hire - Turf Maintenance Officer		970.72	
52385792	Labour hire - Turf Maintenance Officer		1,912.89	
108883	**22/08/2024**	**10200**	**WATERLOGIC AUSTRALIA PTY LTD**	**117.19**
CD-3837445	Admin - Rheem 10L Lazer Staff Kitchen		117.19	
108884	**22/08/2024**	**10273**	**West Tip Waste Control Pty Ltd**	**748.50**
79686	Skip bin for Depot		270.00	
79687	General waste bin at JXXIII depot		478.50	
108885	**22/08/2024**	**10281**	**Western Suburbs Building & Landscaping**	**150.00**
00010411	Plasterers sand		150.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108886	**22/08/2024**	**10293**	**Diamond Hire**	**70.00**
147804	Equipment hire for conservation projects		70.00	
108887	**22/08/2024**	**10296**	**Connect Call Centre Services (Previous**	**303.88**
00117363	Telephony services - After hours calls		303.88	
108888	**22/08/2024**	**10304**	**Synergy**	**11,515.51**
239411960	Invoice 2046190925		479.96	
239411960	Invoice 2046169811		25.24	
801340050	Invoice 3000224078		11,010.31	
108889	**22/08/2024**	**10326**	**C Schilizzi**	**2,736.00**
00068A	TAC - Tutor Fees - C Schilizzi		2,736.00	
108890	**22/08/2024**	**10378**	**Databank Escrow Services Pty Ltd**	**237.67**
10185527	Databank ESCROW anl subscription 24 25		237.67	
108891	**22/08/2024**	**10397**	**Mowmaster Turf Equipment**	**320.50**
00068520	Mower Heads		320.50	
108892	**22/08/2024**	**10419**	**Sustainable Outdoors**	**11,276.93**
INV-2920	Mt Claremont Oval		11,276.93	
108893	**22/08/2024**	**10429**	**Sonic HealthPlus Pty Ltd**	**1,172.30**
3338096	Employment Medicals		168.30	
WP387402	Employment Medicals		234.00	
3324958	Employment Medicals		283.80	
3334446	Employment Medicals		486.20	
108894	**22/08/2024**	**10466**	**Planet Footprint Pty Ltd T/As Azility**	**13,351.80**
INV-1629	Core utility scorekeeping services		13,351.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108895	**22/08/2024**	**10467**	**The Information Management Group Pty Ltd**	**2,533.96**
93809543	Archive Record Storage & Digitisation		985.45	
93809544	Archive Record Storage & Digitisation		1,548.51	
108896	**22/08/2024**	**10479**	**State Wide Turf Services**	**4,340.71**
9055	Broadacre Mowing -Winter 29/7 to 9/8/24		4,340.71	
108897	**22/08/2024**	**10483**	**Drainflow Services Pty Ltd**	**28,074.99**
00018586	Jetting and educating city wide		4,193.84	
00018661	Jetting and educating city wide		355.41	
00018555	June City Wide Sweep		23,525.74	
108898	**22/08/2024**	**10493**	**Randstad Pty Ltd**	**5,828.97**
RA5627105	Agency staff		560.79	
RA5627560	Agency staff		337.59	
RA5633948	Agency staff		1,121.58	
RA5626572	Agency staff		877.73	
RA5627385	Agency staff		1,809.70	
RA5626102	Agency staff		1,121.58	
108899	**22/08/2024**	**10504**	**Ms S Hibbert**	**2,478.00**
65	TAC - Tutor Fees - S Hibbert		2,478.00	
108900	**22/08/2024**	**10517**	**Insight Enterprises Australia Pty Ltd**	**1,292.92**
100469565	Azure Plan for Commercial Business		1,292.92	
108901	**22/08/2024**	**10549**	**JB Hi-Fi Group Pty Ltd**	**81.00**
BD1519053	Bus camera card		81.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108902	**22/08/2024**	**10553**	**Mr I De Souza**	**220.00**
6	TAC - Supply of Life Models for Drawing		220.00	
108903	**22/08/2024**	**10561**	**Internode Pty Ltd**	**2,950.50**
120	Internode IDC COLO: Full Rack Next DC		2,950.50	
108904	**22/08/2024**	**10576**	**Play Check**	**1,210.00**
HD 588777619	Assessment on Dawes Park Bouncers		495.00	
HD 588777148	Play equipment Audit Jo Wheatley AAPS		715.00	
108905	**22/08/2024**	**10604**	**Junk Removal**	**50.00**
INV12877	Illegal dumping		50.00	
108906	**22/08/2024**	**10608**	**Corsign WA Pty Ltd**	**4,275.15**
00087469	Parking sign order		1,394.25	
00087226	Street blade repairs		861.30	
00087225	Street blade repairs		1,177.00	
00087224	Street blade repairs		842.60	
108907	**22/08/2024**	**10612**	**Data Documents**	**49.50**
13672	Emerge Certificate Printing		49.50	
108908	**22/08/2024**	**10617**	**Aus Chill Technical Services Pty Ltd**	**200.75**
13515	Air con fault finding		200.75	
108909	**22/08/2024**	**10667**	**CTI Couriers Pty Ltd**	**733.45**
CISC4704996	Library courier for July 24		733.45	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108910	**22/08/2024**	**10688**	**Officeworks Ltd**	**3,909.56**
615685378	Nedlands notepads		515.00	
615573900	Stationery supplies		25.00	
615688594	Lenovo Thinkpad x1		2,697.00	
615488312	Depot Station Order July 16 2024		157.56	
615685279	Depot Station Order July 16 2024		515.00	
108911	**22/08/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Serv**	**8,307.42**
52276	Replace power supply cabinet - Lawler		6,286.50	
52477	Charles Court reserve carpark lighting		1,773.96	
52700	Adam Armstrong fluro light replacement.		246.96	
108912	**22/08/2024**	**10731**	**Bore Stain West /Powell's Pressure**	**225.00**
4	Remove bore stain on Karella Park sign		225.00	
108913	**22/08/2024**	**10733**	**TPG Telecom**	**5,121.16**
20830125	TPG Telecom - Internet Service		5,121.16	
108914	**22/08/2024**	**10735**	**WINC Australia Pty Ltd (Previous name**	**1,412.22**
9045861224	Livi Essentials 1301 Hypoallergenic Faci		763.65	
9045888408	Kitchen consumables		258.65	
9045922047	Kitchen consumables		175.41	
9045884652	Kitchen consumables		214.51	
108915	**22/08/2024**	**10766**	**Inlogik Pty Ltd**	**549.91**
IN000080536	Promaster monthly user		549.91	
108916	**22/08/2024**	**10786**	**Fresh Convenience Catering**	**429.00**
1000335	Fruit skewers		429.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108917	**22/08/2024**	**10842**	**Retro Roads - Tagsat Pty Ltd**	**2,194.70**
01708334	Electric Vehicle charging bay lines		2,194.70	
108918	**22/08/2024**	**10878**	**Cupid Catering**	**429.00**
IN00000003494	Catering for 13 August		429.00	
108919	**22/08/2024**	**10880**	**Horizon West Landscape & Irrigation Pty**	**220.00**
00014678	PFSYC Foreshore Gardening July August 24		220.00	
108920	**22/08/2024**	**10909**	**Richards Tyrepower**	**360.00**
3367471	Tyres		310.00	
3367634	Tyre Repair		50.00	
108921	**22/08/2024**	**10968**	**Fiona Buchanan Art**	**1,836.00**
24_0705	TAC - Tutor Fees		1,836.00	
108922	**22/08/2024**	**11012**	**Aussie Broadband Pty Ltd**	**4,930.50**
41787080	NBN Enterprise service- March 24- Oct24		4,930.50	
108923	**22/08/2024**	**11018**	**Dept of Mines, Industry Regulation and**	**35,007.87**
JULY 2024	BSL Levy 1/7/24-31/7/24		35,007.87	
108924	**22/08/2024**	**11182**	**Brownes Foods Operations Pty Ltd**	**65.34**
17946462	Depot milk 2024-25		65.34	
108925	**22/08/2024**	**11203**	**Sage Consulting Engineers Pty Ltd**	**7,628.50**
INV-0696	David Cruickshank Lighting Design		7,628.50	
108926	**22/08/2024**	**11214**	**Roof Checks W.A.**	**570.00**
342	Nedlands Library - Gutter Cleaning		300.00	
346	John Leckie - Gutter Cleaning		270.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108927	**22/08/2024**	**11275**	**Life Choice Fitness**	**300.00**
31724	PA Affinity Club, Tai Chill, July 2024		300.00	
108928	**22/08/2024**	**11280**	**Programmed Skilled Workforce Limited**	**4,291.68**
4850065	Appointment of contract officer EA (CEO)		4,291.68	
108929	**22/08/2024**	**11307**	**Liveable Group Pty Ltd T/A Professional PROFI**	**260.87**
1352	Minor grinding at Bromilow green		260.87	
108930	**22/08/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**4,701.08**
INV-33874	Work clothes		934.00	
INV-32740	Uniform Order - June 2024		3,767.08	
108931	**22/08/2024**	**11456**	**Paperbark Technologies Pty Ltd**	**550.00**
00008691	QTRA on Tuart		550.00	
108932	**22/08/2024**	**11497**	**azclear**	**4,488.00**
0001851	ACM removal Shenton Bush and Allen Park		4,488.00	
108933	**22/08/2024**	**11539**	**Ambius**	**734.86**
21621553	Int Plantscape Rental Depot Building		315.13	
21621552	Int Plantscape Rental Admin Building		419.73	
108934	**22/08/2024**	**11573**	**Veale Auto Parts**	**19.80**
20660874	Socket		19.80	
108935	**22/08/2024**	**11587**	**Narelle Higson**	**540.00**
20248	TAC - Tutor Fees - Narelle Higson		540.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108936	**22/08/2024**	**11608**	**Seal Island Pty Ltd Lateral Aspect**	**440.00**
INV-4563	Graphic design for ITS		440.00	
108937	**22/08/2024**	**11639**	**Telstra Limited**	**570.00**
3043361421 - AUGUST 2024	T311		60.00	
1315114130 - AUGUST 2024	T311		510.00	
108938	**22/08/2024**	**11673**	**Nola Britton**	**80.00**
85	Life Drawing Social		80.00	
108939	**22/08/2024**	**11706**	**Baroness Holdings Pty Ltd t/as Tree Planting a**	**10,086.82**
INV-1761	Tree Watering at Montario Quarter.		6,720.82	
INV-1786	Tree Planting		3,366.00	
108940	**22/08/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**60.30**
3267572	Admin Full Cream Milk Delivery FY24/25		60.30	
108941	**22/08/2024**	**11797**	**Helene Pty LTD T/AS Lo-Go Appointments**	**2,028.20**
H3993	Kim Hyoseon temp		2,028.20	
108942	**22/08/2024**	**11855**	**Baileys Fertilisers**	**591.25**
50342	5 x Tristar 20kg 20 x Gypsum 20kg		591.25	
108943	**22/08/2024**	**11862**	**Motorpass**	**13,613.35**
8	Period end 8 August		13,613.35	
108944	**22/08/2024**	**11877**	**Star Settlement**	**64.44**
100539	Refund - Star Settlement		64.44	
108945	**22/08/2024**	**11884**	**The Mental Health Project**	**4,573.25**
INV-00197	Mental Health Project		4,400.00	
INV-00198	Mental Health Project		173.25	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108946	**22/08/2024**	**11897**	**Quoin Consulting Pty Ltd**	**1,650.00**
QC22913	Allen Park Cottage Assessment		1,650.00	
108947	**22/08/2024**	**11905**	**Luxworks Traffic Control and Management PTY**	**2,798.05**
615	City wide		2,571.80	
682	Job 203778: 3 Granby Cres		226.25	
108948	**22/08/2024**	**11932**	**Source Business Partners**	**22,301.01**
INV-0028	Accounting Support		10,202.92	
INV-0032	Accounting Support		12,098.09	
108949	**22/08/2024**	**11933**	**CSBP Limited**	**850.03**
1434937	Soil Sample Analysis & Results		850.03	
108950	**22/08/2024**	**11934**	**A Plus Training Solutions Pty Ltd**	**825.00**
04013	Operate & Maintain Chainsaw Training x 3		825.00	
108951	**22/08/2024**	**11942**	**Online Compliance Training**	**8,068.50**
1080	LMS Set Up for online training modules		8,068.50	
108952	**22/08/2024**	**11947**	**LINKEDIN SINGAPORE PTE LTD**	**4,444.00**
51110527018	LinkedIn Account for Job Slots		4,444.00	
108953	**22/08/2024**	**11955**	**Australian Agribusiness (Holdings) Pty Ltd - Nu**	**7,392.00**
334564	Herbicide & Surfactant		7,392.00	
108954	**22/08/2024**	**11957**	**Robert Half Australia**	**5,540.54**
852907	Accountant		5,540.54	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108963	**29/08/2024**	**10001**	**Australian Taxation Office**	**131,145.00**
FORTNIGHT 25/08/2024	Withholding Tax (PAYG)		125,097.00	
FORTNIGHT 25/08/2024	Extra Tax		1,786.00	
FORTNIGHT 25/08/2024	HELP		1,594.00	
FORTNIGHT 25/08/2024	TSL		2,668.00	
108964	**29/08/2024**	**10002**	**Child Support Registrar**	**686.49**
FORTNIGHT 25/08/2024	Child Support Agency		686.49	
108965	**29/08/2024**	**10003**	**Australian Services Union**	**183.50**
FORTNIGHT 25/08/2024	Australian Services Union		183.50	
108966	**29/08/2024**	**10004**	**City of Nedlands - Social Club**	**330.00**
FORTNIGHT 25/08/2024	Social Club		330.00	
108967	**29/08/2024**	**10005**	**Easi**	**3,237.62**
FORTNIGHT 25/08/2024	Novated Lease Easifleet - Pre Tax		1,995.55	
FORTNIGHT 25/08/2024	Novated Lease Easifleet- Post Tax		1,242.07	
108968	**29/08/2024**	**10006**	**Westpac Banking Corporation**	**79,375.02**
FORTNIGHT 25/08/2024	Employee Additional Contrib Pre Tax ($)		1,130.00	
FORTNIGHT 25/08/2024	Employee Additional Contrib Pre Tax (%)		9,573.47	
FORTNIGHT 25/08/2024	Employee Additional Contrib Post Tax (%)		238.63	
FORTNIGHT 25/08/2024	SGC Employer Contribution		2,599.79	
FORTNIGHT 25/08/2024	SGC Employer Contribution		421.26	
FORTNIGHT 25/08/2024	SGC Employer Contribution		274.37	
FORTNIGHT 25/08/2024	SGC Employer Contribution		2,136.60	
FORTNIGHT 25/08/2024	SGC Employer Contribution		384.54	
FORTNIGHT 25/08/2024	SGC Employer Contribution		3,373.44	
FORTNIGHT 25/08/2024	SGC Employer Contribution		508.65	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
FORTNIGHT 25/08/2024	SGC Employer Contribution			768.91
FORTNIGHT 25/08/2024	SGC Employer Contribution			5,038.67
FORTNIGHT 25/08/2024	SGC Employer Contribution			347.92
FORTNIGHT 25/08/2024	SGC Employer Contribution			407.43
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,058.99
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,301.07
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,837.80
FORTNIGHT 25/08/2024	SGC Employer Contribution			4,008.99
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,293.41
FORTNIGHT 25/08/2024	SGC Employer Contribution			336.15
FORTNIGHT 25/08/2024	SGC Employer Contribution			924.02
FORTNIGHT 25/08/2024	SGC Employer Contribution			384.54
FORTNIGHT 25/08/2024	SGC Employer Contribution			451.15
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,444.96
FORTNIGHT 25/08/2024	SGC Employer Contribution			3,122.85
FORTNIGHT 25/08/2024	SGC Employer Contribution			914.94
FORTNIGHT 25/08/2024	SGC Employer Contribution			3,210.42
FORTNIGHT 25/08/2024	SGC Employer Contribution			2,625.17
FORTNIGHT 25/08/2024	SGC Employer Contribution			522.94
FORTNIGHT 25/08/2024	SGC Employer Contribution			2,582.51
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,432.53
FORTNIGHT 25/08/2024	SGC Employer Contribution			751.44
FORTNIGHT 25/08/2024	SGC Employer Contribution			3,117.27
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,797.80
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,833.64
FORTNIGHT 25/08/2024	SGC Employer Contribution			5,533.29
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,811.96
FORTNIGHT 25/08/2024	SGC Employer Contribution			2,884.39
FORTNIGHT 25/08/2024	SGC Employer Contribution			500.58
FORTNIGHT 25/08/2024	SGC Employer Contribution			898.29

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
FORTNIGHT 25/08/2024	SGC Employer Contribution			1,357.54	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			286.32	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			66.88	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			308.25	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			585.70	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			98.77	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			61.63	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			84.06	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			113.48	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			58.46	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			127.33	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			78.46	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			29.16	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			109.64	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			163.46	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			401.98	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			312.25	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			187.80	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			123.25	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			318.89	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			412.48	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			138.55	
FORTNIGHT 25/08/2024	Employer Contribution (Additional)			165.90	
108969	**29/08/2024**	**10007**	**Becarwise**		**477.84**
FORTNIGHT 25/08/2024	Novated Lease Becarwise - Pre Tax			499.19	
FORTNIGHT 25/08/2024	Novated Lease Becarwise- Post Tax			248.65	
108970	**29/08/2024**	**10013**	**Alinta Energy**		**49.85**
530105310	24 May 2024 to 26 Aug 2024			49.85	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108971	**29/08/2024**	**10020**	**AIM - Australian Institute of Management**	**2,059.00**
7165748	AIM		2,059.00	
108972	**29/08/2024**	**10026**	**Brown McAllister Surveyors**	**24,532.20**
INV-8637	Feature Survey Shrike Lane		2,618.00	
INV-8627	Underground Survey The Avenue 24/25		21,914.20	
108973	**29/08/2024**	**10029**	**Bunzl Limited**	**4,851.59**
Y277859	Public Toilets hygiene supplies		1,419.93	
Y251686	PRCC hygiene supplies		3,431.66	
108974	**29/08/2024**	**10046**	**Team Global Express Pty Ltd**	**463.71**
P60813115	July 2024		463.71	
108975	**29/08/2024**	**10073**	**John Hughes**	**61,682.20**
4558957	2 x HYUNDAI CN7.V2 I30 SEDAN HEV 1.6P DC		30,841.10	
4558612	2 x HYUNDAI CN7.V2 I30 SEDAN HEV 1.6P DC		30,841.10	
108976	**29/08/2024**	**10076**	**Kleenit Pty Ltd**	**550.00**
172071	Graffiti removal		132.00	
172073	Graffiti removal		132.00	
171927	Graffiti removal		154.00	
172072	Graffiti removal		132.00	
108977	**29/08/2024**	**10136**	**Westbooks**	**1,203.79**
343007	Adult local stock books		346.35	
343006	MtC adult local stock books		368.33	
343309	Adult local stock books		154.82	
343310	Nedlands junior local stock books		158.07	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
343311	Mt Claremont junior local stock books		110.54	
343308	MtC adult local stock books		65.68	
108978	**29/08/2024**	**10139**	**Western Metropolitan Regional Council**	**1,137.21**
M-2408110	Council greenwaste disposal 2024/25		1,137.21	
108979	**29/08/2024**	**10153**	**Priestman & Sharp**	**2,000.00**
23385	Repair to Hino Truck		2,000.00	
108980	**29/08/2024**	**10174**	**Green Skills (Eco Jobs)**	**11,916.09**
P3885	Hand weeding bulbs		3,766.59	
P3886	Swanbourne Estate		1,658.17	
P3887	Natural Area Maintenance Allen Park		3,882.51	
P3884	Greenstock and Rubbish Allen Park		2,608.82	
108981	**29/08/2024**	**10183**	**Water Corporation**	**1,259.85**
9001426506	Bill ID 0147		172.18	
9001418733	Bill ID 0146		227.59	
9001418629	Bill ID 0152		860.08	
108982	**29/08/2024**	**10261**	**Donegan Enterprises Pty Ltd**	**1,223.20**
00007222	Replace 4 Rubber stoppers - Steering		596.20	
00007223	Tighten spring bouncer U bolt Swanbourne		627.00	
108983	**29/08/2024**	**10286**	**A. Noble & Son Ltd**	**130.06**
NS325225	Shackles		130.06	
108984	**29/08/2024**	**10318**	**Perth Irrigation Centre**	**2,314.80**
I5097	Irrigation material for parks		2,314.80	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108985	**29/08/2024**	**10336**	**The Worm Shed**	**270.00**
8067	Worm Farm		270.00	
108986	**29/08/2024**	**10376**	**Syrinx Environmental Pty Ltd**	**1,650.00**
INV02285	Weed Control Foreshore 28307 Year 1		1,650.00	
108987	**29/08/2024**	**10402**	**DU Electrical Pty Ltd**	**270.60**
00018107	Disconnect aerator at Daran Park		270.60	
108988	**29/08/2024**	**10409**	**First Five Minutes Pty Ltd**	**3,619.42**
CONS295838	Emergency evacuation training		3,619.42	
108989	**29/08/2024**	**10412**	**United Equipment Pty Ltd**	**1,598.91**
SVC1125815	Forklift Repair		1,598.91	
108990	**29/08/2024**	**10419**	**Sustainable Outdoors**	**17,953.89**
INV-2928	TMP and Greenways Maintenance Underwood		8,429.14	
INV-2939	Winter revegetation works		1,306.80	
INV-2921	Winter revegetation works Shenton		2,186.80	
INV-2922	Golden Crown Beard at John XXIII Depot		660.00	
INV-2906	Greenways Maintenance Heritage Precinct		5,371.15	
108991	**29/08/2024**	**10483**	**Drainflow Services Pty Ltd**	**2,274.62**
00018554	Victoria Avenue - Drainage CCTV pre work		2,274.62	
108992	**29/08/2024**	**10553**	**Mr I De Souza**	**220.00**
7	TAC - Supply of Life Models for Drawing		220.00	
108993	**29/08/2024**	**10693**	**Boyan Electrical Services Boyan Electrical Serv**	**8,211.30**
52640	Emergency light\RCD test - Child Health		6,039.52	
52369	Electr Maintenance and repairs		1,593.90	
52724	17 Caladenia Parade Mount Claremont		577.88	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108994	**29/08/2024**	**10713**	**Soft Landing**	**3,328.60**
INV87901	Mattress recycling for June 2024		3,328.60	
108995	**29/08/2024**	**10878**	**Cupid Catering**	**330.00**
IN00000003500	20th Concept forum		330.00	
108996	**29/08/2024**	**10902**	**Subiaco Painting Service**	**1,074.00**
6082024	Repaint Melvista Park Sign		1,074.00	
108997	**29/08/2024**	**10913**	**AE Hoskins Building Services**	**3,948.01**
504021	Security Screens - Mt Claremount PG		3,948.01	
108998	**29/08/2024**	**10952**	**Domus Nursery**	**2,007.79**
181727	Winter Planting for City of Nedlands		1,785.17	
182522	Materials		222.62	
108999	**29/08/2024**	**11069**	**Realmstudios Pty Ltd**	**2,200.00**
INV-3471	Whadjuk Trail Design and Documentation		2,200.00	
109000	**29/08/2024**	**11087**	**Beacon Equipment**	**1,815.10**
76514 #21	Mower Radiator		952.00	
76516 #21	Mower Parts		863.10	
109001	**29/08/2024**	**11155**	**Powerlyt Group Pty Ltd**	**4,125.33**
INV2459	Lighting Audit - The Avenue - Black spot		4,125.33	
109002	**29/08/2024**	**11172**	**Aerometrex Ltd**	**10,769.00**
29731	MetroMap 2D Enterprise Annual		10,769.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109003	**29/08/2024**	**11192**	**Veolia Recycling & Recovery Pty Ltd (Suez)**	**53,268.42**
58884195	Waste Disposal - Res&comm (Jul-Dec24)		52,877.28	
58908206	bulk commercial bulk bins (Jul-Dec24)		848.17	
109004	**29/08/2024**	**11268**	**Kyocera Document Solutions Pty Ltd**	**479.60**
INV-130930-H8R1Q4	Interest repayment of lease - Plotter		479.60	
109005	**29/08/2024**	**11398**	**R & J Marinich Pty Ltd T/as Totally**	**206.10**
INV-34225	Ranger Boots		206.10	
109006	**29/08/2024**	**11532**	**Rent A Fence Pty Ltd**	**727.35**
675989	Security Fencing - Hackett Hall		515.59	
675988	Security Fencing - Hackett Hall		211.76	
109007	**29/08/2024**	**11541**	**Miracle Recreation Equipment**	**121.00**
56383	Supply & Install bolt supply spare bolts		121.00	
109008	**29/08/2024**	**11579**	**Delisha Distributors Pty Ltd**	**193.60**
321265	MtC Library Newspapers July-Dec		193.60	
109009	**29/08/2024**	**11623**	**Thomson Geer**	**3,352.25**
1330064	Legal Advice - Underground Power		3,352.25	
109010	**29/08/2024**	**11706**	**Baroness Holdings Pty Ltd t/as Tree Planting a**	**41,888.00**
INV-1785	Winter Tree Planting Program 2024		41,888.00	
109011	**29/08/2024**	**11752**	**Bing Technologies Pty Ltd**	**1,119.06**
245270	The Avenue - Community Consultation		1,059.86	
245919	The Avenue - Community Consultation		59.20	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
109012	**29/08/2024**	**11761**	**Matthew MacPherson**	**560.00**
20082024	Reimbursement LG professionals Membership		560.00	
109013	**29/08/2024**	**11773**	**The Fruit Box Group Pty Ltd**	**89.80**
3269198	Admin Full Cream Milk Delivery FY24/25		60.30	
3270235	Admin Hi-Lo Milk Delivery FY24/25		29.50	
109014	**29/08/2024**	**11811**	**LGRCEU The Western Australian Municipal Roa**	**22.00**
FORTNIGHT 25/08/2024	LGRCEU Union Fees		22.00	
109015	**29/08/2024**	**11827**	**Brightmark Group Pty Ltd**	**28,319.50**
0003649	Provision of Cleaning Services		5,592.40	
0003648	Provision of Cleaning Services		22,727.10	
109016	**29/08/2024**	**11847**	**MASTEC AUSTRALIA PTY LTD**	**4,996.59**
INV17973	FOGO kitchen caddies		4,996.59	
109017	**29/08/2024**	**11856**	**Deans Autoglass**	**165.00**
00057782	Windscreen Repair		165.00	
109018	**29/08/2024**	**11904**	**Emerge Associates**	**26,272.40**
16148	Stormwater Management Plan		26,272.40	
109019	**29/08/2024**	**11930**	**Coles Supermarkets Australia Pty Ltd**	**299.48**
197281681	Weekly food order- Coles		299.48	
109020	**29/08/2024**	**11937**	**New Day Services**	**8,800.00**
2407	Underground Power Consultant		8,800.00	
109021	**29/08/2024**	**11941**	**The Hardwood Co**	**3,718.00**
INV-1107	Replace 8 damages decking boards Dawes		3,718.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
109022	**29/08/2024**	**11951**	**Sam Hopkins Artist& Sculptor**		**1,551.00**
1786	Beyond Panels Artwork			1,551.00	
109023	**29/08/2024**	**11956**	**Western Tiling System**		**8,811.00**
24-191	Lay floor and wall tiles - Depot toilets			8,811.00	
Sundry EFT					**23,610.95**
108788	**2/08/2024**	**99998**	**J Adams**		**500.00**
25072024 3	2024 Emerge Youth Art Award			500.00	
108789	**2/08/2024**	**99998**	**E Owens**		**250.00**
25072024 2	2024 Emerge Youth Art Award			250.00	
108790	**2/08/2024**	**99998**	**A Donovan**		**250.00**
25072024	2024 Emerge Youth Art Award			250.00	
108791	**2/08/2024**	**99998**	**D R Ang**		**500.00**
29072024	2024 Emerge Youth Art Award			500.00	
108792	**2/08/2024**	**99998**	**Spadaccini Homes Pty Ltd**		**1,700.00**
649699	Verge Bond Refund			1,700.00	
108793	**2/08/2024**	**99998**	**S Edwards**		**50.00**
31072024	City Contribution for farewell present			50.00	
108794	**2/08/2024**	**99998**	**V L Shannon**		**117.96**
30072024	Reimbursement Materials for Schools Tree			117.96	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108795	**2/08/2024**	**99998**	**Springate Constructions Pty Ltd**	**1,700.00**
621058	Verge Bond Refund		1,700.00	
108864	**15/08/2024**	**99998**	**K Shannon**	**149.00**
12082024	Office Stool		149.00	
108865	**15/08/2024**	**99998**	**S McWilliams**	**87.00**
08082024	Reimbursement Working w Children Check		87.00	
108866	**15/08/2024**	**99998**	**N Robson**	**10.00**
13082024	Staff member recognition		10.00	
108867	**15/08/2024**	**99998**	**N Blumenthal**	**23.23**
12082024	Parking Reimbursement - DAP & DPLH		23.23	
108868	**15/08/2024**	**99998**	**Katrine Investments T/AS Brian Burke**	**1,700.00**
616877	Verge Bond Refund		1,700.00	
108869	**15/08/2024**	**99998**	**137 BP Development Trust**	**1,700.00**
632996	Verge Bond Refund		1,700.00	
108870	**15/08/2024**	**99998**	**137 BP Development Trust**	**1,700.00**
632997	Verge Bond Refund		1,700.00	
108871	**15/08/2024**	**99998**	**J Arwandi**	**250.00**
13082024	2024 Emerge Youth Art Award		250.00	
108955	**22/08/2024**	**99998**	**J Arwandi**	**250.00**
13082024	2024 Emerge Youth Art Award		250.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name	Payment Amount
108956	**22/08/2024**	**99998**	**Softwoods Timberyards PTY LTDACN**	**1,700.00**
663558	Verge Bond Refund		1,700.00	
108957	**22/08/2024**	**99998**	**Softwoods Timberyards PTY LTDACN**	**1,700.00**
642004	Verge Bond Refund		1,700.00	
108958	**22/08/2024**	**99998**	**K D Barrett-Lennard**	**80.00**
16082024	Affinity Club Refund Balance of PA Card		80.00	
108959	**22/08/2024**	**99998**	**ABN Residential WA Pty Ltd**	**2,000.00**
695556	Bond Refund		2,000.00	
108960	**22/08/2024**	**99998**	**Softwoods Timberyards PTY LTDACN**	**1,700.00**
653546	Verge Bond Refund		1,700.00	
108961	**22/08/2024**	**99998**	**J E Arwandi**	**250.00**
13082024 (2)	Emerge Youth Art Awards – Prize		250.00	
108962	**22/08/2024**	**99998**	**J & N Petsos**	**2,000.00**
684336	Verge Bond Refund		2,000.00	
109024	**29/08/2024**	**99998**	**N Dias**	**6.06**
20240822	Parking fee reimbursement		6.06	
109025	**30/08/2024**	**99998**	**R Cook**	**3,237.70**
30082024	FN ending 25 August EMP 5541		3,237.70	
Cancelled Payments				**500.00**
108871	**16/08/2024**	**99998**	**J E Arwandi**	**250.00**
13082024	Incorrect Bank Details		250.00	

Payment Reference	Payment Date	Creditor Number	Creditor Name		Payment Amount
108955	**30/08/2024**	**99998**	**J E Arwandi**		**250.00**
13082024	Incorrect Bank Details			250.00	
Payroll					**934,423.57**
FORTNIGHT 11/08/2024	**11/08/2024**	**109000900010010**	**City of Nedlands**		**483,307.06**
FORTNIGHT 11/08/2024	Additional Bank 1			5,765.00	
FORTNIGHT 11/08/2024	Additional Bank 2			750.00	
FORTNIGHT 11/08/2024	Net Pay			408,116.32	
FORTNIGHT 11/08/2024	Net Pay			5,537.29	
FORTNIGHT 11/08/2024	Net Pay			63,138.45	
FORTNIGHT 18/08/2024	**18/08/2024**	**109000900010010**	**City of Nedlands**		**36,428.09**
FORTNIGHT 18/08/2024	Additional Bank 1			1,000.00	
FORTNIGHT 18/08/2024	Net Pay			35,428.09	
FORTNIGHT 25/08/2024	**25/08/2024**	**109000900010010**	**City of Nedlands**		**414,688.42**
FORTNIGHT 25/08/2024	Additional Bank 1			4,765.00	
FORTNIGHT 25/08/2024	Additional Bank 2			750.00	
FORTNIGHT 25/08/2024	Net Pay			409,173.42	
				TOTAL PAYMENTS	**3,356,787.64**

City of Nedlands

Purchasing & Credit Card Payments - August 2024 (Statement period 29 July 2024 to 27 August 2024)

Date	Supplier	Description	AUD
8/08/2024	SQ *GUNAWARDENA FAMILY TR	Food Sampling - Einsteins Coffee & Food	8.00
9/08/2024	SMP*Mortadeli	Food Sampling - Mortadeli	17.00
9/08/2024	SMP*Mortadeli	Food Sampling - Mortadeli	0.28
27/08/2024	CARD FEE	Card Fee	5.00
27/08/2024	CARD FEE	Card Fee	5.00
30/07/2024	LEGEAR AUSTRALIA	Ranger Uniform Trousers	482.45
1/08/2024	5.11 Australia Pty Ltd	Ranger Uniform Shirts	259.96
27/08/2024	CARD FEE	Card Fee	5.00
1/08/2024	TAYLOR RD IGA	Children's Menu	15.20
5/08/2024	BLITZFIELD ENTERPRIS	Children's Lunches	28.00
7/08/2024	CBD COLLEGE PTY LTD	Staff First Aid Renewal- Training	149.00
13/08/2024	EZI*Childcare Centre D	Childcare Desktop (Policies)	397.00
19/08/2024	KMART 1022	Program Resources	116.00
21/08/2024	EDUCATIONAL ART SUPP	Father's Day Gifting/Restock Of Art Resources.	164.29
22/08/2024	DALKEITH PHARMACY	Replacement Of Expired Bottle Antihistamine	22.99
22/08/2024	OFFICEWORKS 0602	Officeworks	73.95
22/08/2024	KMART 1022	Father's Day Gift Packaging	3.00
27/08/2024	CARD FEE	Card Fee	5.00
16/08/2024	LOCAL GOVERNEMENT MANA	People And Culture Advisory Group Webinar	50.00
19/08/2024	LOCAL GOVERNEMENT MANA	People And Culture Advisory Group Webinar	100.00
27/08/2024	CARD FEE	Card Fee	5.00
6/08/2024	BROWN BAG COFFEE	Coffee For Depot Kitchen	472.28
7/08/2024	The Cheesecake Shop	Catering For Technical Services Monthly Meeting	81.90
12/08/2024	MISS MAUD	Catering For Norther Beaches Alliance Meeting	133.00
20/08/2024	KAYPYX ENTERPRSES PL	Cards For Technical Services	82.00
27/08/2024	CARD FEE	Card Fee	5.00
5/08/2024	GOOGLE*GSUITE NEDLANDS	Google Workspace-Gsuite	46.20
2/08/2024	QR-CODE-GENERATOR.COM	2025-Qrcode Generator-Comms-Invoice-Qrcgpro-187575	129.61
2/08/2024	QR-CODE-GENERATOR.COM	Foreign Transaction Fee	3.89
7/08/2024	KEYKO* SSLTRUST 460511	Keyko* Ssltrust 460511	148.08
12/08/2024	MICROSOFT#G055795414	July 2024- Microsoft Azure Storage-G055795414	85.30
12/08/2024	KEYKO* SSLTRUST 459354	Keyko* Ssl Certificate	148.08
14/08/2024	WWW.RECKON.COM	Aug 2024-Reckon-Onlinepos	29.04
14/08/2024	WWW.RECKON.COM	Aug 2024-Reckon-Onlinepos	57.96
15/08/2024	Intuit Mailchimp	Aug 2024 - Mailchimp	114.85
15/08/2024	MSFT * E0200T068T	July 2024-Azure Payg-Cc-Sql-E0200T068T	515.02
19/08/2024	TWILIO INC	Aug 2024-Twilio-Sms Notification-Onecouncil	351.23
19/08/2024	TWILIO INC	Foreign Transaction Fee	10.54
27/08/2024	CARD FEE	Card Fee	5.00
8/08/2024	LOCAL GOVERNEMENT MANA	Introduction To Lg Training	545.00
27/08/2024	CARD FEE	Card Fee	5.00
27/08/2024	CARD FEE	Card Fee	5.00
29/07/2024	SETON	Tax Invoice	151.84
29/07/2024	BUNNINGS 483000	Maintenance Materials	14.84
2/08/2024	BUNNINGS 309000	Maintenance Materials	59.74
2/08/2024	BUNNINGS 309000	Maintenance Materials	86.44
2/08/2024	BUNNINGS 483000	Maintenance Materials	52.99
2/08/2024	BUNNINGS 483000	Maintenance Materials	106.21
5/08/2024	BUNNINGS 483000	Maintenance Materials	114.24
5/08/2024	BUNNINGS 483000	Maintenance Materials	15.82
12/08/2024	BUNNINGS 483000	Tax Invoice	426.29
12/08/2024	BUNNINGS 302000	Tax Invoice	205.81
14/08/2024	BUILDINGPOINT AUST	Tax Invoice	517.00
15/08/2024	BUNNINGS 483000	Maintenance Materials	59.58
15/08/2024	BUNNINGS 483000	Maintenance Materials	119.70
16/08/2024	BUNNINGS 483000	Maintenance Materials	220.94

City of Nedlands

Purchasing & Credit Card Payments - August 2024 (Statement period 29 July 2024 to 27 August 2024)

Date	Supplier	Description	AUD
16/08/2024	BUNNINGS 483000	Maintenance Materials	42.25
16/08/2024	BUNNINGS 483000	Maintenance Materials	132.42
16/08/2024	COMPLEAT ANGLER & CA	Ppe	119.98
19/08/2024	BUNNINGS 309000	Maintenance Materials	102.72
19/08/2024	BUNNINGS 309000	Maintenance Materials	73.87
21/08/2024	BUNNINGS 483000	Maintenance Materials	21.18
21/08/2024	BUNNINGS 483000	Small Tools	103.55
21/08/2024	BUNNINGS 483000	Small Tools	56.77
23/08/2024	BUNNINGS 483000	Maintenance Materials	92.37
26/08/2024	BUNNINGS 483000	Maintenance Materials	23.70
26/08/2024	BUNNINGS 483000	Maintenance Materials	21.38
26/08/2024	BUNNINGS 483000	Maintenance Materials	70.67
26/08/2024	BUNNINGS 483000	Maintenance Materials	22.98
26/08/2024	BUNNINGS 483000	Maintenance Materials	10.52
27/08/2024	CARD FEE	Card Fee	5.00
27/08/2024	CARD FEE	Card Fee	5.00
1/08/2024	WOOLWORTHS/FLOREAT PARK S	Biscuits And Bags For The Rose Society Of Wa	14.90
2/08/2024	BP ROSEGARDEN 6161	Coffee For The Rose Society Event	35.00
27/08/2024	CARD FEE	Card Fee	5.00
8/08/2024	Bakers Delight	Catering - External Wsa Infrastructure Group Meet	7.40
8/08/2024	Bakers Delight	Catering - External Wsa Infrastructure Group Meet	7.80
9/08/2024	COLES 7542	Catering For Farewell - Governance Officer - Libby	32.60
9/08/2024	COLES 7542	Catering For Farewell - Governance Officer - Libby	19.00
27/08/2024	CARD FEE	Card Fee	5.00
5/08/2024	THE PERTH MINT	Perth Mint - Citizenship Coins 2024	174.90
12/08/2024	POST NEDLANDS POST SHO	Working With Children Check - Sam Edwards	87.00
12/08/2024	THE FINISHING TOUCH GALL	Framing For Donated Artworks	508.00
14/08/2024	WINTHROP GARDENS SUP	Milk For Positive Ageing Program	14.96
15/08/2024	JCS ONLINE RESOURCES	Library Genealogy Research Subscription	2717.56
15/08/2024	JCS ONLINE RESOURCES	Library Genealogy Research Subscription Bank Fee	81.52
27/08/2024	CARD FEE	Card Fee	5.00
			11657.54

City of Nedlands - Purchasing Card - Fuel

For the Period 9-July-2024 to 8-Aug-2024

WEX Australia Pty Ltd **ABN: 68 005 970 570**

Transaction Date	Amount	Merchant Name	Card Description	Product Name
7/08/2024	0.83	WEX Motorpass	FLEET 100	TRANSACTION FEE
7/08/2024	2.09	BP	FLEET 100	SURCHARGE
7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
5/08/2024	2.08	BP	FLEET 101	SURCHARGE
5/08/2024	130.02	BP	FLEET 101	ULS DIESEL (50)
5/08/2024	-1.31	BP	FLEET 101	DISC. (NO GST)
5/05/2024	0.83	WEX Motorpass	FLEET 101	TRANSACTION FEE
8/08/2024	8.00	WEX Motorpass	FLEET 101	NEW CARD
8/08/2024	3.58	WEX Motorpass	FLEET 101	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1000	ROADSIDE ASSIST
15/07/2024	2.03	WEX Motorpass	FLEET 1000	TRANSACTION FEE
15/07/2024	92.32	COLES EXPRESS	FLEET 1000	REGULAR ULP
23/07/2024	1.74	WEX Motorpass	FLEET 1000	TRANSACTION FEE
23/07/2024	79.20	COLES EXPRESS	FLEET 1000	REGULAR ULP
8/08/2024	3.58	WEX Motorpass	FLEET 1000	MANAGEMENT FEE
10/07/2024	0.83	WEX Motorpass	FLEET 1001	TRANSACTION FEE
23/07/2024	6.88	WEX Motorpass	FLEET 1001	ROADSIDE ASSIST
23/07/2024	1.46	BP	FLEET 1001	SURCHARGE
23/07/2024	91.66	BP	FLEET 1001	REGULAR ULP
23/07/2024	-1.10	BP	FLEET 1001	DISC. (NO GST)
2/08/2024	1.67	BP	FLEET 1001	SURCHARGE
2/08/2024	104.49	BP	FLEET 1001	REGULAR ULP
2/08/2024	-1.06	BP	FLEET 1001	DISC. (NO GST)
2/08/2024	0.83	WEX Motorpass	FLEET 1001	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1001	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1002	ROADSIDE ASSIST
19/07/2024	0.83	WEX Motorpass	FLEET 1002	TRANSACTION FEE
19/07/2024	1.68	BP	FLEET 1002	SURCHARGE
19/07/2024	105.02	BP	FLEET 1002	REGULAR ULP
19/07/2024	-1.06	BP	FLEET 1002	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 1002	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 106	ROADSIDE ASSIST
18/07/2024	0.83	WEX Motorpass	FLEET 106	TRANSACTION FEE
19/07/2024	3.60	BP	FLEET 106	SURCHARGE
19/07/2024	225.12	BP	FLEET 106	ULS DIESEL (50)
19/07/2024	-2.23	BP	FLEET 106	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 106	TRANSACTION FEE
2/08/2024	3.09	BP	FLEET 106	SURCHARGE
2/08/2024	193.37	BP	FLEET 106	ULS DIESEL (50)
2/08/2024	-1.95	BP	FLEET 106	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 106	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 107	ROADSIDE ASSIST
10/07/2024	189.55	BP	FLEET 107	ULS DIESEL (50)
10/07/2024	-1.87	BP	FLEET 107	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 107	TRANSACTION FEE
1/08/2024	3.64	WEX Motorpass	FLEET 107	SURCHARGE
1/08/2024	227.55	BP	FLEET 107	ULS DIESEL (50)
1/08/2024	-2.28	BP	FLEET 107	DISC. (NO GST)
2/08/2024	0.83	WEX Motorpass	FLEET 107	
8/08/2024	3.58	WEX Motorpass	FLEET 107	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 108	ROADSIDE ASSIST
10/07/2024	276.88	BP	FLEET 108	ULS DIESEL (50)
10/07/2024	-2.73	BP	FLEET 108	DISC. (NO GST)
22/07/2024	0.83	WEX Motorpass	FLEET 108	TRANSACTION FEE
22/07/2024	3.59	BP	FLEET 108	SURCHARGE
22/07/2024	224.63	BP	FLEET 108	ULS DIESEL (50)
22/07/2024	-2.23	BP	FLEET 108	DISC. (NO GST)

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
26/07/2024	0.83	WEX Motorpass	FLEET 108	TRANSACTION FEE
26/07/2024	4.30	BP	FLEET 108	SURCHARGE
26/07/2024	268.87	BP	FLEET 108	ULS DIESEL (50)
26/07/2024	-2.69	BP	FLEET 108	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 108	TRANSACTION FEE
1/08/2024	3.13	BP	FLEET 108	SURCHARGE
1/08/2024	195.70	BP	FLEET 108	ULS DIESEL (50)
1/08/2024	-1.96	BP	FLEET 108	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 108	TRANSACTION FEE
1/08/2024	3.58	WEX Motorpass	FLEET 108	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 109	ROADSIDE ASSIST
11/07/2024	0.83	WEX Motorpass	FLEET 109	TRANSACTION FEE
11/07/2024	225.87	BP	FLEET 109	ULS DIESEL (50)
11/07/2024	-2.23	BP	FLEET 109	DISC. (NO GST)
23/07/2024	0.83	WEX Motorpass	FLEET 109	TRANSACTION FEE
23/07/2024	3.89	BP	FLEET 109	SURCHARGE
23/07/2024	243.59	BP	FLEET 109	ULS DIESEL (50)
23/07/2024	-2.41	BP	FLEET 109	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 109	TRANSACTION FEE
31/07/2024	3.77	BP	FLEET 109	SURCHARGE
31/07/2024	236.06	BP	FLEET 109	ULS DIESEL (50)
31/07/2024	-2.36	BP	FLEET 109	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 109	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 113	ROADSIDE ASSIST
24/07/2024	0.83	WEX Motorpass	FLEET 113	TRANSACTION FEE
24/07/2024	2.50	BP	FLEET 113	SURCHARGE
24/07/2024	156.25	BP	FLEET 113	ULS DIESEL (50)
24/07/2024	-1.55	BP	FLEET 113	DISC. (NO GST)
7/08/2024	0.83	WEX Motorpass	FLEET 113	TRANSACTION FEE
7/08/2024	143.60	AMPOL	FLEET 113	DIESEL
8/08/2024	3.58	WEX Motorpass	FLEET 113	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 115	ROADSIDE ASSIST
18/07/2024	4.03	WEX Motorpass	FLEET 115	SURCHARGE
18/07/2024	252.01	BP	FLEET 115	ULS DIESEL (50)
18/07/2024	-2.50	BP	FLEET 115	DISC. (NO GST)
18/07/2024	0.83	BP	FLEET 115	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 115	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 115	NEW CARD
8/08/2024	3.58	WEX Motorpass	FLEET 115	MANAGEMENT FEE
11/07/2024	0.83	WEX Motorpass	FLEET 118	TRANSACTION FEE
11/07/2024	129.94	BP	FLEET 118	ULS DIESEL (50)
11/07/2024	-1.28	BP	FLEET 118	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 118	MANAGEMENT FEE
10/07/2024	125.23	BP	FLEET 119	ULS DIESEL (50)
10/07/2024	-1.23	BP	FLEET 119	DISC. (NO GST)
10/07/2024	0.83	WEX Motorpass	FLEET 119	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 119	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 136	ROADSIDE ASSIST
16/07/2024	2.32	BP	FLEET 136	SURCHARGE
16/07/2024	145.56	BP	FLEET 136	ULS DIESEL (50)
16/07/2024	-1.46	BP	FLEET 136	DISC. (NO GST)
2/08/2024	0.83	WEX Motorpass	FLEET 136	TRANSACTION FEE
2/08/2024	100.15	COLES EXPRESS	FLEET 136	DIESEL
2/08/2024	2.20	WEX Motorpass	FLEET 136	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 136	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1362	ROADSIDE ASSIST
15/07/2024	0.83	WEX Motorpass	FLEET 1362	TRANSACTION FEE
15/07/2024	92.72	AMPOL	FLEET 1362	REGULAR ULP
8/08/2024	3.58	WEX Motorpass	FLEET 1362	MANAGEMENT FEE
8/07/2024	92.50	BP	FLEET 1369	REGULAR ULP
8/07/2024	-1.02	BP	FLEET 1369	REGULAR ULP
8/07/2024	0.83	WEX Motorpass	FLEET 1369	TRANSACTION FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1369	ROADSIDE ASSIST

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
17/07/2024	1.96	BP	FLEET 1369	SURCHARGE
17/07/2024	123.02	BP	FLEET 1369	REGULAR ULP
17/07/2024	-1.12	BP	FLEET 1369	DISC. (NO GST)
24/07/2024	0.83	WEX Motorpass	FLEET 1369	TRANSACTION FEE
25/07/2024	1.89	BP	FLEET 1369	SURCHARGE
25/07/2024	118.19	BP	FLEET 1369	REGULAR ULP
25/07/2024	-1.14	BP	FLEET 1369	DISC. (NO GST)
3/08/2024	0.83	WEX Motorpass	FLEET 1369	TRANSACTION FEE
5/08/2024	1.61	BP	FLEET 1369	SURCHARGE
5/08/2024	101.21	BP	FLEET 1369	REGULAR ULP
5/08/2024	-1.13	BP	FLEET 1369	DISC. (NO GST)
8/08/2024	0.83	WEX Motorpass	FLEET 1369	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1369	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 137	ROADSIDE ASSIST
12/07/2024	126.38	AMPOL	FLEET 137	DIESEL
22/07/2024	0.83	WEX Motorpass	FLEET 137	TRANSACTION FEE
22/07/2024	2.22	BP	FLEET 137	SURCHARGE
22/07/2024	139.31	BP	FLEET 137	ULS DIESEL (50)
22/07/2024	-1.38	BP	FLEET 137	DISC. (NO GST)
30/07/2024	0.83	WEX Motorpass	FLEET 137	TRANSACTION FEE
30/07/2024	130.02	AMPOL	FLEET 137	DIESEL
7/08/2024	0.83	WEX Motorpass	FLEET 137	TRANSACTION FEE
7/08/2024	2.19	BP	FLEET 137	SURCHARGE
7/08/2024	137.18	BP	FLEET 137	ULS DIESEL (50)
7/08/2024	-1.39	BP	FLEET 137	DISC. (NO GST)
7/08/2024	0.83	WEX Motorpass	FLEET 137	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 137	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1371	TRANSACTION FEE
19/07/2024	1.40	BP	FLEET 1371	SURCHARGE
19/07/2024	87.60	BP	FLEET 1371	REGULAR ULP
19/07/2024	-0.88	BP	FLEET 1371	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 1371	TRANSACTION FEE
31/07/2024	1.56	BP	FLEET 1371	SURCHARGE
31/07/2024	97.84	BP	FLEET 1371	REGULAR ULP
31/07/2024	-0.90	BP	FLEET 1371	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 1371	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1371	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1372	TRANSACTION FEE
31/07/2024	1.01	BP	FLEET 1372	SURCHARGE
31/07/2024	63.23	BP	FLEET 1372	REGULAR ULP
31/07/2024	-0.58	BP	FLEET 1372	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 1372	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1372	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1373	ROADSIDE ASSIST
14/07/2024	78.02	EG FUELCO	FLEET 1373	REGULAR ULP
22/07/2024	0.83	WEX Motorpass	FLEET 1373	TRANSACTION FEE
23/07/2024	76.17	CALTEX STARCARD	FLEET 1373	REGULAR ULP
23/07/2024	0.83	WEX Motorpass	FLEET 1373	TRANSACTION FEE
6/08/2024	1.18	BP	FLEET 1373	SURCHARGE
6/08/2024	74.28	BP	FLEET 1373	REGULAR ULP
6/08/2024	-0.87	BP	FLEET 1373	DISC. (NO GST)
6/08/2024	0.83	WEX Motorpass	FLEET 1373	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1373	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1374	TRANSACTION FEE
11/07/2024	61.81	BP	FLEET 1374	REGULAR ULP
11/07/2024	-0.58	BP	FLEET 1374	DISC. (NO GST)
11/07/2024	0.83	WEX Motorpass	FLEET 1374	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1374	TRANSACTION FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1375	TRANSACTION FEE
25/07/2024	88.32	COLES EXPRESS	FLEET 1375	REGULAR ULP
25/07/2024	1.94	WEX Motorpass	FLEET 1375	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1375	TRANSACTION FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1378	ROADSIDE ASSIST
10/07/2024	116.68	BP	FLEET 1378	REGULAR ULP

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
10/07/2024	-1.05	BP	FLEET 1378	DISC. (NO GST)
16/07/2024	0.83	WEX Motorpass	FLEET 1378	TRANSACTION FEE
16/07/2024	81.01	AMPOL	FLEET 1378	REGULAR ULP
24/07/2024	0.83	WEX Motorpass	FLEET 1378	TRANSACTION FEE
24/07/2024	118.42	AMPOL	FLEET 1378	REGULAR ULP
30/07/2024	0.83	WEX Motorpass	FLEET 1378	TRANSACTION FEE
31/07/2024	1.85	BP	FLEET 1378	SURCHARGE
31/07/2024	116.18	BP	FLEET 1378	REGULAR ULP
31/07/2024	-1.07	BP	FLEET 1378	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 1378	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1378	MANAGEMENT FEE
10/07/2024	6.88	WEX Motorpass	FLEET 1380	ROADSIDE ASSIST
28/07/2024	80.07	COLES EXPRESS	FLEET 1380	REGULAR ULP
28/07/2024	1.76	WEX Motorpass	FLEET 1380	TRANSACTION FEE
6/08/2024	75.00	COLES EXPRESS	FLEET 1380	REGULAR ULP
6/08/2024	1.65	WEX Motorpass	FLEET 1380	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1380	MANAGEMENT FEE
16/07/2024	65.16	CALTEX STARCARD	FLEET 1381	REGULAR ULP
24/07/2024	0.83	WEX Motorpass	FLEET 1381	TRANSACTION FEE
24/07/2024	87.74	CALTEX STARCARD	FLEET 1381	REGULAR ULP
24/07/2024	0.83	WEX Motorpass	FLEET 1381	TRANSACTION FEE
3/08/2024	75.96	VIBE	FLEET 1381	REGULAR ULP
3/08/2024	0.83	WEX Motorpass	FLEET 1381	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1381	MANAGEMENT FEE
16/07/2024	62.12	COLES EXPRESS	FLEET 1382	REGULAR ULP
16/07/2024	1.37	WEX Motorpass	FLEET 1382	TRANSACTION FEE
30/07/2024	72.20	COLES EXPRESS	FLEET 1382	REGULAR ULP
30/07/2024	1.59	WEX Motorpass	FLEET 1382	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1382	MANAGEMENT FEE
20/07/2024	87.40	COLES EXPRESS	FLEET 1383	REGULAR ULP
20/07/2024	1.92	WEX Motorpass	FLEET 1383	TRANSACTION FEE
27/07/2024	100.30	COLES EXPRESS	FLEET 1383	REGULAR ULP
27/07/2024	2.21	WEX Motorpass	FLEET 1383	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1383	MANAGEMENT FEE
19/07/2024	109.46	AMPOL	FLEET 1385	PREMIUM FUEL
19/07/2024	0.83	WEX Motorpass	FLEET 1385	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1385	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1386	TRANSACTION FEE
12/07/2024	96.50	BP	FLEET 1387	ULS DIESEL (50)
12/07/2024	-0.95	BP	FLEET 1387	DISC. (NO GST)
21/07/2024	0.83	WEX Motorpass	FLEET 1387	TRANSACTION FEE
21/07/2024	80.18	COLES EXPRESS	FLEET 1387	DIESEL
31/07/2024	1.76	WEX Motorpass	FLEET 1387	TRANSACTION FEE
31/07/2024	1.69	BP	FLEET 1387	SURCHARGE
31/07/2024	105.91	BP	FLEET 1387	ULS DIESEL (50)
31/07/2024	-1.06	BP	FLEET 1387	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 1387	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 1387	MANAGEMENT FEE
11/07/2024	0.83	WEX Motorpass	FLEET 1388	TRANSACTION FEE
11/07/2024	70.35	BP	FLEET 1388	REGULAR ULP
11/07/2024	-0.66	BP	FLEET 1388	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 1388	MANAGEMENT FEE
30/07/2024	0.83	WEX Motorpass	FLEET 1600	TRANSACTION FEE
30/07/2024	1.52	BP	FLEET 1600	SURCHARGE
30/07/2024	95.01	BP	FLEET 1600	PREMIUM
30/07/2024	-1.05	BP	FLEET 1600	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 1600	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 182	MANAGEMENT FEE
16/07/2024	0.83	WEX Motorpass	FLEET 190	TRANSACTION FEE
16/07/2024	130.59	BP	FLEET 190	ULS DIESEL (50)
16/07/2024	-1.29	BP	FLEET 190	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 190	TRANSACTION FEE
31/07/2024	2.25	BP	FLEET 190	SURCHARGE
31/07/2024	141.13	BP	FLEET 190	ULS DIESEL (50)

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
31/07/2024	-1.41	BP	FLEET 190	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 190	MANAGEMENT FEE
30/07/2024	2.41	BP	FLEET 191	SURCHARGE
30/07/2024	151.08	BP	FLEET 191	ULS DIESEL (50)
30/07/2024	-1.51	BP	FLEET 191	DISC. (NO GST)
30/07/2024	0.83	WEX Motorpass	FLEET 191	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 191	MANAGEMENT FEE
18/07/2024	123.31	LIBERTY	FLEET 200	DIESEL
18/07/2024	0.83	WEX Motorpass	FLEET 200	TRANSACTION FEE
31/07/2024	1.61	BP	FLEET 200	SURCHARGE
31/07/2024	101.13	BP	FLEET 200	ULS DIESEL (50)
31/07/2024	-1.01	BP	FLEET 200	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 200	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 200	MANAGEMENT FEE
10/07/2024	111.60	AMPOL	FLEET 201	DIESEL
25/07/2024	0.83	WEX Motorpass	FLEET 201	TRANSACTION FEE
25/07/2024	106.01	AMPOL	FLEET 201	DIESEL
25/07/2024	0.83	WEX Motorpass	FLEET 201	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 201	MANAGEMENT FEE
23/07/2024	1.69	BP	FLEET 202	TRANSACTION FEE
23/07/2024	105.63	BP	FLEET 202	ULS DIESEL (50)
23/07/2024	-1.05	BP	FLEET 202	DISC. (NO GST)
23/07/2024	0.83	WEX Motorpass	FLEET 202	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 202	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 202	NEW CARD
8/08/2024	3.58	WEX Motorpass	FLEET 202	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 218	MANAGEMENT FEE
17/07/2024	0.83	WEX Motorpass	FLEET 265	TRANSACTION FEE
17/07/2024	1.53	BP	FLEET 265	SURCHARGE
17/07/2024	95.93	BP	FLEET 265	ULS DIESEL (50)
17/07/2024	-0.95	BP	FLEET 265	DISC. (NO GST)
23/07/2024	0.83	WEX Motorpass	FLEET 265	TRANSACTION FEE
24/07/2024	1.31	BP	FLEET 265	SURCHARGE
24/07/2024	82.11	BP	FLEET 265	ULS DIESEL (50)
24/07/2024	-0.81	BP	FLEET 265	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 265	MANAGEMENT FEE
10/07/2024	72.90	BP	FLEET 266	ULS DIESEL (50)
10/07/2024	-0.72	BP	FLEET 266	DISC. (NO GST)
15/07/2024	0.83	WEX Motorpass	FLEET 266	TRANSACTION FEE
15/07/2024	100.42	BP	FLEET 266	ULS DIESEL (50)
15/07/2024	-0.99	BP	FLEET 266	DISC. (NO GST)
31/07/2024	0.83	WEX Motorpass	FLEET 266	TRANSACTION FEE
31/07/2024	1.46	BP	FLEET 266	SURCHARGE
31/07/2024	91.59	BP	FLEET 266	ULS DIESEL (50)
31/07/2024	-0.92	BP	FLEET 266	DISC. (NO GST)
5/08/2024	0.83	WEX Motorpass	FLEET 266	TRANSACTION FEE
5/08/2024	0.99	BP	FLEET 266	SURCHARGE
5/08/2024	62.44	BP	FLEET 266	ULS DIESEL (50)
5/08/2024	-0.63	BP	FLEET 266	DISC. (NO GST)
5/08/2024	0.83	WEX Motorpass	FLEET 266	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 266	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 321	MANAGEMENT FEE
10/07/2024	115.02	BP	FLEET 322	ULS DIESEL (50)
10/07/2024	-1.13	BP	FLEET 322	DISC. (NO GST)
22/07/2024	0.83	WEX Motorpass	FLEET 322	TRANSACTION FEE
22/07/2024	1.23	BP	FLEET 322	SURCHARGE
22/07/2024	76.92	BP	FLEET 322	ULS DIESEL (50)
22/07/2024	-0.76	BP	FLEET 322	DISC. (NO GST)
25/07/2024	0.83	WEX Motorpass	FLEET 322	TRANSACTION FEE
26/07/2024	1.55	BP	FLEET 322	SURCHARGE
26/07/2024	96.97	BP	FLEET 322	ULS DIESEL (50)
26/07/2024	-0.97	BP	FLEET 322	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 322	TRANSACTION FEE

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
1/08/2024	0.65	BP	FLEET 322	SURCHARGE
1/08/2024	40.96	BP	FLEET 322	ULS DIESEL (50)
1/08/2024	-0.41	BP	FLEET 322	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 322	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 322	MANAGEMENT FEE
8/07/2024	271.59	BP	FLEET 503	AMPOL
8/07/2024	0.83	WEX Motorpass	FLEET 503	TRANSACTION FEE
19/07/2024	4.08	WEX Motorpass	FLEET 503	SURCHARGE
19/07/2024	255.00	BP	FLEET 503	ULS DIESEL (50)
19/07/2024	-2.53	BP	FLEET 503	DISC. (NO GST)
30/07/2024	0.83	WEX Motorpass	FLEET 503	TRANSACTION FEE
30/07/2024	4.60	BP	FLEET 503	SURCHARGE
30/07/2024	287.50	BP	FLEET 503	ULS DIESEL (50)
30/07/2024	-2.88	WEX Motorpass	FLEET 503	MANAGEMENT FEE
30/07/2024	0.83	BP	FLEET 503	TRANSACTION FEE
8/08/2024	3.58	BP	FLEET 503	MANAGEMENT FEE
8/07/2024	96.01	BP	FLEET 505	ULS DIESEL
8/07/2024	-0.96	WEX Motorpass	FLEET 505	DISC. (NO GST)
8/07/2024	0.83	WEX Motorpass	FLEET 505	TRANSACTION FEE
30/07/2024	4.41	BP	FLEET 505	SURCHARGE
30/07/2024	276.00	BP	FLEET 505	ULS DIESEL (50)
30/07/2024	-2.76	BP	FLEET 505	DISC. (NO GST)
30/07/2024	0.83	WEX Motorpass	FLEET 505	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 505	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 512	MANAGEMENT FEE
16/07/2024	143.00	BP	FLEET 539	ULS DIESEL (50)
16/07/2024	-1.41	BP	FLEET 539	DISC. (NO GST)
16/07/2024	0.83	WEX Motorpass	FLEET 539	TRANSACTION FEE
22/07/2024	2.89	BP	FLEET 539	SURCHARGE
22/07/2024	181.00	BP	FLEET 539	ULS DIESEL (50)
22/07/2024	-1.79	BP	FLEET 539	DISC. (NO GST)
22/07/2024	0.83	WEX Motorpass	FLEET 539	TRANSACTION FEE
30/07/2024	2.17	BP	FLEET 539	SURCHARGE
30/07/2024	136.01	BP	FLEET 539	ULS DIESEL (50)
30/07/2024	-1.36	BP	FLEET 539	DISC. (NO GST)
30/07/2024	0.83	WEX Motorpass	FLEET 539	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 539	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 555	MANAGEMENT FEE
29/07/2024	2.84	WEX Motorpass	FLEET 600	TRANSACTION FEE
29/07/2024	129.04	COLES EXPRESS	FLEET 600	DIESEL
8/08/2024	3.58	WEX Motorpass	FLEET 600	MANAGEMENT FEE
15/07/2024	162.32	BP	FLEET 616	ULS DIESEL (50)
15/07/2024	-1.60	BP	FLEET 616	DISC. (NO GST)
15/07/2024	0.83	WEX Motorpass	FLEET 616	TRANSACTION FEE
25/07/2024	2.48	BP	FLEET 616	SURCHARGE
25/07/2024	155.46	BP	FLEET 616	ULS DIESEL (50)
25/07/2024	-1.54	BP	FLEET 616	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 616	TRANSACTION FEE
1/08/2024	2.30	BP	FLEET 616	SURCHARGE
1/08/2024	143.93	BP	FLEET 616	ULS DIESEL (50)
1/08/2024	-1.44	BP	FLEET 616	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 616	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 616	MANAGEMENT FEE
23/07/2024	2.10	BP	FLEET 643	SURCHARGE
23/07/2024	131.56	BP	FLEET 643	ULS DIESEL (50)
23/07/2024	-1.30	BP	FLEET 643	DISC. (NO GST)
1/08/2024	0.83	WEX Motorpass	FLEET 643	TRANSACTION FEE
1/08/2024	129.79	AMPOL	FLEET 643	DIESEL
1/08/2024	0.83	WEX Motorpass	FLEET 643	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 643	MANAGEMENT FEE
30/07/2024	0.83	WEX Motorpass	FLEET 644	TRANSACTION FEE
30/07/2024	2.32	BP	FLEET 644	SURCHARGE
30/07/2024	145.01	BP	FLEET 644	ULS DIESEL (50)

7/08/2024	130.95	BP	FLEET 100	ULS DIESEL (50)
7/08/2024	-1.32	BP	FLEET 100	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 100	MANAGEMENT FEE
8/08/2024	8.00	WEX Motorpass	FLEET 100	NEW CARD
30/07/2024	-1.45	BP	FLEET 644	DISC. (NO GST)
8/08/2024	3.58	WEX Motorpass	FLEET 644	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 646	MANAGEMENT FEE
17/07/2024	2.00	BP	FLEET 648	SURCHARGE
17/07/2024	125.07	BP	FLEET 648	ULS DIESEL (50)
17/07/2024	-1.23	BP	FLEET 648	DISC. (NO GST)
17/07/2024	0.83	WEX Motorpass	FLEET 648	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 648	MANAGEMENT FEE
11/07/2024	119.51	BP	FLEET 837	ULS DIESEL (50)
11/07/2024	-1.18	BP	FLEET 837	DISC. (NO GST)
20/07/2024	0.83	WEX Motorpass	FLEET 837	TRANSACTION FEE
21/07/2024	30.86	7-ELEVEN	FLEET 837	DIESEL
24/07/2024	0.83	WEX Motorpass	FLEET 837	TRANSACTION FEE
24/07/2024	2.27	BP	FLEET 837	SURCHARGE
24/07/2024	142.36	BP	FLEET 837	ULS DIESEL (50)
24/07/2024	-1.41	BP	FLEET 837	DISC. (NO GST)
5/08/2024	0.83	WEX Motorpass	FLEET 837	TRANSACTION FEE
5/08/2024	137.56	BP	FLEET 837	ULS DIESEL (50)
5/08/2024	-1.45	BP	FLEET 837	DISC. (NO GST)
5/08/2024	0.83	WEX Motorpass	FLEET 837	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 837	MANAGEMENT FEE
12/07/2024	86.35	BP	FLEET 868	ULS DIESEL (50)
12/07/2024	-0.85	BP	FLEET 868	DISC. (NO GST)
23/07/2024	0.83	WEX Motorpass	FLEET 868	TRANSACTION FEE
23/07/2024	113.79	COLES EXPRESS	FLEET 868	DIESEL
23/07/2024	2.50	WEX Motorpass	FLEET 868	TRANSACTION FEE
7/08/2024	1.86	BP	FLEET 868	SURCHARGE
7/08/2024	116.25	BP	FLEET 868	ULS DIESEL (50)
7/08/2024	-1.17	BP	FLEET 868	DISC. (NO GST)
7/08/2024	0.83	WEX Motorpass	FLEET 868	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 868	MANAGEMENT FEE
31/07/2024	22.83	WEX Motorpass	FLEET 901	ROADSIDE ASSIST
1/08/2024	1.10	BP	FLEET 901	SURCHARGE
1/08/2024	68.77	BP	FLEET 901	ULS DIESEL (50)
1/08/2024	-0.69	BP	FLEET 901	DISC. (NO GST)
8/08/2024	0.83	WEX Motorpass	FLEET 901	TRANSACTION FEE
8/08/2024	3.58	WEX Motorpass	FLEET 901	MANAGEMENT FEE
8/08/2024	3.58	WEX Motorpass	FLEET 917	MANAGEMENT FEE
8/08/2024	3.58	WORKSHOP	MINOR PLANT	MANAGEMENT FEE
8/08/2024	3.58	CIVIL	MINOR PLANT	MANAGEMENT FEE
8/08/2024	3.58	PARKS	MINOR PLANT	MANAGEMENT FEE
9/08/2024	9.67	WEX Motorpass	Account	Express Delivery Fees
Total	$13,613.35			

19.3 CPS36.08.24 – Monthly Financial Report – July 2024

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	M Harika – Chief Finance and Risk Officer
Director	A Alderson - Director Corporate Services
Attachments	1. Statement of Financial Activity – 31 July 2024 2. Statement of Net Current Assets – 31 July 2024 3. Statement of Comprehensive Income – 31 July 2024 4. Statement of Financial Position – 31 July 2024 5. Reserve Movements – 31 July 2024 6. Borrowings – 31 July 2024 7. Capital Works Program – 31 July 2024

Purpose

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

Recommendation

That Council receive the Monthly Financial Report for 31 July 2024.

Voting Requirement

Simple Majority.

Background

Nil.

Discussion

The monthly financial management report meets the requirements of regulation 34(1), 34(3), and 34(5) of the *Local Government (Financial Management) Regulations 1996*.
The attached report shows the month end position as at the end of July 2024. Please note that the opening position is a preliminary result for the year ended 30 June 2024 and the financial statements for 2023/24 are still being finalised and as a result will be subject to change. Due to the disclaimer of opinion issued for the financial statements for 2022/23, the opening position is also subject to change as restatements of the prior financial year are completed. The municipal closing deficit as of 31 July 2024 is $76,370 which is a $320,343 unfavourable variance, compared to a budgeted surplus for the same period of $243,972.

The operating revenue at the end of July 2024 was $536,681 which represents a $447,628 unfavourable variance compared to the year-to-date budget of $984,309, primarily due to lower fees and charges and is pending annual phasing for collection of overall higher fees and charges amount compared to the prior year.

The operating expense at the end of July 2024 was $3,642,363 which represents a $471,997 favourable variance compared to the year-to-date budget of $4,114,360, is primarily due to lower employee costs and materials and contracts. and is pending phasing of budget amounts and overhead costing allocations.

The attached Statement of Financial Activity compares Actuals with Amended Budget by Nature or Type as per regulation 34 (3) of the *Local Government Financial Management Regulations 1996*. Material variances, as defined by a previous decision of Council, from the budget of revenue and expenditure are detailed below.

Operating Activities

Operating grants, subsidies, and contributions
Unfavourable variance of $8,400 primary due to budget timing.

Fees and charges
Unfavourable variance of $380,802 due to budget timing. and is pending overall annual phasing for collection of higher amounts compared to the prior year.

Interest earnings
Unfavourable variance of $34,443 primarily due to budget timing.

Other revenue
Unfavourable variance of $5,581 primarily due to budget timing.

Profit on disposal of assets
Unfavourable variance of $18,402 due to budget timing.

Employee costs
Favourable variance of $153,055 due to lower staff numbers compared to budget.

Materials and contracts
Favourable variance of $270,260 primarily due to budget timing and processing of end of year accruals.

Utility charges
Unfavourable variance of $14,750 primarily due to budget timing.

Depreciation and amortisation
No variance analysis required as variance to budget is less than 10%.

Insurance expense
Favourable variance of $38,486 awaiting opening year end finalisation adjustment process.

Other expenditure
Favourable variance of $26,401 due to budget timing.

Investing Activities

Non-operating grants, subsidies, and contributions
No variance analysis required as variance to budget is less than $50,000.

Proceeds from disposal of assets
Favourable variance of $145,872 pending finalisation of capital expenditure movements and budget phasing of capital projects. To be reviewed at mid-year review.

Purchase of property, plant, and equipment
Favourable variance of $284,512 pending finalisation of budget phasing of capital projects. To be reviewed at mid-year review.

Purchase and construction of infrastructure
Favourable variance of $9,793 pending finalisation of budget phasing of capital projects. To be reviewed at mid-year review.

Payments for intangible assets
Favourable variance of $24,244 pending finalisation of budget phasing of capital projects. To be reviewed at mid-year review.

Financing Activities

Repayment of borrowings
No variance analysis required as variance to budget is less than $20,000.

Payment for principal portion of lease liability
No variance analysis required as variance to budget is less than $20,000.

Transfer to and from reserves
No movements posted pending end of year closing processes and budget phasing of capital projects.

Rates

Outstanding rates debtors are $724,225 as of 31 July 2024 compared to $245,023 as of 31 July 2023. Breakdown as follows:

Receivable	31 July 2024 ($)	31 July 2023 ($)	Variance ($)
Rates & UGP	$558,670	$174,213	$384,457
Rubbish & Pool	$60,319	$32,665	$27,654
Pensioner Rebates	$-	-$9,989	-$9,989
ESL	$105,236	$28,156	$77,080
Total	**$724,225**	**$245,023**	**$479,202**

Employee Data

	31 July 2024	31 July 2023
Description	**Number**	**Number**
Headcount (Active Employees including FT, PT, & Casual)	160	189
Occupied FTE (FT & PT)	140	153
Occupied FTE (Casual)	3	9
No. of contract employees (Temporary/Agency)	7	9

The figures reported are as at the end of the calendar month of July 2024.

Consultation

N/A

Strategic Implications

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

Vision **Sustainable and responsible for a bright future**

Pillar **Performance**
Outcome 11. Effective leadership and governance

Budget/Financial Implications

At the Special Council Meeting on 11 August 2022, item CPS36.08.22, Council adopted the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports:

a. Operating items – Greater than 10% and a value greater than $20,000
b. Capital items – Greater than 10% and a value greater than $50,000

pursuant to regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, and *Australian Accountings Standard AASB 1031 Materiality*.

Legislative and Policy Implications

Local Government Act 1995, *Local Government (Financial Management) Regulations 1996*, and *Australian Accounting Standards.*

Decision Implications

Nil.

Conclusion

The municipal closing deficit as of 31 July 2024 is $76,370 which is a $320,343 unfavourable variance, compared to a budgeted surplus for the same period of $243,972.

The operating revenue at the end of July 2024 was $536,681 which represents a $447,628 unfavourable variance compared to the year-to-date budget of $984,309, primarily due to lower fees and charges and is pending annual phasing for collection of an overall higher fees and charges amount compared to the prior year.

The operating expense at the end of July 2024 was $3,642,363 which represents a $471,997 favourable variance compared to the year-to-date budget of $4,114,360, primarily due to lower employee costs and materials and contracts, and is pending phasing of budget amounts.

The attached reports show the month end position as at the end of July 2024. Please note that the opening position is a preliminary result for the year ended 30 June 2024 and the financial statements for 2023/24 are still being finalised and as a result will be subject to change. Due to the disclaimer of opinion issued for the financial statements for 2022/23, the opening position is also subject to change as restatements of the prior financial year are completed.

Further Information

Nil.

