



City of Nedlands

Minutes

Council Meeting

25 July 2017

Attention

These Minutes are subject to confirmation.

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

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City of Nedlands

Minutes of an ordinary meeting of Council held in the Council chambers, Nedlands on Tuesday 25 July 2017 at 7 pm.

Declaration of Opening

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

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

Present and Apologies and Leave Of Absence (Previously Approved)

Councillors	His Worship the Mayor, R M C Hipkins (Presiding Member)	
	Councillor R M Binks	Hollywood Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
	Councillor G A R Hay	Melvista Ward
	Councillor T P James	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor I S Argyle	Dalkeith Ward

Staff	Mr G K Trevaskis	Chief Executive Officer
	Mrs L M Driscoll	Director Corporate & Strategy
	Mr P L Mickleson	Director Planning & Development
	Mr M A Glover	Director Technical Services
	Mrs N M Ceric	Executive Assistant to CEO & Mayor

Public There were 28 members of the public present.

Press The Post Newspaper representative.

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

Apologies Councillor N W Shaw Melvista Ward

Absent Nil.

Disclaimer

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example by reference to the confirmed Minutes of 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. Public Question Time

Nil.

2. Addresses by Members of the Public

Mr Simon Yeoman, 2B Campsie Street, Nedlands (spoke in support of the recommendation)	PD28.17
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Dr Ravinder Dhillon, 39A Aberdare Road, Nedlands (spoke in opposition to the recommendation)	PD28.17
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Ms Cilla de Lacy, 10 Robinson Street, Nedlands (spoke in support of the proposal)	13.5
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Mr Andrew Mangano, 51 Minora Road, Dalkeith (spoke in support of the proposal)	13.5
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3. Requests for Leave of Absence

Nil.

4. Petitions

Nil.

5. Disclosures of Financial Interest

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

5.1 Councillor Hodsdon – PD31.17 - (Lot 153) No. 110 Stirling Highway, Nedlands – Addition to Existing Office Building

Councillor Hodsdon disclosed a financial interest in Item PD31.17 – (Lot 153) No. 110 Stirling Highway, Nedlands – Addition to Existing Office Building, his interest being that he owns a unit next door. Councillor Hodsdon declared that he would leave the room should there be any discussion on this item.

6. Disclosures of Interests Affecting Impartiality

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

There were no disclosures affecting impartiality.

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

Nil.

8. Confirmation of Minutes

8.1 Ordinary Council Meeting 27 June 2017

Moved – Councillor Hay
Seconded – Councillor Argyle

The Minutes of the Ordinary Council Meeting held 27 June 2017 be confirmed.

CARRIED UNANIMOUSLY 10/-

9. Announcements of the Presiding Member without discussion

Functions where the Mayor had represented the City since the last Council meeting:

28 June 2017	CERI	Sundowner
28 June 2017	Town of Claremont	Farewell to Stephen Goode
29 June 2017	Channel 9	Interview on non-rateable properties
29 June 2017		Dinner with Carrington Street Dog Park Owners
4 July 2017	Australian Institute of Architects	Urban Design Committee
6 July 2017	City of Nedlands	Citizenship Ceremony
7 July 2017	Royal WA Historical Society	Pre-convict Perth Lecture
7 July 2017	City of Nedlands	Tresillian Student and Tutors Exhibition
10 July 2017	CEDA	Intelligent Infrastructure
12-14 July 2017	City of Melbourne	EcoCity 2017 Conference
17 July 2017	JDAP	Regis, Monash Ave
17 July 2017	Lions Club of Claremont-Nedlands	Changeover Dinner
18-20 July 2017	CRC for Water Sensitive Cities	3 rd National Conference, Perth
24 July 2017	National Trust WA	Executive Meeting
25 July 2017	City of Nedlands	SAT Nidjella Loop

10. Members announcements without discussion

10.1 Councillor Binks

Councillor Binks advised he had attended the Cooperative Research Centre for Water Sensitive Cities 3 day Conference, 18-20 July 2017.

Whilst a lot of the case studies related to the Eastern States, where applicable to Western Australia he found our Council were well advanced in their approach and adoption of systems and were doing an excellent job. It was well attended by our technical staff.

10.2 Councillor McManus

Councillor McManus thanked the Mayor for attending and speaking at the Claremont Nedlands Lions Club Event celebrating 100 years of Lionism.

11. Matters for Which the Meeting May Be Closed

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

Nil.

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

12.1 Minutes of Council Committees

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

Moved – Councillor Wetherall
Seconded – Councillor Argyle

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

Council Committee

13 June 2017

Circulated to Councillors on 16 June 2017

CARRIED UNANIMOUSLY 10/-

Moved – Councillor Binks
Seconded – Councillor Hodsdon

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

Sustainable Nedlands Committee

12 June 2017

Circulated to Councillors on 19 June 2017

CARRIED UNANIMOUSLY 10/-

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

En Bloc

Moved - Councillor Wetherall

Seconded – Councillor Hay

That all Committee Recommendations relating to Reports under items 12.2, 12.3, 12.4 and 12.5 with the exception of Report Nos. PD28.17 & PD29.17 are adopted en bloc (no discussion).

CARRIED UNANIMOUSLY 10/-

Moved – Councillor Hodsdon

Seconded – Councillor Wetherall

That Item 13.5 be brought forward.

CARRIED UNANIMOUSLY 10/-

PLEASE NOTE: This item was brought forward (see page 54).

13.5 Nedlands (West Hollywood) Underground Power Project

Council	25 July 2017
Applicant	City of Nedlands
Officer	Martyn Glover - Director Technical Services
Director	Martyn Glover - Director Technical Services
Attachments	<ol style="list-style-type: none"> 1. Letter from Minister for Energy 2. Western Power Letter (confidential) 3. Hollywood Underground Power Project Consultation Report 4. New mini-pillar

Regulation 11(da) – Not Applicable – Recommendation Adopted.

Moved – Councillor Wetherall

Seconded – Councillor Hodson

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 10/-

Council Resolution / Recommendation to Council

Council:

- 1. Advises Western Power that it accepts the proposal for the undergrounding of power to approximately 600 properties as identified on the detail design for the Nedlands (West Hollywood) Underground Power Project (Drawing No UDP8596) and in accord with Western Power's offer dated 23 May 2017;**
- 2. Confirms that all new street light networks associated with underground power are to be LED with the options to have smart control and to be owned and maintained by the City of Nedlands;**
- 3. Seeks an option to tender for the Nedlands (West Hollywood) Underground Power Project streetlight network as part of a separate tender process administered by the City of Nedlands; and**
- 4. Requests the Administration to explore the potential for electronic metered supply of the streetlight network either permanently or as a trial with the Hon Ben Wyatt, Treasurer, Minister for Finance; Energy; Aboriginal Affairs as well as with Western Power and Synergy.**

Executive Summary

It was resolved at the Ordinary Meeting of 27 April 2017 that Council:

1. *Requests the Administration write to the Minister for Energy seeking changes to the selection criteria within the State Underground Power Program and advising City of Nedlands' project availability should other projects be cancelled.*
2. *Requests the Administration seek a meeting with the Minister for Energy to discuss the opportunity for Customer Design and Construct status for City of Nedlands' underground power projects.*
3. *Requests the Administration further explore the opportunity to own and manage the street light network and prepare a business case for Council to consider.*
4. *Requires the Hollywood Underground Power Project to include LED lighting and smart control.*
5. *Subject to receipt of the detail design estimate (+or-10 percent) and Council endorsement of the financial model, requires a second consultation process to take place inviting a yes/no answer to a project support question based on the individual landowner's contribution in accord with the detail design estimate.*

This report provides an update on the outcomes of the second community consultation and the associated business case for owning and upgrading the City's streetlight network.

One of the issues during the consultation was the high number of landowners from the Hollywood Ward outside of the project who expressed their disappointment that they weren't included when it was called the Hollywood Underground Power Project. To address this in part, the Administration has renamed the project to align with Western Power's project title (Nedlands Underground Power Project) and the actual location (West Hollywood). The project title is now Nedlands (West Hollywood) Underground Power Project.

In response to Council's resolutions of 27 April 2017:

- The Minister for Energy has committed to review the criteria for future State Underground Power Program (SUPP) programs and will consider the City of Nedlands' projects should other projects fail to progress with SUPP Round 6 (see attachment 1).
- the Mayor, Chief Executive Officer and Director Technical Services has met with the officers representing the Minister for Energy.
- Western Power have advised that it supports a City owned and managed street light network.
- The Nedlands (West Hollywood) Underground Power Project final design will include LED street lighting.

Discussion/Overview

Nedlands (West Hollywood) Underground Power Project Design and Costing

The City received the final detail design estimate (+or- 10 percent) from Western Power on 23 May 2017 (see confidential attachment 2). Following consultation with Councillors it was decided that the model for the Nedlands (West Hollywood) Underground Power Project would have a total cost inclusive of the design costs and the balance of the total cost nett of the Western Power contribution would be shared equally between the participant landowners and the City.

The estimate was loaded into the City's underground power cost calculator which generated each property's contribution in consideration of the above model and all subsidies associated with property type, existing underground infrastructure and the pensioner status of the landowner. The individual residential contributions ranged from \$1,386.91 to \$5,977.12 and the commercial contributions ranged from \$1,226.45 to \$21,418.45.

Underground Power Policy

The City of Nedlands' Underground Power Policy and Procedure, last reviewed in 2013 provided the structure of the cost contribution calculations. The Procedure includes the following:

1. *Property owners contribute towards underground power projects by way of fixed charge for "network" and "service" connections in accordance with Regulation 54(c) of the Local Government (Financial Management) Act 1996 and clause 6.38 of the Local Government Act 1995.*
2. *The Network schedule of charges for 50% contribution is levied on each property subject to underground power service, as follows:*

Proposed Network Charges for 50% Contribution	
Single, Duplex and Triplex	100%
Multiple Dwellings	65%
Small commercial	100%
Commercial specific	POA
Non-rateable property & services	POA
Adjacent to transmission lines	65%

3. *The Service schedule of charges for meter connections is levied on each property subject to underground power service, as follows:*

<i>Single, Duplex, Triplex</i>	<i>- standard</i>	<i>100%</i>
	<i>partial standard</i>	<i>50%</i>
	<i>- underground</i>	<i>25%</i>
<i>Small Commercial</i>	<i>- standard</i>	<i>100%</i>
	<i>partial standard</i>	<i>50%</i>
	<i>- underground</i>	<i>25%</i>
<i>Multiple Dwellings</i>	<i>- standard</i>	<i>25%</i>
	<i>partial standard</i>	<i>25%</i>
	<i>- underground</i>	<i>12.5%</i>
<i>Commercial Specific</i>		<i>POA</i>
<i>Non-rateable property and services</i>		<i>POA</i>

4. *Large commercial properties (hotels, restaurants, shopping centres etc.) be charged on a cost basis relating to power demand calculated by Western Power.*
5. *Payments may be paid by lump sum or amortised over periods of up to 10 years; interest will be charged on outstanding amounts.*
6. *Eligible pensioners, within the terms of the “Rates and Charges” (Rebate and Deferment) Act 1992, as amended, may defer both capital and interest payments;*
7. *Individual property charges in respect of buildings under construction may be varied to determine the most equitable charge.*
8. *Existing properties that have underground power installed as part of a resident initiated scheme or subdivision would be exempt from charges for the underground power network and service connection.*
9. *Council reserves the right to vary payment options.*

Nedlands (West Hollywood) Underground Power Project Consultation

The City commenced the detailed design consultation on 15 June 2017 with a proposed conclusion on 3 July 2017 (20 days), however the City extended the period until close of business 10 July 2017, a total period of 26 days to allow for mail returns.

The survey provided a detail design estimate contribution for each landowner in accordance with the cost distribution established in the City of Nedlands Underground Power Procedure, that is, nett of any discounts due to existing underground power infrastructure and property class as well as nett of contributions from the State Government due to pensioner or senior status of the landowner.

The survey form simply provided a “support” or “do not support” option for the proposed project and the results are included in the table below:

Date	Submissions	Vote For	Vote Against
19.06.17	30	19	11
20.06.17	19	17	2
21.06.17	43	32	11
22.06.17	25	18	7
23.06.17	19	10	9
26.06.17	20	12	8
27.06.17	8	4	4
28.06.17	6	6	0
30.06.17	40	19	21
03.07.17	27	18	9
04.07.17	26	20	6
05.07.17	5	4	1
11.07.17	15	13	2
Total	283 (47.7%)	192 (67.9%)	91 (32.1%)

There were 593 letters distributed, 283 were returned representing 47.7 percent of the Nedlands (West Hollywood) Underground Power Project landowners; 192 landowners or 67.9 percent of the respondents (32.4 percent of the total landowners) supported the project and 91 landowners or 32.1 percent of respondents (15.4 percent of the total landowners) did not. The Council did not apply a “pass mark” to the survey, however 50 percent of the respondents plus one is the normal method of determining reasonable support to the proposed contribution for each respondent and the project in total. The detail of the consultation process is included in attachment 3.

Nedlands (West Hollywood) Underground Power Project Delivery

Since the completion of the consultation period, the City has met with Western Power to discuss some of the details with respect to the delivery of the project.

Western Power have advised that they will deliver the project utilising the same resources and contract panel who deliver the State Underground Power Programs because they already have the skills and experience. Western Power advise that the project will most likely commence in the middle of 2018 and will take between six and nine months to complete.

With respect to financing the project, Western Power will provide a schedule of payments for Council's consideration and payments will be required in advance throughout the project.

The City of Nedlands will provide a project coordinator to liaise between Western Power and the community and ensure the project proceeds as smoothly as possible.

Western Power have advised that they support a City owned and maintained LED streetlight network for the Nedlands (West Hollywood) Underground

Power Project. They also advised that the City can tender for this contract separately provided the installation is coordinated with the Nedlands (West Hollywood) Underground Power Project contractors and project installation.

If the City was to tender for the street lighting, it is not anticipated that the total cost of the project would vary, that is, the project would be delivered under two separate contracts; Western Power for the underground power network and a private contractor for the streetlight network with the combined value remaining the same as if Western Power delivered the entire project.

Alternatively, Western Power could deliver the entire project including LED streetlights which are compliant with smart control and the City could retro-fit the control units later.

The decision on the preferred tender option for the delivery of the Nedlands (West Hollywood) Underground Power Project will be the subject of a separate report.

Western Power have also advised that from August 2017, the design of the mini-pillar will change from the dark green round pillar to a lighter green rectangular pillar (see attachment 4). All existing mini-pillars will be retained and the larger uni-pillar is still a dark green round pillar. This will present a variety of pillars within the project however the new mini-pillars are less costly and provide improved levels of service.

Should the Council support the progress of the Nedlands (West Hollywood) Underground Power Project, the following stages are anticipated:

1. Council agree to progress with the project.
2. Western Power tender the project and select the preferred contractor and subject to Council's decision, the City tenders for the LED streetlight network.
3. Western Power provide final quotation for the project to the City.
4. Subject to Council accepting the quotation, the landowners are advised of both the upfront cost or the ten-year loan option cost and are invited to choose their method of payment.
5. The City borrows the loan amount required for the landowners and the contribution by the City.
6. The project commences in mid-2018.
7. The first service charges are distributed with the rate notices in July/August 2018.
8. The project is completed in early 2019.
9. Council decides if the project delivery model can apply to the rest of the City.

These are the anticipated order of events. The actual timing will depend on Council decisions, Western Power decisions, availability of materials and contractors.

Street Light Network

The City's current streetlight network consists of the following (number in brackets):

- 125W Mercury Vapour (1,707)
- 150W High Pressure Sodium (41)
- 150W Metal Halide (4)
- 250W High Pressure Sodium (213)
- 250W Mercury Vapour (7)
- 250W Metal Halide (7)
- 42W Compact Fluorescent KN (1)
- 42W Compact Fluorescent SE (43)
- 70W High Pressure Sodium (137)
- 70W Metal Halide (4)
- 80W Mercury Vapour (141)
- Total Streetlights (2,305)

The streetlight network is predominantly a Western Power asset however there are 106 streetlights (4.6 percent of the network) which are owned by the City. Western Power have advised that they have no objection to the City owning the new streetlight network within the Nedlands (West Hollywood) Underground Power Project area.

The City's streetlight network is generally in accordance with Australian Standards AS 1158. The Standard applies a rating for different classes of street within the network. The "P" rating is for pedestrian class streets and the classification depends on the design average illuminance. The higher the class number, the lower the design average illuminance, therefore P5 is the lowest and generally applies to old aerial networks where 80W mercury vapour luminaires were installed on every second pole (80m separation). With new underground power networks, the same luminaire is installed at maximum 60m separation on access roads and is classified as P4 rating while distributors have a higher wattage luminaire at the same separation and are classified as P3 rating.

The streetlight network is all unmetered supply and the individual cost per luminaire per day is as follows (daily cost in brackets):

- 125W Mercury Vapour (\$0.5142)
- 150W High Pressure Sodium (\$0.5263)
- 150W Metal Halide (\$1.0411)
- 250W High Pressure Sodium (\$0.7909)
- 250W Mercury Vapour (\$0.6888)
- 250W Metal Halide (\$1.2988)
- 42W Compact Fluorescent KN (\$0.4008)
- 42W Compact Fluorescent SE (\$0.3515)
- 70W High Pressure Sodium (\$0.4233)
- 70W Metal Halide (\$0.7535)

- 80W Mercury Vapour (\$0.4069)

Synergy currently only has one tariff for Light Emitting Diode (LED) luminaires which is the 18W at \$0.2877. The 18W LED is a direct replacement for the 80W Mercury Vapour (29 percent saving in operating cost), the 70W Metal Halide (62 percent saving) and the 42W Compact Fluorescent (18 percent saving).

It is also noted that a decision was made by the City as part of previous State Underground Power Programs to use the 125W Mercury Vapour as the minimum standard for underground supplied street lighting. This does provide a level of over servicing as most of these lights are on P4 classified roads where the lower wattage luminaires would have met the required lighting level. If the Council supports the eventual changeover of these lights to the LED alternative in accord with the Standards then the operating cost saving would be in excess of 40 percent.

LED Lighting and Smart Control

Existing high-pressure sodium, metal halide and mercury vapour streetlights are not energy efficient and typically operate 12 hours a day at full intensity consequently, their energy cost is high. These luminaires also have a short life span (around 5 years), resulting in unpredictable and expensive operations. Western Power need to replace approximately 20 percent of these luminaires each year.

Currently, Western Power identifies streetlight outages either when a community member calls to report it or when the City of Nedlands detect outages during our periodic checks. Consequently, the time to replace a luminaire can vary considerably, impacting on public safety and potentially Western Power's and the City's liability.

New energy efficient LED-based streetlights have a life span of up to 20 years, enabling lower energy and operations costs. To take full advantage of this new LED technology, the street lights should be networked (smart control) so that the City can further benefit from lower energy and operations costs.

Smart control provides the City with remote access and advanced functionality, including the ability to dim street lights and control their runtime by scheduling them to switch on/off as conditions (such as shorter/longer days) warrant. This network-based control may yield an additional 10 to 20 percent energy savings beyond just LED replacement, along with greater operations and management savings.

In addition, smart controlled streetlights provide continuous, accurate status information, including location, metering and diagnostics which enables the City to identify the specific streetlight, level of performance and cause of outage immediately. Due to their longer life and automated outage detection, smart controlled LED luminaires can eliminate up to 90 percent of site visits and reduce repair and maintenance costs through more precise maintenance crew coordination.

Should the City utilise smart control for the streetlight network, it can also consider more advanced communications and management tools including audio and video applications.

There are two general technologies to provide smart control within a streetlight network and these are:

- Radio Frequency (RF) wireless system where the contractor provides RF interconnected streetlight fittings which communicate with a central node that then connects by 3G to the control software. It would require two of these central nodes to service the City of Nedlands. Silver Spring Networks, Telensa and Mayflower are recognised contractors using this technology which is utilised internationally however it suits larger networks due to the cost of the central nodes.
- Mobile 3G network utilises soft sim cards in each streetlight fitting which connects to the software through the 3G network (same as a phone). It does not require any further device for communication to the control software and can be applied to large (10,000 streetlights) or small (1 streetlight) projects and is therefore the preferred method for applying smart control. The Philips City Touch system provides a Photo Electric (PE) Cell, dimmer control, electronic metering, GPS and basic diagnostics in the single luminaire basic fitting.

Both technologies are contracted by subscription via the Cloud.

The Nedlands (West Hollywood) Underground Power Project design includes the following based on Western Power supplied luminaires (number of poles in brackets):

- 18W Light Emitting Diode (73)
- 75W Metal Halide (38)
- 150W High Pressure Sodium (2)
- 75W Metal Halide on existing poles (4)
- Total Street Lights (117)

Western Power currently only supply the one size LED lamp (18W), however they advise that the tender to supply the lamps to replace all other sizes is about to close and they may be available as early as the end of the current year. If the Nedlands (West Hollywood) Underground Power Project is fully serviced with LED lighting the design would be as follows:

- P4 (access road) classification with 18W LED on 6.5m poles at maximum 60m separation.
- P3 (distributor road) classification with 36W LED on 6.5m poles at maximum 60m separation.

It is noted that Western Power do not offer smart control however their lamps will have seven pin NEMA (United States National Electrical Manufacturers Association) connectivity, therefore they can be retro-fitted with smart control.

The current streetlight operating cost for the area of the Nedlands (West Hollywood) Underground Power Project (89 streetlights) using the Synergy tariff is approximately \$36.21 per day, the equivalent cost using LED is approximately \$25.61 per day. The new design at 117 streetlights would cost approximately \$34.14 per day which is still a lower cost and now complies with AS1158. Therefore, just using the Synergy tariff provides a saving without considering the potential saving of metered supply.

The City is also considering using LED streetlighting at the Shenton Park Hospital Redevelopment. The Shenton Park Hospital Redevelopment is a residential and commercial development currently being developed by Landcorp on the old Shenton Park Hospital site as an improvement scheme which prevails over the City of Nedlands' Town Planning Scheme. The consultants URBIS are receptive to the use of LED lighting within the development and are currently preparing a streetlight plan for the City's comment.