City of Nedlands
Statement of Financial Activity

By Nature or Type
For the Period 01-Jul-2024 to 31-Jul-2024

	Adopted Budget	Budget YTD	Actuals YTD	Variance ($) YTD	Variance (%) YTD
Operating Activities					
Net current assets - Opening surplus/(deficit)	2,685,487	2,685,487	2,466,619	(218,868)	-8.15%
Revenue					
Operating grants, subsidies, and contributions	150,112	10,668	2,267	(8,400)	-78.75%
Fees and charges	9,289,708	851,808	471,007	(380,802)	-44.71%
Interest earnings	1,045,430	87,119	52,676	(34,443)	-39.54%
Other revenue	195,751	16,312	10,731	(5,581)	-34.22%
Profit on disposal of assets	220,821	18,402	0	(18,402)	-100.00%
	10,901,822	984,309	536,681	(447,628)	-45.48%
Expenses					
Employee costs	(16,632,549)	(1,396,726)	(1,243,671)	153,055	-10.96%
Materials and contracts	(14,143,981)	(1,762,179)	(1,491,918)	270,260	-15.34%
Utility charges	(805,723)	(67,142)	(81,892)	(14,750)	21.97%
Depreciation and amortisation	(9,210,126)	(767,511)	(767,511)	0	0.00%
Insurance expenses	(461,818)	(38,486)	0	38,486	-100.00%
Interest expenses	(27,677)	(3,010)	(4,467)	(1,456)	48.37%
Other expenditure	(951,656)	(79,305)	(52,904)	26,401	-33.29%
	(42,233,530)	(4,114,360)	(3,642,363)	471,997	-11.47%
Non-cash amounts excluded from operating activities	8,989,305	749,109	775,648	26,539	3.54%
Amount attributable to operating activities	(19,656,916)	304,546	136,585	(167,961)	-55.15%
Investing Activites					
Non-operating grants, subsidies, and contributions	3,574,980	9,032	0	(9,032)	-100.00%
Proceeds from disposal of assets	258,702	0	145,872	145,872	-
Purchase of property, plant, and equipment	(1,488,382)	0	(260,268)	(260,268)	-
Purchase and construction of infrastructure	(13,131,942)	0	(9,793)	(9,793)	-
Purchase of intangible assets	0	0	(24,244)	(24,244)	-
Amount attributable to investing activities	(10,786,642)	9,032	(148,432)	(157,465)	-1743.34%
Financing Activites					
Repayment of borrowings	(531,661)	(55,886)	(55,237)	649	-1.16%
Proceeds from borrowings	4,257,158	0	0	0	-
Recoup from self supporting loans	18,504	0	0	0	-
Payments for principal portion of lease liability	(164,632)	(13,720)	(9,287)	4,433	-32.31%
Transfers to reserves	(3,080,231)	0	0	0	-
Transfers from reserves	2,085,109	0	0	0	-
Amount attributable to financing activities	2,584,247	(69,606)	(64,523)	5,083	-7.30%
Surplus/(deficit) before imposition of general rates	(27,859,311)	243,972	(76,370)	(320,343)	-131.30%
Total amount raised by general rates	27,859,311	0	0	0	-
Surplus/(deficit) after imposition of general rates	**0**	**243,972**	**(76,370)**	**(320,343)**	**-131.30%**

City of Nedlands
Net Current Assets

	Balance As At 30-Jun-24	Balance As At 31-Jul-24
Current Assets		
Cash and cash equivalents	13,446,469	11,640,706
Other Financial Assets	29	29
Trade and other receivables	2,994,110	3,045,586
Inventories	13,627	13,627
Total Current Assets	16,454,235	14,699,948
Current Liabilities		
Trade and other payables	(3,955,735)	(4,694,249)
Lease Liabilities	1,871	11,158
Borrowings	(515,037)	(459,800)
Grant and contract liabilities	(897,734)	(1,097,012)
Provisions	(1,165,795)	(1,036,356)
Other liabilities	(34)	(298)
Clearing accounts	(8,733)	11,184
Total Current Liabilities	(6,541,195)	(7,265,373)
Adjustments to NCA		
Less: Reserves	(7,959,558)	(7,959,558)
Less: Self Supporting Loans	(29)	(29)
Add: Borrowings	515,037	459,800
Add: Leases	(1,871)	(11,158)
Total Adjustments	(7,446,421)	(7,510,945)
Net Current Assets	**2,466,619**	**(76,370)**

City of Nedlands
Statement of Comprehensive Income

By Nature or Type
For the Period 01-Jul-2024 to 31-Jul-2024

	Adopted Budget	Budget	Budget YTD	Actuals YTD
Revenue				
Rates	27,859,311	27,859,311	0	0
Operating grants, subsidies and contributions	150,112	150,112	10,668	2,267
Fees and charges	9,289,708	9,289,708	851,808	471,007
Interest earnings	1,045,430	1,045,430	87,119	52,676
Other revenue	195,751	195,751	16,312	10,731
	38,540,312	38,540,312	965,908	536,681
Expenses				
Employee costs	(16,632,549)	(16,632,549)	(1,396,726)	(1,243,671)
Materials and contracts	(14,143,965)	(14,143,965)	(1,762,179)	(1,491,918)
Utility charges	(805,723)	(805,723)	(67,142)	(81,892)
Depreciation and amortisation	(9,210,126)	(9,210,126)	(767,511)	(767,511)
Insurance expenses	(461,818)	(461,818)	(38,486)	0
Other expenditure	(951,656)	(951,656)	(79,305)	(52,904)
Interest expenses	(27,677)	(27,677)	(3,010)	(4,467)
	(42,233,514)	(42,233,514)	(4,114,360)	(3,642,363)
Net Operating	(3,693,202)	(3,693,202)	(3,148,452)	(3,105,682)
Non-operating grants, subsidies and contributions	3,574,980	3,574,980	9,032	0
Profit on Disposal of Assets	220,821	220,821	18,402	0
	3,795,801	3,795,801	27,434	0
Net Result for the Period	**102,599**	**102,599**	**(3,121,018)**	**(3,105,682)**
Other Comprehensive Income				
	0	0	0	0
Total Other Comprehensive Income	0	0	0	0
Total Comprehensive Income for the Period	**102,599**	**102,599**	**(3,121,018)**	**(3,105,682)**

City of Nedlands
Statement of Financial Position

	Balance As At 1-Jul-24	Balance As At 31-Jul-24
Assets		
Current Assets		
Cash and cash equivalents	13,446,469	11,640,706
Other Financial Assets	29	29
Trade and other receivables	2,994,110	3,045,586
Inventories	13,627	13,627
Total Current Asstes	16,454,235	14,699,948
Non Current Assets		
Trade and other receivables	1,150,335	1,142,198
Other Financial Assets	185,650	185,650
Property, plant and equipment	104,547,082	104,661,478
Infrastructure	246,325,820	245,568,101
Right of Use Assets	168,077	168,077
Intangible assets	438,877	463,121
Total Non Current Assets	352,815,840	352,188,624
Total Assets	**369,270,075**	**366,888,572**
Liabilities		
Current Liabilities		
Trade and other payables	(3,955,735)	(4,694,249)
Lease Liabilities	1,871	11,158
Borrowings	(515,037)	(459,800)
Grant and contract liabilities	(897,734)	(1,097,012)
Provisions	(1,165,795)	(1,036,356)
Other liabilities	(34)	(298)
Clearing accounts	(8,733)	11,184
Total Current Liabilities	(6,541,195)	(7,265,373)
Non Current Liabilities		
Borrowings	(410,319)	(410,319)
Lease Liabilities	(61,703)	(61,703)
Provisions	(333,096)	(333,096)
Total Non Current Liabilities	(805,118)	(805,118)
Total Liabilities	**(7,346,313)**	**(8,070,491)**
Equity		
Retained surplus and revaluation surplus	(353,964,205)	(350,858,523)
Reserves - cash backed	(7,959,558)	(7,959,558)
Total Equity	**(361,923,763)**	**(358,818,081)**

City of Nedlands
Reserve Movements

For the Period 1-Jul-2024 to 01-Jul-2024

	Budget				Actuals YTD			
Reserve	Opening Balance	Transfer To	Transfer From	Closing Balance	Opening Balance	Transfer To	Transfer From	Closing Balance
Plant Replacement Reserve	370,728	0	0	370,728	370,728	0	0	370,728
City Development Reserve	991,682	0	(600,000)	391,682	991,682	0	0	991,682
North Street Reserve	140,827	0	0	140,827	140,827	0	0	140,827
Welfare Reserve	674,655	0	(142,290)	532,365	674,655	0	0	674,655
Service Reserve	16,888	0	0	16,888	16,888	0	0	16,888
Insurance Reserve	65,464	0	0	65,464	65,464	0	0	65,464
Underground Power Projects	2,585,872	975,076	(131,988)	3,428,960	2,585,872	0	0	2,585,872
Waste Management Reserve	1,167,774	1,329,745	(821,380)	1,676,139	1,167,774	0	0	1,167,774
Building Replacement Reserve	582,521	278,593	(306,750)	554,364	582,521	0	0	582,521
Swanbourne Development Reserve	130,833	0	0	130,833	130,833	0	0	130,833
Public Art Reserve	45,709	0	0	45,709	45,709	0	0	45,709
Business System Reserve	97,551	0	0	97,551	97,551	0	0	97,551
All Abilities Play Space	427,356	0	(25,000)	402,356	427,356	0	0	427,356
Major Projects	338,642	496,817	0	835,459	338,642	0	0	338,642
Lawler Park Infrustracture Reserve	0	0	0	0	0	0	0	0
Public Open Space Reserve	184,167	0	0	184,167	184,167	0	0	184,167
PRCC Reserve	138,890	0	(7,701)	131,189	138,890	0	0	138,890
Riverwall Maintenance Reserve	0	0	(50,000)	(50,000)	0	0	0	0
Reserve Total	**7,959,559**	**3,080,231**	**(2,085,109)**	**8,954,681**	**7,959,558**	**0**	**0**	**7,959,558**

City of Nedlands
Borrowings

For the Period 1-Jul-2024 to 31-Jul-2024

				Current Budget					Actuals YTD			
Loan Description	Loan Number	Institution	Interest Rate	Opening Balance	New Loans	Repayment	Closing Balance	Interest	Opening Balance	Repayment	Closing Balance	Interest
Road Infrastructure	179	WATC	6.04%	0	0	0	0	0	0	0	0	0
Building Infrastructure	183	WATC	2.80%	184,059	0	0	184,059	0	184,059	0	184,059	0
Building Infrastructure	184	WATC	3.12%	212,185	0	0	212,185	0	229,386	(37,492)	191,894	(1,789)
Building Infrastructure	185	WATC	3.12%	125,765	0	0	125,765	0	108,563	(17,744)	90,819	(847)
Dalkeith Bowling Club	186	WATC	3.07%	19,928	0	0	19,928	0	19,929	0	19,929	0
Underground Power - City of Nedlands	187	WATC	2.64%	0	0	0	0	0	0	0	0	0
Underground Power - West Hollywood	188	WATC	3.07%	310,456	0	0	310,456	0	306,788	0	306,788	0
Underground Power - Alfred & Mt Claremont	189	WATC	3.07%	44,809	0	0	44,809	0	44,808	0	44,808	0
Underground Power - Alderbury	190	WATC	3.07%	31,821	0	0	31,821	0	31,822	0	31,822	0
Underground Power - Nedlands North	191	WATC	4.66%	0	4,257,158	(531,661)	3,725,497	(27,677)	0	0	0	0
				929,023	**4,257,158**	**(531,661)**	**4,654,520**	**(27,677)**	**925,356**	**(55,237)**	**870,119**	**(2,636)**

City of Nedlands
Capital Works Program

For the Period 1-Jul-2024 to 31-Jul-2024

Project Description		Adopted Budget	Budget	Actuals YTD
Recreation				
Allen Park Cottage Stage 2 Building upgr		38,099	38,099	0
	Total	38,099	38,099	0
Other Buildings				
City wide flooring program		40,956	40,956	0
City wide painting program		40,956	40,956	14,760
Electric Vehicle Charging Stations		0	0	63,986
	Total	81,912	81,912	78,746
Road Improvements				
Investigation and Design		234,012	234,012	2,858
	Total	234,012	234,012	2,858
Parks Plant				
1DWC369:Hino Mowing Unit 1		0	0	85,608
1DWC370: Hino Mowing Unit 2		0	0	85,608
	Total	0	0	171,217
IT capital				
OneCouncil Solution		0	0	24,244
	Total	0	0	24,244
Not Applicable				
Tresillian Art Cntr-F&F Renewal, Power Improvement		126,997	126,997	10,305
David Cruickshank Sport Lighting Upgrade		0	0	6,935
Parks - David Cruickshank Reserve Floodlighting		351,018	351,018	0
Parks - College Park Reserve Floodlighting		351,018	351,018	0
Parks - Minor Park Furniture Renewal Program		50,000	50,000	0
Nat Env - Foreshore Reserve 28307 Greenway Development		92,231	92,231	0
Roads - Monash Ave - Road Rehab (Smyth to East of Clifton)		1,518,552	1,518,552	0
Roads - Victoria Ave - Road Rehab (Waratah to Watkins)		1,400,870	1,400,870	0
Roads - Waratah Ave - Road Rehab (Robert to Alexender)		816,440	816,440	0
Roads - The Avenue - Traffic Calming (Black Spot)		1,812,658	1,812,658	0
Roads - Webster Street - Road Rehab (Stirling Hwy to Edward)		555,432	555,432	0
Roads - Kennedia Lane - Renewal		600,000	600,000	0
Drainage Improvement - Jenkins Ave Catchment (Taylor Road)		761,950	761,950	0
Drainage Improvement - 3 Waroonga Road		82,115	82,115	0
Drainage Soakwell Installation Program Reactive & Unplanned		58,250	58,250	0
Drainage Civil Works Program (Reactive & Unplanned)		58,250	58,250	0
Buildings - Strickland Street Infant Health Centre - Renewal		63,498	63,498	0
Buildings - Mechanical Services Renewal Program		40,956	40,956	0
Buildings - Roofing / Safety Anchor Program		38,099	38,099	0
Fleet Renewal - 1TAE380 : Polmac B/Tail		22,727	22,727	0
Fleet Renewal - 1TAE381 : Polmac B/Tail		22,727	22,727	0
Fleet Renewal - 1DQP804 : Volvo Loader		286,000	286,000	0
Fleet Renewal - 1ETL928 : Squirrel 805/SD		54,545	54,545	0
Fleet Renewal - 1GXG019 : John Deere 1570 72"4WD		45,455	45,455	0
Fleet Renewal - 1GXG020 : John Deere 1570 72"4WD		45,455	45,455	0
Fleet Renewal - 1AJN270: Caterpillar Forklift		54,545	54,545	0
Fleet Renewal - 1ENI491 : Hino maintenance truck		155,000	155,000	0

City of Nedlands
Capital Works Program

For the Period 1-Jul-2024 to 31-Jul-2024

Project Description	Adopted Budget	Budget	Actuals YTD
Fleet Renewal - 1GQD176 : Ford Ranger cab/chassis alloy tra	36,000	36,000	0
Fleet Renewal - 1GQW556 : Ranger flat top with crane.	36,000	36,000	0
Fleet Renewal - 1GWQ756 : Ford Ranger	36,000	36,000	0
Fleet Renewal - 1GXN709 : Ford Ranger Traytop	36,000	36,000	0
Fleet Renewal - 1GMQ626 : Ford Ranger Supercab Ute Alloy Tra	36,000	36,000	0
Fleet Renewal - 1GLJ966 : Nissan X Trail Wagon	36,000	36,000	0
Fleet Renewal - 1GQV917 : Hyundai i30 GO	27,273	27,273	0
Fleet Renewal - 1GVI621 : Subaru Forester Wagon	47,358	47,358	0
Fleet Renewal - 1GUB544 : Hyundai i30 Hatchback	27,273	27,273	0
Fleet Renewal - 1GVR532 : Calais Wagon	56,364	56,364	0
Other Inf - Underground Power - Nedlands North	4,389,146	4,389,146	0
Buildings - Administration Compactus Room Refurbishment	38,099	38,099	0
Total	14,266,301	14,266,301	17,240
Capital Work Program Total	14,620,324	14,620,324	294,304

20. Reports by the Chief Executive Officer

20.1 CEO24.09.24 Delegation of Authority – Use of City's Copyright Material for Administrative or Promotional purposes

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Sara Bloomfield – Governance Officer (Council Support)
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Use of City of Nedlands Copyrighted Material

Purpose

The purpose of this report is to seek Council approval for granting the Chief Executive Officer (CEO) delegated authority to use the City's copyright material for administrative, promotional, and other authorised purposes, in alignment with the City of Nedlands objectives.

Recommendation

That Council:

1. in accordance with Section 5.42(1) of the *Local Government Act 1995*, delegates to the CEO the authority to use the City of Nedlands copyrighted material containing images of staff for:
- **(i) Internal and external communications.**
- **(ii) Marketing and promotional activities.**
- **(iii) Partnerships and collaborative projects with third parties.**
- **(iv) Any other purposes deemed appropriate within the scope of the City's operations.**

Voting Requirement

Absolute Majority.

Background

The City of Nedlands holds copyright over various materials, including documents, logos, images, publications, and digital content. These assets are essential for the City's operations, branding, and communications.

Currently, the use of copyright material requires explicit Council approval or administrative processes that can be time-consuming and may delay the implementation of key projects and initiatives. To streamline operations and enhance efficiency, it is proposed that the CEO be granted delegated authority to use the City's copyrighted material within specified limits.

Discussion

It is proposed that Council delegate authority to the CEO to approve the use of the City's copyrighted material for:

a. Internal and external communications.
b. Marketing and promotional activities.
c. Partnerships and collaborative projects with third parties.
d. Any other purposes deemed appropriate within the scope of the City's operations.

The CEO will be required to report back to Council periodically on the use of Copyright material ensuring full transparency and ongoing oversight is achieved.

Advantages of Delegated Authority:

1. Efficiency: Delegation will streamline processes, reducing the time required to obtain approval for the use of copyrighted materials.
2. Responsiveness: The CEO will be able to make timely decisions to support the City's operations and initiatives.
3. Governance: The delegation will be governed by clear guidelines to ensure the appropriate use of copyrighted materials.

Strategic Implications

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

Values **Great Governance and Civic Leadership**
We value our Council's quality decision-making, effective and innovative leadership, transparency, accountability, equity, integrity and wise stewardship of the community's assets and resources. We have an involved community and collaborate with others, valuing respectful debate and deliberation.

Budget/Financial Implications

No direct financial implications.

Legislative and Policy Implications

Local Government Act 1995 – s. 5.42 – s. 5.46

Decision Implications

Where there is ineffective use of delegation powers this may result in additional financial cost to the City, through additional administrative resources required to refer minor decisions to Council, and potential financial cost to Customers from slower decision-making.

Conclusion

Granting the CEO delegated authority to use the City's copyrighted material will enhance the City's operational efficiency and responsiveness while ensuring proper governance through established guidelines.

Further Information

Question from Councillor Bennett
Can the recommendation be amended to relate specifically to staff and not to Council?

Question from Councillor Amiry
Can a marked up copy of the existing delegation of authority and marked up copy of the policy be provided to highlight the changes?

City of Nedlands | Council Policy

Use of City Of Nedlands Copyrighted Material By Elected Members, Staff and Others

KFA	Governance and Civic Leadership
Status	Council
Responsible Division	Corporate & Strategy
Objective	To set the basis by which elected members, staff and others may use or seek approval for the use of City of Nedlands copyright material.

Context

Council may authorise the use of copyright material by elected members

Statement

- The City of Nedlands retains and reserves all rights in relation to any material over which, by virtue of the *Copyright Act 1968* it holds copyright.
- Council may authorise the use of copyright material owned by the City of Nedlands.
- If the City and/or Council authorises the use of copyright material by elected members, staff or others, it should not be construed that the City is abrogating its rights and Legal obligations in relation to the copyright or ownership of the material.
- Council shall only use copyright material owned by the City when authorised by the City of Nedlands.

Related Documentation

Nil

Related Local Law / Legislation

Copyright Act 1968

Related Delegation

Nil.

Review History

26 August 2014 (Report CPS28.14)
27 September 2011 (Report CM08.11)
9 August 2005 (Report CP14.05)

20.2 CEO39.09.24 Outstanding Council Resolutions

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	No officer involved in the preparation of this report has a declarable interest.
Report Author	Sara Bloomfield – Governance Officer (Council Support)
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	1. Register of Outstanding Council Resolutions

Purpose

For Council to consider the Register of Outstanding Council Resolutions (OCR) and the actions taken by Administration in progressing these items.

Recommendation

That Council:

1. RECEIVES the Register of Outstanding Council Resolutions dated September 2024.

Voting Requirement

Simple Majority.

Background

Council has requested that all Outstanding Council Resolutions be tabled on a monthly basis at the OCM.

Discussion

Attached to the Council report is the register of OCRs for Council's noting and consideration.

The report has been updated by officers when required.

Information will be periodically provided to Councillors on previous resolutions of Council that:

(i) have been completed since the last update and

(ii) have not yet been fully implemented. Reasons for any delays or unforeseen challenges are included.

Councillors are able to seek an update on any particular project or resolution outside of the reporting period, by contacting the CEO directly for information or by referring to the information on the Councillor portal.

Consultation

Nil.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	Sustainable and responsible for a bright future
Pillar	Performance
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Local Government Act 1995.

Decision Implications

Councillors have oversight of the implementation of previous Council decisions, through access to the Register and the Councillor portal. Information on decisions may be provided through the CEO Weekly update, and direct request to the CEO. The City may include the register on the website to provide transparency to the community, although the community is able to access the document through the Council agenda.

Conclusion

That the Council receives the Register of Outstanding Council Resolutions for noting.

Further Information

Nil.

Outstanding Council Resolutions - 20 September 2024
September Council Notices of Motion will be included once the Minutes have been finalised

Directorate	Title	Item No. and Meeting Date	Description/Council Resolution
CEO			
CEO	Public Places and Local Government Property Local Law 2014	CPS33.14 OCM 28/10/2014	Public Places and Local Government Property Local Law 2014 Council agrees to: 1. Advertise the proposed City of Nedlands Public Places and Local Government Local Law 2014 as contained in Attachment 1; and 2. Increase the modified penalty to $500 for the following offences: a). Item 24, Damaging or removing whole or part of a street tree without authorisation (currently $250); b). Item 25, Obstruction of thoroughfare (currently $125); c). Item 26, Damaging, removing or interfering with thoroughfare, part of thoroughfare, sign or structure in thoroughfare without consent (currently $125); d). Item 29, Carry on or undertake prohibited activity in thoroughfare or damage Local Government property in thoroughfare without authorisation (currently $250); and e). Item 36, failure to remove redundant crossing or reinstate kerb, drain, footpath, nature strip or thoroughfare (currently $125).
CEO	Council Policy Reviews	13.1 OCM 23/02/2021	Council: 1. Refers the following policies to a Councillor workshop: • Elected Member Fees, Expenses, Allowances and Other Provisions • Legal Representation for Elected Members and Employees Council Policy • Management of Information for Elected Members Council Policy • Professional Development and Attendance at Events 2. Amends the Community Notice Boards in Council Operated Facilities policy be amended by: Query 1st item on the 2nd page, revision requested: 'Commercial products and services' appears to include the many exercise and wellness activities that are currently advertised on community notice boards. If this clause is applied it will exclude many low profit, highly valued community exercise classes, including Zumba for retirees and chair yoga classes et cetera. Having these remain advertised on the community notice boards retains a valued source of information for many members of the community. Council Resolution 1. adopts the following updated Council Policies: d. Council Member and Employee training and conference attendance Policy (attachment 4); e. Asset Management Council Policy (attachment 5); f. Use of Council Facilities for Community Purposes Policy (attachment 6); h. Application of Grant Funding Council Policy (attachment 8); i. Community Signage Council Policy (attachment 9); k. Unauthorised Damage of Vegetation Council Policy (attachment 11); l. Trading in Public Places Council Policy (attachment 12); m. Natural Area Path Network Council Policy (attachment 13); n. Nature Strip (Verge) Parking adjacent to Vacant Lots Council Policy (attachment 14); and o. Operation of Bank Accounts Council Policy (attachment 15); and 2. adopts the following new Council Policies: a. Advisory & Working Groups Policy (attachment 17); and b. Natural Areas Management Council Policy (attachment 18). 3. Amends the Bulk Waste Collection Policy be amended as follows: a. Context to read as follows: The City is committed to providing excellent waste management services to the community, whilst minimising any adverse impact on amenity from waste services. b. Add a new clause d) as follows: d) Residents are to ensure that wherever possible Municipal refuse, recycling and green waste bins do not block pathways.
CEO	CEO03.03.23 Proposed Repeal Local Law	19.1 OCM 28/03/2023	That Council pursuant to Section 3.12 of the Local Government Act 1995 resolves to: 1. in accordance with sections 3.12(3)(a) and (3a) of the Local Government Act 1995, give local public notice stating that: a. It is proposed to make a City of Nedlands Repeal Local Law, and a summary of its purpose and effect; i. The purpose of the local law is to repeal a number of local laws that have been superseded by other legislation or no longer have effect. ii. The effect the local laws are repealed. b. Copies of the proposed local law may be inspected at the City offices; c. Submissions about the proposed local law may be made to the City within a period of not less than 6 weeks after the notice is given; 2. in accordance with s3.12(3)(b) of the Act, as soon as the notice is given, send a copy of the proposed local law to the Minister for Local Government; 3. in accordance with s3.12(3)(c) of the Act, supply a copy of the proposed local law to any person requesting it; and 4. note that the results of the public consultation will be presented to Council for consideration of any submissions received.
CEO	Workforce Plan Implementation Committee	19.1 OCM 26/07/2022	ORC01.06.22 Draft Organisational Review and Workforce Plan Council Resolution That Council: 1. receives the Organisational Review; 2. adopts the Workforce Plan to be reviewed by Council in 12 months; 3. establishes a Workforce Plan Implementation Committee to oversee the programmed implementation based on Cost-Benefit analysis of all services, with an initial focus on Customer & Community Services. 4. appoints the Mayor and four Councillors (one Councillor from each ward) as Workforce Plan Implementation Committee Members: Councillor Amiry - Coastal Ward; Councillor Hodsdon - Hollywood Ward Councillor Mangano - Dalkeith Ward; and Councillor Senathirajah - Melvista Ward: 5. appoints the Deputy Mayor and four Councillors (one Councillor from each ward) as Deputy Members of the Workforce Plan Implementation Committee: Councillor Smyth - Coastal Ward; Councillor Combes - Hollywood Ward; Councillor Bennett - Dalkeith Ward; and Councillor Brackenridge - Melvista Ward; and 6. directs the CEO to draft a Terms of Reference for the Workforce Plan Implementation Committee that includes scope to: a. Undertake the following further tasks with respect to the Organisational Review; • analysis of the actual workload in each section compared with staffing numbers in each section including benchmarking against at least 2 similar Local Governments • explanation and justification for the FTE levels within the draft Workforce Plan being preferred to the FTE levels consistent with the industry benchmarks identified in the Organisational Review • prepare financial information which sets out the impact of adopting the draft Workforce Plan on the City's future financial circumstances; b. having regard to the results of the further tasks undertaken in (a), re-examine and, as appropriate, revise the Workforce Plan for a 12 month review ahead of the 2023-24 budget preparation; and c. collaboration with the CEO Performance Review Committee to ensure effective development of KRAs, goals, measures and targets.
CEO	PD37.05.24 Invitation for Involvement in the Design Process of the Proposed Greenspace Adjacent to WA Bridge Club, Allen Park, Swanbourne	PD37.05.24 OCM 25/06/2024	That Council: Instructs the CEO to write to the PCHF: 1. Acknowledging the invitation from the Perth Children's Hospital Foundation for elected members and senior City officers to participate in the design process of the proposed greenspace adjacent to the WA Bridge Club located at Allen Park, Swanbourne presented in Agenda Item 16.7 PD 37.05.24 of the 28 May 2024. 2. Advising that: (i) The land between the northern boundary of the West Australian Bridge Club lease and the southern boundary of Lot 503 (Children's Hospice site) cannot be the subject of a lease, licence, agreement, arrangement or gift issued by the City of Nedlands as Management Body to PCHF or any other entity because that land is the only land on Class A reserves in Allen Park providing permanent, uninterrupted and safe passage between locations in Allen Park, Swanbourne Reserve and the coast for all people. (ii) By a resolution of 25 October 2022, Council resolved to construct the Whadjuk (Norn Bidi Trail) on that land. (iii) Any negotiations regarding the SDAU Conditions of Approval and Building and Constructions phase approvals are a separate matter that will be given due consideration at the appropriate time.
CEO	CEO22.07.24 Proposed Establishment of Policy and Legislation Committee	20.1 OCM 23/07/2024	That Council approves by an absolute majority - 1. Pursuant to section 5.8 and 5.9(2)(b) of the Local Government Act 1995 to ESTABLISH a 'City of Nedlands Policy and Legislation Committee' to support Council in fulfilling its responsibility under section 2.7(2)(b) of the Local Government Act 1995, and to assist the Council in considering the Register of Delegations and in carrying out its legislative functions to manage local laws. 2. To ADOPT the Terms of Reference for the Policy and Legislation Committee as contained in Attachment 1.3. Appoints the Mayor and four (4) Councillors (one Councillor from each ward) to the City of Nedlands Policy and Legislation Committee for the period ending immediately prior to the next Local Government elections in 2025.4. Appoints the Deputy Mayor and four (4) Councillors (one Councillor from each ward) as Deputy Members of the Committee
CEO	CEO23.07.24 Workforce Agreements	20.2 OCM 23/07/2024	1. That Council receives the City of Nedlands Outside Workforce Agreement 2023 dated 14 February 2024 and City of Nedlands Inside Workers Industrial Agreement 2023 dated 8 March 2024.2. The CEO : (a) implement a policy that the administration must send the City's Governance Statement to all organisations that it deals with on significant matters being contracts in excess of $50,000 or of moderate risk to the City. (b) creates an approval grid and training on how the City makes decisions which it provides to all employees and which it includes in its induction program for new staff and in its regular training for existing staff.(c) advise the WA Industrial Relation Commission that the Director who signed the agreements on behalf of the City lacked the appropriate delegation. (d) investigates the grounds on which the acting CEO made the decision to allow the Director of Corporate Services to sign the contract without the referral to Council.
CEO	CEO24.07.24 Elected Members Information Bulletin	20.3 OCM 23/07/2024	That Council RECEIVES the Information Bulletin dated 25 June 2024.
CEO	CEO 26.07.24 Integrated Transport Strategy Committee Membership	20.5 OCM 23/07/2024	That Council approves by absolute majority, to disband the Integrated Transport Strategy (ITS) Steering Committee.
CEO	CEO27.07.24 Foreshore Management Steering Committee Membership - Hollywood Ward	20.6 OCM 23/07/2024	That Council: 1. appoints Councillor Hodsdon as the Committee Member for the Hollywood Ward to the Foreshore Management Steering Committee; and 2. appoints Councillor Pollard as the Deputy Member for the Hollywood Ward to the Foreshore Management Steering Committee.

CEO	CEO 28.07.24 Public Art Committee Membership - Hollywood Ward	20.7 OCM 23/07/2024	That Council appoints Councillor Pollard as the Hollywood Ward Deputy Member to the Public Art Committee for the period ending immediately prior to the next Local Government elections in 2025.
CEO	CEO 29.07.24 Adoption of Council Member Request and Provision of Information Policy	20.8 OCM 23/07/2024	That Council adopts the Council Member Request and Provision of Information Policy as contained in Attachment 1.
CEO	CEO 30.07.24 Audit Committee Membership	20.09 OCM 23/07/2024	Council does not appoint Councillor Melanie Pollard Hollywood Ward to the Audit Committee.
CEO	CEO 20.06.24 Establishment & Appointment of Members – CEO Performance Review Committee	20.10 OCM 23/07/2024	That Council: 1. appoints the Mayor and all Councillors to the CEO Performance Review Committee for the period ending immediately prior to the next Local Government Ordinary elections in 2025; 2. requests the CEO to call for expressions of interest for an independent Consultant; 3. requests the CEO to call for expressions of interest and appoints an independent community member in accordance with Local Government (Administration) Regulations 1996 and the Local Government (Administration) Amendment) Regulations 2021. The independent community member is to have voting rights on the Committee; 4. adopts the Terms of Reference of the CEO Performance Review Committee as contained in Attachment 1; and 5. amends the Chief Executive Officer Performance Review Policy as contained in Attachment 2.
CEO	CEO 33.08.24 Appointment of Director of Corporate Services	8.1 SCM 7/08/2024	That Council accepts the Recommendation in the report.
CEO	CEO 34.08.24 Engagement of Independent Consultant – Confidential	8.2 SCM 7/08/2024	That Council approves the recommendation in the Confidential report.
Community and Organisational Development			
Community and Organisational Development	CSD03.06.23 Developing an Age-Friendly Strategy	17.1 OCM 27/06/2023	That Council: 1. supports the development of an Age-Friendly Nedlands Strategy. 2. requests the CEO to submit to the August Council meeting the Terms of Reference for an Age-Friendly Nedlands Working Group (AFNWG), consisting of Councillors, Staff and Community members. The role of the AFNWG is to assist with the development of the Strategy, and its implementation following adoption by Council; and 3. requests the CEO, as part of the Workforce Implementation process, to assign the required resource to coordinate the Strategy development process and to provide administrative support to the Working Group (AFNWG).
Community and Organisational Development	CDS02.05.24 Reclassification of Point Resolution Child Care Centre license	18.1 OCM 28/05/2024	That Council, pending the outcome of recommended outcome 2 approves the reclassification of Point Resolution Childcare Centre's license to enrol up to 24 children per day from the ages of 8 months to 6 years of age.
Community and Organisational Development	CSD04.07.24 Acquisition of Tim Macfarlane Reid Sculpture	18.1 OCM 23/07/2024	That Council: 1. approves an amount of $65,700 for consideration in the 2024/2025 draft budget process to facilitate the purchase of 'Mantle' by Tim Macfarlane Reid; and 2. approves installation of 'Mantle' at Swanbourne Beach Reserve pending budget allocation.
Corporate and Strategy			
Corporate and Strategy	Land Investment Strategy and Policy	CPS26.20 OCM 27/10/2020	Council: 1. adopts the proposed changes to the City's 'Disposal of Land' Policy including the additional words 'environmental value' after each of 3 occurrence of the words 'financial value' and 'social value' in the policy, with the policy to be known as the 'Retention, Acquisition, Improvement and Disposal of Land' Policy for the purpose of public comment; and
Corporate and Strategy	Land Swap Children's Hospice Project	13.8 OCM 27/10/2020	Council instructs administration to initiate and negotiate a land swap with the Minister of Health, the Department of Planning Lands and Heritage for the Children's Hospice Project, by requesting that as much of the land area Reserve 20074 (but not less than 4,896 m2) immediately adjacent to Shenton Bushland Reserve be exchanged for 5,000 m2 of A Class Reserves 7804 and 19349 at Allen Park.
Corporate and Strategy	CPS42.11.23 Superannuation for Council Members	19.1 OCM 28/11/2023	Council NOTES the officer's response and DEFERS consideration of this matter to the June 2024 Ordinary Meeting of Council.
Corporate and Strategy	CPS26.05.24 – Powerlyt Solar Recommendations	19.4 OCM 28/05/2024	That Council: 1. Receives the report from Powerlyt with recommended Solutions for the Provision or Augmentation of Solar PV Systems at 8 locations 2. Lists the recommendations for consideration in the forward capital works program
Corporate and Strategy	CPS27.05.24 Underground Power – Consideration of Results from Consultation and Next Steps	19.5 OCM 28/05/2024	1. Receives the results of the survey of landowners in Nedlands North (Floreat) and Nedlands West (Mt Claremont). 2. Agrees to proceed with underground power in the Nedlands North (Floreat) and Nedlands West (Mt Claremont) project areas and: a. Authorises the Chief Executive Officer and Mayor to sign the co funding agreements with Western Power on completion of negotiations. b. Notes service charges for Nedlands North (Floreat) will be included in the 2025/2026 Draft Annual Budget, after the estimated completion of the project in that area with Nedlands West (Mt Claremont) in subsequent years after the completion of the project in that area. c. Notes proposed borrowings will be listed for consideration in the 2024/2025 Draft Annual Budget. d. Notes additional Project Management resources will be listed for consideration in the 2024/2025 Draft Annual Budget.
Corporate and Strategy	CPS32.07.24 LGIS Annual Insurance Renewal 2024-25	19.1 OCM 23/07/2024	That Council notes the renewal of insurances as per the attachment - LGISWA Scheme Renewals 2024/25.
Corporate and Strategy	CPS33.07.24 Monthly Financial Report – June 2024	19.2 OCM 23/07/2024	That Council receive the Monthly Financial Report for 30 June 2024.
Corporate and Strategy	CPS33.07.24 Monthly Financial Report – June 2024	19.3 OCM 23/07/2024	That Council receive the Investment Report for the period ended 30 June 2024.
Corporate and Strategy	CPS35.07.24 - List of Accounts Paid - June 2024	19.4 OCM 23/07/2024	That Council receives the List of Accounts Paid for the month of June 2024.
Corporate and Strategy	CPS40.08.24 - Adoption of the City of Nedlands 2024/25 Annual Budget	8.0 SCM19/08/2024	That Council:1.adopts the statutory Annual Budget for 2024/25, pursuant to the provisions of section 6.2 of the Local Government Act 1995, and Part 3 of the Local Government (Financial Management) Regulations 1996, for the City of Nedlands, as contained in Attachment 1, inclusive of the following:a.Statement of Comprehensive Income (by Nature & Type)b.Statement of Cash Flows c.Statement of Financial Activity (by Nature & Type) d.Capital Expenditure Program e.Transfers to and from Reserves f.Notes to and forming part of the 2024/25 Statutory Annual Budget 2.adopts the following Rates in the Dollar: a.Residential (GRV)6.0550 cents in the dollar b.Non-Residential (GRV)7.4712 cents in the dollar c.Residential Vacant Land (GRV) 8.0114 cents in the dollar. 3.adopts, pursuant to Section 6.35 of the Local Government Act 1995 minimum rates payments to be imposed as follows: a.Residential (GRV)$1,576 b. Non-Residential (GRV)$2,078 c.Residential Vacant Land (GRV)$1,916 4.approves the options of one or four instalments for the payment of rates, with interest and administration fees applicable as follows: a.An amount of 5.5% per annum interest to be charged if a four-instalment option is selected; b.An administration charge of $48 (3 instalments at $16 each, 1st instalment no charge) is to be applied to four instalment options if selected; and c.Nominates the following due dates for rate payment in full and by instalments, pursuant to Section 6.45 of the Local Government Act 1995 and Regulation 64(2) of the Local Government (Financial Management) Regulations 1996 i.Full payment and first instalment - 04 October 2024 ii.Second quarterly instalment - 06 December 2024 iii.Third quarterly instalment - 14 February 202 ivFourth quarterly instalment - 18 April 2025 5.approves late payment interest rate of 11% for rates and costs of proceedings to recover charges that remain unpaid after becoming due and payable; 6.adopts, pursuant to the provisions of Section 6.16 of the Local Government Act 1995, Section 67 of the Waste Avoidance and Resources Recovery Act 2007, and Regulation 53(2) of the Building Regulations 2012, the 2024/25 Fees and Charges, as per Attachment 2; 7.adopts the following annual fees for payment of Elected Members in lieu of individual meeting attendance fees, pursuant to Section 5.98 of the Local Government Act 1995 and Regulation 30 of the Local Government (Administration) Regulations 1996: a.Mayor $33,706 b.Councillors $25,137 8.adopts the annual local government allowance of $68,552 to be paid to the Mayor in addition to the annual meeting allowance, pursuant to Section 5.98(5) of the Local Government Act 1995; 9.adopts the annual local government allowance of $17,138 to be paid to the Deputy Mayor in addition to the annual meeting allowance, pursuant to Section 5.98A(1) of the Local Government Act 1995; 10.adopts the Information and Communication Technology (ICT) allowance of $3,500 for Elected Members, pursuant to Section 5.99A(a) of the Local Government Act 1995 and Regulations 31(1)(a) and 32(1) of the Local Government (Administration) Regulations 1996; 11.adopts the annual travel and accommodation allowance of $100 for Elected Members, pursuant to Section 5.99A(a) of the Local Government Act 1995 and Regulation 32(1) of the Local Government (Administration) Regulations 1996; 12.approves the proposed transfers to and from Reserves as detailed in the 2024/25 Annual Budget; 13.receives the Forward Capital Works Program 2024/25; 14.adopts pursuant to Regulation 34(5) of the Local Government (Financial Management) Regulations 1996, and Australian Accountings Standard AASB 1031 Materiality, the following thresholds for the reporting of material financial variances in the monthly statement of financial activity reports: a.Operating items – Greater than 10% and a value greater than $20,000 b.Capital items – Greater than 10% and a value greater than $50,000. 15.That Council instructs the CEO to allocate $20,000 of proposed tree planting budget to the eradication of Caster Oil Bush and mass planting of significant eucalyptus trees in R4863, this being the sump located at Lot 38 Blenheim Lane Mt Claremont (3,567m2) R48631 has been the subject of previous budget submissions, land access licences and easement arrangements, and a Petition to Council.16.That Council Includes $600,000 towards Kennedia Lane 17.Notes this budget includes. 1.3.25% of total rates to be deposited in a reserve account to fund the underground power project 2.3% of total rates to be deposited in a reserve account to fund stormwater drainage renewal program 3.1% of total rates to be deposited in a reserve account to fund building renewal program.
Councillor Notice of Motion			
Councillor Notice of Motion	Councillor Hodsdon - NoM - Weed Control	14.1 OCM 25/02/2020	Council: 1. requests the Chief Executive Officer investigates alternatives to use of glyphosate weed control on City controlled public land; and 2. considers a trial ward within the City for 12 months to determine more accurately cost, effectiveness and customer satisfaction.
Councillor Notice of Motion	Councillor Smyth – Care and Management Program for the Marlows Park	14.3 OCM 23/02/2021	Council instructs the CEO to provide an update on the care and management program for The Marlows Park R45965 being 2,509m2 of Public Open Space within the St John's Wood subdivisional allocation. This should include but not be limited to: Public Access options, Tree Planting potential and fire management of garden escaped bougainvillea.

Councillor Notice of Motion	Councillor Coghlan – Amendment to Local Planning Policy – Residential Aged Care Facility	14.8 OCM 23/02/2021	Delete 4.3.4 2) b)(i) and replace with the following "(i) A minimum 9 m street set back applies; and" 2. advertise the proposed amendments for a period of not less than 21 days in accordance with Clause 4(2) of the Deemed Provisions; and 3. acknowledges that once submissions have been received, that the revised Local Planning Policy, Residential Aged Care Facilities be brought back to the next available Council meeting for determination.
Councillor Notice of Motion	Councillor Bennett – Significant Tree Register	14.2 OCM 27/04/2021	That Council: 1. instructs the CEO to establish a Register of Significant Trees on Crown Reserves and City owned land using the criteria outlined below: a. reasons that a tree may be considered significant may include; tree size in excess of 12m height, tree age in excess of 60 years, or any tree with aesthetic, heritage, cultural or ecological importance; b. trees on this register may be nominated by the City, or by a resident/ratepayer of the City, and will be identified on the City's Intramaps database; c. residents/ratepayers who assist the City in maintaining leaves and tree debris from a significant tree will be eligible for assistance by the City, initially as an offer to provide an additional green waste bin as the most cost-effective regular way for recycling bulk green waste; and d. also, to be included on the above-mentioned Register of Significant Trees will be trees on private land nominated by the owner of that private land, with information provided to owners to approach contact private trees through registration on their certificate of title. The owners can remove their own tree from this register.
Councillor Notice of Motion	Councillor Mangano - Brick Bollards, Bishop Road Reserve	14.6 OCM 20/08/2021	Council ResolutioCouncil requests that the removal of the failing brick bollards at Bishop Road Reserve is completed as part of the current works, including the removal of the steps and the replacement bitumen path and new railing continue to the base of the ramp.
Councillor Notice of Motion	Mayor Argyle - Energy Efficiency Sustainability	14.1 OCM 23/11/2021	That the Chief Executive Officer: 1. prepares a report for Council's consideration that details: • the existing and proposed energy efficiency provisions for residential and mixed-use development under the Residential Design Codes Volume 1 and 2. • The various planning instruments that are available to Council, to reduce non-renewable energy use, with via development approvals.
Councillor Notice of Motion	Councillor Mangano - Increased Verge Bonds	14.2 OCM 23/11/2021	That the Chief Executive officer prepare a report for Council's consideration outlining the implications and process of Council imposing a verge bond of $10,000 per lineal metre of frontage be applied for all single residential developments exceeding $1M and all multiple and grouped dwellings developments, and that administration time, legal fees and damage is deducted from this bond. In addition, if the costs exceeded the bond, the applicant is liable for those costs and must agree to this condition prior to the building permit being issued.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	18.8 OCM 26/04/2022	Council Resolution That Council requests the Chief Executive Officer provide a report to Council for the purposes of preparing an amendment to Local Planning Scheme No. 3 to require development approval for the removal of trees that meet certain criteria on all lots zoned R25 to R80 inclusive. This proposed scheme amendment is to be presented to council at the 27th September 2022, Ordinary Council meeting, and no later.
Councillor Notice of Motion	Councillor Mangano – Standing Orders Local Law Amendment	20.2 OCM 26/07/2022	Council Resolution That Council amend the Standing Orders Local Law: 1. to include the following clause under section 3.9: No Notice of Motion is to be ruled out of order if it is legal. 2. under section 10.11(2): Only 1 amendment shall be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the original motion is put to the vote. There shall be no more than 2 successful amendments and on the adoption of the second successful amendment the debate on the substantive motion shall resume.
Councillor Notice of Motion	Councillor Mangano – Sealing of Laneways (original notice of motion lost) Councillor Amiry - Sealing of Laneways (alternate motion adopted)	22.1 OCM 27/09/2022	Council Resolution That Administration is to present a Laneways Maintenance Programme in the indicated timeframe in relation to maintenance of laneways throughout the City, including the following elements: 1. By December 2022 provide to council a: a. Definition of a Laneway Minimum Standard Condition for the City of Nedlands (if one does not currently exist). This should include seal, drainage, curbing, signage and lighting; and b. Compiled list of all laneways, their square meterage and current condition throughout the City of Nedlands;
Councillor Notice of Motion	Councillor Mangano - City Utility Costs - OCM 23 August 2022	21.4 OCM 23/08/2022	Council Resolution Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report of utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users eg clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by $ and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location
Councillor Notice of Motion	Councillor Smyth - Amendments to Standing Orders	22.2 OCM 22/03/2022	Council instructs the CEO to: 1. draft an amendment to the Standing Orders creating an Agenda Item where a Councillor's Notice of Intention to bring a Motion to Council can be recorded; and 2. draft an amendment to the Standing Orders creating an opportunity for Councillors Motions can be considered at the Agenda Forum.
Councillor Notice of Motion	Councillor Youngman Cul de sac on Florence Road and Stanley Street	20.1 OCM 28/03/2023	That Council: 1. by absolute majority, allocate $5,000 in the 2022-23 financial year budget for traffic modelling to determine the impacts of cul-de-sacs and one-way arrangements on: a. Florence Road, between Stirling Highway and Edward Street, Nedlands; and b. Stanley Street, between Stirling Highway and Edward Street, Nedlands; and In the vicinity of the southern boundary of the development at 71 Stirling Highway, Nedlands; and, 2. request the CEO present a report to Council in June 2023 following the completion and assessment of the modelling regarding: a. Potential road layout arrangements considered, b. The impacts of any proposed treatment, and, c. A preferred treatment of closure.
Councillor Notice of Motion	Councillor Bennett - Heritage Project for Military Service Roll of Honour	20.2 OCM 28/03/2023	Council requests that the CEO, after inviting the Town of Claremont to collaborate and liaise with the RSLWA Head Office shall prepare a report with options to undertake a Heritage Project for a Military Service Roll identifying community members who have served in the Australian or Allied militaries and to document their stories in a digital database for posterity.
Councillor Notice of Motion	Councillor Youngman – Design Review Panel Representation	20.3 OCM 28/03/2023	That Council considers as part of the 2023/24 budget process increasing the budget allocation for the City of Nedlands Design Review Panel to facilitate the Chair of the Design Review Panel: 1. Presenting the Panel's findings at each Council Meeting Agenda Forum when a report is prepared that includes a Design Review Panel component; and 2. Presenting at JDAP or SDAU meetings when considered appropriate by Council.

Councillor Notice of Motion	Councillor Mangano – Street Tree Planting	20.2 OCM 28/02/2023	The Council directs the CEO: 1. to plant a minimum of 1000 street trees on City of Nedlands verges in the 2023 planting season. This number is not to include trees planted in parklands, or bushland; 2. to include for consideration as part of the 2023-24 budget development an allocation to enact a Street Tree Plan to systematically plant out all City streets according to the City's current Street Tree Policy, while amending the Preferred Street Tree Species List to exclude species that host the breeding cycle of the polyphagous shot-hole borer, concurrently updating the Street Tree Survey Data to be accurate in perpetuity as an asset management resource, so that 1000 endemic trees preferably of species known to provide a black cockatoo food source are to be planted in City of Nedlands verges each year for the next ten years starting in the 2023-24 planting season. This number is not to include trees planted in parklands, or bushland; 3. to immediately submit an order to purchase a selection of 1000 endemic tree species seedlings for this planting season as specified in the Preferred Street Tree Species List, and if this number of seedlings proves to be too ambitious the City will have in place an arrangement to donate surplus seedlings to residents, community groups or other local government authorities who operate nurseries; 4. to require monthly reporting with photographic evidence and justification needed for Council approval for the removal of all street trees except where a tree is dead, diseased or presents a risk to the public; and 5. to consult with the Water Corporation and commence a vulnerable street tree watering trial that establishes proof of concept to utilise remote operated irrigation timers connected to the water mains of each development site and using drip irrigation pipe coiled around the base of street trees that are predicted to be vulnerable to water shock over summer when verge works or nearby development will interrupt the normal verge irrigation schedule.
Councillor Notice of Motion	Councillor Mangano - Waratah Avenue Paving and Safety Rail Issues	20.6 OCM 28/02/2023	The CEO is directed to rectify all subsided paving, reinstate crossing safety rails and remove wheel stops in the Waratah Ave shopping strip, by 31st March 2023.
Councillor Notice of Motion	Mayor Argyle - Stirling Highway Pedestrian Connectivity	19.2 OCM 23/05/2023	That Council - 1. agree to support an advocacy position to improve safe connectivity for non-motorised traffic across Stirling Highway, linking the northern and southern wards of the City as in underpasses; and 2. agree to direct the Mayor and CEO to liaise with the relevant stakeholders to explore potential connectivity points linking the northern and southern wards of the City by way of an underpass, traffic trench or similar.
Councillor Notice of Motion	Councillor Mangano - Weekly Report on Planting of 1000 Trees	19.3 OCM 23/05/2023	Council Resolution That Council request the CEO to schedule a concept forum in early August 2023 to discuss a revision of the City's Urban Forest Strategy while considering associated City policies, strategies and documentation that directly relate to tree canopy.
Councillor Notice of Motion	Councillor Mangano – Report and Protection of Tram Stop Rotunda	19.4 OCM 23/05/2023	Council Resolution That the CEO is directed to provide a report with 3 quotes to Council by June OCM to repair the rotunda in Shirley Fyfe Park, and to protect it from further damage immediately, and to consider it for listing on the CoN Heritage inventory.
Councillor Notice of Motion	Councillor Mangano – Deep Soil Planting Areas on R10-R35	19.5 OCM 23/05/2023	That the CEO is directed to produce a report for the June OCM detailing a minimum of 30% deep soil planting area on R10-R35 sites, with a minimum width of 3m. Justification 1. To maximise the opportunity for trees to be planted 2. To encourage the retention of trees on sites being rebuilt 3. To provide buffer zones between neighbouring properties, and the street 4. To reduce the amount of hard surfaces to allow better drainage on properties 5. To reduce the amount of heat reflected from hard surfaces.
Councillor Notice of Motion	Councillor Bennett – Demolition Permit Condition to avoid secondary poisoning of wildlife	21.8 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer to: 1. implement conditions that must be met in order for delegated authority to be executed when granting approval of demolition permits, whereby treatment for an identified rodent infestation will require a rodent treatment plan that avoids secondary poisoning of wildlife, and particularly refraining from the use of second generation rodenticides; 2. immediately communicate to all existing demolition permit holders that have not commenced demolition of the new condition to require a treatment plan for identified rodent infestations outlining the avoidance of secondary poisoning of wildlife, unless a declaration for the prohibition of second generation rodenticides is agreed upon; and 3. draft guidelines, policy or local laws that grant local government the ability to more closely regulate the demolition process as outlined in the Building Act 2011, Building Regulations 2012 and Interpretation Act 1984.
Councillor Notice of Motion	Councillor Bennett – Tree Bonds Adjacent to Development Sites	21.7 OCM 22/08/2023	Council Resolution That Council requests the Chief Executive Officer present to Council via Concept Forum a draft Policy prior to the final Council for consideration of 2024/25 Annual Budget, addressing the following matters: 1. The preparation of an arborist report in accordance with AS 4970-2009 Protection of Trees on Development Sites (arborist report) at the developers cost including a Tree Maintenance Plan; 2. The taking of a tree protection bond by the City prior to the commencement of demolition and development. The bond value is to be reflected in the City's fees and charges schedule, including consideration of the application of the Helliwell (monetary) value for large trees up to a maximum value of $20,000; 3. The taking of a maintenance fee to cover inspections and watering over the course of the development and the 12 months following completion. It is proposed that the value of the maintenance fee be defined and applied on an annual basis; 4. The requirement for tree protection fencing being installed around the tree prior to the commencement of construction. The type of fencing to be in line with the Australian Standard for Protection of Trees on Development Sites. The fenced area should not be less than the tree protection zone, which is defined in the arborist report. 5. The proposal that City officers assess the tree(s) following the completion of work. If works are recommended to the tree(s) due to adverse effect of being adjacent to the demolition/construction, this may be deducted from the bond if the developer is unwilling to action when requested. Consideration is to be given to the situation of, if the tree(s) die due to the demolition and/or construction works, the full bond is not refunded to the
Councillor Notice of Motion	Councillor Bennett – Tree Canopy Rates Incentive	21.6 OCM 22/08/2023	Council Resolution That Council requests the CEO prepare a report before the 2023-24 mid-year budget review, investigating options for a rates based financial incentive that encourages the retention and growth of tree canopy in the City such as through a differential rates system, rates subsidy or rates discount that is calculated proportional to the tree canopy maintained on each ratable property.
Councillor Notice of Motion	Councillor Coghlan – Loretto Primary School Site	21.4 OCM 22/08/2023	Council Resolution That Council requests that the Chief Executive Officer immediately engage with the owners of the Loretto Primary School site and the Heritage Council of WA and present the findings to Council by November 2023. This will consider: 1. The current zoning of the site; 2. Options for a structure plan on the site; 3. Existing vegetation including the significant trees on the site; 4. The need for Public Open Space in this area; 5. The heritage value of the buildings on the site; and 6. The surrounding residential area.
Councillor Notice of Motion	Mayor Argyle – Melvista West Parking Policy	21.2 OCM 22/08/2023	Council Resolution That Council approves: 1. the implementation of the West Melvista parking restrictions as adopted by Council for consultation purposes in June 2022; with the inclusion of the following: a. adds Granby Crescent no parking Monday to Saturday 8 am until 5 pm to the MWPP and that Residential parking permit holders to be exempt; 2. a budget variation to increase the parking signs budget by $54,000 with the source of funds to be listed for consideration in the Mid-Year Budget review.
Councillor Notice of Motion	Councillor Mangano - Fraseriana Lane and Gordon Street Signs	21.5 OCM 22/08/2023	In accordance with Clause 3.9 of the City of Nedlands Standing Orders Local Law on the 10 August 2023, Councillor Mangano gave notice of his intention to move the following motion. Under the City of Nedlands Standing Orders Local Law clause 3.9(6)(a) a motion of which notice has been given will lapse unless the member who gave notice, or some other member authorised by him in writing moves the motion when called on. As Councillor Mangano needed to provide written permission for a Councillor to move this Notice of Motion on his behalf, which did not occur, the motion could not be moved and therefore lapsed. That Council directs the Chief Executive Officer to raise the street signs at the corner of Fraseriana Lane and Gordon Street to 2.5m minimum height from the ground to the lowest blade.
Councillor Notice of Motion	Councillor Hodsdon – Independent Road Safety Audit	20.1 OCM 12/12/2023	That Council requests the Chief Executive Officer to: 1. commission an independent Road Safety Audit by a suitable practitioner to audit Brockway Road between Alfred Road and Camelia Avenue with additional consideration given to Camelia Avenue on the approach to Brockway Road; and 2. present findings and recommendations from the Road Safety Audit to Council for further consideration.
Councillor Notice of Motion	Councillor Smyth – Bushcare Volunteer Advisory Committee Proposal	21.1 OCM 28/11/2023	That Council endorse the following Notice of motion: With regard to the upcoming Committee formation and representations; Council requests the Chief Executive Officer to: 1. prepare a Terms of Reference for a new advisory committee that will strengthen and invigorate our volunteer bush care groups by: a. Bridging the strategic and operational endeavours with a well-supported communication plan. b. Improved collaboration with intra-city groups and groups in neighbouring areas. c. Focus on whole of land system approach including our river, coastal and bushland environments. d. Expand the scope of volunteer groups to encompass recreational greenways, wildlife corridors and isolated remnant bushland. 2. provide options for the community membership structure. 3. provide a potential program of agenda items for a 2-year inaugural period. 4. provide details of the overall budget implications of this measure.
Councillor Notice of Motion	Councillor Hodsdon – Chemical Weed Control	21.4 OCM 28/11/2023	That Council request the Chief Executive Officer to seek quotes for steam weed control of footpaths and rights of ways in the Hollywood ward as per previous motions.
Councillor Notice of Motion	Councillor Hodsdon – Underground Power	21.5 OCM 28/11/2023	That Council requests the Chief Executive Officer to provide the community with monthly updates on the progress of the Underground Power projects via the City's Website and Nedlands News.
Councillor Notice of Motion	Mayor Argyle – Verge Policy	21.6 OCM 28/11/2023	That Council endorse the following: 1. we need an immediate fix on the Verge Policy. We need tougher restrictions, and the verges need to be better managed; and 2. Council needs to work with a leading researcher in this space, to create a sustainable and immediate policy, to protect our valuable green infrastructure.
Councillor Notice of Motion	Mayor Argyle – Verge Tree Removal above 5 metres	21.7 OCM 28/11/2023	That Council requests that the Chief Executive Officer present any verge tree above 5 metres in height which is not dead, diseased or dying come before Council for approval to remove.
Councillor Notice of Motion	Mayor Argyle – Soft Scape Laneways	21.8 OCM 28/11/2023	That Council explore ways to soft scape the laneways, rather than bitumen heat sinks.
Councillor Notice of Motion	Mayor Argyle – Solar Energy on Key City of Nedlands Buildings	20.1 OCM 27/02/2024	That Council requests the Acting CEO provide an update to Council Members at a Concept Forum in May 2024, on the progress towards the delivery of the following Council resolution from August 2022, which is: Due to extremely high utility costs in the budget, the CEO is directed to conduct an audit and report on utility costs (water, power, gas) including the following: 1. Is full cost recovery from end users e.g. clubs, playgroups, tenants etc occurring and if not which do not. 2. Identify the Top 10 utility users by dollar value and location 3. In the case of Administration Building and other staff occupied buildings, a solution to provide at least 80% of daytime electricity from PV at each location 4. Solutions to eliminate gas usage where practicable 5. Solutions to significantly reduce mains water usage
Councillor Notice of Motion	Mayor Argyle – Acquisition of Sculpture for the Norn Bidi Trial	20.2 OCM 27/02/2024	That Council request the Acting CEO to investigate the lease, and purchase of the Tim Macfarlane Reid Sculpture for the Norn Bidi trial and report back to Council.
Councillor Notice of Motion	Mayor Argyle – Protection of Trees on Private Property	20.3 27/02/2024	That Council request the Acting CEO to investigate immediate measures to protect trees on private property in the City of Nedlands, in the following subsets: 1. Protection of significant trees on blocks zoned R20 and below in a local planning policy; 2. Protection of trees on private property in areas zoned R20 – R80; 3. Protection of trees on private property in areas zoned R80- RAC1; 4. All other public purpose sites; 5. All commercial sites; and 6. Share our results with WALGA in a collaborative manner.
Councillor Notice of Motion	Mayor Argyle - Playground Shade Cover	21.1 OCM 26/03/2024	That Council: 1. requests that the Chief Executive Officer includes in the 2024/25 draft budget the installation of a shade cover over the playground equipment in the park on the corner of Smyth Road and Karella Street, Nedlands; and 2. request that the Chief Executive Officer investigates the appropriateness of removing the dead tree in the park on the corner of Smyth Road and Karella Street and undertakes any works deemed necessary.

Councillor Notice of Motion	NOM20.05.24 – Councillor Amiry - Removal and planting of Trees at 4 Kings Row Mount Claremont	21.3 OCM 28/05/2024	That Council • Permit the owners of 4 Kings Row Mount Claremont, to remove the two Ash trees planted on the verge at the property. • Requires that two Callistemon 'Kings Park Special' trees of at least 75L each, be planted on the verge at 4 Kings Row Mount Claremont and designated as City of Nedland trees. • Agrees the cost of removal and replacement of trees will be borne by the owners of 4 Kings Row Mount Claremont. • Consider such eventualities in the next revision of its Verge Tree Policy.
Councillor Notice of Motion	NOM18.05.24 – Councillor Smyth - City of Nedlands Tree Policy – 23 Birrigon Loop – Unsolicited tree planting	21.1 OCM 28/05/2024	Council requests the CEO to 1. remove the juvenile Agonis flexuosa street tree from the verge at 23 Birrigon Loop. 2. replace the dead Agonis flexuosa street tree (Asset ID 14195) with the same species, to be planted in the same location, in the next available planting season. 3. provide an application of fertiliser and water wetting agent to the verge at 23 Birrigon Loop following removal of the juvenile tree. Fill any depression in the planting hole with clean sand and seed lawn accordingly if appropriate. 4. as part of the upcoming review to the Street Tree Policy, include consideration for: a. restricted planting in the Swanbourne High School subdivision to boundary planting only, except where additional trees are expressly requested by an adjoining resident.
Councillor Notice of Motion	NOM21.05.24 – Councillor Youngman - Tree Management – Public and Private	21.4 OCM 28/05/2024	1.That Council Request the CEO to develop a Tree Management Policy that: o Gives direction and consideration to the City's position and approach to: ☑ public tree conflicts with private assets ☑ private tree conflicts with private assets ☑ public tree conflicts with public assets ☑ private tree conflicts with public assets o Adopts a definition of a 'Significant Tree' o Outlines what the City will, and will not do in various situations
Councillor Notice of Motion	NOM22.05.24 – Councillor Smyth - 2024 Planting Season Programme	21.5 OCM 28/05/2024	1. reduce the number of Agonis flexuosa (WA Peppermint) by 40 to 101, 2. increase the number of a. Corymbia maculate (Spotted Gum) by 10 to 12, b. Eucalyptus marginata (Jarrah) by 10 to 18, c. Eucalyptus sideroxylon 'Rosea' (Red flowering Ironbark) by 10 to 18 d. Eucalyptus todtiana (Coastal Blackbutt) by 10 to 15
Councillor Notice of Motion	NOM24.06.24 - Councillor Smyth - Bridge Club - Hospice activity zone working group	21.2 OCM 25/06/2024	That Council instructs the CEO to: 1. Progress existing Council Resolutions related to the Whadjuk Norn Bidi Trail. 2. Undertake these works in a manner that is respectful of the safety and continuous access for all Allen Park users. 3. Develop a Terms of Reference for a revised Site Assessment Working Group (SAWG-2) to be presented at a Concept Forum in July 2024. 4. Prioritize the scheduling of the Allen Park Master Plan review as recommended by the (SAWG-1) and endorsed by Council.
Councillor Notice of Motion	NOM 25.06.24 - Councillor Amiry - Kennedia Lane - Resurfacing & Drainage	21.3 OCM 25/06/2024	That Council Instructs the CEO to: 1. budget, design and implement the resurfacing of Kennedia Lane extending from Mayfair Street to Adderley Street, Mt Claremont. 2. prioritise the design to address curbing, resurfacing and draining requirements to Residential 1 standards for a 15-year life as defined by the Technical Team. 3. include provision for traffic slowing features upon entrance and exit from Kennedia Lane. 4. Include the following funding provisions for this upgrade as follows: 5. A budget allocation of approximately $50,000 in the 2024/25 Capital Works Program for the development and design of the Kennedia Lane improvements; and 6. A budget allocation of approximately $610,000 to be considered for inclusion in the 2025/26 Capital Works program as part of the budget development for the delivery of the construction works of Kennedia Lane. 7. advise impacted residents they will be required to make a nominal contribution towards curb edging and additional cross-over features.
Councillor Notice of Motion	NOM26.06.24 Councillor Amiry - Engagement of Independent Consultant	21.4 OCM 25/06/2024	That Council 1. Approves extension of contract of the Independent Consultant, Mr Craig Ross, to 4 October 2024; 2. The terms of the extension to be equal to 40% full time basis, (equivalent to 2 days per week); 3. Payment to be pro rata equivalent to 40% of existing contract.
Councillor Notice of Motion	NOM27.06.24 - Councillor Coghlan - Change a Decision of the Council - North Tyrell Street	21.5 OCM 25/06/2024	"That further to the Council decision of 23 April 2024, item 16.3 – 'Consent to Advertise Heritage Areas and Local Planning Policy 6.2: Heritage Protected Places', Council agrees to change its decision and: 1. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from further consideration of designation as a Heritage Area; 2. exclude Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, from draft Planning Policy 6.2 Heritage-Protected Places; 3. cease community consultation regarding the designation of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, as a Heritage Area; 4. cease community consultation in respect of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, in relation to draft Planning Policy 6.2 Heritage-Protected Places; and 5. issue a notice to all residents of Tyrell Street North, which includes both sides of Tyrell Street between Stirling Highway and Edward Street, confirming the revocation of the notice issued to residents on 4 June 2024 in accordance with the Planning and Development (Local Planning Scheme) Regulations 2015 (WA).
Councillor Notice of Motion	NOM28.06.24 - Councillor Smyth - Compliance Issues - Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont	21.6 OCM 25/06/2024	With regard to the Bus Maintenance Depot at (Lot 501) 1C Brockway Road Mt Claremont; Council instructs the CEO to: 1. Approach the responsible land holders, Perth Transport Authority, regarding the original conditions of Development Application approval for landscaping, lighting and traffic safety expressing concern that: a) the verge landscaping is not being maintained to the satisfaction of the City; b) the internal landscaping, and particularly tree canopy has not thrived to the expectations shown in the approved plans; c) the traffic congestion caused when entering buses wait for gate to open; and d) .Flood lighting is intrusive. 2. Using the PTA example, schedule a Concept Forum to address related issues including: a) Verge and greenway management adjacent to all public purpose zoned landholdings; b) Strengthening tree canopy strategy and policy controls within public and privately owned landholdings in commercial zones; and c) A priority list of commercial and public purpose land holdings that can be targeted for tree canopy improvement
Councillor Notice of Motion	NOM29.06.24 Councillor Smyth - New Public Road - Mt Claremont Depot Access Driveway	21.7 OCM 25/06/2024	That Council instructs the CEO to: 1. progress the investigation for the creation of a Public Road connecting John 23rd Ave with Brockway Road, via the City's depot holdings, taking into account previous Council resolutions relating to: i. the Local Planning Strategy (LPS) and the Local Structure Plan (LSP) work for the Mt Claremont North-East precinct; ii. the leases and land use management at the City of Nedlands Depot (John 23rd Avenue); iii. the Christ Church Grammar School playing fields acquisition and development (including City's participation); iv. the Depot Service Road northern extension to connect with Brockway Road, as marked in yellow on Map 1. 2. provide a provisional project outline that includes: Scope options, timelines and budget; v. a risk assessment that considers: vi. school and sports precinct access and egress requirements, vii. impact on any local structure plans and zoning within the LPS3, viii. local traffic modelling. 3. Supports the continued progression of the Mount Claremont Master Plan to outline the vision for the area, and requests that the potential for a public road connecting John XXIII Avenue with Brockway Road be incorporated into the Master Plan
Councillor Notice of Motion	NOM30.06.24 - Councillor Amiry - Audit committee Terms of Reference and Agenda	21.8 OCM 25/06/2024	That Council 1. Adopts the attached Terms of Reference and model agenda 2. Requests the CEO to report the data detailed therein.
Councillor Notice of Motion	NOM32.07.24 – Councillor Hodsdon - Council Meetings to Adjourn at 11.00pm	21.1 OCM 23/07/2024	Council Resolution: It is recommended that the motion be amended to suggest the meeting is adjourned to the following evening. The City has an obligation to provide a healthy work environment and persons conducting a business or undertaking (PCBUs) are responsible for using a risk management approach to manage fatigue as outlined in the Work Health and Safety Act 2020. Staff at the council meeting have worked a full day before attendance. The extended work hours caused by attendance at a late council meeting can affect the amount of time available for adequate sleep opportunity. The administration is broadly supportive of an 11pm adjournment of the meeting with the balance of agenda items to be decided at a reconvened meeting.
Councillor Notice of Motion	NOM33.07.24 – Councillor Youngman - Positive Aging & Affinity Club	21.2 OCM 23/07/2024	Council Resolution: Directs the CEO to include in the 2024/2025 Budget and beyond funding to keep a minimum 2 FTE to run the Positive Aging, Affinity Club activities and the Shopping Bus.
Technical Services			
Technical Services	Peace Memorial Rose Garden Restoration	TS06.19 OCM 23/04/2019	Council Resolution "Council: 1. supports the development of the Peace Memorial Rose Garden to reflect the original design by WG (Bill) Bennett subject to the favourable outcome of the following: a) The Heritage Council supports the project; and b) A community engagement supports the project. 2. requests the Administration complete the detail design, costing and anticipated program of works for the project including an application for a Department of Veterans Affairs Grant.
Technical Services	Investigations into Use of Masons Gardens by Dog Owners and Options for Fenced Dog Parks	13.9 OCM 27/10/2020	1. acknowledges the unique place Masons Gardens holds within the City as the only recreational reserve providing community focused amenities and diverse habitat for local wildlife where dogs are permitted on lead only pursuant to the Dog Act 1976 and the City of Nedlands Dogs Local Law (Local Law); 2. acknowledges that amending the conditions by which dogs are allowed to access Masons Gardens is not in the broader community interest at this time; 3. consents to the CEO applying discretion on compassionate grounds to withhold or withdraw infringement notices associated with dogs being off lead at Masons Gardens; 4. acknowledges the future construction of a fenced dog park facility within the approved Stage 2 public open space landscape plan for the Montario Quarter development in Shenton Park; and 5. agrees to development of a set of draft guidelines for the locating, design and management of fenced dog park facilities providing the principles for a planned and coordinated approach to the location and development of new facilities, to be presented to Council for endorsement in early 2021.
Technical Services	Waratah Avenue Precinct Parking Prohibitions	13.4 OCM 25/05/2021	Council Resolution Council: 1. approves the parking prohibitions shown on Attachment 3 – Proposed Parking Prohibition Plan with Philip Road and Leon Road removed to be implemented in June 2021; and 2. instructs the CEO to arrange for a parking survey to be undertaken two years following implementation of the parking prohibition to determine if any modifications to the parking prohibitions are required.
Technical Services	Initiatives for the Department of Transport's Perth Greater Central Business District Transport Plan	13.7 OCM 24/11/2020	Council Resolution That Council: 1. notes the Department of Transport (DoT) is developing Phase Two of the Perth Greater CBD Transport Plan; 2. instructs the CEO to further investigate and prioritise the Department of Transport's (DOT) initiatives list to have a better understanding of the projects and theirs implications to actively respond to the DoT's development of the plan, which includes the development of initiatives and its priority, in order to ensure better outcomes for the City of Nedlands; and 3. instructs the CEO to present a report to Council detailing the results of the City's review of the Department of Transport (DOT) initiatives list and any subsequent recommendations for Council's consideration; and 4. instructs the CEO to engage with the City of Perth when undertaking this review in respect of the Crawley-Nedlands area of the Perth Greater CBD Transport Plan.

Technical Services	Stirling Highway & Smyth Road Intersection Signals	13.6 OCM 26/05/2020	Council Resolution / Recommendation to Council Council: 1. supports signals at Smyth Road & Stirling Highway; a. to improve access and control increased traffic volumes resulting from the Captain Stirling development; b. to facilitate road network connectivity along distributor routes rather than residential streets; and c. to improve residential street vehicular impacts in the local neighbourhood; and
Technical Services	Allen Park Cottage - Structural Defects	16.1 OCM 23/11/2021	Council instructs the CEO to: 1. continue with Council Resolution of 22 September 2020 for TS15.20, providing options for revised funding stages; and 2. undertake an investigation to implement the recommendations of the RBC Structural Inspection Report dated 16 November 2021, including a cost analysis of value for money with refurbishment versus replacement; and 3. consult with the Friends of Allen Park Bushland Group.
Technical Services	TS01.02.22 - Street Trees Policy Review	17.1 OCM 22/02/2022	Council: 1. adopts the revised Street Trees Policy as per attachment 1; 2. adopts the revised Approved Street Trees Species List as per attachment 2; and
Technical Services	TS25.12.22 Tawarri Car Park Drainage Improvement	17.1 OCM 22/12/2022	That Council request the CEO to further investigate the suitability of the proposed options and present a report to Council at the April 2023 Ordinary Council Meeting detailing preferred options, concept designs, and estimated costs. Options are to include consideration of a reed bed, living stream and other solutions to filter the runoff and that only in extreme events the stormwater is discharged into the Swan River.
Technical Services	TS26.12.22 Revised Crossover Construction and Maintenance Council Policy	17.2 OCM 13/12/2022	That this item be deferred until the February 2023 Ordinary Council Meeting
Technical Services	TS21.10.22 Repurposing of Former Tennis Courts at David Cruickshank Reserve, Dalkeith	17.1 OCM 25/10/2022	Council: 1. endorses the proposal for a least cost solution for improvements to enhance the upkeep and presentation of the former tennis courts at David Cruickshank reserve in the short term; 2. requests a capital budget item is prepared to be included in the 2022/23 midyear budget review for Council's consideration, which if approved, will provide for the proposed works to be delivered in the fourth quarter of the 2022/23 financial year; and 3. requests that a capital budget item is prepared for the 2023/24 annual budget for Council's consideration to provide for a more comprehensive design and delivery project to deliver a permanent repurposing of the former tennis courts at David Cruickshank Reserve.
Technical Services	TS08.07.23 Safe Active Streets	17.1 TS08.07.23 OCM 25/07/2023	Council Resolution That Council: 1. defer the decision of the preferred course of action for the Safe Active Street until community consultation with the Melvista Ward residents has occurred; 2. instruct the CEO to undertake community consultation; 3. instruct the CEO that the consultation shall be in the form of a short survey mailed out to every property within the Melvista Ward and the final survey questions shall be agreed by Council by way of a Current Issue Briefing Note; 4. instruct the CEO to undertake direct liaison with the Nedlands Primary School; 5. instructs the CEO to present an updated report on the Safe Active Street to Council including community consultation results and the Department of Transports final report into the Safe Active Street Program, 2 months after the City receives the Program report; and 6. instructs the CEO to commence discussions the relevant Government Authority with a view to seek funding to improve the current design of the SAS, these would include but no be limited to: • Intersection knick points. • Platforms causing drainage issues. • Removal of some on street parking to create safer passing sections. • Replacing all intersection signage currently with Give Way signs to Stop signs. • Street light provision.
Technical Services	TS01.01.24 - David Cruickshank Reserve Sports Lighting - Club Night Light Grant Application	9.3 SCM 30/01/2024	That Council: 1. endorse the progression of Option 1 of the preliminary design, being the installation of a 50-lux compliant design of 4 x 30m poles at DC Cruickshank Reserve, on the condition that Collegians Amateur Football Club meet all capital costs incurred in excess of funding received; 2. requests the CEO to enter into a suitable written agreement with the Collegians Amateur Football Club to formalise the arrangement between the parties; 3. endorses the application to the Department of Local Government Sports and Cultural Industries on the condition that all necessary statutory approvals are obtained by the applicant; and 4. requests the CEO advise the Department of Local Government Sports and Cultural Industries that it has rated the sole application to the Club Night Lights Program Small Grants Round as follows: a. City of Nedlands – Sports Lighting Upgrade, David Cruickshank Reserve: Well-planned and needed by the municipality (A Rating).
Technical Services	TS06.03.24 - Allen Park Trail Construction Options, Swanbourn	17.1 OCM 26/03/2024	Council Resolution That Council: 1. reaffirms its decision to continue with construction of the path beginning as soon as possible; and 2. notes the potential positives and negatives identified for Option 1, being the continued construction in full of the path; and 3. requests the CEO to negotiate with the Childrens Hospice Project Team regarding the "Hospice Logistics Methodology Drawings" TS06.03.24 - Attachment 2, to achieve a modified construction management plan that: a. minimises impact on the City's Whadjuk (Norn Bidi) Trail construction plan, b. has minimal interference with the community's use and enjoyment of the Allen Park walking trail access'. c. prioritises safety and minimises risk.
Technical Services	TS08.03.24 - Adoption of Strategic Project Development Policy	17.3 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. adopt the proposed "Strategic Project Development Policy" as presented in Attachment 1; 2. endorse the following Projects as "Strategic Projects" as presented within attachment 2, the Strategic Project Portfolio Review 2024; a. Underground Power in Phase 5 – Business Case, valued at between $38,700,000 - $47,300,00; b. Stirling Highway Grade Separation (Tunnel) in Phase 2 – Definition valued at $14,000,000; c. Redevelopment of Melvista Park in Phase 3 – Planning valued at $11,082,618 - $16,623,927; d. Redevelopment of Highview Park in Phase 3 – Planning valued at $8,843,789 - $13,265,684; e. Town Centre Redevelopment in Phase 2 – Definition valued at $2,191,700 - $3,287,550; f. Redevelopment of Lawler Park in Phase 3 – Planning valued at $923,910 - $16,031,940; g. Nedlands Nature Network in Phase 2 – Definition valued at $7,465,793; Council Meeting Minutes Tuesday, 26 March 2024 133 | Page h. Laneway Upgrade Strategy in Phase 4 – Investigation valued at $5,395,485 - $42,218,181; and i. School Sports Circuit in Phase 4 – Investigation valued at $2,318,460 - $3,864,100; and 3. request the acting Chief Executive Officer schedule a Concept Forum to discuss "Prioritisation and Planning for Future Development of Strategic Projects".
Technical Services	TS07.03.24 - RFT 2023-24.07 Natural Area and Greenways Maintenance Services	17.2 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. approves award of RFT 2023-24.07 Natural Area and Greenways Maintenance Services to the Southeast Regional Centre for Urban Landcare, Natural Area Holdings Pty Ltd, Green Skills Inc. and Workpower Inc. for the provision of natural area maintenance services; and Sustainable Outdoors and Natural Area Holdings Pty Ltd for the provision of greenways maintenance services in accordance with the City's request for Tender RFT 2023-24.07 and comprising of that request; the City's Conditions of Contract and the respondents submission; 2. instructs the Chief Executive Officer to arrange Letter of Acceptance and Contract Documentation to be sent to the recommended Panel members; and 3. instructs the Chief Executive Officer to advise unsuccessful respondents of the outcome.
Technical Services	TS09.03.24 - RFT 2023.24 – Rehabilitation of Lemnos Street	22.1 OCM 26/03/2024	Council Resolution / Recommendation That Council: 1. accepts the submission for the Rehabilitation of Lemnos Street by WCP CIVIL PTY LTD as the preferred tenderer; 2. approves the recommended delivery method of a split day/night work program; and 3. authorises the CEO to enter, into a contract in accordance with the City's Request for Tender number RFT 2023-24.10 and comprising of that request, the City's Conditions of Contract, preferred tender submission, inclusive of the Schedule of Rates, and all post tender clarifications and negotiations, to be executed.
Technical Services	TS02.02.24 - Tree Removal for Development - 19 Bulimba Road, Nedlands	17.1 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Callistemon 'Kings Park Special' (Bottlebrush) from the verge of 19 Bulimba Road, Nedlands to facilitate the construction of a property crossover.
Technical Services	TS03.02.24 - Hazardous Tree Removal - 8 Loftus Street Nedlands	17.2 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Corymbia ficifolia (Red Flowering Gum) from the verge of 8 Loftus Street, Nedlands due to safety concerns.
Technical Services	TS04.02.24 - Tree Removal for Development - 17-19 Louise Street, Nedlands	17.3 OCM 27/02/2024	Council Resolution / Recommendation That Council approves the removal and subsequent stump grinding of a mature Lophostemon confertus (Queensland Box) from the verge of 19 Louise Street, Nedlands to facilitate the construction of a property crossover.
Technical Services	TS11.04.24 Foreshore Master Plan Update	17.1 OCM 23/04/2024	Council Resolution 1. notes the progress made to date on the Foreshore Master Plan (FMP). 2. notes that the FMP is a conceptual work in progress and may evolve with additional technical considerations. 3. requests the CEO further investigate and update the Council on the following considerations; a. Creation of a foreshore heritage area. b. Rezoning foreshore bushland reserves to conservation. c. Engagement of Boodjar Consulting for more detailed foreshore Aboriginal Heritage assessment. d. Updating the Karda Bidi walking trails. e. Protection of public access along the historical river high tide mark in perpetuity. f. CHRMAP assessment of the foreshore g. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor h. Spatially defining a tree green way to support the Swan River foreshore wildlife corridor i. Partnering with The Nature Conservancy Australia to address river bank erosion. j. Cost estimates relating to various viable shoreline treatments k. Preference for traversable revetments where rock revetments are proposed. l. Raising playing field surface levels. m. Constructed wetland for stormwater discharge at Charles Court Reserve. n. Possible presence of contaminated soils or groundwater
Technical Services	TS12.04.24 Adoption of the Integrated Transport Strategy 2024	17.2 OCM 23/04/2024	That Council: 1. adopts the Integrated Transport Strategy 2024; and 2. receives the following Transport Impact Assessments: a. Broadway Precinct Transport Impact Assessment 2023 b. Hampden Hollywood Precinct Transport Impact Assessment 2023 c. Hospital Precinct Transport Impact Assessment 2023 d. Stirling Highway Precinct Transport Impact Assessment 2023 e. Waratah Precinct Transport Impact 2023 3. That Council, in line with objective 7 of the Integrated Transport Strategy, seek support and feedback for an east-west mid-tier transport route from major venue destinations in the region, including east-west route connecting: UWA, Kings Park, QE2, Aberdare Rd, Karrakatta Cemetery, Bus Bridge, Shenton Station (airport connection), Shenton College, Lemnos Rd, Brockway Rd, JTC, CCGS, McGillvray Oval, Venue West, HBF Stadium UWA Sports Stadiums, Bold Park. 4. Requests that the Integrated Transport Strategy prioritises retention of mature trees. 5. Requests that all proposed design solutions for the intersection of Aberdare Road and Railway Road retain the significant mature trees bordering the cemetery and to approach the Cemeteries Board for alternate pedestrian access. 6. Requests that the Safe Active Street is designated the east west cycle route servicing south of the highway to reduce the need to modify other streets, with an appropriate crossing point on Broadway to access UWA. 7. Requests that Department of Transport refurbishment of the Nedlands jetty and installation of a boat dock near the City owned jetty licence to service ferries and small watercraft be considered as alternate transport options to be integrated into the long-term strategy.
Technical Services	TS13.04.24 RFQ 2023-24.10 Electric Vehicle Charges	17.3 OCM 23/04/2024	That Council: 1. pending confirmation of successful grant funding, approves the award of the contract for the supply and installation of Electric Vehicle Chargers to EVSE Australia Pty Ltd, in accordance with the City's Request for quote number RFQ 2023-24.10, the City's Conditions of Contract and the EVSE Australia Pty Ltd submission; and 2. instructs the CEO to arrange for a Letter of Acceptance and a Contract document be sent to EVSE Australia Pty Ltd for execution. 3. approves a budget adjustment of $62,455 to the account 'EV Charger installation' consisting of: a. $31,227.50 from the Charge Up grant stream. b. $31,227.50 to be journalled from the 2023-24 Building Maintenance contract services account (5120-15044-6008). 4. requests the CEO to identify and investigate additional Electric Vehicle charging locations to be considered for inclusion in the next grant scheme opportunity. These additional locations should service public and community amenity areas such as recreation and education locations. These could include, but not limited to: a. Nedlands Foreshore, b. Swanbourne Beach, c. McGilvray Oval precinct, and d. Shenton College Lemnos Bushland.
Technical Services	TS15.04.24 Tree Removal for Development – 18 Betty Street Nedlands	17.5 OCM 23/04/2024	That Council approves the removal and subsequent stump grinding of a mature Sapium sebiferum (Chinese Tallow) from the verge of 18 Betty Street, Nedlands to facilitate the construction of an emergency services parking bay that is a condition of the development approval.
Technical Services	TS16.04.24 Western Metropolitan Regional Council (WMRC) – Agreement Extension	17.6 OCM 23/04/2024	That Council: 1. authorise the CEO to negotiate with the Western Metropolitan Regional Council to extend the current MOU for one (1) year offering the service throughout the 2024-25 financial year, subject to a modification to the MOU for additional data to be provided by the Western Metropolitan Regional Council to allow for a value analysis to be completed on the service; 2. review the Waste Service Charge for the 2024-25 budget to include a provision for an increase in line with expected inflation as part of the Western Metropolitan Regional Councils Participating Council fee; and 3. request the CEO present a report to Council prior to the expiry of the extension with an analysis of the cost and benefit of the service.
Technical Services	TS14.04.24 Street Tree Policy 2024 Minor Amendments	17.4 OCM 23/04/2024	Council Resolution/Recommendation That Council 1. Adopts the amended Street Tree Policy as contained in Attachment 2; and 2. acknowledges that a major review of the Policy will be presented to Council prior to the 2025 planting season. 3. request the CEO ensure that pedestrian and cyclist safety be considered when selecting appropriate species and sites for planting and; 4. request the CEO consider as part of a Major Street Tree Policy review a mechanism that takes into account residents who desire to retain streetscapes which already display a clear theme or consistency of species and; 5. request the CEO include as part of the Urban Forest Strategy review options for greater stakeholder involvement, such as volunteering, adopt a tree, and sponsorship and the costs and benefits of implementation. 6. requests that the City's preferred street tree species list is modified before the 2025 planting season such that; a. tree sizes are categorised according to state planning policy definitions for tree size with suitable deep soil areas defined to create options for small, medium and large trees for residents to choose from. b. suitable small trees can be placed in remnant nature strip areas such as between crossovers and sparsely spaced existing trees where physically practical. c. consultation with nurseries to identify readily available endemic species. d. deciduous tree options for each size category where overshadowing of properties is a concern. e. low height, wide canopy tree options appropriate where significant views may be impeded by tall tree growth. f. trees that provide a food source to black cockatoos are encouraged.