The design is consistent with the Nedlands (West Hollywood) Underground Power Project as follows:

- P4 classification with 18W LED on 6.5m poles at maximum 60m separation.
- P3 classification with 36W LED on 6.5m poles at maximum 60m separation.

There will also be further enhancement of the lighting in the higher density commercial areas in consideration of increased pedestrian traffic.

To demonstrate the potential costs if the City owns and maintains the asset, the City has conducted a case study on the streetlight network in St Peters Square.

The subdivisional development of St Peters Square in Mt Claremont (Hollywood Ward) has a private streetlight network utilising 48 decorative streetlight poles and 125W Mercury Vapour luminaires. Since the development was completed in 1999, there have been two reported damaged poles since 1999 and these have both been covered by insurance.

The current annual cost to operate these lights is \$9,008.78 and the average annual maintenance cost is \$758.22 (five-year luminaire life cycle average) which provides a total cost of \$9,767.00 per annum. The equivalent LED annual operating cost would be \$5,471.31 and the average annual maintenance would be \$189.56 which provides a total cost of \$5,660.86 per annum realising a saving of 42 percent.

The total cost to replace the existing luminaires with LED in St Peters Square would be in order of \$24,000 which means the cost recovery period would be 5.8 years of the LED luminaires' anticipated life cycle of 20 years.

It can clearly be seen from the above that there are significant financial benefits associated with converting to LED luminaires in both new underground power projects and retro-fitting old underground power projects. It is also noted that the actual maintenance costs are very low (\$16 per existing streetlight per annum averaged over a five-year period and an estimated \$4 per LED streetlight per annum). Finally, any wilful or accidental damage to streetlight poles is recoverable through insurance.

Therefore, there is no financial impediment to the City owning the streetlight network associated with new projects. In the case of existing underground streetlight networks, these predominantly belong to Western Power and if Council wishes to acquire these assets, the City will need to negotiate with Western Power to transfer the asset to the City.

The business case has only considered the current tariffs charged by Synergy for unmetered supply. If the City can convince Western Power and/or the Minister for Energy to accept the Nedlands (West Hollywood) Underground Power Project and/or Shenton Park Hospital Redevelopment as trials of smart control electronic metering, the City would then only be charged for the power consumption and it is anticipated this would result in a more significant saving because the equivalent LED luminaire only consumes approximately 30 percent of the existing luminaires energy requirements.

Key Relevant Previous Council Decisions:

Ordinary Meeting of Council 27 April 2017 Item 13.4

Council:

1. *Requests the Administration write to the Minister for Energy seeking changes to the selection criteria within the SUPP and advising City of Nedlands' project availability should other projects be cancelled;*
2. *Requests the Administration seek a meeting with the Minister for Energy to discuss the opportunity for Customer Design and Construct status for City of Nedlands' underground power projects;*
3. *Requests the Administration further explore the opportunity to own and manage the street light network and prepare a business case for Council to consider;*
4. *Requires the Hollywood Underground Power Project to include LED lighting and smart control;*
5. *Subject to receipt of the detail design estimate (+or-10%) and Council endorsement of the financial model, requires a second consultation process to take place inviting a yes/no answer to a project support question based on the individual landowner's contribution in accord with the detail design estimate.*

Ordinary Meeting of Council 20 December 2016 Item 13.6

Council:

1. *accepts the quotation of \$119,404 ex GST from Western Power to complete the detailed design for the Hollywood Underground Power Project;*
2. *requests Administration commence a consultation process with the property owners within the Hollywood Underground Power Project to be completed by March 2017; and*
3. *requests Administration prepare a report for the April 2017 round of Council meetings detailing the financial model options for the progression of the Hollywood Underground Power Project to construction phase.*

Special Meeting of Council 16 August 2016 Item 7

Council agrees to consider the options 1 and 2 in detail and decide which option is acceptable to the City in moving forward to deliver underground power to the property owners of Alderbury Street, Floreat.

Ordinary Meeting of Council 26 April 2016 Item TS07.16

Council:

1. *Authorizes the submission of three proposals for underground power, to the New Underground Power Funding Round 6, with areas identified in this report, on the basis of 1/3rd equal funding between general revenue, owner contributions and State Government grant funds; and*
2. *Agrees to consider inclusion of \$50,000 for the provision of underground power expertise, in the 2016/17 budget.*

Ordinary Meeting of Council 27 October 2015, Item TS25.15

Council:

1. *Authorizes the submission of three proposals for underground power, to the New Underground Power Funding Round 6, with areas identified in this report, on the basis of 1/3rd equal funding between general revenue, owner contributions and State Government grant funds;*
2. *Agrees to consider inclusion of \$50,000 for the provision of underground power expertise, in the 2016/17 budget;*
3. *Agrees to pay \$8,000 to Western Power to prepare a +/- 10% detailed estimate and a formal Relocation Works Contract for construction and commissioning works; and*

4. *Other aspects of this matter be referred back for an opportunity for Councillors to attend a briefing session to clarify details, options and costs.*

Ordinary Meeting of Council 28 July 2015, Item 14.1

Council requests Administration to prepare a concept report for the October Meeting of Council that addresses the feasibility of completing underground power within the City by means of a series of borrowings that together with resident contribution commensurate with resident contributions made in the past which enables a programmed replacement plan commencing in the 2016 financial year.

Ordinary Meeting of Council 22 July 2012, Item 16.1

Council:

1. *writes to the Members for Nedlands and Cottesloe for an explanation on how they are progressing in supporting of the 2008 pledge to speed up the Underground Power Program for Nedlands;*
2. *initiates negotiations with Town of Cambridge and Western Power in respect to economies of scale and possible logistical alignments in the completion of Underground Power in adjoining areas (i.e. Floreat); and*
3. *requests that administration undertake an investigation to determine the feasibility of borrowing funds to complete underground power in the three remaining areas of Hollywood, Mt Claremont and Floreat (refer all attachments of 22 February 2011 resolution).*

City of Nedlands – Smart City

Wikipedia describes a Smart City as “*an urban development vision to integrate [information and communication technology](#) (ICT) and [Internet of things](#) (IoT) technology in a secure fashion to manage a city's assets.*”

The City of Nedlands has progressively been embracing Smart City technology to improve services to our residents and ratepayers. Examples of this include transition to the Cloud and centrally controlled irrigation systems. The introduction of a smart controlled and LED streetlight network will take the City to the next level.

Currently the City budgets \$500k for operating the Western Power streetlight network plus 106 City owned streetlights (total 2305 streetlights). Assuming the Council supports the new underground power delivery model to complete the rest of the City and the Council decides to own and operate the entire streetlight network; the eventual cost to operate and maintain the network including smart control (\$23k per annum) and appropriate asset replacement (luminaire at 20 years and pole at 40 years) would be in order of \$285k per annum.

The potential benefits could include:

- 70 percent reduction in energy consumption;
- Well maintained street environment at night (safety and security);
- Ability to adjust the streetlights to suit the seasons or occasions;
- No light pollution into the night sky or onto private property;
- Ability to react to technology improvements; and
- Approximate 43 percent reduction in streetlight costs.

Conclusion

The community consultation for the Nedlands (West Hollywood) Underground Power Project is now completed and a majority of the 283 respondents (192 at 67.9 percent) have supported the proposed project (Nedlands (West Hollywood) Underground Power Project). Western Power have advised that the City has the option to own and operate the streetlight network within the Nedlands (West Hollywood) Underground Power Project and the City can also tender for the streetlight network separately provided it is coordinated with the Nedlands (West Hollywood) Underground Power Project.

The use of LED lighting and smart control provides the City with a more economic, robust and environmentally appropriate method to light the City's streets. The introduction of these technologies through the underground power program and subdivision projects provides an opportunity for the City to deliver many benefits to the community.

Almost all street lighting in Western Australia has unmetered power supply. Throughout the developed world excluding Australia, electronic metering of power supply through smart control is recognised as either already in place or about to happen. The City can lead this process in Western Australia with the assistance of the State Government so that the City of Nedlands is recognised as a Smart City.

Budget/Financial Implications

The detail design for the Nedlands (West Hollywood) Underground Power Project was \$119,404 ex GST which will be recovered if the project proceeds to construction. The estimated construction cost (+ or – 10 percent) is included in the confidential Western Power offer (see confidential attachment 2).

Based on the estimated construction cost, the contributions to the total cost will be:

- Western Power at 20 percent
- Nedlands (West Hollywood) Underground Power Project landowners at 40 percent
- City of Nedlands at 40 percent

If the cost increases or decreases up to the maximum 10 percent, then the Western Power contribution remains fixed and the landowners and the City would equally share the balance of the cost.

The Council have provided \$6.2 million of borrowings in the 2017/18 budget for the Nedlands (West Hollywood) Underground Power Project. Based on the feedback during the consultation process, it is anticipated that only 85 percent of this borrowing may be required.

The method for recovering the landowner contribution is by service charge. The Local Government Act 1995 only allows this to be charged once a year as part of the annual rates notice. Therefore, in consideration of the time table for the works, the first service charge will be included in the 2018/19 rate notice.



Hon Ben Wyatt MLA
Treasurer; Minister for Finance; Energy; Aboriginal Affairs

Our Ref: 69-01566

Mr Greg Trevaskis
Chief Executive Officer
City of Nedlands
PO Box 9
NEDLANDS WA 6909

Dear Mr Trevaskis

STATE UNDERGROUND POWER PROGRAM

Thank you for your letter dated 8 May 2017 regarding the State Underground Power Program.

The former Government determined the selection criteria for Round Six of the Program. The network priority criterion in the selection process was weighted more than other criteria to target government investment in the Program to parts of the network in need of upgrading.

The local government funding criterion enabled some local governments to increase the competitiveness of proposals by offering to pay a larger share of project costs. Three local governments that made such proposals were not awarded a project, including the City of Nedlands.

The guidelines for selecting projects will be reviewed before another funding round for the Program is held. The review will consider whether project selection can be improved and whether the selection criteria should be changed to ensure a balance between government priorities and community preferences for underground power.

Thank you for offering to substitute a project from the City of Nedlands if one of the selected projects does not proceed. If this situation arises, I will consider options at that time.

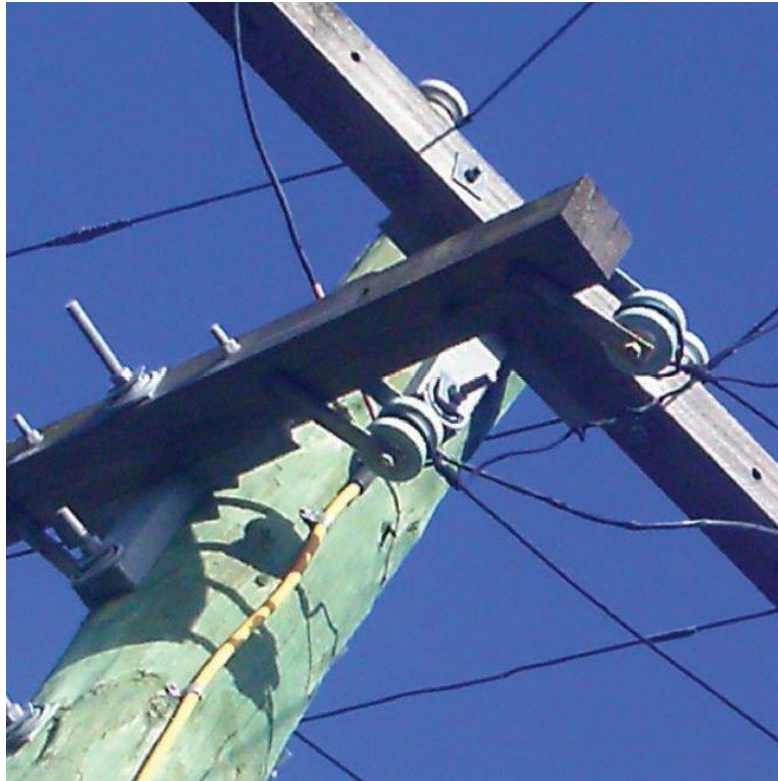
Thank you for your interest in the program. I hope this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ben Wyatt', with a stylized, wavy line extending from the end.

BEN WYATT MLA
TREASURER; MINISTER FOR FINANCE;
ENERGY; ABORIGINAL AFFAIRS

13 JUN 2017



Hollywood Area Underground Power Project

Community Engagement Results – Survey Two

Thursday 15 June to Monday 10 July 2017

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Prepared: 12 July 2017

SharePoint Ref:

1. INTRODUCTION

The City of Nedlands has been invited by Western Power to participate in a high voltage project which could provide underground power to approximately 600 properties in the Hollywood area.

This project includes placing the high and low voltage distribution and house connections underground, replacing transformers and pillars. Street lighting will also be upgraded to meet the Australian Standard specifications (AS1158).

To progress the proposal, a survey was undertaken with the property owners during January-February to determine their views on the importance of installing underground power and their willingness to pay for the connection (see Council Report 26 April 2017 for the results).

These results were presented to the Council at its meeting on 26 April 2017. During April, the City received the detailed design estimate from Western Power for the project.

The cost of the project is less than originally anticipated because Western Power have agreed to subsidise the project cost more than originally proposed and there is a significant level of existing underground connection within the area of the project.

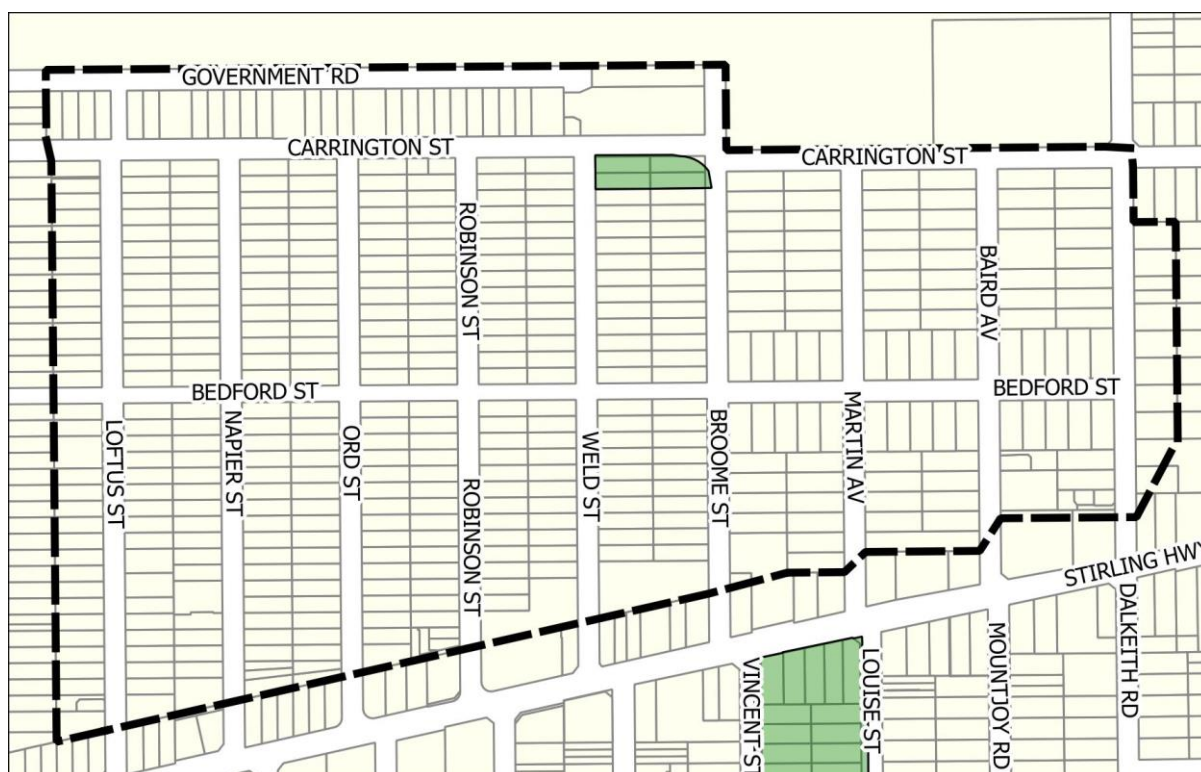
Consequently, the Councillors agreed to progress with a second survey (**this engagement project**) of property owners in the project area to determine their willingness to pay the estimated cost to each property.

Property owners received a letter from the City outlining the proposal and the estimated cost for each property (including any discounts that may be applicable) together with a short survey. This survey closed on Monday 10 July 2017 which included an extension of 7 days to allow for late surveys.

Property owners within the Hollywood project area and the community generally were provided with the following opportunities to find out more and to participate:

- Asking us a question
- Reading a range of frequently asked questions (FAQs)
- Past reports, guidelines and maps of proposed areas
- Reading the newsfeeds to stay updated with progress
- Providing general feedback.

The following image, identifies the Hollywood area for this project.



Should the Hollywood project progress, this model could be applied to other parts of the City that currently do not have underground power. It will also reduce the number of properties without underground power to 1,705.

2. PURPOSE OF ENGAGEMENT

To undertake a closed survey of those property owners within the project area to determine their willingness to pay the estimated cost to their property.

The survey also included a letter which set out the estimated installation cost for that property.

3. ENGAGEMENT PERIOD

The engagement was advertised for the period Monday, 15 June 2017 to Monday, 3 July 2017 **(20 days)**. However, the survey period was extended to Monday, 10 July 2017 to allow for late submissions, 26 days in total.

4. ENGAGEMENT PRINCIPLES

The following engagement principles, as contained in the City's Community Engagement Policy, were applied to guide the way in which the City engaged and communicated with the community and stakeholders:

Citizenship	We will provide for and communicate opportunities for everyone to have a genuine and meaningful say in local democracy about actions that could affect their lives.
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Transparency	We will ensure that the purpose and mechanisms of our engagement will be relevant, easily understood, timely and accessible by all.
Inclusion	We will seek out and facilitate the involvement of all those affected or potentially affected.
Accountability	We promise that all contributions will influence the alternatives developed, be reflected in our decision-making, outcomes will be communicated and performance will be measured.
Our people	We promise that our people will uphold the City values, the IAP2 Value's and Code of Ethics, be appropriately trained and supported to deliver best practice engagement.

5. COMMUNITY AND STAKEHOLDERS

The community and stakeholders included all those property owners within the project area (see Section One – Introduction).

6. OPPORTUNITIES FOR ENGAGEMENT

The Underground Power engagement page on the City's online engagement hub, **Your Voice Nedlands** was used to promote and create general awareness of the project. It provided project information and opportunities for residents, stakeholders and the general community to provide feedback, ask a question of the City, read the projects FAQs, view the technical drawings and key dates.

A closed survey was undertaken with the property owners within the project area.

6.1 Online Engagement – Your Voice Nedlands

Your Voice Nedlands was the reference point for all engagement information and to find information on the project. Information provided included:

- Technical Drawing – Final – Hollywood Area
- Council Report – December 2016 - Proposal
- Frequently asked questions (FAQs)
- Advice on the key dates
- Project Team contact details

Opportunities to provide feedback included:

- A facility to provide feedback more generally
- A facility to ask the City a question of the Project Team. This included the ability for the Project Team to respond, either publicly or in private if considered confidential (individual property related)

- Questions and feedback from the property owners within the project area were also received by the Your Voice Nedlands email.

Prior to, during and following the engagement process, newsfeeds were placed on the engagement page for notifications and how people could participate, along with placing updates on underground power more generally.

6.2 Survey

The survey (refer Attachment A) aimed to determine the property owners level of support by answering 'yes' or 'no' to the question, *"on the understanding that my contribution to the Hollywood Underground Power project at \$xx.xx plus or minus 10 per cent."*

The survey also contained the name and address of each property owner and requested a signature.

6.3 Advertising and Media

Due to the nature of the project, advertising was not considered necessary. However, the City prepared a media release for The Post and the Western Suburbs Weekly newspapers. Articles, including "letters to the editor" were published in The Post Newspaper on 17 June, 24 June, and 18 July.

Overjoyed about underground

I was delighted to read the report (*Underground power cost capped at \$6000*, POST, June 17) that covered the underground power costs being capped at \$6000, and then to receive the survey follow-up confirming it.

Hollywood ward is a very friendly neighbourhood.

So it's not uncommon to see kids playing on the verge. The current game of choice is Aussie rules but there is always a ball game of some description happening.

The overhead powerlines have always been a concern; just one stray ball could bring a line down.

Kids and powerlines just don't mix, so just from a safety perspective what a huge relief it will be to have them underground, especially with limited parks in the Hollywood ward.

It was encouraging to see that Carrington Street between Loch Street and Dalkeith Road has been included in the area – I'm sure this will significantly improve the location.

Actually I'm sure there will be many benefits. The council will

be able to save by not having to perform as much tree pruning. Western Power won't need to maintain or replace the poles and I'm sure an underground system is far more reliable.

Well done Nedlands council and all those involved.

I would encourage all those who have received their surveys to respond with an emphatic YES.

David Oddy
Robinson Street, Nedlands

Powerful result

I congratulate Nedlands council administration for their efforts to get underground power to the Hollywood ward.

It was with delicate negotiations that they were able to get the quote down from \$17,000 to about \$12,000.

This means that the owners of residential properties can have underground power for between \$2000 and \$6000, including the installation of energy-saving LED street lighting.

Our trees will not need the excessive pruning of the past, saving even more money.

Residents will receive a letter seeking feedback on the offer and it is hoped that with a positive response we will see action very soon.

We can then move on to the next area of Hollywood with the aim the whole power grid underground as soon as possible.

Ben Hodsdon
Nedlands councillor
Meriwa Street, Nedlands

le Pong

application to renew/extend its environmental approval for the bushland's development, which expired in 2015. As an aside, concerned community members are perplexed as to how it is proper to extend an expired approval.

If the pong persists, any

man 500 words will be cut. Deadline is noon Wednesday.