Technical Services	TS17.05.24 Brockway Roadside Safety Inspection	17.1 OCM 28/05/2024	That Council 1. receives the Road Safety Inspection and corresponding Corrective Action Report for Brockway Road / Camelia Avenue / Quintilian Road, and 2. lists for considerations an allocation of $30,000 for the detailed design and construction of Local Area Traffic Management devices on Camelia Avenue for consideration in the 2024/25 budget. 3. Requests the CEO contact the Department of Main Roads to request an interim measure of installing STOP signs to replace the GIVE WAY signs at the intersection.
Technical Services	TS18.05.24 Tree Removal to Facilitate a City Project – WA Bridge Club Car Park	17.2 OCM 28/05/2024	That Council: 1. refuses the removal of the three Araucaria heterophylla (Norfolk Island Pine) from the southern perimeter of the car park at the WA Bridge Club, Swanbourne. 2. requests the CEO to remove the three Araucaria heterophylla (Norfolk Island Pine) from within the car park at the WA Bridge Club.
Technical Services	TS19.06.24 Shirley Fyfe Gazebo – Final Decision	17.1 OCM 25/06/2024	That Council 1. requests that the CEO retain and repair the Shirley Fyfe Gazebo, 2. accepts the Email of Offer of Support 2 for support into the historical research regarding the Shirley Fyfe Gazebo, 3. immediately reinstates the Shirley Fyfe Gazebo to at least the previously attributed level of local heritage status, 4. accepts the Email of Offer of Support 1 for financially supporting the gazebo repair project, 5. allocates an additional $40,000 from community grants funding towards the gazebo repair project, 6. requests that the CEO undertake the required formal procurement for the gazebo repair project, while reinviting all previous applicants.
Technical Services	TS20.06.2024 Removal and Replacement of Trees – 8 Taylor Road, Nedlands	17.2 OCM 25/06/2024	That Council support the removal of one Brachychiton popolneus and one Callistemon viminalis, that are each in decline, to support an improved environmental and aesthetic condition at this location with replacement of three large endemic verge trees and twelve sump trees.
Technical Services	TS21.06.24 - Removal of Hazardous Tree – 12 Coast Rise, Swanbourne	22.1 OCM 25/06/2024	That Council: • approves the removal and subsequent stump grinding of a Casuarina cunninghamia (River She-oak) from the verge of 12 Coast Rise, Swanbourne due to it presenting a hazard. • Updates the Street Tree Policy under Removals point 11 to add the words "or presents an imminent safety risk" and be read in full as follows: "Any verge tree above 5 metres in height which not either dead, diseased or dying, or presents an imminent safety risk, must be presented to Council for decision." • Updates the Street Tree Policy under Removals point 12 to the words 'Where a tree has been, or is proposed to be, removed as a result of [illegible]
Planning and Development			
Planning and Development	PD27.04.24 - Endorsement of Public Open Space Strategy, Adoption of Local Planning Policy 7.7 – Public Open Space Contributions, and Progression of Amendments to the Local Planning Strategy	16.2 OCM 23/04/2024	That Council: 1. endorses the draft Public Open Space Strategy (Attachment 1), which requires a cash-in-lieu contribution 5% for the creation of 3-5 lots. 2. proceeds with modifications to Local Planning Policy 7.7: Public Open Space Contributions (Attachment 2) in accordance with Regulation 4 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. 3. proceeds with draft amendments to the City of Nedlands Local Planning Strategy as shown in Attachment 3 in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 4. refers the Local Planning Strategy amendments to the Western Australian Planning Commission in accordance with Clause 17(1) of Part 3 of Schedule 1 of the Planning and Development (Local Planning Schemes) Regulations 2015. 5. Requests CEO to extend the LK Advisory study area to be inclusive of the entire City (ie: suburbs of Floreat, Mt Claremont, Shenton Park and Swanbourne) to enable future refinement of the Strategy, so that is inclusive of the whole City. This complimentary task is not to delay the effect of clauses 1 – 4.
Planning and Development	PD28.04.24 Consent to Advertise Heritage Areas and Local Planning Policy 6.2 - Heritage Protected Places	16.3 OCM 23/04/2024	That Council: 1. supports consideration of designating the following as Heritage Areas to conserve and enhance their cultural heritage significance and character: a. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Edward Street and Elizabeth Street in Nedlands; b. Tyrell Street North Heritage Area, which includes both sides of Tyrell Street between Stirling Highway and Edward Street in Nedlands; c. Tyrell Street South Heritage Area, which includes the western side of Tyrell Street between Princess Road and Melvista Avenue in Nedlands; d. Meriwa Street Heritage Area, which includes both sides of Meriwa Street between Hardy Road and Gordon Street in Nedlands; e. Clifton Street Heritage Area, which includes both sides of Clifton Street between Hardy Road and Gordon Street in Nedlands; and f. Mountjoy Road Heritage Area, which includes both sides of Mountjoy Road between Jenkins Avenue and Princess Road in Nedlands. 2. initiates community consultation regarding designation of the above Heritage Areas in accordance with regulation 9 of the Planning and Development (Local Planning Scheme) Regulations 2015. 3. initiates community consultation on the draft Local Planning Policy 6.2 Heritage-Protected Places as shown in Attachment 1 in accordance with regulation 4 of the Planning and Development (Local Planning Scheme) Regulations 2015. 4. Supports consideration of a wider range of areas for inclusion in the Local Planning Policy 6.2 Heritage-Protected Places, once the Pilot has been assessed. These additional areas should include: a. Heritage Lane, and Old Swanbourne Hospital precinct, b. Graylands Hospital precinct and Directors House c. James St, and Clare Cops, Swanbourne d. Floreat Hackett precinct e. River Foreshore.
Planning and Development	PD34.05.24 Proposed naming of unnamed laneway north of Haldane Street, Mt Claremont	16.4 OCM 28/05/2024	That Council: 1. Endorses the following names for the purpose of advertising for community input the naming the unnamed laneway north of Haldane Road and west of Rochdale Road, Mt Claremont: a) Boundary Lane b) Grevillia Lane c) Maleluca Lane d) Jacksonia Lane; 2. Refers the names to the adjoining landowners and wider community for a period of 30 days; and 3. Upon conclusion of the consultation period refers the two preferred names to the Geographical Names Committee for registration.
Planning and Development	PD46.06.24 Consideration of Responsible Authority Report for Eight Grouped Dwellings at 45 (Lot 300) Boronia Avenue, Nedlands	22.2 OCM 25/06/2024	Amended Officer Recommendation Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the development of six grouped dwellings at 45 (Lot 300) Boronia Avenue, Nedlands as follows: It is recommended that the Metro Inner DAP resolves to: 1. Approve DAP Application reference DAP/23/02531 and accompanying plans dated 28 May 2024 (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Nedlands Local Planning Scheme No. 3, subject to the following conditions: General Conditions 1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme. 2. This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect. 3. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City of Nedlands. The approved Construction Management Plan shall be observed at all times throughout the construction processes to the satisfaction of the City of Nedlands. Engineering 5. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City of Nedlands. Prior to the issue of a building permit, detailed stormwater calculations and design are to be submitted to the satisfaction of the City of Nedlands. 6. Prior to occupation, the redundant crossover to the north shall be removed and the verge and kerbing reinstated to the City's specifications, at the expense of the applicant and to the satisfaction of the City of Nedlands. Design 7. Prior to the issue of a building permit, the fence shall be truncated or reduced to 0.75m height within 1.5m of where the driveway meets the street boundary to the satisfaction of the City of Nedlands. 8. Prior to occupation, the Lots 4 and 6 Bedroom 1 window and Lots 2, 4, 6, and 8 ground floor courtyards located on
Planning and Development	PD47.06.24 Consideration of Responsible Authority Report for Amendments to Approved Mixed Use Development at 135 (Lot 684) Broadway, Nedlands	22.3 OCM 25/06/2024	Adopts as the Responsible Authority the Officer Recommendation contained in the Responsible Authority Report for the extension of time and amendments to the approved mixed use development at No. 135 (lot 684) Broadway, Nedlands as follows: It is recommended that the Metro Inner Development Assessment Panel resolves to: 1. Accept that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 18 March 2024 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011; 2. Approve DAP Application reference DAP/19/01655 and accompanying plans dated 28 May 2024 in accordance with Clause 17(4)(a) of Division 2 of the Planning and Development (Development Assessment Panels) Regulations 2011 and Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015 for the extension of time and minor amendments to the approved mixed use development at No. 135 (Lot 684) Broadway, Nedlands, subject to following conditions: Conditions 1. Amend Condition 2 as follows: "This decision constitutes planning approval only and is valid for a period of six years (6) years from the date of the original approval, this being 3 April 2020. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect." 2. Insert New Condition 10 as follows: "Prior to the lodgement of a building permit, a sustainability report prepared by a qualified practitioner is to be submitted demonstrating how the development achieves Design Principle 5: Sustainability from State Planning Policy 7.0." 3. All other conditions remain and are renumbered accordingly.
Completed Council Resolutions - These will be removed at the next Council meeting			
Corporate and Strategy	CSD 03.06.24 Child Safe Awareness Policy	18.1 OCM 25/06/2024	That Council approve the Child Safe Awareness Policy as per Attachment 1.
Corporate and Strategy	CPS28.06.24 Differential Rates 2024/25 - Approval to Advertise	19.1 OCM 25/06/2024	That Council: 1. approves the advertising of the proposed differential rates for 2024/25 for: a. for a period of 21 days by local public notice, in accordance with Section 6.36(1) of the Local Government Act 1995; b. and post on the City's website, in accordance with Section 6.36(3)(c)(ii) of the Local Government Act 1995; and 2. endorses the Statement of Objects and Reasons for each differential rate and minimum rate as detailed in Attachment 1. 3. Increase to 9.5% in Differential Rate table
Corporate and Strategy	CPS29.06.24 Monthly Financial Report – May 2024	19.2 OCM 25/06/2024	That Council receive the Monthly Financial Report for 31 May 2024.
Corporate and Strategy	CPS30.06.24 - Monthly Investment Report - May 2024	19.3 OCM 25/06/2024	That Council receive the Investment Report for the period ended 31 May 2024.
Corporate and Strategy	CPS31.06.24 - List of Accounts Paid - May 2024	19.4 OCM 25/06/2024	That Council receives the List of Accounts Paid for the month of May 2024.
CEO	CEO21.06.24 Outstanding Council Resolutions	20.2 OCM 25/06/2024	That Council receives the Register of Outstanding Council Resolutions dated June 2024.
CEO	CEO25.07.24 Outstanding Council Resolutions	20.4 OCM 23/07/2024	That Council receives the Register of Outstanding Council Resolutions dated July 2024.
CEO	CEO 31.07.24 Exercise of Delegation	20.11 OCM 23/07/2024	That Council receives the record of delegations exercised for the period 1 April to 30 June 2024 as contained in the report.
Planning and Development	PD43.06.24 Consideration of Change of Use from 'Single House' to 'Display Home' and associated Signage at 53 Stanley Street, Nedlands	16.3 OCM 25/06/2024	Alternate Officer Recommendation That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 17 November 2023 (site plan) and 12 June 2024 (sign) for a change of use from 'Residential – Single House' to 'Display Home' and associated signage at 53 Stanley Street, Nedlands (DA23-90352) subject to the following conditions: 1.This approval is valid for 18 months commencing from the soonest of: a. The date of the completion of the construction works at 53 Stanley Street, Nedlands; or b. 12 months of the date of this decision notice. After such time the signs are to be removed and the use will revert to a residential single house. 2. This approval relates only to a temporary change of use from Residential – Single House' to 'Display Home' and one sign. It does not relate to any other development on this lot. 3. The operation of the Display Home is limited to the following: c. Monday to Friday – appointments only. d. Saturday and Sunday – 2:00pm to 4:00pm. 4. Signage associated with the land use shall be limited to the following: a. One (1) fixed sign with a maximum width of 1.2 metres by a maximum height of 0.7 metres and a maximum overall height of 1.05 metres with posts, to be displayed only for the life of this approval. All signage is to be located wholly inside the property boundaries. 5. A maximum of 6 visitors and 1 employee are permitted on site at any one time. 6. All staff shall park within the garage and visitors instructed to park on the property where available by the staff of the display home during opening hours.

Planning and Development	PD45.06.24 Adopt Amendments to Local Planning Policy 5.2 Old Swanbourne Hospital Precinct	16.5 OCM 25/06/2024	That Council adopt the amended Local Planning Policy 5.2 Old Swanbourne Hospital Precinct (Attachment 3) in accordance with Clause 5 of the Deemed Provisions of Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015.
Planning and Development	PD41.06.24 Consideration of Development Application – Single House at 254 Marine Parade, Swanbourne	16.1 OCM 25/06/2024	Alternate Officer Recommendation That Council: In accordance with Clause 68(2)(b) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the development application in accordance with the plans date stamped 2 February 2024 for a single house at 254 Marine Parade, Swanbourne (DA23-90866), subject to the following conditions: 1. This approval relates only to the development as indicated on the approved plans dated 2 February 2024 and amended plans dated 19 June 2024. It does not relate to any other development on this lot and must substantially commence within 2 years from the date of the decision letter. 2. All works indicated on the approved plans shall be wholly located within the lot boundaries of the subject site. 3. Prior to the issue of a demolition permit, a Demolition Management Plan shall be submitted and approved to the satisfaction of the City. The approved Demolition Plan shall be observed at all times through the demolition process to the satisfaction of the City. 4. Prior to the issue of a building permit, a Construction Management Plan shall be submitted and approved to the satisfaction of the City. The approved Construction Management Plans shall be observed at all times throughout the construction and demolition processes to the satisfaction of the City. 5. Prior to the commencement of works, a Dilapidation Report shall be submitted to the City of Nedlands and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and the existing boundary wall), including ancillary structures located upon these properties: a. Lot 23 (No. 256) Marine Parade, Swanbourne b. Lot 21 (No. 141) North Street, Swanbourne c. Lot 18 (No. 17) Walba Way, Swanbourne d. Lot 17 (No. 15) Walba Way, Swanbourne In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. 6. Prior to the issue of a building permit, stormwater disposal plans, details and calculations catering for the 1% AEP storm event of 60min duration shall be submitted for approval by the City and thereafter implemented, constructed and maintained to the satisfaction of the City of Nedlands. 7. Prior to occupation, new walls on or adjacent to lot boundaries are to be finished externally to the same standard as the rest of the development in: a. Face brick; b. Painted render; c. Painted brickwork; or d. Other clean finish as specified on the approved plans. And are to be thereafter maintained to the satisfaction of the City. 8. Prior to occupation, the upper floor southern balcony and all other screening as shown on the approved plans shall be screened in accordance with the Residential Design Codes by either; a. fixed and obscured glass to a height of 1.6 metres above finished floor level; or b. fixed screening devices to a height of 1.6 meters above finished floor level that are at least 75% obscure and made of a durable material; or c. a minimum sill height of 1.6 metres above the finished floor level; or d. an alternative method of screening approved by the City of Nedlands. The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands. 9. All stormwater discharge from the development shall be contained and disposed of on-site unless otherwise approved by the City. 10.Prior to the installation of any air conditioning roof plant, plans are to be submitted which demonstrate that the location of utilities meet clause 5.4.4 - C4.3 – External fixtures, utilities and facilities of the Residential Design Codes to the satisfaction of the City.

21. Council Members Notice of Motions of Which Previous Notice Has Been Given

21.1 NOM37.09.24 – Spida Climbing Frame at Masons Garden

Date of submission	22 August 2024
Meeting date	24 September 2024
Item title	Spida Climbing Frame at Masons Garden
Name of elected member	Cr. Youngman

Notice of motion

That Council Requests the CEO replaces the fall zone rubberised material with the same product beneath the Spida Climbing Frame at Masons Garden before summer 2024.

Reason / Justification

1. Children need a safe and healthy outdoor activity area in which to play.
2. The climbing frame has been out of order for about 2 years.
3. I am led to believe that approximately $25,000 is needed to replace the rubberised material.
4. Repairs to the climbing frame have been completed and the frame is operational but the fall zone is not compliant due to damage.
5. I have been contacted numerous times to have the climbing frame reopened.
6. Having the available funds has been a limiting factor.
7. I expected the Council to endorse a budget that would have allowed the Technical Services team to address many outstanding issues within the City, such that the Spida Frame would have been reopened to children.
8. Replacing the rubberised fall zone with wood chips or sand creates a high maintenance area that will cost more to maintain than the rubberised material. Sharp objects can be concealed in cheaper materials.
9. Masons Garden is an extremely popular playground space for younger children on the border of Nedlands and Dalkeith. It is well shaded and even has the Turtle pond. Locally the park is referred to as Turtle Park.
10. There are not many parks in the area with play equipment for young children.

Administration Comment

The Mason's Gardens playground has been closed off since 15 January 2024. This was due to it being significantly damaged and degraded, as confirmed by external audit. The audit confirmed several components of the equipment required repair or replacement and that the playground soft fall was no longer compliant.

Due to the playground manufacturer entering liquidation, after-market replacement parts were considered. These parts take several months to source and install. The playground structure itself was repaired, under the Operating Budget, in July 2024. As the rubber soft

fall was still non-compliant the playground remained closed. Allowing the playground to be open for use would potentially open the City up to increased liability.

Indicative quotations for replacement of the rubber soft fall range in cost from $14,886 to $28,325 (including GST). The latter quote is for a premium product that has yet to be tested for longevity.

Due to the estimated cost exceeding $5,000, the value prescribed in accordance with the City's Accounting Policy Procedure, a capital budget item is required for works to be budgeted.

This project was not able to be afforded consideration in the 2024/25 budget, due to the City's limited financial capacity for renewal and replacement of assets, in particular related to parks infrastructure.

The 2024/25 Operational Parks Services budget request did, however, include a provision for un-specified Minor Park Infrastructure for repair of ad-hoc, individual components of infrastructure where repair or replacement costs are typically below $5,000 in value each transaction and therefore operational in nature.

Council could choose to reallocate sufficient funds from this operational budget to create a capital project for this more significant repair. Noting that the corresponding reduction in operational funds will result in a reduced capacity to undertake future minor repairs as they arise or occur, with the risk that the allocation will be exhausted prior to the end of the financial year, with other minor, but urgent safety repairs left unattended pending funding availability. Potential implication would be that a single item, e.g. a swing, may be taken out of service, with the remaining equipment remaining operational. Parks Services would seek to prioritise safety related repair with the remaining budget funds on a bottom-line basis.

It would be appropriate to empower the administration with the associated funding as well as the direction in a correct financial manner.

To do this, Council may consider a further resolution limb while adhering to the original intent as follows:

That Council Requests the CEO to:

1. **transfer $22,000 from the operational Minor Park Infrastructure Renewals/Replacements account and create a capital project budget for "Masons Gardens Playground soft-fall replacement" within the 2024-25 financial year; and**

2. **replace the fall zone rubberised material with a suitable soft-fall product beneath the 'Spida' Climbing Frame at Masons Garden for use during summer 2024.**

Should capital budget be made available, works would be carried out by contractors and coordinated by City staff. On commencement of procurement processes, work could be awarded by December 2024, with works occurring in January 2025. Delivery would be

dependent on staff and contractor availability, as well as the prescribed procurement process.

The proposed wording also makes two further adjustments in proposing a ‘suitable soft fall’ product, as opposed to the same (which is non-compliant). It would be interpreted that this be rubber soft fall and not sand or wood chips. The design of the playground would not permit a change from rubber soft fall. A second change proposes that the installation occur during Summer given the current progress through the year and for the aforementioned reasons.

Alternatively, Council may consider decommissioning or retiring the asset altogether, to undertake more comprehensive investment in future of a more fit-for-purpose playground at Masons Gardens which could give vital amenity to the community in an area already limited in passive recreation sites.

Officers Recommendation

It is appropriate that Council make the decisions regarding the relative priority of this project over other competing priorities. The City is not in the position of being able to maintain all its vast assets to a level of safety and function for the benefit of the community while it works to improve its financial capacity, and thus compromised assets will continue to exist, including playground equipment such as this in Masons Gardens, or the ‘Nature Play’ at Melvista.

If approved, Officers recommend replacing the soft fall rubber prior to summer (peak use period). Prior to works, further quotations should be sought to ensure compliance with the City’s Procurement Policy and Procedures.

21.2 NOM38.09.24 – Remediate Dot Bennett park

Date of submission	4 September 2024
Meeting date	24 September 2024
Item title	Remediate Dot Bennett Park
Name of elected member	Cr. Hodsdon

Notice of motion

That Council immediately take action to remediate the poor state of Dot Bennett Park:

1. **make a site assessment of the grassed areas as to the grass stripe, weed infestations; and**

2. **the planted areas are fixed up with natives that have already shown to survive well in a water wise setting.**

Reason / Justification

- Had many complaints and surface is uneven and plant beds unkept, many due to the plant selection. Someone is going to injure themselves if no action is taken.

Administration Comment

Officers acknowledge that the condition of Parks across the City has deteriorated in recent years, as a result, of ongoing budget and resource constraints. The Workforce Plan (adopted July 2022) found that the City's Parks were presented in a high condition and that the service level should be considered for reduction.

Council resolved to reduce the maintenance team by two (2) Full Time Employees (FTE) from sixteen (16) maintenance officers to fourteen (14). This was achieved through a reduction in one (1) FTE from each of the landscaping and turf maintenance teams. The reductions were accompanied by ongoing operational budgetary reductions. The number of parks and landscaped areas cared for did not reduce proportionally, remaining at 69 parks and 29 estate and civic areas over more than 100 Ha. An additional single FTE reduction had also occurred immediately prior to the Workforce Plan adoption. Accordingly, the total reduction in the Parks Maintenance Team resourcing in the last five years is three (3) FTE.

It is clear from recent complaints to the City that the reduced level of service has not been welcomed by the community, particularly from the quality they have been accustomed to within the City, and regular complaints are received concerning Dot Bennett Park amongst others. Whereas the reduction in quality was a blanket approach across all similar parks and reserves, raising the level of service in any single park without additional budget or resourcing, would result in a corresponding decrease in attention to the City's remaining Parks. This in turn would likely lead to complaints arising elsewhere.

Current resourcing allows for passive parks such as Dot Bennett Park to be visited by the mowing team 4 weeks as a target level of service. Dot Bennett is typically serviced by a team of three turf maintenance officers for 2.5 hours.

With ongoing and long-term staff vacancies in the turf maintenance team this frequency can occasionally be extended, or team sizes may be reduced, as filling of vacant positions is proving difficult. Active Reserves receive a higher level of service with weekly mowing and twice annual renovations being necessary to support the demands of the relevant sports.

Mowing of longer grass due to the extended return period between mowing can lead to more obvious mowing lines: this is what Officers interpret “grass stripe” to be referring to. During winter, mow heights are increased, and due to ongoing resourcing shortfalls windrows may not be spread at certain times throughout the year. This may further exacerbate the lines.

Broadacre weed control is generally undertaken in August/September and is currently being scheduled. The required notice to the community regarding the application of pesticides has been issued. The City has minimal budget allocation for a fertilising program for passive parks, which is prioritised to Carrington Park, Annie Dorrington and Jo Wheatley All Abilities Play Space due to the higher wear these parks endure.

The City’s Landscaping team visits at six (6) weekly intervals. The garden beds are planted with natives that are watered during establishment until the plants are sufficiently mature to not require watering. Mulching budgets have been reduced, that results in additional proactive weeding being required. However, $10k was allocated to the mulching of Dot Bennett Park in 2023-24 with a further $3.5k allocated in the 2024-2025 financial year – this will allow for targeted mulching only. The benefit in doing so will improve water retention and thus plant survival success and improve the suppression of weeds and overall look of the area.

A budget allocation of approximately $33k was requested for the winter planting program in the 2024-25 annual budget. Officers are awaiting loading of the budget into One Council to confirm that this budget was allocated but currently understand it will be available.

The proposed allocation of the funds is as follows:

- $10k to be allocated to Dot Bennett Park;
- $5k allocated to Carrington Park, Lawler Park;
- $2.5k to The Administration building, Jo Wheatley All Abilities Play Space, Nedlands Library; and
- $2k to Masons Gardens, The Marlows, and Tresillian Arts Centre.

Winter Planting Budget allowances were previously removed from the annual budget due to financial pressures, though some operational savings were re-allocated to Dot Bennett for garden bed planting in 2023-24. Winter Planting budget allocation was returned to the budget request this year in acknowledgement of the ongoing deterioration in City Parks.

Due to the watering allocation coming under significant pressure with the recent extended hot and dry season Parks are not able to receive the full recommended amount of water to retain peak turf condition.

This particularly impacted on turf condition in 2023-24, which is now in the optimum recovery phase with the warming conditions during transition from winter to spring. The City continues to review approaches to Parks to make them less reliant on water. This generally involves significant reductions to the turf areas, and replacement with native garden beds or ecozones.

Inspections of Dot Bennett Park do not indicate that the current condition represents an unacceptable hazard to the community, though the condition of the park is below desirable standards. There is however visible minor limb shedding, which is consistent with the tree species on site, and expected during winter storms. This will be attended to upon next landscaping visit.

Officers Recommendation

It is recommended that, subject to sufficient additional budget being available, Council take a more holistic view and consider higher levels of services to key civic parks including Dot Bennett Park, together with Masons Gardens and Peace Memorial Rose Garden.

If the current state of Dot Bennett park warrants immediate action, so as to not impact the rounds and quality of other locations, the use of external supplementary contractor support may be required.

To achieve this noting the current financial and resourcing constraints, Council may consider an alternative resolution:

That Council Request the CEO:

1. **take immediate action to remediate the poor state of Dot Bennett Park to address the following:**
    1. **Grass striping, windrows and edging**
    2. **Spot weed infestations**
    3. **Tidy and trim garden beds**
    4. **Remove litter and dead plants**
    5. **Other actionable items able to be attended to**

2. **revise the level of service for Civic Parks such as Dot Bennett, Masons Gardens and Peace Memorial Rose Garden better meet community expectations and provide costing options for consideration as part of the 2024-25 mid-year budget review.**

To address:
1. Staff would arrange supplementary labour to conduct a special visit to reset the condition of the reserve in addition to its usual servicing. In respect to

2. officers will investigate the most cost-effective measures to improve the condition of the Parks and provide recommended options for implementation in autumn/winter 2025 via an additional budget request to be submitted to the mid-year budget review.

21.3 NOM39.09.24 – Request to correct minutes from 25 June 2024 OCM

Date of Submission	26 August 2024
Meeting date	24 September 2024
Item title	Request to Correct Minutes for OCM 25 June 2024 Item 21.2 Alternate Motion
Name of elected member	Cr. Smyth

Notice of motion

With regard to the OCM Minutes of 25th June 2024 the Council instructs CEO:

That the Minutes of OCM 25 June 2024 relating to Item 21.2 Bridge Club/Hospice activity zone working group be corrected to include the "full reasons and justification" for Alternate Motion supplied in writing prior to the meeting, and distributed to Councillors. This being Alternate Item 21.2 V2, and ensuring that the word "tarmacking" is removed.

Reason / Justification

1. The Minutes of 25 June 2024 should be corrected by including the Justification wording supplied in Alternate Item 21.2 V2, and ensuring that the word "tarmacking" is removed.
2. The reasons and justification were formally provided in advance of the meeting and printed copies supplied to Councillors, it is good governance practice for inclusion in minutes.
3. This matter and the way it played out at the OCM has been contentious, with many asking for explanation.
4. The fully justification has bearing on the Terms of Reference proposed for the SAWG-2.
5. The short-cut version in the minutes contains the text:
   "Any Working Group needs to be properly constituted to include all stakeholders. (see proposed ToR and membership below)" However, the rest of the Justification is missing.
6. This shortfall became apparent at the Concept Forum and during my subsequent communications with Director Mr McPherson.

ATTACHMENT Alternate Motion for 25th June 2024 (Below)

Name of Elected Member:	Cr Kerry Smyth
Date of submission:	*24/06/2024 by email*
Council meeting date:	25/06/2024
Item number:	21.2
Item title:	Bridge Club/Hospice activity zone working group

☐ Amendment **X** Alternate motion

That Council instructs the CEO to:
1. Progress existing Council Resolutions related to the Whadjuk Norn Bidi Trail.
2. Undertake these works in a manner that is respectful of the safety and continuous access for all Allen Park users.
3. Develop a Terms of Reference for a revised Site Assessment Working Group (SAWG-2) to be presented at a Concept Forum in July 2024.
4. Prioritize the scheduling of the Allen Park Master Plan review as recommended by the (SAWG-1) and endorsed by Council.

Reason:

The Council has repeatedly re-affirmed its resolve to undertake this project that provides an accessible pathway between Melon Hill Bushland and the Beach.
The proposed footpath in-front of the WABC will benefit all Allen Park users including WABC users needing to navigate from car parks.
This footpath leads to the Norn Bidi modest entrance statement that directs walkers to the beach.
Safety standards rule out undirected passage through a car park that places walkers at risk.
Any Working Group needs to be properly constituted to include all stakeholders. (see proposed ToR and membership below)
The Allen Park Master Plan is a well-known community reference document that needs to be updated to show achievements, change and works still to be funded.

Justification:
- The Allen Park Master Plan Master Plan (including car parks) has never been fully budgeted, as was explained to the Site Action Working Group during its 18 month activities.
- Most of the progress has been achieved by community bodies obtaining grants for their projects.
- WABC members are referring to the area between the WABC and Hospice as "the Dustbowl." For accuracy this is a designated firebreak area that must be maintained with limited vegetation to protect WABC and Hospice from bushfire attack.
- The proposed footpath in front of the WABC will benefit all AP users including WABC users needing to navigate from car parks.
- It leads to the Norn Bidi modest entrance statement that directs walkers to the beach.
- I have been informed that the City will ban scooters in Allen Park.
- The SAWG recommendations focused on the Hospice site, however there was a well voiced concern that the Allen Park Master Plan had 38 line items and only 2 had been delivered (at Feb 2021). Actually much more has been achieved and a progress report would serve to inform any proposed update.

Suggested Terms of Reference for an Allen Park Car Parks Working Group:
The re-design of the Allen Park Carpark taking into account:
- The function of the Nedlands Carpark Lot 504 as a private driveway going through the

middle of it.
- The route of the Norn Bidi through a re-designed carpark.
- The location of a wheel chair access between Odern Cres, the Rugby Club, WABC, the Hospice site, and the 3,000 square metre area for the Norn Bidi
- The location of the proposed APMP toilet block in the North West Corner of the Nedlands Carpark.
- Catering for a renovated Associates Rubby Club.
- The formalisation of the overflow carpark.
- Cost bearing for Council time and Administration services to be borne by the Dept of Health and CAHS.
- Minutes of meetings of the APCP working group are open placed on the CoN website.

Suggested Membership for an Allen Park Car Parks Working Group:
- CoN as Management Body
- CAHS as Management Body
- All unconditional Allen Park tenure holders
- Melon Hill Bushland Group
- Friends of Allen Park
- Odern Crescent Residents Group
- Interested members of the community.

Administration Comment

The inclusion of the justification where the Alternate Motion is accepted by the Council is appropriate and consistent with the principles of transparency and accountable decision-making.

21.4 NOM40.09.24 – Provide a second green bin lid free of charge

Date of submission	12 September 2024
Meeting date	24 September 2024
Item title	Provide a second green lid bin to residents free of charge
Name of elected member	Cr. Youngman

Notice of motion

That CEO instructs:

1. **to begin a process to provide, free of charge, a second Green lid bin to every resident on a R20 or lower coded property with more than two regulated trees.**
2. **those properties that qualify must apply to the City for the second bin.**
3. **requests the CEO to undertake a study to understand the cost to the City of Nedlands and report back to Council by the December 2024 Ordinary Council Meeting for review and approval to proceed.**

Reason / Justification

1. The recent introduction of the Tree Retention Policy on Private Property has changed the ownership of regulated trees, that is those that their size and shape sets the City as the authority deciding their retention or removal.
2. Trees need to be encouraged.
3. There is currently no incentive to plant trees.
4. Owning mature trees can be very expensive.
5. The new policy does not provide any incentive to own and maintain trees on private property.
6. Mature trees can produce large amounts of green waste. Waiting for the bi-annual bulk verge pickups can be a burden for tree owners.
7. The community has stated that they want a 30% canopy coverage by 2030.
8. This NoM does not include street trees, these remain the sole responsibility of the City of Nedlands.
9. Requiring the residents to apply will probably reduce the number of bins applied for.
10. There remains an unknown element of how many properties would qualify for the free green bin. The desktop study will provide greater clarity before a final decision to proceed is made.

Administration Comment

There is currently no current or consolidated list of properties with regulated trees and is yet to be compiled. Planning would need confirm that the trees are regulated, and the property qualifies for a second bin. Waste Services would provide the service - $153.40 for annual collection and processing – bin provision $98.12.

On the assumption of 5% of properties applying it would cost >$100k in waste fees for year 1 (403 properties assumed), then $61,820 annually for the ongoing service. This would require an annual waste fee increase of approximately $8.16, assuming the initial bin fee is recouped over 10 years. The initial expenditure can be funded via the Waste Reserve and then recouped.

The proposed $8.16 annual increase to all residential properties is necessary to offset the financial expenditure associated with providing a second green waste bin free of charge: assuming 5% of properties take up the offer.

The addition of the $8.16 annual fee increase for all residential properties will impact all ratepayers to fund a service directly benefiting only a small portion of the community (5%) – those eligible for a second green waste bin. However, all residents will benefit from any increase in canopy cover.

The price implication is now a determining factor more so than in years prior when the original idea was considered due to the transition from Garden Organics (GO) to Food and Garden Organics (FOGO) at the end of 2022 / start of 2023. This is due to the processing of GO only waste being considerably cheaper than FOGO per tonne. In other words, any addition of extra garden waste to an additional green lidded FOGO bin would be charged at the higher FOGO rate due to it being co-mingled.

Additional Officer time needs to be accounted for to assess the applications (Planning) and issue the bin & manage the ongoing service (Waste). The City does not currently have this additional internal resource capacity. The proposed timeline could therefore be problematic.

City's data indicates that the average Residential weekly FOGO bin weight at collection is 13kg on average: 19% of available capacity. This establishes a substantial underutilisation of the existing 240L FOGO bin service. Arguably therefor the additional bin would result in unnecessary costs that would not deliver tangible environmental or service level improvements.

The City does occasionally receive requests for additional FOGO bins for the management of green waste arising from the City's street trees. These are currently declined as a service the City does not provide.

Officers Recommendation

The provided comments do not constitute a fully considered and researched report for council consideration. Information is based on assumptions and officers' analysis of the financial implications and environmental benefits of providing a second green waste bin free of charge to R20 or lower coded properties.

Officers could review alternative options to support the intent of the motion with improved effectiveness and reduced cost implications. It may be that other options could be provided which are both acceptable to the community, and financially more beneficial. Such examples may be:

- The provision of an on-demand green waste collection (containerised or loose), in addition to the scheduled bulk green waste collections for time when heavy pruning is required to offset the cost of professional management and disposal.
- Further promotion of the Western Metropolitan Regional Council facility on Brockway who will accept green waste for free from residents.
- Provision of a fourth bin, which would be 'green organics' only and require a new contract and administration, likely at a significant cost, and outside the state government guidelines for 'Better Bins'.

These would need to be fully considered and potentially trialled prior to implementation city wide.

Early Findings:

Financial Impact: The introduction of a second green waste bin would result in a significant financial burden on the City, estimated at $100,000 annually based on a conservative 5% uptake rate. A subsequent fee increase for all residential properties would be required to offset this cost.

Environmental Impact: Current data indicates substantial under-utilisation of the existing 240L FOGO bins, with average weekly weights significantly below the capacity limit. Providing a second bin would exacerbate this overcapacity, resulting in significant additional costs for minimal environmental or service improvements.

Based on this, the officers recommend that Council consider a request for a report on the initiative to help inform suitable options for deliberation. Such an alternative motion could be worded:

That Council requests the CEO to present report detailing:

1. **potential options to provide additional green waste disposal options, including the provision of an additional bin, for every resident on a R20 or lower coded property with more than two regulated trees.**

2. **the process for application by properties that qualify for the respective options.**

3. **a timeline for implementation of each option.**

4. **cost implications and income offset to provide the service at zero or minimal cost to the qualifying properties.**

21.5 NOM41.09.24 – Water sensitivities

Date of Submission	12 September 2024
Meeting date	24 September 2024
Item title	Water sensitivities
Name of elected member	Cr. Coghlan

Notice of motion

That Council:

- **Arrange Water Sensitive Cities Workshop in October 2024**
- **Undertake the necessary actions to move from Endorsed Waterwise Council.**

  Commence water management practices to achieve Gold Waterwise by 2025-26 status as stated in the Council Plan.
- **Liaise with the Water Corporation about the potential use of treated wastewater from the Subiaco Treatment Plant for use by the Local Governments in the western suburbs.**

Recommendations must:

"That Council

- **Set a time for the sensitive cities workshop in October 2024. This follows on from the recommendations from the Water Initiatives Briefing 18.6.24.**
- **Undertake the necessary actions to move in stages from Endorsed Waterwise Council (tier since 2011) to Platinum status.**
- **Join the Perth's Water Sensitive Transition Network.**
- **Investigate the potential use of treated wastewater from the Subiaco Wastewater Treatment Plant in the City of Nedlands to pipe onto water golf courses, parks and gardens.**
- **Provide three monthly reports to the Council on water initiatives by the City of Nedlands.**
- **Prioritise further education of the community around water usage through but not exclusive to e.g. CEO Updates, Nedlands News and City of Nedlands websites and social media posts.**
- **Regularly liaise with primary schools and community groups to improve water literacy."**

Reason / Justification

Water is a resource which needs to be valued and last year the city came close to using its water allocation. This resulted in only ovals with active playing surfaces being watered. Rain did not fall after a particularly long hot dry summer until the end of May 2024.

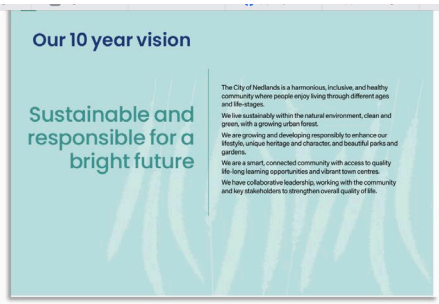
Led by example as a great city that values water as a resource and further Increase community awareness of water and water literacy.

City of Nedlands has been an endorsed Waterwise Council member since 2011 (endorsed annually). Moving to Platinum status is a worthwhile goal as we join the other ten local governments in that category.

Support the state government action to build water wise communities becoming a proactive local government in the water literacy space.

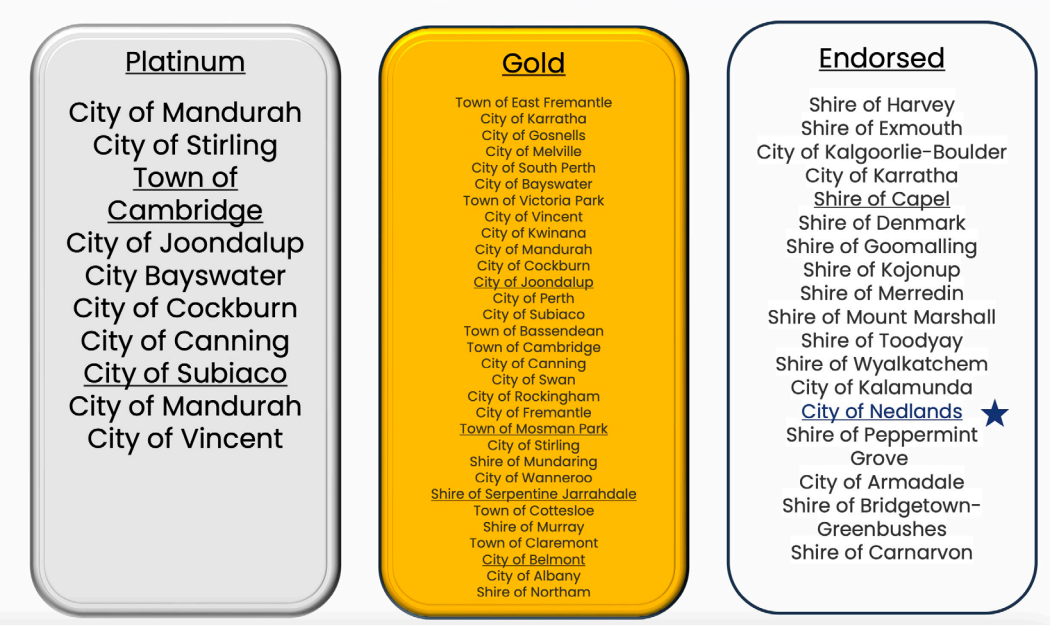
Wastewater from the Subiaco Wastewater Treatment plant in the City of Nedlands currently empties into the ocean. This water could possibly be piped onto e.g. the golf courses. Treated wastewater is currently used on McGillivray Oval. This most recent upgrade increased the plant's capacity by nearly 1.5 billion litres of wastewater each year, enabling it to treat around 24.5 billion litres of wastewater annually. There is potential for the Subiaco Wastewater Treatment Plant to be a site for groundwater replenishment in the future, as climate change continues to impact our water supplies.

watercorporation.com.au/About-us/Media-releases/2018/August-2018/Subiaco-Wastewater-Treatment-Plant-capacity-increased-after-upgrade



"We live sustainably within the natural environment, clean and green, with a growing urban forest."

5.1.3. Improve water management practices to achieve Gold Waterwise Status by 2025/26



WATERWISE INITIATIVES BRIEFING - 18 JUNE 2024

councillor_portal/briefings/2024%20-%20Presentations/Waterwise%20Initiatives%20Briefing%20-%2018%20June%202024.

COUNCILLOR BRIEFING URBAN FORREST STRATEGY 15.8.2023 (NOM MAY 2023)

councillor_portal/briefings/2023%20-%20Presentations/Urban%20Forest%20Strategy%20Presentation

PERTH'S WATER SENSITIVE TRANSITION NETWORK
wscaustralia.org.au/2024/05/21/change-of-leadership-for-perths-water-sensitive-transition-network/

CRC FOR WATER SENSITIVE CITIES

watersensitivecities.org.au/what-is-a-water-sensitive-city/

New Water Ways was formed in 2006 to enable excellence in integrated water cycle management and build the capacity of government and industry practitioners to deliver water sensitive communities.

https://www.newwaterways.org.au/

GREYWATER & WASTEWATER INDUSTRY GROUP - https://gwig.org

Many cities and towns in Australia and around the world face three critical challenges in managing water resources, waterways, river basins and coastal environments, and ultimately people's quality of life:

A rapidly growing population with changing lifestyles and values; a changing and highly variable climate; and a challenging economic environment.

Population growth increases the pressure on water resources, with water scarcity and pollution posing the greatest risks. Climate change is resulting in more extreme weather events such as floods, heatwaves, bushfires, increasing periods of drought, and more frequent and intense storms and cyclones that can lead to loss of life while adding extra pressure on our water-related infrastructure and homes located in vulnerable places. Our urban water systems need to be resilient enough to anticipate the “shocks” brought on by these increasingly extreme climate patterns.

One water source that continues to increase year in and year out - wastewater. Over 150GL (and growing) of treated wastewater is discharged into the ocean every year by the Water Corporation largely out the back of Garden Island from the Woodman Point wastewater treatment plant. This treated wastewater can, and is, ideal for irrigation of turf and is done currently at McGillivray oval from Subiaco WWTP. But why aren't we using all our treated wastewater for irrigation (in summer) and aquifer recharge (in winter)?

GWIG is a non-profit organisation which was formed in late 2010 to provide a united voice for a WA industry that is largely unsupported and under-acknowledged for the important work that it does. Professionals who are active in the design, research, manufacture, installation and servicing of greywater and wastewater treatment systems.

Administration Comment

The City of Nedlands administration are already in the process of investigating and actioning proposals to elevate its status to be that of Gold Waterwise Status, as evidenced by the Concept Forum presentation in June 2024. This comes after months of liaison and preparation with the Water Corporation. The City entered into an Memorandum of Understanding with the Water Corporation to partner on a Water Sensitive Cities Index Workshop which will provide the forum for initiatives to elevate the City’s standing waterwise status. The workshop has been tentatively booked for Tuesday 29 October 2024, with venue and preparation material to be formalised and circulated in the leadup to the forum.

The City of Nedlands Council has an established position in the Council Plan as indicated in the justification for the notice of motion. Any other Council resolutions in line with this will simply serve to reinforce the current direction of the City.

The success of this initiative will relate directly to the City’s ability to resource suitable infrastructure upgrades and the staff resources. Although in the current Council Plan, there are a number of initiatives in both 2023/24 and 2024/25 that were not funded due to current financial limitations. Should Council determine that a raft of initiatives related to water use reduction and sustainability be targeted in the near future, it would be recommended that this be programmed and funded within available capacity to ensure it is achievable or risk setting unreasonable expectations.

Finally, the City lead an investigation into recycled water usage and aquifer recharge from the Subiaco Treatment Plant for usage by local governments across the region. This pre-feasibility study by GHD consultants identified numerous options and costings, including a

trial project site as a proof of concept. At the time the report was produced, being October 2018, it was not deemed economically viable, but with the passage of time, this may be worth revisiting given the current climate issues facing the world.

Officers Recommendation

City officers support the recommendation as presented, being:

That Council;

1. **Arrange Water Sensitive Cities Workshop in October 2024**
2. **Undertake the necessary actions to move from Endorsed Waterwise Council.**
3. **Commence water management practices to achieve Gold Waterwise by 2025-26 status as stated in the Council Plan.**
4. **Liaise with the Water Corporation about the potential use of treated wastewater from the Subiaco Treatment Plant for use by the Local Governments in the western suburbs.**

Officers recommend that specific actions and initiatives are products for adoption out of the forum in October 2024 and should be a future resolution of Council once fully considered.

21.6 NOM42.09.24 – Ban on Fossil Fuel Advertising

Date of Submission	13 August 2024
Meeting date	24 September 2024
Item title	NOM60.09.24 – Ban on fossil fuel advertising and sponsorships
Name of elected member	Mayor Argyle

Notice of motion

That Council:

1. **As part of the City of Nedlands's commitment, as a world leading city, to addressing climate change, the City to investigate ways to control or restrict advertising and sponsorship from companies whose main business is the extraction or sale of coal, oil and gas.**
2. **The CEO to draft a Fossil Fuel Advertising and Sponsorships Council Policy which provides direction for individuals, organisations, clubs, and events which may be affected by the City's proposed position of not supporting advertising of, or sponsorship from, companies involved in production or supply of fossil fuels.**
3. **The above items be addressed at an Agenda Forum.**

Reason / Justification

- Environmental Awareness: By restricting fossil fuel advertisements, the City aims to reduce the promotion of industries that contribute significantly to climate change. This can help raise public awareness about the environmental impact of fossil fuels and encourage more sustainable practices.
- Community Values: The ban aligns with the City's commitment to addressing climate change and supporting sustainable development. It reflects community values and priorities, fostering a sense of collective responsibility and action.
- Support for Clean Energy: The ban can create more space for advertising renewable energy sources and other environmentally friendly initiatives. This shift can promote cleaner alternatives and support the transition to a low-carbon economy.
- Public Health: Reducing the visibility of fossil fuel advertising can indirectly contribute to better public health. Fossil fuel consumption's link to air pollution, has various adverse health effects. By discouraging fossil fuel support, the policy can help improve air quality and public health. This aligns with comparable restrictions for example around tobacco and alcohol advertising.
- Economic Incentives: Encouraging investment in renewable energy and sustainable practices can stimulate local economies. It can create new job opportunities in the green energy sector and reduce long-term economic dependence on fossil fuels.

Administration Comment

A growing number of Australian cities have proactively implemented or are considering similar policies to restrict fossil fuel promotion including Sydney, Yarra and Moreland, Melbourne and Fremantle.

There are also examples internationally, including Edinburgh, Sheffield, Cambridgeshire, Coventry and Somerset in the UK, and most recently in The Netherlands where the Hague has taken a world first step against climate pollution and has introduced law that will stop all adverting for fossil fuel products and highly polluting services such as air holidays, cruise holidays, petrol cars and gas suppliers. When it comes into force on January 1 next year, all this advertising on public and private land will stop.

Officers Recommendation

City officers support the nomination which will send an important message that community assets and initiatives should not be used to promote the negative impacts of fossil fuels.

21.7 NOM43.09.24 – Broadway Tree Project

Date of Submission	13 September 2024
Meeting date	24 September 2024
Item title	Broadway Tree Project
Name of elected member	Mayor Argyle

Notice of motion

That Council:

1. **Requests the preparation of a Percent for Canopy on Broadway policy which applies a percentage of the cost of a development (such as offices, apartments, commercial or institutional buildings) to fund the installation of deep soil wells and mature canopy trees along Broadway.**

Reason / Justification

- It will help deliver the State Planning Strategy 2050 ambition of creating spaces and places that foster culture, liveability, enterprise and identity with much needed additions to the Urban Canopy.
- While Percent for Art policies have a long established track record, a Percent for Canopy will have a lasting benefit on streetscape for residents and the environment for many years to come.
- The choice of Maculata Spotted Gum would be ideal for this location.

Administration Comment

The section of Broadway from Stirling Hwy to The Avenue has been upcoded from single residential dwellings to RAC3 which is resulting in at least built form of between six and eight storeys. It is therefore appropriate, given the level of increased residential density on this road, for the council to undertake a specific project to ensure developers of land on Broadway contribute to the provision of additional mature canopy trees with deep soil wells directly adjacent to the proposed buildings in order to enhance the public realm.

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

The following items have been approved by the Presiding Member as urgent business for this meeting.

22.1 PD63.09.24 Consideration of Development Application – Change of Use to 'Use Not Listed (Research Field Station)' and Associated Works (Sea Containers) at 1 Underwood Avenue, Shenton Park.

Meeting & Date	Council Meeting – 24 September 2024
Applicant	Dynamic Planning and Development
Employee Disclosure under section 5.70 *Local Government Act 1995*	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff involved in the preparation of this report and the proponents or their consultants.
Report Author	Tony Free – Director Planning and Development
Director/CEO	Tony Free – Director Planning and Development
Attachments	1. Zoning Map 2. Development Plans and Supporting Reports 3. Schedule of Submissions

Purpose

The purpose of this report is for Council to consider a development application for a retrospective change of use to 'Use Not Listed (Research Field Station)' and associated works (Sea containers) at 1 Underwood Avenue, Shenton Park.

Recommendation

1. **That Council defer determination of the development application for a Change of Use to 'Use Not Listed (Research Field Station)' and Associated Works (Sea Containers) at 1 Underwood Avenue, Shenton Park, for the following reasons:**

   a. **To allow the proponent the opportunity to respond to public submissions and address the City's comments on the development application in accordance with the Regulations.**

   b. **To ensure that there is adequate time for Council to consider the development application.**

2. **A further report will be presented at the Council Agenda Forum Meeting of the 8 October; ahead of a Council decision of the 22 October Ordinary Council Meeting.**

Voting Requirement

Simple Majority.

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

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

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

Background

Land Details

Metropolitan Region Scheme Zone	Urban
Local Planning Scheme Zone	Urban Development
Special Control Area	SCA1 Subiaco Strategic Water Resource Precinct
R-Code	N/A
Land area	44.2ha
Land Use	Use Not Listed (Research Field Station)
Use Class	N/A

The subject site is located to the south of Underwood Avenue, bound by Brockway Road to the west and Selby Street to the east. The site is owned by the University of Western Australia and is currently occupied by a number of research facilities. The location specific to this development application is in the north-west of the greater site, approximately 100m south of Underwood Avenue and 85m east of Brockway Road (**Figure 1**).

Figure 1: Aerial image. Entire site outlined in red. Subject site outlined in blue.

History

On 30 June 2021 the City of Nedlands issued a development approval for five temporary sea containers at the subject site (DA21-64002). Condition 1 of DA21-64002 requires -

"This approval is for a 'Warehouse/Storage' land use as defined under the City's Local Planning Scheme No.3 and the subject land may not be used for any other use without prior approval of the City of Nedlands"

Condition 2 of DA21-64002 requires –

"Once installed, the sea containers must be removed from the subject site after a period of two years from the date of approval, unless further development approval is granted by the City" [30 June 2023]

On 15 February 2024 the City received a complaint regarding an alleged odour impacting a resident in the Floreat area to the north of 1 Underwood Avenue. Following an investigation by the City's Environmental Health Officers, an odour appeared to be emanating periodically from No. 1 Underwood Avenue, Shenton Park. The City wrote to Arvela on 13 March 2024 advising of the alleged odour nuisance. In that correspondence the City requested that Arvela provide a plan to the City stating how the odours will be prevented, and required that the works in the plan be completed.

Arvela completed that work as was requested with limited success with regard to the odour outcome. Additional works and correspondence with the City has been undertaken throughout the remaining period to the present day.

Upon further investigation, the nature of the operations currently being undertaken at the subject site were noted to be beyond the scope of a 'Warehouse/Storage' land use approved in 2021. Additionally, the five temporary sea containers were still existing at the

site beyond the approval period (**Figure 2**). It was determined that the development was in breach of the planning framework and operating without a valid planning approval.

Figure 2: Five existing sea containers on site 20 January 2024

On the 4 June 2024 the City issued a Directions Notice to the landowner of 1 Underwood Avenue, the University of Western Australia. The Directions Notice required that the land use cease and sea containers be removed within 60 days, or that the applicant lodge a retrospective development application for the works and land use. On the 23 July 2024 the applicant lodged a retrospective development application, which is the subject of this report.

The City's Environmental Health Team, in conjunction with the Planning Team, have worked with the applicant in an attempt to control and eliminate the odour emanating from the site. The proponent has cooperated with the City, first by adding ventilation stacks to the containers designed to disperse the odour and, within the last two weeks, installing filtration systems to filter the air coming out of the ventilation stacks. Despite these modifications, an odour has persisted.

The City understands further modifications are proposed to be installed in the near future to address the odours currently being emitted.

Application Details

The application seeks retrospective development approval for a change of use to a 'Use Not Listed (Research Field Station)' and associated works. The works include:

- Retrospective approval for five sea containers existing on site (two x 40ft sea containers, and three x 20ft sea containers);
- One new 40ft sea container; and
- One new ablution block.

The sea containers are used for larval storage and associated research and development trials conducted by Arvela. The nature of the operation does not fall within a use class referred to in the LPS 3 Clause 17 zoning table and is thereby defined as 'Use Not Listed'.

Discussion

Local Planning Scheme No. 3

Clause 18(4) of Local Planning Scheme No 3 (LPS 3) details how land uses not identified within the scheme should be considered –

(4) The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table –

(a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or

(b) determine that the use may be consistent with the objectives of a particular zone and give notice under clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or

(c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.

Clause 16 of LPS 3 outlines the objectives of the Urban Development zone –

- To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions for this Scheme.

- To identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development.

In relation to detailed planning, a limited Outline Development Plan (ODP) exists for the site for the upgrade and reconstruction of the University of Western Australia Biological Resources Support Facility, approved in 2013. However, the ODP does not cover the area occupied by the operations in question (**Figure 3**). Given the proximity of residential land uses to the subject site, it is considered necessary for detailed structure planning to occur prior to the approval of potentially contentious land uses which may impact on existing development.

Figure 3: ODP site hatched in yellow. Subject site outlined in blue.

In lieu of any alternate detailed structure plan for the site, the application is to be considered against the provisions of LPS 3 Clause 36 Special Control Area 1 Subiaco Strategic Water Resource Precinct and the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) Clause 67.

Special Control Area 1 Subiaco Strategic Water Resource Precinct

In considering an application for development approval within Special Control Area 1, the City is to have due regard to LPS Regulations Clause 67, and any recommendations from the Water Corporation and Department of Environmental Regulation (DWER). Both the Water Corporation and DWER were formally referred the application. The Water Corporation noted no objections. To date, DWER have not responded.

Planning and Development (Local Planning Schemes) Regulations 2015 (Deemed provisions)

In considering an application for development approval, the City is to have due regard to the compatibility of the development with its setting and the impact on the amenity of the locality under Regulations 67(2)(m) and (n) of the Deemed provisions.

City Officers acknowledge that the existing development is resulting in a significant unpleasant odour which can be detected from the residential properties to the north of the site, both within the City of Nedlands and Town of Cambridge. The applicant has provided an Odour Impact assessment. Since the lodgement of the application the City has been liaising with the operator to come to a solution to the odour issue. Whilst Officers acknowledge that modifications have been made to the exhaust systems and feed rates at

the facility since the initial complaints, the City has continued to receive complaints regarding the odour.

The City conducted odour monitoring on the 23 July 2024 and 25 July 2024 under SW/ SSW wind conditions where a distinct level of odour was observed at residential streets in Floreat, with the source confirmed as being the Arvela development on the subject site. Numerous site visits have been made to the subject site, most recently on 13 September 2024, which has confirmed that an odour is still strongly perceivable beyond the lot boundaries of the site despite the new filtration systems in place.

In accordance with Regulation 65A of the Deemed provisions, the City issued a letter to the applicant on the 16 September 2024. This letter noted that based on the existing odour impacts, the development is considered detrimental on the surrounding locality and environment and should not continue within its current capacity. Further, given the odours stemming from the research onsite were not mitigated at their current capacity, the addition of another shipping container is not supported by Officers at this stage.

Prior to the City making a final determination on the application, the applicant was given the opportunity to respond to the City's assessment and provide an updated Odour Impact Report to reflect the mitigation measures undertaken and model the proposed expansion of the development. It was also requested that the applicant provide responses to the public submissions received.

Recommendation to Defer

In accordance with Regulation 65A(3) of the Deemed provisions, the timeframe for which further information is to be provided must be a period of at least 21 days after the day on which the request is made, this being 7 October 2024. The applicant has confirmed that they will be providing further information as per the City's request. They have also advised that the proposed new ablution block and new shipping container will likely be removed from the proposal.

It is noted that this report is tabled at Council prior to the deadline for the applicant to respond to the City's comments. Whilst determining the application at this time would still be a valid planning decision, it may reflect negatively on the City should the determination be appealed at the State Administrative Tribunal.

In this regard it is recommended that the application be deferred to allow the applicant to respond to City comments in the interest of upholding the integrity and equity of the planning framework, and to ensure that due process is followed so that any future enforcement action is not prejudiced.

Alternatives

Should Council be of mind to refuse the application wording is provided below –

That Council in accordance with Clause 68(2)(c) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015, refuses the development application and plans date stamped 23 July 2024 for a Change of Use to 'Use Not Listed

(Research Field Station)' and associated works (Sea containers) at 1 Underwood Avenue, Shenton Park, for the following reasons:

1. The development is inconsistent with Schedule 2 Regulations 67(2)(m) and (n) of the Planning and Development (Local Planning Schemes) Regulations 2015, as the odour emissions from the development have a detrimental impact on the amenity of surrounding residential properties and the nature of the land use is incompatible with its setting.

2. The development is inconsistent with the objectives of the Urban Development zone, which requires comprehensive structure planning to ensure development and land uses are appropriate to the greater scheme area.

Consultation

Applications for 'Use Not Listed' land uses are to be publicly advertised as if the development is a Class 'A;' land use, in accordance with the Regulation 64(4) of the Deemed provisions. The development application was advertised to 106 surrounding landowners and residents with the City of Nedlands and Town of Cambridge. The application was advertised for a period of 14 days from 29 August 2024 to 12 September 2024. At the close of the advertising period, 48 submissions were received, all objecting to the application. The primary issue raised in submissions was the unpleasant odour emitted from the development.

A further report to Council in October will allow the City to respond to the submissions received as is the normal practice. This will also allow the applicant time to respond to the submissions and to consider making further modifications to the proposal.

Strategic Implications

This application in its current form is not considered to be strategically aligned to the City of Nedlands Council Plan 2023-33 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**Place**
Outcome	6. Sustainable population growth with responsible urban planning.

Budget/Financial Implications

Should the matter be appealed at the SAT and go to a full hearing, this may result in costs upwards of $25,000.

In the event of the City undertaking enforcement action, this will occur via the Magistrates Court at significant cost to the City.

Legislative and Policy Implications

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

Decision Implications

The application is still within its 90-day statutory timeframe, thereby should the application be deferred, there is presently no risk of the applicant taking a 'deemed refusal' to the State Administrative Tribunal. Should Council defer the application, it will be referred to the next available Ordinary Council Meeting, which will allow time for the proponent to submit the information requested by the City.

In the event of a refusal, the City will take enforcement action and the applicant will have a right of review to the State Administrative Tribunal. The Tribunal will have regard to the LPS Regulations and Local Planning Scheme No. 3. Refusing the application before the proponent can provide the requested information in accordance with the Regulations may complicate the appeal and enforcement process. Any enforcement action will be via the Magistrates Court.

Conclusion

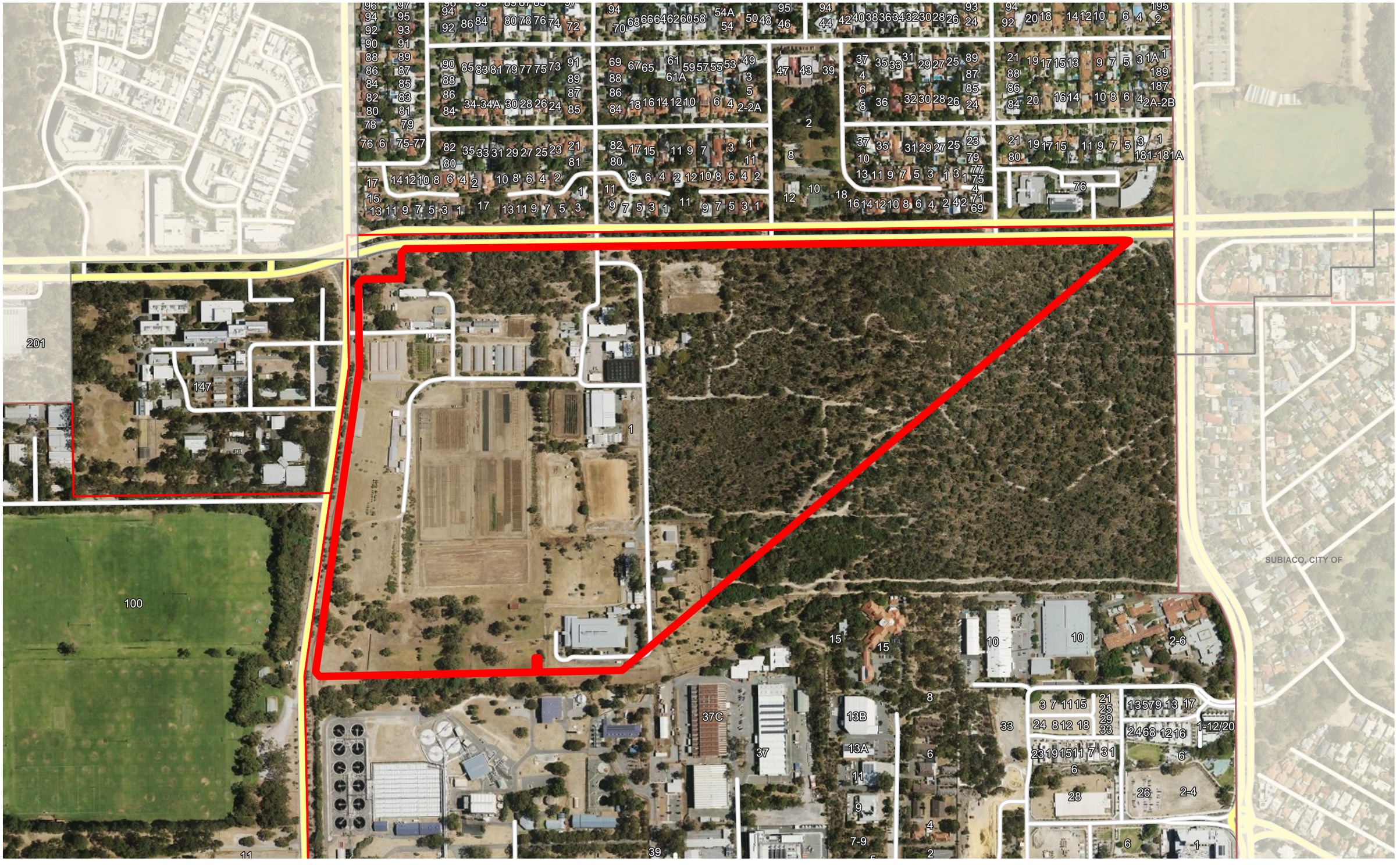
The application for a retrospective change of use to 'Use Not Listed (Research Field Station)' and associated works (Sea Containers) at 1 Underwood Avenue, Shenton Park has been presented to Council. The proposal in its current form does not meet the key amenity related considerations of the planning framework. The odour presently being emitted from the development has detrimental impact on the amenity of surrounding residential properties.

As part of proper planning processes, the applicant has been given the opportunity to respond to the City's comments, objections from public consultation and to provide further information. This report is tabled at Council prior to the deadline for the applicant to respond, and thereby it would not be in the City's best interest to formally determine the application at this time as it may disadvantage any appeal or enforcement action.

Accordingly, it is recommended that determination of the application be deferred by Council.

Further Information

Nil.



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Aerial Map

20/09/2024

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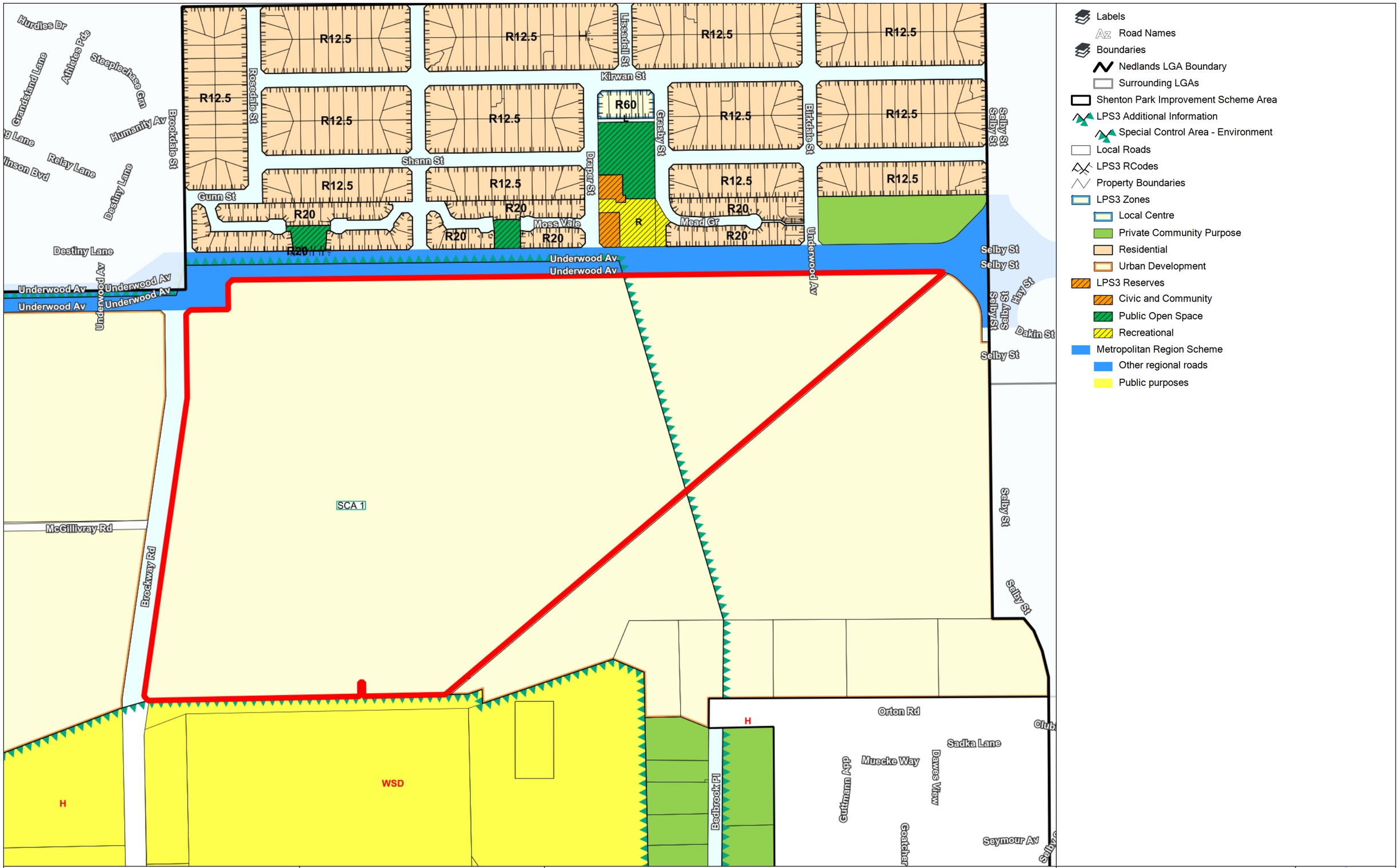

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Zoning Map

20/09/2024

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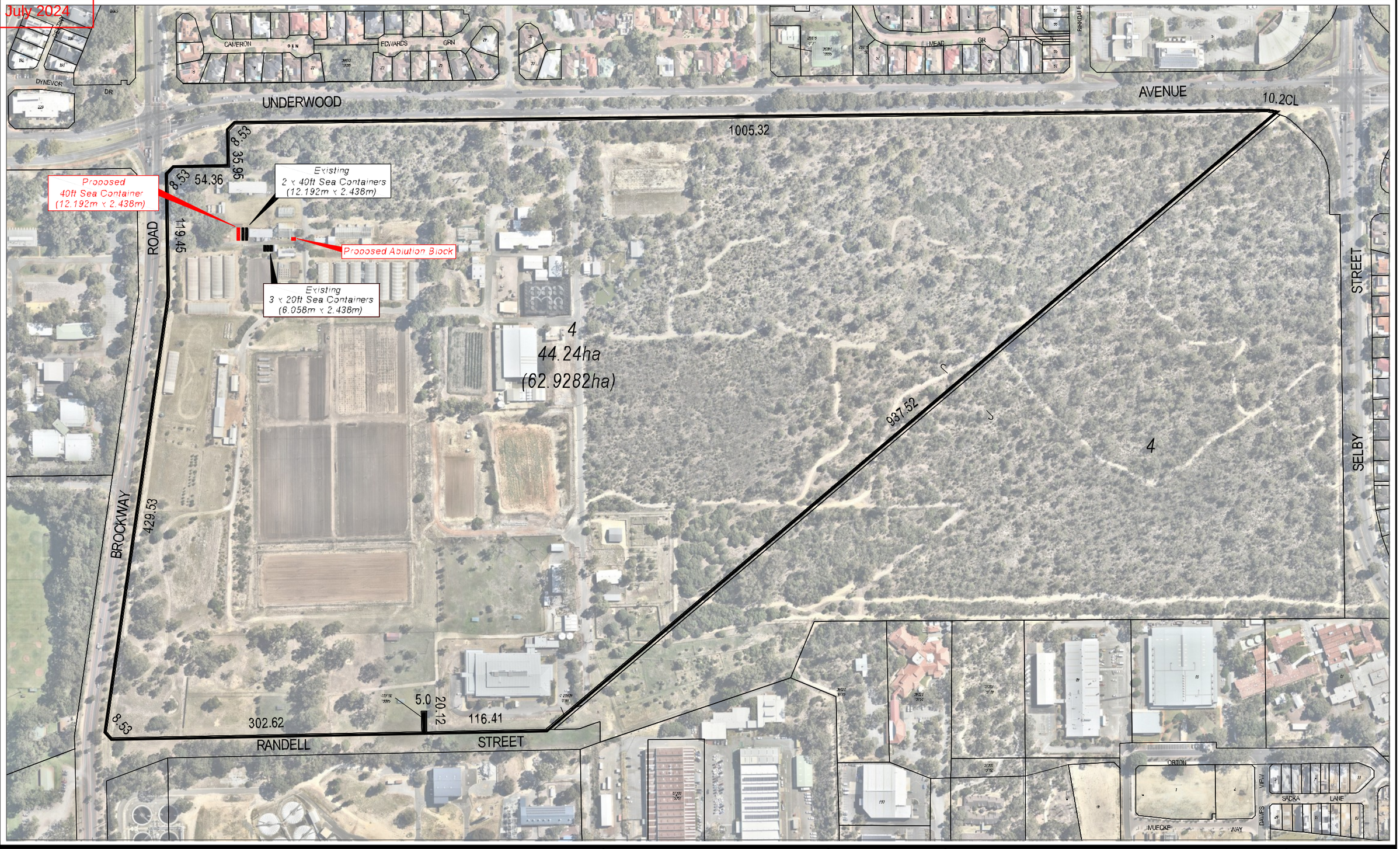
23 July 2024



SITE PLAN

LOT 1 (No. 1) UNDERWOOD AVENUE
SHENTON PARK

COPYRIGHT RESERVED BASE PLAN COURTESY OF LANDGATE

Urban Development Institute of Australia WESTERN AUSTRALIA

PIA Planning Institute Australia

CPP CERTIFIED PRACTISING PLANNER

SCALE: 1:3500 @ A3

DATE: 5th JUNE 2024

FILE: 1290_05.06.2021.dwg

DRAW: - SB

CHECKED: -

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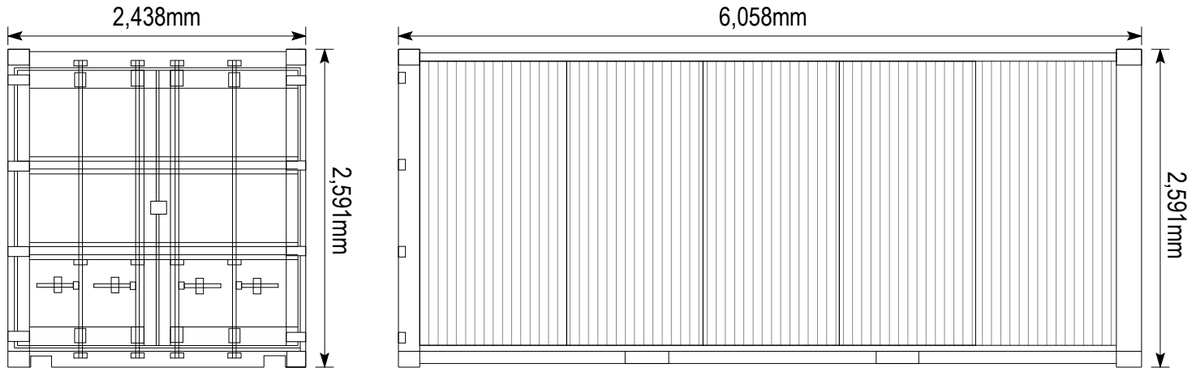
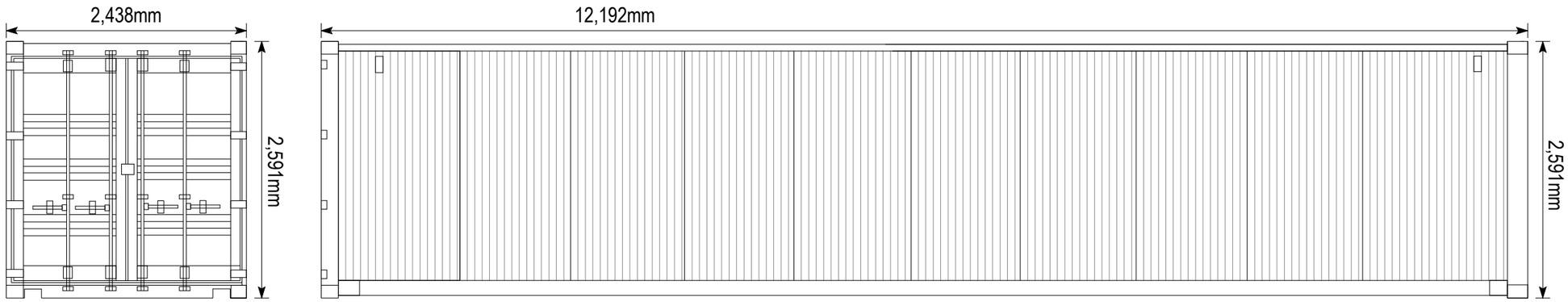


20ft SHIPPING CONTAINER



40ft SHIPPING CONTAINER

ELEVATIONS

LOT 1 (No. 1) UNDERWOOD AVENUE
SHENTON PARK

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Urban Development Institute of Australia WESTERN AUSTRALIA

PIA Planning Institute Australia

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SCALE: 1:50 @ A3

DATE: 13th APRIL 2021

FILE: 1290_13.04.2021.dwg

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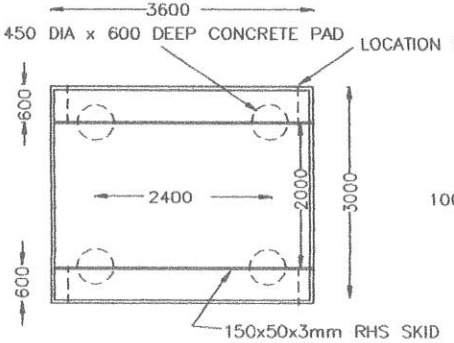
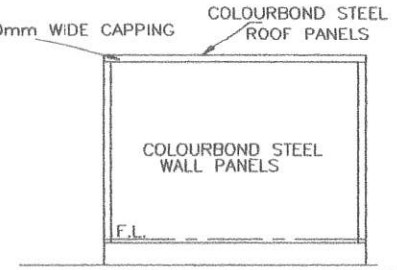
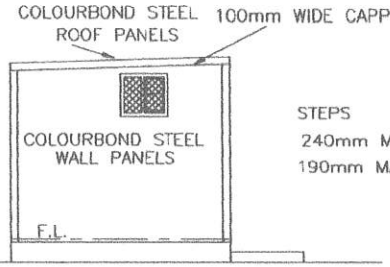


PAD PLAN

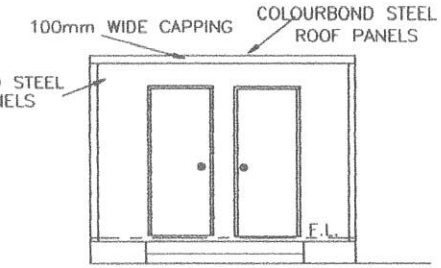


REAR VIEW

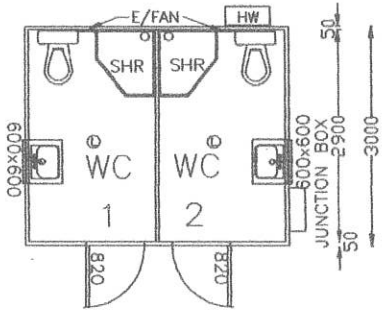


SIDE VIEW

STEPS
240mm MIN TREAD
190mm MAX RISER



FRONT VIEW



TOILET MODULE PLAN

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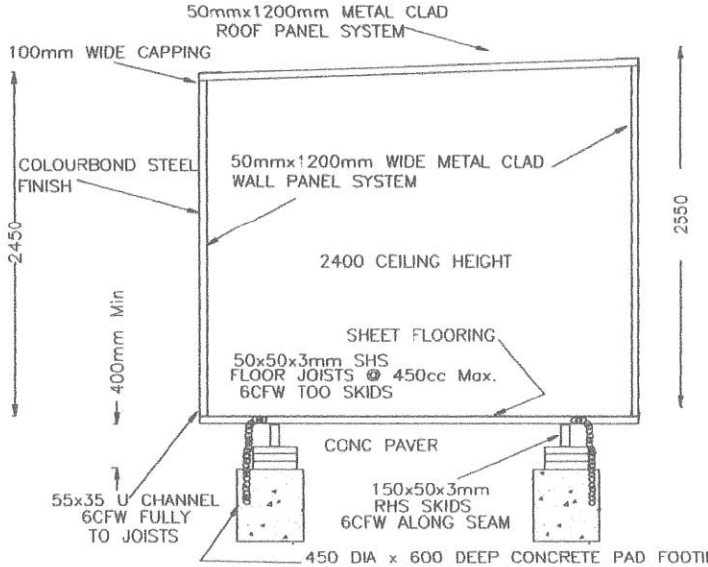

SECTION

SCALE 1:50

NOTES

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS AND LEVELS ON SITE.
ALL WORKS SHALL COMPLY WITH BUILDING CODE OF AUSTRALIA(BCA) & NCC VOL 2 2019 AND RELEVANT LOCAL AUTHORITIES & REGULATIONS.
BEFORE COMMENCEMENT OF ANY WORKS ON SITE OR ORDERING OF ANY MATERIALS CONFIRMATION OF DIMENSIONS SHOWN IS THE RESPONSIBILITY OF THE INDIVIDUAL CONTRACTOR.
ALL STEEL FRAME WORK TO CONFORM TO AS 4100

ALL GLAZING TO COMPLY WITH AS.1288-2006 AND PART 3.6.4 OF NCC 2019 BCA

ALL WET AREAS ARE TO BE WATER RESISTANT IN COMPLIANCE WITH TABLE 3.8.1.1 NCC 2019 BCA

AREA BUILDING = 8.8 M^2

THIS BUILDING IS NEW CONSTRUCTION FOR RELOCATION

703 A

PROPOSED GRAYS RELOCATABLE SITE MODULE UNIT

FOR

AT

SCALE AS SHOWN.	AUGUST 2022	SHEET 1 OF 1

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Received
23 July 2024

Our Ref: 1290

9 July 2024

Chief Executive Officer
City of Nedlands
PO Box 9
Nedlands WA 6909

Dear Sir/Madam,

LOT 4 (NO.1) UNDERWOOD AVENUE, SHENTON PARK
PROPOSED SEA CONTAINER AND ABLUTIONS BLOCK FOR UNLISTED USE - 'RESEARCH AND DEVELOPMENT'

Dynamic Planning and Developments Pty Ltd acts on behalf of the tenant, Arvela – (previously known as Future Green Solutions), in relation to a development application at Lot 4 (No.1) Underwood Avenue, Shenton Park (herein referred to as the 'subject site'). This proposal is in regard to the establishment of storage sea containers in support of Research and Development, and an ablutions facility on the subject site.

This submission is to demonstrate the suitability of the proposal within the locality's context and provide a complete assessment of the proposed development against the applicable provisions contained in the City of Nedlands Local Planning Scheme No. 3, and any relevant Local Planning Policies.

For submission purposes, we provide the following information:

- This concise submission providing details of the proposed development and relevant planning justification
- Certificate of Title (**Attachment 1**)
- Proposed development plans (**Attachment 2**)
- The presentation prepared by Arvela for the convenience of the City of Nedlands (**Attachment 3**)
- Consultants' report as prepared by OPAM Consulting (Odour Process Audit Management) (**Attachment 4)**

Based on the assessment undertaken in the succeeding sections, the proposal is considered to warrant favourable consideration and subsequent approval by the City of Nedlands.

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BACKGROUND

Arvela (previously referred to as Future Green Solutions) is a research and development-based enterprise that specialise in researching the potential for the black soldier fly to improve sustainability outcomes. Founded in Perth in 2012, Arvela is involved in contributing important research insight into the usefulness of the black soldier fly, and its potential to convert organic waste into high-value products. The company is run by an enthusiastic team of scientists with backgrounds and important experience in Conservation Biology, Marine Science, and other STEM fields. It is important to note that the subject site is already subject to a previous development approval, which was received by the City on 7 May 2021 under reference 'DA21-64002'. This approval was concerned with installation and use of two (2) x forty-foot (40ft) shipping containers and three (3) twenty-foot (20ft) shipping containers, under the land use of 'Warehouse/Storage'. The consideration of this historic approval context is important due to the unchanged nature of the subject site and its operational status, as well as the operational status of the 'Shipping Containers' respectively, which will operate under the same purpose of supporting research and development as those previously approved.

It is proposed that the applicant wishes to install the additional sea container and ablutions block, while extending the period of time approved for the original Shipping container for a period of five (5) further years. The shipping containers will be used for storage of equipment, storage of larvae and administration. Further details of the proposed shipping containers are contained within the 'Proposal' section.

LEGAL DESCRIPTION

Street Address	1 Underwood Avenue, Shenton Park
Lot No.	Lot 4
Volume/Folio	2020/995
Plan	16978
Lot Size	629,282 m²

SITE DETAILS

The subject site is located in the municipal locality of the City of Nedlands and in the suburb of Shenton Park. The subject site is zoned as 'Urban Development' under the provisions of the City of Nedlands Local Planning Scheme No. 3 and is not subject to a residential density code under the R-Codes. The subject site is located within Special Control Area 1 – Subiaco Strategic Water Resource Precinct (SCA 1), which outlines its purpose within LPS3 as to:

> "*Identify the area as the Subiaco Waste Water Resource Precinct for orderly and proper planning*".

The subject site is surrounded by a range of land uses including parks and recreation, industrial land uses and residential areas. Additionally, the subject site is within close proximity to community assets such as HBF stadium, Perry Lakes Reserve, and UWA Sports Park. The subject site is well serviced by

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two roads – Underwood Avenue and Brockway Road, which are considered 'major roads' by the Metropolitan Region Scheme (MRS).

The subject site has an area of 629,282 m² and is bordered by lots owned by The Water Corporation and the State of Western Australia to the south of the site. The western surrounding land uses are largely realised through a cluster of research and development-based activities, with several lots within the Brockway Rd/Underwood Ave intersection being utilised by the University of Western Australia and Commonwealth Scientific and Industrial Research. The area is recognised by the City's Intramaps as being guided by an Outline Development Plan, which is in support of a '*Biological Resource Support Facility*' within the site's immediate locality, further supporting its identity as a research and development cluster. Adjoining the site to the North are residential estates, separated by large road reserves from the site.

Figures 1 below demonstrates the subject site within its local context, Figure 2 shows the site within the development's immediate site context, Figure 3 shows the sites Intramaps allocation.

Figure 1 – Local Context of the Subject Site

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Figure 2 – Site Context

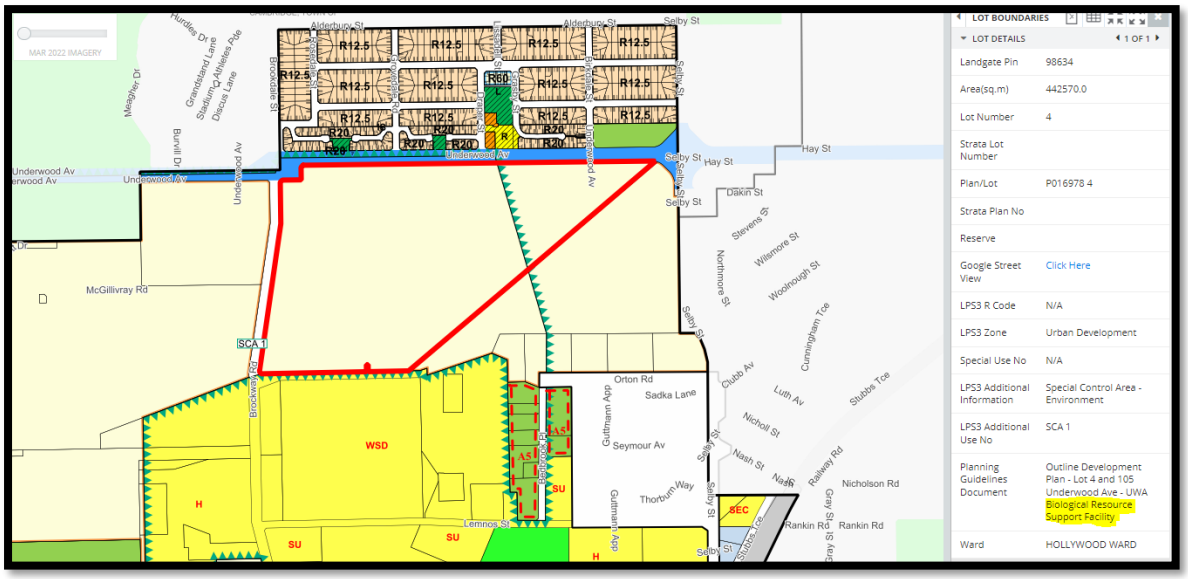

Figure 3 – City of Nedlands Intramaps Allocation

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PROPOSAL

This application is seeking an Approval to Commence Development for the use of two (2) x forty-foot (40ft) shipping containers, and three (3) 20ft shipping containers, as well as the installation of one (1) 40ft shipping container and one (1) x 'ablution block', under the land use of an 'Unlisted Use - Research and Development'.

It is important to note that installation and use of two (2) x forty-foot (40ft) shipping containers and three (3) twenty-foot (20ft) shipping containers, under the land use of 'Warehouse/Storage', were previously approved under DA number 'DA21-64002', and that no operational changes have been made to either the status of Arvela, as a research based facility, or to the subject site and its allocation under SCA1 or its identity within the Outline Development Plan as a '*Biological Resource Support Facility*' under the City's Intramaps. The proposed 'ablution block' will be utilised by staff of Arvela, in aid of provision of toilet and WC facilities during the research and developments operating hours. The proposed 40ft shipping container will be utilised for purposes related to larval storage, and the research and development trials associated. Further details of the proposed shipping containers is as follows:

1. The 20ft shipping container dimensions are 2,591mm x 6,058mm x 2,438mm;
2. The 40ft shipping container dimensions are 2,591mm x 12,192mm x 2,438mm;
3. One (1) 20ft shipping container will be High-cube and used for incidental administration;
4. One (1) 20ft shipping container will be an insulated refrigerated unit for cold storage;
5. One (1) 20ft shipping container will utilised for storage and lighting trials;
6. All 40ft shipping containers will be utilised for larval storage and the associated research and development trials;
7. All 40ft shipping containers will be an insulated climate-controlled room;
8. The Ablution block dimensions are 3600mm W x 3000mm W x 2450mm H x 2550mm H (see plans attached);

Development plans illustrating the proposed development are provided in **Attachment 2**.

Approval is sought for a five (5) year period whilst Arvela pursue long term site alternatives for its operations. The intention is that Arvela's research and development findings provide clear scientific evidence which would then enable its operations to be viable for commercial production (off site)

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which in turn would necessitate the need for investors, grants and the like for commercialisation to occur.

ZONING AND LAND USE PERMISSIBILITY

City of Nedlands Local Planning Scheme No.3

The subject site is located within an 'Urban Development' zoning and within Special Control Area 1 – Subiaco Strategic Water Resource Precinct (SCA 1) under the provisions of LPS 3. Furthermore, the subject site is indicated upon Intramaps to have an historical allocation of '*Biological Resource Support Facility*', supporting the sites identity as a Research and Development cluster. The 'Urban Development' zoning provides the intention for the land to be developed into the future, under the guidance and coordination of detailed structure planning. Table 3 of LPS 3 does not specify the permissibility of an 'Unlisted Use – Research and Development' land use within the 'Urban Development' zoning and, as there is no current structure plan pertaining to the area, Clause 18(7) cannot apply to the assessment.

Given this, it is necessary that the proposal is assessed against Clause 67(2) of the Deemed Provisions and the Objectives of SCA 1, to determine the land use's appropriateness within the site's context.

The UWA Biological Resources Support Facility – Limited Outline Development Plan

The 'UWA Biological Resources Support Facility Limited Outline Development Plan' has been prepared over a portion of the subject site to allow the University to carry out Biological Research relating to the research into native animals and birds and provide upgrades to existing Biological Research Infrastructure historically. Although it is acknowledged that the ODP does not effectively include the subject site's specific location, the ODP concedes that, as per the Shenton Park Structure Plan, land north of the Subiaco Waste Water Treatment Plant (SWWTP) should be retained and identified for '*Institutions, Research and Other*', and is not appropriate for the use of any residential, retail or similarly sensitive development due to it being affected by odour associated with the SWWTP operations. This supports Arvela's identity upon the subject site as a '*Research and Development*' premises, as it can be recognised that the site holistically and historically has been acknowledged and utilised as a '*Research and Development*' use.

Shenton Park Structure Plan

The Shenton Park Structure Plan was prepared by the WAPC in 2004 and provides a land use framework for the broader Senton Park/Mt Claremont areas. Although this Structure Plan was never formally adopted, extensive public consultation with stakeholders was performed and the Structure Plan was publicly advertised. Due to this high level of engagement, it is recognised as an important guiding document for the area that has guided subsequent planning in the past. The Structure Plan allocates the subject site's land use as '*Institutions, Research and Other',* further supporting the operational status of Arvela upon the subject site as a 'Research and Development' facility.

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Special Control Area 1 – Subiaco Strategic Water Resource Precinct (SCA 1)

The objectives of SCA 1 are as follows:

- To prevent the introduction and intensification of land uses or development which would be incompatible with:
  - ongoing operation of the Subiaco Wastewater Treatment Plant;
  - expansion of the capacity of the treatment plant to support population growth in the catchment; and
  - establishment and operation of resource recovery infrastructure and land uses.
- To facilitate the use and development of land for uses which are beneficial to the operation of the Subiaco Wastewater Treatment Plant and the surrounding catchment.
- To prevent adverse impacts on residential and other sensitive uses.

After reviewing the objectives of SCA 1, it can be considered that the proposal is within the spectrum of the objectives outlined within the scheme, and that the context of the development does not contradict or detrimentally effect the control area or surrounding land uses. Furthermore, the development is transitional in nature and would not create a site footprint that has harmful impact upon the site area, as the approval is limited for a period of five (5) years.

Cl 67(2) of the Deemed Provisions

In assessing the appropriateness of the proposal under Clause 67(2) of the deemed provisions, it is noted that we will only raise components that we consider are pertinent to the proposal itself. They are noted and annotated below as follows:

(a) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

We consider that the proposal meets the aims and provisions of the scheme, in the manner that the development does not propose anything that currently does not exist within the site. Furthermore, the development will protect the local amenity of the site while facilitating economic development through the research and development provided.

(m) the compatibility of the development with its setting, including —
(i) the compatibility of the development with the desired future 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;

It is proposed that the development will be compatible within the surrounding locality, as it will not prejudice any required future structure planning of the area, due to the nature of the limited short

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term occupation proposed of five (5) years. The development will not propose any negative effects to the surrounding character of the area in regard to the height, bulk and building scale or appearance, as it will not be visible by any of the roads that the site is serviced by.

(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;

The development is located within a cluster of state- and privately-owned industrial research facilities, therefore, it is considered the development is appropriate within the site's context and will preserve the locality's amenity as it will not provide any adverse environmental impacts that is not concurrently in operation in surrounding properties, or adversely affect the character of the development. All operations will be wholly enclosed within the shipping containers.

Local Planning Policy – LPP4.1: Parking

The City of Nedlands Local Planning Policy – 'LPP4.1: Parking' aims to define the minimum number of parking bays required for both residential and non-residential development. It is noted that the 'Unlisted Use - Research and Development' land use does not have a measurable minimum parking requirement within the local planning policy, and therefore Clause 4.2.1 applies to the development, which states that;

> *'4.2.1: Where a land use is not listed within Table 1 of this Policy, the parking ratio will be determined having regard to the objectives of this policy, similar uses and surrounding uses. This is the same as 'Uses not Listed' within LPS 3.'*

It is noted that this development does not propose any provision of car parking bays, additional to what already exists at the subject site. The proposed development is supplemental to the existing use of the premises, given the proponent is already a tenant at the subject site. The development will not increase the demand for parking, by virtue of there being no additional staff, and so it is considered the proposal can be sufficiently serviced by the high provision of car parking already present at the subject site.

Given the above information, we consider that the proposal poses no negative impacts on parking provisions and therefore is entirely appropriate within the context of the subject site and warrants favourable consideration by the City.

ODOUR MANAGEMENT – TECHNICAL SUPPORT

An issue that is not considered to immediately affect the status of the subject development application but has been discussed with the City of Nedlands at length, is the concern regarding odour management. Arvela has engaged a leading odour management expert in OPAM Consulting, who has provided a number of technical memoranda in support of Arvela's efforts in managing any odour

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associated with its research and development activities. This can also be recognised through physical changes to the site's layout and odour management technology in order to control any odours Arvela may be responsible for. These technical memorandums have been summarised in the report provided in **Attachment 4** for the City's reference. It is noted the City's Environmental Health Services are already in receipt of the report's findings. OPAM Consulting has confirmed that, in their professional opinion, any odours stemming from Arvela's research and development can be managed. Further, patrols findings and wind conditions do not support Arvela as the source of odour reports, which is summarised further within presentation prepared by Arvela for the convenience of the City of Nedlands attached in **Attachment 3**.

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CONCLUSION

In light of the above sections, the proposed installation of 3 x 40ft shipping container for a 'Unlisted Use - Research and Development' land use, three (3) 20ft shipping containers under the land use of 'Unlisted Use - Research and Development', and one (1) ablution block upon Lot 4 (No.1) Underwood Avenue, Shenton Park is considered appropriate for approval for the following reasons:

- The proposal has previously been approved by the city of Nedlands, and simply seeks approval to be at the site for an extended period of five (5) years, as the proponent is currently seeking an alternative premises, outside of the City, to relocate to. It is important to note that both the operational status of Arvela, and the subject site remain unchanged from the time of the previous approval;

- The proposed development is consistent with the aims of the City of Nedlands Local Planning Scheme No. 3;

- The proposed development is consistent with the objectives of Special Control Area 1 – Subiaco Strategic Water Resource Precinct;

- A historic Structure Plan (*Shenton Park Structure Plan)* and subsequent Outline Development Plan (*UWA Biological Resources Support Facility ODP)* acknowledge portions of the subject site as a '*Institution, Research and Sustainability Park'*, and indicate the sites use as a '*Biological Support Research Facility'*, further supporting the sites identity as being located within a 'Research and Development' cluster.

- The proposed development is entirely compliant and consistent with the provisions listed under Clause 67(2) of the Deemed Provisions; and

- The proposal is minor in nature and will not provide any adverse impacts on the built environment or natural environment.

- The proposal satisfies all provisions set out in Local Planning Policy 4.1: Parking, as it does not propose any development that would require greater provisions of parking.

- The subject site has a historic allocation of '*Biological Resource Support Facility'*, as per the City of Nedlands Intramaps – thus supporting the identity of the site as a 'Research and Development' cluster.

- Odour issues subject to complaint to the City of Nedlands have been appropriately addressed, and the management of any odours in the continued operation of Arvela has been considered

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satisfactory by specialist odour experts, OPAM Consulting. The technical report has been provided in **Attachment 4**.

As such, we respectfully request that the City of Nedlands support and approve the proposed 'Unlisted Use - Research and Development'.

Should you have further queries or seek clarification with regard to the matters raised above, please do not hesitate to contact the undersigned on 08-9275-4433.

Yours faithfully,

_____

Neil Teo
Director

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City of Nedlands

Development Application

Supporting materials

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Organisation overview

Undertaking R&D at Shenton Park for 6+ years

Who we are

- Founded in 2012
- Operating from Shenton Park facility since 2017
- No odour complaints received until February 2024

R&D focus

- Wide range of R&D areas related to the Black Solider Fly – *see over for additional details*
  - supported by grant funding
  - strong affiliation with UWA for teaching and research – *see over for additional details*
- R&D critical to inform viability of commercial scale production (to occur at a different site)
- *FeedSafe* accredited – the HACCP-based gold standard for end-to-end quality assurance

Why

- Global food supply is increasingly constrained, driven by population growth and protein consumption, produced from unsustainable and diminishing sources
- Globally, organic waste to landfill is the third largest emitter of methane – a greenhouse gas 10x more potent than carbon dioxide
- At scale, the Black Solider Fly provides a sustainable solution to both these global challenges

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What is the Black Soldier Fly?

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Species overview

- The Black Soldier Fly (*Hermetia illucens*, BSF), is a non-pest species naturalised in Australia
- The adult fly is not attracted to human habitation or foods, are non-biting and non-invasive
- Survival requires very specific climatic conditions – ie. do not survive in greater Perth outside of a climate-controlled facility
- Short life cycle (7 days)
- BSF is the subject of a dedicated program funded by the Federal *Department of Agriculture, Fisheries and Forestry*

Why BSF?

Non-selective feeder

- Feedstock is abundant, scalable and sustainable
- Large variety of feedstock sources

High in nutrients

- Rich in proteins and fats - fishmeal and soybean meal substitute
- Highly digestible, hypoallergenic protein

Sustainably produced in a controlled environment

- Negligible land and water requirements
- Lower greenhouse gas emissions vs landfill and composting

Highly efficient

- Rapid lifecycle
- Requires minimal space

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Sustainability Benefits

Sustainable, closed loop system

Waste to landfill	▪ At a commercial scale, BSF consume organic waste that would otherwise be sent to landfill
Greenhouse gas emissions	▪ This reduces GHG emissions relative to landfill (methane, CO_2, NOx) ▪ Organic waste accounts for a third of global methane emissions
Arable land use	▪ BSF are grown indoors and require no arable land
Water consumption	▪ BSF obtain their water requirements from their feed

Directly addresses UN Sustainable Development Goals

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UWA research and teaching collaboration

NOT EXHAUSTIVE

Income / grants / partnerships

- FRDC – Insect proteins for aquaculture
  - UWA Schools engaged: Engineering, Biological Sciences, Oceans Institute
  - 2x PhD students
  - Research Partners – DPIRD, ChemCentre, Ridley
- Research and Development for Profits Round 4 Closing the Loop
  - UWA Schools engaged: Engineering, Biological Sciences, Oceans Institute, Institute of Agriculture, Agriculture and Environment
  - 5x FT personnel, 1x PhD and engaged over 15x UWA staff
  - Research Partners – agricultural industry bodies, Fisheries Research Development, Dept. Ag. QLD, Australian Meat Producers, UWA, Arvela
- Direct contract research with Schools of Agriculture and Engineering

Ongoing student engagement

- 2x PhD students as part of *Insect proteins for aquaculture* FRCD-backed project
- Masters in Biotech
  - 150x students given on-site tour and lecture on Arvela as a biotech innovators
  - 5x students supported with Arvela as case study for their Masters in Biotechnology projects
- Honours / Masters – Multiple honours and masters projects
  - supported by Arvela; and /or
  - using Arvela R&D as a case study
- 3rd Year Engineering Project – multiple projects supporting ~30 students
- Arvela / UWA partnership covered across multiple media formats nationally and internationally, including ABC Landline, ABC News and ABC radio

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R&D focus areas

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BSF nutrition

Artificial vs natural light

Aviary design

BSF husbandry / climate

Selective breeding

Egg collection efficiency

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Site overview

Including DA components

Existing DA components

New DA components

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Existing containers

Imagery and application

- Cold storage
- 1x 20ft

- Lighting trials and storage
- 1x 20ft

- Measurement, study and scientific analysis
- 1x 20ft

- Larval storage in climate-controlled conditions
- 2x 40ft

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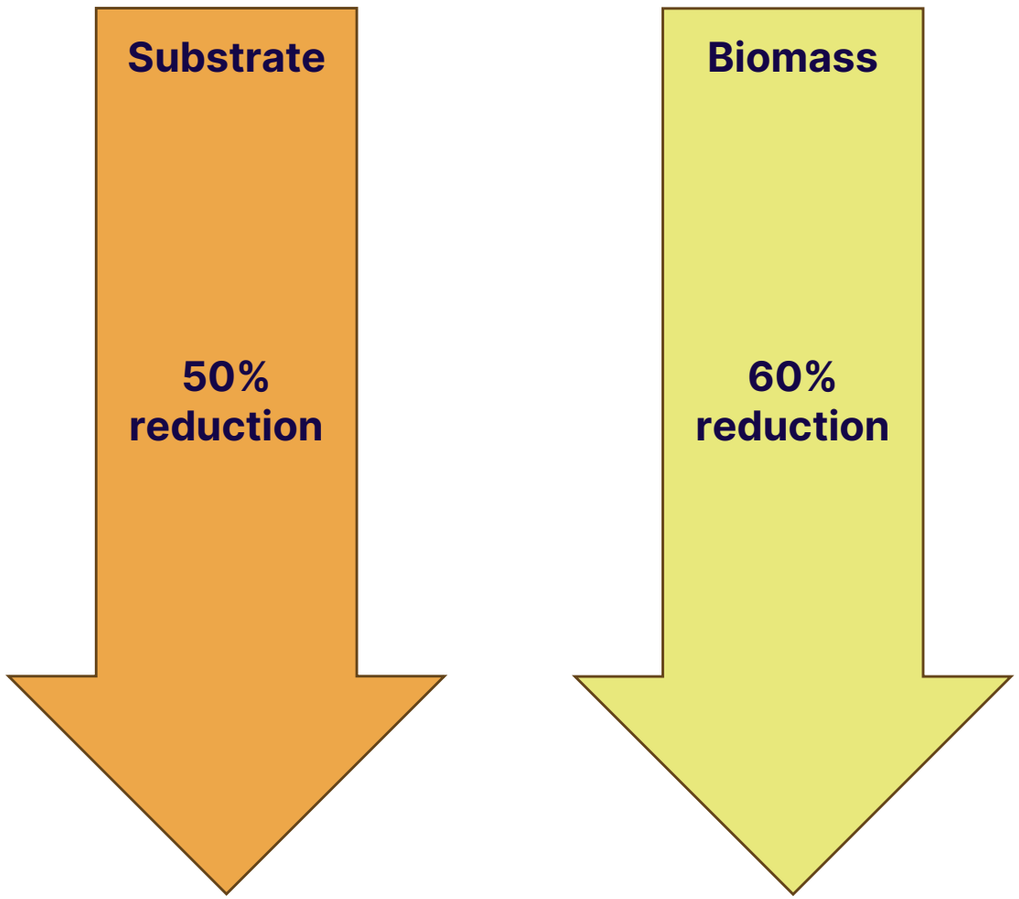
Site utilisation at record lows

Substrate and biomass volumes 50%+ below historical peaks



- Research priorities have naturally evolved in the Arvela's 6+ years at Shenton Park
- Substrate and biomass usage peaked during the 2020-23 period (during which no odour reports were received)
- With research refocusing on breeding efficiencies, volumes on site have declined significantly
  - 50% reduction in substrate used
  - 60% reduction in biomass

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Additional 40ft container

No resulting change in the intensity of the current operation

- Successful commercialisation of insect rearing requires stable and consistent environmental conditions, which require
  - Maintenance of humidity and temperature within a critical optimal range
  - Adequate air exchange
  - Homogenous supply of air across vertically stacked storage crates
- Testing and validation of key metrics within a well-designed climate is a critical pathway to derisk offsite scale-up
- Containerised technology has been developed to enable this and requires validation in Australian conditions
- It is important to note that there will be **no change in the intensity of the current operation** as a result of the additional storage
  - Substrate and biomass volumes will remain at record lows
  - As a result of the improved climate, may in fact be reduced further

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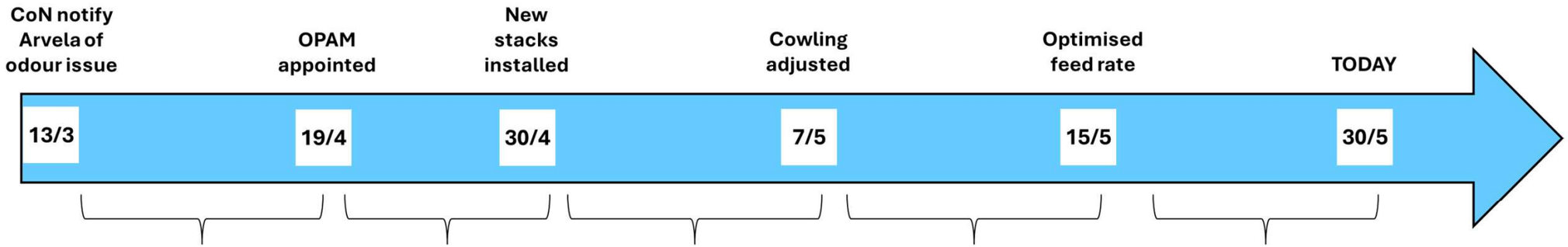
Odour resolution

Prompt and transparent resolution

OPAM Consulting
Odour Process Audit Management



- Bulk waste removed
- Change in waste management provider
- Animal protein removed from diet
- Appointed OPAM
- Moved activities indoors where feasible

- CoN meeting to share initial OP results (24/4)
- Design and order of Venturi cowlings
- New stacks installed

- Adjusted cowlings to optimise velocity and improve dilution
- Additional OPs
- Regular comms with CoN re: complaints and patrol results

- Optimised feed rates (impact from 15/5 onwards)
- Additional OPs
- Regular comms with CoN re: complaints and patrol results

- CoN meeting to share results
- Additional OPs
- Regular comms with CoN re: complaints and patrol results

Summary of Arvela odour impacts findings:

- **Arvela odour detected at 'obvious' levels up to 200m from origin**
- **Arvela odour detected at 'subtle' levels up to 200m from origin**
- **No strong odour in residential areas**
- **Limited subtle odour north of Underwood < 150m from origin**
- **Unlikely to trigger nuisance according to FIDOL**
- **CoN and OPAM patrols identified no odour in residential areas**
- **Patrols findings and wind conditions do not support Arvela as the source of odour reports**

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Attachment 4

Consultants' report as prepared by OPAM Consulting (Odour Process Audit Management)

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OPAM Consulting
Odour Process Audit Management

ARVELA

Odour impact, operation review and mitigation

Prepared for:

ARVELA

July 2024

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Project: ARVELA

Scope of Work Odour impact, operation review and mitigation

Prepared by: OPAM Consulting
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Job Ref: OPAM 24041909

Clients: ARVELA

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1. Introduction

1.1 Context

For over six years, **Arvela** (previously Future Green Solutions) have been undertaking R&D at the UWA campus of Shenton Park (1 Underwood Avenue). No odour concerns occurred until February 2024.

On 13 of March 2024, the City of Nedlands (**the City**) informed Arvela that eight odour reports from residents were received. Arvela engaged with the City, identified some operations that were potential sources of odour and immediately implemented corrective actions. Despite these efforts, the City was still receiving odour reports.

The City has been urging Arvela to propose solutions to mitigate these odours as soon as practical. One initial upgrade proposed by Arvela was the design and modification of the exhaust stacks to increase the velocity and improve dilution.

1.2 Scope of work

A step-by-step approach was proposed:

- A review of the onsite operations and configurations, odour emissions history and surroundings;
- An initial assessment of the possible odour impacts under the current site configuration;
- An odour impact verification to assess the mitigation performance of the new stacks' design;
- Adjustments of the stacks' emissions (number, cowling, geometry, etc.);
- Review and implementation of other solutions (e.g. feed rate).

Continuous odour patrols (OPs) were undertaken to assess the performance of changes. In addition to OPs, and through a collaborative approach, the City agreed to share their information about their patrols and the odour reports received from the residents.

OPs undertaken by OPAM Consulting have been undertaken following a specific methodology based on the European standard EN 16841.2:2016 (***EN, 2016***).

The review of the data provided by the City (patrols and odour reports) was performed following a methodology developed by the Director of OPAM Consulting during his role as odour specialist at the Department of Water and Environmental Regulation (**DWER**). This methodology is widely adopted by DWER and the South Australia Environment Protection Authority for contentious and court cases.

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2. Arvela's odour emissions

Arvela was founded in 2012 and has been operating from the Shenton Park facility since 2017.

Neither Arvela nor the City had ever received an odour report related to Arvela's R&D activities before February 2024.

Activities on the site are focused on R&D activities related to the Black Soldier Fly (**BSF**), including nutrition.

Any odour emissions from Arvela's operations occur at the outlet of the stacks located at the top of two containers where larvae are grown over a 2-week cycle. Each container houses a single batch. Batches have a 1-week staggered starting time between the two containers.

Each container is equipped with an air conditioning unit **(ACU**) which maintains the temperature close to specific setpoints along the 2-week cycle. Emissions occur when the ACU operates with air cooled down and blown inside the container and pushed outside through the stacks.

Over the 2-week cycle, peak emissions occur on average between the 6th and the 8th day due to longer periods with the ACU operating.

OPAM Consulting attempted to carry out most of the OPs on days of this middle cycle period with higher and longer odour emissions which was considered a worst-case scenario.

3. Odour patrols

3.1 Methodology

Odour patrols (**OP**) were performed following a method based on the EN 16841 Part 2:2016 standard. This standard is commonly used in Australia and New Zealand and is referenced in the DWER Guidelines: Odour Emission from June 2019 (***DWER, 2019***) to perform odour field assessments.

For this engagement, the dynamic plume method was used, and the purpose of the field surveys was to:

- Verify the presence of odour impacts in the surroundings of the UWA site by an experienced odour field panellist;
- Identify the source(s) of odour responsible for these impacts and verify if Arvela is a source of these odours;
- Assess the extent of the impacts under different wind and atmospheric conditions and following the implementation of technical, operational or management solutions to mitigate odour emissions.

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Under this engagement, there was no requirement to establish the contour of the plume and any intent of using dispersion modelling. Therefore, OPs were conducted by the Director of OPAM Consulting alone by moving from one measurement point to another according to the dynamic plume method.

OPAM Consulting's Director has more than 20 years' experience in odour field surveys and is qualified, with his expertise, as an experienced odour field panellist according to the definition provided in section 3.4 of the EN 16841 Part 2:2016. A resume is provided in **Appendix 1** of this report.

An odour field panellist must demonstrate that he/she has had his/her olfactory sensitivity tested according to the AS/NZS 4323.3:2001 standard (***AS/NZS, 2001***). The odour panellist must have his/her olfactory sensitivity within the range detailed in this standard. It will guarantee that the person's olfactory sensitivity is representative of the average population's sensitivity. OPAM Consulting Ddirector's certificate of the latest test is presented in **Appendix 2**.

Patrols occurred:

- downwind or upwind an odour source;
- under different wind regimes and weather conditions (except heavy rain);
- at different periods of the day and during weekdays and weekends with a focus on the likely presence of the nearby residents at home and operating conditions within the batch cycles when higher odour emission rates occurred.

Assessments have been made and detailed in the following sections dedicated to each OP. However, there was no detail available about the conditions at the Subiaco Water Resource Recovery Facility (**WWRF**) operated by the Water Corporation, south of the UWA Shenton Park campus.

During this engagement, several measurement points were assessed during the OP. An odour assessment at one point is called a single measurement. A single measurement involves assessing the air by standing at a specific location during a period of minimum 30-45 seconds and up to several minutes.

OP lasted from a minimum of 20 min to a maximum over 2 hours and with an averaging OP period of 1.5 hours.

Depending on the surface area to cover and wind conditions, a measurement point can be assessed several times during an OP.

Odour assessment in the field refers to the measurement of odours in the ambient air in the field at or above the "odour recognition threshold" (**ORT**) from an olfactory point of view. The ORT is the odorant concentration at which not only an odour can be detected (i.e. an odour can be distinguished from odourless air), but the odour can be clearly and with certainty recognised and characterised (what it smells like) for the first time.

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It does mean that if no odour is detected or if an odour is detected but can't be recognised/described with certainty (i.e., odour present below the odour recognition level), the panellist will return "0" (zero) or "no odour" while patrolling the environment.

If an odour is recognised, the following information is provided:

- An odour intensity level which will describe the strength of the recognised odour;
- The characteristic of the odour (what the odour smells like).

OPAM Consulting has not applied the German Odour Intensity Scale from the VDI 3940.Part3:2010 (***VDI, 2010***). This scale has created a lot of confusion for years among odour specialists and regulators.

For the last six years, OPAM Consulting rated odour intensity by implementing the Odour Intensity Scale used by Victoria EPA (**VEPA, 2022**). As discussed and agreed with DWER Air Quality Branch specialists, an addendum of the DWER Guideline: *Odour Emissions* should be published to propose an alternative to the recommended VDI 3940.Part3 German scale with this new 3 level scale for a use in Western Australia. This scale is defined in **Table 1**.

Table 1*:* Odour intensity scale

Odour level	Definition	Equivalent odour level VDI 3940.3
0	No odour *OR* Odour cannot be recognised and described with certainty.	0
Subtle	Odour is recognised, can be described, and may be attributed to a source. However, the panellist may need to focus by standing still, inhaling into the wind, and concentrating to recognise it. "Weak" will require less concentration than "very weak" level	1 (very weak)
		2 (weak)
Obvious	Odour is easy to recognise and always noticeable without any effort or focus on it. Odour can be described and may be attributed to a source.	3 (distinct)
		4 (Strong)
		5 (Very strong)
		6 (Extremely strong)

Finally, it should be noted this OP protocol is based on the methodology developed by OPAM Consulting's Director while employed at DWER. It is similar to the dynamic plume method assessment of the EN 16841. Part 2 standard but with only one experienced panellist performing the assessment.

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The findings are representative of what is observed in the field and OPs similarly provide information about the odour intensity and odour characteristics of any odour recognised in the field.

OPAM Consulting's Director has developed and implemented this method on numerous occasions, both as employee of DWER and as contractor for DWER and other clients. Results of this method have been and are still used at prosecution level for some tribunal and court cases.

OPAM Consulting performed a reconnaissance of the area to assess the public spaces access (availability and suitability) to confirm that the minimum safety requirements for a safe measurement are met at any measurement point.

This reconnaissance also provides insights about other possible odour sources in the area for which odour emissions can also be recognised while patrolling.

The reconnaissance showed that there was no other significant odour source in the area. The WRRF and the Waste Recovery Facility (WRRF) of Shenton Park are located at 600m and 1,000 m from Arvela's site respectively and, under normal operating conditions, are unlikely to be some sources of odour that could be recognised at Underwood Avenue or further north. This is based on an extensive field work undertaken by OPAM Consulting between June 2020 and June 2021 during which it was confirmed that no odour from these two sites could reach Underwood Avenue when they operate under normal operating conditions.

It can also be noted that over these 12 months in 2020 and 2021, the odour from Arvela's activity was never recognised while performing odour surveys along Brockway Rd and within the UWA Campus with measurement points at less than 50m from the containers.

Finally, **the WRRF has been under maintenance since 29 April 2024 for a minimum period of 9 weeks** according to the Water Corporation. For the wastewater pipeline repairs undertaken during the works, a higher than usual flow of wastewater has been directed to the Subiaco WRRF which has the potential to overload the facility and generate more odours than under normal operating conditions. It is also indicated that there is higher risk of overflow during peak flow periods, these being early afternoon to mid-afternoon and early evening.

3.2 FIDOL concept

Odour intensity and, to some extent, the odour character (related to its pleasantness or offensiveness) are two of the parameters of the FIDOL concept.

FIDOL stands for Frequency, Intensity, Duration, Offensiveness, and Location.

FIDOL parameters are part of the assessment of the odour annoyance and nuisance.

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3.3 OP conditions and periods

With consideration of the Arvela's research activities, the possible odour emissions from the WRRF and the periods of odour reports (some during daytime but most of them late afternoon-early evening), OPs were carried out:

- Mainly under south-easterly (SE) to south-westerly (SW) winds under still conditions to gentle/moderate winds and under east-north-easterly (ENE) to east-south-easterly (ESE) winds;
- Over different days although the middle of the cycle (6th to 8th day) was more targeted (see section 2);
- Over different periods of the day however with most of the surveys undertaken late afternoon-early evening.
- Under clear to cloudy skies.

3.3 Wind data information

Decision about the occurrence of OPs was mainly based on wind forecast (direction and speed).

Historical wind data was then obtained from the Department of Primary Industries and Regional Development (DPIRD) weather station located in the UWA campus, 250m south of the Arvela's activities (see **Figure 1**).

It was confirmed during the engagement of OPAM Consulting in 2020-2021 that this weather station data was representative of the wind conditions in the area and was more reliable and relevant than the Bureau of Meteorology weather stations of Swanbourne (coastal area at 3 km) or Mount Lawley (9 km east from the site).

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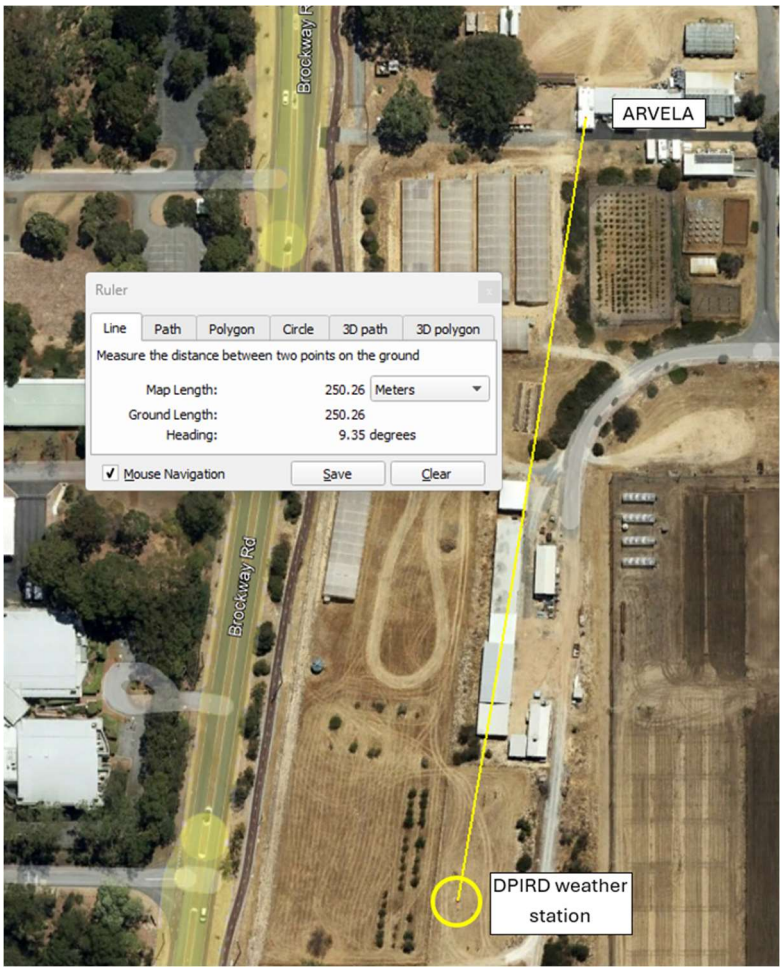

Figure 1: DPIRD weather station's location

4. Review of odour information from the City

The review of the City odour patrols and odour reports was based on the concept of the downwind plausibility of Arvela's activity as an alleged source of odour emissions.

Considering the limited distance between Arvela's site and the main area where the odour reports are issued from (Gunn Street, Cameron Grn, South section of Rosedale St) and to a lesser extent the secondary area (Shann St, Grovedale St and Edwards Grn), it was assessed whether the odour reporter was likely, possibly or unlikely downwind of Arvela and/or other sources.

What is required for this assessment are as accurate as possible times and locations of the odour assessment/event. Information from the City odour patrols contained precise locations and time of the assessment. Information from the residents' reports have approximate times or periods. The City has not provided the exact location of the reporter but only the street or section of the street where the report came from.

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Wind data were then collected from the DPIRD weather station in the UWA campus for a period around the time or duration of the odour event.

The azimuths of the main area with odour reports had to be assessed (**Figure 2**).

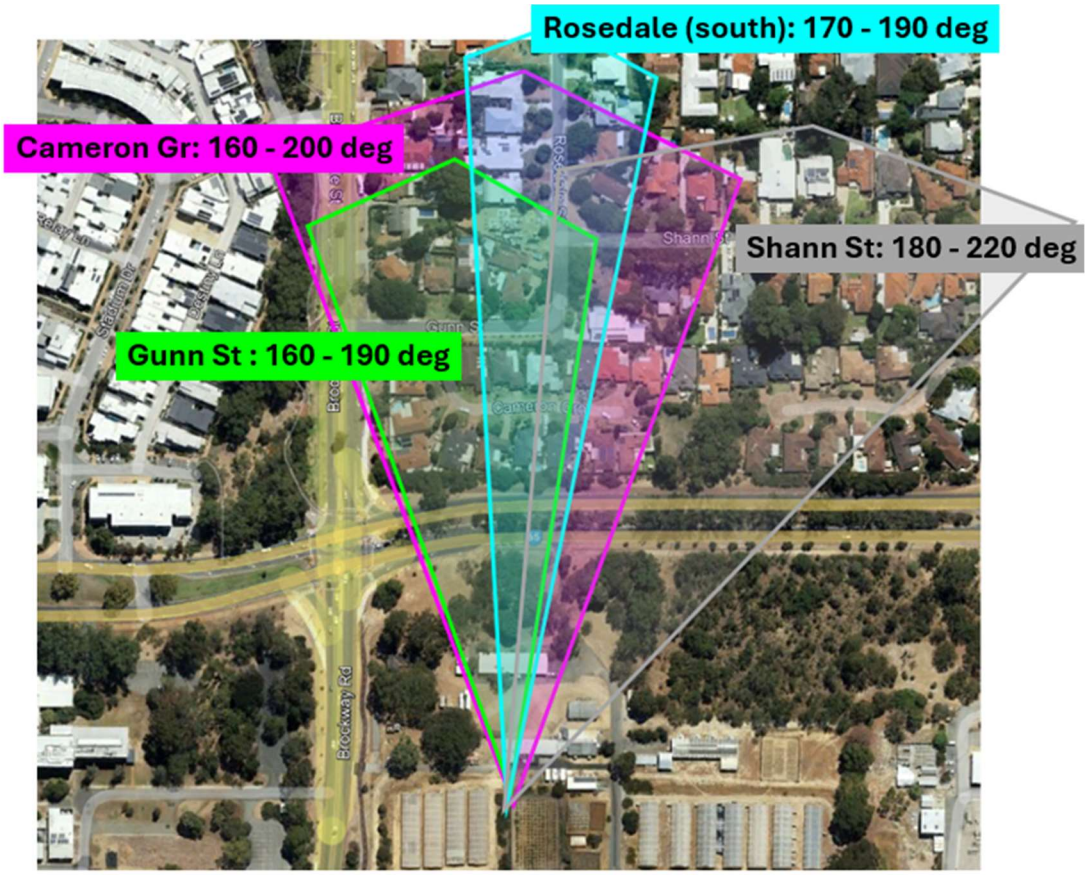

Figure 2: azimuth sectors from Arvela's site for most of the odour reports

The azimuth represents the angle under which the reporter (City officer and resident) is from the Arvela's site. **Figure 2** presents the average azimuths for the streets from where most of the patrols were undertaken by the City and most of the reports were issued:

- Gunn St: azimuth sector 160° – 190°;
- Cameron Grn: azimuth sector 160° – 200°;
- South of Rosedale St: azimuth sector 170° – 190°; and,
- Western section of Shann St: azimuth sector 180° – 220°.

Wind speed (WS) and wind direction (WD) were then plotted and the resident's azimuth from the Arvela's site was added to the graph in the form of a rectangle. The height of the rectangle represents the azimuth sector (as discussed above) and the length of the rectangle represents the period indicated in the report.

Figure 3 provides an example of two reports at two different periods with an odour from the alleged source A.

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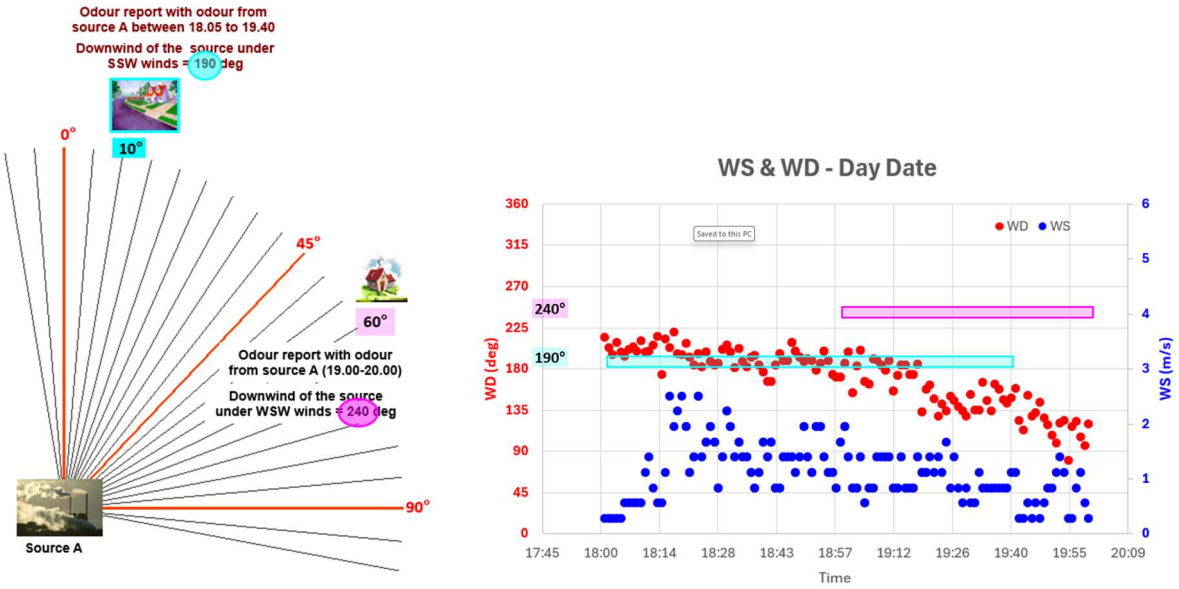

Figure 3: downwind plausibility

A report came from a location (blue in **Figure 3**) with an azimuth of 10° from source A. This location is downwind of source A for a wind around 190°. The report indicates that the odour was experienced between 18.05 and 19.40 (blue rectangle in **Figure 3**).

The second report came from a location (pink in **Figure 3**) with an azimuth of 60° from source A. This location is downwind of source A for a wind around 240°. The report indicates that the odour was experienced between 19.00 and 20.00 (pink rectangle in **Figure 3**).

If the rectangle is above or very close to the plotted wind direction for the period of the event, the resident was likely downwind of the source (blue rectangle). If the rectangle is slightly away from the plotted wind direction and the wind speed was low, it is possible that the reporter was still downwind of the source for the period claimed. If the rectangle is further away from the average wind direction during the period, the resident was unlikely or categorically not downwind of the source for this period (pink rectangle).

5. Presentation of the results

5.1 OPAM Consulting odour patrols

5.1.1 Odour characteristics

From the OPs performed, odours recognised, and likely sources are listed in **Table 2** with a colour-coded per odour character used on the odour maps in this report.

Table 2: Types of odours recognised during the OPs

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	Arvela	WRRF	Other source	No odour
Subtle				
Obvious				

The level of odour intensity has been applied to the Arvela and WRRF odours only. Other odours will be represented with only one colour when they have been recognised in the field.

Where no odour was recognised or an odour has been detected but could not be recognised or described with certainty, it was categorised as “No odour” and was represented by a white colour-code circle.

5.1.2 Wind conditions

For data post-processing, OPAM Consulting accessed the meteorological data of the DPIRD weather station in the UWA campus.

OPAM Consulting (field operator) regularly recorded wind direction and wind speed in the field at different measurement points while patrolling. Air speed is measured with a handheld portable anemometer.

On each odour map, a wind cone presents the overall (maximum and minimum) wind direction during the OP period.

5.1.3 Odour maps

Each odour map represents the results of the dynamic plume measurements during the OPs including:

- A map of the area investigated with identification of the measurements’ locations;
- A legend including:
  - The scale;
  - The wind cone for the OP period;
  - The north direction;
  - Coloured dots (**Table 2**) for each single measurement or an arrow if there was an assessment while driving.

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5.2 City odour information review and presentation

5.2.1 *City odour patrols*

Information received by the City is tabulated with details about the date, the time or period of the assessment, the odour character and the likely odour source, the odour intensity (with ranking following the VDI 3940.3 - 7-level odour scale), an approximate location (and sometimes a map) and the average wind direction.

The review of the data can include a wind cone or a graph similar to the plot graph presented in **Figure 3** for the period of the City patrol.

5.2.2 *Odour reports from residents*

Odour reports are succinct with the name of the street, possibly a time or an approximate period of the odour event, the type of odour or the feeling for this odour.

A graph like the plot graph presented in **Figure 3** or a wind cone for the period indicated can be provided to verify the downwind plausibility and the likelihood that the odour event was related to Arvela, the WRRF or another source odour emissions.

5.3 Combined chronological results presentation

This report presents facts about odour impacts from the odour impact status baseline in March/April 2024 to the improved situation up to mid-June 2024 due to mitigation solutions implemented by Arvela.

All OPAM Consulting OPs are presented as well as some reviews of several City odour patrols and residents' odour reports. Conclusions of the findings are provided for each day presented.

6. Period February 2024 – 29 April 2024

In February 2024, Arvela was informed by the City that the City has received several separate odour reports from close residents with Arvela as the alleged source of odour emissions.

City officers visited the site on 4 March 2024. They also confirmed that they could observe a strong decaying odour coming from Arvela's site within a radius of 300m from the site.

Arvela acknowledged that the trigger for larger than usual odour emissions from the site were related to Cleanaway which failed to complete scheduled pick-ups, leading to an accumulation of organic waste in bins on the NW corner of 1 Underwood Avenue boundary during high summer temperatures.

During this period, the City undertook several odour patrols and frequently recognised Arvela's odour along Underwood Avenue and Brockway Avenue at odour intensities up to level 5. On 12 March, Arvela's odour was recognised at levels between 2 and 4

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up to Cameron Grn, Rosedale St, Gunn St and Shann St (*Source: UWA Research Institute – Odour Log March 2024 - City of Nedlands*).

Veolia was appointed as the new provider and started removing all accumulated waste from the boundary along the NW corner of 1 Underwood Avenue by 15 March 2024.

Arvela was also validating if recent higher protein inclusion in formulated feed nutrition trials was contributing to odour.

On March 18, the cowlings of all chimneys were removed to free the elevation of the plume. However, the chimneys are large in diameter and relatively short, extending only about 0.5 meters above the container's roof. The exit velocity remained low, and with the emitted air at a similar temperature to the atmosphere, there is no thermal buoyancy to increase the plume's effective height. Consequently, the plume likely travels at a maximum height of 5 to 8 meters from the ground, creating favourable conditions for impacts to occur within 50 to 200 meters from the emission source.

Figure 4 presents the timeline with Arvela's actions for mitigation and verification of the performance of the implemented actions for this period.

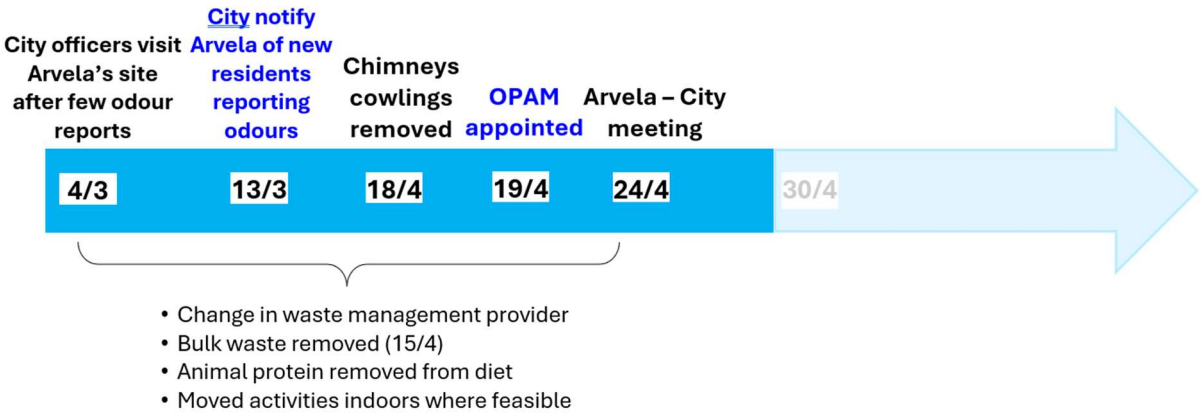

Figure 4: March/April timeline – Arvela odour actions / mitigation / verification

Subsequent odour patrols from City officers reported some odours from Arvela along Underwood Avenue and Brockway Rd. There was also no odour recognised during several patrols beyond these avenues and downwind of Arvela's site (*source: UWA Research Institute – Odour Log March 2024 – City of Nedlands*).

The few patrols with some odours beyond Underwood Av. and Brockway Rd were:

- 21 March: Level 4 at Cameron Grn (SE wind);
- 15 April: Level 2 at Edwards Grn (SSW wind).

A meeting with the City officers, Arvela representatives and OPAM Consulting was held on 24 March 2024 at the office of City of Nedlands. OPAM Consulting shared the findings and outcomes of the initial OPs and actions to be implemented by Arvela with continuous monitoring of their performance.

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6.1 Friday 19 April 2024

City officers patrolled the area between 17.20 and 17.55 under a S/SSE light wind (2.5 – 3 m/s). Arvela's odours were recognised up to about 200 m from the containers. It is unclear how Arvela's odour could be recognised on Edwards Grn and at the corner of Grovedale Rd and Underwood Av. with a S/SSE wind. Results are presented in **Figure 5**.

OPAM Consulting was contracted on Friday 19 April and undertook an initial OP (OP #1) between 21.15 and 21.40 under very low ESE/ENE wind (v < 0.5 m/s). Arvela's odour was recognised at the fence line along Brockway Rd (80 m from the containers) at subtle and obvious levels.

Odour map for OP #1 is presented in **Figure 6**.

An odour report was received from a resident on Gunn Rd with an odour recognised in the evening without more details. If the odour was related to Arvela's operations, it could have been between 21.00 and 21.20 when the wind was still low from SSE/SSW direction.

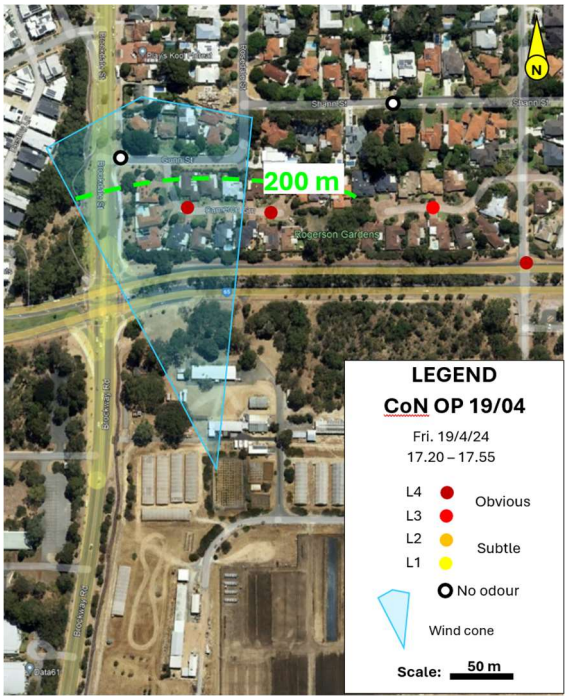

Figure 5: 19 April City patrol result

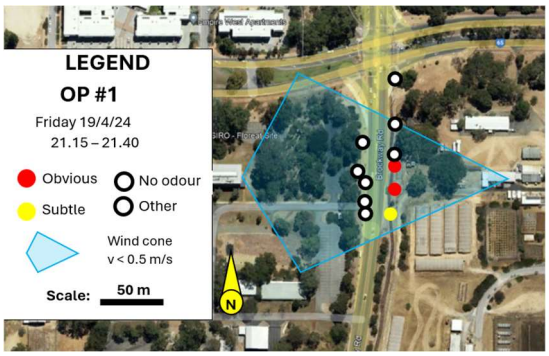

Figure 6: OPAM OP #1 result

6.2 Saturday 20 April 2024

OPAM Consulting undertook an OP (OP #2) between 18.20 and 19.40 under very low SSE/SSW wind (v < 0.5 m/s).

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Arvela's odour was recognised at subtle level at the northern fence and on the northern side of Underwood Av. and at obvious level at the corner of Brockway Rd and Underwood Av..

Another odour of vegetation was recognised on Gunn St.

Odour map for OP #2 is presented in **Figure 7**.

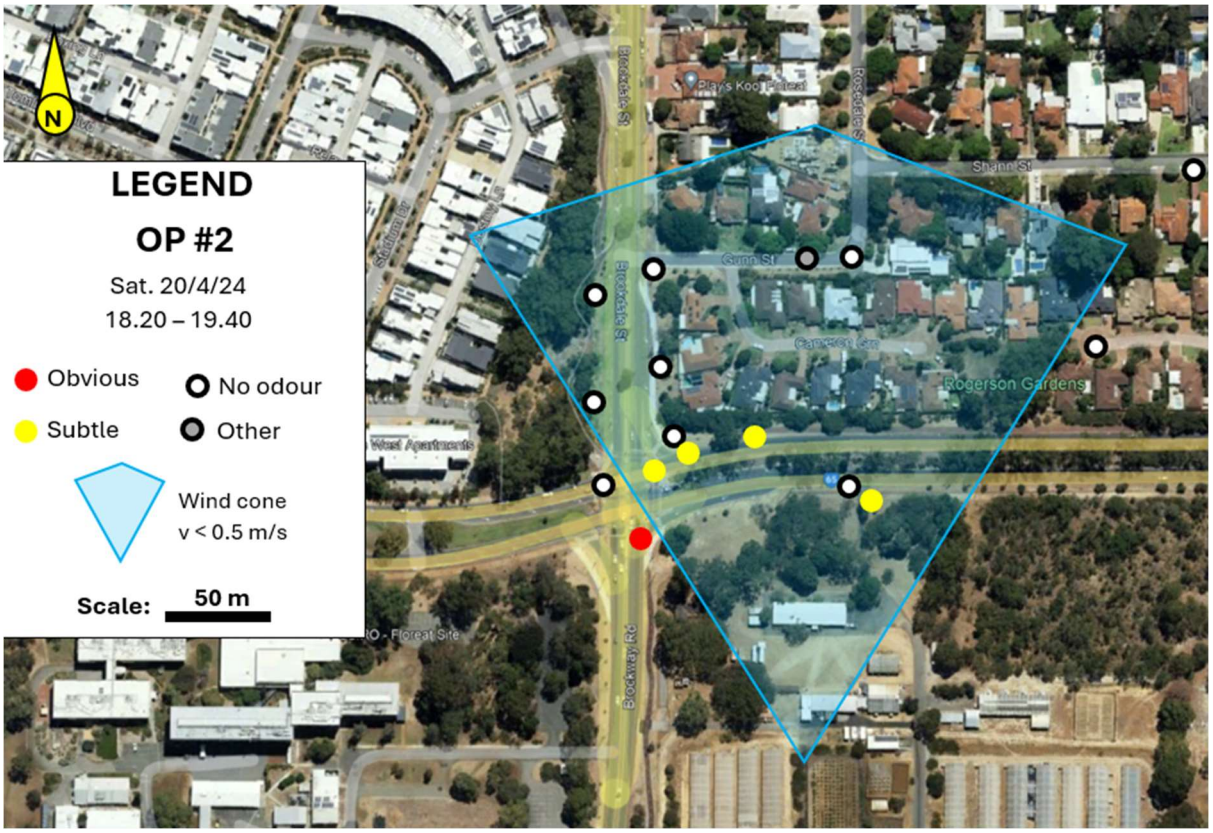

Figure 7: OPAM OP #2 odour map

6.3 Monday 22 April 2024

OPAM Consulting undertook an OP (OP #3) between 18.40 and 21.00 under light to gentle SSE/SSW winds.

Some upwind measurements were carried out within the UWA campus site, south of the Arvela site to assess whether there would be other sources of odour. No odour could be recognised at the several points patrolled onsite.

Arvela's odour was recognised at obvious level at close distance (25m and 50m) downwind of the containers and at subtle level at the northern fence (90m).

Then it was also recognised offsite at subtle level at the corner of Brookdale St and Underwood Av. and at obvious level at the corner of Brockway Rd and Underwood Av..

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The areas on both side of Brockway St above Underwood Av. were patrolled but no odour was recognised.

Odour map for OP #3 is presented in **Figure 8**.

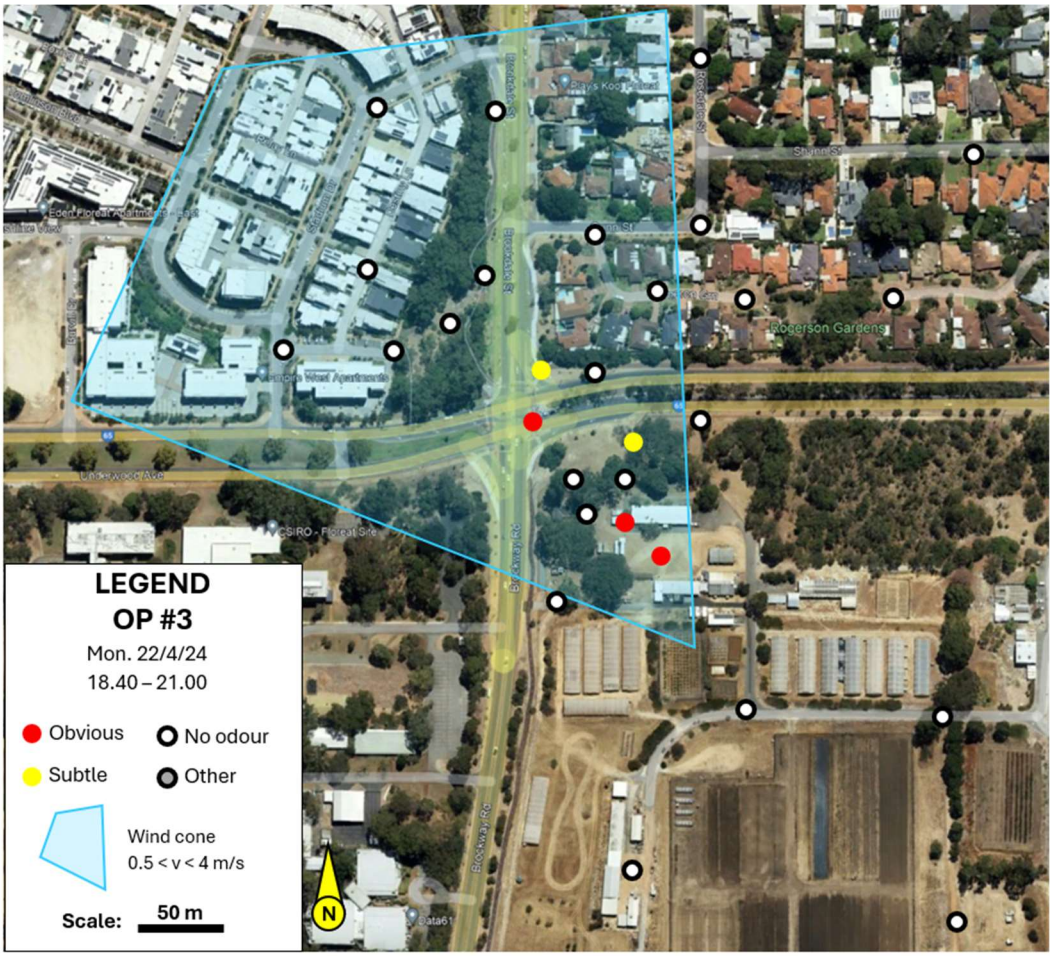

Figure 8: OPAM OP #3 odour map

6.4 Tuesday 23 April 2024

OPAM Consulting undertook an OP (OP #4) between 18.30 and 19.30 under light to gentle ENE/SE winds.

Arvela's odour was recognised at obvious level at distances up to 170m on the CSIRO property across Brockway Rd and at subtle level up to 200m on Underwood Av..

A cooking odour was recognised at a residence carpark on Underwood Av..

No odour from Arvela could be recognised beyond these distances.

Odour map for OP #4 is presented in **Figure 9**.

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Figure 9: OPAM OP #4 odour map

6.5 Monday 29 April 2024

OPAM Consulting undertook an OP (OP #5) between 18.30 and 19.40 under light to gentle NE/ESE winds.

Arvela's odour was recognised at obvious and subtle levels at distances up to 210m on the CSIRO property across Brockway Rd.

No odour from Arvela could be recognised beyond 210m.

Figure 10 presents the odour map for OP #5 but also for OP #4 as both were carried out in the same area and under similar wind conditions. However, with the work undertaken on the stacks, it was identified that one vent remained fully open with no stack installed on it during the night of 29 to 30 April. It was rectified on the 30 April with a new stack finally installed. It can explain the longer distance of obvious odour impacts.

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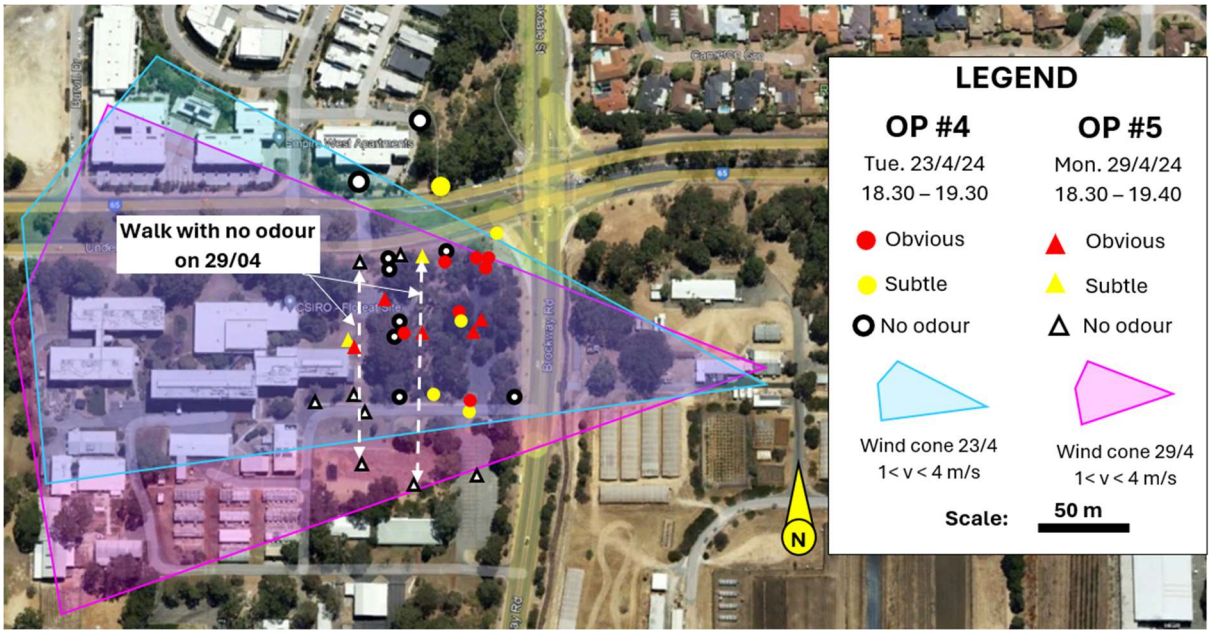

Figure 10: OPAM OP #5 odour map and comparison with OP #4

6.6 Conclusion for the period March-April 2024

The drastic modifications and new management practices implemented by Arvela from March 2024 has shown a reduction of the Arvela's odour footprint from 350-500m to 200-250m according to the latest odour reports in April 2024 and the latest OPAM Consulting and City odour patrols.

According to the document "*Odour Observations from Complainants – Deidentified*" from the City, it was also noted that no more odour reports were received:

- from Stadium Dr (estimated 300-380m) - last report on 6 March;
- from Rosedale St (estimated 240-500m) – last report on 3 April;
- From Brookdale St (estimated 350-500m) – last report on 16 April.

7. Period 30 April – 15 May 2024

On 30 April 2024, new stacks were installed at the three outlets of each container. The outlets of the new stacks are now at about 2.5m from the containers' roofs. They have been designed with a Venturi cowling which is designed to draw in fresh air and create an initial dilution of the air from the container in the stack prior to its release to atmosphere. Finally, the end section of the stack has been reduced in diameter to increase the velocity and the effective height of the plume.