Hollywood is on a power trip

Nedlands council's administration's sensitive negotiations with the WA government and Western Power have resulted in the excellent outcome for the provision of underground power to 593 dwellings in Hollywood ward.

The agreed rate increase of 3% supported by the council consists of 1.75% inflation adjustment plus a 1.25% increase to create a new reserve fund specifically for the provision of underground power – a first for the city.

We are aware some ratepayers are apprehensive about the costs involved (now estimated at \$6000).

Community consultation is about to be completed, and present indications show broad community support for the project.

My fellow councillors and I are delighted to enjoy the support of the community, and specifically the HUPAG group. There will be sympathetic provisions for those who do not want to pay upfront.

Underground grid power has many social and economic advantages over pole power transmission, including enhanced energy efficiency.

The real question will then become when it happens rather than if.

Robert Binks
Williams Road, Nedlands
Nedlands Hollywood ward councillor

Underground power cost capped at \$6000

Households in Nedlands will pay no more than \$6000 each for underground power, according to council CEO Greg Trevaskis.

The council is pushing on with plans to sink powerlines connecting about 600 properties in Hollywood, despite missing out on funding from the State Underground Power Program last year.

This week it sent surveys to owners of the affected properties, with cost estimates

for each house.

"The cost to the residential properties is initially smoothed, and then discounts for existing underground infrastructure and subsidies for pensioners and seniors are applied," Mr Trevaskis said.

One resident was quoted \$4389 for a house with a buried line to the street.

The lower-than-expected cost of the project is due to a subsidy from Western Power, which the council's website says is higher than anticipated.

But in an email to Robinson Street resident Nick Agnew, Nedlands technical services director Martyn Glover said the detailed design estimate provided by Western Power for the works could not be disclosed, because it was commercially sensitive.

Hollywood Underground Power Action Group convener Cilla De Lacy criticised the council for not making the surveys available online, but said she was happy with the quoted cost.

"I think we've had a win," she said. "Claremont has offered [an online option] to its residents currently being surveyed on underground power."

"We know of one person in our street who is overseas until July 25. The survey closes on July 3. Who knows how many others there are?"

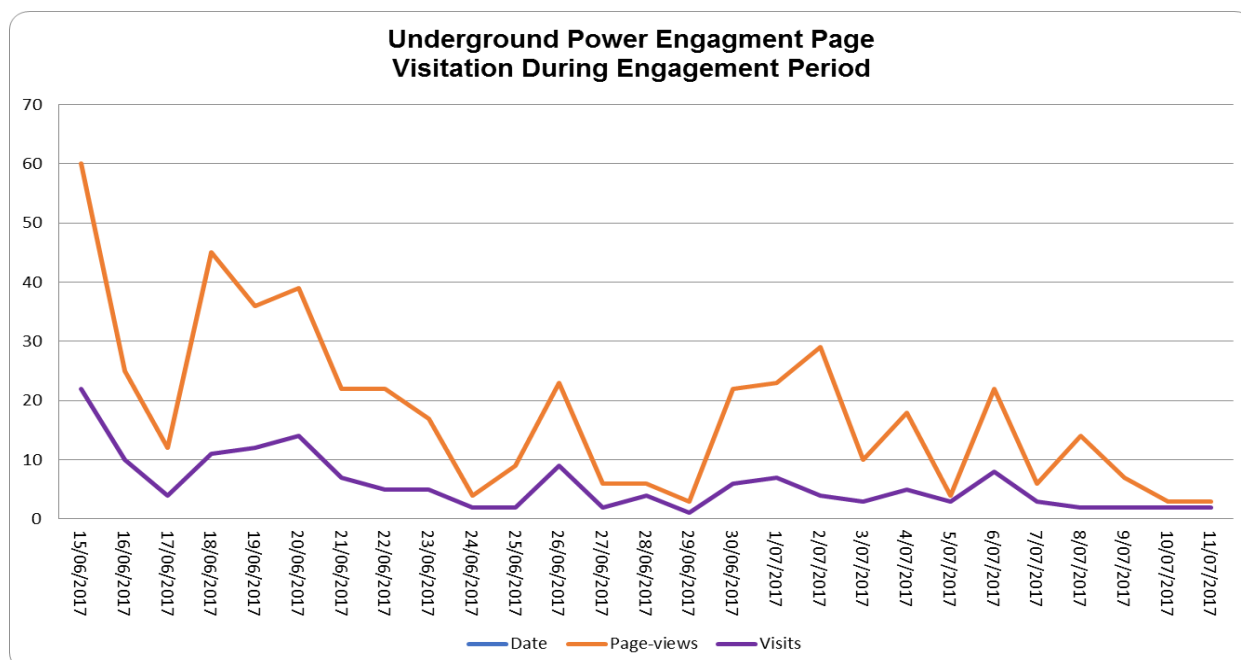
The council plans to split the costs of the project evenly with affected property owners, after the Western Power subsidy is applied.

7. ENGAGEMENT PARTICIPATION

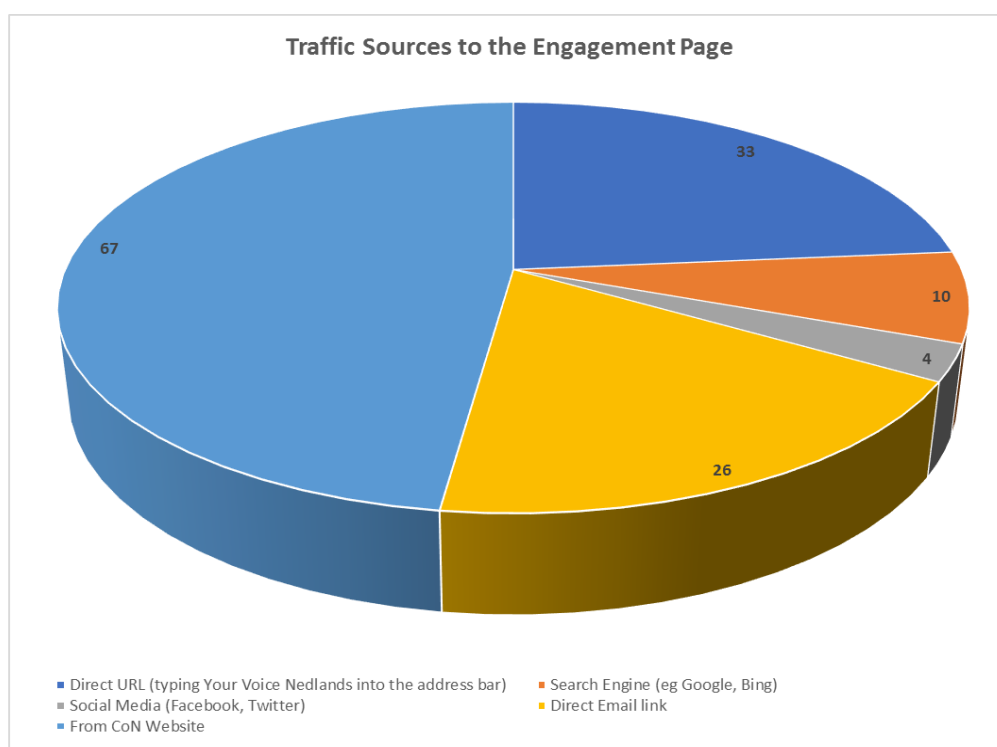
During the engagement period, the Underground Power engagement page received 157 total visits to the site, who collectively viewed 490 pages. 125 of these visits viewed at least one page.

There were 73 downloads of the documents, 17 visits to the key dates page, 40 visits to the FAQ page and 9 people asked the City a question. Two new registrations to the engagement hub were received. The following graph illustrates the visitor summary for the engagement period on a daily basis.

It is noted that the actual survey was not part of the document library or on the engagement page as it was a closed group survey.



The following graph highlights the methods in which the community visited the engagement page. Most people visited directly by typing in the [Your Voice Nedlands URL](#), or by visiting the City's website, or accessing the site by using an email link.



In addition, the City received 62 customer service counter enquiries asking questions or seeking further information.

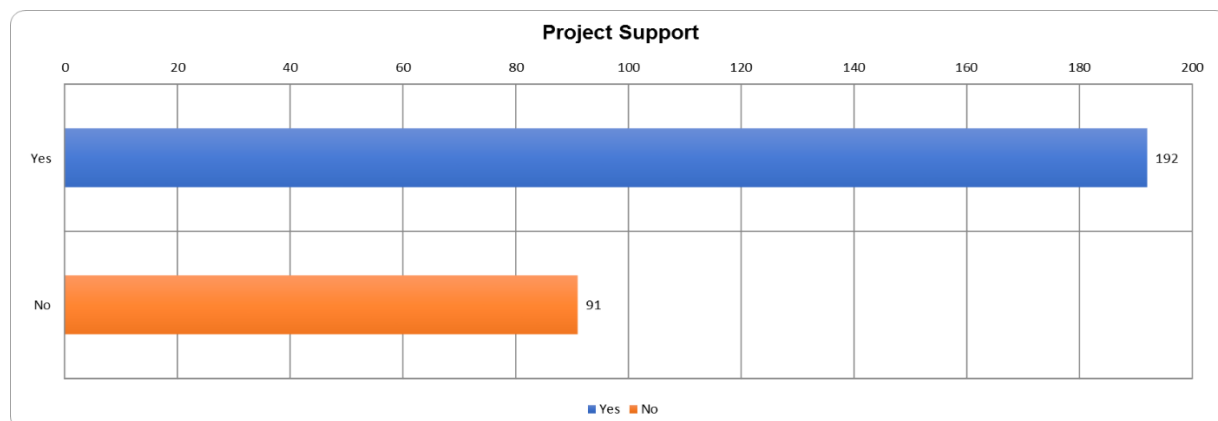
8. SURVEY RESULTS

The community engagement results follow. It is noted that the Technical Services Division will be assessing the feedback to determine the recommendations to progress, or not progress the project proposal further.

593 surveys were distributed within the project area with **283** surveys being returned to the City. This represents approximately **47.7% return rate**.

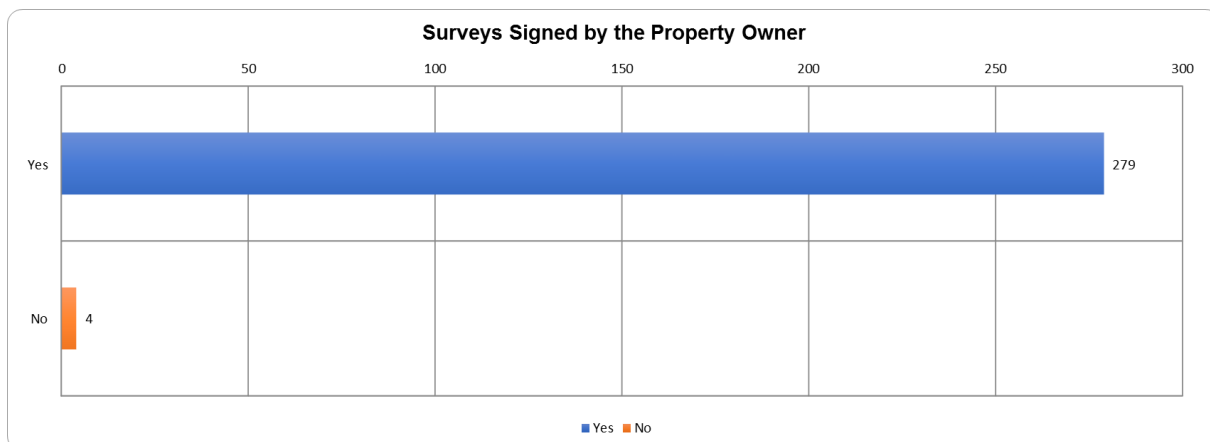
Q1. Do you support the proposed project?

There were 283 responses to this question, with 192 (67.9%) supporting the proposal and 91 (32.1%) disagreeing. Comments were also provided which is discussed below.



Surveys signed by the property owner

There were 283 responses to this question, with 279 (98.5%) signing the survey form. Four property owners did not sign the form.



Comments Provided

Twenty-two comments were received, which were split evenly between those who supported and those who didn't support the project.

The comments related to:

- the current cost versus the previous cost of installing underground power in other areas
- whether underground power added value to the property or is warranted
- the cost of connection for those properties already with underground power
- the City providing the full cost
- Western Power providing the infrastructure
- the cost impact on households especially with the increases in other utility costs and the current economy.

9. ATTACHMENTS

A Survey



City of Nedlands
PO Box 9
NEDLANDS 6909

Hollywood Underground Power Project

I xxxxxxxxxxx at xxxxxxxxxxx Street NEDLANDS WA 6009, on the understanding that my contribution to the Hollywood Underground Power project at \$xx.xx plus or minus 10 per cent

☐ Support the proposed project.

☐ Do not support the proposed project.

Signature(s).....

Date.....

Please return by Monday 3 July 2017



Email Scan and email to
council@nedlands.wa.gov.au



Mail Post to
City of Nedlands
PO Box 9
Nedlands WA 6909



In person Visit the Administration Centre at
71 Stirling Highway
Nedlands WA 6009

New Mini Pillar

From 1 August 2017 a new 'mini pillar - rectangular' ('rectangular pillar') will replace the existing 'mini pillar - dome' ('dome') as the standard mini pillar.

Changes to the Electricity (Network Safety) Regulations in 2015 required Western Power to update the specifications for mini pillars. The new 'rectangular pillar' meets the standards, and is consistent with the pillar utilised in other localities across Australia.

The new pillar will be used for all installations from 1 August, and the replacement of 'domes' where the base or circuit board is damaged. Where an existing 'dome' lid-only is damaged, replacement lids will be available.

Functional and technical differences include:

- Vertical access to lid bolts for easier access
- Two additional neutral/earth connection terminals
- Provision for (up to) 3 red spot fuses
- LV board will be available separately and will have separate stock codes
- Larger underground footprint, but exclusion zones are unchanged.

The following specification drawings provide clarification on the technical requirements of the design and installation of the new pillar. These drawings will be updated in the DDC and DCSH on 1 August 2017.

Images - Mini Pillars

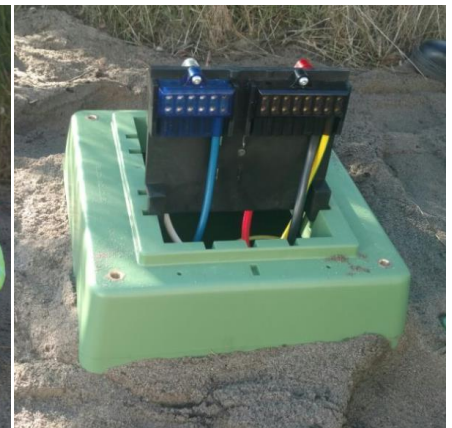
Dome



Rectangular



Rectangular – Internal



Frequently Asked Questions – New Mini Pillar

Q. Where should the pillar be located?

A. Pillars need to be located at the junction of the front and common boundaries.

Q. Which way does the 'rectangular pillar' face?

A. The narrow face/side of the pillar should face and be parallel to the road. Customer cables inside the pillar should exit the connection points on the board in the direction closest to the customer premises. See Specifications below: Mini Pillar – Rectangular – Installation Guide.

Q. What if my design is based on the 'dome' not the 'rectangular pillar'?

A. Where a design is approved and ready for construction, Western Power will install the 'rectangular pillar' from 1 August. In these situations, where the 'rectangular pillar' is not suitable due to design or construction constraints, the 'dome' may be installed – stock has been allocated to cover these instances.

Note: all new designs submitted to Western Power from 1 August 2017 date must incorporate the 'rectangular pillar'.

Q. What happens if an existing 'dome' gets damaged?

A. If the damage is superficial and only impacting the lid, Western Power will replace the lid like-for-like. If the base or board is damaged, the whole unit will be replaced with the 'rectangular pillar'.

Q. If I'm relocating a pillar will it be replaced with the new version?

A. A minor relocation may allow the existing style to be reused, typically however the 'rectangular pillar' will be installed for relocations subject to site conditions.

Q. What if I am part way through my development and I have used the 'dome' for the earlier stages?

A. The 'rectangular pillar' is required for all future stages regardless of which pillar was used initially.

Q. Why is it a different colour?

A. The new pillar is compliant and consistent with the standard in the rest of Australia.

Q. Can I paint it the same colour as the other ones?

A. No, it cannot be painted.

Q. Can I order it in the darker colour?

A. This unit is not available in any other colour.

Q. What is the difference in cost between the 'dome' and the 'rectangular pillars'?

A. The 'rectangular pillar' is approximately \$10 cheaper than the 'dome'; cost saving passed through to customers.

Q. How many connections will it facilitate?

A. The 'rectangular pillar' allows for 4 connections as a minimum on 3 phase supply (i.e. consumers, streetlights and other UMS) and up to 5 connections on a single phase supply.

Q. Is there provision to add additional circuit boards?

A. Yes, however this would constitute a non-standard design solution and would require approval from Western Power.

Q. How many red spot fuses can the board accommodate?

A. There is one red spot fuse on the main panel. There is facility for two additional red spot fuses if the optional attachment is installed. This attachment is available to order separately – FB0073.

Q. What is the maximum size of the consumer mains that can be terminated into the 'rectangular pillar'?

A. 35sq mm

Q. What tools are required to install the 'rectangular pillar'?

A. There is no change in the tools required to install the 'rectangular pillar'.

Q. Can I use the board from the 'dome' in the 'rectangular pillar'?

A. No, the boards are configured differently and are not suitable for use in the alternate pillar.

Q. Can I use the bolts from the 'dome' on the 'rectangular pillar'?

A. No, the new bolts are longer and of a different thread type.

Q. What is the size and weight?

A. As delivered: Maximum dimensions are 524 x 557 x 670mm (WLH) and weight is 1.6kg for the lid and 2.8kg for the base (total 4.4kgs).

Q. How much space does this Pillar take up.

A. Above ground dimensions: 260x390x400mm (WLH).

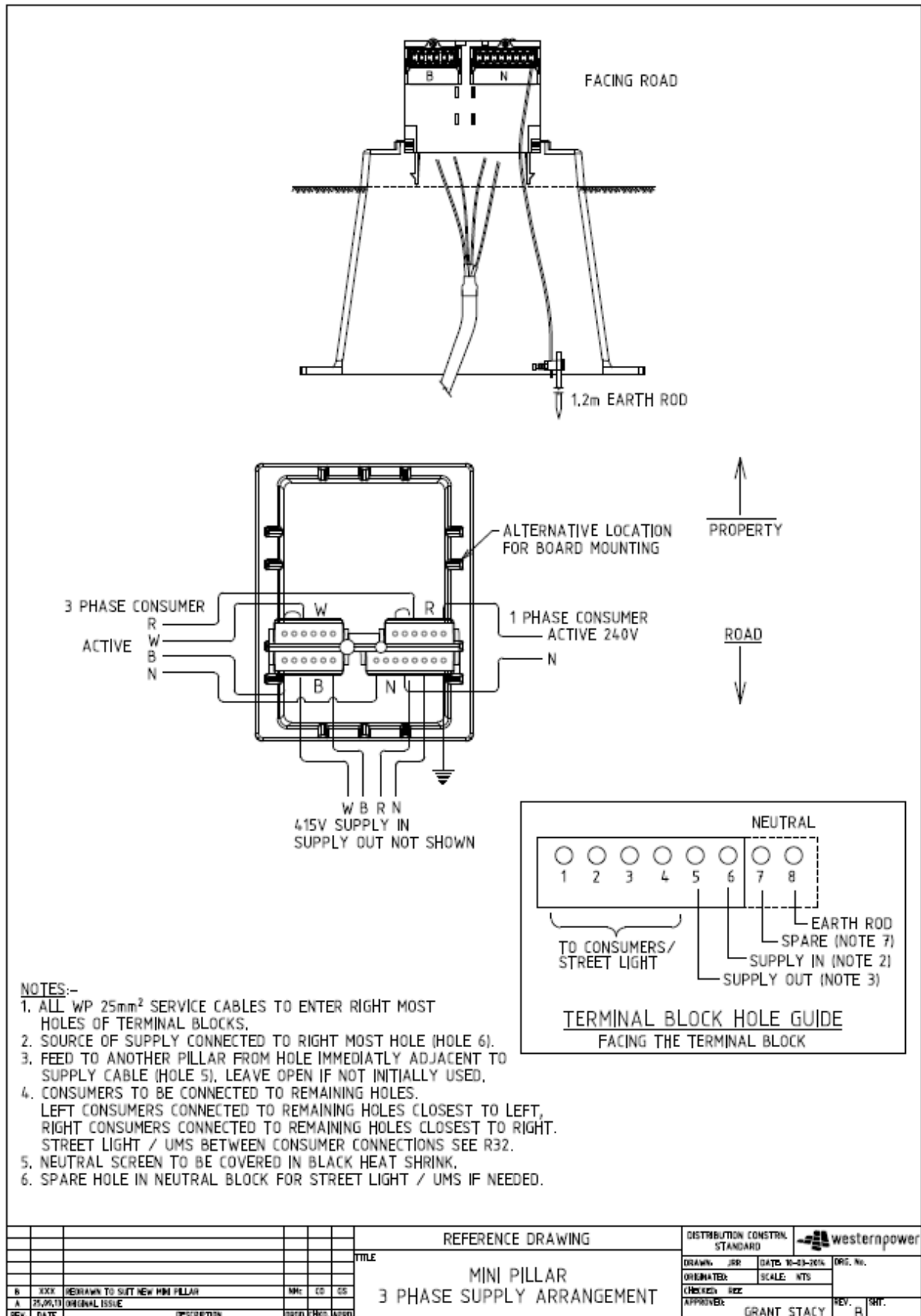
Q. What are the stock codes for ordering the Mini Pillars?