During the following week, cowlings were adjusted along with the blockage of the most northern stack on each container to increase the velocity in the two remaining stacks

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and to reduce the width of the cumulated plume for each container and the combined plume from the 2 containers.

Following ongoing R&D trials, during the period 7 to 15 May 2024, another adjustment was made by Arvela regarding an optimisation of the feed rate for which the expected impact on the odour intensity level would be observed with 1-week delay (post 15 May).

OPAM Consulting continued undertaking OPs and, as part of the collaborative approach established with the City, Arvela continued sharing the outcomes of these OPs with the City and the City continued sharing the findings of their patrols and the odour reports received by residents.

Finally, maintenance works commenced on 29 April 2024 at the WRRF for a duration of nine weeks with the risk of higher odour emissions than usual due to larger volume of waste water entering the facility (see section 3.1).

Figure 11 presents the timeline with Arvela's actions for mitigation and verification of the performance of the implemented actions for this period.

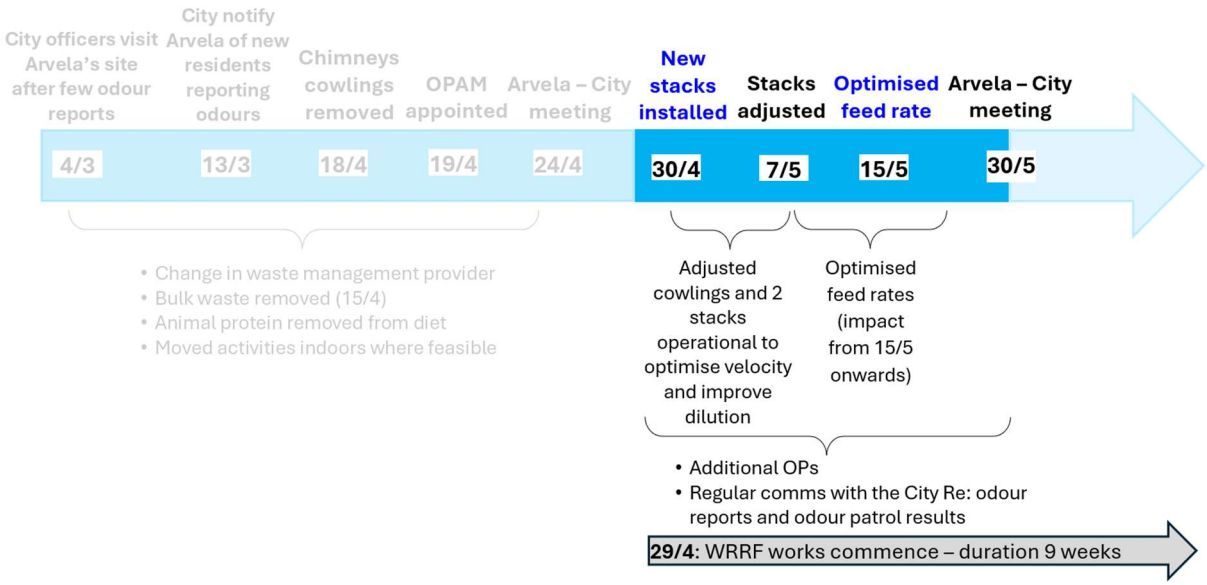

Figure 11: May timeline – Arvela odour actions / mitigation / verification

7.1 Friday 3 May 2024

City officers undertook an odour patrol between 11.52 and 12.01 under a light SSE/SW wind and recognised Arvela's odour at two locations out of 7 locations (no odour at the other locations) while downwind of the activity.

Figure 12 shows the two locations with Arvela's odour and wind conditions at the time of the assessment. City officers were downwind of Arvela's site.

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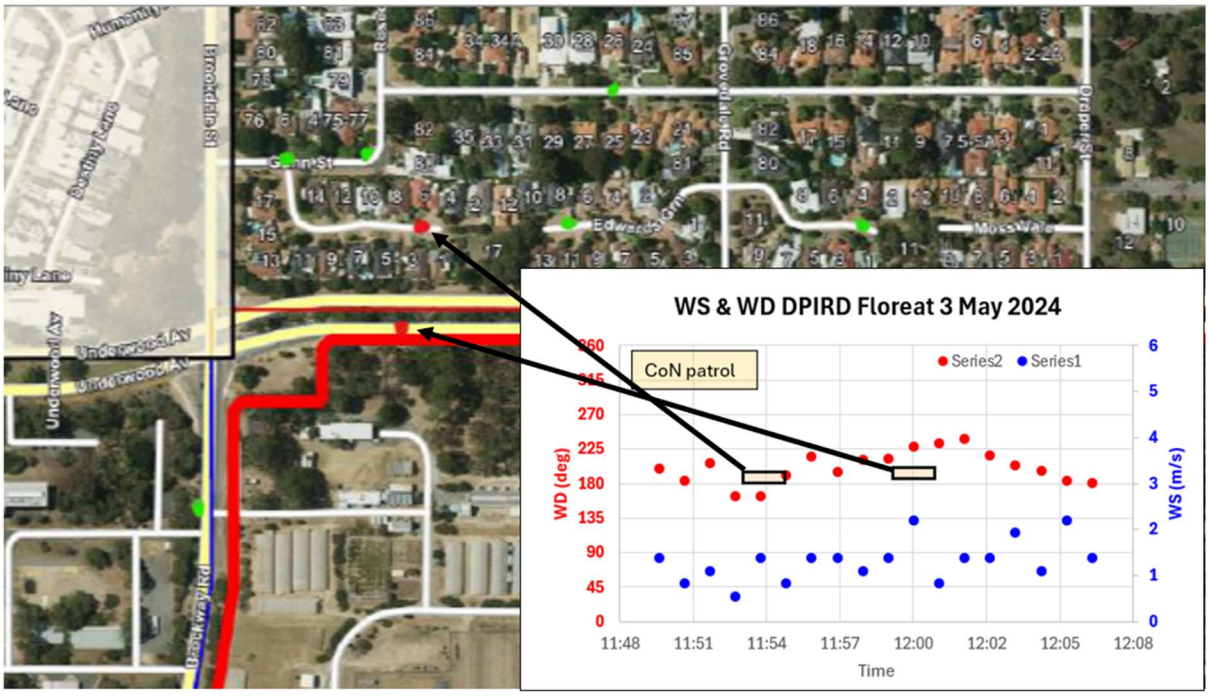

Figure 12: City odour patrol

OPAM Consulting carried out an OP (OP #6) on the same day between 13.30 and 15.00 under light S/SW winds.

An odour report from a resident on Cameron Green indicated *"Moderate odour between 11am and 3pm"*.

Figure 13 presents the wind direction and speed at the time of the OPAM OP and for the odour report. The resident was downwind of Arvela's site and the Subiaco WRRF at the time of the reported event.

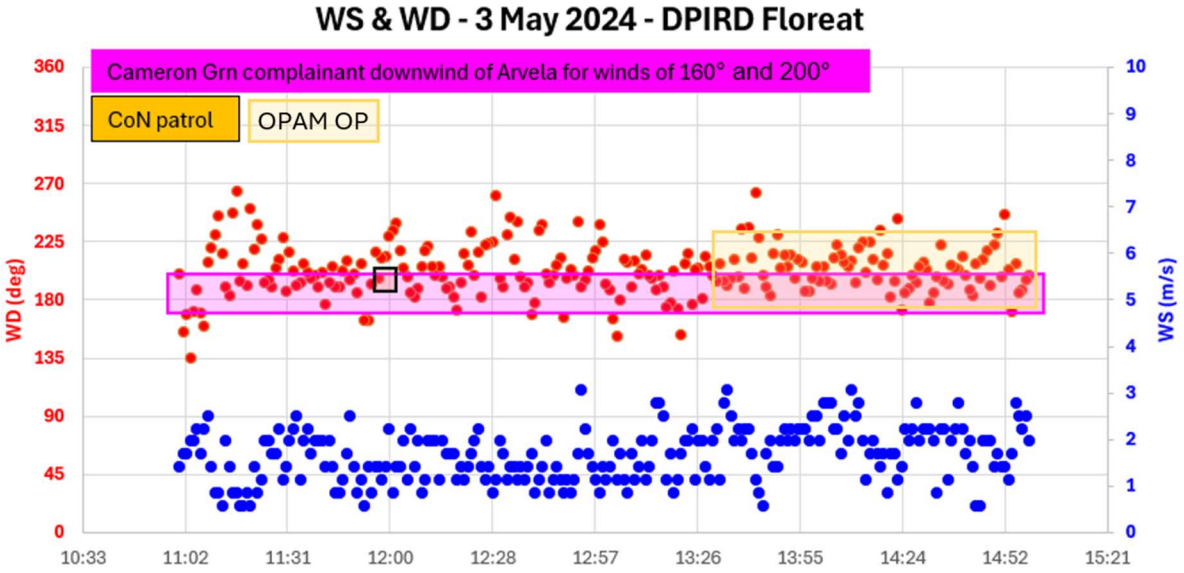

Figure 13: Wind conditions during the odour report and OPAM OP

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Figure 14 presents the findings during the OPAM OP.

Figure 14: OPAM OP #6 odour map

Arvela's odour was recognised at obvious level at the gate on Underwood Av. and three times at subtle level on Underwood Av.. No odour was recognised while patrolling Underwood Av. for a long period and no odour was recognised either beyond Underwood Av..

OPAM Consulting carried out another OP on this same day (OP #7) between 18.15 and 19.36 under still conditions and very light SSE/SSW winds.

An odour report from a resident on Rosedale St (south section) indicated *"Noticeable odour at night"*.

Figure 15 presents the wind direction and speed at the time of the OPAM OP and for the odour report. The resident was downwind of Arvela's site and the Subiaco WRRF at the time of the reported event and mainly after 20.00.

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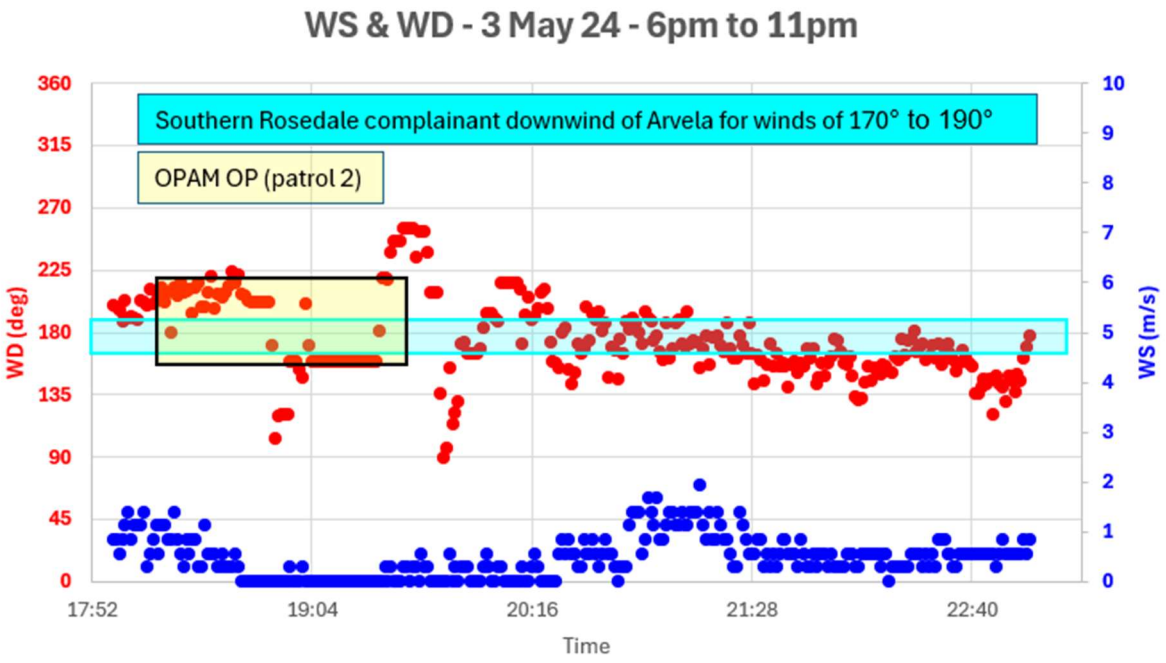

Figure 15: Wind conditions during the odour report and OPAM OP

Figure 16 presents the findings during the OPAM OP (OP #7).

Arvela's odour could be recognised once at the northern gate only, southerly section of Underwood Av.. No odour was recognised while patrolling Underwood Av. for a long period.

These assessments (City patrols and OPAM patrols) were among the initial assessments downwind of Arvela since the upgrade of the stacks with higher emission point, higher velocity and initial dilution with the Venturi.

It shows a noticeable reduction in distance of odour impacts compared to the previous period with shorter stacks and low vertical velocity of the plumes.

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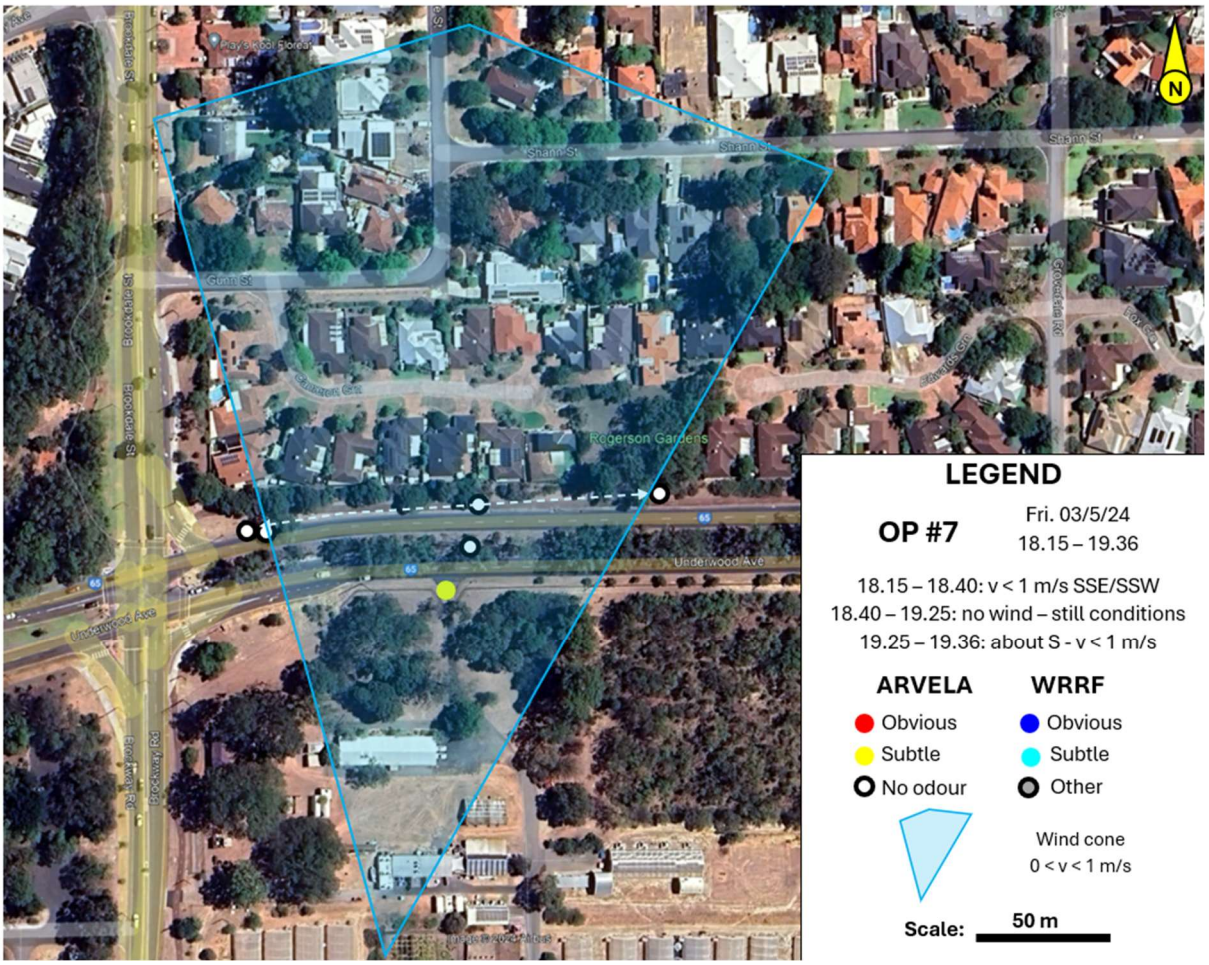

Figure 16: OPAM OP #7 odour map

7.2 Saturday 4 May 2024

Two odour reports from a resident on Rosedale St (south section) and another resident on Cameron Grn respectively indicated:

- *"Odour noted 'throughout the day", and*
- *"Moderate unpleasant odour 10am-1pm".*

OPAM Consulting carried out an OP (OP #8) between 18.30 and 19.50 under light SSE/SW winds.

Figure 17 presents the wind direction and speed at the time of the OPAM OP and for the periods of the two odour reports. The residents were downwind of Arvela's site and the Subiaco WRRF at the time of the reported events and for most of the day.

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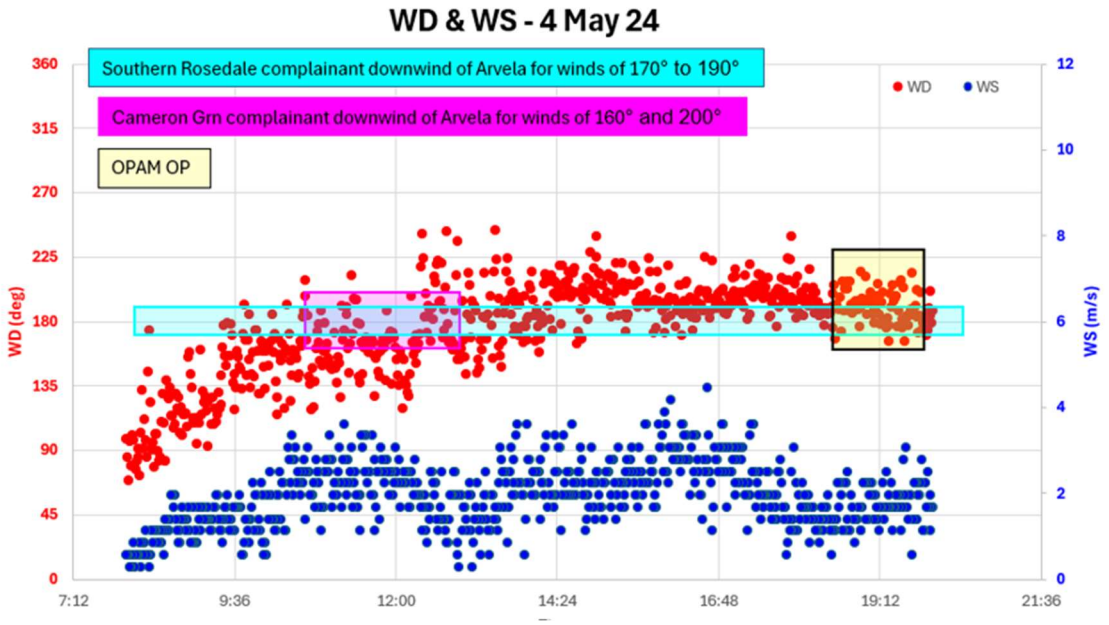

Figure 17: Wind conditions during the odour reports and OPAM OP

Figure 18 presents the findings during the OPAM OP (OP #8).

Figure 18: OPAM OP #8 odour map

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Arvela's odour could be recognised on few occasions at subtle level on Underwood Av. following an extensive patrol along Underwood Av. downwind of the Arvela's site. No odour could be recognised beyond Underwood Av. and especially on Cameron Grn despite some assessment durations of 6 to 8 min per location.

WRRF odour (putrid waste water) was recognised at subtle level while driving on Underwood Av. between the UWA entrance gate and the gate north of Arvela's site.

7.3 Sunday 5 May 2024

Three odour reports from three different residents on Rosedale St (south section), on Cameron Grn and on Gunn St respectively indicated:

- *"Odour noted 'throughout the day";*
- *"Mild unpleasant odour 10am-2pm"; and,*
- *"Late afternoon odour rated as 7/10".*

OPAM Consulting carried out an OP (OP #9) between 17.30 and 18.30 under light S/SW winds.

Figure 19 presents the wind direction and speed at the time of the OPAM OP and for the periods of the three odour reports. The residents were downwind of Arvela's site and the Subiaco WRRF at the time of the reported events and for most of the day.

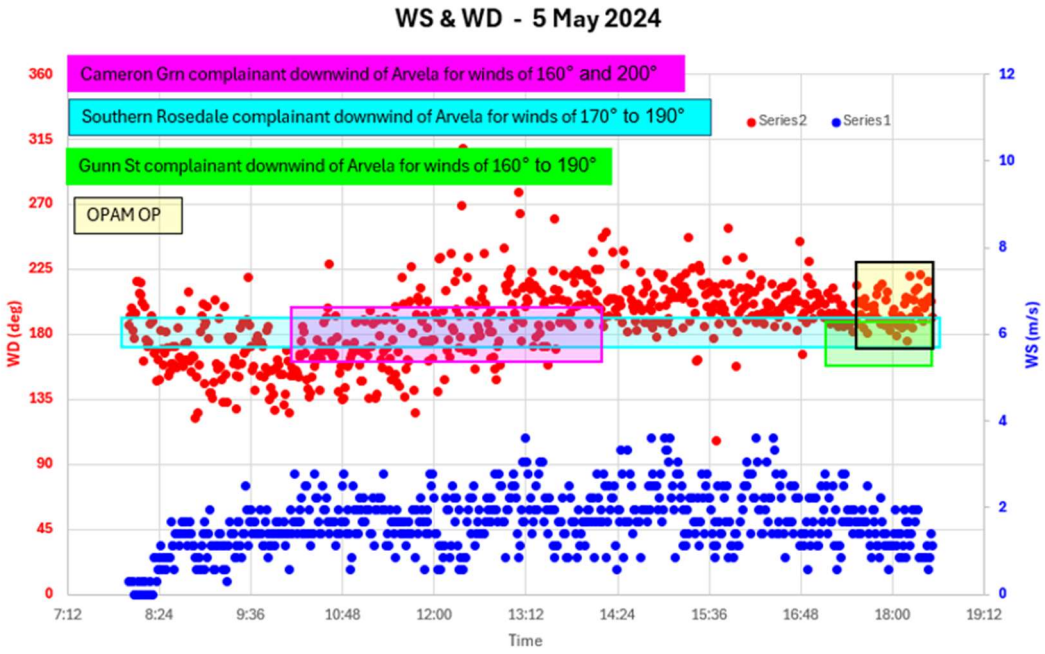

Figure 19: Wind conditions during the odour reports and OPAM OP

Figure 20 presents the findings during the OPAM OP (OP #9).

Arvela's odour could be recognised twice at obvious level at the fence north of Arvela's site. It was recognised three times on Underwood Av. during walking patrol and while driving.

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It was then recognised twice at subtle level on Cameron Grn for very short periods of 3 to 5 seconds over 2min to 2.5 min assessment duration. The WRRF putrid odour could be recognised once at subtle level on Cameron Grn for about 15 seconds over 2 min assessment duration.

This same WRRF odour was recognised at subtle and obvious levels while driving west of the UWA site entrance gate.

As per OPs on 3 and 4 May, it appears that the distances of impacts of Arvela's odour has noticeably reduced since the installation of the new stacks.

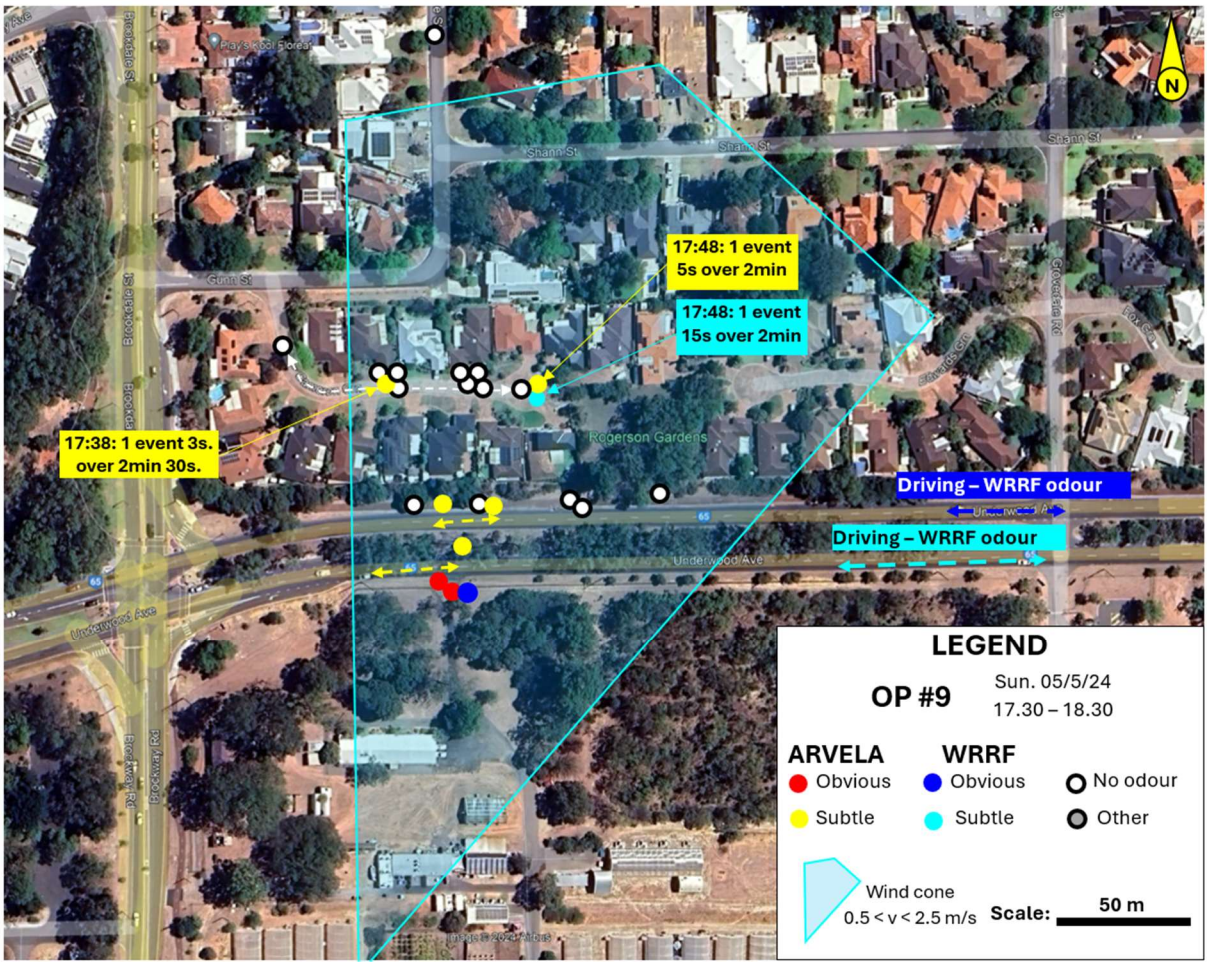

Figure 20: OPAM OP #9 odour map

7.4 Monday 6 May 2024

The City odour patrol took place between 12.45 and 13.00 under a WSW according to the record (Source: City of Nedlands – Odour patrol log 01052024 – 06052024 – 1 Underwood Avenue.pdf). The green dots in **Figure 21** indicate that no odour was recognised at these points during the 15min patrol.

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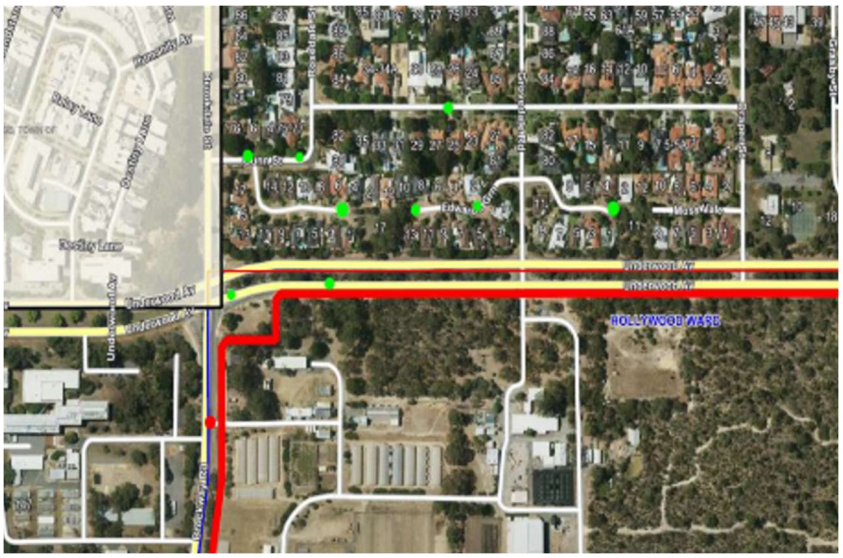

Figure 21: City odour patrol – 6 May 2024

Figure 22 presents the wind conditions for the City odour patrol's duration. Although the wind was W/WNW around 12.45 and close to the recording of the City officers, it can be observed that the wind direction evolved and became more SW before shifting S and SE by the end of the patrol. It does mean that, although the City officers were downwind of Arvela between 12.50 and 13.00, they did not recognise any odour on Underwood Av. or beyond in the residential area (Cameron Grn, Gunn St, Rosedale St, Shann St and Edwards Grn).

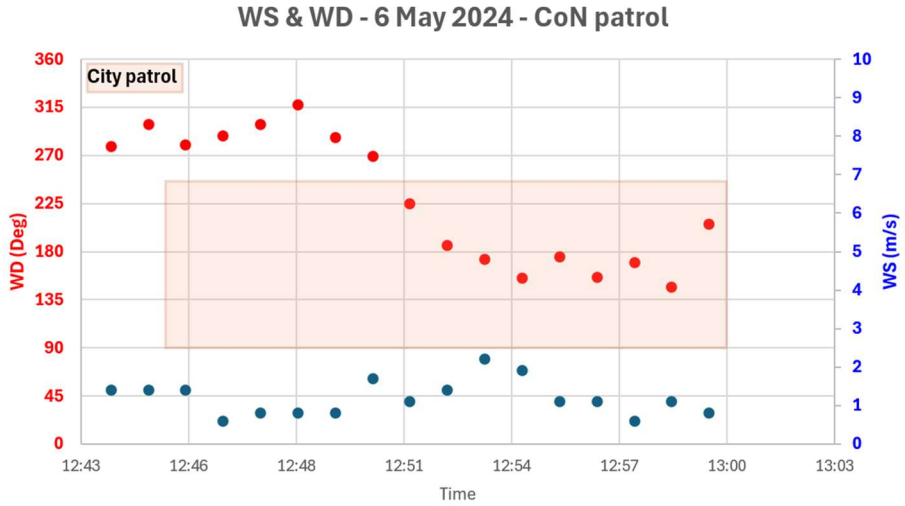

Figure 22: Wind conditions during City odour patrol – 6 May 2024

OPAM Consulting carried out an OP (OP #10) between 18.00 and 19.20 under light S/SW winds between 18.00 and 19.00 and then under light SSW/SE winds between 19.00 and 19.20.

Figure 23 presents the findings during the OPAM OP (OP #10).

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Figure 23: OPAM OP #10 odour map

Arvela's odour could be recognised twice at subtle level on Cameron Grn for very short events of less than 10 seconds over 4min assessment duration. No other odour could be recognised on Cameron Grn.

It was also recognised once at subtle level on the northern side of Underwood Av. (for a very short period of time also) and once at obvious level at the fence north of Arvela's site.

It should be noted that the putrid waste water odour from the Subiaco WRRF was also recognised twice at subtle level on Underwood Av..

As per previous OPs, based on the City and OPAM odour patrols, it appears that the average distance of impacts of Arvela's odour has noticeably reduced since the installation of the new stacks.

Two odour reports from a resident on Rosedale St (south section) and on Gunn St respectively indicated:

- "*Odour during the late afternoon and was strong in the early evening. Seemed to dissipate at 930pm";*

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- *"Waves of odour throughout the morning" and "6:55pm – smell is outrageously bad, as bad as it's ever been".*

Figure 24 presents the wind direction and speed at the time of the OPAM OP and for the periods of the two odour reports. The residents were downwind of Arvela's site and the Subiaco WRRF at the time of the reported events.

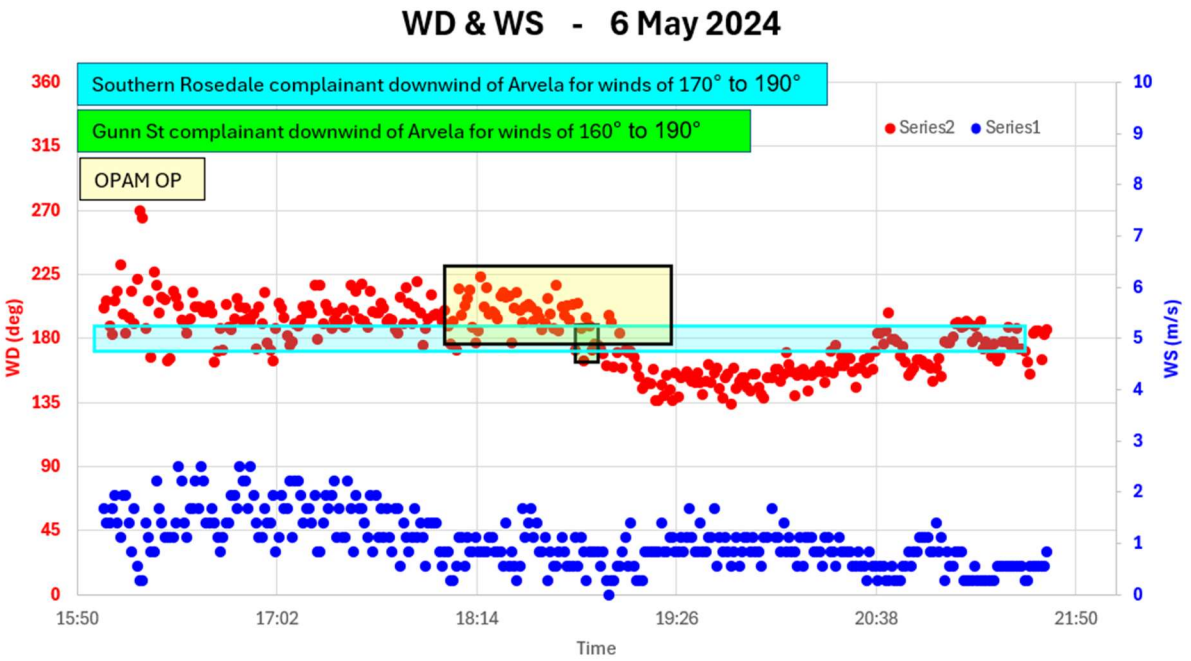

Figure 24: Wind conditions during the odour reports and OPAM OP

Rosedale resident

It is possible that the resident on Rosedale St has recognised Arvela's odour at another period than OPAM OP for which no Arvela's odour was recognised except short duration impacts.

It is indicated that *"the odour seemed to dissipate by 21.30"*. As the wind direction was still similar and the resident was still downwind of Arvela past 21.30, there is no reason that he/she could not recognise Arvela's odour that was still emitted at the stacks of the containers. It raises the question of a possible other source which was not emitting post 21.30.

Gunn St resident

This resident may have been exposed to the putrid WRRF odour that was recognised by OPAM Consulting personnel at a similar time (18.59 and 19.02) than the event indicated in the report (18.55).

In addition, the comment about the odour experienced in the report "*the smell is outrageously bad, as bad as it's ever been*" needs to be considered with caution because:

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- No odour was present at Underwood Av. between 18.40 and 19.00 (white dots on odour map);
- None of the very few short duration events at a subtle odour intensity level could have triggered such reaction and comment.

It is unclear from the information provided whether some odours from the Subiaco WRRF were experienced by the complainant who will refer to Arvela odour or if it is “supposed” that the odour was from Arvela.

7.5 Tuesday 7 May 2024

City officers undertook an odour patrol between 15.42 and 16.00 under a ESE/ENE wind. The odour from Arvela was recognised for 5 seconds over the time at the measurement point at the western fence of the UWA site. Arvella’s odour was not detected beyond the fence line.

It should be reminded that at this date all cowling adjustments and optimisation of the emissions at the new stacks (2 per container) were finalised.

7.6 Wednesday 8 May 2024

OPAM Consulting carried out an OP (OP #11) between 16.15 and 17.15 under light ENE /ESE winds.

Figure 25 presents the findings during the OPAM OP (OP #11).

Arvela’s odour could be recognised at obvious level at 120m from the containers and at subtle level up to 150m at the CSIRO carpark across Brockway Rd.. Despite numerous assessments at points beyond this distances during this period, no odour could be recognised.

These distances are similar to the distances on Underwood Av.. It also confirms the reduction of the distance at which Arvela’s odour can impact due to the upgrade of the stacks.

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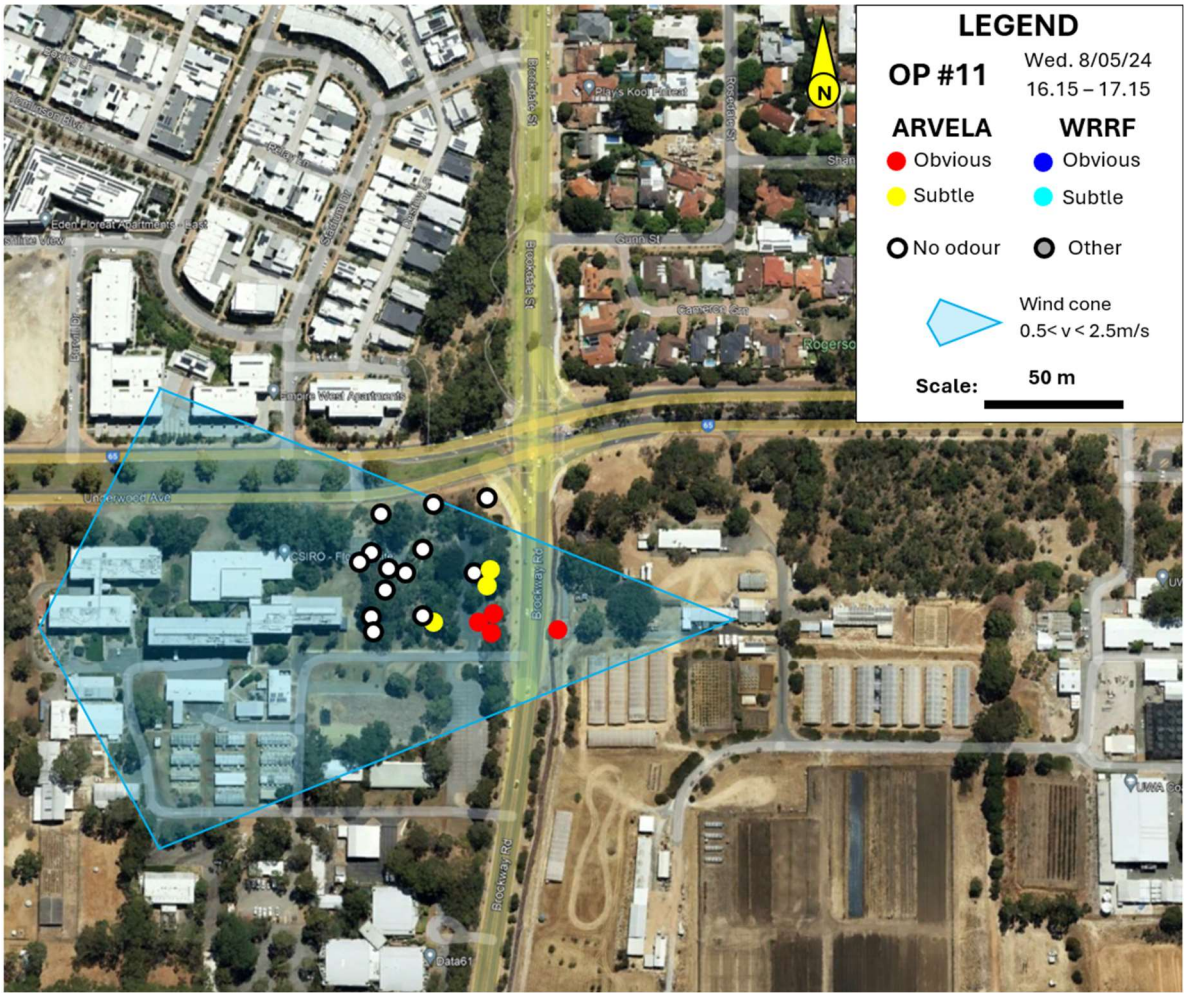

Figure 25: OPAM OP #11 odour map

7.7 Thursday 9 and Friday 10 May 2024

On 9 and 10 May, Arvela odour was not recognised offsite during the City odour patrols.

7.8 Saturday 11 May 2024

OPAM Consulting carried out an OP (OP #12) between 18.20 and 18.40 under very light SSW/SSE winds.

Figure 26 presents the findings during the OPAM OP (OP #12).

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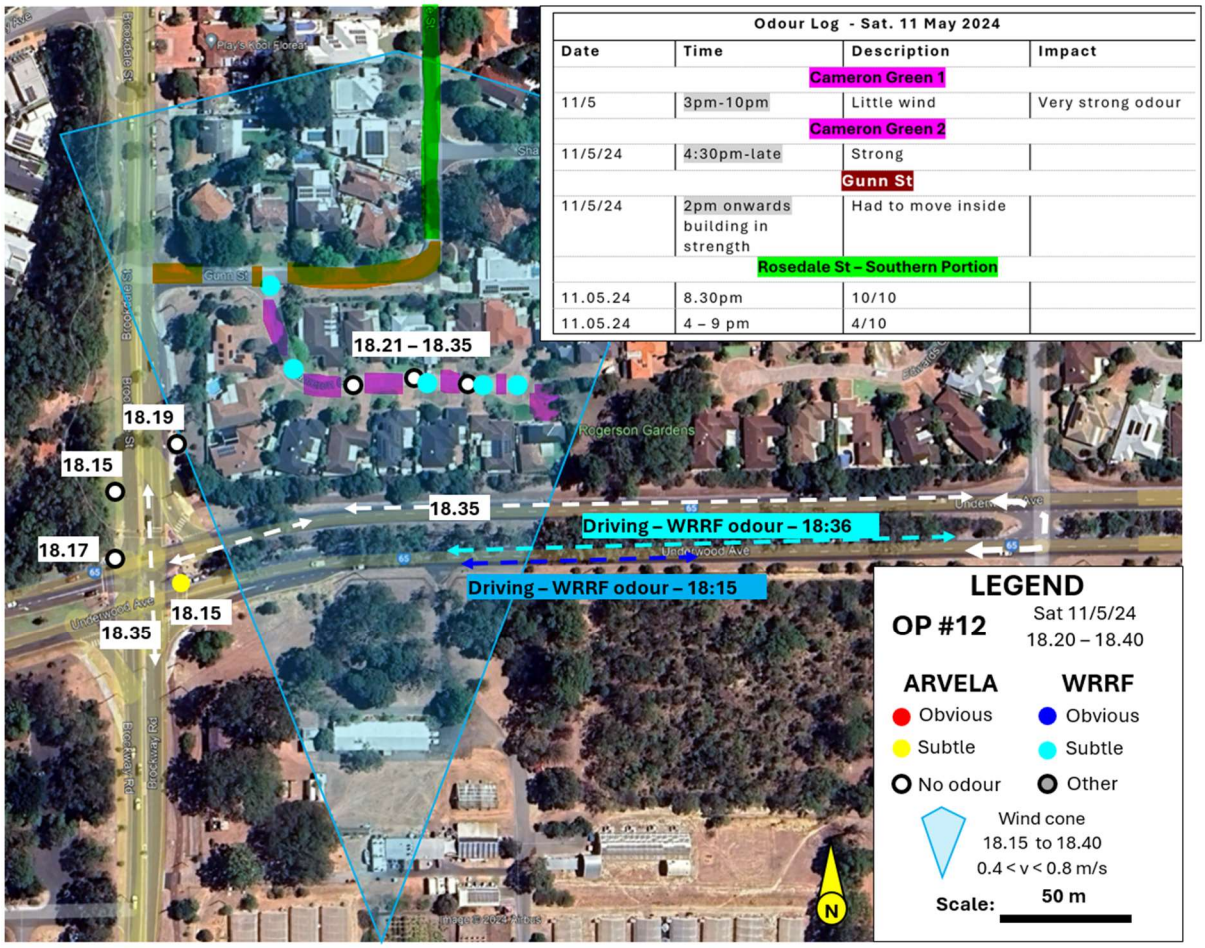

Figure 26: OPAM OP #12 odour map and odour reports

Arvela's odour could be recognised at subtle level once only at the corner of Underwood Av. and Brockway Rd.

There were several occurrences with the putrid WRRF odour at Cameron Grn (subtle level). This odour was also recognised at subtle and obvious levels along Underwood Av. between the UWA entrance gate and the gate north of the Arvela's site.

In **Figure 26**, a table with a summary of several odour reports from residents (colour code between reports and locations on the map) has been added to review those.

The period of the OP overlaps the odour report periods. **With the latest upgrade on the stacks and the several results from the City and OPAM OPs, it is surprising that reports from Rosedale and Gunn St, at least, still indicate odours with the alleged source being Arvela.**

With the OPAM OP findings, it is queried whether there were some instances when they may have experienced the WRRF odour.

It should also be noted that the intensity references provided by the residents have no value and cannot reflect any possible odour impact should they be from Arvela or the WRRF.

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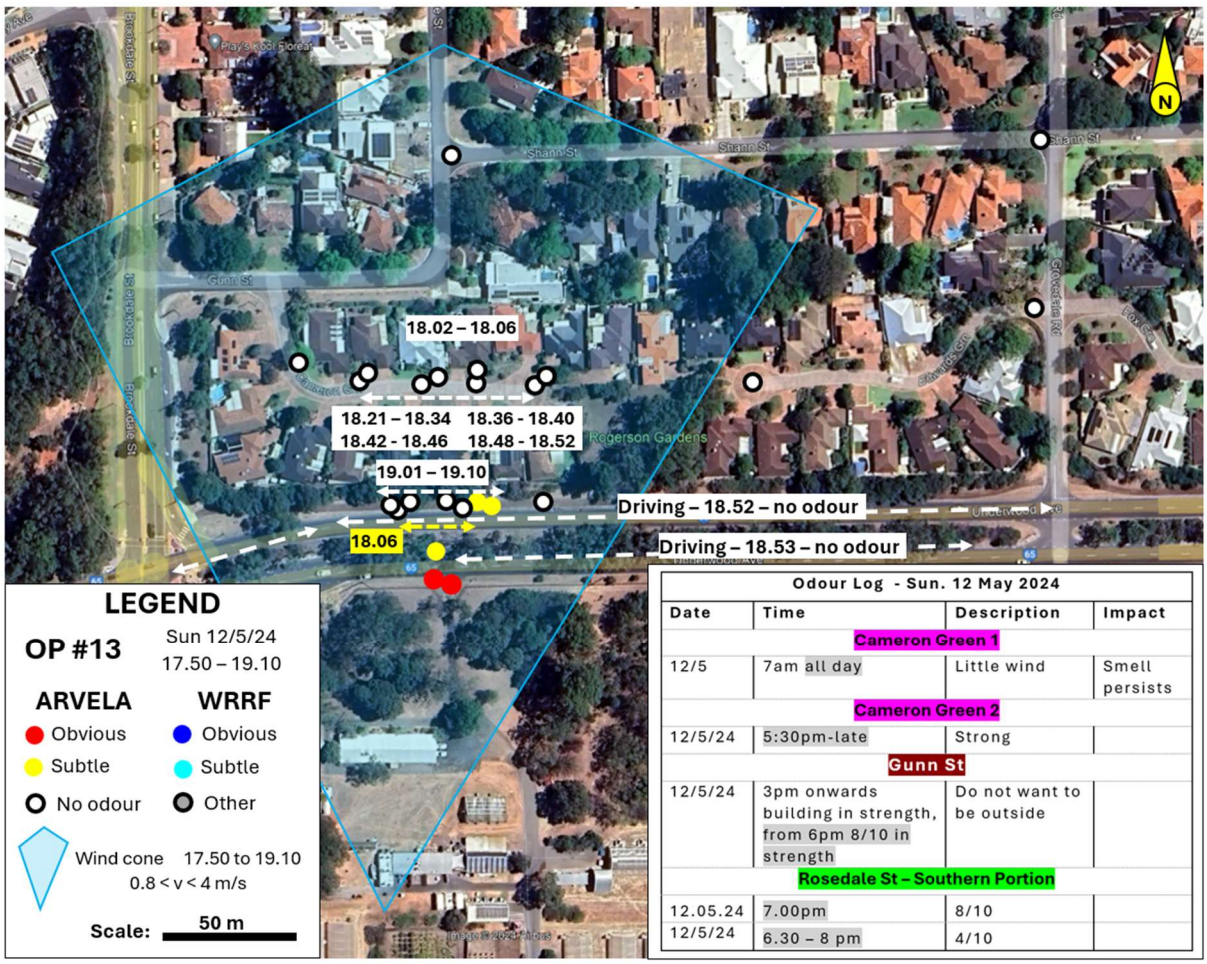
7.9 Sunday 12 May 2024

OPAM Consulting carried out an OP (OP #13) between 17.50 and 19.10 under light to gentle SSW/SSE winds.

It should be noted that it is a similar wind direction condition however with a stronger wind than OP #12 (Saturday 11 May).

Figure 27 presents the findings during the OPAM OP (OP #13).



Odour Log - Sun. 12 May 2024

Date	Time	Description	Impact
	Cameron Green 1		
12/5	7am all day	Little wind	Smell persists
	Cameron Green 2		
12/5/24	5:30pm-late	Strong	
	Gunn St		
12/5/24	3pm onwards building in strength, from 6pm 8/10 in strength	Do not want to be outside	
	Rosedale St – Southern Portion		
12.05.24	7.00pm	8/10	
12/5/24	6.30 – 8 pm	4/10	

Figure 27: OPAM OP #13 odour map and odour reports

Arvela's odour could be recognised three times at subtle level among numerous assessments on Underwood Av. and twice at obvious level at the northern fence of UWA. Arvela odour could not be recognised beyond Underwood Av. despite repeated walking patrol along Cameron Grn. There was no odour recognised on Gunn St, Rosedale St, Shann St, Grovedale Rd and Edwards Grn.

No WRRF odour was recognised at any location.

In **Figure 27**, a table with a summary of several odour reports from residents (colour code between reports and locations on the map) has been added to review those.

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The period of the OP overlaps the odour report periods for all reports from 17.30 onwards.

There was no odour recognised (neither Arvela nor the WRRF odour) during more than an hour from 18.00 to 19.10 along Cameron Grn during the OPAM OP but reports indicated that there was a persistent smell and a strong odour over several hours or that the odour was so strong that the resident could not be outside on Gunn St.

The information collected over the previous 4-5 days including the duration of the odour event, the level of intensity reported and the distances at which the odour is recognised by the residents are challenged by the findings of OPAM Consulting and the City officers during odour patrols which do not align with residents' information.

When considering the above, several scenarios are possible:

1. Residents became hyper-sensitive to Arvela's and/or the WRRF odour and can detect/recognise the Arvela and /or the WRRF odour at very low odour intensity at which most of the population will not detect an odour. This would explain why only few residents are still annoyed and the distances at which the odour can be recognised, if any;
2. Residents may have a mix of Arvela and WRRF odours, both at low odour intensity levels according to the findings of OPAM Consulting and the City officers and would provide a report for any odour they may suspect being "inappropriate" at their place;
3. Residents experienced some odour from another source;
4. Some residents experience some odour hallucinations also called phantosmia.

7.10 Monday 13 May 2024

Odour reports from Cameron Grn, Gunn St, and south portion of Rosedale St have indicated some odour from 17.00 onwards.

Figure 28 presents the tabulated information from the residents per location.

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Odour Log - Mon 13 May 2024			
Date	**Time**	**Description**	**Impact**
		Cameron Green 1	
13/5	7am-10pm	No wind	Odour strong as ever been Unbearable
		Cameron Green 2	
13/5/24	6:30pm-late	Strong	
		Gunn St	
13/5/2024	5:10pm onwards	8/10 strength on arriving home building to 10/10 across the night at 11pm. Odour has inundated inside house.	
		Rosedale St – Southern Portion	
13/5/2024	5 – 10 pm	2/10	

Figure 28: Tabulated odour reports

Figure 29 presents a graph with plotted wind direction and wind speed in this area between 17.00 and 19.00.

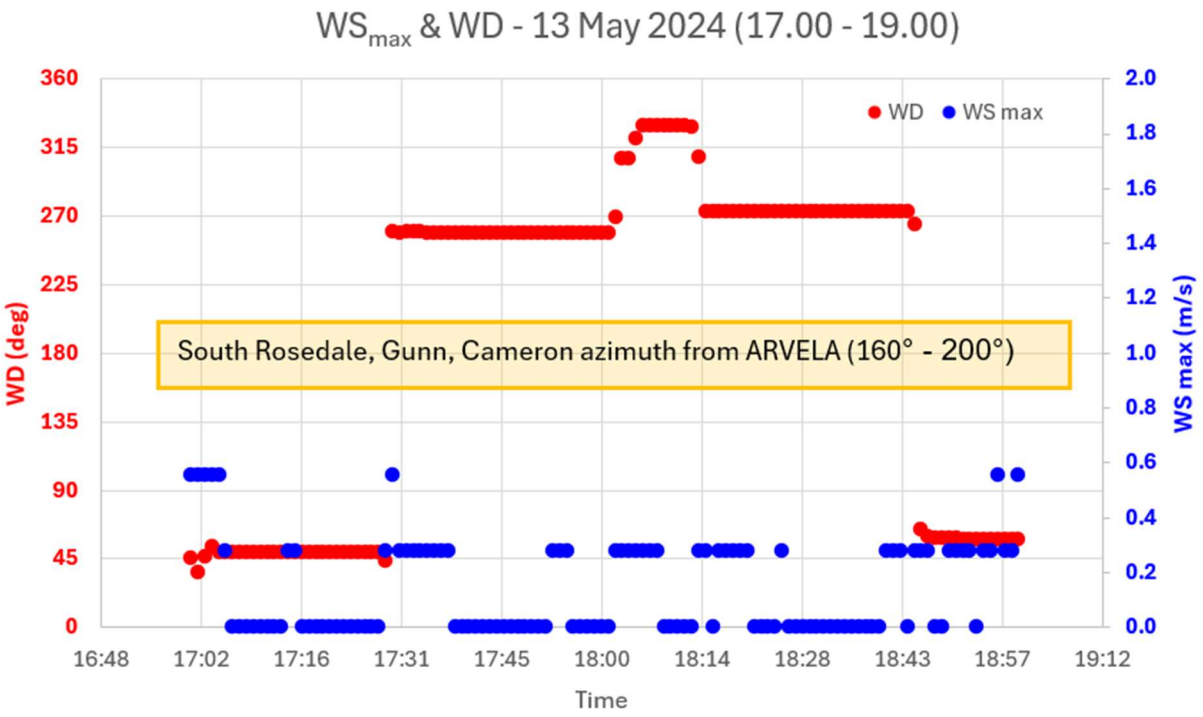

Figure 29: Wind data (direction and speed) between 17.00 and 19.00

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Figure 30 presents the wind cones which indicate some plumes pushed to a SW and then a SE/E direction, away from the northerly azimuths of the residents.

According to this information, **the odour reported by the resident could not have originated from either Arvela or the WRRF.**

It adds another layer of information that would suggest that there is another odour source or odours are not present but reported.

Figure 30: wind cones for the period 17.00 – 19.00

7.11 Tuesday 14 May 2024

Odour reports from Cameron Grn, Gunn St, and south portion of Rosedale St have indicated an odour from 16.30 – 17.00 onwards.

Figure 31 presents the tabulated information from the residents per location.

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Odour Log - Tue. 14 May 2024			
Date	**Time**	**Description**	**Impact**
		Cameron Green 1	
14/5	5pm	Little wind	Pockets of odour
		Cameron Green 2	
14/5/24	5:30pm-late	Strong	
		Gunn St	
14/5/2024	5:30pm – 9/10 in strength on arriving home.	Too strong to have windows open or be outside.	
		Rosedale St – Southern Portion	
14.5.24	6:45pm	8/10	Arrived home 6:45pm. Very unpleasant outside.
14.5.24	4.30 – 9 pm	3-5/10	

Figure 31: Tabulated odour reports

Figure 32 presents a graph with plotted wind direction and wind speed in this area between 17.00 and 19.00.

All residents were downwind Arvela and the Subiaco WRRF.

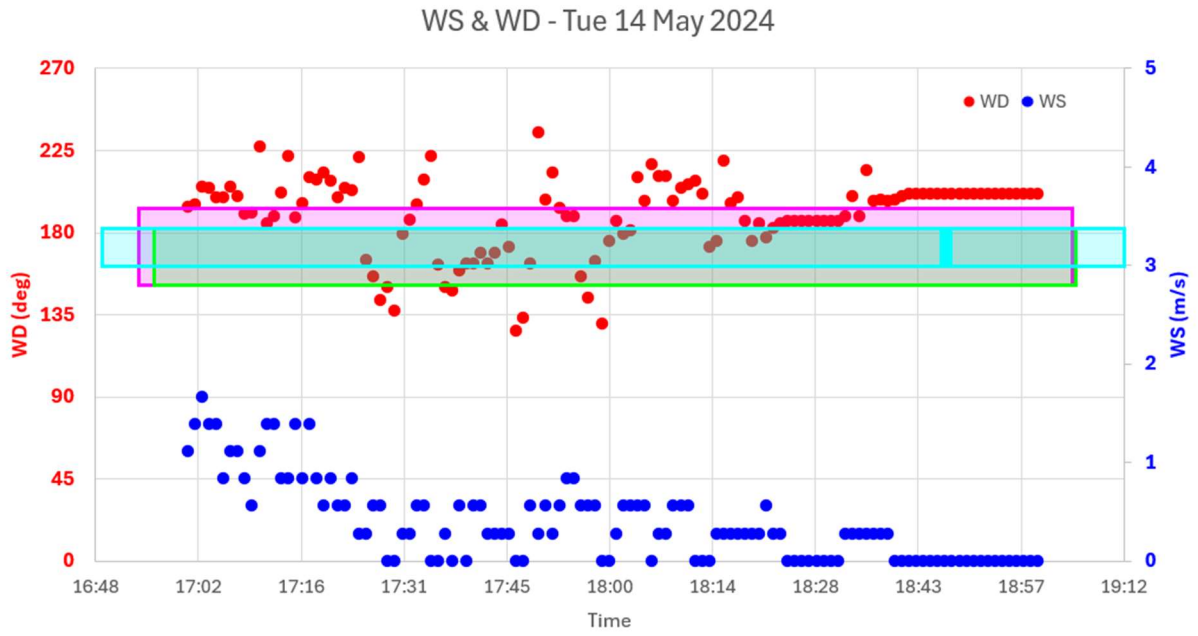

Figure 32: Wind data (direction and speed) between 17.00 and 19.00

Earlier in the afternoon, the City officers undertook an odour patrol between 14.45 and 15.00 and recognised Arvela odour on the northern edge of Underwood Avenue.

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7.12 Wednesday 15 May 2024

This is the day when the impacts of optimised feed rates should have started occurring with an expected lower odour intensity produced by the growing larvae.

7.13 Thursday 16 May 2024

The City officer undertook an odour patrol between 14.33 and 14.40 under some ESE/SE light winds and recognised the Arvela odour at the corner of Underwood Avenue and Brockway Rd. No other odour was detected at further distances in residential areas.

One odour reports from Gunn St indicated:

- *"6/10 on arriving home at 4:30. Odour lingered and still present at 7:20pm"*.

Figure 33 presents a graph with plotted wind direction and wind speed in this area between 14.15 and 19.30.

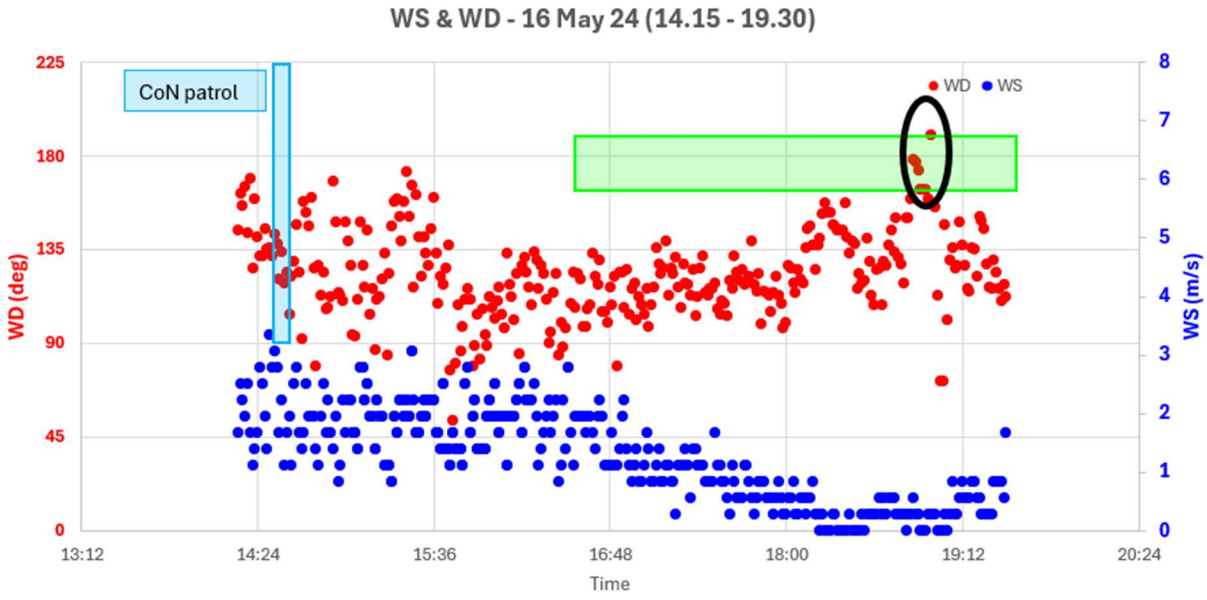

Figure 33: Wind conditions (direction and speed) between 14.15 and 19.30

Figure 34 presents the wind cones for this period.

The odour reported by the resident on Gunn St at 16:30 could not have originated from either Arvela or the WRRF as the wind was E/SE since 15.30 with a velocity between 1 and 3.5 m/s which is not conducive to "lingering" plumes.

It can be observed that the wind at 16.30 and onwards up to 18.00 was E/SE before shifting ESE/SSE up to 18.50. There is only a window of 10 minutes when the resident on Gunn St could have been downwind of Arvela or the WRRF (black ellipse of **Figure 33** and **Figure 34**) – which is inconsistent with the odour report as described.

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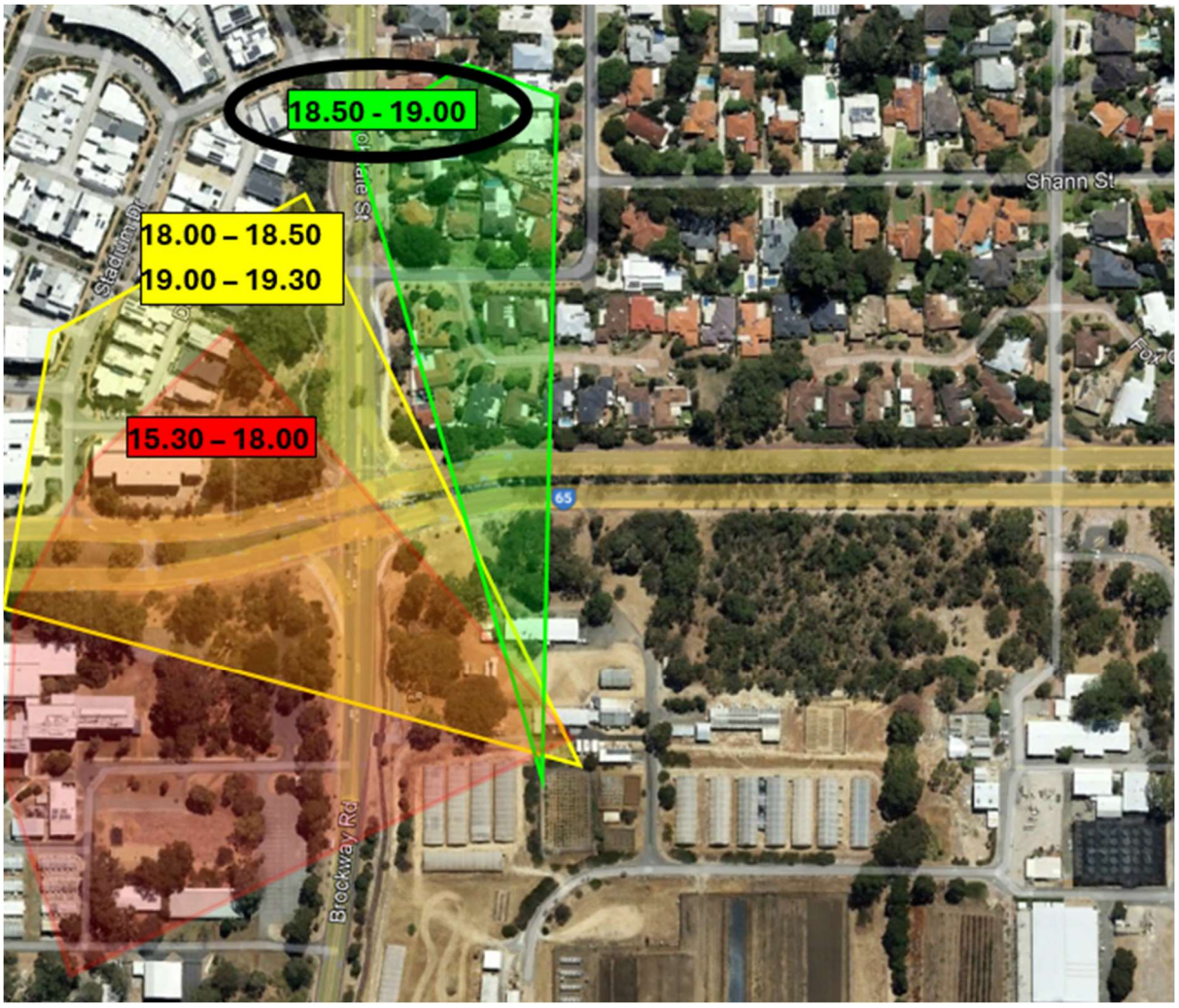

Figure 34: wind cones for various periods between 15.30 and 19.30

It is another example that would suggest that there is another odour source or odours are not present but reported.

7.14 Sunday 19 May 2024

One odour report from Gunn St indicated:

- *"7/10 in strength. With low wind in afternoon odour is hanging around. Also noted the 'musty' odour of the WRRF site"*.

Figure 33 presents a graph with plotted wind direction and wind speed in this area between 17.00 and 19.00.

Figure 34 presents the wind cones for this period.

The odour reported by the resident on Gunn St at 16:30 could not have originated from either Arvela or the WRRF, as the wind was N/NE from 17:00 to 17:40, then shifted from N to W from 17:40 to 18:50, before returning to a NE trend after 18:50.

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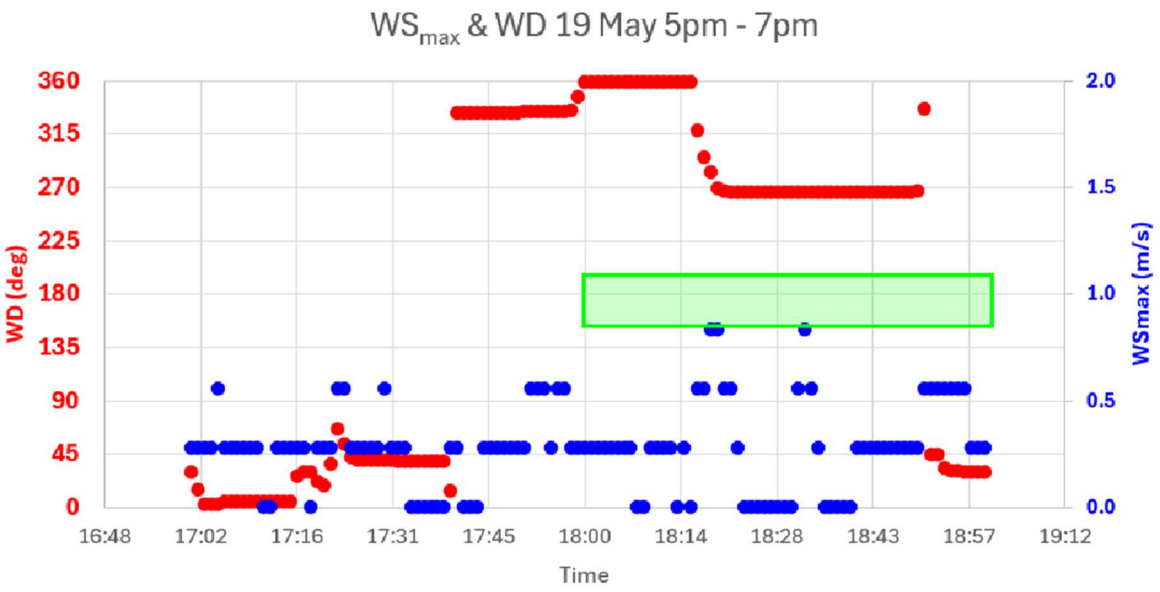

Figure 35: Wind conditions (direction and speed) between 14.15 and 19.30

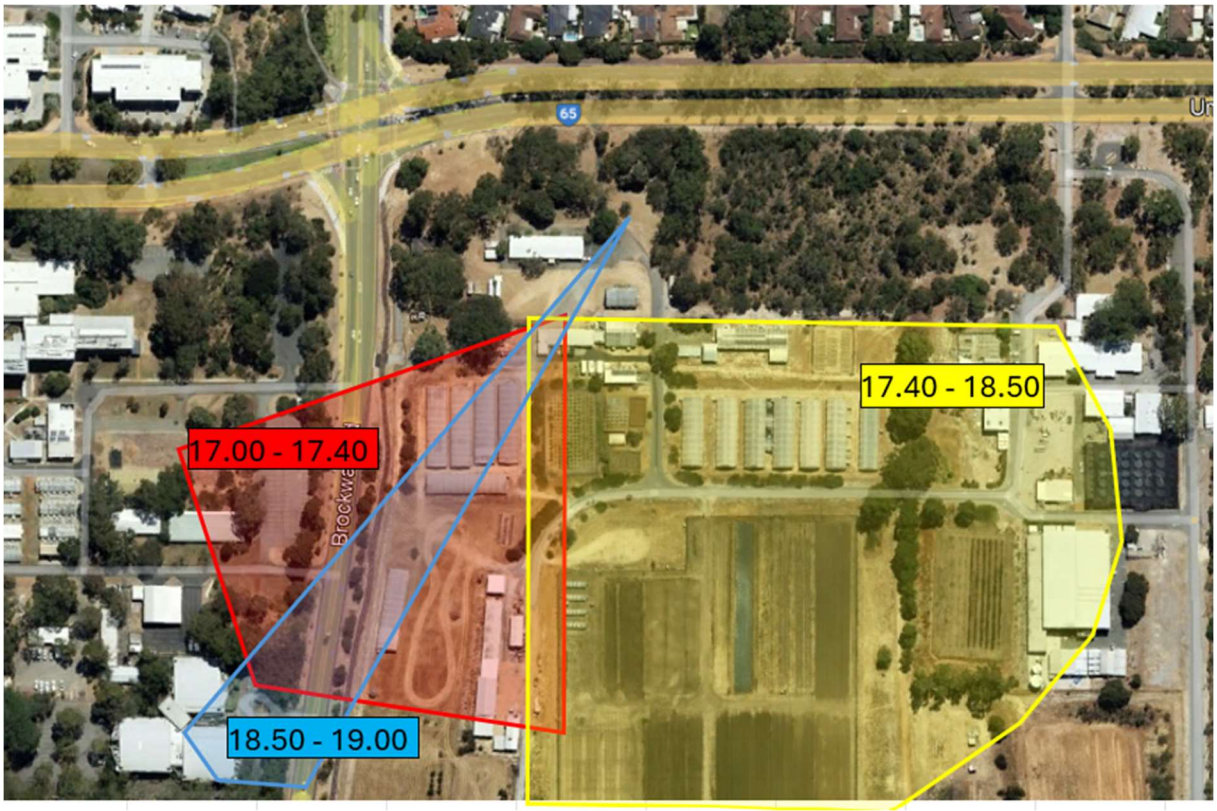

Figure 36: wind cones for various periods between 15.30 and 19.30

It is another example that would suggest that there is another odour source or odours are not present but reported. This is surprising that the resident specifically refers to the musty odour of the WRRF when he/she was never possibly downwind of it.

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7.15 Monday 20 May 2024

The City officer undertook an odour patrol between 14.30 and 14.50 under some NE/NNE light winds and recognised the Arvela odour along Brockway Rd on the west of the Arvela's site at odour intensity levels of 2-3 (subtle-obvious).

It shows again that the Arvela odour has been impacting at shorter distance and at lower odour intensity level since:

- The upgrade of the stacks;
- The optimisation of the diet feed rate.

The City officers have also recognised the WRRF odour at an extremely strong odour intensity along Brockway Rd on the west and south-west side of the Subiaco WRRF.

With such high odour intensity levels and based on OPAM Consulting experience with odours from the Subiaco WRRF when operating under abnormal conditions, WRRF odours can be recognised up to north of Underwood Avenue.

7.16 Tuesday 21 May 2024

Two odour reports from respectively Gunn St and Shann St indicated:

- *"odour was intense from 5pm, a combination of both smells (Arvela/WRRF)";*
- *"odour particularly bad in evening and night".*

Figure 37 presents a graph with plotted wind direction and wind speed in this area between 16.30 and 19.00.

Figure 38 presents the wind cones for this period.

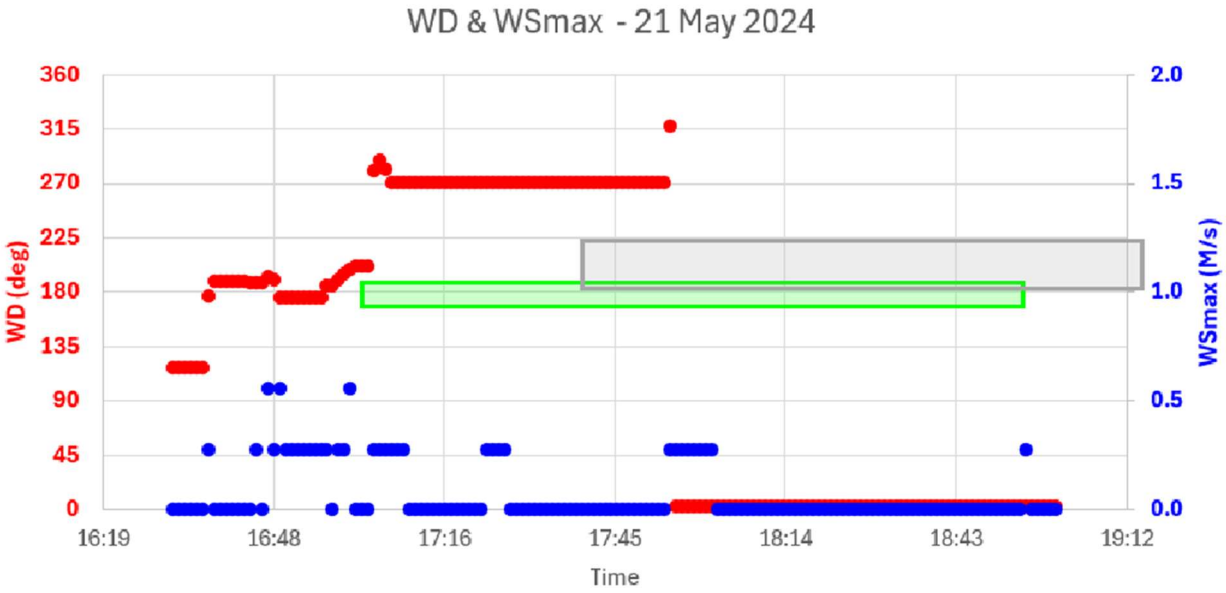

Figure 37: Wind conditions (direction and speed) between 16.30 and 19.00

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Figure 38: wind cones for various periods between 16.30 and 19.00

It can be observed that the wind at 16.30 and up to 18.00 was E/SE before shifting ESE/SSE up to 18.50. There is only a window of 10 minutes when the resident on Gunn St and possible on Shann St (if located on the western side of Shann St) could have been downwind of Arvela or the WRRF – which is inconsistent with the odour report as described. However, they never were downwind of these sources after 17.00.

7.17 Wednesday 22 May 2024

Two odour reports from Cameron Grn indicated:

- *"continued strong, putrid smell emanating along the street, particularly late afternoon, and evenings. We have noticed this especially over the last three afternoons / nights.*";
- *"has escalated from as early as 5.30pm and continues until well into the night – it is an almost instantaneously unbearable smell that forces me to close off every window and door in the home. Not only is it hard to breathe in, but it is also forcing concern for our health.*"

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Figure 39 presents the wind cones for this period.

Figure 40 presents a graph with plotted wind direction and wind speed in this area between 17.15 and 20.15. The various wind cones are also presented in the graph.

The wind at the time was very low with nonetheless some specific directions which show that the resident(s) on Cameron Grn were downwind Arvela and the WRRF for two periods, respectively between 17.30 and 18.00 and then between 19.10 and 19.30 – which is inconsistent with the odour report as described.

According with the last OPs from both OPAM Consulting and the City officers, the odour could, by no means, be described as “unbearable”, if any. This is a situation where the resident may be hyper-sensitive to this odour.