Product Description	Dome Stock Code	Rectangular Pillar Stock Code
Complete Mini Pillar (Lid, Base & Board)	FB0059*	-
Mini Pillar Lid Only	FB0058*	FB0070
Mini Pillar Base and Security Bolt Only	-	FB0071
Mini Pillar Lid and Base Only	FB0060*	-
Mini Pillar Board Only	-	FB0072
Mini Pillar Additional Fuse Mounting Kit Only	-	FB0073
Mini Pillar Security Bolt Only	FB0057	FB0074

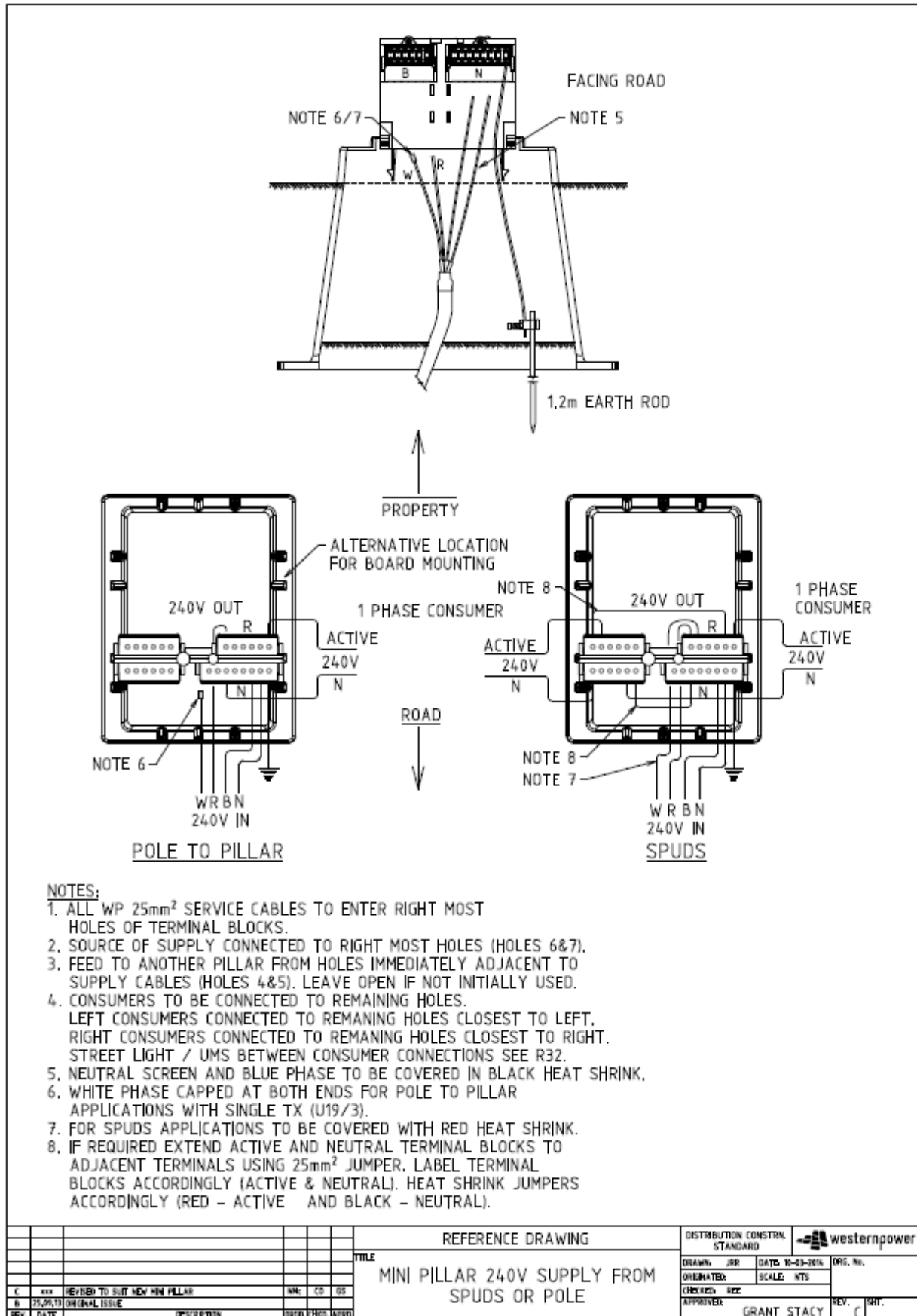
***Note:** These stock codes will be removed from the external sales price list from 1 August 2017.

SPECIFICATIONS

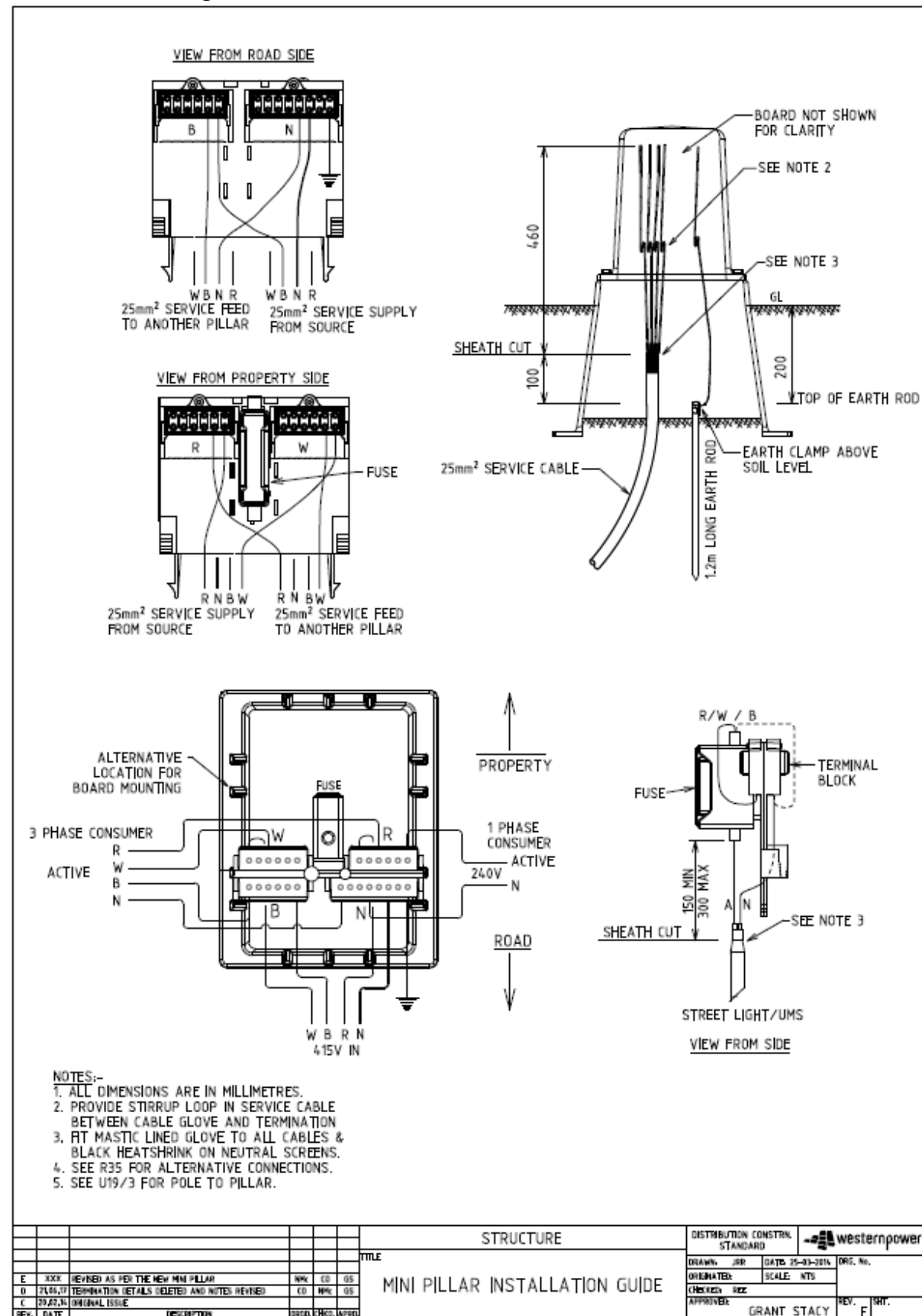
3 Phase Supply Connection Arrangement



240V Supply Connection Arrangement



Mini Pillar - Rectangular – Installation Guide



12.2 Planning & Development Report No's PD28.17 to PD32.17 (copy attached)

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

PD28.17	(Lot 2) No. 2B Campsie Street, Nedlands Short Term Accommodation
Committee	11 July 2017
Council	25 July 2017
Applicant	S and F Yeoman
Landowner	S and F Yeoman
Director	Peter Mickleson – Director Planning & Development
Reference	DA2017/92
Previous Item	Nil.
Delegation	In accordance with Clause 6.7.1a) of the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	1. Photograph of the Property 2. Proposed Management Plan from the Applicant

Moved – Councillor Binks
Seconded – Mayor Hipkins

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

Lost -/10

(Against: Mayor Hipkins Crs. Binks Hodsdon Wetherall
Hay James Horley McManus Smyth & Argyle)

Regulation 11(da) – Council agreed to refuse the application on the grounds of being contrary to the amenity of the area.

Foreshadowed Motion

Moved – Mayor Hipkins
Seconded – Councillor Binks

Council Resolution

Council refuse the application on the grounds of being contrary to the amenity of the area.

CARRIED UNANIMOUSLY 10/-

Councillor Binks left the room at 8.00 pm and returned at 8.02 pm.

Foreshadowed Motion

Moved – Mayor Hipkins

Seconded – Councillor James

Council Resolution

Council investigate current advertisements for short-stay accommodation in the City of Nedlands and report on the status of their approval.

**CARRIED On the Casting Vote of the Presiding Member 6/5
(Against: Crs. Binks Hodsdon Wetherall Smyth & Argyle)**

Committee Recommendation

Council approves the development application for the existing dwelling at (Lot 2) No. 2B Campsie Street, Nedlands, to be used as short-term accommodation, received on 2 May 2017, subject to the following conditions and advice:

1. The approved Management Plan being complied with at all times to the City's satisfaction; and
2. Approval is for 12 months from approval and extension being subject to the satisfaction of administration that the management plan is working.

Advice Notes specific to this approval:

1. Noise levels are to comply with the Environmental Protection (Noise) Regulations 1997.
2. With regard to Condition 1, the landowners are advised that if more than 6 people are proposed to reside at the short-term accommodation a separate development application is required to be submitted to and approved by the City prior to commencing. Details showing what alterations are proposed to be made to the dwelling to ensure that it complies with the Health Act 1911 will need to be provided.

Recommendation to Committee

Council approves the development application for the existing dwelling at (Lot 2) No. 2B Campsie Street, Nedlands, to be used as short-term accommodation, received on 2 May 2017, subject to the following conditions and advice:

1. The approved Management Plan being complied with at all times to the City's satisfaction.

Advice Notes specific to this approval:

3. Noise levels are to comply with the *Environmental Protection (Noise) Regulations 1997*.
4. With regard to Condition 1, the landowners are advised that if more than 6 people are proposed to reside at the short-term accommodation a separate development application is required to be submitted to and approved by the City prior to commencing. Details showing what alterations are proposed to be made to the dwelling to ensure that it complies with the *Health Act 1911* will need to be provided.

PD29.17	(Lot 721) No. 22 Hillway, Nedlands – Amendments to DA16/335 (Additions to Upper floor of Single House)
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Committee	11 July 2017
Council	25 July 2017
Applicant	Luke Mason – Kre8 Constructions WA
Landowner	Mrs D & Mr T Edmondstone
Director	Peter Mickleson – Director Planning & Development
Reference	DA17/085
Previous Item	DA16/335 – Approved under delegation
Delegation	In accordance with Clause 6.7.1a) of the City's Instrument of Delegation, Council is required to determine the application due to objections being received.
Attachments	1. Applicant Justification 2. Site Photograph (provided by submitter)

Moved – Councillor Hodsdon
Seconded – Councillor Binks

That this item be withdrawn.

CARRIED UNANIMOUSLY 10/-

Committee Recommendation / Recommendation to Committee

Council refuses the development application dated 21 April 2017 for Amendments to DA16/335 (Additions to Upper floor of Single House) at (Lot 721) No. 22 Hillway, Nedlands for the following reasons:

1. The proposal not satisfying the design principles stipulated under clause 5.1.3 (Lot Boundary Setback) of the Residential Design Codes due to the proposed setback of the upper floor to the south-western side lot boundary increasing the impact of building bulk as viewed from the adjoining neighbouring property.
2. The addition to the upper floor does not comply with clause 5.5.1 of the City's Town Planning Scheme No. 2 and Clause 67 (m) and (n) of the Schedule 2 Deemed Provisions within the *Planning and Development (Local Planning Schemes) Regulations 2015* as the external appearance of the additions will have an adverse impact on the adjoining property in terms of height, bulk, scale, orientation and appearance.

Please note: The applicant submitted amended plans on the 14th July 2017 which demonstrate the upper floor extension being setback 3.3m. This amendment removes the lot boundary setback variation and therefore now compliant with the deemed-to-comply provisions of the R-Codes and the City's TPS2. Administration is of the opinion that this item can be withdrawn and approved under Delegated Authority.

PD30.17	Lot 887 (No. 66) Strickland Street, Mount Claremont – Proposed Over-Height Boundary Fence
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Committee	11 July 2017
Council	25 July 2017
Applicant	I Da Costa
Owner	H N Sia
Director	Peter Mickleson – Director Planning & Development
Reference	DA2017/77
Previous Item	Nil
Delegation	In accordance with Clause 6.7.1a) of the City's Instrument of Delegation, Council is required to determine the application due to an objection being received.
Attachments	1. Photographs of the existing fence on site 2. Photograph from within the site facing Kennedia Lane

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council approves the development application dated 12 April 2017 to increase the height of the existing laneway boundary fence at Lot 887 (No. 66) Strickland Street, Mount Claremont, subject to the following conditions and advice:

- 1. The development shall at all times comply with the approved plans.**
- 2. This planning approval only pertains to the boundary fence located along the Kennedia Lane boundary.**
- 3. All footings and structures to retaining walls shall be constructed wholly inside the site boundaries of the Certificate of Title.**

Advice Notes specific to this proposal:

- 1. The applicant is required to obtain a building approval for the fencing within the front setback from the City of Nedlands.**
- 2. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.**

PD31.17	(Lot 153) No. 110 Stirling Highway, Nedlands – Addition to Existing Office Building
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Committee	11 July 2017
Council	25 July 2017
Applicant	Advanced Share Registry
Owner	Cherry Field Pty Ltd
Director	Peter Mickleson – Director Planning & Development
Reference	DA2017/106
Previous Item	Item PD29.13 – July 2013
Delegation	In accordance with Clause 6.7.1a) of the City's Instrument of Delegation, Council is required to determine the application due to an objection being received.
Attachments	<ol style="list-style-type: none"> 1. Photograph of the property from Stirling Highway 2. Photograph of the storeroom's proposed location 3. Photograph of the existing unauthorised outbuilding

Councillor Hodsdon – Financial Interest

Councillor Hodsdon declared that he owns a unit next door. Councillor Hodsdon declared that he would leave the room should there be any discussion on this item.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council approves the development application for a storeroom to be constructed for the existing office building at (Lot 153) No. 110 Stirling Highway, Nedlands, received on 12 May 2017, subject to the following conditions and advice notes:

- 1. The development shall at all times comply with the approved plan.**
- 2. This development approval only pertains to the proposed storeroom at the rear of the existing office building.**

3. The car parking bays and manoeuvring areas being maintained by the landowner to the City's satisfaction.
4. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite.
5. The existing outbuilding at the rear of the property being removed within 14 days of this decision, and the area it currently occupies be used as a car parking bay thereafter.

Advice Notes specific to this proposal:

1. With regard to Condition 5, the applicant and the landowner are advised that if they do not comply with this requirement the City may take enforcement action.
2. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.

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

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

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

PD32.17	Mayo Community Garden Inc. - (Lot 131) No. 91 Wood St, Swanbourne – Variation to Lease
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Committee	11 July 2017
Council	25 July 2017
Applicant	Mayo Community Garden Inc.
Owner	City of Nedlands
Director	Peter Mickleson – Director Planning & Development
Attachments	Nil.

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Agrees to extend Mayo Community Garden Inc. lease premises at 91 Wood Street, Swanbourne to include the verandah structure onsite; and**
- 2. Requires that the arrangement be recorded in a Deed of Variation of Lease between the City and Mayo Community Garden Inc. with the Mayor and Chief Executive Officer executing the Deed with application of the City's common seal.**

12.3 Technical Services Report No's TS06.17 to TS08.17 (copy attached)

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

TS06.17 Melvista Park Precinct Parking Review	
Committee	11 July 2017
Council	25 July 2017
Applicant	City of Nedlands
Officer	David Dwyer - Design Engineer
Director	Martyn Glover – Director Technical Services
Attachment	1. Melvista Park Precinct Area Map 2. Existing Parking Prohibition Map 3. Melvista Park Precinct Parking Survey 4. Recommended Parking Prohibition Map

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee**Council:**

1. Approves the recommended parking prohibitions presented in the following Table 1:

Table 1: Recommended Melvista Precinct Changes to Parking Prohibition

Street	Section	Current Restriction	Recommended Restriction
Archdeacon Street	Edward St - Elizabeth St	3P	2P
	Princess St – Melvista Ave	Unrestricted	3P
Bessell Avenue	The Avenue – Esplanade	No-Parking 5:30-11:30pm (Wed-Sun)	2P
Bruce Street	Princess St – Melvista Ave	3P	2P
	Melvista Ave – Gallop Rd (Verge)	Unrestricted	3P

	Melvista Ave – Gallop Rd (On-Street)	Unrestricted	No-Parking
Charles Court Reserve	Off-Street Carpark	3P	2P
Edward Street	Bruce St – Tyrell St	3P	2P
Elizabeth Street	Tyrell St – Archdeacon St	3P	2P
Hillway	Broadway – Bruce St	No-Parking 5:30-11:30pm (Wed-Sun)	2P
	Bruce St - Melvista Ave	Unrestricted	2P
Princess Road	Viewway – Bruce St	Unrestricted	3P
The Avenue	Steves Hotel	Unauthorised 15min	2P
	Broadway - Melvista Ave	Unrestricted	2P
	Broadway – Bruce St	No-Parking (Road or Verge)	No-Parking (Road only)
Tyrell Street	Edward St – Elizabeth St	3P	2P
Viewway	Elizabeth St – Princess Rd	Unrestricted	2P
Webster Street	Edward St – Princess Rd	Unrestricted	3P

*Attachment 1 shows the recommended changes presented in this table.

2. **Note that due to the width of the streets within the precinct the proposed time parking restrictions will apply to one side of the street along with no parking on the other to allow safe travel path of a vehicle. Except for Elizabeth Street where parking on both sides will be permitted;**
3. **Note that existing “No Parking” or “No Standing” restrictions that are in place for safety reasons such as sight distance limitations will remain unchanged; and**
4. **Note that existing “Loading Bays”, “Bus Bays” or other service parking restrictions will remain unchanged.**

TS07.17	RFT 2016/17.14 Supply of Irrigation Parts
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Committee	11 July 2017
Council	25 July 2017
Applicant	City of Nedlands
Officer	Nathan Brewer – Purchasing and Tenders Coordinator
Director	Martyn Glover – Director Technical Services
Attachments	1. Evaluation score sheet (Confidential)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Agrees to award tender no. 2016/17.14 to Total Eden Pty Ltd for the Supply of Irrigation Parts as per the schedule of rates submitted; and**
- 2. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

TS08.17	RFT 2016/17.15 Road Profiling and Kerb Grinding
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Committee	11 July 2017
Council	25 July 2017
Applicant	City of Nedlands
Officer	Nathan Brewer – Purchasing and Tenders Coordinator
Director	Martyn Glover – Director Technical Services
Attachments	1. Evaluation Score Sheet (Confidential)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council:

- 1. Agrees to award tender no. 2016/17.15 to Bluestone WA Pty Ltd atf The Blackburn Trust ta WA Profiling for the Provision of Road Profiling and Kerb Grinding Services as per the schedule of rates submitted; and**
- 2. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

12.4 Corporate & Strategy Report No CPS19.17 (copy attached)

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

CPS19.17 List of Accounts Paid – May 2017	
Committee	11 July 2017
Council	25 July 2017
Applicant	City of Nedlands
Officer	Vanaja Jayaraman – Acting Manager Finance
Director	Lorraine Driscoll – Director Corporate & Strategy
Attachments	1. Creditor Payment Listing May 2017 2. Purchasing Card Payments May 2017 (29 th April – 29 th May)

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Wetherall

Seconded – Councillor Hay

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 10/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council receives the List of Accounts Paid for the month of May 2017
(refer to attachments).

13. Reports by the Chief Executive Officer

13.1 Common Seal Register Report – June 2017

Moved – Councillor McManus
Seconded – Councillor Hodsdon

The attached Common Seal Register Report for the month of June 2017 be received.

CARRIED UNANIMOUSLY 10/-

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
884	1 June 2017	Planning & Development	Delegated Authority	Seal Certification – Seal No. 884 – Section 70A Notification Condition 4 of the development approval dated 14 October 2016 (DA2016/205) for a 3 storey single dwelling at 66 Philip Road Dalkeith.
885	16 June 2017	Planning & Development	Delegated Authority	Seal Certification – Seal No. 885 – Section 70A Notification Condition 3 of the development approval dated 30 May 2017 (DA2016/179) to inform that the land use is subject to a Fire Management Plan at no. 60 Lemnos Street, Shenton Park.
886	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 886 – Deed of Lease between City of Nedlands and C Marinovich. Lease of Language Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
887	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 887 – Deed of Lease between City of Nedlands and S Hibbert / Arnautovic. Lease of Courtyard Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
888	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 888 – Deed of Lease between City of Nedlands and E Steyn. Lease of Green Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
889	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 889 – Deed of Lease between City of Nedlands and A Davis. Lease of Garage Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
890	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 890 – Deed of Lease between City of Nedlands and Printmakers Association WA Inc. Lease of Central Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
891	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 891 – Deed of Lease between City of Nedlands and V Glover. Lease of Studio 8 at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
892	26 June 2017	Planning & Development	Council Resolution PD15.15 24 May 2015	Seal Certification – Seal No. 892 – Deed of Lease between City of Nedlands and J Rogers. Lease of Potters Studio at Tresillian Arts Centre, Cnr Tyrell and Edwards Street Nedlands.
893	29 June 2017	Planning & Development	Delegated Authority	Seal Certification – Seal No. 893 – Section 70A Notification to satisfy condition 5 of the subdivision approval dated 5 July 2016 (WAPC Ref: 153551) to inform that the subject property is or maybe affected by transport noise due to proximity to West Coast Highway.

13.2 List of Delegated Authorities – June 2017

Moved – Councillor Hodsdon
 Seconded – Councillor James

The attached List of Delegated Authorities for the month of June 2017 is to be received.

CARRIED UNANIMOUSLY 10/-

June 017					
Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
01/06/2017	Seal Certification – Seal No. 884 – Section 70A Notification Condition 4 of the development approval dated 14 October 2016 (DA2016/205) for a 3 storey single dwelling at 66 Philip Road Dalkeith.	Chief Executive Officer	Local Government Act 1995	Section 70A	Jade Anna Rubino
02/06/2017	3026455 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Amy Leathersich
02/06/2017	3026203 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Lee Hutchings

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
02/06/2017	3026663 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	John Mathews
06/06/2017	Approval to write off minor rates debt May 2017 - \$90.21	Chief Executive Officer – Greg Trevaskis	Local Government Act	Section 6.12 (1) (c)	City of Nedlands
08/06/2017	(APP) – DA17/129 – 10 Langtry View, Mt Claremont – Flat Roofed Vergola	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Tim Davies Landscaping
08/06/2017	(APP) – DA17/125 – 101 Rochdale Rd, Mt Claremont – Retrospective Retaining Walls	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	S Wilson
12/06/2017	(APP) – DA17/114 – 46 Watkins Rd, Dalkeith – Additions to Existing Outbuilding	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	S Coyne
13/06/2017	(APP) – DA17/99 – 31 Mountjoy Rd, Nedlands – Single Storey Dwelling	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Matthews McDonald Architects
13/06/2017	(APP) – DA17/84 – 1 Mayfair St, Mt Claremont – Two Storey Single House	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Neil Cownie Architect
13/06/2017	(APP) – DA17/91 – 87 Webster St, Nedlands – Additions to Existing Single Dwelling	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Million Dollar Makeovers

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
14/06/2017	(APP) – DA17/44 – 43 Langham Street, Nedlands – Gable Roofed Carport	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	By-Design Carports and Patios
14/06/2017	(APP) – DA17/124 – 8 Strickland St, Mt Claremont – Raised Patio and Deck Area	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	T Kilburn
14/06/2017	(APP) – DA17/131 – 8A Waroonga Rd, Nedlands – Street Boundary Fencing	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	F Yeo
14/06/2017	(APP) – DA17/134 – 32 Florence Rd, Nedlands – Additions (Front Fence) to Single House	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Mr B T Palmer
14/06/2017	(APP) – DA17/137 – 8 Zamia St, Mt Claremont – Additions to Existing Alfresco	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	R Chandran and S Nair
15/06/2017	(APP) – DA17/113 – 100 Stephenson Ave, Mt Claremont – Amendments to Internal Car Parking	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Venues West
16/06/2017	(APP) – DA17/100 – 38 Doonan Rd, Nedlands – Outbuilding and Street Boundary Fencing	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	I Vella

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
16/06/2017	Seal Certification – Seal No. 885 – Section 70A Notification Condition 3 of the development approval dated 30 May 2017 (DA2016/179) to inform that the land use is subject to a Fire Management Plan at no. 60 Lemnos Street, Shenton Park.	Chief Executive Officer	Local Government Act 1995	Section 70A	Western Australian Regional Council
22/06/2017	3024521 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Leonnice Trubshoe
22/06/2017	3025685 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Anna Timmins
22/06/2017	(APP) – DA17/65 – 101 Monash Ave, Nedlands – Additions (Operating Theatres and Plant Rooms) to Hollywood Private Hospital	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Silver Thomas Hanley Architects
23/06/2017	(APP) – DA17/140 – 9 Landon Way, Mt Claremont – Gable Roofed Patio	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Softwood Timberyard t/as Patio Living

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
26/06/2017	(APP) – DA17/104 – 40 Leon Rd, Dalkeith – Carport, Front Fencing & Additions to Existing Single House	Manager Planning – Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	R Cailliau
28/06/2017	(APP) – DA17/110 – 40 Boronia Ave, Nedlands – Front Fence to Single House	Andrew Bratley – Coordinator Statutory Planning	City of Nedlands TPS2	Section 6.7.1	Professional Limestone Service Pty Ltd
28/06/2017	(APP) – DA17/147 – 12 Florence Rd, Nedlands – Retrospective Patio	Senior Statutory Planning Officer - Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	A Harvey and F Quarry
28/06/2017	(APP) – DA17/88 – 8 Houston Place, Mt Claremont – Over-height Dividing Fence	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	Vince EE Homes Pty Ltd
29/06/2017	(APP) – DA17/98 – 14 Hobbs Ave, Dalkeith – Additions and Alterations	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	David Weir Architects

Date of use of delegation of authority	Title	Position exercising delegated authority	Act	Section of Act	Applicant City of Nedlands, property owner or other
29/06/2017	Seal Certification – Seal No. 893 – Section 70A Notification to satisfy condition 5 of the subdivision approval dated 5 July 2016 (WAPC Ref: 153551) to inform that the subject property is or maybe affected by transport noise due to proximity to West Coast Highway.	Chief Executive Officer Greg Trevaskis	City of Nedlands TPS2	Section 70A	Mohammad Golsorkhtabaramiri & Nasim Zamani
29/06/2017	(APP) – DA17/118 – 57 Philip Rd, Dalkeith – Additions (Carport) to Single House	Coordinator Statutory Planning – Andrew Bratley	City of Nedlands TPS2	Section 6.7.1	W B Bennett
30/06/2017	(APP) – DA17/131 – 19 Knutsford St, Swanbourne – Art Studio Building	Senior Statutory Planning Officer – Kate Bainbridge	City of Nedlands TPS2	Section 6.7.1	Extra Living WA
30/06/2017	3025798 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Paul Bell
30/06/2017	3026232 – Parking Infringement Withdrawal – other compassionate grounds	Manager Health & Compliance – Andrew Melville	Local Government Act 1995	Section 9.20/6.12(1)	Briana Arbuckle

13.3 Monthly Financial Report – June 2017

Council	25 July 2017
Applicant	City of Nedlands
Officer	Vanaja Jayaraman – Acting Manager Finance
Director	Lorraine Driscoll
Attachments	<ol style="list-style-type: none"> 1. Financial Summary (Operating) by Business Units – 30 June 2017 2. Capital Works & Acquisitions – 30 June 2017 3. Net Current Assets – 30 June 2017 4. Statement of Activity – 30 June 2017

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Binks

Seconded – Councillor Hodsdon

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 10/-

Council Resolution / Recommendation to Committee

Council receives the Monthly Financial Report for 30 June 2017.

Executive Summary

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

Discussion/Overview

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

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

This report gives an overview of the revenue and expenses of the City for the month of June 2017 together with a Net Assets Statement as at 30 June 2017.

The operating revenue at the end of June 2017 was \$32.711 M which represents a \$0.817 M favourable variance compared to the year-to-date budget.

The total operating expense at the end of June 2017 was \$31.389 M, showing a favourable budget variance of \$1.767 M.

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

Governance

Expenditure:	Favourable variance of	\$ 416,750
Revenue:	Unfavourable variance of	\$ 165,946

The favourable expenditure variance is mainly due to cost savings in Other Employee costs, Office expenses and staff recruitment costs. Cost savings were also made through decreased level of expenses for the WESROC and ICT projects.

The unfavourable revenue variance is due to the timing differences between budget and projects time-line of the WESROC projects which were invoiced in July for the amount of \$127,672.

Corporate and Strategy

Expenditure:	Favourable variance of	\$ 388,877
Revenue:	Favourable variance of	\$ 590,249

The favourable expenditure variance is mainly due to lower costs of the ICT related expenses and projects of \$355k.

Favourable revenue variance is due to grant contribution of \$395k and better performance on interim rates \$257k offset against a lower instalment interest income.

Community Development

Expenditure:	Favourable variance of	\$384,615
Revenue:	Favourable variance of	\$ 132,609

The favourable expenditure variance is mainly due to a lower community development donation payment of \$110k, and savings in community events organised of \$23k, savings on Library salaries of \$117k and other costs of \$51k, and savings in HACC cost of \$30k.

The Favourable revenue variance is increased fees and charges of \$117k and grants income of \$15k.

Planning and Development

Expenditure:	Favourable variance of	\$ 8,800
Revenue:	Unfavourable variance of	\$ 7,016

The favourable expenditure variance of \$8k was achieved through various cost savings off-set against some additional costs in some areas.

The Unfavourable revenue variance is mainly due to less income on Planning fees of \$88K compensated by increase in fees and charges for Rangers, Building Services and Environmental Health of \$81k.

Technical Services

Expenditure:	Favourable variance of	\$568,815
Revenue:	Favourable variance of	\$267,160

The favourable expenditure variance is largely due savings in infrastructure and asset maintenance expenses and a delay in receiving invoices for the year for waste minimisations and some infrastructure maintenance costs.

The favourable revenue variance is due to extra revenue on waste services, plant operating, roads and parks of \$173k and surplus operating grant received of \$76k.

Capital Works Programme

At the end of June, the expenditure on capital works were \$12.048 M which is 83% of a total budget of \$14.53M which included \$1.4M carry over.

Net Current Assets Statement

At 30 June 2017, net current assets were \$3.688M compared to \$6.250M in prior period. This is mainly due to a higher creditor payment of \$3.09M in June.

Conclusion

The statement of financial activity for the period ended 30 June 2017 indicates that operating expenses are under the year-to-date budget by 5.3% or \$1.767M, while revenue is above the Budget by 2.6% or \$0.817M.

Key Relevant Previous Council Decisions:

Nil.

Consultation

N/A

Budget/Financial Implications

As outlined in the Monthly Financial Report.

ITEM 13.3 - ATTACHMENT 1 - FINANCIAL SUMMARY (OPERATING) BY BUSINESS UNITS - 30 JUNE 2017

CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 30 JUNE 2017

Posting Year 2017

Fund Numb 2

Operating/C O

Row Labels	Master Account (desc)	June Actual YTD	Annual Budget	Variance	Committed Balance	Budget Available
Governance						
CEO's Office						
Governance						
Expense						
20420	Salaries - Governance	835,515	830,500	(5,015)	0	(5,015)
20421	Other Employee Costs - Governance	43,824	41,000	(2,824)	0	(2,824)
20423	Office - Governance	31,930	27,000	(4,930)	2,043	(6,972)
20424	Motor Vehicles - Governance	13,219	11,000	(2,219)	0	(2,219)
20425	Depreciation - Governance	170,963	192,000	21,037	0	21,037
20427	Finance - Governance	237,840	237,800	(40)	0	(40)
20428	Insurance - Governance	188,686	207,700	19,014	0	19,014
20430	Other - Governance	3,070	15,000	11,930	22	11,909
20434	Professional Fees - Governance	27,105	50,000	22,895	0	22,895
20450	Special Projects - Governance / PC93	277,129	424,000	146,871	19,476	127,395
Expense Total		1,829,280	2,036,000	206,720	21,540	185,180
Income						
50410	Sundry Income - Governance	(253,450)	(390,300)	(136,850)	0	(136,850)
Income Total		(253,450)	(390,300)	(136,850)	0	(136,850)
Governance Total		1,575,830	1,645,700	69,870	21,540	48,330
Communications						
Expense						
28320	Salaries - Communications	286,151	273,400	(12,751)	0	(12,751)
28321	Other Employee Costs - Communications	8,676	13,800	5,124	2,200	2,924
28323	Office - Communications	60,800	80,100	19,300	895	18,405
28327	Finance - Communications	73,440	73,400	(40)	0	(40)
28330	Other - Communications	8,135	16,900	8,765	1,614	7,151
28334	Professional Fees - Communications	600	500	(100)	0	(100)
28335	ICT Expenses - Communications	29,696	48,200	18,504	(2,190)	20,694
28350	Special Projects - Communications / PC 90	19,832	23,000	3,168	0	3,168
Expense Total		487,331	529,300	41,969	2,519	39,450
Communications Total		487,331	529,300	41,969	2,519	39,450
Human Resources						
Expense						
20520	Salaries - HR	301,524	310,300	8,776	0	8,776
20521	Other Employee Costs - HR	120,146	173,100	52,954	2,954	50,000
20522	Staff Recruitment - HR	8,625	33,000	24,375	32	24,344
20523	Office - HR	5,771	19,000	13,229	0	13,229
20524	Motor Vehicles - HR	11,322	7,900	(3,422)	0	(3,422)
20525	Depreciation - HR	467	500	33	0	33
20527	Finance - HR	(640,080)	(640,100)	(20)	0	(20)
20530	Other - HR	800	2,600	1,800	0	1,800
20534	Professional Fees - HR	67,545	69,000	1,455	8,098	(6,643)
20535	ICT Expenses - HR	0	35,000	35,000	0	35,000
Expense Total		(123,880)	10,300	134,180	11,084	123,096
Income						
50510	Contributions & Reimbursements - HR	(905)	(30,000)	(29,095)	0	(29,095)
Income Total		(905)	(30,000)	(29,095)	0	(29,095)
Human Resources Total		(124,785)	(19,700)	105,085	11,084	94,001
Members Of Council						
Expense						
20323	Office - MOC	30,934	40,000	9,066	3,017	6,048
20325	Depreciation - MOC	869	900	31	0	31
20329	Members of Council - MOC	435,891	454,100	18,209	0	18,209
20330	Other - MOC	425	7,000	6,575	0	6,575
Expense Total		468,119	502,000	33,881	3,017	30,864
Members Of Council Total		468,119	502,000	33,881	3,017	30,864
CEO's Office Total		2,406,495	2,657,300	250,805	38,160	212,644
Governance Total		2,406,495	2,657,300	250,805	38,160	212,644
Corporate & Strategy						
Corporate Strategy & Systems						
Customer Services						
Expense						
21320	Salaries - Customer Service	317,459	309,900	(7,559)	0	(7,559)
21321	Other Employee Costs - Customer Service	2,755	7,200	4,445	0	4,445
21323	Office - Customer Service	6,036	5,100	(936)	2,725	(3,661)
21327	Finance - Customer Service	(295,920)	(295,900)	20	0	20
21330	Other - Customer Service	0	1,000	1,000	0	1,000
Expense Total		30,330	27,300	(3,030)	2,725	(5,755)
Customer Services Total		30,330	27,300	(3,030)	2,725	(5,755)

ITEM 13.3 - ATTACHMENT 1 - FINANCIAL SUMMARY (OPERATING) BY BUSINESS UNITS - 30 JUNE 2017

ICT						
Expense						
21720	Salaries - ICT	412,797	417,200	4,403	0	4,403
21721	Other Employee Costs - ICT	24,835	33,100	8,265	4,563	3,703
21723	Office - ICT	41,185	50,000	8,815	0	8,815
21724	Motor Vehicles - ICT	19,758	21,000	1,242	0	1,242
21725	Depreciation - ICT	226,823	225,600	(1,223)	0	(1,223)
21727	Finance - ICT	(1,778,400)	(1,778,400)	0	0	0
21728	Insurance - ICT	0	0	0	0	0
21730	Other - ICT	929	1,000	71	0	71
21734	Professional Fees - ICT	14,295	55,000	40,705	18,002	22,703
21735	ICT Expenses - ICT	594,977	812,900	217,923	18,675	199,248
21750	Special Projects - ICT	38,753	110,000	71,247	7,298	63,949
Expense Total		(404,048)	(52,600)	351,448	48,537	302,911
Income						
51706	Contributions & Reimbursements - ICT	(3,960)	0	3,960	0	3,960
Income Total		(3,960)	0	3,960	0	3,960
ICT Total		(408,008)	(52,600)	355,408	48,537	306,871
Records						
Expense						
22020	Salaries - Records	303,684	290,400	(13,284)	0	(13,284)
22021	Other Employee Costs - Records	7,119	7,800	681	0	681
22023	Office - Records	519	1,200	681	0	681
22027	Finance - Records	(482,520)	(482,500)	20	0	20
22030	Other - Records	13,955	18,300	4,345	1,018	3,327
22034	Professional Fees - Records	193,962	141,000	(52,962)	4,825	(57,787)
Expense Total		36,719	(23,800)	(60,519)	5,843	(66,362)
Income						
52001	Fees & Charges - Records	(828)	(800)	28	0	28
Income Total		(828)	(800)	28	0	28
Records Total		35,891	(24,600)	(60,491)	5,843	(66,334)
Corporate Strategy & Systems Total		(341,788)	(49,900)	291,888	57,106	234,782
Finance						
Rates						
Expense						
21920	Salaries - Rates	88,240	78,100	(10,140)	0	(10,140)
21921	Other Employee Costs - Rates	840	1,100	260	0	260
21923	Office - Rates	12,908	0	(12,908)	164	(13,072)
21927	Finance - Rates	131,643	131,600	(43)	0	(43)
21930	Other - Rates	15,648	33,000	17,352	0	17,352
21934	Professional Fees - Rates	53,841	67,000	13,159	2,000	11,159
Expense Total		303,120	310,800	7,680	2,164	5,516
Income						
51908	Rates - Rates	(22,331,689)	(22,073,730)	257,959	0	257,959
Income Total		(22,331,689)	(22,073,730)	257,959	0	257,959
Rates Total		(22,028,569)	(21,762,930)	265,639	2,164	263,475
General Finance						
Expense						
21420	Salaries - Finance	789,057	791,100	2,043	0	2,043
21421	Other Employee Costs - Finance	33,405	45,200	11,795	1,553	10,243
21423	Office - Finance	115,573	120,700	5,127	10,762	(5,635)
21424	Motor Vehicles - Finance	10,758	11,000	242	0	242
21425	Depreciation - Finance	1,305	1,400	95	0	95
21427	Finance - Finance	(483,376)	(483,000)	376	3,709	(3,333)
21428	Insurance - Finance	957	1,000	43	0	43
21430	Other - Finance	3,557	2,000	(1,557)	0	(1,557)
21434	Professional Fees - Finance	58,005	47,500	(10,505)	2,373	(12,878)
21450	Special Projects - Finance	14,228	40,000	25,772	12,552	13,220
Expense Total		543,470	576,900	33,430	30,948	2,482
Income						
51401	Fees & Charges - Finance	(67,738)	(60,100)	7,638	0	7,638
51410	Sundry Income - Finance	(24,833)	(26,000)	(1,167)	0	(1,167)
Income Total		(92,571)	(86,100)	6,471	0	6,471
General Finance Total		450,899	490,800	39,901	30,948	8,953
General Purpose						
Expense						
21627	Finance - General Purpose	24,301	46,800	22,499	0	22,499
21631	Interest - General Purpose	250,011	290,520	40,509	0	40,509
Expense Total		274,312	337,320	63,008	0	63,008
Income						
51602	Service Charges - General Purpose	(25)	0	25	0	25
51604	Grants Operating - General Purpose	(1,138,639)	(743,090)	395,549	0	395,549
51607	Interest - General Purpose	(416,378)	(490,550)	(74,172)	0	(74,172)
51610	Sundry Income - General Purpose	(429)	0	429	0	429
Income Total		(1,555,471)	(1,233,640)	321,831	0	321,831
General Purpose Total		(1,281,159)	(896,320)	384,839	0	384,839
Shared Services						
Expense						
21523	Office - Shared Services	28,185	22,000	(6,185)	2,664	(8,849)
21534	Professional Fees - Shared Services	15,956	19,000	3,044	0	3,044
Expense Total		44,141	41,000	(3,141)	2,664	(5,805)