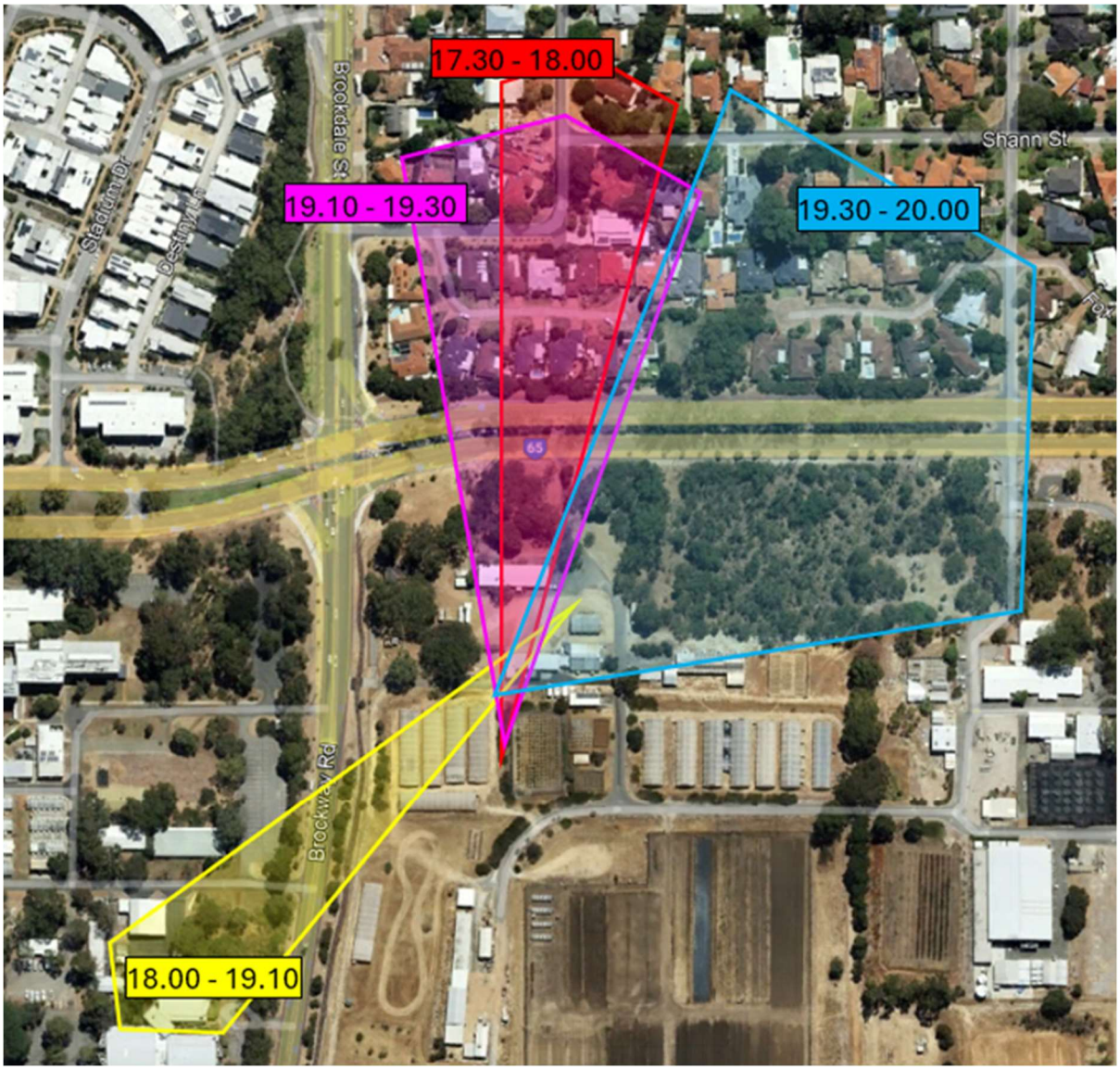

Figure 39: wind cones for late afternoon early evening in the area

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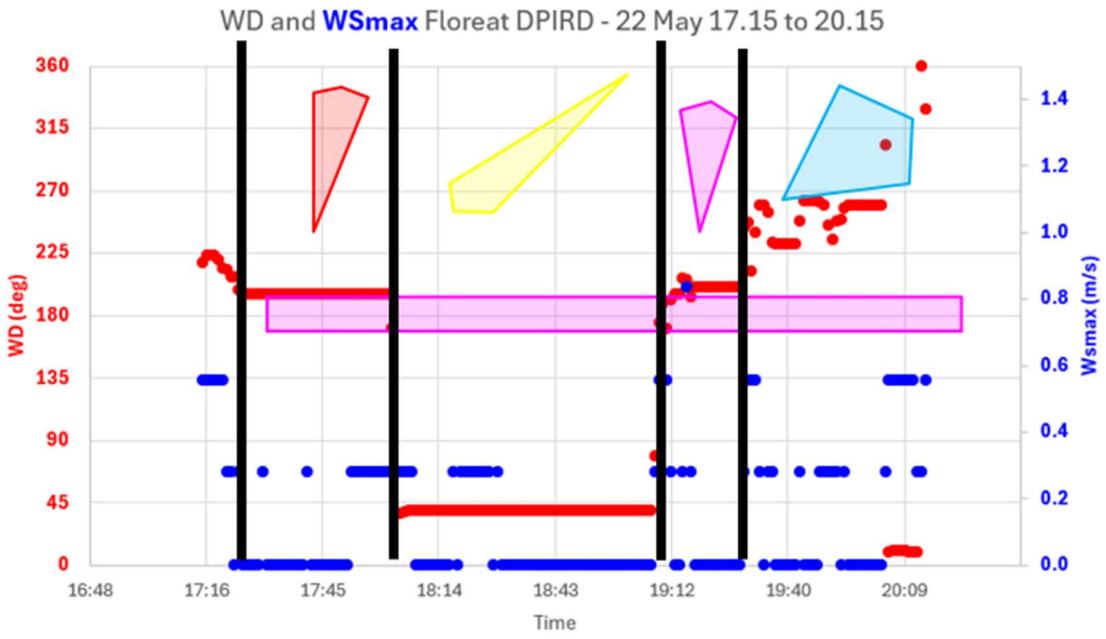

Figure 40: Wind conditions (direction and speed) between 17.15 and 20.15

7.18 Thursday 23 May 2024

There were two or three odour reports (unclear) from data forwarded by the City:

- Gunn St and Rosedale ST: *"6.55pm"*;
- Rosedale St: *"5pm onwards"*.

Figure 41 presents the wind cones for this period.

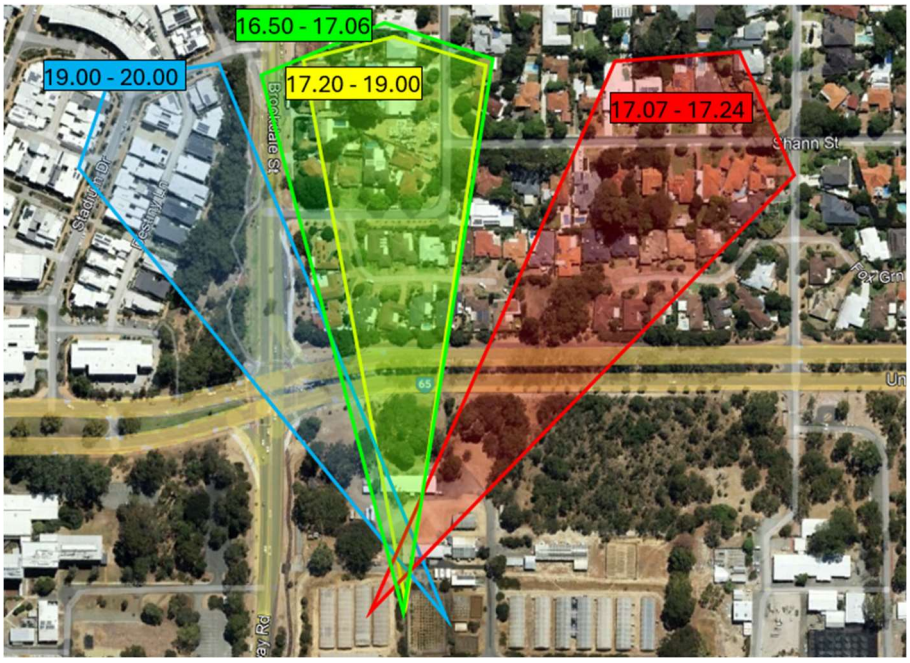

Figure 41: wind cones for late afternoon early evening in the area

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Figure 42 presents a graph with plotted wind direction and wind speed in this area between 16.45 and 20.00. The various wind cones are also presented in the graph.

The wind at the time was very low with nonetheless some specific directions which show that the resident(s) on Gunn St and Rosedale St Cameron Grn were downwind Arvela and the WRRF for two periods, respectively between 16.50 and 17.06 and then between 17.20 and 19.00 but not after 19.20 – which is inconsistent with the odour report as described.

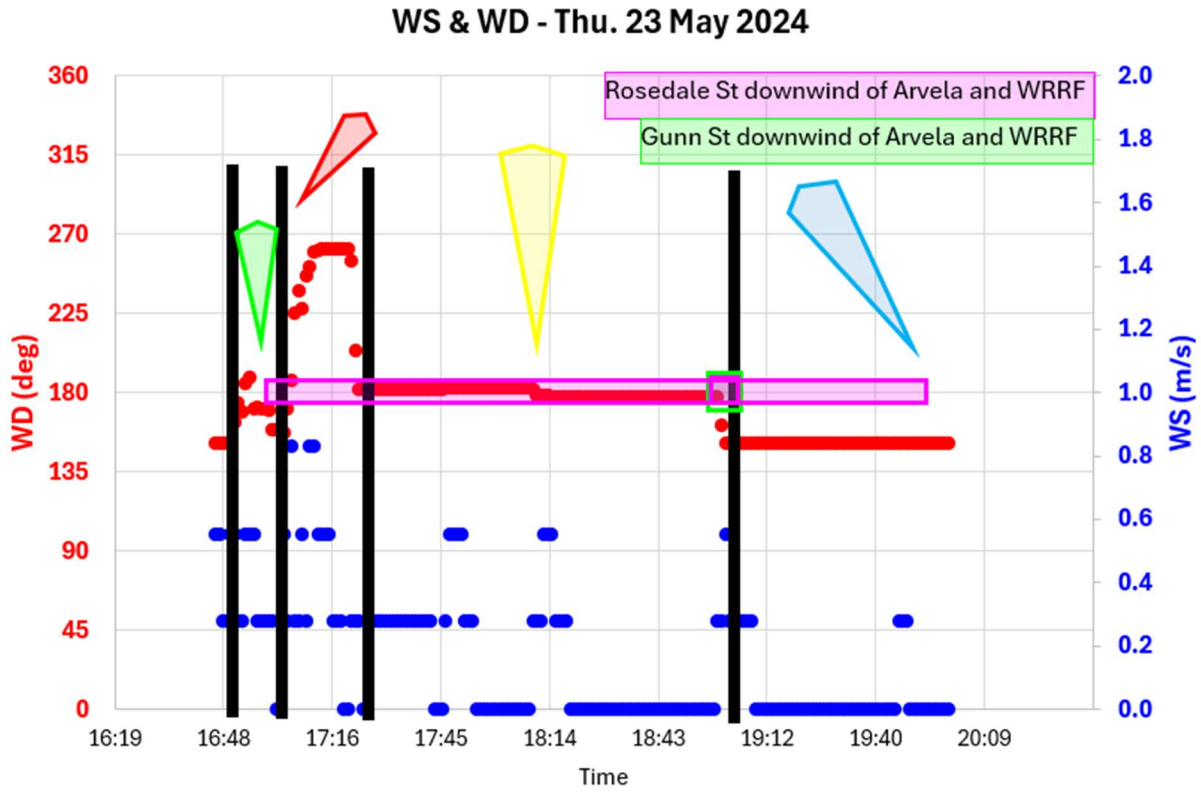

Figure 42: Wind conditions (direction and speed) between 17.15 and 20.15

7.19 Friday 24 May 2024

There was one odour report from a resident on Shann St indicating:

- *"Noticeable"*.

There is no time or period provided.

Figure 43 presents the wind cone for the whole day (8.00 to 22.00) on 24 May 2024.

The odour reported by the resident on Shann St on 24 May could not have originated from either Arvela or the WRRF.

It is another example with the reports from 13 May and 19 May that would suggest that there is another odour source or odours are not present but reported.

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Figure 43: wind cone for 24 May 2024 (8.00 to 22.00)

7.20 Saturday 25 May 2024

OPAM Consulting carried out an OP (OP #14) between 18.25 and 18.50 under light SW/SSE winds.

Figure 44 presents the findings during the OPAM OP (OP #14).

WRRF odour could be recognised several times while driving on Underwood Av. west of the UWA entrance gate at subtle and obvious level.

Despite an intensive patrol, no Arvela's odour could be recognised anywhere north of the site, not even at the fence on Underwood Avenue.

During the OP, OPAM Consulting contacted Arvela's CEO to verify whether there were normal operations which was confirmed.

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No odour report was lodged by residents either.

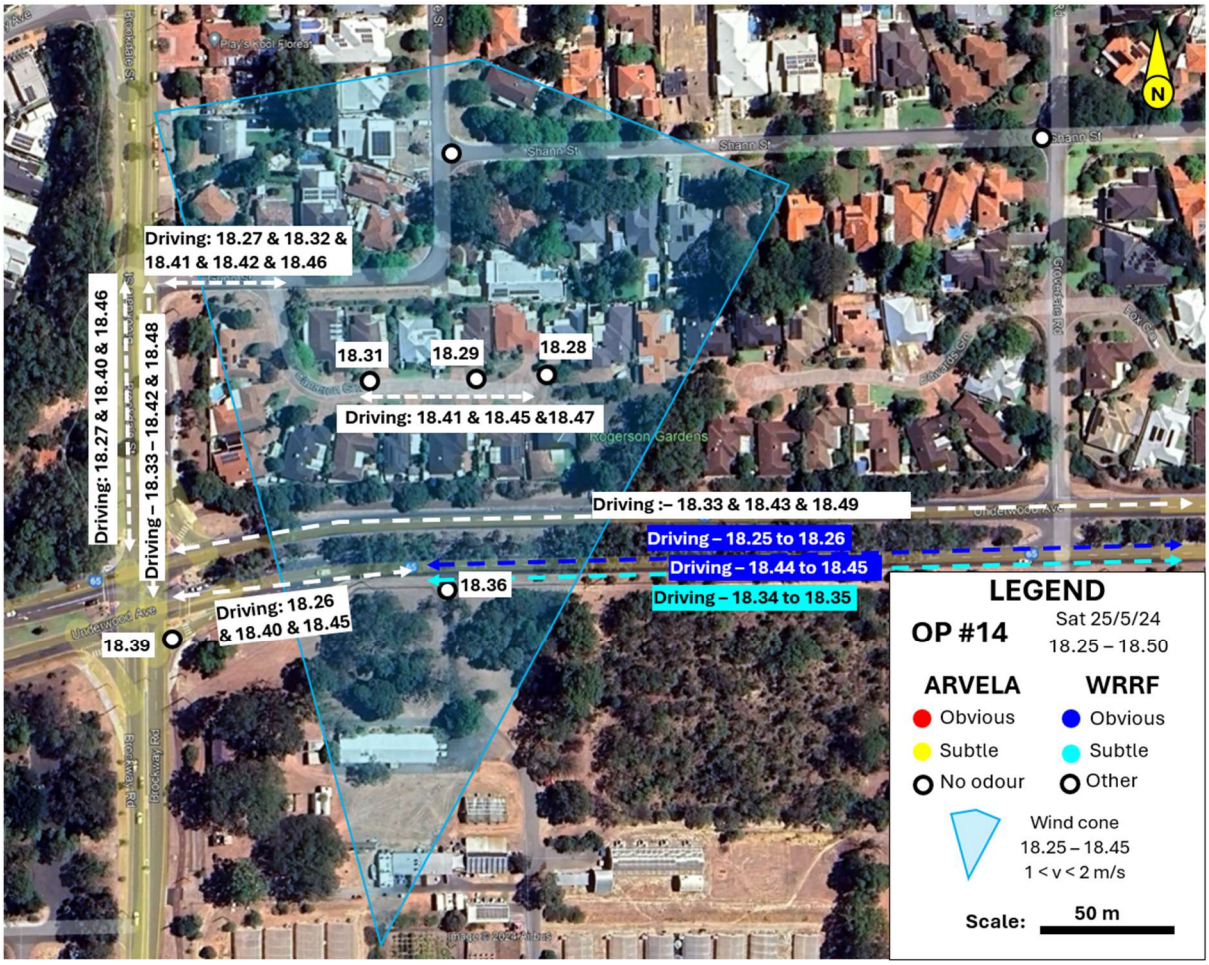

Figure 44: OPAM OP #14 odour map and odour reports

8. Conclusions about odour impact evolution

The City hosted a meeting with Arvela's representatives and OPAM Consulting on 29 May 2024. During this meeting, OPAM Consulting presented the findings from the OPAM Consulting OPs and a review of the received City patrols and odour reports considering wind conditions and Arvela and WRRF downwind plausibility from the end of April 2024 to the end of May 2024.

The review was also correlated to the works and changes of management practices from Arvela regarding the implementation of several actions such as the upgrade of the stacks and the optimisation of the feeding rate.

Figure 45 presents the conclusions about Arvela's odour impacts and possibly other sources of odour in the area based on the extensive OP program implemented by Arvela and the review of the City odour patrols results and odour reports information over almost 6 weeks.

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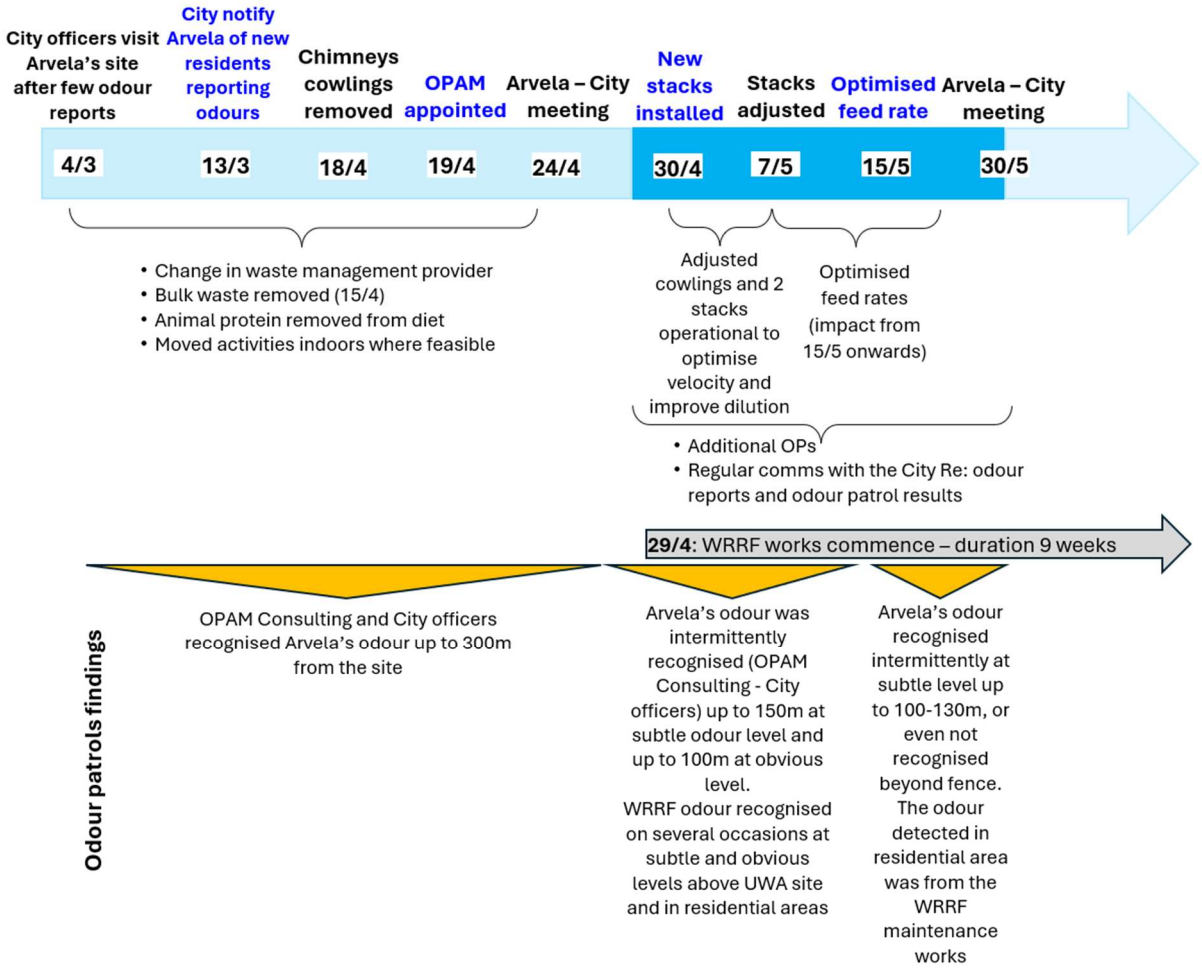

Figure 45: Actions and Arvela's odour impact reduction (March – May 2024)

Since the installation of the new stacks, the adjustments of the cowlings, the move to two operational stacks per container and the optimisation of the feeding rate and diet, the intermittent impacts at subtle levels are not expected to trigger odour nuisances, according to the FIDOL concept. This assessment is based on the latest findings from OPAM Consulting and the City odour patrols.

The review of odour reports has raised questions about the presence and sources of odours. In several instances, residents reported intense and long-duration impacts while being upwind or barely downwind of Arvela and the WRRF, making it unclear what the sources of these odours might be.

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9. Period 29 May – 16 June 2024

No OP was undertaken by OPAM Consulting during this period.

The only information provided by the City was the odour reports from residents which are reviewed in the following sections.

9.1 Thursday 6 June 2024

There was one odour report from a resident on Rosedale St (South) indicating:

- *06/06 or 07/06 (unsure on exact date): "10/10 – the most obvious - Unmistakably from Arvela".*

There is no time or period provided.

The resident on Rosedale St was never downwind of Arvela or the WRRF on 7 June 2024. **The odour reported could not have originated from either Arvela or the WRRF**.

Figure 46 presents a graph with plotted wind direction and wind speed in this area between 18.00 and 22.00 on 6 May.

The resident was downwind of Arvela and the WRRF (170° to 190° - see **Figure 2**) from 19.30 to 21.10 and then after 21.40.

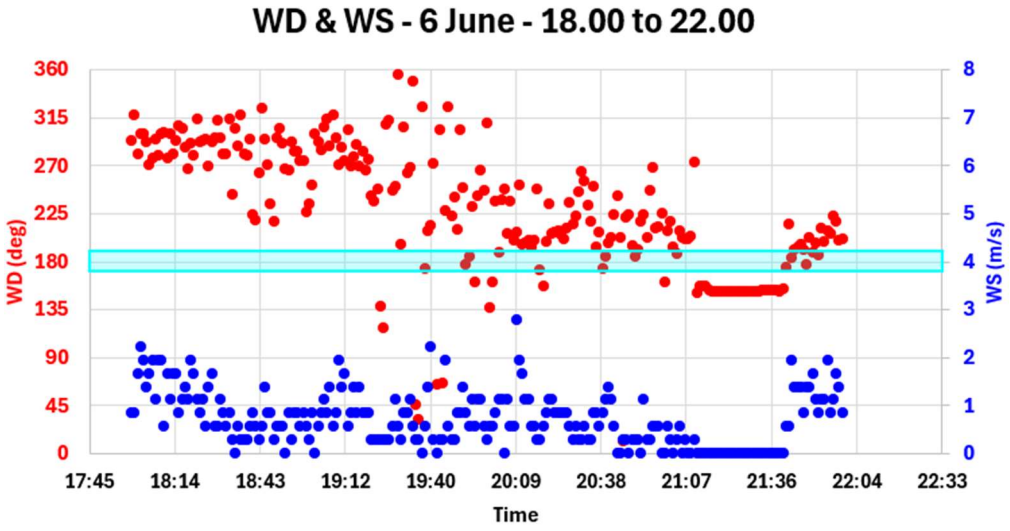

Figure 46: Wind conditions in the area between 18.00 and 22.00 (6 June 2024)

9.2 Thursday 13 June 2024

There were three odour reports for this date:

- Gunn St: *"This morning – Smell of Arvela is really strong"*

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- Shann St: *"5pm - Can be smelt all along Shann Street between Grovedale and Rosedale Streets - so bad, that we couldn't even venture outside to go for a walk."*
- Rosedale St (south): *"Various time from midday - 7/10 – penetrating high level odour - Unmistakably from Arvela";*

Figure 47 presents a graph with plotted wind direction and wind speed in this area between 18.00 and 22.00.

The odour reported by the resident on Gunn St could not have originated from either Arvela or the WRRF.

The two other residents were downwind of Arvela and the WRRF (see **Figure 2**) from 12.00 onwards including at and after 17.00.

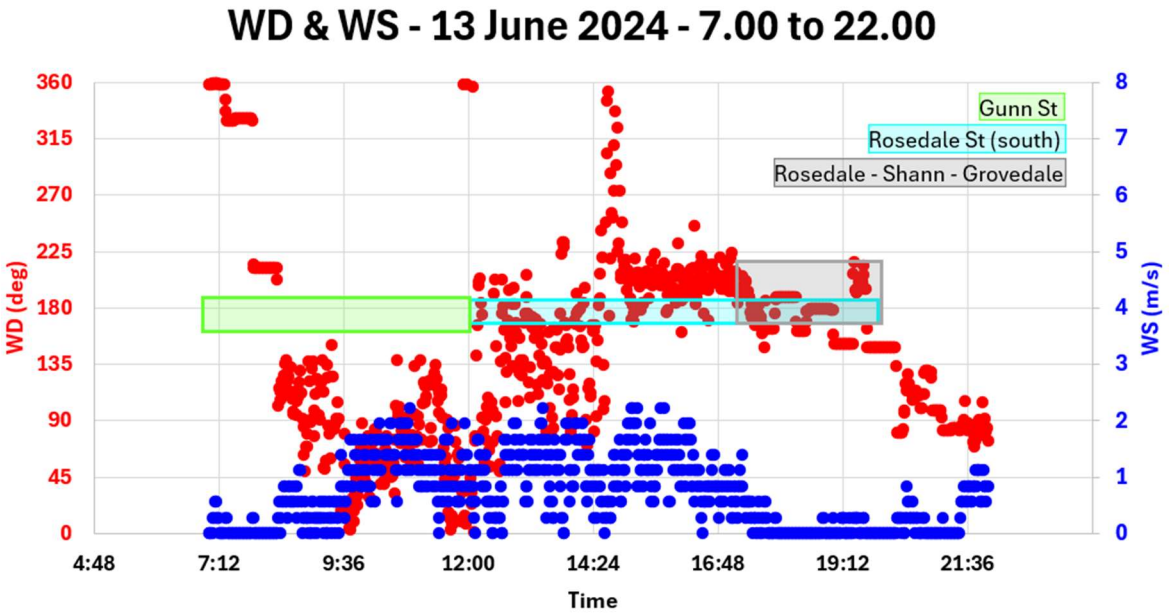

Figure 47: Wind conditions in the area between 7.00 and 22.00 (13 June 2024)

9.3 Saturday 15 June 2024

There was one odour report for this date:

- Rosedale St (south): *"3 pm - 5/10 - Not eye watering, but still nauseating - Unmistakably from Arvela";*

Figure 48 presents a graph with plotted wind direction and wind speed in this area between 14.00 and 21.00.

The resident was not downwind (170° to 190° - see Figure 2) of Arvela or the WRRF at 3pm or any time before this. The wind was low but was constantly blowing between 1 and 1.5 m/s for the previous hour.

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Although this resident has claimed in his/her latest reports that the odour was unmistakably from Arvela, it is unclear what he/she could have detected on that specific day and how reliable his/her references to Arvela are for other reports.

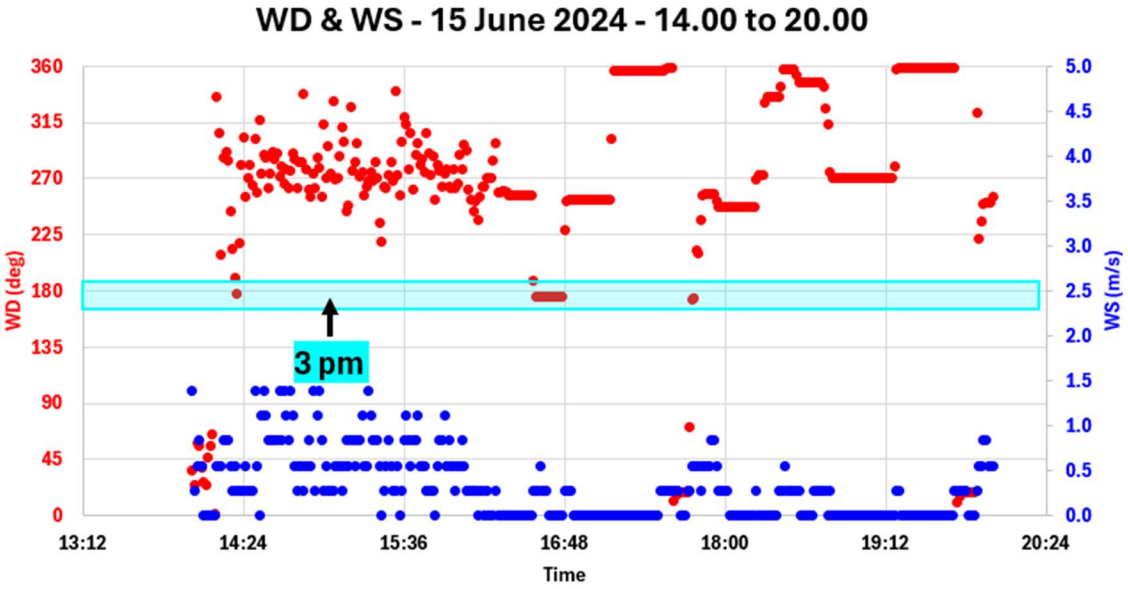

Figure 48: Wind conditions in the area between 14.00 and 21.00 (15 June 2024)

9.4 Sunday 16 June 2024

There was one odour report for this date:

- Gunn St: *"Evening – Strong rotting garbage smell";*

Figure 49 presents a graph with plotted wind direction and wind speed in this area between 12.00 and 22.00.

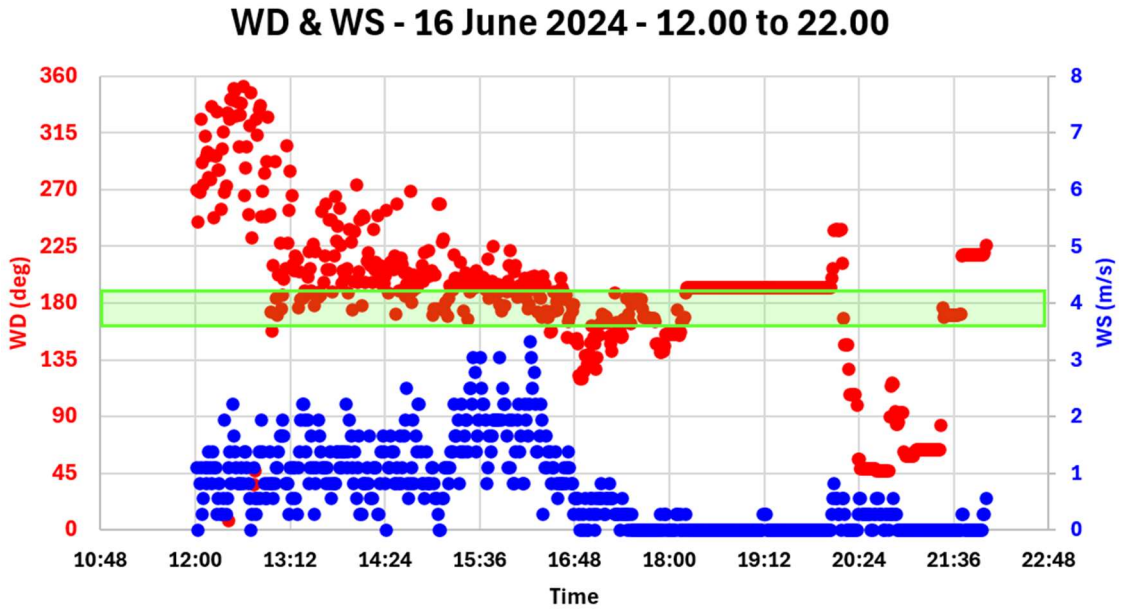

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Figure 49: Wind conditions in the area between 12.00 and 22.00 (16 June 2024)

The resident was downwind (160° to 190° - see **Figure 2**) of Arvela and the WRRF from 13.00 until 18.10 and a very short occurrence around 21.30.

The description of the odour provided is different from Arvela and possibly from the WRRF expected odour character. The resident does not refer to Arvela either as per the previous report on the 13th of June.

Therefore, it is unsure what this resident have experienced during this event.

9.5 Conclusions about the last residents' odour reports

These reports covered the period 26 May to 16 June 2024.

Odour reports on June 6 indicated some odours from Arvela, with residents being downwind of Arvela and the WRRF for some time. However, the resident on Gunn St who specifically referred to Arvela on 6 June also referred to Arvela on June 13, despite not being downwind of Arvela on that day.

Similarly, the resident on Rosedale St specifically referred to Arvela on both June 13 and June 15 but was not downwind of Arvela at 3pm on June 15. **This inconsistency raises questions about the reliability of the information provided by these residents as per some former reports prior to 29 May 2024 when they were not downwind of Arvela or the WRRF.**

On June 16, the resident on Gunn St reported an odour different from Arvela's typical odour, and it could not be linked to the WRRF either. Therefore, it is unclear what this resident may have experienced.

It should also be noted that there were numerous reports issued by two residents on Cameron Grn prior to May 22 but none after this date.

It was also verified if there were other days between May 26 and June 16 when the wind would have been conducive for some odour reports from the area including Cameron Grn, Gunn St, South section of Rosedale St and Shann St.

These days are presented in **Figure 50** with a rectangle covering the whole azimuth for the above area (160° - 220°) and starting and ending times at which these residents were very likely downwind of Arvela and the Subiaco WRRF.

On May 29, June 2, June 3 and June 12, these residents were downwind of Arvela and the WRRF at various periods of the day and operational conditions at Arvela were similar to some days with previous reports, but **no report was lodged**.

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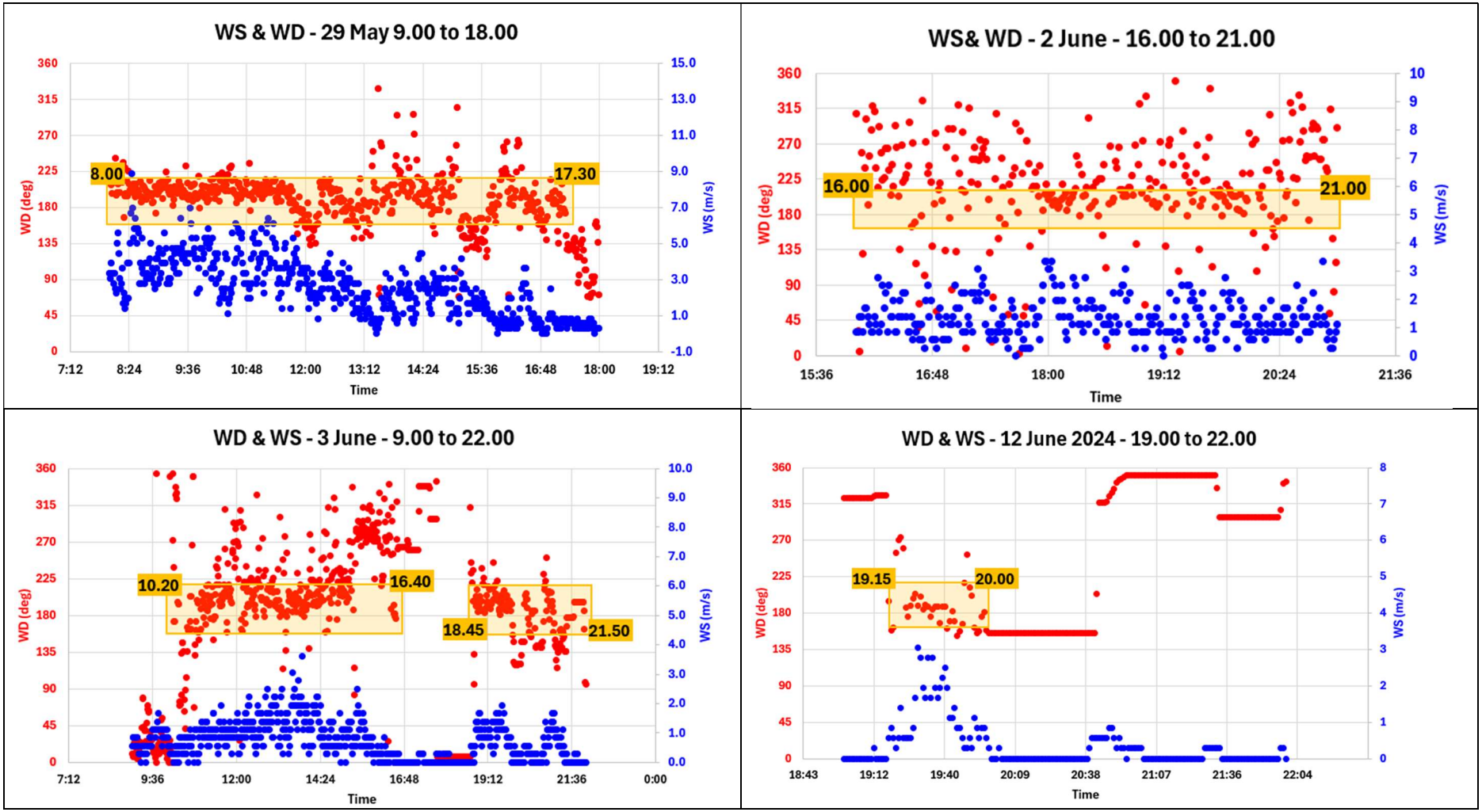

Figure 50: Days with reporting residents downwind of Arvela and the WRRF

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10. Conclusion

For six years, Arvela have been undertaking R&D at the UWA campus of Shenton Park (1 Underwood Avenue).

For the first time in six years, the City received some odour reports in February 2024. The City officers undertook some odour patrols and identified Arvela as a possible odour source.

Arvela acknowledged that issues related to waste management would have likely created higher odour emissions than usual which would have triggered these odour reports. Arvela implemented drastic actions and management upgrades to reduce all possible odour sources.

Despite these efforts, the City was still receiving some odour reports.

OPAM Consulting was contracted to verify the odour impacts, identify whether other sources were involved and assess the performance of the various actions implemented by Arvela between the end of April and the end of May 2024.

From the review of initial odour reports and the upgrades and changes implemented by Arvela, their odour footprint reduced from about 350-500m to 200-250m by the end of April 2024.

End of April and early May, stacks had been upgraded, cowlings were adjusted and the number of stacks in operations reduced to two per container.

Due to this upgrade, Arvela's odour was intermittently recognised by OPAM Consulting and City officers during their respective odour patrols up to about 150m at subtle level and up to about 100m at obvious level.

A subsequent improvement made by Arvela related to the optimisation of the feed rate has further reduced odour impacts to about 100-120m with any impacts intermittent mainly at subtle odour intensity level and even no odour recognised beyond the fence line for some OPs.

Odour patrols findings from the City and OPAM Consulting OPs are robust information obtained following objective and reproducible assessment methodologies.

Some maintenance works at the Subiaco WRRF started on 29 April 2024 for a minimum of nine weeks with higher wastewater volumes received at the facility and higher odour emissions than usual.

OPAM Consulting and the City officers have recognised the WRRF odour during several OPs.

From an odour report point of view, although distances of impacts were initially aligned between the City odour patrols and the odour reports, a dichotomy appeared between OPs findings and odour reports especially from the end of April 2024.

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Although there were several reports where the residents were downwind Arvela and the WRRF, other information raised queries about the reliability of these odour reports.

There were several instances for which odour reports were lodged while OPAM Consulting OPs findings were:

- very short duration events of Arvela odour occurred that would likely not trigger any odour nuisance according to the FIDOL concept;
- only WRRF odour was recognised in the residential area;
- no odour was recognised in the residential area where the report comes from and at times similar to the times indicated in the report.

There were also several reports from all residents in April and May indicating some odours and even explicitly Arvela as the source **while they were upwind of Arvela and the Subiaco WRRF**.

According to the information shared by the City, the number of residents reporting an odour has also significantly decreased with time. **Table 3** shows the active residents per period (greyed cells).

Nine residents were sending some odour reports early March 2024 versus only four active residents from the end of May 2024 onwards.

Table 3: Location and number of residents reporting odours (March - June 2024)

Location	Early March	End of March	Early April	Mid-April	Post 22 May
Stadium Dr					
Brookdale St					
Gunn St					
Rosedale St (1)					
Rosedale St (2)					
Cameron Grn (1)					
Cameron Grn (2)					
Cameron Grn (3)					
Shann St					

Based on the information provided and the assessment undertaken, there may be several reasons that would explain the continuous odour reports:

1. Residents reporting Arvela or WRRF odour while being upwind these sites may either experience another odour from another source but point at Arvela or the WRRF by trigger mechanisms or they may experience phantosmia. Phantosmia is an olfactory hallucination which makes someone detect smells that aren't present.

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2. Residents may have a mix of Arvela and WRRF odours, both at low odour intensity levels according to the findings of OPAM Consulting and the City officers and would provide a report for any odour they may suspect being “inappropriate” at their place;
3. Residents became hyper-sensitive to Arvela and/or WRRF odour and can, when downwind of these sites, detect/recognise this odour at very low odour intensity at which most of the population would not detect an odour. This would explain why only few residents are still annoyed and the distances at which the odour can be recognised, if any;
4. Residents experienced some odour from another source;
5. Some residents experience some odour hallucinations also called phantosmia.

The results of the latest OPs (OPAM Consulting and from the City officers) added to the outcomes of the odour reports review including the significant reduction of residents reporting odour are evidence that Arvela has reached a satisfying level of odour mitigation.

This level of mitigation will likely not preclude some intermittent, low odour intensity levels and short durations impacts at close distances (below 120m). However, these impacts if they occur, should not trigger any odour nuisance among the community north of Underwood Avenue.

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Appendix 1: OPAM Consulting director (Philippe Najean) resume

Philippe NAJEAN
Mobile phone : (+61) 409 974 388
E-mail : philippe@opamconsulting.com

Australian and French citizenship
Open driving licence
Website : www.opamconsulting.com

Based in Perth, Philippe has 20 years' experience in odour science and process engineering. From odour laboratory manager in France to odour expert for the State of Western Australia, he has extensive experience in odour monitoring, management, policy, dispersion modelling and control process. He brought the capacity of the Department of Water and Environmental Regulation of Western Australia (DWER) to a new level of understanding and instructing odour cases from licensing to compliance and enforcement actions for some of the most contentious sites in the State.
He co-authored the Odour Guideline for Western Australia.
Philippe has a strong chemical engineering background and has helped industrialists and regulators, both in France and Australia, in assessing data and identifying operational or managerial issues and solutions at process or air pollution end-of-pipe abatement technologies levels.
He is actively involved in odour policy and guidelines development and collaborates with various stakeholders including industries, corporate and other authority agencies (e.g. Victoria EPA) as advisor, peer-reviewer or through technical reference groups.
Leadership based on strong communication focus to continually inspire and motivate others is Philippe's motto. Philippe is driven by a constant problem-solving approach combining expertise and common sense towards the satisfaction of the client.
He has been invited as keynote speaker to numerous conferences, workshops and presentations in Australia and internationally on odour management, monitoring and policy.
He is an active member of the Odour Special Interest Group of the Clean Air Society Australia and New Zealand (CASANZ), delivers some odour workshops and is a lecturer at several universities in Western Australia and previously lectured in French engineering schools and universities. Philippe is also odour expert witness at the Magistrates Court and at the State Administrative Tribunal of Western Australia.

CURRENT POSITION

Since Dec. 2019 Director and Principal

Company **OPAM Consulting** (**O**dour **P**rocess **A**udit **M**anagement)
https://opamconsulting.com

Activity OPAM Consulting supports stakeholders seeking support and expertise in:

- Odour assessment, monitoring and management
- Planning development
- Regulatory approvals and licensing
- Process audit and optimisation
- Community engagement
- Odour and air quality management plans
- Guideline, policy and standard
- Training (operational, regulatory, workshops and seminars)
- Peer-reviewing
- Court and Tribunal witness expertise

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PREVIOUS POSITIONS

2008 – 2019 Senior Air Quality Engineer – Odour expert

Company: DWER/AQS WA (Department of Water and Environmental Regulation / Air Quality Services – Western Australia)

Activity:
- Expert role in provision of Technical Advice to Regional DWER Offices, Environmental Protection Authority, Planning and Local Government for requests regarding air quality and especially odours issues and management related to industries and residential developments
- Design and implementation of innovative Air Quality and Odour Assessment projects in WA in support of regulatory and enforcement actions within DWER
- Technical expert role for industrial process and management review for the Department

Role:
- **Expert assessment of consultancy reports** with provision of technical advice on odour risk and odour management for various stakeholders
- **Co-author of the Guideline Odour Emissions** for Western Australia (https://www.der.wa.gov.au/our-work/licences-and-works-approvals/541-guideline-odour-emissions). Development of an innovative odour management and regulatory tool adopted for this guideline
- **High level operational and strategic advice for DWER**. Building capacity, extensive support, mentoring for Licensing and Compliance & Enforcement departmental functional areas for works approval and licensing advice including workshop, industrial site audit and design of surveillance and investigations programs for contentious sites
- Review and re-design of the online odour and dust complaint reports for the State of Western Australia in order to capture more informative details to help the Department in validating complaints and in investigating the cause(s) of the emissions.
- Development and implementation of expertise pathways between odour officers and odour specialists of other state regulatory jurisdictions (EPA Victoria and New South Wales)
- Acting section manager Science & Investigation of AQS (cumulated time: one year) – workload management of 5 officers to respond to technical advice requests and to organise progress of various programs
- Project manager for DWER investigations into contentious and complex odour impact issues:
  - in the vicinity of a cement factory (Perth suburb) – Odour Patrol Program and Community Odour and Dust Monitoring Program (management of 70 community volunteers) – 3 month programs (currently under investigation)
  - within an area including a composite site (two composting activities and a piggery), a waste water treatment plant, a waste transfer station and natural sources such as rivers, lakes and wetlands south of Perth – 2 month program with odour field assessments and site audits

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- in the surroundings of a composting plant (Perth suburb):
  - odour investigation project with field odour surveys and process and management audit of the activity (2008 - 2010)
  - innovative Community Odour Monitoring Program (COMP) in 2011 (39 community volunteers) – 3 month program

- Co-project manager for ambient monitoring programs combining odour field assessment and remote sensing infra-red capabilities to identify sources of emissions. Procurement for cutting edge equipment and co-designer of the field monitoring methodology
- Involvement in broader Branch projects, including co-project manager for the field instrumentation program for the Wagerup Winter 2009, campaign process and implementation support for the Kwinana Background Air Quality Study Phase IV and odour expertise provision for the Perth Air Quality Management Plan (AQMP)
- Keynote speaker at international and national conferences to promote odour monitoring and odour management strategy through policy and within a regulatory context
- International networking and intelligence with European and North American regulatory and private stakeholders. Technical support to Malaysian university and review of odour policy from Chile.
- Odour presentations for Water Corporation, Engineer Australia and ICheme organisations. Lectures at University of Western Australia (UWA) and at Curtin and Murdoch Universities in Perth.
- Odour expert witness for the State of Western Australia (Magistrate Court of WA)

2001 – 2007 Environmental engineer and olfactometry laboratory manager at the IRSN

Company: IRSN Paris (French Institute for Radiological Protection and Nuclear Safety)

Activity:
- Laboratory manager (1 engineer and 3 technicians), project quotation and invoicing, commercial role with promotion and lobbying actions (3-fold turnover increase in 5 years)
- Engineering expertise, design, implementation and reporting of odour source and odour field assessment projects and studies for industrialists and private or public organisations
- Main advisor for the Minister of Environment about odour policies and regulatory conditions for various industries
- National chairman and European representative for odour measurement standardisation

Role:
- Technico-commercial management of the activity – laboratory promotion role with various stakeholders
- Project management from identification of the customer's issue to the delivery of the result report. Process and management audit, management improvement and odour mitigation solutions

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- Procurement for a new olfactometer, air compressor and air network to achieve stricter recommendations under the newly established European standard for odour concentration measurement EN 13725

- Procurement for new wind tunnel and flux hood devices for surface area sampling

- Odour policy and regulation advisory role to the French Minister of Environment – development of odour regulatory conditions for composting and rendering facilities

- Chairman of the X43F "olfactometry" Commission at AFNOR (French Standardisation Committee) and French representative at the CEN (European Committee for Standardisation) – finalisation of the European standard for odour concentration measurement EN 13725

- COFRAC (French Committee for Accreditation) technical assessor for odour concentration measurement according to the ISO/CEI 17025 – olfactometry laboratory certification in France

- Numerous partnerships and R&D projects with key private and public organisations:

  - INERIS (National Centre for Industrial Safety and Environmental Protection): Area source sampling project – CFD flow modelling and mass balance parametrisation
  - CIRSEE (Paris-based Suez International Water and Environmental Research Centre)
    a. Odour neutralising agents tests for landfill (V. Decottignies)
    b. CIRSEE olfactometry laboratory and NOSE project advisory role
  - University of Nanterre Paris X: development of community nuisance assessment methods

- Presentation and attendance at numerous conferences and seminars (Pollutec, Eurodeur, Envirorisk, Eco Industries, EFE, Euroforum)

- Lecturer on odour science and regulations for various professionals and students from engineering schools, master's degree courses and technology universities

CAREER HISTORY

1999 - 2001 Project Manager – IRSN Paris

Project: Flow and aerosols retention rates through a porous and fractured membrane

Role:

- Bibliography on discharges in a porous environment

- Design and implementation of an analytical experiment through a crack modelled by two concrete shields to measure the aerosol retention rate

- Campaigns of measurement at the EDF nuclear power plant of Civaux (France) on the wall of a 1,000 m^3 building simulating a nuclear reactor building under accident conditions with aerosols release through cracks and loss of confinement due to internal high pressure

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1997 - 1999 Project Engineer – IRSN Paris

Project: Validation of the thermohydraulic multicompartment calculation code (TONUS), tool to assess the nuclear safety of pressured water nuclear reactors

Role: Calculation of a large scale experiment (1300 m^3) with vapour phase. Fields of mechanics of compressible fluids and mass and heat transfers

1996 Trainee Master Degree (Chemical Engineering) – IRSN (Paris)

Project: Dimensioning the TOSQAN analytical experiment vessel (10 m^3)

Role: Digital simulations of distribution and condensation phenomena and partition condensation phenomena using thermohydraulic multicompartment calculation codes JERICHO (CEA France) and RALOC (GRS Germany)

EDUCATION

2007 Advanced Level in English Studies
International House of English Language, Cairns and Brisbane, Queensland

1993-1996 **Engineering Degree in Environmental Engineering**, Polytech'Savoie, Chambéry, France
Completed (double cursus) with a **Master's Degree in chemical process engineering**, France.

1992-1993 Technology University Diploma in Chemical Engineering (chemical engineering specialisation), University of Technology, Nancy, France

ADDITIONAL QUALIFICATIONS

Aug. 2011 Completion of the Regulatory Officer Training Course (ROTC) covering all aspects of regulatory enforcement under the Environmental Protection Act 1986 under Part V

LANGUAGES

French: native

English: fluent

EXPERT WITNESS EXPERIENCE

Some of the matters Philippe is/has been engaged as an expert in include:

Department of Water and Environmental Regulation v Cockburn Cement Ltd
13 charges of emitting an unreasonable odour pursuant to s 49(5) of the *Environmental Protection Act 1986* (WA) - Perth Magistrates Court, 25 July 2022 - 12 August 2022

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Angas Securities Pty Ltd v Western Australian Planning Commission
Review of a decision to refuse or conditionally grant an application under a planning scheme
State Administrative Tribunal (SAT) – current (since 2019)

Asphaltech v Shire of Capel
Review of a decision to refuse or conditionally grant an application under a planning scheme
State Administrative Tribunal (SAT) – current

Como Residential Pty Ltd & Anor v Western Australian Planning Commission
Planning and Development Act 2005 – Section 252(1)
State Administrative Tribunal (SAT) – 2015

Department of Water and Environmental Regulation v Southern Metropolitan Regional Council (SMRC)
Charge of emitting an unreasonable odour pursuant to s 49(5) of the *Environmental Protection Act 1986* (WA) - Perth Magistrates Court, 2015

COMMUNICATIONS, POSTERS & LECTURES

Selected Publications

Report 1 - Final reports from odour investigations around the Southern Metropolitan Regional Council's, Regional Resource Recovery Centre in Canning Vale

Community Odour Monitoring Program (COMP) Leeming and Willetton, January to April 2011, Final Report – March 2012

Lectures / workshops / working groups / technical meetings

Technical meeting with the Shire of Serpentine Jarradale – 12 December 2022
Information and advice about odour complaint management, odour source investigation in the fields, meteorological conditions, field information collection and presentation in relation to a contentious industrial site with numerous odour complaints.

Light Industry Program Reference Group – 22 March 2022
Workshop with odour case studies brought by Environmental Health Officers of Local Government Agencies – advice and suggested methodologies to tackle the issue and experience sharing.

Odour workshop supported by Environmental Health Australia (EHA) for Environmental Health officers from Local Government Agencies, Perth, May 2019
½ day workshop with provision of minimum requirements for odour risk assessment for Development Application in rural or urban zoning and advice and methodologies for odour investigations to identify the source of odour complaints

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Technical meeting with Metro Vancouver Air Quality Division, Vancouver – 6 & 7 December 2018

Two days meetings, information sharing between Canadian and Australian regulatory jurisdictions (regulatory functions, legislation, odour risk assessment, complaint management, etc.) and site visits.

Clean Air Society of Australia and New Zealand (CASANZ) working group (WG) for Australian and New Zealand guideline on odour field assessment (Brisbane, 27 November 2018)

Initial meeting of the WG: Terms of reference and purpose of the guideline

Light Industry Program – DWER program supporting local government agencies, Perth – 13 November 2018

Presentation to the group about odour and health & odour investigation

University of Western Australia (SARE), Perth - 7 April 2014

Project & Risk management – An "odorous" case study

Waste Management Association of Australia (WMAA), symposium Perth - 7 May 2013

Odour Management – Current situation and future challenges (Europe & Western Australia)

Murdoch University, Perth (since 2012)

Odour Science – generalities and case studies since 2012

Curtin University, Perth -16 may 2011

Introduction to the odour science, 16 May 2011

Water Corporation, Perth - 2 March 2011

Odours – from subjectivity to objectivity, 2 March 2011

Engineer Australia & ICheme - 15 November 2010

Odours – from subjectivity to objectivity, 15 November 2010

DEC (ex-DWER) internal workshop, Perth - 18 and 19 February 2010

3 presentations: - Odour Science: generalities
- Case study: odour field survey SMRC 2008
- Odour Assessments: limitations and ways forward

France 2003 to 2006: - Engineering School Polytech'Savoie, Chambéry
- ENSIL (Engineering School), Limoges
- IUT (Institute of Technology), Boulogne-sur-Mer

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Selected Conferences / Posters

Clean Air Society Australia New Zealand (CASANZ) International Conference - 16 to 18 September 2019 – Queenstown (New Zealand)

Paper: Regulatory Requirements and Odour Management: The Innovative Odour Guideline of Western Australia (post-publication of the Guideline Odour emissions)

Canadian Odour Conference (COC) – Calgary, 3 to 5 December 2018, Workshop (day 1) and conference (days 2 & 3)

Conference keynote speaker

Paper: Regulatory Requirements and Odour Management: the Innovative Odour Guideline of Western Australia (pre-publication of the Guideline Odour emissions)

Clean Air Society of Australia and New Zealand (CASANZ) Conference – 16 to 18 October 2017 – Brisbane (QLD, Australia)

Invited speaker at the pre-conference workshop for the Odour Special Interest Group (OSIG)

Odour Management Conference and Technology Showcase (OMCTS) – 14 & 15 September 2015 – Toronto (Canada)

Conference keynote speaker

Paper: Odour Regulation & Odour Management: A Possible & Necessary Synergy

IWA Odour conference – Barcelona, 8 to 10 October 2008

Auditor and discussion panel

Attendance to the WG2 TC264 European Standard Committee working group (prior to the conference) – revision of the CEN 13725 odour standard

ECRIN (French Environmental Association) Working Group, Paris (France), 24 January 2006

Case studies: olfactometry and chemistry odour source assessments

Communication in partnership with INERIS (National Centre for Industrial Safety and Environmental Protection)

Envirorisk Exhibition, Aix-en-Provence (France), 29 & 30 September 2005

Case study: Assessment limitations for olfactometry and chemistry

Communication in partnership with INERIS

National Technical Day (French Minister of Environment), Paris (France), 8 February 2005

International odour regulation and French position

Envirorisk Exhibition, Lille (France), 28 & 29 September 2004

Poster and presentation*: Olfactometry and chemistry duality for odour assessment*

Communication in partnership with CERTECH (Belgium laboratory):

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ECRIN (French Environmental Association) Working Group, Paris (France), 10 June 2004

Communication: *odour treatment technologies*

Eco-Industries (French Association) Exhibition, Metz (France), 21 April 2004

Waste Water Treatment Plant case study: odour source assessment

Communication in partnership with INERIS

Eurodeur - Biorodeur Exhibition

Pau (France), 18 & 19 June 2002 *French odour standards*

Evreux (France), 25 & 26 June 2003 *Odour Nuisance survey methodologies*

Paris (France), 22 & 23 June 2004 *Odour treatment technologies*

Paris (France), 22 & 23 June 2005 *Case study & European Standard EN13725*

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Appendix 2: Certificate of completion as Odour Assessor

Ektimo

1300 364 005
+61 2 4003 3296
info@ektimo.com.au
ektimo.com.au

CERTIFICATE OF COMPLETION

ODOUR ASSESSOR

This certificate is awarded to:

Philippe Najean

Who successfully qualified as an odour assessor under the Australian Standard AS/NZS 4323.3:2001 criteria:

- **Butanol threshold criteria (ppb): 20 ≤ X ≤ 80**
  Assessor's mean threshold (ppb): 49.2
- **Standard deviation criteria (10^{Stdev}): < 2.3**
  Assessor's standard deviation: 1.43

Last screened by Ektimo at their Cockburn Central, WA premises on the 31st of October 2023

Assessed by:

Tom Manton

Issued: 31st October 2023

In accordance with BS EN 16841-2 and VDI 3940-3:2010, Field Odour Assessors are to be rescreened every six months.

Ektimo PTY LTD • ABN 86 600 381 413

Melbourne, VIC (Head Office)
26 Redland Drive,
Mitcham, VIC 3132

Perth, WA (Postal Address)
32 Cooper Road,
Cockburn Central, WA 6164

Sydney, NSW
6/78 Reserve Road,
Artarmon, NSW 2064

Wollongong, NSW
1/251 Princes Highway,
Unanderra, NSW 2526

Brisbane, QLD
3/109 Riverside Place,
Morningside, QLD 4170

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Schedule of Submissions

1 Underwood Avenue, Shenton Park (DA24-96387)

City of Nedlands

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#	Submission	Applicant Response	Officer Response
Objections			
1.	The fact this development application is even being considered is absolutely disgusting behaviour! There have been countless complaints by local residents regarding the putrid odour emanating from the Arvela site. The fact that the (not-independent) consultant has tried to discredit multiple residentis complaints is absolutely pathetic		
2.	I am a local resident of Cameron green. I note in the planning submission that under the heading of 'Odour management' Arvela is not considered to be the source of the odours currently affecting our suburb /street on a weekly basis. Should the source of the stench not be identified before we consider adding another potential waste odour to the suburb's environment, despite the consultants opinion that the waste smells from Arvela industries 'should' be able to be managed?		
3.	As an owner of a residential property at 88 Rosedale Street, Floreat I have been adversely impacted by the odour emanating from the research on the black soldier fly larvae. Whilst in support of any such research I am concerned regarding its placement nearby to a residential area and the amenity of residents that is so strongly affected. I note from the email dated 29 August 2024 from Tony Ngyuen that Arvela's goal is to install carbon filters on all exhaust hood stacks that generate odours, to further reduce odour emissions from the site. May I suggest the City delay their decision on Arvela's submission for expansion until after the exhaust hood stacks are installed and their effectiveness determined.		

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#	Submission	Applicant Response	Officer Response
	Until Arvela are able to demonstrate satisfactory control over the odours generated from their research increasing the volume of black soldier fly larvae with another container, and therefore the potential volume of odour, should be delayed.		
4.	I am writing to express my strong opposition to the proposed development plan for Arvela, specifically the addition of more sea containers to their existing operation. As a resident of the nearby community, I have serious concerns about this proposal: 1. Existing odour Issues: Arvela's current operations already generate significant and unpleasant odour that negatively impact our community. Despite numerous complaints from residents, this issue remains unresolved. 2. Failed Mitigation Attempts: The company's engagement with environmental consultants has not led to any noticeable improvements in the situation. 3. Disregard for Community Concerns: The new proposal demonstrates a clear lack of acknowledgment of our ongoing concerns and complaints. The company appears to be making excuses rather than addressing the negative impacts on our community. 4. Proposed Expansion: Given the existing issues, I firmly believe that Arvela should not be granted permission for any further development. In light of these concerns, I propose the following actions:		

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#	Submission	Applicant Response	Officer Response
	1. Cease Current Operations: Arvela's existing operations should be immediately halted and thoroughly reevaluated by relevant environmental departments. 2. Public Consent: Any decision regarding the continuation of Arvela's operations should be subject to public consent from the affected communities. 3. Relocation: If operations are to continue, they should be relocated to a rural area, far from residential zones. I urge the council to prioritize the well-being of its tax-paying residents. We deserve a good living environment, free from industrial nuisances. Please consider our concerns seriously and act in the best interest of the community.		
5.	I object to the continued presence of Arvela operating at what is known as 1 Underwood Ave Floreat. The basis of my objection is that the organisation shows no social conscience and through their operation has caused several months of obnoxious odour affecting many households in nearby areas. The property that Arvela currently occupy has been given support over use as an institution, of research and other. This does not give licence to engage in activities that are detrimentally affecting the health, general well being and overall peaceful existence to residents in all areas of their home. The intention to remain on the site and expand the operation causes further anxiety as to state that intensity levels will not increase, is not to say that volume will not increase.		

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#	Submission	Applicant Response	Officer Response
	Drastic modification is a matter of opinion as is the use of the word reduced and what does subtle level mean. These words have been used throughout the documents regarding odour effect. Intrusive obnoxious odour emissions continue to permeate my property and we unable to use our evaporative cooler, as it imports the odour inside our home. The submission is basically a denial of the facts and designed to muddy the waters of what has taken place by the use of unspecific terms. Terms such as subtle level of odour, drastic modifications , reduced, mitigation have been employed to mask reality of no substantial change. The odour is real ,it impacts peoples lives and has effected health. The residents, unlike Arvela are not in the area for financial return, their family and partners have made this their home. The council requested that residents document the occurrence of odour and now their efforts are being ridiculed. At no time has Arvela or their representatives contacted me or my wife on how we could better assist in gathering data. During this time, OPAM refer to periods where they would expect reports to be lodged because of certain conditions. No references are made as to, if the residents who were expected to report were in fact home. I have made reports but I was not in residence Feb to mid March and mid June to mid August and therefore did not report. Was I expected to? Table 3. Comments		

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#	Submission	Applicant Response	Officer Response
	1. To assume that Phantosmia plays a big part in reporting these odours is fanciful and would require proof that residents suffer this malady before their reports could be discounted. 2. Low odour intensity level is not a measure the sole province of OPAM or whichever city officer may be required to adjudicate. Without coaching there would be variance in opinion . The use of the word Inapropriate used to mask what should be not detectable. 3. Does Hyper- sensitive mean that a resident who has been subject to months of a noxious odour has become in some way disabled and due for some compensation. 4. Yes, they probably have, but that does not mean that they incorrectly blamed Arvela 5. We have already used this one. Arvela has far from reached evidenced reduction and is far from reaching a satisfying level of odour mitigation. Mitigation is not the goal the return to clean fresh air for the residents is the target. I have lived in my present home for over 40 years and the council would have received few odour complaints until the past Christmas . Arvela have changed their process in some way causing this situation. The closing clause indicating that some intermittent impacts will occur again, shows how cavalier this organisation is towards the local residents. Here, again the use of the terms intermittent low odour intensity and should not trigger any odour nuisance among the community north of		

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#	Submission	Applicant Response	Officer Response
	underwood avenue, should be treated with great caution. I vehemently oppose the continuation of this business on this site.		
6.	I wish to object to the change of use proposed by Avena. An increase in odours will affect many people who live nearby. A development that leads to an increase in odours in a residential area is unacceptable and will negatively impact enjoyment of life and outdoor living.		
7.	Please note that this proposal should not be allowed to proceed until the present odour issues (which have not been adequately resolved by the council for the last 12 months or more) have been resolved and that a complete assurance can be provided to everyone in the City of Nedlands (and the surrounding area), that all present and future odours will be completely eliminated from the area (and that, if the project, for whatever reason proceeds, with all these conditions in place, and yet, for whatever reason, the odours re-occur, then the council will scrap the entire facility and order its complete removal from the area		
8.	There has been a terrible odour coming from the Arvela site at 1 Underwood Avenue on a consistent basis since the start of the year, most notably around February 2024 at various times of the day/night. Monday 2nd September (today) was as bad as it's ever been. I returned home from work at 5pm and the odour was so bad we had to close all doors and windows to try and keep the odour out of the house. This is not what you would expect living in a nice residential area and has been going on for too long.		

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#	Submission	Applicant Response	Officer Response
	I strongly disapprove the proposal for change of use to field research station. In my opinion the R&D activities undertaken by Arteva should be shut down from its current location and moved to an industrial area		
9.	Thank you for sharing this new information. 1. Could you confirm that we have been given the minimum amount of time for public consultation on this development application? I believe this should be 21 days minimum? Stating the obvious, but 12 days is not even two weeks. 2. Given that many of our residents, especially in the vicinity of the impacted area are elderly – and do not use computers (my 2 surrounding neighbours are 90+ and 80+) – could you advise how you are giving them the opportunity to comment and share their experience/views outside of the VOICE? 3. I received the attached in my post box on Friday. It seems very inconspicuous without a title or mention of Arvela or what the operation is. I suspect the average person may overlook it – is this standard practice? Given that the broader Floreat community is in the Town of Cambridge could you confirm that you are collaborating to give the broader Floreat community an opportunity for comment and review? 4. The link you provided also made it difficult to locate the specific		

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#	Submission	Applicant Response	Officer Response
	application, was this intentional? The correct link would have been: https://yourvoice.nedlands.wa.gov.au/development-applications/news_feed/1-underwood-avenue-mt-claremont-change-of-use-to-field-research-station-da24-96387 5. Could you please clarify UWA's role in this development application – it appears that they are sponsoring the program through research and teaching and perhaps the site is shared with Arvela? 6. Please explain how the City of Nedlands could give the subject site a historic allocation of 'Biological Resource Support Facility', as per the City of Nedlands Intramaps – thus supporting the identity of the site as a 'Research and Development' cluster. What is the significance of an intramap in this process? a. From my research a Biological resource center (BRCs) are institutions that store and maintain the subject materials of biological research, and provide services related to these materials. They also collect and store data and information relevant to their holdings. BRCs vary in size and can specialize in certain areas of biology, provide support and services to their customers, as well as conduct research on their holdings, frequently in collaboration with scientists at other institutions. The holdings of BRCs contain unrecognized and therefore untapped resources for medical,		

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#	Submission	Applicant Response	Officer Response
	agricultural and biotechnological applications. This is concerning given the proximity of our homes. 7. The proposed positioning of the ablutions and sea containers and roads - the report P3, states the site is separated by large road reserves (do you mean 4 lanes of traffic?) My home is on this map, closest to the site - how can you support an application like this saying we are not impacted? 8. HOW COULD Arvela's reponse to Cl 67(2) of the Deemed Provisions SPECIFICALLY IGNORE THE RESIDENTIAL ASPECTS OF THE OPERATION? WE ARE LESS THAN 500M FROM LOT 1? THEIR RESPONSE TO PARKING IS DOUBLE THE LENGTH 9. NEW 40FT CONTAINER TO BE USED FOR FURTHER LARVAE STORAGE. THERE IS CURRENTLY ONE 40FT CONTAINER FOR STORAGE. SHOULD WE THEN EXPECT THE STENCH TO DOUBLE IN ODOUR? 10. Apparently we are are living next to a facility operating under 'record low substrate and biomass volumes' SUBSTRATES Please refer to P24 referencing a 50% reduction in substrates use. Can you please offer more information on which substrates we are living		

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#	Submission	Applicant Response	Officer Response
	amongst? Another external research paper is suggesting that Larvae of black soldier fly (BSF), Hermetia illucens (L.1758) (Diptera: Stratiomyidae), are increasingly being used as animal feed ingredients. Larvae are usually produced by placing eggs, obtained from adult rearing on growing substrates but can also be obtained by exposing substrates to naturally occurring BSF females. In the latter system, the substrate needs not only to be nutritious for the larvae but also attractive to the females for oviposition. The 'preference-performance principle' suggests that female insects prefer to oviposit in substrates that maximise offspring fitness. In this study, six organic substrates known to be suitable for BSF production were evaluated for their suitability as oviposition attractants and larval development: pito mash (waste from a locally brewed sorghum drink), millet porridge mash, pig manure, chicken manure, fruit waste, and waste from roots and tubers. These organic waste substances (substrates) collected from markets, livestock farms, and local food processing industries were tested for their suitability as oviposition and larval rearing media. https://edepot.wur.nl/583773#:~:text=In%20this%20study%20conducted%20in,fruit%20waste%2C%20and%20waste%20from 11. BIOMASS Please provide more information on the type of biomass we are being exposed to. Is the biomass being burnt? Used for fuel as there are		

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#	Submission	Applicant Response	Officer Response
	significant studies pointing to lung problems, asthma and heart issues bio· mass ˈbī-ō-ˌmas. 1. : the amount of living matter (as in a unit area or volume of habitat) 2. : plant materials and animal waste used especially as a source of fuel. 12. What kind of rates are you receiving from Lot 1 Underwood? Is this payment sufficient to accept that a mob of affluent residents, executives, parents, children, sportspeople, etc are all hallucinating and suffering from hyper sensitivity – what would that say about the City of Nedlands?		
10.	After reading and digesting the comments on the report of the above, I must say that I am utterly disgusted, very disillusioned and disappointed at the results and comments therewith. There seems to be a very strong biased thread and to claim that our whole street, Cameron Green is "hyper sensitive to Arvela and/or WRRF odour at very low odour intensity at which most of the population would not detect an odour" is completely inaccurate and misinforming. Thorough inspection and monitoring is required at all hours to prove the legitimacy of our experience and complaints. Hyper sensitive is perhaps relevant to OPAM consulting for making such a flippant comment. The residents of Cameron Green are living with this and are not delusional, but rate payers informing our council of our deep concerns regarding this disgusting odour that permeates our residents. The report is completely ignoring our exposure, physically and mentally without personally experiencing the intense putrid odour at all. It is overpowering and detrimental to our health and well being. This application which is causing this immense disruption to our day to day living, SHOULD NOT BE ALLOWED TO CONTINUE IN A		

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#	Submission	Applicant Response	Officer Response
	RESIDENTIAL AREA. I trust that the council will see to reason, support and listen to their rate payers and residents and cancel this application.		
11.	Hi Nedlands Council Development Application Submissions Team, I have reviewed the submission for 1 Underwood Avenue (DA24-96387). Thankyou for the opportunity to comment on this proposal. As a resident of Rosedale street I have experienced the unpleasant odour emanating from this facility. My neighbours have issued formal complaints and diaries to the council. As recently as the last weekend of August, the now characteristic and unpleasant odour from Arvela was apparent and unpleasant. I have lived on Rosedale Street for over ten years and have never had odour concerns relating to the waster water treatment facility. The only odour I have ever known is from the Arvela facility. I have read the consultants report on odour and sympathise that they are working with imperfect data from residents reports. The data submitted by residents is not of a qualitative standard, and needs to be recognised as such. However at a qualitative level the data clearly demonstrates that this facility has had a negative impact on residents through it's activities. The smell is horrible and impacts quality of life. It is unpleasant to be outside even with any odour. It is not appropriate to consider 'subtle' or 'intermittent' odours as being acceptable for local residents, and for council to approve such a facility with clear evidence of an odour issue would be an extremely disappointing act by a local representative body. It is also insulting and arrogant for the first numbered conclusion of the OPAM report to be phantosmia. Such a conclusion reveals the agenda OPAM have in selectively interpreting data to prevent a case for approval as is, rather than a plan for further minimisation of impacts. As a		

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	chemical engineer I have studied the dispersion of pollutants from point sources of release, for which the modelling is quite well understood. The factors that dramatically reduce impact of pollutants from a point source on a nearby community are predominantly wind speed, height of release, and distance from the community. I am supportive of the research that Arvela are conducting, however this particular location, in close proximity to a residential area, is inappropriate. A far superior location would be to the south of the current location and adjacent to the WRRF, and given all the equipment is containerised, consideration should be given to relocating the Arvela facility to avoid impacts of odour on the community.The OPAM report finally concludes that mitigations "will likely not preclude intermittent, low odours". This is a key point and should not be underestimated by the development application review team. Without doubt; ongoing odours will continue to cause frustration and impact to local residents. I do not support approval of this development application on the basis that my personal experience has been without complaint for the WRRF, yet I have been personally impacted by the Arvela operation and do not support it's expansion or ongoing activities. I suspect council records will further demonstrate that odour complaints from WRRF are relatively minor in comparison to the Arvela facility. On this basis the recent spate of complaints are clearly a result of Arvela and development approval should not be granted. If there is a means to stop Arvela activities altogether then that should be explored.		
12.	Hello, I received your communication date 29 August requesting a response by 15 September for the change of use at 1 Underwood Ave. Just the bold header has me confused!! My home, 5 Edwards Green,		

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	Floreat is opposite of the UWA Research Station. Does this proposal for change of use mean UWA has sold the land, leased the land, no longer connected with the proposed change?And this change of use - how does that account for the change of suburb from Shenton Park to Mt Claremont?What is affecting the nearby residents is the strong odour currently coming from the research station which is intermittent but unwelcome nevertheless. Is UWA Research Station responsible?This advertising to the public with a 12 day window of response, in my view, does not give residents reasonable time to consult amongst ourselves. You say " the proposal ... may impact on surrounding development". What does this mean exactly?I will now study the planned development. In the meantime, please address my concerns above.		
13.	Hello, The existing Arvela facility and operations have been releasing pervasive odour for a long period. Our lives and health have been impacted a lot in my neighborhood in Floreat near Underwood Ave. Please resolve the odour issue before doing any further work.		
14.	I am writing to formally lodge a complaint regarding the intermittent odour that my family and I have been experiencing at our home on Rosedale Street, Floreat, since July 2023. The reason for my call on Tuesday was to share the particularly unpleasant experience we had during a family gathering on Sunday to celebrate Father's Day. The odour was so overwhelming that we were forced to end the gathering early, as it was unbearable in our alfresco area. The situation worsened when I returned home from work on Monday at 5:45 pm to find the smell even more intense than on Sunday.		

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	Unfortunately, some south-facing windows had been left open during the day, and the odour permeated our home, making it nearly unbearable for the next 12 hours. Following our conversation, I spoke with a neighbour who informed me that there have been multiple complaints to the council regarding this ongoing foul odour in the area. This has only heightened our concern. I appreciate the information you provided, confirming that the odour originates from 1 Underwood Avenue, Mount Claremont, the site of Arvela Future Green Solutions. I also acknowledge that the City's planning team is overseeing an application under the Planning and Development Act on behalf of Arvela. However, I am concerned that further development might be approved without addressing the current issue of the odour, which would only exacerbate our frustrations. While we strongly support research initiatives such as Arvela's, it is troubling when such activities negatively impact local households and our daily lives. My family and I are generally very tolerant, but this ongoing issue is deeply concerning. We would greatly appreciate the council's support in addressing our interests both now and in the future.		
15.	To Whom It May Concern, Myself and my husband wish to provide our observations regarding the odour assessment conclusions drawn in the above planning application. I believe the assessments grossly underestimate the frequency and extent of the problem. I am concerned about the prospect of the smell worsening with additional shipping		

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	containers. I understand that there are attempts being made to reduce the smell. So far, I have not noticed an improvement.Since the start of this year, we have noted the foul odour as described in the report. I initially thought it might have been the water treatment plant. I have lived at Shann Street for eight years and it's been an occasional odour for most of this time, but has gotten significantly worse in the past year. According to the odour cone assessments, my house is located outside of the foul zones, yet I have smelt the stench of rotting matter regularly over the past three months in particular. This afternoon (8/9/24), the stench was obvious and sustained across the afternoon. Whilst it varied in intensity with wind gusts, it did not dissipate. I have smelt this odour, which I consider something akin to a rotting animal carcass or 'blood and bone' fertilizer, so many times that I have lost count. I did not realise that I was able to complain about the smell until recently, hence my email today. I cannot use my front yard, or backyard either at these times, and I feel the impact from the research station is unreasonable		
16.	Good Evening, As residents/property owners within the City of Nedlands and directly affected by 1 Underwood Avenue, Mt Claremont - Change of Use to Field Research Station (DA24-96387), we would like to register our objection to this development application. We have noticed a definite odour around our property and feel that this application would only have a negative impact on our enjoyment of our property and do not believe we should have to have to live with this unnecessary odour		
17.	Hello, I live on Salvado Road Floreat. The current odour from the existing UWA property at 1 Underwood Avenue Mt Claremont is revolting. It has		

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	been very strong at our residence regularly since around March 2024 – we need to keep doors and windows closed which will be a nightmare over summer. The odour this morning (9 September 2024) was revolting. I do not believe it is emissions from the Water Corporation Facility as we have never had any issues from that facility previously. As I did not know where the odour was coming from I have not lodged any complaints with the council. Now that I have read the planning application I understand the source is likely to be Arvela. Going forward I will be keeping a log and lodging complaints. Having reviewed the report from OPAM consulting that is included in the planning submission I have noted their assertion that "some residents experience some odour hallucinations also called phantosmia". Perhaps they should try and live in our house and put up with the stench whilst they eat breakfast. Thankyou		
18.	Hi all, I am a concerned resident of a neighbouring local council and wish to formally lodge a strong objection to the proposal DA24-96387 Arvela expansion plan at the UWA research station at 1 Underwood Ave, Mt Claremont . The proposal to increase the number of shipping containers and extend research activity regarding Black Solider Fly concerns me greatly due to the continual odour released into the neighbouring area which has affected the surrounding streets since the beginning of this year. This extremely unpleasant odour is smelt by myself and my family on regular occasions and I can only describe it best as a very strong foul smell of decay. This odour is affecting our quality of life and enjoyment of our home, forcing us to abstain from leaving windows open and enjoy our front and back garden. Last night it was strong enough to make my guests feel physically unwell (and they had to leave my home) and		

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	unfortunately the smell has persisted right through the night/day until this evening as well. This smell regularly intensifies near the Underwood Ave/ Brockway Rd intersection causing great difficulty for my son who regularly rides past this site on his way to Shenton College. I wish to note also that I have lived in my home for many years and any malodour caused on occasion from the Water treatment plan on Brockway palls in comparison to this foul stench from the Arvela site. I kindly request the council give due consideration to the negative social impacts of this proposal, which have not been resolved with even consultancy by odour specialist OPAM consulting. Any approval for increase in scale or length of this research activity is likely to cause ongoing odour issues and great unpleasantness for the surrounding neighbourhood. Thankyou for your consideration.		
19.	Please record my objection due to ; 1. Closeness to residental area. 2. Offensive heavy ,smelly odours that are continual . 3. Air pollution which could breed bacteria and be injurious to health. Whereas I applaud ARVELA in there experiment for green food waste ……it is. Negated by causing an environmental hazard.		
20.	I strongly object to the above proposal. The smell emanating through the suburb from the facility has already been frankly disgusting. Any expansion of this open-air rotting will have a SEVERE impact on the quality of life here.		
21.	Please be advised that we strongly object to the above proposal. The odour from the facility already has a very large impact on our lives. When the breeze blows our way, all windows must be closed as it is extremely offensive		

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22.	I am a resident of Gunn Street Floreat, where I have lived with my family for nearly 1O years. I first noticed the foul smell coming from 1 Underwood Ave during Covid times when I was spending a greater deal of time at home because organised group activities were cancelled. I used to walk my dogs past the driveway on Brockway and would immediately be hit with a foul decomposing smell on our way to McGillivray Oval. It was clear the smell was coming from this driveway and there were drums and containers lining the driveway. I guess this was around late 2020-2021 and over that period I would hold my breath as we would walk past and eventually, I decided to change walking routes. I did not report this as it was not reaching our home and affecting us as it has been. The smell first arrived at our home late Dec2023, and it was foul and caused us to stop entertaining/ having gatherings at our home because we were embarrassed with the smell in our home. We were unsure of where and when it was coming as it was quite unpredictable but was strong persistent and foul. I particularly remember arriving home from interstate late one evening around 9pm in early Jan and a friend was dropping us home and as we exited the car, he commented that it smelt like someone had died in our front yard. The smell was unbearable and truly embarrassing. We generally notice the smell most when we are arriving home in our cars and exiting into the front yard where you are greeted by the most nauseating smell you can imagine. Think rotting meat carcasses. The smell is also often present when I first get up in the morning around 5.15am often with no wind.		