ITEM 13.3 - ATTACHMENT 1 - FINANCIAL SUMMARY (OPERATING) BY BUSINESS UNITS - 30 JUNE 2017

Shared Services Total		44,141	41,000	(3,141)	2,664	(5,805)
Finance Total		(22,814,689)	(22,127,450)	687,239	35,777	651,462
Corporate & Strategy Total		(23,156,476)	(22,177,350)	979,126	92,883	886,243
Community Development						
Community Development						
Community Development						
Expense						
28120	Salaries - Community Development	420,993	429,700	8,707	0	8,707
28121	Other Employee Costs - Community Development	14,825	19,500	4,675	0	4,675
28123	Office - Community Development	2,655	5,200	2,545	4	2,541
28124	Motor Vehicles - Community Development	13,624	7,900	(5,724)	0	(5,724)
28125	Depreciation - Community Development	3,288	3,300	12	0	12
28127	Finance - Community Development	195,840	195,800	(40)	0	(40)
28130	Other - Community Development	2,822	3,500	678	614	65
28134	Professional Fees - Community Development	400	2,000	1,600	182	1,418
28137	Donations - Community Development	154,949	265,600	110,651	10,939	99,712
28150	Special Projects - Community Development	0	7,000	7,000	0	7,000
28151	OPRL Activities - Community Development / PC82-87	130,146	153,700	23,554	5,533	18,021
38101	Project Contribution - Community Development	30,705	30,700	(5)	0	(5)
Expense Total		970,246	1,123,900	153,654	17,272	136,382
Income						
58101	Fees & Charges - Community Development	(19,172)	(19,500)	(328)	0	(328)
58104	Grants Operating - Community Development	(32,289)	(33,200)	(911)	0	(911)
58106	Contributions & Reimbursem - Community Development	(8,831)	(3,000)	5,831	0	5,831
58110	Sundry Income - Community Development	0	0	0	0	0
Income Total		(60,292)	(55,700)	4,592	0	4,592
Community Development Total		909,954	1,068,200	158,246	17,272	140,974
Community Facilities						
Income						
58201	Fees & Charges - Community Facilities	(14,316)	(10,000)	4,316	0	4,316
58206	Contributions & Reimbursemen -Community Facilities	(995)	(5,000)	(4,005)	0	(4,005)
58209	Council Property - Community Facilities	(205,864)	(156,200)	49,664	0	49,664
Income Total		(221,175)	(171,200)	49,975	0	49,975
Community Facilities Total		(221,175)	(171,200)	49,975	0	49,975
Volunteer Services VRC						
Expense						
29320	Salaries - Volunteer Services VRC	76,639	82,300	5,661	0	5,661
29321	Other Employee Cost - Volunteer Services VRC	1,633	2,600	967	0	967
29323	Office - Volunteer Services VRC	2,530	6,800	4,270	112	4,158
29327	Finance - Volunteer Services VRC	45,000	45,000	0	0	0
29330	Other - Volunteer Services VRC	2,354	7,300	4,946	330	4,616
Expense Total		128,157	144,000	15,843	442	15,402
Income						
59304	Grants Operating - Volunteer Services VRC	(37,329)	(28,600)	8,729	0	8,729
Income Total		(37,329)	(28,600)	8,729	0	8,729
Volunteer Services VRC Total		90,828	115,400	24,572	442	24,131
Volunteer Services NVS						
Expense						
29220	Salaries - Volunteer Services NVS	33,978	28,100	(5,878)	0	(5,878)
29221	Other Employee Costs - Volunteer Services NVS	374	400	26	0	26
29223	Office - Volunteer Services NVS	99	3,400	3,301	0	3,301
29227	Finance - Volunteer Services NVS	40,800	40,800	0	0	0
29230	Other - Volunteer Services NVS	786	4,000	3,214	1,173	2,042
29250	Special Projects - Volunteer Services NVS	2,509	3,900	1,391	0	1,391
Expense Total		78,545	80,600	2,055	1,173	882
Volunteer Services NVS Total		78,545	80,600	2,055	1,173	882
Tresillian Community Centre						
Expense						
29120	Salaries - Tresillian CC	259,415	246,500	(12,915)	0	(12,915)
29121	Other Employee Costs - Tresillian CC	6,598	6,900	302	482	(180)
29123	Office - Tresillian CC	24,854	25,000	146	450	(304)
29125	Depreciation - Tresillian CC	702	7,500	6,798	0	6,798
29127	Finance - Tresillian CC	98,028	98,400	372	0	372
29130	Other - Tresillian CC	11,998	13,500	1,502	151	1,350
29135	ICT Expenses - Tresillian CC	402	5,600	5,198	0	5,198
29136	Courses - Tresillian CC	206,395	200,500	(5,895)	3,480	(9,375)
29137	Donations - Tresillian CC	500	0	(500)	0	(500)
29150	Exhibition	9,065	9,000	(65)	330	(395)
Expense Total		617,957	612,900	(5,057)	4,893	(9,950)
Income						
59101	Fees & Charges - Tresillian CC	(374,656)	(335,000)	39,656	0	39,656
59109	Council Property - Tresillian CC	(32,817)	(33,000)	(183)	0	(183)
59110	Sundry Income - Tresillian CC	(205)	0	205	0	205
51906	Contributions & Reimbursement - Tresillian CC	(500)	0	500	0	500
Income Total		(408,179)	(368,000)	40,179	0	40,179
Tresillian Community Centre Total		209,779	244,900	35,121	4,893	30,228
Community Development Total		1,067,930	1,337,900	269,970	23,780	246,190
Community Services Centres						
Nedlands Community Care						
Expense						

ITEM 13.3 - ATTACHMENT 1 - FINANCIAL SUMMARY (OPERATING) BY BUSINESS UNITS - 30 JUNE 2017

28620	Salaries - NCC	27,652	0	(27,652)	0	(27,652)
28625	Depreciation - NCC	0	0	0	0	0
28626	Utility - NCC	2,137	0	(2,137)	0	(2,137)
28664	Hacc Unit Cost - NCC / PC66	1,240,465	1,300,500	60,035	17,414	42,621
Expense Total		1,270,254	1,300,500	30,246	17,414	12,832
Income						
58601	Fees & Charges - NCC	(97,387)	(95,000)	2,387	0	2,387
58604	Grants Operating - NCC	(1,030,892)	(1,015,700)	15,192	0	15,192
58606	Contributions & Reimbursements - NCC	(5,000)	0	5,000	0	5,000
Income Total		(1,133,279)	(1,110,700)	22,579	0	22,579
Nedlands Community Care Total		136,975	189,800	52,825	17,414	35,411
Positive Ageing						
Expense						
27420	Salaries - Positive Ageing	42,025	47,900	5,875	0	5,875
27421	Other Employee Costs - Positive Ageing	2,955	3,700	745	0	745
27427	Finance - Positive Ageing	9,960	9,900	(60)	0	(60)
28437	Donations - Positive Ageing	5,369	8,000	2,631	665	1,966
28450	Other - Positive Ageing	14,614	16,200	1,586	365	1,221
Expense Total		74,923	85,700	10,777	1,030	9,747
Income						
58420	Fees & Charges - Positive Ageing	(18,279)	(8,000)	10,279	0	10,279
58423	Grants Operating - Positive Ageing	0	(500)	(500)	0	(500)
Income Total		(18,279)	(8,500)	9,779	0	9,779
Positive Ageing Total		56,644	77,200	20,556	1,030	19,526
Point Resolution Child Care						
Expense						
28820	Salaries - PRCC	461,959	461,900	(59)	0	(59)
28821	Other Employee Costs - PRCC	9,233	14,000	4,767	0	4,767
28823	Office - PRCC	9,713	8,000	(1,713)	114	(1,827)
28824	Motor Vehicles - PRCC	8,213	7,100	(1,113)	0	(1,113)
28825	Depreciation - PRCC	204	300	96	0	96
28826	Utility - PRCC	6,197	6,500	303	0	303
28827	Finance - PRCC	59,801	59,000	(801)	0	(801)
28830	Other - PRCC	20,206	26,100	5,894	189	5,705
28835	ICT Expenses - PRCC	2,820	4,700	1,880	235	1,645
28850	Special Projects - PRCC	4,822	5,000	178	0	178
Expense Total		583,169	592,600	9,431	538	8,894
Income						
58801	Fees & Charges - PRCC	(593,492)	(600,000)	(6,508)	0	(6,508)
Income Total		(593,492)	(600,000)	(6,508)	0	(6,508)
Point Resolution Child Care Total		(10,324)	(7,400)	2,924	538	2,386
Mt Claremont Library						
Expense						
28523	Office - Mt Claremont Library	8,903	11,000	2,097	718	1,379
28525	Depreciation - Mt Claremont Library	236	400	164	0	164
28530	Other - Mt Claremont Library	37,223	41,600	4,377	2,568	1,809
28535	ICT Expenses - Mt Claremont Library	5,634	10,000	4,366	0	4,366
Expense Total		51,997	63,000	11,003	3,286	7,717
Income						
58501	Fees & Charges - Mt Claremont Library	(637)	(500)	137	0	137
58510	Sundry Income - Mt Claremont Library	(214)	(200)	14	0	14
58511	Fines & Penalties - Mt Claremont Library	(556)	(600)	(44)	0	(44)
Income Total		(1,406)	(1,300)	106	0	106
Mt Claremont Library Total		50,591	61,700	11,109	3,286	7,823
Nedlands Library						
Expense						
28720	Salaries - Library Services	943,733	1,060,700	116,967	0	116,967
28721	Other Employee Costs - Library Services	31,635	39,200	7,565	0	7,565
28723	Office - Nedlands Library	35,511	43,500	7,989	1,565	6,424
28724	Motor Vehicles - Nedlands Library	18,068	22,300	4,233	0	4,233
28725	Depreciation - Nedlands Library	6,878	6,200	(678)	0	(678)
28727	Finance - Nedlands Library	373,440	373,400	(40)	0	(40)
28730	Other - Nedlands Library	110,243	116,100	5,857	6,533	(676)
28731	Grants Expenditure - Nedlands Library	900	2,000	1,100	0	1,100
28734	Professional Fees - Nedlands Library	0	1,200	1,200	0	1,200
28735	ICT Expenses - Nedlands Library	10,329	19,700	9,371	240	9,131
28750	Special Projects - Nedlands Library	0	3,100	3,100	0	3,100
Expense Total		1,530,737	1,687,400	156,663	8,338	148,326
Income						
58701	Fees & Charges - Nedland Library	(6,839)	(4,900)	1,939	0	1,939
58704	Grants Operating - Nedlands Library	(900)	(2,000)	(1,100)	0	(1,100)
58710	Sundry Income - Nedlands Library	(8,028)	(5,500)	2,528	0	2,528
58711	Fines & Penalties - Nedlands Library	(3,810)	(4,000)	(190)	0	(190)
Income Total		(19,578)	(16,400)	3,178	0	3,178
Nedlands Library Total		1,511,159	1,671,000	159,841	8,338	151,503
Community Services Centres Total		1,745,045	1,992,300	247,255	30,606	216,649
Community Development Total		2,812,976	3,330,200	517,224	54,385	462,839

Planning & Development Services

Planning Services

Town Planning - Administration

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Expense						
24820	Salaries - Town Planning Admin	96,300	94,700	(1,600)	0	(1,600)
24821	Other Employee Costs -Town Planning Admin	51,942	49,100	(2,842)	0	(2,842)
24823	Office - Town Planning Admin	12,449	9,000	(3,449)	(805)	(2,645)
24824	Motor Vehicles - Town Planning Admin	45,351	44,000	(1,351)	0	(1,351)
24825	Depreciation - Town Planning Admin	521	600	79	0	79
24827	Finance - Town Planning Admin	374,866	375,000	134	0	134
24830	Other - Town Planning Admin	3,451	4,000	549	909	(360)
Expense Total		584,880	576,400	(8,480)	104	(8,585)
Income						
54801	Fees & Charges - Town Planning Admin	(365,836)	(454,000)	(88,164)	0	(88,164)
54811	Fines & Penalties - Town Planning	(2,000)	(1,000)	1,000	0	1,000
Income Total		(367,836)	(455,000)	(87,164)	0	(87,164)
Town Planning - Administration Total		217,044	121,400	(95,644)	104	(95,749)
Statutory Planning						
Expense						
24320	Salaries - Statutory Planning	385,171	381,400	(3,771)	0	(3,771)
24321	Other Employee Costs - Statutory Planning	4,458	8,400	3,943	0	3,943
24334	Professional Fees - Statutory Planning	29,309	22,500	(6,809)	(19,043)	12,233
Expense Total		418,937	412,300	(6,637)	(19,043)	12,405
Statutory Planning Total		418,937	412,300	(6,637)	(19,043)	12,405
Strategic Planning						
Expense						
24857	Strategic Projects - Strategic Planning	264,218	166,000	(98,218)	38,218	(136,436)
24920	Salaries - Strategic Planning	433,389	450,600	17,211	0	17,211
24921	Other Employee Costs - Strategic Planning	8,412	7,600	(812)	23	(834)
24934	Professional Fees - Strategic Planning	10,532	10,000	(532)	1,480	(2,012)
Expense Total		716,550	634,200	(82,350)	39,721	(122,071)
Strategic Planning Total		716,550	634,200	(82,350)	39,721	(122,071)
Planning Services Total		1,352,532	1,167,900	(184,632)	20,782	(205,414)
Health & Compliance						
Sustainability						
Expense						
24620	Salaries - Sustainability	96,921	92,300	(4,621)	0	(4,621)
24621	Other Employee Costs - Sustainability	2,447	5,000	2,553	0	2,553
24623	Office - Sustainability	1,409	11,500	10,091	0	10,091
24624	Motor Vehicles - Sustainability	20,344	0	(20,344)	0	(20,344)
24625	Depreciation - Sustainability	1,503	1,600	97	0	97
24627	Finance - Sustainability	10,920	10,900	(20)	0	(20)
24630	Other - Sustainability	35	1,000	965	0	965
24634	Professional Fees - Sustainability	0	3,000	3,000	0	3,000
24638	Operational Activities - Sustainability / PC79	17,857	27,500	9,643	521	9,122
Expense Total		151,437	152,800	1,363	521	842
Income						
54601	Fees & Charges - Sustainability	(655)	0	655	0	655
54610	Sundry Income - Sustainability	(1,067)	(2,500)	(1,433)	0	(1,433)
Income Total		(1,722)	(2,500)	(778)	0	(778)
Sustainability Total		149,715	150,300	585	521	64
Environmental Health						
Expense						
24720	Salaries - Environmental Health	416,559	465,100	48,541	0	48,541
24721	Other Employee Costs - Environmental Health	23,912	27,300	3,388	2,264	1,124
24723	Office - Environmental Health	1,488	3,100	1,612	61	1,552
24724	Motor Vehicles - Environmental Health	0	20,800	20,800	0	20,800
24725	Depreciation - Environmental Health	3,941	4,000	59	0	59
24727	Finance - Environmental Health	110,200	103,200	(7,000)	0	(7,000)
24730	Other - Environmental Health	15,187	57,000	41,813	35,297	6,515
24734	Professional Fees - Environmental Health	19,068	15,000	(4,068)	12,536	(16,604)
24751	OPRL Activities - Environmental Health PC76,77,78	70,396	57,500	(12,896)	52,095	(64,990)
Expense Total		660,750	753,000	92,250	102,253	(10,003)
Income						
54701	Fees & Charges - Environmental Health	(73,084)	(51,000)	22,084	0	22,084
54710	Sundry Income - Environmental Health	(3,552)	(5,100)	(1,548)	0	(1,548)
54711	Fines & Penalties - Environmental Health	(43,477)	(30,000)	13,477	0	13,477
Income Total		(120,114)	(86,100)	34,014	0	34,014
Environmental Health Total		540,636	666,900	126,264	102,253	24,011
Environmental Conservation						
Expense						
24221	Other Employee Costs - Environmental Conservation	3,116	4,000	884	27	857
24223	Office - Environmental Conservation	2,031	1,600	(431)	0	(431)
24227	Finance - Environmental Conservation	63,720	63,700	(20)	0	(20)
24230	Other - Environmental Conservation	912	1,100	188	0	188
24237	Donations - Environmental Conservation	1,533	1,500	(33)	0	(33)
24251	Operational Activities-Environ Conservation / PC80	634,312	629,000	(5,312)	13,119	(18,431)
Expense Total		705,624	700,900	(4,724)	13,146	(17,870)
Income						
54204	Grants Operating - Environmental Conservation	(45,221)	(45,200)	21	0	21
54210	Sundry Income - Environmental Conservation	(16,980)	(17,000)	(20)	0	(20)
Income Total		(62,200)	(62,200)	0	0	0
Environmental Conservation Total		643,423	638,700	(4,723)	13,146	(17,869)
Ranger Services						

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Expense					
21120	Salaries - Ranger Services	613,537	573,900	(39,637)	8,462 (48,099)
21121	Other Employee Costs - Ranger Services	15,883	25,700	9,817	2,722 7,094
21123	Office - Ranger Services	9,736	13,350	3,614	47 3,567
21124	Motor Vehicles - Ranger Services	58,406	68,700	10,294	0 10,294
21125	Depreciation - Ranger Services	3,606	4,000	394	0 394
21127	Finance - Ranger Services	157,895	148,600	(9,295)	0 (9,295)
21130	Other - Ranger Services	63,542	77,000	13,458	10,839 2,619
21134	Professional Fees - Ranger Services	1,749	7,000	5,251	4,028 1,223
21135	ICT Expenses - Ranger Services	8,695	20,000	11,305	0 11,305
21137	Donations - Ranger Services	1,000	1,000	0	0 0
Expense Total		934,050	939,250	5,200	26,098 (20,898)
Income					
51101	Fees & Charges - Ranger Services	(75,248)	(83,500)	(8,252)	0 (8,252)
51106	Contributions & Reimbursements- Rangers Services	(27,631)	(27,000)	631	0 631
51110	Sundry Income - Ranger Services	(2,545)	0	2,545	0 2,545
51111	Fines & Penalties - Rangers Services	(389,852)	(367,300)	22,552	0 22,552
Income Total		(495,277)	(477,800)	17,477	0 17,477
Ranger Services Total		438,773	461,450	22,677	26,098 (3,422)
Health & Compliance Total		1,772,548	1,917,350	144,802	142,018 2,784
Building Services					
Expense					
24420	Salaries - Building Services	714,802	697,900	(16,902)	1,463 (18,365)
24421	Other Employee Costs - Building Services	40,998	41,400	402	114 288
24423	Office - Building Services	5,943	9,100	3,157	0 3,157
24424	Motor Vehicles - Building Services	27,852	24,600	(3,252)	0 (3,252)
24425	Depreciation - Building Services	242	300	58	0 58
24427	Finance - Building Services	332,400	332,400	0	0 0
24430	Other - Building Services	1,528	2,500	972	0 972
24434	Professional Fees - Building Services	32,258	60,000	27,742	(3,862) 31,604
Expense Total		1,156,022	1,168,200	12,178	(2,285) 14,462
Income					
54401	Fees & Charges - Building Services	(617,020)	(544,000)	73,020	0 73,020
54410	Sundry Income - Building Services	(89,816)	(120,500)	(30,684)	0 (30,684)
54411	Fines & Penalties - Building Services	(3,100)	(16,000)	(12,900)	0 (12,900)
Income Total		(709,936)	(680,500)	29,436	0 29,436
Building Services Total		446,087	487,700	41,613	(2,285) 43,898
Building Services Total		446,087	487,700	41,613	(2,285) 43,898
Planning & Development Services Total		3,571,166	3,572,950	1,784	160,516 (158,732)
Technical Services					
Engineering					
Infrastructure Services					
Expense					
26220	Salaries - Infrastructure Svs	2,119,625	1,979,700	(139,925)	10,771 (150,697)
26221	Other Employee Costs - Infrastructure Svs	182,292	168,800	(13,492)	8,673 (22,165)
26223	Office - Infrastructure Svs	29,533	42,500	12,967	8,881 4,085
26224	Motor Vehicles - Infrastructure Svs	70,132	86,100	15,968	0 15,968
26225	Depreciation - Infrastructure Svs	11,403	11,400	(3)	0 (3)
26227	Finance - Infrastructure Svs	(2,950,307)	(2,266,300)	684,007	0 684,007
26228	Insurance - Infrastructure Svs	63,986	64,100	114	0 114
26230	Other - Infrastructure Svs	61,077	79,900	18,823	2,003 16,820
26234	Professional Fees - Infrastructure Svs	323,864	334,000	10,136	50,100 (39,965)
26235	ICT Expenses - Infrastructure Svs	24,211	12,300	(11,911)	0 (11,911)
36101	Project Contribution - Infrastructure	0	0	0	0 0
Expense Total		(64,184)	512,500	576,684	80,430 496,255
Infrastructure Services Total		(64,184)	512,500	576,684	80,430 496,255
Plant Operating					
Expense					
26525	Depreciation - Plant Operating	925,234	603,600	(321,634)	0 (321,634)
26527	Finance - Plant Operating	(1,244,585)	(1,131,700)	112,885	0 112,885
26532	Plant - Plant Operating	568,104	577,200	9,096	2,005 7,090
26533	Minor Parts & Workshop Tools - Plant Operating	29,691	42,000	12,309	687 11,622
26549	Loss Sale of Assets - Plant Operating	112,709	123,100	10,391	0 10,391
Expense Total		391,152	214,200	(176,952)	2,693 (179,645)
Income					
56501	Fees & Charges - Plant Operating	(50,658)	(35,000)	15,658	0 15,658
56510	Sundry Income - Plant operating	(28,902)	0	28,902	0 28,902
56515	Profit Sale of Assets - Plant Operating	(37,662)	(30,000)	7,662	0 7,662
Income Total		(117,221)	(65,000)	52,221	0 52,221
Plant Operating Total		273,931	149,200	(124,731)	2,693 (127,424)
Streets Roads and Depots					
Expense					
26625	Depreciation - Streets Roads & Depots	3,054,945	3,033,400	(21,545)	0 (21,545)
26626	Utility - Streets Roads & Depots	472,215	500,000	27,785	455 27,331
26630	Other	35,827	42,700	6,873	0 6,873
26640	Reinstatement - Streets Roads & Depot	3,702	11,200	7,498	0 7,498
26667	Road Maintenance / PC51	682,264	650,000	(32,264)	42,791 (75,055)
26668	Drainage Maintenance / PC52	461,719	500,000	38,281	45,400 (7,118)
26669	Footpath Maintenance / PC53	176,366	200,500	24,134	9,287 14,847

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26670	Parking Signs / PC54	73,412	90,000	16,588	436	16,151
26671	Right of Way Maintenance / PC55	114,668	85,000	(29,668)	5,950	(35,618)
26672	Bus Shelter Maintenance / PC56	14,215	15,000	785	0	785
26673	Graffiti Control / PC57	15,156	27,500	12,344	2,389	9,955
26674	Streets Roads & Depot / PC89	266,834	112,000	(154,834)	9,018	(163,852)
Expense Total		5,371,321	5,267,300	(104,021)	115,726	(219,747)
Income						
56601	Fees & Charges - Streets Roads & Depots	(86,705)	(71,500)	15,205	0	15,205
56604	Grants Operating - Streets Roads & Depots	(76,594)	0	76,594	0	76,594
56606	Contributions & Reimburse - Streets Roads & Depots	(30,813)	(20,000)	10,813	0	10,813
56610	Sundry Income - Streets Roads & Depots	(823)	(10,000)	(9,177)	0	(9,177)
56611	Fines and Penalties - Streets Roads & Depots	(600)	0	600	0	600
Income Total		(195,535)	(101,500)	94,035	0	94,035
Streets Roads and Depots Total		5,175,786	5,165,800	(9,986)	115,726	(125,712)
Waste Minimisation						
Expense						
24520	Salaries - Waste Minimisation	248,168	224,900	(23,268)	580	(23,848)
24521	Other Employee Costs - Waste Minimisation	5,010	2,600	(2,410)	0	(2,410)
24524	Motor Vehicles - Waste Minimisation	7,510	0	(7,510)	0	(7,510)
24525	Depreciation - Waste Minimisation	44,540	44,200	(340)	0	(340)
24527	Finance - Waste Minimisation	132,737	132,700	(37)	0	(37)
24528	Insurance - Waste Minimisation	0	0	0	0	0
24538	Purchase of Product - Waste Minimisation	2,790	5,500	2,710	449	2,261
24552	Residential Kerbside - Waste Minimisation / PC71	1,829,297	1,921,000	91,703	80,914	10,789
24553	Residential Bulk - Waste Minimisation / PC72	359,414	433,700	74,286	70,962	3,324
24554	Commercial - Waste Minimisation / PC73	71,020	118,500	47,480	18,081	29,399
24555	Public Waste - Waste Minimisation / PC74	129,394	111,800	(17,594)	47,912	(65,506)
24556	Waste Strategy - Waste Minimisation / PC75	16,610	70,000	53,390	382	53,008
Expense Total		2,846,489	3,064,900	218,411	219,280	(869)
Income						
54501	Fees & Charges - Waste Minimisation	(3,422,543)	(3,374,700)	47,843	0	47,843
Income Total		(3,422,543)	(3,374,700)	47,843	0	47,843
Waste Minimisation Total		(576,053)	(309,800)	266,253	219,280	46,974
Building Maintenance						
Expense						
24120	Salaries - Building Maintenance	353,765	345,600	(8,165)	0	(8,165)
24121	Other Employee Costs - Building Maintenance	6,137	10,800	4,663	0	4,663
24123	Office - Building Maintenance	59	1,100	1,041	0	1,041
24124	Motor Vehicles - Building Maintenance	35,423	45,900	10,477	0	10,477
24125	Depreciation - Building Maintenance	1,913,173	1,933,200	20,027	0	20,027
24126	Utility - Building Maintenance PC41,42,43	274,844	266,400	(8,444)	0	(8,444)
24127	Finance - Building Maintenance	154,920	154,900	(20)	0	(20)
24128	Insurance - Building Maintenance PC40	61,970	63,800	1,830	0	1,830
24130	Other - Building Maintenance	6,554	4,000	(2,554)	0	(2,554)
24133	Building - Building Maintenance PC58	1,117,729	1,263,400	145,671	10,101	135,570
Expense Total		3,924,574	4,089,100	164,526	10,101	154,426
Income						
54106	Contributions & Reimbursement - Building Maintenance	(77,424)	(50,000)	27,424	0	27,424
54109	Council Property - Building Maintenance	(311,087)	(288,600)	22,487	0	22,487
Income Total		(388,511)	(338,600)	49,911	0	49,911
Building Maintenance Total		3,536,063	3,750,500	214,437	10,101	204,336
Engineering Total		8,345,542	9,268,200	922,658	428,229	494,429
Parks Services						
Expense						
26360	Depreciation - Parks Services	707,728	707,800	72	0	72
26365	Maintenance - Parks Services / PC59	4,088,905	3,979,000	(109,905)	123,464	(233,369)
Expense Total		4,796,633	4,686,800	(109,833)	123,464	(233,297)
Income						
56301	Fees & Charges - Parks & Ovals	(2,159)	0	2,159	0	2,159
56306	Contributions & Reimbursements - Parks Services	(8,296)	(2,000)	6,296	0	6,296
56309	Council Property - Parks Services	(64,518)	(65,500)	(982)	0	(982)
56310	Sundry Income - Parks Services	(24,178)	(8,000)	16,178	0	16,178
56312	Fines & Penalties - Parks & Ovals	0	(500)	(500)	0	(500)
Income Total		(99,150)	(76,000)	23,150	0	23,150
Parks Services Total		4,697,482	4,610,800	(86,682)	123,464	(210,146)
Parks Services Total		4,697,482	4,610,800	(86,682)	123,464	(210,146)
Technical Services Total		13,043,025	13,879,000	835,975	551,693	284,282
City of Nedlands Total		(1,322,814)	1,262,100	2,584,914	897,637	1,687,277

CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 30 JUNE 2017

L1	L1 Desc / Nu L2 - Desc	June Actual YTD	Committed Balance	June Budget YTD	Budget Available
2	Footpath Rehabilitation				
	2006 Stubbs Terrace	0	0	0	0
	2007 Smyth Road	8,106	148	8,000	-254
	2017 Loch Street	50,070	0	50,070	0
	4101 Melvista Reserve	79,117	0	79,117	0
	2500 Stirling HWY	114,905	319,687	320,000	-114,592
	2452 School Sports Facility	9,250	1,600	30,000	19,150
	Footpath Rehabilitation Total	261,448	321,435	487,187	-95,696
3	Road Rehabilitation				
	2006 INTXN - Stubbs Tce/Nagal Ps	47,339	0	25,000	-22,339
	2012 Waratah Avenue	17,167	0	0	-17,167
	2036 Gallop Road	572,759	31,095	513,030	-90,825
	2037 Elizabeth Street	3,199	0	0	-3,199
	2038 Jenkins Ave	0	0	0	0
	2039 Watkins Road	169,410	3,012	169,410	-3,012
	2049 Asquith Street	5,902	56,450	75,600	13,248
	2054 Broome Street	162,001	1,790	123,103	-40,688
	2095 Hardy Road	0	0	0	0
	2113 Loftus St	16,123	36,211	44,700	-7,634
	2119 Kitchener Street	327,817	2,031	230,500	-99,348
	2150 Circe Circle North	41,090	13,974	40,300	-14,765
	2195 Circe Circle South	0	0	0	0
	2167 Swansea Street	117,966	12,356	116,906	-13,416
	2104 Langham Street	-637	0	0	637
	2174 Sayer Street	8,610	0	113,400	104,790
	2105 Kinninmont Avenue	0	0	0	0
	2106 Boronia Avenue	682,697	17,072	615,900	-83,869
	2022 Adelma Rd/PL	118,554	2,127	118,554	-2,127
	2035 Edward Street	364,405	26,968	253,600	-137,773
	2044 Leon Road	558,738	22,825	477,500	-104,063
	2065 Hillway	488,116	1,347	424,300	-65,163
	2068 Taylor Road	452,677	32,492	520,100	34,931
	2092 Nardina Crescent	197,525	907	171,400	-27,032
	2117 Lyons Street	116,986	14,408	105,098	-26,296
	2161 School Road	116,750	3,675	78,000	-42,426
	2407 INTXN - Alfred / Nidjalla	65,093	8,624	72,000	-1,717
	Road Rehabilitation Total	4,650,288	287,363	4,288,401	-649,250
4	Drainage Rehabilitation				
	2024 Carrington Street	4,446	0	50,400	45,954
	2039 Watkins Road	5,494	0	25,200	19,706
	2200 John XXII Avenue	0	0	0	0
	2085 Walpole Street	0	0	0	0
	2190 Riverview Ct	1,569	0	0	-1,569
	2226 Waratah Place	6,218	10,767	50,400	33,415
	2050 Strickland Street	94,222	832	90,000	-5,054
	Drainage Rehabilitation Total	111,949	11,599	216,000	92,452
5	Street Furniture / Bus Shelter				
	4057 Beaton Park	0	0	111,500	111,500
	9000 City Wide	39,187	0	25,282	-13,905
	Street Furniture / Bus Shelter Total	39,187	0	136,782	97,595
6	Grant Funded Projects				
	2003 Alfred Road	139,824	1,300	155,592	14,468
	2019 Princess Road	506,143	11,768	506,143	-11,768
	2084 Clement Street	0	0	0	0
	2401 INTXN - Brockway/Brookdale /Underwood	144,917	626,234	907,700	136,549
	2403 INTXN - Gugerl St/Railway Rd/Loch St	144,539	230,022	461,500	86,939
	2005 Selby Street	28,266	0	20,190	-8,076
	2069 Bulimba Road	56,805	1,568	100,000	41,627
	2072 Barcoo Avenue	1,776	0	1,776	0
	2169 Greenville Street	176,177	50	169,827	-6,400
	2070 Waroonga Road	236,883	2,054	231,026	-7,911
	2071 Rockton Road	276,037	500	262,459	-14,078
	2029 Brookdale Street	21,990	0	9,425	-12,565
	Grant Funded Projects Total	1,733,359	873,496	2,825,638	218,783

11	Building Construction						
	4000	100 Princess Rd - John Leckie Pavilion	350	0	0	-350	
	4001	Kirkwood Rd - Allen Park Lower Pavilion	984,673	42,716	1,007,023	-20,366	
	4003	Broome St - Council Depot	116,602	12,503	133,500	4,395	
	4004	Webster St - Drabble House	0	0	0	0	
	4008	60 Stirling Hwy - Nedlands Library	96,953	1,000	94,400	-3,553	
	4009	53 Jutland Pde - PRCC	63,025	518	40,000	-23,543	
	4010	97 Wartah Ave - NCC	19,953	0	18,900	-1,053	
	4011	105 Montgomery Ave - MTC Library	780	0	0	-780	
	4012	19 Haldane St - MTC Community Centre	9,978	0	0	-9,978	
	4016	67 Stirling Highway - Maisonettes	0	0	0	0	
	4018	21 Tyrell St - Tresillian	1,077	0	0	-1,077	
	4019	84 Beatrice Rd - Adam A. Pavilion (Collegians AFC)	5,426	22,210	18,559	-9,077	
	4020	71 Stirling Hwy - Administration Bldg	283,629	1,031	281,200	-3,461	
	4021	110 Smyth Road - Cottage Bldg	53,667	0	49,830	-3,837	
	4022	Public Toilets/Changerooms	0	0	0	0	
	4046	Verdun St-Highview Pk Hockey PvlN (Suburban Lions)	0	0	0	0	
	4052	Allen Park (Master Plan)	6,752	112	67,500	60,637	
	9000	City Wide	42,886	764	50,400	6,750	
	4027	Mt Claremont Changerooms	9,821	26	15,000	5,153	
	Building Construction Total		1,695,573	80,879	1,776,312	-140	
	12	Off Street Parking					
		2007	Smyth Road	244,536	1,492	235,499	-10,529
		2175	Odern Crescent (Bridge Club)	0	0	170,000	170,000
		4050	Dalkeith Tennis Club car park	0	0	0	0
		Off Street Parking Total		244,536	1,492	405,499	159,471
	14	Parks & Reserves Construction					
4051		Administration Surrounds	11,090	0	9,700	-1,390	
4052		Allen Park	0	0	0	0	
4057		Beaton Park	810,673	1,523,675	1,660,000	-674,349	
4064		Brockman Reserve	11,574	0	9,700	-1,874	
4071		Charles Ct Reserve	0	0	0	0	
4072		College Park	0	0	0	0	
4079		David Cruickshank Reserve	87,894	9,940	424,200	326,366	
4082		Dott Bennett Park	28,136	-4,402	22,500	-1,233	
4083		Sunset Foreshore	0	0	0	0	
4092		Hollywood Tennis Court Reserve	0	0	0	0	
4096		Lawler Park	21,841	0	19,800	-2,041	
4098		Leura Park	4,199	0	4,199	0	
4106		Mount Claremont Ponds	130,362	0	130,362	0	
4111		Nedlands Library Surrounds	8,559	0	8,559	0	
4118		Peace Memorial Rose Garden	9,935	138	9,000	-1,073	
4125		Right of Way Pruning	0	0	0	0	
4130		St Peters Square Gardens	64,330	0	64,330	0	
4131		Street Gardens and Verges	40,519	720	27,000	-14,239	
4132		Street Tree Maintenance	247	0	18,000	17,753	
4133		Street Tree Replacement	5,806	0	45,000	39,194	
4137		Swanbourne Beach Reserve	46,512	0	58,500	11,988	
4138		The Marlows	87,143	0	77,000	-10,143	
4142		Zamia Park	0	0	0	0	
4154		Hollywood Reserve	10,843	0	15,300	4,457	
4167		River Foreshore Maintenance	0	0	41,000	41,000	
4169		River Wall Restoration	338,412	10,191	324,000	-24,603	
9000		City Wide	0	0	0	0	
4161		Railway Reserve	0	0	0	0	
4300		Bore Installation MTC G/Water Monitoring	0	17,500	30,000	12,500	
Parks & Reserves Construction Total		1,718,076	1,557,762	2,998,150	-277,688		
15		Plant & Equipment					
		7500	Technical Svs - Engineering	310,911	47,998	222,800	-136,109
		7501	Development Svs - Town Planning	65,366	0	47,100	-18,266
		7502	Development Svs - Building Svs	19,072	0	25,900	6,828
		7505	Planning & Development Svs - Ranger Svs	133,650	0	139,500	5,850
		7506	Governance - Governance	67,366	0	70,500	3,134
	7507	Development Svs - Environmental Health	62,226	0	72,400	10,174	
	7509	Technical Svs - Parks Svs	649,208	117	539,900	-109,424	
	7515	Corporate & Strategy - ICT	56,484	0	64,700	8,216	
	7516	Technical Svs - Plant Operating	5,495	0	0	-5,495	
	Plant & Equipment Total		1,369,779	48,115	1,182,800	-235,093	
	16	ICT Capital Projects					
6039		Library System Software	66,522	0	70,000	3,478	

	6053	Hardware	25,789	0	26,100	311
	6054	Software	0	0	36,000	36,000
	6055	Mobility	25,380	0	27,000	1,620
	ICT Capital Projects Total		117,691	0	159,100	41,409
17	Greenway Development					
	4122	Point Resolution Reserve - Path Upgrade	0	0	0	0
	4161	Railway Reserve	54,157	0	54,800	643
	4172	Point Resolution Reserve - Greeway	4,807	0	8,500	3,693
	Greenway Development Total		58,964	0	63,300	4,336
18	Furniture & Fixture					
	4003	Broome St - Council Depot	5,858	0	0	-5,858
	4020	71 Stirling Hwy - Administration Bldg	0	3,780	0	-3,780
	7511	Community Svs - Service Centres	3,442	0	0	-3,442
	9000	City Wide	20,304	2,335	0	-22,640
	Furniture & Fixture Total		29,604	6,115	0	-35,719
19	Public Art					
	9000	City Wide	17,616	0	0	-17,616
	Public Art Total		17,616	0	0	-17,616
City of Nedlands Total			12,048,069	3,188,257	14,539,169	-697,157

CITY OF NEDLANDS
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
CLOSING FUNDS

FOR THE PERIOD ENDING 30 JUNE 2017

	2016/17 YTD 30 June 2017	2015/16 YTD 30 June 2016
Current Assets		
Cash & Cash Equivalents	11,087,286	13,164,797
Receivable - Rates Outstanding	401,932	189,136
Receivable - Sundry Debtors	403,068	541,908
Receivable - Self Supporting Loan	3,145	0
GST Receivable	178,441	191,907
Prepayments	254,683	169,673
Less: Provision for Doubtful Debts	(1,170)	(1,170)
Inventories	15,659	24,671
	12,343,044	14,280,922
Current Liabilities		
Payable - Sundry Creditors	(2,135,690)	(1,962,014)
Payable - ESL	(76,444)	(7,835)
Accrued Salaries and Wages	(59,887)	(50,046)
Staff Provisions	(1,862,570)	(2,016,197)
Borrowings	(983,843)	(939,810)
Payroll Deductions	0	0
Other	0	0
	(5,118,434)	(4,975,902)
	7,224,610	9,305,020
Less: Restricted Reserves	(4,516,630)	(3,993,893)
Less: Current Self Supporting Loan Liability	(3,145)	0
Add Back: Loan Repayment	983,843	939,810
*Net Current Assets	3,688,678	6,250,937

CITY OF NEDLANDS
STATEMENT OF FINANCIAL ACTIVITY
BY DIRECTORATES
FOR THE PERIOD ENDED 30 JUNE 2017

Note	2016-17 Annual Budget \$	June 17 YTD Actual \$	June 17 YTD Variance \$	Variance %
Operating Income				
Governance	420,300	254,354	(165,946)	-39.5%
Corporate & Strategy	23,394,270	23,984,519	590,249	2.5%
Community Development	2,360,400	2,493,009	132,609	5.6%
Planning & Development Services	1,764,100	1,757,084	(7,016)	-0.4%
Technical Services	3,955,800	4,222,960	267,160	6.8%
	31,894,870	32,711,926	817,056	2.6%
Operating Expense				
Governance	(3,077,600)	(2,660,850)	(416,750)	13.5%
Corporate & Strategy	(1,216,920)	(828,043)	(388,877)	32.0%
Community Development	(5,690,600)	(5,305,985)	(384,615)	6.8%
Planning & Development Services	(5,337,050)	(5,328,250)	(8,800)	0.2%
Technical Services	(17,834,800)	(17,265,985)	(568,815)	3.2%
	(33,156,970)	(31,389,112)	(1,767,858)	5.3%
Capital Income				
Grants Capital	3,165,000	2,029,729		
Proceeds from Disposal of Assets	571,600	594,109		
New Borrowings	0	0		
Self Supporting Loan Principal Repayments	12,435	9,290		
Transfer from Reserve	2,175,000	0		
	5,924,035	2,633,128		
Capital Expenditure				
Land & Buildings	(1,776,312)	(1,695,573)		
Infrastructure - Road	(8,359,507)	(7,040,767)		
Infrastructure - Parks	(3,061,450)	(1,777,039)		
Plant & Equipment	(1,182,800)	(1,369,779)		
Furniture & Equipment	(159,100)	(164,911)		
Repayment of Debentures	(939,810)	(939,810)		
Transfer to Reserves	(643,850)	(522,737)		
	(16,122,829)	(13,510,616)		
Total Operating and Non-Operating	(11,460,894)	(9,554,674)		
Adjustment - Non Cash Items				
Depreciation	6,822,800	7,122,684		
Receivables/Provisions/Other Accruals	(400)	(55,312)		
(Profit) on Sale of Assets	(30,000)	(37,662)		
Loss on Sale of Assets	123,100	112,709		
ADD - Surplus/(Deficit) 1 July b/f	6,100,933	6,100,933		
LESS - Surplus/(Deficit) 30 June c/f	1,555,539	3,688,678		
	11,460,894	9,554,674		

13.4 Monthly Investment Report – June 2017

Council	25 July 2017
Applicant	City of Nedlands
Officer	Vanaja Jayaraman – Acting Manager Finance
Director	Lorraine Driscoll
Attachment	Investment Report for the period ended 30 June 2017

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor McManus

Seconded – Councillor Argyle

That the Recommendation to Council be adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 10/-

Council Resolution / Recommendation to Council

Council receives the Investment Report for the period ended 30 June 2017.

Executive Summary

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

Discussion/Overview

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

The Investment Policy of the City, which is reviewed each year by the Audit and Risk Committee of Council, is structured so as to minimise any risks associated with the City's cash investments. The officers adhere to this Policy, and continuously monitor market conditions to ensure that the City obtains attractive and optimum yields without compromising on risk management.

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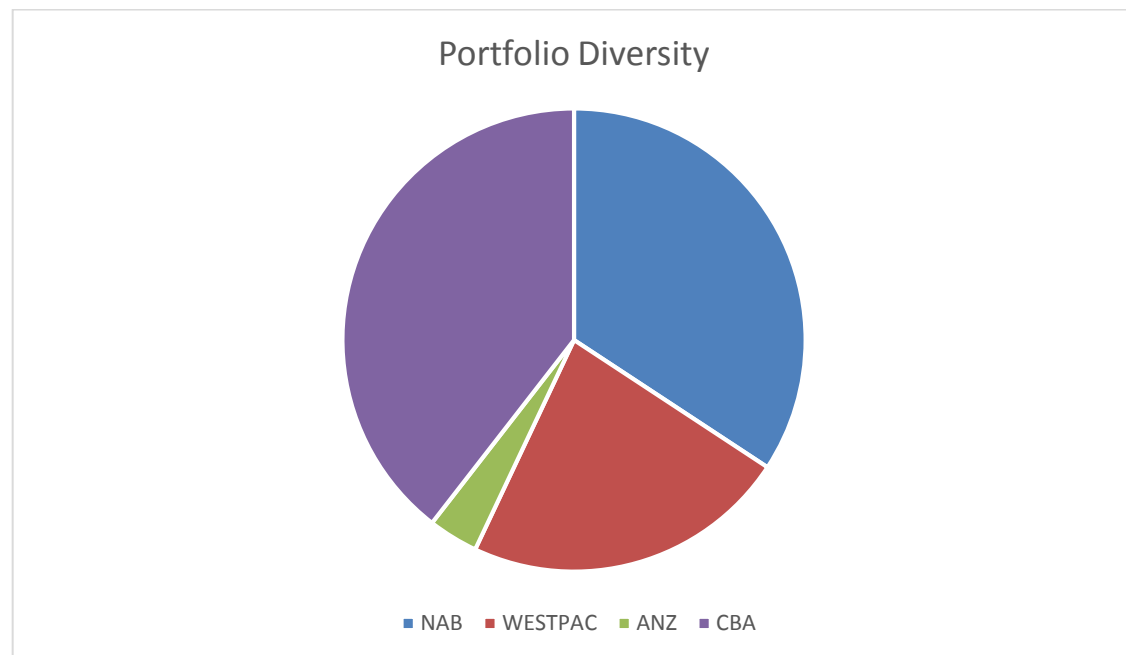
The Investment Summary shows that as at 30 June 2017 the City held the following funds in investments:

Municipal Funds	\$ 4,516,630.44
Reserve Funds	<u>\$ 4,708,121.35</u>
Total	<u><u>\$ 9,224,751.79</u></u>

The total interest earned from investments as at 30 June 2017 was \$350,198.70

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$3,155,911.27	2.45% - 2.66%	34.20%
Westpac	\$2,099,224.89	2.00% - 2.75%	22.76%
ANZ	\$321,528.58	2.50%	3.49%
CBA	\$3,648,087.05	1.30% - 2.43%	39.55%
Total	\$9,224,751.79		100.00%



Conclusion

The Investment Report is presented to Council.

Key Relevant Previous Council Decisions:

Nil.

Consultation

Required by legislation:

Yes ☐

No ☒

Required by City of Redlands policy:

Yes ☐

No ☒

Budget/Financial Implications

Investment income is steady as per budget.