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	The smell is not present everyday (thank goodness) it is sporadic and is violent when it appears. The smell has affected our family in multiple ways: A) We don't have doors and windows open for fear of it coming inside. B) We have stopped entertaining and eating outside and generally enjoying our backyard space. C) Increased the need for our air conditioning units to be operational more as we are unable to open windows and enjoy a breeze in the evenings. We are only complaining/ reporting as the smell is affecting our living as outlined above. The question should be asked what kind of impact this smell is having on our health? It is very frustrating that we are being accused of smelling the odours from the water treatment plant there truly is a difference and I am happy to point them out. The water treatment plant odours smell like flatulence however the smell coming from Arvela is like decomposing bodies and there is a distinct clear difference. The accusations made by the independent odour specialist (employed by Arvela) stating that residents are experiencing odour hallucinations is quite ludicrous and offensive and really questions how independent the expert is? Accusations by this expert that residents are becoming hypersensitive to Arvela and its smells is simply untrue and we have regular people attending the house for maintenance /work that have noticed the foul smell independently over the course of this past year.		

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	We are not supporting this company in their application for expansion and request that the City of Ned lands supports their residents and ratepayers by allowing them to live in an odour free area. We are officially objecting to the application for planning from Arvela and believe this company should not be allowed/ permitted to operate out of its current address. They should be closed and encouraged to relocate to a facility where there will be no impact on surrounding neighbours. I urge you to consider this information and imagine what you would do if you were living here with the smell affecting your lifestyle?		
23.	I would like it recorded that I and my wife strongly object to the above mentioned proposal. We like to walk or ride our bikes to the local shopping centre or around the suburb for exercise and relaxation. It is simply not possible to do this (or is very unpleasant) when the extremely offensive smell from this facility wafts over the suburb. We then have no choice but to remain indoors and that is not nearly so healthy for us as seniors		
24.	We oppose Arvela's application to expand their operations, due to the likelihood that this will only increase the negative impact of odours currently emanating from the site. We further uge the City of Nedlands to do all in its power to require Arvela to control the existing odours so they are not detectable in the residential streets north of Underwood Avenue. Despite what Arvela say in their application, it is clear that the noxious odours are penetrating to these streets, including Shann Street, and having major impacts on the amenity of the area. The smells, at their mildest, I would liken to blood and bone. Indeed, when I first started to smell them, I thought a neighbour had been using the fertilizer in their		

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	garden. At their worst, they are like the rotting corpse of a dead animal. These smells clearly emanate from the Arvela site as they are the same smells I experience when riding past the operation on the Brockway Road bike path where their intensity can be overwhelming. They are definitely not from the nearby Wastewater Treatment Plant. We have lived in Shann Street for over 40 years and are well aware of the difference. For evidence that our experience is widely shared, look no further than the front page report in last week's Post, headed Stench Overwhelms Floreat. Attempts by Arvela and their odour consultant to cast doubt on the complaints of so many residents cannot be taken seriously. Please refuse this application and take all necessary action to address the existing problem.		
25.	See attached PDF 1		
26.	I vigorously oppose this development application. Bad odours from this site operated by Arvela have had and continue to have a direct impact on my quality of life at my residence. At times it is impossible to go into my garden without experiencing bad odours from the Arvela site. These odours have continued for many months and while intermittent, don't really seem to have diminished significantly in strength. During the summer months of 2024, the odour was more constant and I attributed it to the use of a new form of fertiliser in our garden. Therefore I made no complaints to Council. Months later, when our fertiliser was long gone, it became clear to me, this could not be the cause of the odour. Then I noticed the smell mostly in the afternoons and evenings, but I have also		

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	noticed it some mornings too. It is also not always dependent on a strong sea breeze, sometimes it is obvious when there is little or no breeze. Having read some of the supporting documentation from OPAM Consulting on Arvela's behalf in relation to the odours and odour management undertaken by Arvela, I have some real concerns: 1. There seems to be a concentration on minimising odours from the Arvela site, where I seek complete elimination of the odours as the only acceptable outcome. 2. In the OPAM report, there seems to be a lack of distinction between possible odours from the WRRF site and the odours from the Arvela site. To me these odours are quite different and the attempt to confuse the two seems only designed to 'muddy the waters' and shift the blame partially on to the WRRF. I experience the two odours quite differently I think because I grew up in City Beach from the 1960s to the 1990s. In those days the smell from the WRRF was legendary, very pungent and covered much of Floreat every afternoon; it was even nicknamed as the 'stink from Lavender Hill'. The WRRF has worked very hard and successfully over many decades to eradicate this stench allowing people to live comfortably and without the stigma of Lavender Hill in the southern sector of Floreat. The Arvela smell is more like a dead carcass smell than the former WRRF sewage odour. 3. Much of the evidence used to conduct the research in after hours time seems to have been limited to direct reports made by individual residents experiencing the bad odours. I don't believe it is my responsibility to do the work for Arvela, OPAM Consulting or Nedlands City Council by		

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	reporting every time I experience the bad odours from Arvela and so I haven't made complaints. The research doesn't take into account other factors which may limit individual reporting such as when residents are at home, whether they are away, whether they are able to use a computer, whether they are comfortable making complaints, or if they have the time to make complaints. So charts appear in the OPAM report with figures like 6 people from Cameron Green reported bad odours at a particular time, which suggests that the majority of residents did not experience bad odours at the given time. This is simply not accurate and is indicative of a very poor understanding of information collection for professional scientific research. Given this is apparently a joint research project with UWA, I would expect much greater research and reporting competency if it were to be deemed satisfactory for reliable evidence for a formal proposal to Council. 4. The OPAM report comments that complaining residents either "experience another odour from another source but point at Arvela" or they "experience Phantosmia", "an olfactory hallucination" which makes them experience odours "that aren't present". I have addressed the first part of this statement in point 2 (muddying the waters), except to point out that it admits there is an odour. The second part of the statement is therefore contradictory, because it states there is no odour and goes on to say that if an odour has been reported it is an hallucination. Later the report states residents may have developed a hyper-sensitivity to the smell, giving us the ability to detect the smell more easily than an average person, making us think that it is worse than it is. All contradictions - the smell is present but not from Arvela, the smell is not present and we are		

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	hallucinating, the smell is present but our olfactory sense is so acute forcing us to experience smells that others wouldn't? If our olfactory senses have become so acute, there is even more reason to shut down the facility until all odours have been permanently eradicated or shift the site to a completely non-residential area, because we are the people living here. How could this possibly be tendered as professional level reporting and therefore sufficient grounds for planning approval? 5. Given Arvela has purportedly already made many alterations (eg removal of animal diet, better filtration), over many months, which have been documented in great detail, to try to eradicate the offensive odours unsuccessfully for the now olfactorally hyper-sensitive or olfactorally confused or olfactorally hallucinating residents, there is good evidence to believe that smell eradication is an impossible task for this company. Whilst I applaud their achievements environmentally and am certain they will revolutionise environmental waste management, it is clear that they should not be permitted to continue their excellent research and development near any residential area. In relation to this research being a Joint Venture between UWA and Arvela (formerly known as Future Green Solutions), I note some additional concerns: 1. The UWA Shenton Park Field Station website YouTube presentation states that only species native to Australia are used in research. This joint project between UWA and Arvela clearly uses the Black Soldier Fly, a species native to America. On a few occasions now, I have encountered this BSF species in my garden, which leads me to believe that Arvela's		

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	containment systems are not fullproof. Let us hope that the BSF in our community has the positive effects of the introduced dung beetle, rather than the destructive cane toad. 2. UWA forecasts part of their land to be used as residential in the future, which would put even more residences in close proximity to the present Arvela location. There seems to be a disconnect between Arvela's current approved use and what it is actually being undertaken on this site. No expansion of facilities should be approved by Council. In fact Arvela should be required to vacate this site and relocate to a non-residential area. Arvela's proposed change of use to Unlisted Use - Research and Development should not be approved.		
27.	I am a resident that lives not 200 m from this site and have been experiencing extremely unpleasant odours from our property from this site for months now. This is so unpleasant we are unable to open our windows especially early morning and evenings when the odours seem to be at their worst. We have lived here for 12 years and feel this is extremely unfair and has devalued our property as now the stigma has been attached to this problem thus making our property unpleasant to live in and tainted the area and will devalue our property for resale. See attached PDF 1		
28.	I wish to comment on the Development Application Proposal at No 1 (Lot 4) Underwood Avenue, Mt Claremont (Reference: DA24-96387). The existing Arvela Research and Development site in Mt Claremont is already having an adverse effect on nearby residents' lives. Particularly		

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	noxious odours which emanate from Arvela's Black Soldier Fly development facility have been quite awful, particularly since last summer. Despite assurances from Arvela's CEO (Mark Wheat) that changes in the type of feed used in their fly larvae experiments has significantly reduced odour problems, I have not noticed improvements and nor do I believe Arvela have demonstrated that they're capable of completely removing these odours. Too often, particularly in late afternoons and evenings, Floreat residents like us continue to be driven inside their homes, with all windows and doors firmly shut, to escape pervasive, appalling odours. This is not acceptable. The residents of Floreat like me really ARE experiencing noxious, cadaver-like odours on many occasions. This has been occurring for many months now and significantly impacting our quality of life. We are NOT imagining these occurrences! I implore you to reject Arvela's proposal to add at least three containers (1 large and two smaller) at the Mt Claremont facility for their future BSF research. The dreadful situation with existing odours will only worsen if this proposal is passed by Nedlands Council. In my view the Council would not be attending to the concerns of its ratepayers in a largely residential area if it were to pass the Proposal DA24-96387.		
29.	Following is a letter addressing our whole street's concerns, however I wanted to make my own personal comment. The odour from the magot farm is very distressing and prevents us from enjoying our own backyard or playing at the little park between Edwards and Cameron Green. Our son has level 2 Autism Spectrum Disorder (ASD) so a safe enclosed place to play is very important to our whole family's well being. The smell means we are inside a lot more and Bernie is cooped up and not able to		

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	play and move his body. This means he is less well regulated and makes it more difficult for him to stay calm and happy. I would like to plead with you not to allow the company to continue in its current location. The location so close to residences is completely inappropriate and unfair. I do not believe that air filters will help much with this stench. The company needs to relocate far away from residential areas. Please, for the well being of my family, do not allow the company to continue at this location, and most definitely PLEASE do not allow its operation to expand. See attached PDF 1		
30.	I wish to object to the repugnant and sickening odour emanating from Lot 4/105 Underwood Avenue, Mt Claremont. This situation is apparently caused by non-compliant experiments being carried out by Arvela following the City's past approval to do so under the misapprehension that Avela's use of the area was for 'Warehouse Storage'.I therefore ask the City not to approve Arvela's future development application for a supposed extension of five years (or any period of time) to its current operations. I am a senior citizen, and a ratepayer, and do not want to suffer what time I may have left on this earth locked inside my house. Please imagine what it would be like in summer if I can't use my evaporative air-conditioning system because of the smell. Thank you for your attention to this matter.		
31.	This correspondence relates to the above-mentioned development application, your reference DA24-96387. Odour Issue For some time now		

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	residents living in Cameron Green, part of Rosedale Street, Edwards Green, Shann Street and surrounds have been noting regular strong putrid odours that change in intensity from day-to-day but have continued to affect our enjoyment of our properties, including requiring us to close windows to reduce the odour and limit time spent outside our homes. In discussions with residents, it appears that we had up until recently assumed our neighbours had been using copious amounts of manure fertiliser, or that dead animals were rotting under decking or in neighbour's yards. A collective level of politeness, mutual respect and a level of embarrasment within our community led to no official complaints being made until recently. The DA that this letter responds to has catalysed wider and informed discussions that clearly identifies the odoursource. Current Ancillary Use not Appropriate The DA relates to a site currently zoned urban developmentfrom the City's intramaps. Urban development has the following objectives set out in the City's Local Planning Scheme 3 (LPS3): -"To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions for this Scheme. - To identify areas that require comprehensive planning in order to provide for the coordination of subdivision, land use and development." No. 1 Underwood Avenue has also been comprised within the Outline Development Plan - Lot 4 and 105 Underwood Ave - UWA Biological Resource Support Facility that seeks to create three super-lots for urban residential development along with the retention of a significant tract of conserved bushland. It is clear that residential development is an expected strategic future land use of this site. The University of Western Australia as land owner has stated aims		

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	for residential development of approximately 300 lots, and to aspire to provide a unique opportunity for the wider community to source new housing opportunities of a smaller lot size in the Western Suburbs. From the UWA website – "The proposal [to develop Lot 4] represents a rare opportunity to achieve a diversity of housing types through a range of residential densities. This meets the objectives of the State Government Study of Land Use Patterns and Residential Densities in the Western Suburbs (July 2008) that states: "The City of Nedlands has the lowest density housing in the Western Suburbs. As a consequence, the range of housing choice available is also the lowest. Single dwellings on large lots are the overwhelming predominant housing form in the City."(https://www.cm.uwa.edu.au/_/shenton-park-campus/underwood/development)In terms ofcontext, the location of the current and proposed use is less than 120m south from the closest residential dwellings (on Cameron Green). The direction and distance to the residential land use from the site is important due to well-known south-westerly and southerly prevailing winds. Aerial map showing current location of Arvela's operations, distance to nearby residential homes, POS, and the Subiaco Water Waste Treatment Plant to the South The proposed change of use for Arvela (formerly Future Green Solutions) at No. 1 (Lot 4) Underwood Avenue, Mt Claremont, outlines a past approval and a request for a new development application to expand their current operations at a nearby location to our home and extend their current approval for an additional five years. The past approval (Your Ref: DA-21-64002) as described by Arvela's planning consultant describes Arvela's current approved use as "Warehouse/Storage". This appears to		

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	have been historically accepted by the City as an ancillary use. An ancillary use is defined as a “use which is incidental to the predominant use of land and buildings”. As the use actually relates to waste processing rather than the mere storage of goods, it should not be classified as an ancillary use. The City of Nedlands Local Planning Scheme No. 3 defines Warehouse/Storage as “premises including indoor or outdoor facilities used for (a) the storage of goods, equipment, plant or materials; or (b) the display or the sale by wholesale of goods”. It appears from the Change of Use Development Application (the “DA”) that the current supposed approved use is recognisedas not appropriately relating to the actual use, thus requiring a change of use development application. The apparent actual use, as proposed as a change of use by the proponent to “Unlisted Use – Research and Development” relates to converting waste into “high-value products” using black soldier fly larval maggots and appears to be better defined within LPS3 as Industry – “premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes - (a) the storage of goods; (b) the work of administration or accounting; (c) the selling of goods by wholesale or retail; (d) the provision of amenities for employees; (e) incidental purposes.” Given that the current use appears to go beyond being an ancillary use, no extension should be provided due to the adverse impacts to neighbouring residential land uses from the regular strong putrid odours being experienced by residents living on Cameron Green, Edwards Green, Shann Street, and the surrounds, and recognised by		

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	City of Nedlands council officers (as noted in letter from Tony Nguyen, City of Nedlands Senior Environmental Health Officer (see Annexure A). In short, the current use should not be deemed an ancillary use, should cease immediately and not be extended for another five years due to the hugely negative and adverse amenity impacts to local residents and community. Proposed Change of Use Not Supported The proponent makes the case that the site is appropriate for the proposed new change of use as land abutting the Subiaco Waste Water Treatment Plant (SWWTP) has been identified in the Outline Development Plan to not be appropriate for residential, retail or similarly sensitive uses due to potential odour impacts. However, this spurious claim attempts to leverage the title rather than the substance of the Outline Development Plan as it relates to residential development (not research and development uses), and fails to clarify that the SWWTP is located over 560m to the south of the location of the current non-compliant use which is in no way abutting the SWWTP. This statement in fact reflects that the location of the current non-compliant use should not be supported due to it being almost five times closer to sensitive residential land uses rather than the SWWTP (see aerial map above). Further, an Environmental Protection Authority Residential Subdivision – Pt Lot 4 Underwood UnderwoodAvenue/Selby Street, Shenton Park Report, Bulletin 1034, November 2001, noted that the Water Corporation considered 600m to be an acceptable odour buffer zone from the SWWT. Noting the adverse odour impacts being experienced, consideration of a similar-scaled minimum odour buffer zone to the Arvela use seems appropriate. The proponent acknowledges that the proposed use is intended to be		

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	temporary, with plans to relocate to a more suitable site once funding becomes available. This implies an understanding that the current location is not appropriate for the proposed use. However, it is important to recognise that a five-year period is significant, and residents affected by unpleasant odors will have to endure this issue for an extended duration. Due Regard Where a proposed use is not listed and is to be considered at the discretion of the City, key to the City's consideration is giving due regard to clause 67 (2) of the deemed provisions. The proponent's application only refers to three components of clause 67 (2) but there are a raft of relevant matters that the City is to have due regard of. Below is a number of relevant considerations in relation to clause 67 (2) of the deemed provisions: cl. 67 (2) In considering an application for development approval (other than an application on which approval cannot be granted under subclause (1)), the local government is to have due regard to the following matters to the extent that, in the opinion of the local government, those matters are relevant to the development the subject of the application —(a) the aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;The City's scheme defines the land as urban development, and the Outline Development Plan - Lot 4 and 105 Underwood Ave - UWA Biological Resource Support Facility looks to underpin significant residential development on the site. It is pertinent that the proposed use is not listed in the City's LPS3, reflecting that it was not contemplated as a future use and is not in keeping with the aims and provisions of the Local Planning Scheme or the Outline Development		

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	Plan (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; (c) any approved State planning policy; (d any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d); (e) any policy of the Commission;(f) any policy of the State; (fa) any local planning strategy for this Scheme endorsed by the Commission; (g) any local planning policy for the Scheme area; (h) any structure plan or local development plan that relates 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 ;(m) the compatibility of the development with its setting, including —(i) the compatibility of the development with the desired future 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;The current and proposed extended development is not compatible with its setting being in close proximity to sensitive residential uses. The treatment of organic waste by larval maggots is creating significant adverse odour issues for residents which is negatively affecting residential land in the locality. The proposed development is also not compatible with the desired future character of its setting, which clearly contemplates more intensive urban residential development.While the proponent has stated that carbon filters have		

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	been fitted to the shipping container maggot farm ventilation stacks, the putrid odour was still being experienced in early September by our household.(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;The amenity of the locality is being adversely impacted due to environmental impacts derived from putrid odours, not just to nearby residential homes but public open spaces in the vicinity, a significant PSP, and pedestrian movement through the local street network. This impacts both the character of the locality and represents social impacts from the proposed development. (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;(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;The site is located within a noted bushfire prone zone as indicated on the relevant DFES mapping system (see below). As a proposed change of use, proper and orderly planning would not support the change of use at this location given the identified bushfire risks. (r) the suitability of the land for the development taking into account the possible risk to human health or safety;The putrid odours have possible risk to human health or safety, with both young children and elderly residents living in close proximity to the current use. (u) the availability and adequacy for the development of the following — (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic		

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	competition between new and existing businesses; The putrid odours emanating from the site are limiting the use of nearby POS. (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;The negative impacts go beyond those experienced by just our household and extend to those residents living in Cameron Green, part of Rosedale Street, Edwards Green, and Shann Street. The negative impacts are also felt by those using the nearby PSP and pedestrian accessways that are also negatively impacted by the putrid odours.Conclusion The proponent's current approved use appears not to be related to its actual use. The current use should not be deemed an ancillary use.The proposed change of use to Unlisted Use - Research and Development and supposed extension of five years should not be approved as it fails on multiple levels.The proposed use negatively impacts nearby sensitive residential uses and proposed mitigation measures installed by the proponent have not improved the situation. The putrid odoursadversely affect the quality of life of residents and those using the nearby POS, the PSP and pedestrian footpaths.The proposed use is located on land that is identified as bushfire prone and therefore should not be supported.		
32.	See attached PDF 1		
33.	See attached PDF 1		
34.	See attached PDF 1		
35.	See attached PDF 1		

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36.	See attached PDF 2		
37.	I strongly object to the expansion/change of use to field research station located at 1 Underwood Avenue, Mt Claremont. As a permanent resident of 54 Kirwan Street Floreat, the bi-products of the current research negatively impacts us at our property, in addition to my and my family's sporting commitments in the area. The smell is putrid, like sewage, which I did not expect from moving to this suburb 2 years ago. I work in medical science - whilst I understand the need for research for many reasons this should not bring others to harm, impair or inconvenience.		
38.	I am writing to express my objection to the change of use proposal at the above. Any development that would allow for the increase of the noxious odour that emanates from this site, would not be acceptable in a residential area. The regular odour in certain wind directions, means that we have to close doors and windows, especially in warmer weather and East/South East wind directions. It is embarrassing for house guests and family to visit and is not acceptable for city living. The odour has a stench of rotting flesh and is quite frankly, not something we should have to put up with. We have lived at this address for the past 7 years and the stench has become progressively worse.		
39.	We are opposed to the Proposal for the following reasons. 1. The OPAM Consulting odour report submitted with the Proposal (**OPAM Report**) acknowledges that the facility run by Future Green Solutions Pty Ltd t/a Arvela (**FGS**) on the Site produces odour (section 2, page 6).		

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	We experience a highly unpleasant odour, similar to rotting flesh or rotting protein, which we have been experiencing at our property at least since February 2024. 2. The odour is not constant or a daily occurrence, but it does arise frequently. Plumes of odour waft onto our property, become trapped and build up in confined spaces between structures such as walls, eaves and fences and in alcoves. 3. When this occurs, it makes it unpleasant for us to be in these areas and for us to open doors and windows in our house. The odour, when present, therefore significantly impacts our access to fresh air, both inside our house and around it. 4. We experienced very strong odour plumes as recently as Father's Day on 1 September 2024 in the afternoon. We specifically recall this time and date as we were saying goodbye to guests in our driveway at 3:45pm and were embarrassed by the highly unpleasant odour at the front of our house and in our driveway. There was a less strong but clearly detectable odour under our pergola earlier while our guests were with us. We also experienced the odour when doing garden work outside, particularly down the eastern side and at the back of our house, last Sunday 8 September 2024.		

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	If the odour we are experiencing is from the FGS facility, these occurrences do not give us any confidence that the odour can or will be appropriately managed. This is particularly since FGS has for some time been aware that residents in South Floreat have been complaining about odour and, according to the OPAM Report, has been actively attempting to mitigate the odour its consultant concedes the facility discharges. We believe that the proposed use of the Site should not be approved given its close proximity to a residential area and given the Proposal concedes that the FGS facility discharges odour. 5. We see flies which we recognise from FGS' Website in our yard. Given the above, we object to the proposed change of use and to FGS expanding the number of structures on the Site. We do not support FGS' operations being located so close to a residential area. We also have some questions for the Council about the nature of FGS' activities at the Site, which we set out in further detail below. **Further detailed comments on our odour experience** 1. We have, at least since February 2024 and perhaps earlier, been intermittently experiencing odour at our property. We noticed the same odour along the fence on Underwood Avenue (that is, the fences of the properties on Cameron Green which back onto Underwood Avenue) and our initial thought was that an animal must have died in the bush along the fence. 2. We have been discussing the odour with various neighbours in the street over a course of months, as they smell it too.		

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	3. We have not made a complaint to the Council but that does not mean the odour does not disturb us. 4. The odour tends to come initially in wafts on the breeze, often in the afternoon but we do sometimes notice it earlier. After a while, wafts can collect and settle in our front yard, front door alcove and car port and sometimes in our back yard. The odour does not come every day but comes quite regularly. 5. We have lived at our address for over 15 years. We have never noticed any odour from the rubbish facility. We very occasionally notice a slight odour which we can identify as emanating from the Wastewater Treatment Facility; we recognise the odour given our length of time at our property, including when it used to travel to our property more often years ago. Mr Jordan is a plumber and is very familiar with the smell of wastewater. However, the Wastewater Treatment Facility odour is not nearly as pungent as the FGS odour. **Comments on the OPAM Report** We make the following comments on the OPAM Report. 1. The OPAM Report relies in part on resident complaints to the Council as evidence of odour instances and equates a reduction in resident complaints with a reduction in odour frequency. This analysis is flawed as the sample size of residents complaining to the Council during the		

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	observation period was small and not representative of the number of residents who are disturbed by the odour. 2. Points made in the OPAM Report about alleged reductions in distance of travel of the odour, or the distance of complaints, from the FGS facility are irrelevant to those residents who are closer to the facility. 3. The OPAM Report confirms that odour was detected on Cameron Green. OPAM's observations were taken from public spaces while driving, walking or, we assume, standing in the open or sitting in a parked car in public space on Cameron Green and surrounds. We assume the City's patrol observations have been taken on the same basis. The experience of the odour plume on residents' properties is different from the experience of the odour in open space. The odour wafts onto our property and air becomes trapped against and between structures, building up. OPAM's testing did not measure the effects of odour in the confined spaces of residents' properties and is therefore not reflective of what residents are experiencing. 4. While we acknowledge we are not trained in odour detection or modelling, our research on this issue leads us to note the following: (a) The OPAM Report does not consider whether the odorous particles may be heavier than normal air particles, therefore impacting dispersion and the extent of time for which a plume could "sit" at a resident's		

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	property, particularly when plumes are contained between structures. We therefore question OPAM's conclusions at various points in the OPAM Report that an odour from FGS could not have been detected by a resident at a particular time due to recorded wind direction at that time. These conclusions take no account of the possibility of build up of a plume in confined spaces at the resident's property. (b) The OPAM Report basis its analysis on data for each featured day of recorded wind direction at various times but makes no reference to atmospheric changes, to built structures in the locality or to local topography, all of which can impact air movement and therefore influence odour plume behaviour. (c) We do not agree with the statement by OPAM consulting on page 35 of the OPAM Report that intensity references provided by residents have "no value". One does not require a qualification in order to detect and judge an odour. **FGS' activities at the Site** It is difficult for us to reconcile FGS' descriptions of its actual and proposed operations at the Site which are set out in its Proposal, with its public statements as to its operations. The Proposal indicates that FGS' operations are limited to research and development. It states: Approval is sought for a five (5) year period whilst Arvela pursue long term site alternatives for its operations. The intention is that Arvela's		

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	research and development findings provide clear scientific evidence which would then enable its operations to be viable for commercial production (off site) which in turn would necessitate the need for investors, grants and the like for commercialisation to occur. FGS' Web site, Facebook page and LinkedIn page variously advertise it as a commercial supplier of black soldier fly larvae. Its LinkedIn page describes FGS having a “dedicated black soldier fly breeding facility in Perth with world-class productivity metrics”; we query where this facility is located. Arvela's Website states – We supply industry-leading Black Soldier Fly eggs for businesses building their own waste solutions. Our managed breeding program ensures top quality broodstock with excellent hatchability, which makes Arvela black soldier fly eggs the industry gold standard. Always fresh, we guarantee that our products are shipped within 24 hours of oviposition, and with our efficient delivery system, they reach your doorstep in record time. FGS has recently advertised on Seek.com for farming production assistants to work in the Shenton Park area, to assist with what it describes as its “growing business” at “a very exciting time as we scale up production to meet demand”. We attach a copy of the Seek.com ad. We ask that the City of Nedlands investigate and clarify with FGS as to where these advertised commercial operations are taking place.		
40.	I am a nearby resident and have extensive experience smelling different areas of Floreat dating back to the 1980s. I ride a motorcycle along Brockway Rd past the Arvela and WRRF sites, twice per day, from Monday to Friday, year round (all weather conditions), on my way to and		

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	from work. I toured the WFFR site when I was in primary school. When motorcycling past the Arvela and WRRF sites, when an odour is present, I am able to recognise the unique odour from each site. The odour from the Arvela site is orders of magnitude more offensive than any odour I have smelt from the WRRF site, and at its highest strength, orders of magnitude more intense. It is very common for the odour from the Arvela site to leave the WRRF odour boundary. The Arvela site is practically on the odour boundary. The last three times I have noticed an obvious Averly odour whilst commuting was: 5:23 PM 10/09/2024 - intersection of Brookway Rd and Underwood Ave 9:27 AM 11/09/2024 - Brookway Rd near Underwood Ave 5:30 PM 11/09/2024 - Brookway Rd near Underwood Ave I first noticed offensive odours in the area a few years ago along Brookdale St, near Gunn St, when I used to walk in the evenings. At the time I attributed this to the WFFR (although it was not like anything I remember smelling from the WRRF site), but I was not aware of Arvela at the time. For a long time now, my residence has been intermittently engulfed by an offensive odour, such that I make sure my windows are closed when it starts getting dark as a precaution. I normally shower late at night, but sometimes I am prevented from doing so because of the offensive odour outside, as it will be sucked into the house when I run the exhaust fan, and or enter through the bathroom window when I open it to let the bathroom dry. Now I have to open the bathroom window each time I want to shower to check if the offensive odour is present outside. I mainly notice the offensive odour late at night at my		

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	residence, because that is when I check the outside air to see if I can shower. The last two times I noticed the offensive odour at home was: 11:42 PM 08/09/2024 10:45 PM 09/09/2024 The offensive odour has normally cleared by the time I leave for work around 9 AM. Incidentally, having looked through the report provided by Averly, I do not remember seeing any odour patrols after 10 PM which is when I mainly notice the offensive odour. The report may also mislead if not examined carefully. For example, “No odour” can mean an odour was present but not recognised. So it may be possible all the “No odour” points on the maps could be diluted Averly odours mixed with other background odours such as from gardens, that could still be offensive odours, just not recognisable. I do not believe that any undertaking that produces odours as offensive and intense as those produced by Averly should be located adjacent to any residential land use. Please feel free to contact me if you would like further information.		
41.	Having read the report by OPAM Consulting into the cause and impact of odours to the general public of Floreat, I have formed the view that it is not objective and is particularly biased towards Arvela. The director of OPAM Consulting goes to great pains to explain the “scientific” process that was implemented, including painstaking analysis of wind patterns and conditions. Although there are references to resident reports, these are downplayed, dismissed and at times ridiculed. My determination of bias is based on OPAM Consulting conducting patrols on specific days in the black soldier fly (BSF) life-cycle when “peak emissions occur” (days 6		

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	to 8) and then suggesting that complaints of odours do not align with this cycle when odours are expected to occur. The report goes on to state that a resident who reported an odour dissipating when wind conditions remained the same and “Arvela odour that was still emitted at the stacks” (page 32), indicated that the odour that the resident encountered was from a different source “raises the question of a possible other source” The Director questions complaints by residents that are made in good faith stating that the complaint by the resident “needs to be considered with caution” (page 32). In relation to an alternative source of the odour, patrols conducted upwind of the Arvela site did not detect an odour , but when closer to Arvela and downwind from Arvela, the odour was recognised at “subtle level”(page 18, point 6.3), yet further in the report the idea of a possible alternative source is made more often, pointing the finger to WRRF (page 35). The OPAM report attempts at suggesting an alternative source is a biased and unsupported claim. The odour experienced by the community is very distinct. It smells of rotting, decaying meat, like that of a dead animal. It is not a sewage odour. It is not a cooking odour. The report states that because resident complaints do not align with OPAM Consulting or City of Nedlands odour patrol findings, that residents were “hyper-sensitive”, experiencing “a mix of Arvela and WRRF odours”, an “odour from another source”, and most alarmingly “residents experiencing odour hallucinations”. Phantosmia (olfactory hallucination) is extremely rare, and shared phantosmia (between several people) is not recognised. I am a qualified Psychiatrist who deals with disordered thought and sensory experiences in people with mental illness. I would like to know what qualifications the Director of		

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	OPAM has to reach this conclusion. Similarly, as much as people may become “hyper-sensitive”, they may also become less sensitive through the process of sensory habituation. Essentially, the more you experience a sense, the less you notice it. The report makes no mention of this process, again demonstrating bias. Regarding the suggestion that, because resident complaints have decreased the issue is less impactful, is ludicrous. It is important to note that residents may not have been home to “report” the odours, they also may not have thought it would achieve anything due to their experience of complacency from responsible services. In late August and early September, the community of Cameron Green have reached out to neighbouring streets and areas and become aware of how widely this issue has impacted the suburb, with more and more people making complaints. Bias is also demonstrated by an over representation of resident reports that do not support the origin of the odour as being Arvela. These are frequently typed in bold font with the obvious attempt to bring it to the attention of the reader (page 55, point 9.5). This report by OPAM Consulting should not be accepted as evidence to the reduction or elimination of odour emissions from Arvela. It is biased, unscientific and unethical. I wholly object to the Development Application by Arvela for Lot 4 (no 1) Underwood Avenue, due to the organisations plans to expand their operation and their demonstrated lack of social responsibility to their neighbours.		
42.	To whom it may concern,I am writing to formally oppose the development application submitted by Arvela at 1 underwood avenue shenton park due to serious ongoing odour pollution causing potential health impacts on		

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	local residents, including my family, young children and the elderly and concerns about the nature of their operations. We have been experiencing horrendous ongoing odour pollution from Arvela's site which is significantly impacting our quality of life. Despite claims in their report that the odours can be managed, this is not happening. The odour is pervasive, especially after hours and on weekends, and is not being contained within their property. This has been happening for almost a year, and the problem persists despite assurances that it can be controlled.We are particularly concerned about the health implications this odour pollution is having for our young family. The fact that Arvela's staff are shown wearing face masks on their social media pages raises alarms about potential health concerns. Where the report says that odour is not an issue that affects the status of the development application is simply wrong, given that the topic of odour emissions has clearly been engaged as an issue with multiple complaints of unacceptable odours from the location. The odour is not just an inconvenience; it poses a real and constant threat to our mental and physical well-being.The odour report submitted with the application is not independent and appears biased toward Arvela, as the consultants were employed by them.The odour report only assesses the current situation and not contain odour assessment associated with expansion. Therefore the report does not accurately address the development application proposal. The odour consultant also only took patrols at certain times and locations. As the odour is intermittent and differing from intensity it should be appropriate for odour assessment to be continual to model the odour at all times. We urge the council to conduct an independent environmental review to		

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	thoroughly assess the true impact of Arvela's operations on the local environment and community. It is essential that the City take greater steps to protect its residents with more urgency, given the severity of the complaints and the ongoing harm being caused.Arvela's application states that their operations are for research purposes to be extended for a 5-year period while they pursue long-term sites for commercial production. However, their website, Facebook page, and other platforms indicate that they are already engaged in commercial activities, selling and supplying black soldier fly eggs to businesses. This clearly goes beyond research, and it appears they are operating commercially in a residential area without appropriate approvals. The application also states that no additional car parks will be required as no extra staff are needed. Yet, Arvela has recently been advertising for farmhands to join their "growing team," contradicting their application. This further suggests that their operations are expanding beyond research and into commercial production.We strongly oppose the extension of Arvela's operations for another 5 years. The odour issues have not been appropriately addressed, and there is no justification for allowing these impacts on local residents to continue. The council must take immediate action to halt these operations and prevent further harm to our community. Their existing operations have already caused significant harm to local residents, and the odour pollution has not been addressed. Expanding their operations under these conditions would only exacerbate the negative impact on our community. Given the existing issues, Arvela should not be granted permission to expand.Thank you for considering		

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	these concerns. We trust that the council will act in the best interest of its residents and ensure that this development application is denied.		
43.	See attached PDF 1		
44.	Dear Planning officer, I wish to object to the Development Application by Arvela for Lot 4 (no 1) Underwood Avenue, due to the plans to expand their operation and their demonstrated lack of social responsibility to their neighbours. There is a current odour issue with the existing use of the site which is having a significant impact on the daily lives of residents around Cameron Green, Rosedale St, Edwards Green and Shann St. The have been strong foul odour smell, that become apparent most predominantly on a southerly wind. We are unable to entertain at our residence in our outdoor areas, due to the unpleasantness of the odour. We have to keep our windows shut to keep the smell out of the house. We note there was a certain hesitation for all the above-mentioned neighbours to report the unpleasant smell to each other at the beginning of 2024, through a combination of politeness, embarrassment that the smell existed around your own home, and a potentially some in appropriate fertiliser being used, or a dead animal in the stormwater drains. I have read the report by OPAM consulting, and have concerns that the residents are being discredited regarding their observations. The reports by myself were done in good faith, each time the odour was noticeable by myself, and I had the time on hand to write an email as such. To have these attempted to be discredited by a consultant in the employ of Arvela is concerning, without consultation of the stakeholders actually making the report.to ensure data was being collected in the way it was to be analysed. The odour issue is having an enormous impact on		

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	our daily lives, and reduces amenity to enjoy the outdoors. I strongly object to this development application.		
45.	See attached PDF 1		
46.	I am writing on behalf of myself and my fellow residents regarding the severe and ongoing odour problem originating from the UWA research area near Underwood Avenue. Since January 2023, this issue has profoundly impacted our community's quality of life, and despite repeated complaints, we have yet to see any meaningful resolution.I have lived in this neighborhood for 14 years, and I have never experienced anything like the unbearable stench we are now enduring. The location of our home, which we once cherished, has been reduced to being practically unlivable due to the odour. We cannot entertain guests in our home without embarrassment, and we are unable to enjoy the beautiful outdoor spaces of both our property and the suburb. The smell is so nauseating that even stepping outside is a challenge.From my personal experience, the odor, which resembles rotting animals, is often so overwhelming that it prevents me from sleeping and has led to feelings of depression. I can't open my windows for fresh air, and I've stopped using my air conditioner, as it only circulates the foul smell into my home. The health impacts on my daughter, who suffers from asthma, have also worsened, making this situation even more intolerable.In light of the Environmental Protection Act 1986 (EP Act), I believe the odour qualifies as "unreasonable" because it significantly interferes with our health, welfare, comfort, and amenity. Specifically, this odor is affecting us in the following ways:- Frequency of impact: The odour is present on a daily basis, particularly in the evenings and overnight.- Intensity: The strength of the smell is		

Schedule of Submissions

1 Underwood Avenue, Shenton Park (DA24-96387)

City of Nedlands

nedlands.wa.gov.au

#	Submission	Applicant Response	Officer Response
	overwhelming, resembling rotting flesh, and has consistently made the outdoors unusable.- Duration: Once the odour starts, it lasts for long periods—often stronger through the night and continuing thoroughly the day. - Offensiveness: The smell is extremely nauseating, making outdoor spaces and even the interiors of our homes unbearable.- Location: The odour invades our homes, affecting both indoor and outdoor spaces.- Impact on daily activities: The smell has restricted basic activities like opening windows, using air conditioners, enjoying outdoor spaces, and hosting guests.Additionally, as recommended by the WA Government, we have been keeping records of these odour incidents, including the time, date, weather conditions, and our experiences. We are happy to share this documentation to assist in any investigation or further action.We are concerned that the expansion of this project will exacerbate the issue, further diminishing the livability of our homes and impacting property values. We urge the City of Nedlands to take immediate, concrete steps to address and eliminate the source of the odor in line with the regulations under the EP Act.Thank you for your attention to this matter. We look forward to your prompt response and a resolution that will restore the livability of our neighborhood.		
47.	See attached PDF 1		
48.	See attached PDF 1		
Late submissions			
49.	I would like to formally object to the development application for 1 Underwood Avenue, Shenton Park.		

Schedule of Submissions

1 Underwood Avenue, Shenton Park (DA24-96387)

City of Nedlands

nedlands.wa.gov.au

#	Submission	Applicant Response	Officer Response
	I am a resident of Floreat. We have been noticing a bad smell in Floreat for a long time and would also like to note that it is increasingly getting worse. We haven't been aware of the source of the odour pollution which we now know is coming from Arvela's research site. Our quality of life is severely impacted to the extend that we can't open our windows or go for a walk on the streets and it is shocking to us that the City of Nedlands has been aware of this and continues to allow this. I can also assure you that we don't suffer from odour hallucinations. We as residents can only beg you to put an end to this and shut down Arvela's Research Site. Surely, they are other sites available that are not so close to residential areas. As for the development application, the situation is already unbearable for residents in the area, so please don't allow this to get any worse and do right by your residents.		
50.	I am writing to bring to your attention a concern raised by several residents in the Floreat area regarding a very unpleasant odour that has been affecting our neighbourhood recently. Especially over the past months, many residents have noticed a persistent and strong odour in various parts of the area, both during the day and night. We could notice the horrible smell almost everywhere in Floreat. The smell has also become increasingly dreadful and overwhelming during the last weeks and we are very concerned about the months to come when it will be a lot warmer outside. At the moment, we cannot open our windows or even spend time outside at times as the smell is just unbearable and makes us feel sick.		

Schedule of Submissions

1 Underwood Avenue, Shenton Park (DA24-96387)

City of Nedlands

nedlands.wa.gov.au

#	Submission	Applicant Response	Officer Response
	It seems very obvious that the unpleasant odour affecting our neighbourhood is linked to the research facility operated by the University of Western Australia (UWA). Apparently, they research flies and larvae to enhance waste management using different substrates to grow larvae including abattoir waste, fish bits, swine carcasses and manures, broilers etc. which all cause the terrible odour. When we heard about the development plans lodged recently, we got very concerned and worried about the impact this issue may have on our well-being and the area in which we live. We respectfully urge you to not pursue the development plans. We love living in Floreat and recently purchased an apartment here, but we are considering moving away from Floreat if the smell gets even worse as even the current smell impacts our lives daily. Obviously, this would be a very difficult decision to make and that's why I really and honestly hope you will understand and consider not developing the research facility further. Any updates or actions taken to resolve this issue would be greatly appreciated. We are hopeful for a swift resolution to alleviate the distress and uncertainty that has been plaguing our community. Thank you for your attention to this matter. We look forward to your prompt response and any steps that can be taken to improve the situation and alleviate the distress and uncertainty that has been plaguing our community.		

22.2 TS27.09.24 Electric Vehicle Charging Station Fees and Charges

Meeting & Date	Council Meeting – 27 August 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Bekkie Irwin, Technical Services Projects & Administration Officer
Director	Matthew MacPherson, Director Technical Services
Attachments	1. Schedule of Proposed Electric Vehicle Charging Station Fees 2024-25

Purpose

To pursue the introduction of a new schedule of fees within the annual, adopted fees and charges for 2024-2025 as required for electric vehicle charging stations.

Recommendation

That Council request the CEO:

1. **in accordance with Section 6.19 of the Local Government Act 1995, give local public notice of the intention to impose new fees related to the use of electric vehicle charging stations to take effect from 4 November 2024 as per the schedule of rates outlined in Attachment 1 for a period of 14 days.**

2. **present a report to Council following the public notice period of any feedback received and to consider the amendment of the Schedule of Fees and Charges for 2024 – 2025 to include fees related to the new electric vehicle charging stations pursuant to Section 6.16 of the Local Government Act 1995.**

Voting Requirement

Simple Majority.

Background

Following the endorsement of fees and charges at the Special Council Meeting held Monday, 19th August 2024, fees and charges related to Electronic Vehicle (EV) charging stations were not finalised. This report addresses the need for these amendments.

At the Ordinary Council meeting (OCM) held on 23rd April 2024, RFT 2023-24.10 Electric Vehicle Charges for supply and install dual electric vehicle chargers at the Administration Building, Depot and each of the City's Library Buildings. These installations are complete pending the final endorsement of fees and charges.

Furthermore, the council resolved at the April OCM to:

4. **requests the CEO to identify and investigate additional Electric Vehicle charging locations to be considered for inclusion in the next grant scheme opportunity. These additional locations should service public and community amenity areas such as recreation and education locations. These could include, but not limited to:**

    a. **Nedlands Foreshore,**
    b. **Swanbourne Beach,**
    c. **McGilvray Oval precinct, and**
    d. **Shenton College Lemnos Bushland**

Four electric vehicle chargers, including three public chargers, have been approved for WA Charge Up Grant funding, which closed on 30th June 2024. Proposed locations include public and community amenity areas such as Nedlands Foreshore and Swanbourne Beach.

Discussion

In response to the increasing demand for electronic vehicle infrastructure and the City's ongoing commitment to sustainability, amendments to the current fees and charges for EV charging stations are necessary.

Key Considerations	Details
Amending Fees and Charges	Amendments to EV charging station fees are needed to meet growing demand and align with regulations promoting electric vehicles.
Implementation Timeline	The amended fees will take effect from the nominated date, being Monday 4 November, pending final Council endorsement.
Operational Considerations	The new fees will apply to all public EV charging stations. The revenue generated would be used to offset the additional power usage for each of the chargers.
Alignment with Grant Funding	The fees comply with the WA Charge Up Grant requirements, which helped fund the EV chargers. By establishing a fee structure, the City aligns with grant guidelines and supports broader State and Federal sustainability objectives, enhancing public amenities while promoting clean energy vehicle use.

Consultation

The City must in accordance with Section 6.19 of the local government act 1995, undertake local public notice of any fees it wishes to impose after the adoption of the annual budget, and before the fees are introduced. The notice must outline this intention and stipulate the date from which the fees will come into effect.
Part 1A of the Local Government Administration Regulations

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**People**
Outcome	2. A healthy, active and safe community.
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems.

Budget/Financial Implications

Current Budget Impact:
There is no real impact to the current budget, as these amendments were not included into the endorsed budget paperwork that went to SCM 19th August 2024 and the charging stations have not been opened for public use and thus not costing the City.

Future Budget Impact:
The implementation of the amended fees and charges for EV charging stations is expected to generate revenue for future budgets. The projected revenue will be based on the following fee structure:

Fee Type	Description	Fee Amount	Revenue Generating
Connection Fee Revenue - Per Connection	EV Charger connection fee - Per connection	$1.00	Yes
Energy Fee (Off-Peak) per kWh	EV Charger (Off-Peak) per kWh	$0.30	Yes
Energy Fee (Peak) per kWh	EV Charger (Peak) per kWh	$0.40	Yes

Fee Type	Description	Fee Amount	Revenue Generating
Idle Fee Revenue per minute idle	EV Charger per minute idle fee	$2.00	Yes

This fee structure will provide ongoing revenue to support maintenance, operation, and potential expansion of the City's EV charging infrastructure. At present, and as the initial implementation of City managed EV stations in the City, uptake and overall revenue modelling cannot be determined. The outcome of the rollout of the stations will help inform both future locations, cost modelling and overall revenue. The Peak and Off-Peak usage charge is set as a grant funding condition.

Part 1A of the Local Government (Administration) Regulations 1995 stipulates that the Local Public notes that if no period for notice is specified, notification must not be for a period of less than 7 days. As such, 14 days if proposed as part of the officer recommendation.

Further, Section 1.7 of the Act requires that notice must be published on the official local government website, and in at least three (3) other prescribed ways. It is proposed that the other three (3) ways for notice to occur are:

1. Circulation by email to the City's mailing list as per regulation 3A(2)(e)
2. Exhibition on a notice board as per regulation 3A(2)(f)
3. Posting on Social Media as per regulation 3A(2)(g)

Legislative and Policy Implications

Legislation:
Section 1.7 of the Local Government Act 1995
Section 6.16 of the Local Government Act 1995
Section 6.19 of the Local Government Act 1995

Regulations:
Local Government (Administration) Regulations 1996 – Part 1A – Public Notices

Decision Implications

Endorsing the recommendation will ensure timely implementation of EV Charging fees and charges, supporting sustainability initiatives outlined in the Council Plan.

Failure to endorse may delay the rollout of the EV Chargers infrastructure, potentially missing grant funding opportunities and community service enhancements.

Conclusion

It is recommended that Council adopts the inclusion of EV Charging Stations in the amended Schedule of Fees and Charges for 2024—2025, ensuring alignment with strategic objectives and community expectations.

Further Information

Nil.

2024-25 Fees and Charges
Electronic Vehicle Charging Stations

Fee or Charge	Description	Unit of Cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable
Connection Fee	EV Charger connection fee	per connection	$0.91	$1.00	Yes
Energy Fee (Off-Peak)	EV Charger (Off-Peak) per kWh	per kWh	$0.27	$0.30	Yes
Energy Fee (On-Peak)	EV Charger (On-Peak) per kWh	per kWh	$0.36	$0.40	Yes
Idle Fee	EV Charger per minute idle fee	per minute idle	$1.82	$2.00	Yes

22.3 TS28.09.24 Deed of Agreement - Northern Beaches Alliance Coastal Surveys of our Shared Coastlines

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Report Author	Aaron MacNish, Manager Assets
Director	Matthew MacPherson, Director Technical Services
Attachments	1. Deed of Agreement – Northern Beaches Coastal Surveys – 2024/25

Purpose

The City has been presented with a Deed of Agreement from the Northern Beaches Alliance (NBA). There are currently no clear delegations to the CEO or other employees to sign documents on behalf of the local government which would apply to this deed of agreement. As such this report seeks approval from the Council to authorise the CEO to enter into the agreement with the Northern Beaches Alliance (NBA).

Recommendation

That Council authorises the Chief Executive Officer to sign the Deed of Agreement – Northern Beaches Coastal Surveys 2024/25 as presented in Attachment 1.

Voting Requirement

Simple Majority.

Background

The City of Nedlands has partnered with several of local governments including City's of Wanneroo, Joondalup, Stirling, Town of Cambridge and Shire of Gingin, by virtue our shared coastline to form the Norther Beaches Alliance (NBA) in 2023/24. The purpose of the NBA is collaboration between local government authorities on coastal planning, storm impact management, coastal monitoring and surveys.

The NBA undertakes coastal surveys of the shared coastline on a bi-annual basis, managed by the City of Wanneroo on behalf of the aforementioned Local Governments.

The NBA has been successful in securing grant funding from the Department of Transport in 2023/24 and 2024/25, reducing the cost implication of the coastal surveys to each local authority by fifty percent.

The coastal surveys are managed through an annual Deed of Agreement presented to Council in **Attachment 1 - Deed of Agreement – Northern Beaches Coastal Surveys – 2024/25.**

Discussion

Currently, the CEO or other employees do not have any clear or stated delegated authority to sign documents on behalf of the local government that would be required in accordance with 9.49A of the Local Government Act 1995 (the Act). Further, while the prescribed Functions of CEO under 5.41 of the Act do give power for decisions to be implemented and to manage day-to-day operations of the local government; there is no specific council decision empowering this Deed of Agreement, which is not a regular undertaking by the City.

As such this report seeks approval from the Council to authorise the CEO to enter into the Deed of Agreement with the Northern Beaches Alliance.

The bi-annual coastal surveys are undertaken in October and April each year to ensure capture for pre and post winter storms. For the City to meet its obligations for the NBA Deed of Agreement and to meet the October 2024 surveys dates it is imperative that the agreement is signed.

Should the Council choose not to enter into the Deed of Agreement, the City would not undertake the coastal surveys and would forfeit the significant funding secured through the Department of Transport. It would also then be required to undertake its own coastal surveying at the full cost should it be required or decide to in future.

Consultation

The Northern Beaches Alliance meets on a quarterly basis per annum rotating between local government authorities to discuss coastal planning, storm impact management, relevant coastal protection projects, and the ongoing annual coastal monitoring surveys.

The Deed of Agreement for coastal surveys is received and signed by the local government authorities in August of each year, with bi-annual coastal survey taking place in October and April respectively.

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Vision	**Sustainable and responsible for a bright future**
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems. 5. Climate resilience.
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The financial implication for the City of Nedlands from this Deed of Agreement is $9,236 and will be funded from the approved Assets operational budget. This above figure is the total cost that the City is to contribute for the coastal survey works and includes a fifty percent contribution from the state and an approximate twenty four percent subsidy provided to the NBA by the engaged contractor.

If Council chooses not to enter into the Deed of Agreement, the City would not be part of the coastal surveys and would forfeit our portion of significant funding secured through the Department of Transport. The Cost to the City to do so in isolation would be over twice this component figure when accounting for staff time and resources to deliver as well as reduced economies of scale that will come with a smaller work portion.

Legislative and Policy Implications

The bi-annual coastal surveys allow the capture and monitoring of seasonal coastal changes from storm induced erosion during winter to sand movement processes during summer. The regular annual / bi-annual surveys are supported by the State Government and will assist the City by informing strategic coastal planning related policies and documents such as the Coastal Hazard Risk Management and Adaption Plan, currently under development.

With respect to the requirement of this report, Section 9.49A of the Local Government Act 1995 prescribes the execution of documents relevant to local government. Within this, subsection 4 provides that:

“A local government may, by resolution, authorise the CEO, another employee or an agent of the local government to sign documents on behalf of the local government, either generally or subject to conditions or restrictions specified in the authorisation.”

Moreover, subsection 5 states that:

“A document executed by a person under an authority under subsection (4) is not to be regarded as a deed unless the person executes it as a deed and is permitted to do so by the authorisation.”

As such, both are applicable in this instance for the Deed of Agreement.

To streamline such occurrences in future, Council may wish at some point in future to consider a delegation to the CEO or another employee, the ability to sign and execute agreements and or deeds in accordance with suitable restrictions such as only occurring:

- Between the City and State and Federal Governments or entities, for the purposes of funding agreements, or other local governments, for instances such as this NAB Coastal Surveys project,
- within the relevant financial authority and budgetary allocations, and
- where it does not require the Common Seal.

Decision Implications

If the Council authorises the CEO to enter into the agreement with the Northern Beaches Alliance for 2024/2025, the Administration will work with the NBA to commence coastal surveys.

If Council chooses not to enter into the Deed of Agreement, the City would not be part the coastal surveys and would forfeit our portion of significant funding secured through the Department of Transport. The City may also be subject to potential reputational damage with the Department of Transport.

Conclusion

The City has been presented with a Deed of Agreement from the Northern Beaches Alliance (NBA). There are currently no delegations to the CEO or other employees to sign documents on behalf of the local government. As such this report seeks approval from the Council to authorise the CEO to enter into the agreement with the Northern Beaches Alliance (NBA).

Further Information

Nil.

Deed of Agreement

2024/25 Northern Beaches Coastal Surveys

City of Wanneroo
City of Joondalup
City of Stirling
Town of Cambridge
City of Nedlands

City of Wanneroo

Details

Date 05 August 2024

Parties

City of Wanneroo
23 Dundebar Road, Wanneroo, Western Australia 6065
brian.gee@wanneroo.wa.gov.au
Attention: Brian Gee, Manager Assets Maintenance
City of Joondalup
90 Boas Ave, Joondalup WA 6027
matt.klink@joondalup.wa.gov.au
Attention: Matt Klink, Coastal Engineer
City of Stirling
25 Cedric Street Stirling WA 6021
jon.offer@stirling.wa.gov.au
Attention: Jon Offer, Special Projects & Support Engineer
Town of Cambridge
1 Bold Park Drive, Floreat, Western Australia 6014
ahead@cambridge.wa.gov.au
Attention: Andrew Head, Manager Parks and Natural Environment
City of Nedlands
71 Stirling Highway, Nedlands, WA 6009
rdebeer@nedlands.wa.gov.au
Attention: Renier De Beer, Coordinator Asset Management

Recitals

A. The Parties established a Northern Beach Alliance ('**NBA**'), allowing the Parties to share information and discuss coastal management and maintenance methods used by each of the Parties ('**NBA Arrangement**').
B. As part of the NBA Arrangement, the Parties have agreed to enter into this Agreement to provide for Coastal Surveys to be conducted by a Survey Contractor across the Survey Area, in accordance with Contract 23148.
C. The Parties, by this Agreement intend to put in place a payment arrangement to conduct the Costal Surveys.

The Parties now agree as follows:

Agreed Terms

1. Defined terms

In this Agreement:

Coastal Surveys means the coastal surveys to be conducted by the Survey Contractor in October 2024 and April 2025 within the Survey Area as part of the of the Northern Beaches Coastal Survey services under contract 23148.

Contract 23148 means the City of Wanneroo's Coastal Surveys Contract 23148 with survey contractor McMullen Nolan Group that outlines the Scope of Works for the capture of coastal surveys.

Contribution sum means the amount to be paid by the City of Joondalup, City of Stirling, Town of Cambridge or City of Nedlands to the City of Wanneroo, to cover any additional costs incurred by the City of Wanneroo to conduct the Coastal Surveys which is not fully covered by the Grant.

Deliverables means the outcomes of both the October 2024 and April 2025 Coastal Survey.

Execution Date means the date all Parties have signed this Agreement.

Grant means The Department of Transport's (DoT) $80,750 grant awarded to the NBA in July 2024.

North Beach Alliance (NBA) means the informal group of Local Governments Officers looking to collaborate on coastal management practices. The NBA includes the City of Wanneroo, City of Joondalup, City of Stirling, Town of Cambridge, City of Nedlands and Shire of Gingin.

Scope of Works means the scope of works for the Coastal Surveys to be provided by the City of Wanneroo to the Survey Contractor.

Survey Area means the area depicted in Annexure 1, including the:
a) Area within the each of the Parties boundary that extends from the high-water mark to 450m landward of the high-water mark; and
b) The nearshore area, which is defined as the area adjacent to each of the Parties boundaries that extends from the high-water mark to 1 meter water depth at the time of survey.

(The boundaries for each of the Parties are outlined in Annexure 1)

Survey Contractor means an organisation, company and/ or contractor engaged by the City of Wanneroo to complete the Coastal Surveys.

Other Parties means the Parties to this Agreement other than the City of Wanneroo.

2. Interpretation

c) A reference to this Agreement or any related document includes:
   i. both express and implied terms, covenants and conditions of: and
   ii. all variations and additions to, those documents at any time.
d) A reference to a person includes a reference to the person's personal representatives, executors, administrators, successors and assigns and a reference to a Corporation includes a reference to the Corporation's successors and assigns.

e) A reference to any person if that person ceases to exist or is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or constituted in its place or succeeding to its powers or functions.
f) An obligation, covenant, representation or warranty in the favour of two or more persons is for the benefit of them jointly and each of them severally.
g) An obligation, covenant, representation or warranty on the part of two or more persons binds them jointly and each of them severally.
h) A reference to anything includes the whole or any part of that thing and a reference to a group of things or persons included each thing or person in that group.
i) A reference to a clause, paragraph, details, schedule or annexure is a reference to a clause or paragraph or the details in, or a schedule or an annexure to, this Agreement and a reference to this Agreement includes the Details and any Schedule or Annexure.
j) The index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this Agreement.
k) A rule of construction does not apply to the disadvantage of a Party because the Party was responsible for the preparation of this Agreement nor any part of it.

3. Obligations

3.1. City of Wanneroo's obligations are:

a) To engage Survey Contractor(s) to undertake the Coastal Surveys in accordance with the Scope of Works developed and prepared in accordance with clause 3.1 b) below.

b) To develop and prepare a Scope of Works for the Coastal Surveys, which includes consistent topography surveys across the Survey Area and a number of nearshore survey transects across the Survey Area.

c) To make all required payments and to take all necessary and reasonably required steps to ensure that the Survey Contractor, perform its duties and responsibilities punctually, according to industry standards and in accordance with the terms and conditions agreed to between the City of Wanneroo and the Survey Contractor.

d) To provide all Deliverables of the Coastal Surveys to the Other Parties as soon as they are provided to the City of Wanneroo by the Survey Contractor.

e) To obtain and comply with all relevant approvals and consents from relevant authorities to allow the Survey Contractor to conduct the Coastal Surveys.

3.2. Obligations of the Other Parties are:

a) To punctually pay the Contribution Sum in accordance with Clause 5.

b) Not to cause or allow the unnecessary delays or hinder the performance of the Survey Contractor's obligations under the agreement reached between the Survey Contractor and the City of Wanneroo.

c) To review the Deliverables of October 2024 and April 2025 and provide any review comments and recommended changes of Deliverables to the City of Wanneroo within two (2) weeks of receipt of Deliverables, to ensure that only one round of comments will be provided to the Survey Contractor and to avoid any additional fees associated with additional reviews.

4. Mutual Agreement:

   The Parties mutually agree that:

   a) This Agreement does not create any legal relationship between the City of Joondalup, City of Stirling, Town of Cambridge or City of Nedlands and the Survey Contractor engaged by the City of Wanneroo under clause 3 a) above.

   b) The Grant will be used in full as part payment to cover the costs incurred by the City of Wanneroo to engage a Survey Contractor, including the Survey Contractor's fee to conduct the Coastal Surveys in accordance with this Agreement.

5. Payments by the Other Parties

   a) The City of Wanneroo will provide to the Other Parties with an invoice after receiving the Deliverables.
   b) The Other Parties agree to pay the invoice within 30 days of the date of the invoice.
   c) Unless otherwise agreed between the City of Wanneroo and relevant Other Party, in writing:

      i) the City of Joondalup agree to pay the Contribution Sum of $17,067.87 to the City of Wanneroo within 30 days of the date of the invoice.
      ii) the City of Stirling agree to pay the Contribution Sum of $13,218.12 to the City of Wanneroo within 30 days of the date of the invoice.
      iii) the Town of Cambridge agree to pay the Contribution Sum of $9,880.40 to the City of Wanneroo within 30 days of the date of the invoice.
      iv) the City of Nedlands agree to pay the Contribution Sum of $9,235.62 to the City of Wanneroo within 30 days of the date of the invoice.

6. Term
   a) This Agreement will commence on the execution date and will continue until the City of Wanneroo has received the full payments from each of the Other Parties under clause 5 above.

7. Indemnity
   a) The Other Parties will indemnify and keep indemnified each other and the City of Wanneroo (**Indemnified Party**) from and against any loss or damage (including loss or damage to property), expense, liability or cost incurred by an Indemnified Party (including incurred as a consequence of a third-party claim) which arises from or is a consequence of:

      i) Any unlawful or negligent act or omission of the Indemnified Party in connection with this Agreement;
      ii) The Indemnified Party's liability under this clause will be reduced proportionally to the extent that any negligent or unlawful act or omission or wilful misconduct of the other party contributed to the relevant loss, damage, expense or liability. Neither party will be liable to the other party in any circumstances for any indirect, economic, special or consequential loss or damage.

8. General Warranties

a) Each Party warrant to the other Party, as continuing warranties, that:

i) It has full power and authority to enter into and perform its obligations under this Agreement;
ii) This Agreement constitutes a legal, valid and binding obligations on it and is enforceable in accordance with its terms.

9. Dispute Resolution

a) The Parties will attempt in good faith to resolve any dispute or difference in connection with any aspect of this Agreement through negotiations between a senior employee or a nominated representative of each of the Parties with authority to settle the relevant dispute or difference. If the dispute cannot be settled amicably within fourteen (14) days from the date on which a party has served written notice on the other Parties of the dispute or difference, then the remaining provisions of this clause 10 shall apply.
b) In the event that the dispute is not resolved in accordance with clause 10a), the dispute may on application by any party be referred to the Law Society of Western Australia for the appointment of a person as an Expert and each party may be represented by a qualified legal practitioner or other representative in any mediation proceedings.
c) The Expert shall be required to:
   i. declare any potential or perceived conflicts of interest to both parties;
   ii. have a reasonable commercial, technical and practical experience in the area of dispute; and
   iii. undertake to keep confidential matters coming to his or her knowledge by reason of his or her appointment.
d) The Expert shall have the powers to:
   i. inform themselves independently as to facts and any technical matters to which the dispute relates;
   ii. receive written submissions, sworn and unsworn written statements, photocopy documents and to act upon the same; and
   iii. take such measures as they think fit to expedite completion of the dispute resolution.
e) The Expert shall act as mediator and not as an arbitrator. The Expert shall not be empowered to make a binding determination, and the Parties are not obliged to agree to the Expert's findings.
f) Unless the Parties otherwise agree, the Expert will accept submissions from the parties as to the subject matter of the dispute within fourteen days of their appointment.
g) All costs of the Expert appointed pursuant to this clause shall be paid by the Parties in equal shares.
h) The Parties agree not to commence any legal proceedings in respect of any dispute connected with this Agreement until the procedure provided by this clause has been followed.

10. General

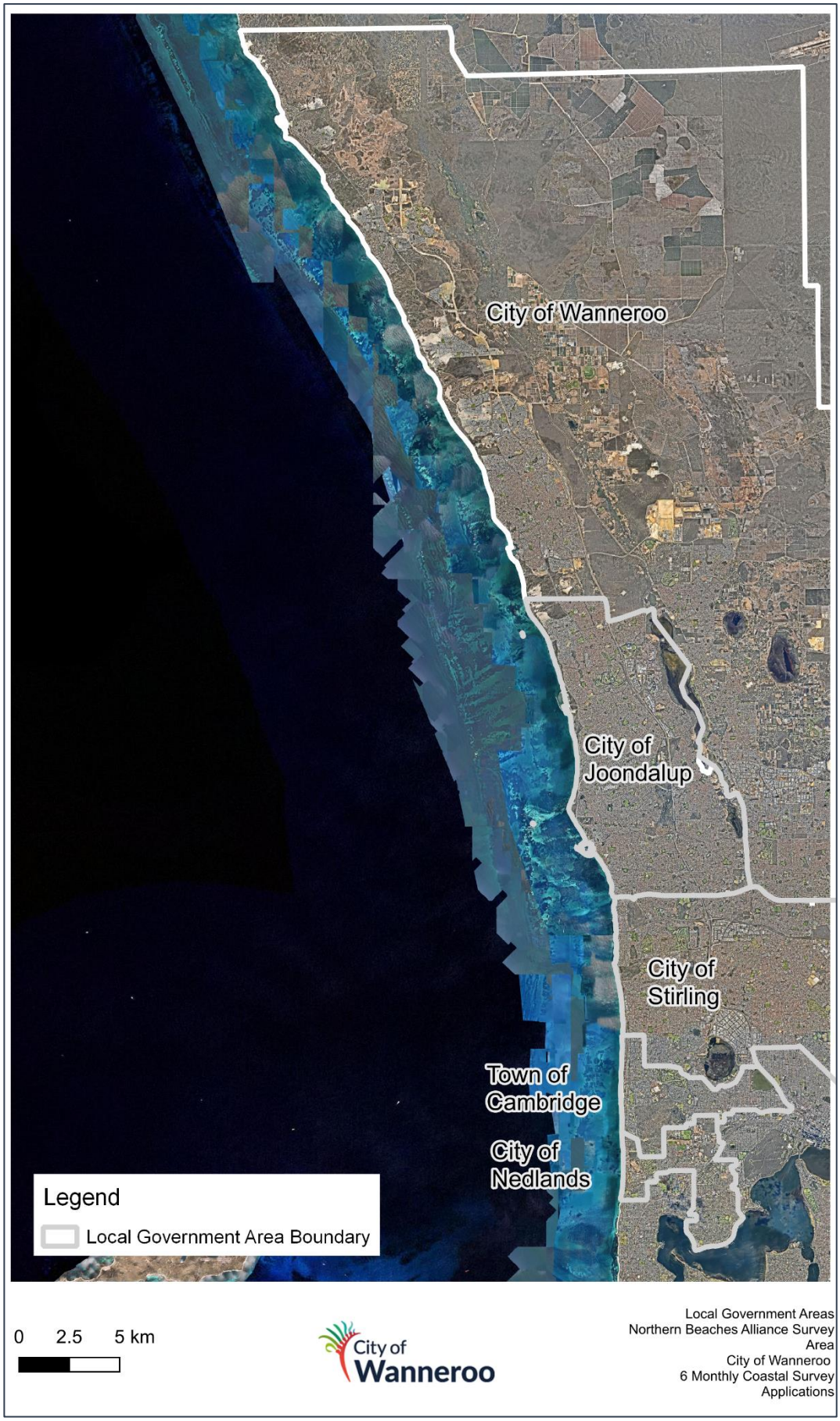
a) Any notice to be given under this Agreement by one of the Parties to the others must be in writing and is given for all purposes by:
   i. delivery in person;
   ii. prepaid post addressed to the receiving Party at the address set out in the Agreement; or
   iii. electronic mail addressed to the receiving Party at the email address set out in this Agreement.
b) Any notice given in accordance with this Agreement will be deemed to be duly served:
   i. if delivered person — on delivery to the receiving Party;
   ii. if sent by prepaid post — at the expiration of three business days after the date of posting: or
   iii. if transmitted electronically — on actual receipt by the addressee.

c) Time is of the essence in every respect in relation to the observance and performance of all Party's obligations under this Agreement.
d) The Agreement may only be varied or replaced by a written agreement of the Parties.
e) No Party may assign the Agreement without the written consent of the other.
f) No Party is to disclose any confidential information obtained during the course of the project.
g) Waiver of any breach, or provision of, or any default under, this Agreement must be in writing and signed by the Party granting the waiver.
h) This Agreement is governed by and is to be construed in accordance with the laws applicable in Western Australia
i) If any part of this Agreement is or becomes void or unenforceable, that part is or will be severed from this Agreement to the intent that all parts that are not or do not become void or unenforceable remain in full force and effect and are unaffected by that severance.
j) The Agreement constitutes the entire agreement between the Parties and supersedes all prior negotiations, representations and agreements, whether written or oral, relating to the subject matter of this Agreement. k) Each party must act properly and in good faith and do all things and execute all further documents necessary to give full effect to this Agreement.
k) This Agreement may be executed in any number of counterparts (including facsimile or scanned PDF counterparts), each of which shall be deemed an original, but all of which together shall constitute the same instrument. No counterpart shall be effective until each party has executed at least one counterpart.

Executed for and on behalf of the City of Wanneroo pursuant to section 9.49 (A)4 of the *Local Government Act 1995 and delegated authority:* (signature) NAME: **Brian Gee** DESIGNATION: **Manager Assets Maintenance** DIRECTORATE: **Assets**	
Executed for and on behalf of the City of Joondalup pursuant to section 9.49 (A)4 of the *Local Government Act 1995 and delegated authority:* _____ (signature) NAME:_____ DESIGNATION:_____ DIRECTORATE:_____	
Executed for and on behalf of the City of Stirling pursuant to section 9.49 (A)4 of the *Local Government Act 1995 and delegated authority:* _____ (signature) NAME:_____ DESIGNATION:_____ DIRECTORATE:_____	

Executed for and on behalf of the Town of Cambridge pursuant to section 9.49 (A)4 of the *Local Government Act 1995 and delegated authority:* _____ (signature) NAME:_____ DESIGNATION:_____ DIRECTORATE:_____	
Executed for and on behalf of the City of Nedlands pursuant to section 9.49 (A)4 of the Local Government Act 1995 and delegated authority: _____ (signature) NAME:_____ DESIGNATION:_____ DIRECTORATE:_____	

Annexure 1 – Project Site



Annexure 1 – Project Cost Summary

	MNG Coastal Survey Capture			
	Oct 24 Surveys	Apr 25 Surveys	% of total cost	Total Contribution
City of Wanneroo	$ 41,900.00	$ 40,750.00	39%	$ 31,347.99
City of Joondalup	$ 23,350.00	$ 21,650.00	21%	$ 17,067.87
City of Stirling	$ 18,050.00	$ 16,800.00	16%	$ 13,218.12
Town of Cambridge	$ 13,450.00	$ 12,600.00	12%	$ 9,880.40
City of Nedlands	$ 12,600.00	$ 11,750.00	11%	$ 9,235.62
Total Cost	$ 109,350.00	$ 103,550.00		
MNG Discount for multiple LGAs	-$	51,400.00		
DoT CAP Grant	-$	80,750.00		
LGAs Contribution	$	80,750.00		

22.4 TS29.09.24 Rhizoctonia (Brown Patch) fungal infection Affecting Turf

Meeting & Date	Council Meeting – September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil.
Report Author	Jac Scott, Manager Urban Landscape and Conservations
Director	Matthew MacPherson, Director Technical Services
Attachments	Nil.

Purpose

A fungal infection, *Rhizoctonia solani*, has been identified on key active reserves within the City. An urgent treatment is required that does not have current budgetary allowance. The timing of the treatment is critical and required to be undertaken immediately in the coming weeks to preserve the suitable conditions and safety of these reserves for summer use.

Recommendation

That Council:

1. **approve/refuse the expenditure of approximately $80,000 on suitable treatment to control *Rhizoctonia solani* in the City's active reserves.**

2. **by Absolute Majority, in accordance with Section 6.8 (1)(b) of the Local Government Act 1995, incurs expenditure in advance of a budgetary allocation to be made at the 2024-25 Mid-Year budget review.**

Voting Requirement

Absolute Majority.

Background

The City first identified evidence of the fungal disease during inspections of the Allen Park Oval. Further evidence has also been identified in the following sites: Allen Park Upper Oval, Allen Park Lower Oval, Swanbourne Oval, Melvista Oval, Charles Court Reserve, David Cruickshank Reserve, College Upper Oval and College Park Lower Oval.

At this time there is no evidence of the disease on Highview Park, Mt Claremont Oval, however if these did become evident then treatment would be required.

Figure 1: Disease outbreak adjacent to the cricket wicket in Allen Park Upper

Figure 2: Disease outbreak in Charles Court Reserve

Figure 3: Disease Outbreak in Charles Court Reserve within cricket outfield

Figure 4: Disease Outbreak in David Cruickshank Reserve, initial outbreak. Note the smaller patches as the disease spreads

A specialist turf consultant, Living Turf, was approached to provide the City with advice. This advice was that *Rhizoctonia solani* (AG 2-2 LP) is highly active in Perth currently, and that symptoms directly aligned with this fungal infection. Living Turf provided the following briefing note.

Large Patch

Rhizoctonia solani (AG 2-2 LP)

- Optimum soil temperature range for activity, **10-27°C**, however, optimal infection occurs when soil temps reach **21°C** for 5 or more consecutive days.
- Disease is a crown rot and attacks slowly growing, warm season turfgrass in cool, wet weather.
- Symptoms appear thin with a tan, yellow or orange colour. A useful indicator is a brilliant "orange firing" of the expanding outer ring.

Leaf spot symptoms

- Damage can be long lasting because infection occurs when warm season turf growth is slow. In summer, turf recovers because the disease is not active at warmer temperatures (> 30°C).
- Apply 1st autumn fungicide app when the avg soil temp is **21°C**. Apply 2nd app 28days later.
- Apply 1st spring fungicide app when soil temp is between 10-13°C or at 50% turf green-up. If there has been a history of symptoms apply a 2nd app 28days later may be required.
- Apply fungicides in 800L/ha of water to aid penetration to crowns and stolons, at lower spray volumes (400-600L/ha) lightly water in with 3-6mm.

Figure 5: Briefing Note on Rhizoctonia solani from Living Turf

Discussion

Disease outbreaks are symptomatic of reduced renovation practices and lower fertiliser and nutritional input. The current level of service for renovations and nutrition and related budget allocations is at a minimum level as the City seeks to reduce the financial burden on ratepayers. Further clubs are generally not in a position to financially support increased levels of service. Accordingly, there is an increased risk of outbreaks of these types of infections. Budget is not

generally provided for these proactively, as it has not recently been required, and this is the first major outbreak for some time.

The disease will lead to bare patches in the turf and will be further spread by pedestrians and machinery. The bare patches lead to an uneven surface and if not treated do not recovery for a considerable amount of time (years). These will not only impact the playability of the City's cricket grounds but also present a safety hazard. These will lead to further issues for winter sports, where full turf coverage cannot be maintained, if not treated.

The recommended treatment is Shiba™ followed by Tribeca™ where the disease is still persisting. These are Schedule 5 chemicals and should therefore be applied by a licensed contractor due to the equipment required. This is the lowest level of scheduled chemical.

Shiba™ is a product that has proven to be highly effective for Rhizoctonia control across WA. Tribeca™ is relatively new to the WA turf market, but its active ingredients (F*ludioxonil* and *Triticonazole)* are well-regarded for controlling Rhizoctonia, other soil-borne diseases, and leaf diseases.

Shiba™ must be applied when the soil temperature is approximately 21^{o}c and accordingly there is a limited time to undertake the treatment effectively. Current soil temperatures are in the optimum range with temperatures at the time of writing between 16.2 and 21.5 ^{o}c. Once temperatures more regularly near 30^{o}c the soil temperature will be too high for effective treatment. Accordingly, officers are requesting urgent Council support for this intervention.

Officers will undertake additional due diligence to confirm the validity of consultant advice and to confirm the best value for money solutions and appropriate pricing.

Consultation

Nil

Strategic Implications

This item is strategically aligned to the City of Nedlands Council Plan 2022-23 vision and desired outcomes as follows:

Pillar	**People**
Outcome	2. A healthy, active and safe community.
Pillar	**Planet**
Outcome	4. Healthy and sustainable ecosystems.

Budget/Financial Implications

The costs of the applications are as follows:

Product Name	Litres per Ha	$ per Litre	$ per Ha	Labour Cost	Total Application Cost
Shiba™	10	$90.00	$900.00	$400.00	$1,300.00
Tribeca™	6	$208.00	$1,248.00	$400.00	$1,648.00
			$2,148.00	$800.00	$2,948.00

Current estimates for the treatment are as follows:

Reserve	Ha	Total
Allen Park	4.5604	$13,444.06
Charles Court Reserve	5.7086	$16,828.95
College Park (Nedlands)	6.7478	$19,892.51
David Cruickshank Reserve	2.8887	$8,515.89
Highview Park	1.2291	$3,623.39
Melvista Reserve	2.5125	$7,406.85
Mount Claremont Oval	2.1537	$6,349.11
Swanbourne Beach Oval	1.3638	$4,020.48
		$80,081.24

These costs include for treatment of Highview Park and Mt Claremont Oval should evidence of the disease become apparent. It is intended these would be included under those conditions, and the estimate therefore allows for all active reserves.

Legislative and Policy Implications

Without a standing budget allocation within the 2024-25 financial year budget, this would be required to be funded from municipal funds or a budget adjustment.

Section 6.8 of the Local Government Act 1995 provisions expenditure not included in the annual budget when taken from the municipal account. There are two options possible, being:

(1)(b) expenditure authorised in advance by resolution (absolute majority)
Or
(1)(c) expenditure authorised in advance by the mayor or president in an emergency.

This report seeks to comply with Section 6.8(1)(b).

Decision Implications

Should Council endorse the recommendation the treatment will be implemented. If Council doesn't endorse the recommendation the impacts on the turf will continue and worsen, with the potential for increased liability due to unsafe sports surfaces. The infection will also have the potential to spread to further active reserves.

Conclusion

This report seeks urgent support for the application of suitable treatments to address a current fungal infection in the City's active sports turf areas.

Further Information

Nil.

22.5 CPS44.09.24 Amendments to 2024/25 Fees and Charges

Meeting & Date	Council Meeting – 24 September 2024
Applicant	City of Nedlands
Employee Disclosure under section 5.70 *Local Government Act 1995*	Nil.
Report Author	Keri Shannon – Chief Executive Officer
Director/CEO	Keri Shannon – Chief Executive Officer
Attachments	City of Nedlands Draft 2024/25 Fees and Charges.

Purpose

To correct the 2024/25 Fees and Charges.

Recommendation

That Council adopts the amended 2024/25 Fees and Charges, as per Attachment 1

Voting Requirement

Absolute Majority

Background

The Fees and Charges approved by the Council on 19 August 2024 incorrectly stated the unit included GST when it in fact excluded GST.

Discussion

For clarity it is recommended that the Fees and Charges 2024/25 be amended to state the unit cost excluding GST and including GST.

Consultation

Nil.

Strategic Implications

This item relates to the following elements from the City's Council Plan 2023-33.

Vision	**Sustainable and responsible for a bright future**
Pillar	**Performance**
Outcome	11. Effective leadership and governance.

Budget/Financial Implications

The application of an incorrect fee which excludes GST instead of including GST will have a budget implication on the City.

Legislative and Policy Implications

Local Government Act 1995
Waste Avoidance and Resources Recovery Act 2007

Decision Implications

The decision will provide clarity for the public.

Conclusion

The administration recommends the Council adopts the amended 2024/25 Fees and Charges.

Further Information

Nil.

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Corporate Services

General Finance Services

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Property Enquiries	Provide a desktop search of any outstanding orders and requisitions related to the sale of a property	Per application	$102.00	$102.00	No	
Photocopying	A4 black single sided	each	$0.20	$0.22	Yes	
Photocopying	A4 black double sided	each	$0.40	$0.44	Yes	
Photocopying	A4 colour double sided	each	$1.00	$1.10	Yes	
Photocopying	A4 colour single sided	each	$0.50	$0.55	Yes	
Photocopying	A3 colour double sided	each	$2.00	$2.20	Yes	
Photocopying	A3 black single sided	each	$0.30	$0.33	Yes	
Photocopying	A3 black double sided	each	$0.60	$0.66	Yes	
Photocopying	A3 colour single sided	each	$1.00	$1.10	Yes	
Photocopying	A2 colour single sided	each	$5.80	$6.38	Yes	
Photocopying	A2 black single sided	each	$2.00	$2.20	Yes	
Photocopying	A2 black double sided	each	$4.00	$4.40	Yes	
Photocopying	A2 colour double sided	each	$11.60	$12.76	Yes	
Photocopying	A1 black double sided	each	$2.50	$2.75	Yes	
Photocopying	A1 colour single sided	each	$7.00	$7.70	Yes	
Photocopying	A1 colour double sided	each	$14.00	$15.40	Yes	
Photocopying	A0 black single sided	each	$5.00	$5.50	Yes	
Photocopying	A0 black double sided	each	$10.00	$11.00	Yes	
Photocopying	A0 colour single sided	each	$15.00	$16.50	Yes	
Photocopying	A0 colour double sided	each	$30.00	$33.00	Yes	
Credit Card	payment surcharge Visa & Mastercard	percentage	0.72%		Yes	
Admin fee dishonoured payment	Cheques or electronic payments	each	$24.00	$26.40	Yes	
Admin fee re-issuing cheque	Lost or expired cheques by payee	each	$24.00	$26.40	Yes	
Debt recovery/legal fees	Debt recovery/Legal fees	cost recovery	Cost recovery		Yes	
Rates fee	Orders & Requisitions	each	$115.00	$115.00	No	
Rates fee	Rates Enquiry/Statement of rates	each	$75.00	$75.00	No	
Rates fee	Instalment Interest	percentage	5.5%		No	
Rates fee	Dishonour fee - Aust Post	each	cost recovery		Yes	
Debit Card	payment surcharge Visa & Mastercard	percentage	0.37%		Yes	
Interest Sundry Debtors	Interest on Sundry Debtors over 30 days overdue	percentage	11%		No	
Rates fee	Instalment Plan -Admin Fee $16 each x 3 instalments	each	$48.00	$48.00	No	
Rates fee	Charge for direct debit & payment arrangement	each	$43.50	$43.50	No	
Rates fee	Late Payment Interest	percentage	11%		No	
Rates fee	Notice of discontinuance of claim documentation preparation	each	up to $220.00		Yes	
Rates fee	Debt recovery/legal documentation preparation	each	$85.00	$93.50	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Land & Property Nedlands						
Occupancy Fee	Tennis Club Pavilion - Beatrice Road, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Bowling Club Pavilion - 42 Smyth Road, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Max Brown Pavilion - 34 Verdun Street, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Croquet Pavilion - 4 Gilmore Land, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Golf Club Pavilion - Melvista Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Tennis Club Pavilion - Clement Street, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Charles Court Reserve Pavilion - The Esplanade, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Tennis Club Pavilion - Cnr Bruce Street and Gallop Road, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	PFS Yacht Club Pavilion - The Esplanade, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Nedlands Yacht Club Pavilion - The Esplanade, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Life Saving Club Pavilion - 282 Marine Parade, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Adam Armstrong Pavilion - 84 Beatrice Road, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Allen Park Upper Pavilion - Clare Copse, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	J C Smith Pavilion - Melvista Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	John Leckie Pavilion - Melvista Avenue Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Golf Club Pavilion - 173 Alfred Road, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Occupancy Fee	Hollywood After School Activity Centre - 117 Monash Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Bowling Club Pavilion - 55 Jutland Parade, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Allen Park Lower Pavilion - Clare Copse, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Guides Hall - Monash Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Nedlands Park Early Learning Centre - Government Road, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Lawler Park Scout Hall - Draper Street, Floreat	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Tom Collins House - 88 Wood Street, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Bridge Club Pavilion - 14 Melvista Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	College Park Family Centre - 100 Princess Road, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Hackett Hall - Draper Street, Floreat	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Bridge Club Pavilion - 7 Odern Crescent, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Mount Claremont Play Centre - 19 Haldene Street, Mount Claremont	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Child Health Clinic - 152 Melvista Avenue, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement		
Occupancy Fee	Tom Flicker Cottage - Wood Street, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Hackett Play Centre - Draper Street, Floreat	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Mattie Furphy House - Marine Parade, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Shed - Draper Street, Floreat	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Occupancy Fee	Community Garden - 91 Wood Street, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	City of Subiaco John XXIII Yard - Mount Claremont Depot	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Leo Heaney John XXIII Yard - Mount Claremont Depot	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Green Waste Facility - Mount Claremont Depot	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Pre-School - Victoria Avenue, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Infant Health Clinic - 25 Strickland Street, Mount Claremont	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Dalkeith Community Centre - 97-99 Waratah Avenue, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Child Care Centre - 64-66 Melvista Avenue, Dalkeith	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement		
Occupancy Fee	Residential Tenancy - 108 Smyth Road, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Residential Tenancy - 1/67 Stirling Highway, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Residential Tenancy - 2/67 Stirling Highway, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Residential Tenancy - 3/67 Stirling Highway, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Residential Tenancy - 4/67 Stirling Highway, Nedlands	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement		
Occupancy Fee	Shorehouse Restaurant - 278 Marine Parade, Swanbourne	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Corner Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Café - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Green Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Occupancy Fee	Central Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Garage Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Language Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Potters Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement		
Occupancy Fee	Studio8 - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
Occupancy Fee	Courtyard Studio - Tresillian Arts Centre	Cost recovery	As negotiated in lease/licence agreement	As negotiated in lease/licence agreement	No	
$200	Key Cutting - Officer to arrange collection	Per application	$181.82	$200.00	Yes	
Key Cutting - Delivery of key	Key Cutting - Delivery of key	Per application	$104.55	$115.01	Yes	
Key Cutting - Delivery of key via post	Key Cutting - Delivery of key via post	Per application	$77.27	$85.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Information & Records Management						
Freedom of Information Act 1992	FOI Application Fee (non personal)	per application	$30	$33	Yes	
Freedom of Information Act 1992	FOI - Charge for time dealing with the application (per hour, or pro rata)	per hour	$30	$33	Yes	
Freedom of Information Act 1992	FOI - Access time supervised by staff (per hour, or pro rata)	per hour	$30	$33	Yes	
Freedom of Information Act 1992	FOI - Photocopying staff time (per hour, or pro rata)	per hour	$30	$33	Yes	
Freedom of Information Act 1992	FOI - Photocopy/per page	per page	$0.20	$0	Yes	
Freedom of Information Act 1992	rata)	per hour	$30	$33	Yes	
Freedom of Information Act 1992	FOI - Personal information about the applicant	per application			Yes	
Freedom of Information Act 1992	FOI - Duplicating a tape, film, or computer information	actual cost			Yes	
Freedom of Information Act 1992	FOI - Delivery, packaging, and postage	actual cost			Yes	
Freedom of Information Act 1992	FOI - Advance deposit may be required of the estimated charges	25%			Yes	
Freedom of Information Act 1992	FOI - Further advance deposit may be required to meet the charges for dealing with the application	75%			Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	

Community Services

Positive Ageing

~~Other fees & charges~~	~~Fees for other Positive Ageing activities & events~~	~~Fees vary according to activity or program~~	~~Up to $250~~	~~Fees vary according to activity or program~~	~~No~~	
Positive Ageing	Fees for attending activities & ~~membership fees~~ events	Fees vary according to activity or program	Up to $250	Fees vary according to activity or program	No	

Childcare Services

Other fees & charges	Payment for other activities and services until 10 October 2024	Varies per activity or service	Up to $100	Up to $100	No	
~~PRCC attendance fee~~	~~Daily attendance fee (1 July - 31 December 2023)~~	~~Full day fee~~	~~$155.00~~	~~$155.00~~	~~No~~	
PRCC attendance fee	Daily attendance fee (1 January - ~~30 June~~ 10 October 2024)	Full day fee	$160.00	$160.00	No	
~~PRCC attendance fee~~	~~Half day attendance fee 7.30am - 12.30pm or 12.30pm - 5.30pm~~	~~5 hour attendance am or pm~~	~~$125.00~~	~~$125.00~~	No	
PRCC attendance fee	Half day attendance fee 7.30am - 12.30pm or 12.30pm - 5.30pm	5 hour attendance am or pm	$130.00	$130.00	No	
PRCC attendance fee	Late collecting child	Per occasion	$60.00	$60.00	No	
PRCC annual administration Fees	Annual administration fee	Per year	$160.00	$160.00	No	

Library Services

Photocopies / Printing - per page	B&W: A4 - single sided	Per page	$0.18	$0.20	Yes	
Photocopies / Printing - per page	B&W: A4 - double sided	Per page	$0.36	$0.40	Yes	
Photocopies / Printing - per page	B&W: A3 - single sided	Per page	$0.18	$0.20	Yes	
Photocopies / Printing - per page	B&W: A3 - double sided	Per page	$0.36	$0.40	Yes	
Photocopies / Printing - per page	Colour: A4 - single sided	Per page	$0.45	$0.50	Yes	
Photocopies / Printing - per page	Colour: A4 - double sided	Per page	$0.90	$0.99	Yes	
Photocopies / Printing - per page	Colour: A3 - single sided	Per page	$0.90	$0.99	Yes	
Photocopies / Printing - per page	Colour: A3 - double sided	Per page	$1.81	$1.99	Yes	
Laminating - per page	A4	Per page	$1.81	$1.99	Yes	
Laminating - per page	A3	Per page	$2.72	$2.99	Yes	
Holiday Activities	Outside performer (per child) as required	Per session	$1.81 - $4.45	$1.99 - $4.99	Yes	
Holiday Activities	Non-attendance charge	Per session	$1.81	$1.99	Yes	
Adult Events and Workshops	Per workshop and session as required	Per session	$4.54 - $45.45	$4.99 - $49.99	Yes	
Adult Events and Workshops	Non-attendance charge	Per session	$1.81	$1.99	Yes	
Other	Hire of book club book sets - adult sets	Per set (10 volumes)	$27.27	$30.00	Yes	
Other	Local Studies images - commercial use of images	Per image	$27.27	$30.00	Yes	
Other	Local studies images - non-commercial use of images	Per image	Priced individually		Yes	
Other	Library Bus service - non-residents within any of the western suburbs (Subiaco, Claremont, Cottesloe, Peppermint Grove,	Per trip	$4.54	$4.99	Yes	
Meeting Room Hire	Meeting room use - hourly	Per hour	$22.72	$24.99	Yes	
Meeting Room Hire	Meeting room use - daily	Per day	$100.00	$110.00	Yes	
Other	Sale of discarded library stock	Per item / per pack	$0.45 - $9.09		Yes	
Other	Promotional materials (various)	Per item	$0.45 - $27.27		Yes	
Training Room Hire	Without computer use - hourly	Per hour	$22.72	$24.99	Yes	
Training Room Hire	Without computer use - daily	Per day	$100.00	$110.00	Yes	
Training Room Hire	With computer use - hourly	Per hour	$31.50	$34.65	Yes	
Training Room Hire	With computer use - daily	Per day	$135.00	$148.50	Yes	

~~Nedlands Community Care~~ (No longer a service)

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
~~Fee per unit of service*~~	~~Non-Eligible Senior Support Services~~		~~$20.00 to $150.00~~	~~$20.00 to $150.00~~	~~No~~	
~~Fee per unit of service~~	~~Eligible clients: Income - Single $0 to $54,392; couple $0 to~~		~~$12.00~~	~~$12.00~~		
~~Fee per unit of service*~~	~~Eligible Clients: Income - Single - $54,392 to $62,000; Couple $88452 to $92,000~~		~~Unit Cost~~	~~Unit Cost~~	~~No~~	
~~Fee limit (cap) per week~~	~~Eligible clients: Income - Single $0 to $54,392; Couple $0 to~~		~~$74.00~~	~~$74.00~~	~~No~~	
~~Fee limit (cap) per week~~	~~Eligible Clients: Income - Single $54392 - $62,000; Couple $88452 - $92,000~~		~~$168.00~~	~~$168.00~~	~~No~~	
~~Day respite Centre (Waratah Club)~~	~~Full Day includes meal @ $11.00 and transport~~		~~$28.00~~	~~$28.00~~	~~No~~	
~~Transport~~	~~Return Trip~~		~~$10.00~~	~~$10.00~~	~~No~~	
~~Transport~~	~~One Way~~		~~$5.00~~	~~$5.00~~		
	~~*Unit of service is a single service provided within a specified timeframe.~~					
	~~**Unit cost is used to describe the actual cost of providing a unit of service calculated annually using the formula specified in the CHSP Safeguards~~					
	~~*** These figures may change at any time in line with Commonwealth Home Support Program funding contract~~					

Community Development

Major Event Assessment Fee (Non-Refundable)	As per External Events Guide. Non-refundable	$	$1,680.00	$1,848.00	Yes	
Complex Fee-Charging Event Assessment Fee (Non-Refundable)	As per External Events Guide. Commercial fee-charging only	$	$1,220.00	$1,342.00	Yes	
Event Assessment Fee (Non-Refundable)	For all other events requiring approval, except weddings.	$	$100.00	$110.00	Yes	
Wedding Assessment Fee - City Of Nedlands Resident	Non-refundable	$	$200.00	$220.00	Yes	
Wedding Assessment Fee - Non City Of Nedlands Resident	Non-refundable	$	$610.00	$671.00	Yes	
Reserve Hire - City Of Nedlands Resident	City of Nedlands residents get free reserve hire.	$	0	$0.00	-	
Non City Of Nedlands Resident - Community Event Rate - Hourly		$	$22.00	$24.20	Yes	
Non City Of Nedlands Resident - Community Event Rate - Daily		$			Yes	
Commercial Event Rate - Hourly		$	$62.00	$68.20	Yes	
Commercial Event Rate - Daily		$	$365.00	$401.50	Yes	
Commercial Filming Fee - Daily Rate		$	$200.00	$220.00	Yes	
Vehicle Access To Reserve Bond		$	$960.00	$1,056.00	Yes	
Vehicle Access To Reserve Fee		$	$111.00	$122.10	Yes	
Reserve Bond (Fee Charging Commercial Event)		$	$2,433.00	$2,676.30	Yes	
Reserve Bond (Non Fee Charging Event)		$	$280.00	$308.00	Yes	
Community Banner Fee - Per Week		$	$28.00	$30.80	Yes	
Hall Hire	MTC Community Centre - Banksia	Individual/Community Group per hour	$35.00	$38.50	yes	
Hall Hire	MTC Community Centre - Banksia	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	MTC Community Centre - Banksia	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	MTC Community Centre - Banksia	Business/Commercial per Day	$376.00	$413.60	Yes	
Hall Hire	MTC Community Centre - Banksia	Kiosk Kitchen per hour	$13.00	$14.30	Yes	
Hall Hire	MTC Community Centre - Banksia	Kiosk Kitchen per day	$104.00	$114.40	Yes	
Hall Hire	MTC Community Centre - Banksia	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Hall Hire	MTC Community Centre - Banksia	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	MTC Community Centre - Banksia	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	MTC Community Centre - Hakea	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	MTC Community Centre - Hakea	Business/Commercial per Hour	$47.00	$51.70	Yes	
Hall Hire	MTC Community Centre - Hakea	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	MTC Community Centre - Hakea	Business/Commercial per Day	$376.00	$413.60	Yes	
Hall Hire	MTC Community Centre - Hakea	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	MTC Community Centre - Hakea	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	MTC Community Centre - Hakea	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	MTC Community Centre - Tuart	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	MTC Community Centre - Tuart	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	MTC Community Centre - Tuart	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	MTC Community Centre - Tuart	Business/Commercial per Day	$355.00	$390.50	Yes	
Hall Hire	MTC Community Centre - Tuart	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	MTC Community Centre - Tuart	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	MTC Community Centre - Tuart	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	MTC Community Centre -Kindy room	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	MTC Community Centre - Kindy room	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	MTC Community Centre - Kindy room	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	MTC Community Centre - Kindy room	Business/Commercial per Day	$355.00	$390.50	Yes	
Hall Hire	MTC Community Centre - Kindy room	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Hall Hire	MTC Community Centre - Kindy room	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	MTC Community Centre - Kindy room	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	John Leckie Pavilion	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	John Leckie Pavilion	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	John Leckie Pavilion	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	John Leckie Pavilion	Business/Commercial per Day	$368.00	$404.80	Yes	
Hall Hire	John Leckie Pavilion	Music/Community Room - Community Use - per hour	$20.00	$22.00	Yes	
Hall Hire	John Leckie Pavilion	Music/Community Room - Community Use - per day	$220.00	$242.00	Yes	
Hall Hire	John Leckie Pavilion	Music/Community Room - Commercial Use - per hour	$38.00	$41.80	Yes	
Hall Hire	John Leckie Pavilion	Music/Community Room - Commercial Use - per day	$304.00	$334.40	Yes	
Hall Hire	John Leckie Pavilion	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	Allen Park Pavilion	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	Allen Park Pavilion	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	Allen Park Pavilion	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	Allen Park Pavilion	Business/Commercial per Day	$368.00	$404.80	Yes	
Hall Hire	Allen Park Pavilion	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	Allen Park Pavilion	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	Allen Park Pavilion	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	Adam Armstrong Pavilion	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	Adam Armstrong Pavilion	Business/Commercial per Hour	$46.00	$50.60	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Hall Hire	Adam Armstrong Pavilion	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	Adam Armstrong Pavilion	Business/Commercial per Day	$368.00	$404.80	Yes	
Hall Hire	Adam Armstrong Pavilion	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	JC Smith Pavilion	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	JC Smith Pavilion	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	JC Smith Pavilion	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	JC Smith Pavilion	Business/Commercial per Day	$368.00	$404.80	Yes	
Hall Hire	JC Smith Pavilion	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	Drabble House	Individual/Community Group per hour	$35.00	$38.50	Yes	
Hall Hire	Drabble House	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	Drabble House	Individual/Community Group per day	$280.00	$308.00	Yes	
Hall Hire	Drabble House	Business/Commercial per Day	$368.00	$404.80	Yes	
Hall Hire	Drabble House	Storage - Cabinet - Yearly	$100.00	$110.00	Yes	
Hall Hire	Drabble House	Storage - Non Cabinet - Yearly	$200.00	$220.00	Yes	
Hall Hire	Drabble House	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	Dalkeith Hall	Individual/Community Group per hour	$30.00	$33.00	Yes	
Hall Hire	Dalkeith Hall	Business/Commercial per Hour	$46.00	$50.60	Yes	
Hall Hire	Dalkeith Hall	Individual/Community Group per day	$240.00	$264.00	Yes	
Hall Hire	Dalkeith Hall	Business/Commercial per Day	$376.00	$413.60	Yes	
Hall Hire	Dalkeith Hall	Storage - Cabinet - Yearly	$100.00	$110.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Hall Hire	Dalkeith Hall	Non Refundable - Swipe Card - Regulars only - per card	$47.00	$51.70	Yes	
Hall Hire	All change rooms	Per Hour (for community groups only)	$14.00	$15.40	Yes	
Hall Hire	All change rooms	Per Day (for Community groups only)	$83.00	$91.30	Yes	
Bonds	All CON venues	Function Without Alcohol	$725.00	$797.50	Yes	
Bonds	All CON venues	Function with Alcohol (only for incorporated permanent users)	$1,400.00	$1,540.00	Yes	
Bonds	All CON venues	Other (Meeting, Classes etc)	$170.00	$187.00	Yes	
Bonds	All CON venues	Casual swipe Cards or Keys - Halls/pavilions/ Parks	$100.00	$110.00	Yes	
Bonds	All CON venues	Yamaha C3D Grand Piano - John Leckie Music Centre	$800.00	$880.00	Yes	
Bonds	All CON venues (If Applicable)	Specialised Equipment	$500.00	$550.00	Yes	
Unauthorised usage penalty	Unauthorised usage penalty	Halls/Pavilions	$370.00	$407.00	Yes	
After Hours staff call out fee	After Hours staff call out fee	3 hours		$0.00	Yes	
After Hours staff call out fee	After Hours staff call out fee	Building Maintenance - Per hour after 3 hours		$0.00	Yes	
Special Cleaning fee	Special Cleaning fee	Halls/pavilions/ kitchens/change rooms	$415.00	$456.50	Yes	
After Hours staff call out fee	After Hours staff call out fee	Building Maintenance - Per hour after 3 hours	$72.73	$80.00	Yes	
Hall Hire	John Leckie Pavillion	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	John Leckie Pavillion	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	Mount Claremont Community Centre - Banksia Room	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	Mount Claremont Community Centre - Banksia Room	Cabinet -	$220.00	$242.00	Yes	
Hall Hire	Adam Armstrong	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	Adam Armstrong	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	
Hall Hire	JC Smith Pavillion	Storage - Cabinet - Yearly	$110.00	$121.00	Yes	
Hall Hire	JC Smith Pavillion	Storage - Non Cabinet - Yearly	$220.00	$242.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Community Event Assessment Fee Non-Refundable)	Community Event Assessment Fee	$	$250.00	$275.00	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Tresillian Art Centre						
Room Hire - Yoga room	hourly	hourly	$39.00	$42.90	Yes	
Room Hire Craft, Sitting, Front, Veranda or Playcentre room	hourly	hourly	$32.00	$35.20	Yes	
Photocopy B&W A4 & A3	per page	per page	$0.18	$0.20	Yes	
Photocopy Colour A4	per page	per page	$0.45	$0.50	Yes	
Photocopy Colour A3	per page	per page	$0.91	$1.00	Yes	
Storage Hire	per cupboard, per year	per cupboard, per year	$108.00	$118.80	Yes	
Exhibition fee (venue hire)	per exhibition booking	per exhibition booking	$827.00	$909.70	Yes	
Exhibition fee (venue & curation)	per exhibition booking	per exhibition booking	$1,495.00	$1,644.50	Yes	
Commission on sale of artworks	30% of total sale price	30% of total sale price	30%	30%	Yes	
Course Fees	concession rate 10% discount	concession rate 10% discount	10% discount for concession card holders	10% discount for concession card holders	Yes	
Sport & Recreation						
Commercial Tennis Court Hire - Adults (18 Yrs And Over)	Commercial Tennis Court Hire - Adults (18 Yrs And Over)	Per hour	$18.00	$19.80	Yes	
Commercial Tennis Court Hire - Juniors (Under 18 Yrs) And Seniors (60 + Yrs)	Commercial Tennis Court Hire - Juniors (Under 18 Yrs) And Seniors (60 + Yrs)	Per hour	$12.00	$13.20	Yes	
~~Community Tennis Court Hire~~	~~Community Tennis Court Hire~~	~~$~~	~~$10.00~~	~~$11.00~~	~~Yes~~	
Permanent Grounds/Lights Key	Permanent Grounds/Lights Key	$	$47.00	$51.70	Yes	
Commercial Grounds Hire - Hourly	Commercial Grounds Hire - Hourly	$	$33.00	$36.30	Yes	
Commercial Grounds Hire - Daily	Commercial Grounds Hire - Daily	$	$215.00	$236.50	Yes	
School Ground Hire - City Of Nedlands Schools (Before 3pm)	School Ground Hire - City Of Nedlands Schools (Before 3pm)	$	0	$0.00	Yes	
School Ground Hire - (Non CoN and CoN Schools After 3pm) - Hourly	School Ground Hire - (Non CoN and CoN Schools After 3pm) - Hourly	$	$20.00	$22.00	Yes	
School Ground Hire - (Non CoN) - Daily	School Ground Hire - (Non CoN) - Daily	$	$213.00	$234.30	Yes	
Grounds Hire - Hourly	Grounds Hire - Hourly	$	$20.00	$22.00	Yes	
Grounds Hire - Daily	Grounds Hire - Daily	$	$125.00	$137.50	Yes	
Unauthorised Ground Use Fine	Unauthorised Ground Use Fine	$	$310.00	$341.00	Yes	
Specialised Services (Per Hour) - Administration Labour	Specialised Services (Per Hour) - Administration Labour	$	$122.00	$134.20	Yes	
Specialised Services (Per Hour) - Rangers - 1 X Person + A Vehicle	Specialised Services (Per Hour) - Rangers - 1 X Person + A Vehicle	$	$70.00	$77.00	Yes	
Specialised Services (Per Hour) - Building - 1 X Person + A Vehicle	Specialised Services (Per Hour) - Building - 1 X Person + A Vehicle	$	$70.00	$77.00	Yes	
Specialised Services (Per Hour) - Specialised Services - Turf (Per Hectare) 19 Mm Hollow Tine Corin	Specialised Services (Per Hour) - Specialised Services - Turf (Per Hectare) 19 Mm Hollow Tine Corin	$	$887.00	$975.70	Yes	
Specialised Services - Sports Turf (Per Hectare) 19 Mm Solid Tine Coring	Specialised Services - Sports Turf (Per Hectare) 19 Mm Solid Tine Coring	$	$765.00	$841.50	Yes	
Specialised Services - Sports Turf (Per Hectare) - Overseed Cool Season Grass	Specialised Services - Sports Turf (Per Hectare) - Overseed Cool Season Grass	$	$1,680.00	$1,848.00	Yes	
Specialised Services - Sports Turf - Cool Season Grass Seed Supply	Specialised Services - Sports Turf - Cool Season Grass Seed Supply	$	Cost Recovery	Cost Recovery	Yes	
Specialised Services - Sports Turf (Per Hectare)- Fertiliser Application	Specialised Services - Sports Turf (Per Hectare)- Fertiliser Application	$	$127.00	$139.70	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Specialised Services - Sports Turf - Fertiliser Supply	Specialised Services - Sports Turf - Fertiliser Supply	$	Cost Recovery	Cost Recovery	Yes	
Specialised Services - Sports Turf (Per Hectare) - Spread And Level Sand (Top Dress)	Specialised Services - Sports Turf (Per Hectare) - Spread And Level Sand (Top Dress)	$	$1,315.00	$1,446.50	Yes	
Specialised Services - Sports Turf - Sand Supply For Top Dress	Specialised Services - Sports Turf - Sand Supply For Top Dress	$	Cost Recovery	Cost Recovery	Yes	
Specialised Services - Sports Turf - Replace Turf	Specialised Services - Sports Turf - Replace Turf	$	Cost Recovery	Cost Recovery	Yes	
Specialised Services - Sports Turf (Per Hectare) Apply Pesticides/Turf Products	Specialised Services - Sports Turf (Per Hectare) Apply Pesticides/Turf Products	$	$153.00	$168.30	Yes	
Sports Turf Management - Supply Pesticides/Turf Products	Sports Turf Management - Supply Pesticides/Turf Products	$	Cost Recovery	Cost Recovery	Yes	
Contribution To Bore Maintenance - Dalkeith Nedlands Bowling Club	Contribution To Bore Maintenance - Dalkeith Nedlands Bowling Club	$	$1,045.00	$1,149.50	Yes	
Contribution To Bore Maintenance - Hollywood Subiaco Bowling Club	Contribution To Bore Maintenance - Hollywood Subiaco Bowling Club	$	$1,043.00	$1,147.30	Yes	
Contribution To Bore Maintenance - Dalkeith Tennis Club	Contribution To Bore Maintenance - Dalkeith Tennis Club	$	$2,083.00	$2,291.30	Yes	
Contribution To Bore Maintenance - Nedlands Tennis Club	Contribution To Bore Maintenance - Nedlands Tennis Club	$	$1,045.00	$1,149.50	Yes	
Contribution To Bore Maintenance - Allen Park Tennis Club	Contribution To Bore Maintenance - Allen Park Tennis Club	$	$2,083.00	$2,291.30	Yes	
Contribution To Bore Maintenance - Nedlands Croquet Club	Contribution To Bore Maintenance - Nedlands Croquet Club	$	$1,045.00	$1,149.50	Yes	
Sports Club Ground Hire - Fixtures - (Senior)	Sports Club Ground Hire - Fixtures - (Senior)	$	$35.00	$38.50	Yes	
Sports Club Ground Hire - Fixtures - (Junior)	Sports Club Ground Hire - Fixtures - (Junior)	$	$17.00	$18.70	Yes	
Sports Club Ground Hire - Training - (Senior) Hourly	Sports Club Ground Hire - Training - (Senior) Hourly	$	$8.00	$8.80	Yes	
Sports Club Ground Hire - Training - (Junior) Hourly	Sports Club Ground Hire - Training -(Junior) Hourly	$	$4.00	$4.40	Yes	
Rugby Goals (Senior)	Rugby Goals (Senior)	$	$1,830.00	$2,013.00	Yes	
Rugby Goals (Junior)	Rugby Goals (Junior)	$	$914.00	$1,005.40	Yes	
Aussie Rules Goals (Senior)	Aussie Rules Goals (Senior)	$	$2,245.00	$2,469.50	Yes	
Aussie Rules Goals (Junior)	Aussie Rules Goals (Junior)	$	$1,122.00	$1,234.20	Yes	
Hockey Goals (Senior)	Hockey Goals (Senior)	$	$467.00	$513.70	Yes	
Hockey Goals (Junior)	Hockey Goals (Junior)	$	$234.00	$257.40	Yes	
Soccer Goals (Senior)	Soccer Goals (Senior)	$	$1,390.00	$1,529.00	Yes	
Soccer Goals (Junior)	Soccer Goals (Junior)	$	$697.00	$766.70	Yes	
Charles Court Reserve Sports Light Use - ~~Rugby Area~~ Zone 1 (Senior)	Charles Court Reserve Sports Light Use - Rugby Area (Senior)	Per hour	$6.00	$6.60	Yes	
Charles Court Reserve Sports Light Use - ~~Rugby Area~~ Zone 1 (Junior)	Charles Court Reserve Sports Light Use - Rugby Area (Junior)	Per hour	$3.00	$3.30	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Charles Court Reserve Sports Light Use - ~~Soccer Area~~ Zone 2(Senior)	Charles Court Reserve Sports Light Use - Soccer Area (Senior)	Per hour	$4.00	$4.40	Yes	
Charles Court Reserve Sports Light Use - ~~Soccer Area~~ Zone 2 (Junior)	Charles Court Reserve Sports Light Use - Soccer Area(Junior)	Per hour	$2.00	$2.20	Yes	
Melvista Oval Sports Light Use (Senior)	Melvista Oval Sports Light Use (Senior)	Per hour	$16.00	$17.60	Yes	
Melvista Oval Sports Light Use (Junior)	Melvista Oval Sports Light Use (Junior)	Per hour	$7.50	$8.25	Yes	
David Cruickshank Reserve sports Light Use (Senior)	David Cruickshank Reserve sports Light Use (Senior)	Per hour	$7.00	$7.70	Yes	
David Cruickshank Reserve sports Light Use (Junior)	David Cruickshank Reserve sports Light Use (Junior)	Per hour	$3.50	$3.85	Yes	
Mt Claremont Oval Sports Light Use (Senior)	Mt Claremont Oval Sports Light Use (Senior)	Per hour	$5.00	$5.50	Yes	
Mt Claremont Oval Sports Light Use (Junior)	Mt Claremont Oval Sports Light Use (Junior)	Per hour	$2.50	$2.75	Yes	
Allen Park Upper Oval Sports Light Use (Senior)	Allen Park Upper Oval Sports Light Use (Senior)	Per hour	$13.00	$14.30	Yes	
Allen Park Upper Oval Sports Light Use (Junior)	Allen Park Upper Oval Sports Light Use (Junior)	Per hour	$7.50	$8.25	Yes	
Allen Park Lower Oval Sports Light Use (Senior)	Allen Park Lower Oval Sports Light Use (Senior)	Per hour	$13.00	$14.30	Yes	
Allen Park Lower Oval Sports Light Use (Junior)	Allen Park Lower Oval Sports Light Use (Junior)	Per hour	$7.50	$8.25	Yes	

City of Nedlands

Fees & Charges Schedule

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
College Park Upper Oval Sports Light Use (Senior)	College Park Upper Oval Sports Light Use (Senior)	Per hour	$9.00	$9.90	Yes	
College Park Upper Oval Sports Light Use (Junior)	College Park Upper Oval Sports Light Use (Junior)	Per hour	$4.50	$4.95	Yes	
College Park Lower Oval Sports Light Use (Senior)	College Park Lower Oval Sports Light Use (Senior)	Per hour	$7.00	$7.70	Yes	
College Park Lower Oval Sports Light Use (Junior)	College Park Lower Oval Sports Light Use (Junior)	Per hour	$3.50	$3.85	Yes	
Highview Oval Sports Light Use (Senior)	Highview Oval Sports Light Use (Senior)	Per hour	$22.00	$24.20	Yes	
Highview Oval Sports Light Use (Junior)	Highview Oval Sports Light Use (Junior)	Per hour	$11.00	$12.10	Yes	
Initial Set Up And Line Marking Per Field Per Sport (Senior)	Initial Set Up And Line Marking Per Field Per Sport (Senior)	$	$310.00	$341.00	Yes	
Initial Set Up And Line Marking Per Field Per Sport (Junior)	Initial Set Up And Line Marking Per Field Per Sport (Junior)	$	$155.00	$170.50	Yes	

City of Nedlands

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Planning & Development						
Statutory Planning						
Fee	Development Application Fee	Estimated development cost not more than $50,000	$147.00	$147.00	No	
Fee	Development Application Fee	Estimated development cost $50,001-$500,000	0.32% of estimated cost of development	0.32% of estimated cost of development	No	
Fee	Development Application Fee	Estimated development cost $500,001-$2,500,000	$1,700 plus 0.257% for every $1 in excess of $500,000	$1,700 plus 0.257% for every $1 in excess of $500,000	No	
Fee	Development Application Fee	Estimated development cost $2,500,001-$5,000,000	$7,161 plus 0.206% for every $1 in excess of $2,500,000)	$7,161 plus 0.206% for every $1 in excess of $2,500,000)	No	
Fee	Development Application Fee	Estimated development cost $5,00,001-$21,500,000	$12,633 plus 0.123% for every $1 in excess of $5,000,000)	$12,633 plus 0.123% for every $1 in excess of $5,000,000)	No	
Fee	Development Application Fee	Estimated development cost more than $21,500,000	$34,196.00	$34,196.00	No	
Fee	Subdivision clearance application	Per application for up to 5 lots	$73 per lot	$73 per lot	No	
Fee	Subdivision clearance application	Per application for 6 to 195 lots	$73 per lot for first 5 lots and then $35 per lot	$73 per lot for first 5 lots and then $35 per lot	No	
Fee	Subdivision clearance application	Per application for more than 195 lots	$7,393.00	$7,393.00	No	
Charge	Structure Plan / precinct plan / local development plan (or similar) - new or amendment (private preparation)	Per application (Deposit on lodgement)	Estimate payable in advance in accordance with Planning and Development Regulations	Estimate payable in advance in accordance with Planning and Development Regulations	No	
Fee	Change of Use / Continuation of Non-Conforming Use	Initial application where use has not commenced	$295.00	$295.00	No	
Fee	Change of Use / Continuation of Non-Conforming Use (Retrospective)	Retrospective application where use has commenced	$885.00	$885.00	No	
Fee	Home Business Initial Application	Initial application where use has not commenced	$222.00	$222.00	No	
Fee	Home Business Initial Application (Retrospective)	Retrospective application where use has commenced	$666.00	$666.00	No	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Fee	Home Business renewal (per annum)	Per application where made before the approval expires	$73.00	$73.00	No	
Fee	Home Business renewal (per annum) (expired)	Per application where made after the approval expires	$219.00	$219.00	No	
Fee	Development Application Fee	Per application where works and/or use have commenced without approval	Fee payable for the application PLUS, by way of penalty, TWICE the application fee.	Fee payable for the application PLUS, by way of penalty, TWICE the application fee.	No	
Charge	Local Planning Scheme Text	Per copy	$72.00	$79.20	Yes	
Charge	Preliminary Planning Assessment	Per assessment	$466.00	$512.60	Yes	
Charge	Fee for issuing final demand for the payment of a Planning Infringement Notice	Per demand	$20.00	$22.00	Yes	
Charge	Design Review Panel Application	Per 2 panel reviews plus Chair review	$5,300.00	$5,830.00	Yes	
Charge	Design Review Panel Additional Meeting	Per additional meeting with 4 Panel Members	$1,810.00	$1,991.00	Yes	
Charge	Design Review Panel Additional Meeting	Per additional meeting with 5 Panel Members	$2,225.00	$2,447.50	Yes	
Charge	Advertising Standard Applications where more than 10 letters are required to meet advertising requirements for application.	Per application	$227.00	$249.70	Yes	
Fee	Determining an application to amend or cancel an approved development application	Per application	$295.00	$295.00	No	
Charge	Scheme Amendment (private preparation)	Per application (Deposit on lodgement)	Estimate payable in advance in accordance with Planning and Development Regulations	Estimate payable in advance in accordance with Planning and Development Regulations	No	
Charge	Amendment / Plan assessment - Director/Council Planner	Hourly rate	$88 per hour	$88 per hour	No	
Charge	Amendment / Plan assessment - Planning Officer or other technical officer	Hourly rate	$36.86 per hour	$36.86 per hour	No	
Fee	Issue of Zoning Certificate	Per application	$73.00	$73.00	No	
Charge	Issue of Written Planning Advice	Per application	$73.00	$73.00	No	
Charge	Design Review Panel Chair Fee	Per hour	$238.00	$261.80	Yes	
Charge	Advertising Complex Applications	Per application	$775.00	$852.50	Yes	
Charge	Amendment / Plan assessment - Administration Officer	Hourly rate	$30.20 per hour	$30.20 per hour	No	
Charge	Amendment / Plan assessment - Manager/Senior Planner	Hourly rate	$66 per hour	$66 per hour	No	
Fee	Section 40 certificate	Per application	$115.00	$115.00	No	
Fee	Deemed-to-Comply Check	Per application	$295.00	$295.00	No	
Charge	Design Review Panel Member Fee	Per hour	$215.00	$236.50	Yes	
Fee	Property Settlement Questionnaire Response	Per application	$73.00	$73.00	No	

City of Nedlands

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Building Services

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Certified Application for a building permit	Certified application for building work for a Class 1 or Class 10 building or incidental structure (s.16(1))	The estimated value of the building work per application	0.19% of the estimated value of the building work, but not less than $110	0.19% of the estimated value of the building work, but not less than $110	N	
Certified Application for a building permit	Certified application for building work for a Class 2 to Class 9 building or incidental structure (s.16(1))	The estimated value of the building work per application	0.19% of the estimated value of the building work, but not less than $110	0.19% of the estimated value of the building work, but not less than $110	N	
Uncertified application for a building permit	Uncertified application for building work for a Class 1 to Class 10 building or incidental structure (s.16(1))	The estimated value of the building work per application	0.32% of the estimated value of the building work, but not less than $110	0.32% of the estimated value of the building work, but not less than $110	N	
Application for a demolition permit	Application for demolition work in respect of a Class 1 or Class 10 building or incidental structure (s.16(1))	Per application	$110.00	$110.00	N	
Application for a demolition permit	Application for demolition work for a Class 2 to Class 9 building or incidental structure (s.16(1))	Per application	$110 for each story of the building	$110 for each story of the building	N	
Application to extend the time of a building or demolition permit	Application to extend the time during which a building or demolition has effect (s. 32(3)(f))	Per application	$110.00	$110.00	N	
Application for an occupancy permit	Application for occupancy permit for a completed building (s.46)	Per application	$110.00	$110.00	N	
Application for a temporary occupancy permit	Application for a temporary occupancy for an incomplete building (s.47)	Per application	110	110	N	
Application to modify and occupancy permit	Application for modification of an occupancy permit for additional use of a building on a temporary basis (s.48)	Per application	110	110	N	
Application to replace occupancy permit for change of building use	Application for a replacement occupancy permit for permanent change of the building's use classification (s.49)	Per application	110	110	N	
Application for occupancy permit or building approval certificate for registration of strata	Application for an occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision (s.50(1)and (2))	Per application	$11.60 for each strata unit covered by the application, but not less than $115	$11.60 for each strata unit covered by the application, but not less than $115	N	
Application for occupancy permit for unauthorised work	Application for an occupancy permit for a building in respect of which unauthorised work has been done (s.51(2))	Estimated value of the unauthorised work per application	0.18% of the estimated value of the unauthorised work, but not less an $110	0.18% of the estimated value of the unauthorised work, but not less an $110	N	
Application for a building approval certificate for unauthorised work	Application for a building approval certificate for a building in respect of which unauthorised work has been done (s.51(3))	Estimated value of the unauthorised work per application	0.38% of the estimated value of the unauthorised work, but not less than $110	0.38% of the estimated value of the unauthorised work, but not less than $110	N	
Application to replace occupancy permit for an existing building	Application to replace an occupancy permit for an existing building (s.52(1))	Per application	$110.00	$110.00	N	
Application for a building approval certificate for unauthorised work on existing building	Application for a building approval certificate for an existing building where unauthorised work has been done (s.52(2))	Per application	$110.00	$110.00	N	
Application to extend the time of an occupancy permit or building approval certificate	Application to extend the time during which an occupancy permit or building approval certificate has effect (s.65(3)(a))	Per application	$110.00	$110.00	N	
Application to amend builders name or previously approved works	Application to amend a Building Permit either to change a builders name without any change to building works OR amend previously approved works	Per application	$159.00	$159.00	N	
Application to use a battery powered smoke alarm	Approval to use a battery powered smoke alarm	Per application	$179.40	$179.40	N	
Mandatory 4 yearly swimming pool inspection	Mandatory 4 yearly swimming pool inspection	Per year	$78.00	$78.00	N	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Request for non programmed swimming pool inspection	Non programmed swimming pool inspection	Per inspection	$117.00	$117.00	N	
Property File Retrieval	Copies of House Plans - Includes up to 2 x A1 drawings, extra copies at normal photocopy cost	Per application	$103.00	$103.00	N	
Application to use a verge and/or thoroughfare	Site Management Plan administration fee	Per application	$161.00	$161.00	N	
Application to use a verge and/or thoroughfare	Work Zone rental fee	Per application	$2.5 / m2 / month	$2.5 / m2 / month	N	
Application to use a verge and/or thoroughfare	Verge Inspection fee - prior and after works to determine status of infrastructure.	Per application	$189.00	$189.00	N	
Construction Bond	Minimum bond to cover possible damage applied to verge use permits where no work zone is required	Per application	$2,040.00	$2,040.00	N	
Infrastructure Bond	Bond to cover damage to council infrastructure and assets within work zone area for verge use permits	Per application	Frontage x $80/lm + $213 Footpath/Pavement/Parking Area x $110/m2 + $661	Frontage x $80/lm + $213 Footpath/Pavement/Parking Area x $110/m2 + $661	N	
Street Tree Bond	Bond to cover damage to council street trees within work zone area for verge use permits	Per application	$1658 per tree	$1658 per tree	N	
Shared Services Provision	Coordinator Building Approvals	Hourly Rate	$165.00	$181.50	Y	
Shared Services Provision	Development Compliance Officer	Hourly Rate	$128.00	$140.80	Y	
Shared Services Provision	Building Surveyor	Hourly Rate	$136.00	$149.60	Y	
Shared Services Provision	Administration Officer	Hourly Rate	$110.00	$121.00	Y	
Application to use a verge and/or thoroughfare	Application administration fee	Per application	$127.00	$127.00	N	
New Pool Inspection Fee	New Pool Inspection Fee	Per inspection	$312.00	$312.00	N	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Environmental Health						
Outdoor Dining - New Application Outdoor Dining Licence	Trading in Public Places Local Law application fee for outdoor dining	On application	$180.00	$180.00	N	
Outdoor Dining - Installation of Trading Boundary Markers	Trading in Public Places Local Law fee for the installation of boundary marking plates to delineate the licenced outdoor dining area	On application	$230.00	$230.00	N	
Outdoor Dining - Application for Annual Licence	Trading in Public Places Local Law Fee for outdoor dining (pro rata calculated on a monthly basis or part thereof, prior to 30 June each year)	Per year	0	0	N	
Outdoor Dining - Application for Renewal of Licence	Trading in Public Places Local Law fee for the renewal of an outdoor dining licence	Per year	$95.00	$95.00	N	
Outdoor Dining - Application for Transfer of Licence	Trading in Public Places Local Law fee for the transfer of an outdoor dining licence	On application	$95.00	$95.00	N	
Street Trading - Licence Application fee	Trading in Public Places Local Law application fee for Street Trading	Per day (total 3 consecutive days maximum)	$70.00	$70.00	N	
Street Trading - Licence Application fee	Trading in Public Places Local Law application fee for Street Trading	Per week	$225.00	$225.00	N	
Street Trading - Licence Application fee	Trading in Public Places Local Law application fee for Street Trading	Per year	$1,710.00	$1,710.00	N	
Street Entertainer or Performer - Application fee	Trading in Public Places Local Law fee for street entertainers and performers	Per day	$35.00	$35.00	N	
Street Market - Mt Claremont Farmers' Market Licence Application fee	Trading in Public Places Local Law application fee for Street Markets	Per year	$3,720.00	$3,720.00	N	
Street Market - Street Market Trader Food Business Application fee	Trading in Public Places Local Law application fee for Street Market traders	Once off	$80.00	$80.00	N	
Food Business - Notification fee	Food Act Food Business Notification Fee	Once off	$80.00	$80.00	N	
Food Business - Registration fee	Food Act Food Business Registration Fee	Once off	$220.00	$220.00	N	
Food Business - Exempted Food Business Registration	Food Act exempts fundraising, community and charitable organisations	Once off	0	0	N	
Food Business - Property Settlement Food Premises Report fee	Written report on food premises to settlement agent with more than 7 days notice based on most recent health inspection	Per report	$100.00	$100.00	N	
Food Business - Property Settlement Food Premises Report fee	Written report on food premises to settlement agent with less than 7 days notice based on most recent health inspection	Per report	$130.00	$130.00	N	
Food Business - Overdue Annual Surveillance fee	The fee imposed on a food business proprietor for an overdue annual surveillance fee	Per month overdue	$70.00	$70.00	N	
Food Business - Food Safety Program Assessment Verification fee	The fee imposed for the City to verify a food business's food safety program	Per assessment	$600.00	$600.00	N	
Follow up assessment Technical Report review fee	The fee imposed for a subsequent review of a technical document by the Health and Compliance department	Per assessment	$125.00	$137.50	Y	
Annual Surveillance fee - High Risk Food Business	Annual Surveillance and Inspection fee for High Risk Food Businesses (calculated pro rata on a monthly basis for any period prior to June 30)	Per year	$700.00	$700.00	N	
Annual Surveillance fee - High Risk Food Business with a verified Food Safety Program and DoH Audits	Fee used when a verified Food Safety Program and min of 1 Food Safety Audit by approved auditor is provided. min pro rata monthly fee 50% of HRisk Fee	Per year	$450.00	$450.00	N	
Annual Surveillance fee - High Risk Food Business with Substantial Satellite Kitchen(s)	Fee used where there are multiple kitchens at the site under the control of the HR food business (pro rata calc. on a monthly basis prior to 30 June	Per year	$900.00	$900.00	N	
Additional Classification Surveillance and Insp fee with verified Food Safety Program, DoH	Fee used when additional classifications exist with a verified Food Safety Program and min of 1 Food Safety Audit by approved auditor is provided.	Per year	$0.00	$0.00	N	
Annual Surveillance fee - Medium Risk Food Business	Annual Surveillance fee for Medium Risk Food Businesses (calculated pro rata on a monthly basis for any period prior to	Per year	$300.00	$300.00	N	
Annual Surveillance fee - Medium Risk Food Business with Substantial Satellite Kitchen(s)	Fee used where there are multiple kitchens at the site under the control of the MR food business (pro rata calc. on a monthly basis prior to 30 June	Per year	$380.00	$380.00	N	
Annual Surveillance fee - Low Risk Food Business	Annual Surveillance fee for Low Risk Food Businesses (calculated pro rata on a monthly basis for any period prior to June 30	Per year	$150.00	$150.00	N	
Annual Surveillance fee - Very Low Risk Food Business	Annual Surveillance fee for Charitable Food Business, Sport clubs, P&C Canteens and Social Clubs	Per year	0	0	N	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Food Business - Reinspection Fee	Food Business Reinspection Fee	As required	0		Y	
Offensive Trades - Fish Processing fee in which whole fish are cleaned and prepared	Fish Processing fee in which whole fish are cleaned and prepared	On application			N	
Offensive Trades - Shell Fish and Crustacean Processing Establishment Fee	A fee imposed where Shell Fish and Crustaceans are Processed	On application			N	
Offensive Trades - Laundries and Drycleaners Establishment Fee	A fee imposed where Laundries and Drycleaners are established	On application	$147	$147	N	
Offensive Trades - Other Offensive Trade Not Specified Establishment Fee	A fee imposed on Not Specified Offensive Trades when they are established	On application	$298	$298	N	
Public Building - Reinspection Fee	A fee imposed for the reinspection of a public building	As required	$145	$159.50	Y	
Public Building - Medium Risk Public Building Surveillance Fee	Medium Risk Public Building Surveillance Fee (calculated pro rata on a monthly basis for any period prior to June 30)	Per year	$160.00	$160.00	N	
Public Building - High Risk Public Building Surveillance Fee	High Risk Public Building Surveillance Fee (calculated pro rata on a monthly basis for any period prior to June 30)	Per year	$300.00	$300.00	N	
Public Building - Form One Application Permanent Building	Public Building Form One Application Permanent Building	On application	$455.00	$455.00	N	
Public Building - Form One Application Event < or = 50	Public Building Form One Application Event < or = 50	On application	0	0	N	
Public Building - Form One Application Event 51 or = 999	Public Building Form One Application Event 51 or = 999	On application	$175.00	$175.00	N	
Public Building - Form One Application Event 1000 - 4999	Public Building Form One Application Event 1000 - 4999	On application	$455.00	$455.00	N	
Public Building - Form One Application Event > or = 5000	Public Building Form One Application Event > or = 5000	On application	$871	$871	N	
Public Building - Form One Application Permanent Building max 50 persons and Not for Profit/Charity	Public Building Form One Application Permanent Building max 50 persons and Not for Profit / Charity	On application	$230.00	$230.00	N	
Public Building - Form One Application not for profit or charitable organisation Event 51 or = 999	Public Building Form One Application not for profit or charitable organisation Event 51 or = 999	On application	$80.00	$80.00	N	
Public Building - Form One Application not for profit or charitable organisation Event 1000 - 4999	Public Building Form One Application not for profit or charitable organisation Event 1000 - 4999	On application	$220.00	$220.00	N	
Public Building - Form Three Application to Vary Certificate of Approval	Public Building Form Three Application to Vary Certificate of Approval	On application	$150.00	$150.00	N	
Onsite Wastewater System - Local Government Application Fee Onsite Wastewater Disposal	Local Government Application Fee Onsite Wastewater Disposal	On application	$118	$118	N	
Onsite Wastewater System - Grant of a Permit to Use Apparatus for Onsite Wastewater Disposal	Fee for the Grant of a Permit to Use Apparatus for Onsite Wastewater Disposal	On application	$118	$118	N	
Onsite Wastewater System - Local Government Report Fee for Onsite Wastewater Disposal	Local Government Report Fee for Onsite Wastewater Disposal	On application	$130.00	$130.00	N	
Onsite Wastewater System - Application under regulation 4A with a local government report	Application for the approval of an apparatus under regulation 4A with a local government report	On application	$85	$85	N	
Onsite Wastewater System - Application under regulation 4A without a local government report	Application for the approval of an apparatus under regulation 4A without a local government report	On application	$110	$110	N	
Noise - Out of Hours Construction Work Application Reg 13 > 7 days notice	Noise Reg 13 Application Assessment > 7 Days notice	On application	$170.00	$170.00	N	
Noise - Out of Hours Construction Work Application Reg 13 3-7 days notice	Noise Reg 13 Application Assessment 3-7 Days notice	On application	$250.00	$250.00	N	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Noise - Waste Collection & Other Works Reg14A(7) Application for Approval of a Noise Management Plan	Application for approval of noise management plan submitted under sub regulation 3	On application	$500	$500	N	
Noise - Noise Monitoring Fee	Noise Monitoring Fee, also where after hours and a minimum 2 officers is required by Manager, fee is per officer per hour	Per application	$210.00	$231.00	Y	
Noise - Non-complying Event Application Fee >60 days prior to event	Non-complying Event Application Fee Reg18(6) >60 days to event	Per application	$1000	$1000	N	
Noise - Non-complying Event Application Fee 59-21 days prior to event	Non-complying Event Application Fee Reg18 59-21 days to event, 125% of application fee	Per application	$1250	$1250	N	
Noise - Approved Venue Application fee determined by CEO up to $15000	Approved Venue Application fee Reg19B - maximum fee	Per application	$15000	$15000	N	
Noise - Non-complying Event Application Fee <21 days prior to event	Non-complying Event Application Fee Reg18 < 21 days to event, 125% of application fee (Application may be declined by CEO)	Per application	$1250	$1250	N	
Noise - Notifiable Event at an approved Venue Late fee 59-21 days prior, Reg19D	Notifiable Event at an approved Venue Late fee Application only accepted with late fee	Per application	$500	$500	N	
Noise - Overtime Rate for Charitable and not for profit events only	Overtime Rate for Charitable and not for profit events Reg 18(8) - maximum fee	Per application	$1,100.00	$1,210.00	Y	
Noise - Notifiable Event at an approved Venue Late fee < 21 days prior, Reg19D	Notifiable Event at an approved Venue Late fee Application only accepted if CEO agrees to exceptional circumstances	Per application	$500	$500	N	
Food Business - Spoilt Food Disposal Certificate fee	Spoilt Food Disposal Certificate fee	Per application	$155.00	$155.00	N	
Food Business - Supervised Disposal of Food following equipment breakdown fee	Supervised Disposal of Food following equipment breakdown fee	Per hour	$155.00	$170.50	Y	
Skin Penetration Establishment - New Establishment Notification Fee	Skin Penetration New Establishment Notification Fee	Per application	$155.00	$155.00	N	
Liquor Control - Liquor Control Act S39 Certificate Fee	Liquor Control Act S39 Certificate Fee	Per application	$250.00	$250.00	N	
Gaming and Wagering - Gaming and Wagering Commission Act S55 Certificate Fee	Gaming and Wagering Commission Act S55 Certificate Fee	Per application	$250.00	$250.00	N	
Administration - Certificate Replacement Fee	Certificate Replacement fee for all health and street trading certificates issued by the City	Per certificate	$60.00	$60.00	N	
Administration - Provide copy of onsite effluent system plans	Provide copy of onsite effluent system plans if available	Per set of plans	$60.00	$60.00	N	
Aquatic Facility - Annual Fee for Aquatic Facility Water Sampling (1 Water Body)	Annual Fee for Aquatic Facility Water Sampling (1 Water Body)	Per year	$330.00	$330.00	N	
Aquatic Facility - Annual Fee for Aquatic Facility Water Sampling (2 Water Bodies)	Annual Fee for Aquatic Facility Water Sampling (2 Water Bodies)	Per year	$430.00	$430.00	N	
Aquatic Facility - Annual Fee for Aquatic Facility Water Sampling (3 Water Bodies)	Annual Fee for Aquatic Facility Water Sampling (3 Water Bodies)	Per year	$530.00	$530.00	N	
Aquatic Facility - Annual Fee for Aquatic Facility Water Sampling (4 or more Water Bodies)	Annual Fee for Aquatic Facility Water Sampling (4 or more Water Bodies)	Per year	$630.00	$630.00	N	
Aquatic Facility - Aquatic Facility Resampling Fee for Unsatisfactory Results	Aquatic Facility Resampling Fee for Unsatisfactory Results	Per attendance	$115.00	$126.50	Y	
Health Premises - Skin Penetration Establishment Annual Surveillance Fee	Skin Penetration Premises Annual Surveillance Fee (pro rata calculated on a monthly basis or part thereof, prior to 30 June each year)	Per year	$155.00	$170.50	Y	
Lodging House - Annual Renewal Fee	Lodging House Annual Renewal Fee (pro rata calculated on a monthly basis or part thereof, prior to 30 June each year)	Per year	$260.00	$260.00	N	
Bee Keeping - Application Fee	Bee Keeping Application Fee	Per application	$300.00	$300.00	N	
Shared Services - Coordinator Environmental Health	Coordinator Environmental Health Shared Services Fee	Per hour	$140.00	$154.00	Y	
Shared Services - Senior Environmental Health Officer	Senior Environmental Health Officer Shared Services Fee	Per hour	$135.00	$148.50	Y	

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Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Shared Services - Environmental Health Officer	Environmental Health Officer Shared Services Fee	Per hour	$130.00	$143.00	Y	
Shared Services - Environmental Health Technician	Environmental Health Technician Shared Services Fee	Per hour	$125.00	$137.50	Y	
Shared Services - Administration Officer	Administration Officer Shared Services Fee	Per hour	$120.00	$132.00	Y	
Shared Services - Food Business Inspection	Food Inspection Shared Services Fee	Per inspection	$210.00	$231.00	Y	
Shared Services - Follow up Inspection	Follow up Inspection Shared Services Fee	Per Inspection	$155.00	$170.50	Y	
Shared Services - Public Building Application Assessment	Public Building Application Assessment Shared Services Fee	Per assessment	$200 + hourly officer rate	$220 + hourly officer rate	Y	
Food Business - Food Safety Program Reassessment Fee	Food Safety Program Reassessment Fee	Per assessment	$305.00	$305.00	N	
Food Business - Temporary Food Business Notification Fee	Temporary Food Business Notification Fee	Once off per year	$75.00	$75.00	N	
Offensive Trades - Offensive trades premises annual surveillance fee	Fee pro rata calculated on a monthly basis or part thereof, for any period prior to 30 June each year	Per year	$155.00	$155.00	N	
Noise - Out of Hours Construction Work Noise Management Plan Reassessment	Out of Hours Construction Work Noise Management Plan Reassessment	Per assessment	$120.00	$120.00	N	
Health Premises - Skin Penetration/ Hairdressing Establishment Reinspection Fee	A fee imposed for the reinspection of a Skin Penetration/ Hairdressing Establishment	As required	$160.00	$176.00	Y	
Outdoor Dining - Trading Area Allocation	Trading in Public Places Local Law Fee for Trading Area Allocation(pro rata calculated on a monthly basis or part thereof, prior to 30 June each year)	Per m2	$65.00	$65.00	N	
Street Trading - Application Fee (charitable or not for profit organisation)	Trading in Public Places Local Law application fee for Street Trading	Per day (total 3 consecutive days maximum)			N	
Street Trading Application Fee	Trading in Public Places Local Law application fee for Street	Per month	$345.00	$345.00	N	
Street Entertainer or Performer fee	Trading in Public Places Local Law fee for street entertainers and performers	Per day	$35.00	$35.00	N	
Temporary Exempted Food Business Notification Fee	Food Act exempts fundraising, community and charitable organisations	Once off per year	$0.00	$0.00	N	
Shared Services - Manager Health and Compliance	Manager Health and Compliance Shared Services Fee	Per hour	$180.00	$198.00	Y	
Trading in Public Places - Amusement Licence Application	Trading in Public Places Local Law application fee for amusement licence (except Mt Claremont Farmers' Market)	Per day	$35.00	$35.00	N	
General - Reinspection fee	A fee imposed for the reinspection of a licenced health premises	Per inspection	$160.00	$176.00	Y	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Ranger Services						
Road Closure and or Event Assessment Fee	Road Closure and or Event Assessment Fee	Per Assessment	$150.00	$150.00	N	
Ranger Event Attendance and Booking Fee	Ranger Event Attendance and Booking Fee	per application 3hrs min, 2xRangers	$1,140.00	$1,254.00	Y	
Ranger Event Attendance and Booking Fee per hr after min	Ranger Event Attendance and Booking Fee per hr after min	per hr after min 3hrs	$420.00	$462.00	Y	
Ranger After Hours Callout Fee 3hr minimum	Ranger After Hours Callout Fee 3hr minimum	per initial 3hrs	$560.00	$616.00	Y	
Ranger After Hours Callout Fee after 3hr minimum	Ranger After Hours Callout Fee after 3hr minimum	per hour	$200.00	$220.00	Y	
Parking Sign Fee	Parking Sign Fee for private property	per sign	$55.00	$60.50	Y	
Parking Sign Fee	Parking Sign Fee for no verge parking	per sign	$55.00	$60.50	Y	
Private Property Parking Agreement Fee	Agreement Cost including 2x signs	Per Application	$220.00	$220.00	N	
Private Property Parking Agreement Fee	Annual Renewal Fee	Annually	$140.00	$140.00	N	
Parking Permits Fee	Residential and Visitor Permits	Annual	$0.00	$0.00	N	
Parking Permits Fee	Residential additional permits	Annual	$0.00	$0.00	N	
Parking Permits Fee	Visitor additional permit	Annual	$0.00	$0.00	N	
Parking Permits Fee	Residential or Visitor Replacement Parking permit	Annual	$30.00	$30.00	N	
Parking Permits Fee	Temporary parking permit (weekly rate)	weekly	$50.00	$50.00	N	
Parking Permits Fee	Temporary parking permit 1 month	monthly	$140.00	$140.00	N	
Parking Permits Fee	Parking facility permit (per day, per bay with exclusive use of area	per day per bay	$40.00	$40.00	N	
Parking Permits Fee	Parking facility permit (per day, per bay with exclusive use of area for a Charitable Organisation	per day per bay	$25.00	$25.00	N	
Impounded Vehicles Fee	Impounded Vehicles Fee per vehicle	per vehicle	$215.00	$215.00	N	
Impounded Vehicles Fee	Impounded Vehicles Fee Impounded daily rate	per day	$50.00	$50.00	N	
Impounded Vehicles Fee	Impounded Vehicles towing fee	per tow	$140.00	$140.00	N	
Impounded Dogs Fee	Impounded Dogs Fee per dog	per dog	$150.00	$150.00	N	
Impounded Dogs Fee	Impounded Dogs Fee impounded daily rate	daily	$60.00	$60.00	N	
Impounded Dogs Fee	Dog Surrender Fee	per dog	$90.00	$90.00	N	
Impounded Fee for Animals other than Dogs	Impound Fee for animal other than a dog	per animal	$150.00	$150.00	N	
Impounded Fee for Animals other than Dogs	Daily fee for animal other than a dog	daily	$60.00	$60.00	N	
Impounded Fee for Animals other than Dogs	Daily fee for a cat	daily	$35.00	$35.00	N	
Impounded Equipment and Materials Fee	Impound fee per item	per item	$150.00	$150.00	N	
Impounded Equipment and Materials Fee	Daily Storage Fee per item	daily per item	$30.00	$30.00	N	
Application for 2+ dogs at Premises or Kennel	Application Fee	per application	$185.00	$185.00	N	
Application for 2+ dogs at Premises or Kennel	Renewal Fee	Annual	$70.00	$70.00	N	
Dog Bag Dispenser Refills	Dog Bag Dispenser Refills	per pack of 3	$10.00	$11.00	Y	
Dog Registration Fees	1 year Unsterilized dog	Annual	$50.00	$50.00	N	
Dog Registration Fees	3 year Unsterilized dog	every 3 years	$120.00	$120.00	N	
Dog Registration Fees	Lifetime of dog Unsterilized dog	per application	$250.00	$250.00	N	
Dog Registration Fees	Lifetime of dog Sterilized dog	per application	$100.00	$100.00	N	
Dog Registration Fees	Pensioner Concession 50% of the listed Dog Registration Fees	as required	as required	as required	N	
Cat Registration Fees	1 year sterilized cat	Annual	$20.00	$20.00	N	
Cat Registration Fees	3 year sterilized cat	every 3 years	$42.50	$42.50	N	
Cat Registration Fees	lifetime sterilized cat	Per Application	$100.00	$100.00	N	
Cat Registration Fees	Pensioner Concession 50% of the listed Cat Registration Fees	as required	as required	as required	N	
Parking Permits Fee	Temporary parking permit (1 day)	daily	$10.00	$10.00	N	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Technical Services						
Technical Services Admin						
Professional Service Fee	Director	Per Hour	$246.00	$270.60	Yes	
Professional Service Fee	Manager	Per Hour	$188.86	$207.75	Yes	
Professional Service Fee	Coordinator	Per Hour	$139.40	$153.34	Yes	
Professional Service Fee	Senior Officer	Per Hour	$124.37	$136.81	Yes	
Professional Service Fee	Officer	Per Hour	$110.52	$121.57	Yes	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Civil Services						
Private works	Cost recovery in materials, labour and staff time	Cost recovery	POA	POA	Yes	
Sign Post Installation - in concrete	Installation of sign post - Insitu Concrete (supply and delivery, including all parts and installation)	Each	$158.00	$173.80	Yes	
Sign Post Installation - in paving	Installation of sign post - Brick Paving (supply and delivery, including all parts and installation)	Each	$127.00	$139.70	Yes	
Sign Post Installation - in loose ground	Installation of sign post - Grass or Dirt (supply and delivery, including all parts and installation)	Each	$85.00	$93.50	Yes	
Sign Installation - on existing pole	Installation of Street Name/Community Sign on existing pole (supply, delivery including all parts and and installation)	Each	$49.00	$53.90	Yes	
Sign Installation - Other	All other signage	POA	POA	POA	Yes	
Community Signage Application Fee	Staff direct cost, inclusive of organisational overhead, to assess and manage community signage request and install	POA	POA	POA	Yes	
Cleaning cost recovery	Recovery of cleaning of facilities where required. Full cost	Cost recovery	POA	POA	Yes	
Building repair cost recovery	Repair of damage to buildings where required. Full cost recovery	Cost recovery	POA	POA	Yes	
Bulk Material - Recycled Asphalt	Recycled asphalt	per m3	POA	POA	Yes	
Bulk Material - Sand	Sand	per m3	POA	POA	Yes	
Bulk Material - Road Base	Road base	per m3	POA	POA	Yes	
Bulk Material - Other	Other	per m3	POA	POA	Yes	
Building Maintenance						
Review of CCTV Footage	Staff time to review CCTV footage at a minimum of 2 hours	Minimum 2 Hours	$278.80	$306.68	Yes	
Review of CCTV Footage	Staff time to review CCTV footage after 2 hours	Per Hour	$139.40	$153.34	Yes	
Transport & Development	(GST added twice)					
Standard Vehicle Crossover Application - Residential	Application fee for a standard crossover servicing a residential property	Each	~~$364~~ $330.91	~~$400.40~~ $364	Y	
Standard Vehicle Crossover Application - Commercial	Application fee for a crossover servicing a commercial property.	Each	~~$562~~ $510.91	~~$618.20~~ $562	Y	
Permit for Private works on, over or under public thoroughfare	Application fee for third parties requesting to undertake works on, over or under a public thoroughfare.	Each	~~$579~~ $526.36	~~$618.20~~ $579	Y	
Nature Strip Improvement Application	Application fee for works on the nature strip in accordance with the City's Nature Strip Development Guidelines.	Each	~~$331~~ $301.13	~~$364.10~~ $331	Y	
Classified tube count - New data	Service fee for the City undertaking a new tube count traffic survey	Each	~~$182~~ $165.78	~~$200.20~~ $182	Y	
Classified tube count report - Existing data	Service fee for the City processing an existing count site and providing a report.	Each	~~$103~~ $93.28	~~$113.30~~ $103	Y	
Update of Nedlands Area Traffic Impact Model for proposed developments	Service fee for updating the City Wide Traffic Model and providing modelling outputs.	Each	POA	POA	Y	
Authorisation of TMP for works lasting less then one month (basic)	Service fee for authorisation of a basic traffic management plan	Each	~~$280~~ $254.56	~~$308~~ $280	Y	
Authorisation of TMP for works deemed by the City to be complex in nature or long term	Service fee for authorisation of a complex traffic management plan or long-term traffic management (longer than 1 month duration)	Each	~~$623~~ $565.99	~~$685~~ $623	Y	
Accelerated Authorisation of TMP - Any Authorisation within 5 Business Days	Service fee for authorisation of a basic traffic management plan where authorisation is needed within 5 business days (not available for complex TMPs)	Each	~~$623~~ $565.99	~~$685~~ $623	Y	
Long Term Traffic Management Compliance Safety Inspection (AWTM Accreditation, no formal report)	Service fee for the City to undertake compliance inspections of traffic managements sites when long term traffic management is in place.	Each	~~$292~~ $265.89	~~$321.20~~ $292	Y	
Cost for connection into the City's stormwater system for private development	Service fee for the City to facilitate a new connection into the City's existing stormwater system.	Each	POA	POA	Y	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
Park Services						
Fee	Request for the supply and planting of large tree stock.	POA		POA		
Fee	Request for additional tree management work.	POA		POA		
~~Fee~~	~~Nature Strip Improvement Permit to plant or professionally prune street trees~~	~~Each~~	~~0.00~~		~~No~~	Duplicate
Fee	Independent Arborist Assessment - Private Property	POA		POA	Yes	
Fee	Independent Quantified Tree Risk Assessment - Private Property	POA		POA	Yes	
Waste Services						
New residential waste service	Establishment fee for new residential waste service	Each	$85.00	$85.00	N	
Residential waste restoration	Restoration fee for non-compliant residential waste service	per bin	$270.00	$270.00	N	
Standard residential waste service	Standard waste and bulk collection service charge - Fortnightly 1x120L General Waste, Fortnightly 1x240L Recycling, Weekly 1x240L FOGO.	Annual	$408.00	$408.00	N	
Upgrade residential waste service	Upgrade waste and bulk collection service Charge - Fortnightly 1x240L General Waste, Fortnightly 1x240L Recycling, Weekly 1x240L FOGO.	Annual	$775.00	$775.00	N	
Super residential waste service	Super waste and bulk collection service Charge - Fortnightly 2x240L General Waste, Fortnightly 1x240L Recycling, Weekly 1x240L FOGO.	Annual	$1,643.00	$1,643.00	N	
Standard apartment residential waste service	Standard waste and bulk collection service charge - apartments (per property) Weekly FOGO, Fortnightly Recycling, Fortnightly General Waste	Annual	$408.00	$408.00	N	
Weekly General Waste Residential Apartment Service	Standard waste and bulk collection service charge - apartments (per property) Weekly FOGO, Fortnightly Recycling, Weekly General Waste	Annual	$455.00	$455.00	N	
Twice Weekly General Waste Residential Apartment Service	Standard waste and bulk collection service charge - apartments (per property) Weekly FOGO, Fortnightly Recycling, Twice Weekly General Waste	Annual	$505.00	$505.00	N	
Apartment Inside Service Charge	Inside Service charge -apartments (per/property - collection for waste and recycling services)	Annual	$95.00	$95.00	N	
Special waste arrangement	Any special arrangement, i.e. more than once a week waste collection, will be assessed case by case and charged cost recovery basis.		Cost Recovery	Cost Recovery	N	
Additional Recycling Bin (first)	Additional Recycling Bin - first additional to service	Annual	Free	Free	N	
Additional Residential Organics Bin	Additional residential Organics Bin	Annual	$155.00	$155.00	N	
Removal of additional 240L Recycling Bin	Charge for removal of additional requested recycling bin to cover the cost of the bin.	Each	$95.00	$95.00	N	
Removal of additional 240L Fogo Bin	Charge for removal of additional requested FOGO bin to cover the cost of the bin.	Each	$95.00	$95.00	N	
Stand Alone Recycling Bin	Stand Alone Recycling Bin - in addition to standard service and first free	Annual	$85.00	$85.00	N	
Additional collection of 240L FOGO bin charge	Additional collection bin charge - each collection	Each	$25.00	$25.00	N	
Additional collection of 360L FOGO bin charge	Additional collection bin charge - each collection	Each	$28.00	$28.00	N	
Residential Inside Service Charge	Inside Service Charge (per. Service: standard/upgrade or super)	Annual	$470.00	$470.00	N	
New commercial waste service	Establishment fee for new commercial waste service		$90.00	$90.00	N	
Commercial Waste Service	Waste collection charge - 1x240Litre General	Annual	~~$408~~ $410	~~$408~~ $410	N	
Commercial Fogo Bin Service	Commercial FOGO Waste Bin	Annual	$155.00	$155.00	N	
1100L General Waste Service	Waste Collection Charge - 1x1100Litre service/lift per week	Annual	$3,300.00	$3,300.00	N	
3m3 General Waste Service	Waste Collection Charge - 3 m3 Service/Lift per week	Annual	$3,840.00	$3,840.00	N	
Commercial Inside Service	Inside Service /per service (a commercial service consists of 1 each of 240L rubbish and 240L recycling)	Annual	~~$310~~ $470	~~$310~~ $470	N	
Commercial Waste restoration	Restoration fee for non-compliant commercial waste service (per		$269.00	$269.00	N	

City of Nedlands

Fees & Charges Schedule

2024 - 2025 Financial Year

Fee or Charge	Description	Unit of cost	2024-25 Rate Excl GST	2024-25 Rate Incl GST	GST Applicable	
240L Temporary Events Rubbish Bin Charge	Temporary Events Rubbish Bin Charge	1x240L	$35.00	$38.50	Y	
240LTemporary Events Recycling Bin Charge	Temporary Events Recycling Bin Charge	1x240L	$25.00	$27.50	Y	
360L Temporary Events Rubbish Bin Charge	Temporary Events Rubbish Bin Charge	1x360L	$42.00	$46.20	Y	
360LTemporary Events Recycling Bin Charge	Temporary Events Recycling Bin Charge	1x360L	$30.00	$33.00	Y	
660L Temporary Events Rubbish Bin Charge	Temporary Events Rubbish Bin Charge	1x660L	$84.00	$92.40	Y	
660LTemporary Events Recycling Bin Charge	Temporary Events Recycling Bin Charge	1x660L	$40.00	$44.00	Y	
Worm Farm	Sale of Worm Farms - Can-O-Worms	Each	$150.00	$165.00	Y	
Compost Bin	Compost Bin - 200Litre	Each	$60.00	$66.00	Y	
Compost Bin Delivery	Delivery of Compost Bins	Each	$20.00	$22.00	Y	
Compostable 8L FOGO Bags	Provision of FOGO Compostable Bags as per AS4735 (75 per	Each	$8.00	$8.80	Y	
Green waste Bag	Green waste Bags 4L	Each	$3.50	$3.85	Y	
Special waste arrangement	Any special arrangement, i.e. more than once a week waste collection, will be assessed case by case and charged cost recovery basis.	Each	Cost Recovery	Cost Recovery	N	
Vitagro Soil Conditioner - 25kg Bag	Bags of Vitagro Soil Conditioner (produced from the City's FOGO)	Each	Cost Recovery	Cost Recovery	Y	
Vitagro Soil Conditioner - Bulk	Bulk purchase of Vitagro Soil Conditioner (produced from the City's FOGO)	Per Tonne	Cost Recovery	Cost Recovery	Y	

23. Confidential Items

Confidential items to be discussed at this point.

24. Declaration of Closure

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