INVESTMENTS REPORT
FOR THE PERIOD ENDED 30 JUNE 2017

Particulars	Interest Rate	Invest. Date	Maturity Date	Period Days	NAB *AA-/Stable/A-1+	Westpac *AA-/Stable/A-1+	ANZ *AA-/Stable/A-1+	CBA *AA-/Stable/A-1+	Total	Interest YTD Accumulated
RESERVE INVESTMENTS										
Plant Replacement	2.50%	11-May-17	11-Nov-17	184			150,196.57		150,196.57	\$3,652.92
City Development - Western Zone	2.38%	21-Apr-17	18-Oct-17	180				458,270.75	458,270.75	\$11,115.30
North Street	2.65%	22-Dec-16	22-Jun-17	182	747,733.29				747,733.29	\$19,684.37
Welfare - General	2.38%	21-Apr-17	20-Jun-17	60				299,345.33	299,345.33	\$7,341.70
Welfare - NCC	2.38%	21-Apr-17	20-Jun-17	60				165,909.42	165,909.42	\$4,069.06
Welfare - PRCC	1.30%	N/A	N/A	N/A				15,299.57	15,299.57	\$104.45
Services - Tawarri 1	2.65%	22-Dec-16	22-Jun-17	182	64,079.00				64,079.00	\$1,688.34
Services General	2.60%	30-Jan-17	31-Jul-17	182	933,815.72				933,815.72	\$25,030.28
Services - Tawarri 2	2.50%	11-May-17	11-Nov-17	184			110,065.75		110,065.75	\$2,676.90
Insurance	2.50%	11-May-17	11-Nov-17	184			61,266.26		61,266.26	\$1,546.71
Waste Management	2.38%	21-Apr-17	18-Oct-17	180				480,534.41	480,534.41	\$10,684.49
City Development - Swanbourne	2.19%	21-Apr-17	20-Jun-17	60				126,240.70	126,240.70	\$3,096.16
City Building - General	2.65%	22-Dec-16	22-Jun-17	182	458,710.59				458,710.59	\$12,063.11
City Building - PRCC - CLOSED					0.00				0.00	\$79.59
City Building - PRCC	1.30%	N/A	N/A	N/A				25,419.25	25,419.25	\$159.58
Business system Reserve	2.45%	28-Jun-17	27-Dec-17	182	100,013.42				100,013.42	\$13.42
Public Art Reserves	2.45%	28-Jun-17	27-Dec-17	182	85,011.41				85,011.41	\$11.41
Waste Management Reserve	2.45%	28-Jun-17	27-Dec-17	182	100,013.42				100,013.42	\$13.42
City Development Reserve	2.45%	28-Jun-17	27-Dec-17	182	86,699.64				86,699.64	\$11.64
Building Replacement Reserve	2.45%	28-Jun-17	27-Dec-17	182	43,005.77				43,005.77	\$5.77
Welfare Serices	0.60%	28-Jun-17	27-Dec-17	182				5,000.16	5,000.16	\$0.16
TOTAL RESERVE INVESTMENTS					2,619,082.28	0.00	321,528.58	1,576,019.58	4,516,630.44	\$103,048.79
MUNICIPAL INVESTMENTS										
Muni Investment NS31	2.75%	31-May-17	30-Jun-17	30		2,099,224.90			2,099,224.90	\$51,351.85
Muni Investment #127 - NAB	2.66%	13-Dec-16	13-Jun-17	182	536,828.99				536,828.99	\$14,506.66
Muni Investment #131 - ANZ-CLOSED				0			0.00		0.00	\$8,926.80
Muni Investment #136 - CBA - CLOSED							0.00	0.00	0.00	\$451.93
Muni Investment #142 - CBA	2.43%	13-Feb-17	14-Aug-17	182				1,050,717.11	1,050,717.11	\$25,960.29
Muni Investment #146 - NAB - CLOSED					0.00				0.00	\$17,370.61
Muni Investment #149 - WBC-CLOSED						0.00			0.00	\$13,052.65
Muni Investment #150 - ANZ-CLOSED							0.00		0.00	\$11,119.84
Muni Investment #151 - ANZ - CLOSED							0.00		0.00	\$9,830.13
Muni Investment #152 - NAB					0.00				0.00	\$17,471.15
Muni Investment #153 - NAB-CLOSED					0.00				0.00	\$6,530.46
Muni Investment #154 - ANZ-CLOSED							0.00		0.00	\$11,363.50
Muni Investment #155 - CBA	2.20%	18-Apr-17	19-Jun-17	62				1,021,350.36	1,021,350.36	\$21,350.36
Muni Investment #156 -WBC						0.00			0.00	\$19,658.72
Muni Investment #157 -WBC						0.00			0.00	\$18,204.95
TOTAL MUNICIPAL INVESTMENTS					536,828.99	2,099,224.89	0.00	2,072,067.47	4,708,121.35	\$247,149.91
TOTAL				TOTAL	3,155,911.27	2,099,224.89	321,528.58	3,648,087.05	9,224,751.79	\$350,198.70

* Credit Rating - Source: Standard & Poor's

Proportion Portfolio	34.20%	22.76%	3.49%	39.55%
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PLEASE NOTE: This item was brought forward (see page 10).

13.5 Nedlands (West Hollywood) Underground Power Project

Council	25 July 2017
Applicant	City of Nedlands
Officer	Martyn Glover - Director Technical Services
Director	Martyn Glover - Director Technical Services
Attachments	<ol style="list-style-type: none"> 1. Letter from Minister for Energy 2. Western Power Letter (confidential) 3. Hollywood Underground Power Project Consultation Report 4. New mini-pillar

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

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

14.1 Mayor Hipkins – LPS3 – Building Setbacks from Boundaries and Landscaping in Low Density Residential Zones

On 7 July 2017 Mayor Hipkins gave notice of his intention to move the following at this meeting.

Moved – Mayor Hipkins

Seconded – Councillor James

Council requests the CEO to prepare specifications for building setbacks from boundaries and landscaping (a draft policy or suggested amendments to the draft Local Planning Scheme where it is considered requirements are more appropriately included within the Scheme) applicable in the residential zones coded R10, R12.5 and R15, for consideration by Council, containing the following elements:

Objectives

1. To guide the exercise of discretion for variations permitted by the Residential Design Codes and the operation of Scheme amenity requirements (clause 5.5 in Town Planning Scheme No. 2 or equivalent);
2. To preserve the open, green and spacious character of the City of Nedlands;
3. To assist in the maintenance of natural light, ventilation and privacy and prevention of overlooking of back yards; and
4. To ensure landowners have the right to build a house of appropriate scale to the locality, commensurate with the lot size.

Policy

1. The front, side and rear setbacks specified in residential zones coded R10, R12.5 and R15 of the Residential Design Codes shall be as follows:

Minimum building setbacks (m)

- Front
 - basement not permitted within front building setback area
 - ground floor 9.0
 - first floor and above 12.0
- Side
 - basement nil
 - ground floor 2.5 on one side and 1.5 on the other
 - first floor and above 1.5 per floor, minimum of 3.0
- Rear
 - basement not permitted within rear building setback areas
 - ground floor 6.0
 - first floor and above 12.0

Important Note: Building setbacks from boundaries and landscaping must be read in conjunction with other site development requirements

2. There is the presumption that specified setbacks apply to new builds on cleared sites without any reduction, averaging, intrusion (including balconies but excluding eaves) or other variation or boundary parapet walls, provided that:
 - a) the minimum building setback may be increased where sloping land or floor height above natural ground level has an adverse impact on neighbor privacy;
 - b) a single storey building comprising a garage or carport may be constructed with a minimum setback of 1.0m where access is from an adjoining laneway and another setback is increased in compensation;
 - c) where a lot has a frontage of less than 20m, the minimum setback on both sides for the ground floor is 1.5m;
 - d) where a lot has been subdivided into two or more lots, specified setbacks apply to the parent lot and there may be boundary parapet walls between all subdivided lots;
 - e) where an existing dwelling contains fewer than two covered car spaces and they cannot be located elsewhere on site, an open carport for a

maximum of two vehicles may be located in the front setback area with a minimum street setback of 1.5m and a minimum side setback of 1.0m;

- f) this policy does not apply to outbuildings as defined by the Residential Design Codes;
- g) any variation to setbacks, arising from:
 - a. extensions to an existing building considered reasonable,
 - b. topography or existing trees,
 - c. an under-sized or irregular shaped lot, or
 - d. any other reason

is to be submitted with justification to Council for determination.

3. Landscaping shall be provided in residential zones coded R10, R12.5 and R15 at a rate equivalent to 30 per cent of the lot area, where:
 - a) landscaping is defined as in the Residential Design Codes and includes lawns, plants, trees, rockeries, water features and swimming pools;
 - b) footpaths and driveways in front building setback areas may be counted as landscaping, provided the amenity of the streetscape is maintained; and
 - c) the portion of the lot between the street boundary and the setback line is to be designed and developed to the satisfaction of the Council as landscaping or natural planting.

Procedural Motion - Adjournment

Moved - Councillor McManus

Seconded - Councillor Wetherall

That the motion be adjourned and referred to a Councillor Briefing session for further discussion.

CARRIED 6/4
(Against: Mayor Hipkins Crs. James Hay & Argyle)

Justification

Background

Both the City of Nedlands Town Planning Scheme No. 2 and the State Residential Design Codes specify building setbacks from boundaries and landscaping requirements. Both provide for exemptions and give the Council discretion to vary requirements. Although the Design Codes offer general guidelines for variations, these are often inappropriate for Nedlands' large lots. TPS2 specifies and allows variation of front setbacks, assisted by a Local Planning Policy. Although TPS2 requires landscaping to be in keeping with the general character of the locality when considering all development applications, there are no specific landscaping requirements for residential zones.

In the 1960s a mandatory state-wide requirement was introduced for every residential development to provide 50 percent of the lot area to be landscaped. While houses were relatively small, there was little difficulty in satisfying this requirement. However, as houses grew in size over the years, landscaping was progressively reduced and ultimately replaced with an open space requirement, which can include car parking and paved areas, to the exclusion of any landscaping.

At the Council Committee Meeting of 11 May 2010, I gave notice of a motion seeking preparation of a policy for building within specified setback areas, to be considered at the following Committee meeting (see Appendix A). After discussion at the 8 June Committee Meeting, this motion was adopted at the Ordinary Council Meeting of 22 June 2010.

After more than nine months had elapsed and the matter had not returned to Council, I gave notice of a motion at the Council Meeting of 22 March 2011, to be considered at the following Council meeting (see Appendix B). This time suggested objectives and contents of a proposed policy were provided. After discussion, a motion was adopted at the Ordinary Council Meeting of 27 April 2011 which required a new policy to be prepared by the end of June 2011 (see Appendix C). Note the new policy was to apply to R10 to R15 coded areas.

A Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5) was subsequently prepared by Administration and recommended to the Council Committee Meeting of 29 November 2011 (see Appendix D). Note the proposed policy did not apply to R15 coded areas. The item was carried unanimously at the Committee Meeting and also at the following Council Meeting 13 December 2011, as part of *en bloc* voting (see Appendix E). Although formally adopted, this policy was not incorporated into Council's Local Planning Policy Manual and was never implemented.

This notice of motion builds on the earlier proposed policy for building setbacks and also includes landscaping.

Current Situation

The City of Nedlands does not have a comprehensive approach when specifying exemptions and exercising discretion to vary building setback requirements.

The City does exercise control over landscaping of non-residential development and requires planting plans. However, it is silent with respect to landscaping of residential development, including development in low density residential zones.

In relation to relaxation of the front setback, the Design Codes allow intrusions and TPS2 provides discretion to vary if the majority of houses in the street are closer to the front boundary. A direct outcome is that the spatial character of streetscapes is being progressively eroded. This results from buildings, particularly porches, carports and garages, being permitted within the setback area. Porches may be double-storey and carports may have minimal setbacks as developers take advantage of loose specifications or gaps in policies.



Double-storey Porch

If an application for such development is refused, the decision can be reviewed by the State Administrative Tribunal. Unless the rationale for Council's refusal is fully documented in supporting policies, the review will favour the applicant. Over the years, the discretion to vary front setbacks has produced such poor results that the opportunity for relaxation of front setbacks in low density residential areas has been omitted from Local Planning Scheme No. 3.



Garages in front setback area, Dalkeith Road



In relation to side and rear setbacks, these are specified in the Residential Design Codes. While the rear is set at 6m in R10 to R15 zones, the side setback depends on the height and length of walls and the size of window openings. Projections such as chimneys can be built in setback areas. Where there are no or only small openings, walls can be constructed on or close to boundaries. While this may not affect privacy, loss of light can be an issue.

The result can certainly be overbearing and contrary to neighbourhood amenity.

Loss of light resulting from reduced setbacks with minor openings, Browne Avenue



Overbearing walls with minor openings, rear of Gallop Road



Side and rear setbacks may be reduced by half the width of an adjoining right-of-way, to a maximum reduction of 2m. While this may be appropriate for small lots, it unnecessarily increases the building area on large lots. It could equally be argued that where a building adjoins a right-of-way, the setback should be increased, rather than decreased.

Nil side setback, corner Victoria Avenue and Tree Martin Lane



Applicants have the option of designing according to deemed to comply provisions or design principles. Where proposed buildings are in accord with deemed to comply requirements, there is no argument; approval is guaranteed. Where applicants request assessment according to design principles, specified criteria have to be satisfied and assessment is subjective. The City's Administration advises whether the design principles are satisfied.

Rear setback reduced (LHS), via design principles.

In low density areas zoned R10 to R15, most applicants opt for the design principles approach. It is common for applicants to request variation of side and/or rear setbacks, along with many other variations. Often the assessments are affected by nearby building precedents. Variations tend to be cumulative – the more there are in an area, the greater the number of requests. Council's decisions at meetings can be influenced by presentations from applicants and objectors. Council has generally supported setback variations where the lot is small or irregularly shaped or the development application is for extension of an existing building

In recent months, there have been several applications to build side boundary walls in R10 zoned areas with new-build constructions. In similar circumstances, Council has not been consistent in its decision-making, resulting in uncertainty for applicants and extra costs if plans have to be redrawn.

In relation to landscaping, the City of Nedlands does not currently have any requirements for low-density detached housing. Previously, when the standard requirement applied of 50 percent of every residential lot having to be landscaped, this provided something of a brake on how much of each lot could be occupied by buildings.

Now there is a site-cover control, the definition of which has been manipulated to allow more of each lot to be covered by buildings. For example, setbacks can be reduced where adjoining a right-of-way (see above) and open-sided roofed al fresco areas are not counted as site-cover. It is now possible for lots to be completely covered by buildings and hard surfaces, without any landscaping at all.



Paved front setback area, Thomas Street

Increased car ownership – more than two-thirds of households in the City now have more than two cars, increased street parking restrictions and the fact that most houses are designed to accommodate only two covered car spaces has led to paving of front setback areas so that more cars can be parked on-site. Requiring three covered car spaces on-site for all new houses in R10 to R15 zones could reduce demand for paved setbacks.

Even where front setbacks are landscaped, the current fashion of heavy concrete or brick planters adds to urban heat retention and inhibits tree growth. More could be done to encourage provision of trees and greenery, if only for amenity reasons.



Concrete planters, Minora Road

With both building setbacks and landscaping, opportunity can be taken of LPS3 to overcome deficiencies of past and present development requirements

Objectives

1. To guide the exercise of discretion for variations permitted by the Residential Design Codes and the operation of Scheme amenity requirements (clause 5.5 in Town Planning Scheme No. 2 or equivalent);

First and foremost, Council needs a comprehensive frame of reference to guide the exercise of discretion in both the Residential Design Codes and its new LPS3. Building setbacks – front, side and rear, are just one part of a package of development provisions that decide the size and form of what is built on any site.

2. To preserve the open, green and spacious character of the City of Nedlands;

An important secondary objective is to use setback controls to retain and protect local identity. Most of the City's mature trees on private property in residential areas occur within front and rear setback areas. Enforcing setback requirements helps to retain trees and can constrain over-building that results in conflict of scale with neighbours. Large front and rear setbacks give increased distance between major rooms of buildings facing each other across streets or backyards. They allow extensive gardens, with space to accommodate large trees. Wide streets with generous front setbacks and mature trees best exemplify the character of the City of Nedlands.

3. To assist in the maintenance of natural light, ventilation and privacy and prevention of overlooking of back yards;

These are the traditional reasons for building setbacks, now less relevant because they can be satisfied by use of technology or avoided by design. Traditionally houses have been sited close to streets, leaving backyards for more private activities. Unfortunately, the privacy of backyards is threatened by the increased number of two-storey buildings. Setback requirements can assist here, with increased separation between neighbours. The retention of backyards trees also aids backyard privacy.

4. To ensure landowners have the right to build a house of appropriate size and scale to the locality, commensurate with the lot size.

It is essential that any adopted setback controls allow designers freedom to move and guarantee the right to build accommodation in keeping with that of the locality. This does not mean large houses can be built on small lots. The size and scale of houses must relate to lot area. There could be special consideration of irregularly shaped or subdivided lots, for example to allow a duplex with a joint boundary wall.

Bernard Salt quotes the average size of a newly constructed free standing Australian house, including garage, in 2016 was 192m² and in Perth just under 240m², after declining from 244m² in 2006. An examination of recent Dalkeith two-storey approvals, some with basements, showed a variation of between 470m² and 963m², with an average of 698m².

Setbacks in low density residential areas ultimately adopted have to allow for two-storey houses in excess of 700m².

Policy

In residential zones coded R10, R12.5 and R15, unless there are extenuating circumstances, it is proposed that the ground floor front setback for all buildings be 9.0m and the setback for higher floors be 12.0m. This is a common building form for many new houses today, where the upper floor has a greater front setback than the lower floor. Houses with double height front facades and porches could still be constructed but they would have to be located 12m from the street.



Typical modern house with upper storey front setback

So as not to disturb trees in the front setback area, either existing or future, basements should not be permitted forward of the street setback line. This is not an imposition as the requirement for a ramp down to basement level has to be located in the front setback area and basements rarely now extend forward of the front of the building.



Basement behind front setback line

Side setbacks are recommended as a minimum of 1.5m on one side and 2.5m on the other for the ground floor. A setback of 1.5m either side of a boundary fence is considered the lower limit to provide light and privacy, appropriate for large lots. The reason for different ground floor side setbacks on each side is to provide variety in the streetscape. Additionally, if there is an adjacent two-storey building or an existing tree close to the boundary, there could be the greater setback of 2.5m on that side, with the lesser setback of 1.5m on the other side.

Recognising that a side setback of 2.5m could be an unreasonable requirement for lots with a frontage of less than 20m, in such cases the 1.5 ground floor setback would apply on both sides.



Typical upper storey side setbacks

For upper floors, the side setback requirement is 1.5m per floor, with a minimum of 3.0m on both sides. Once again, this is often how new houses are currently built, with the upper story further from the boundary to provide more upper level separation and a better angle of light for neighbours.

Where a parent lot has been subdivided into two or more lots, specified setbacks apply to the parent lot and there may be boundary parapet walls between subdivided lots. This recognises the reduced building area of small lots and allows different building options of duplexes and other forms of grouped houses.



Three lots with parapet walls, Waratah Avenue

This concession would be beneficial where a standard lot with a 20m frontage has been split lengthwise. The two half lots could have an adjoining parapet wall, with the same side setbacks (2.5m and 1.5m) and building area as the parent lot. Alternatively, the two lots could be developed separately, with 1.5m setbacks on both sides, if desired.

On the assumption that there would be few trees close to side boundaries where the main footprint of the house is located, basements would be permitted without any setback from side boundaries.

The ground floor rear setback is recommended as 6.0m unless a garage or carport adjoins a right-of-way, when it can be reduced to 1.0m. In this case, the required landscaping is to be provided elsewhere on-site. The rear setback for the first and higher floors is proposed as 12.0m to reduce overlooking of backyards. The retention and provision of landscaping adjoining the rear boundary is encouraged, which aids backyard privacy.



Vegetation screening along back boundary, rear of Minora Road

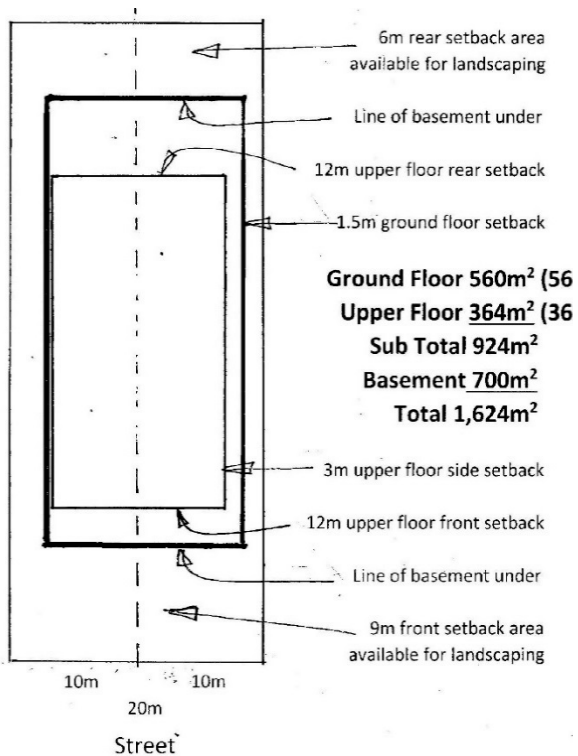
As is the case in the front setback area, basements are not permitted within the rear setback area, where they could interfere with tree roots.

It is envisaged that there would be variations to the specified setbacks, particularly in the case of older houses. Where an existing dwelling contains fewer than two covered car spaces and they cannot be located elsewhere on the site, an open carport for a maximum of two vehicles could be located in the front setback area. There could also be variations to setbacks arising from extensions to an existing building that does not satisfy setback requirements, topographical difficulties, the desire to retain existing trees, an under-sized or irregularly shaped lot or some other reason. In such cases there would be a report to Council for it to decide the matter.

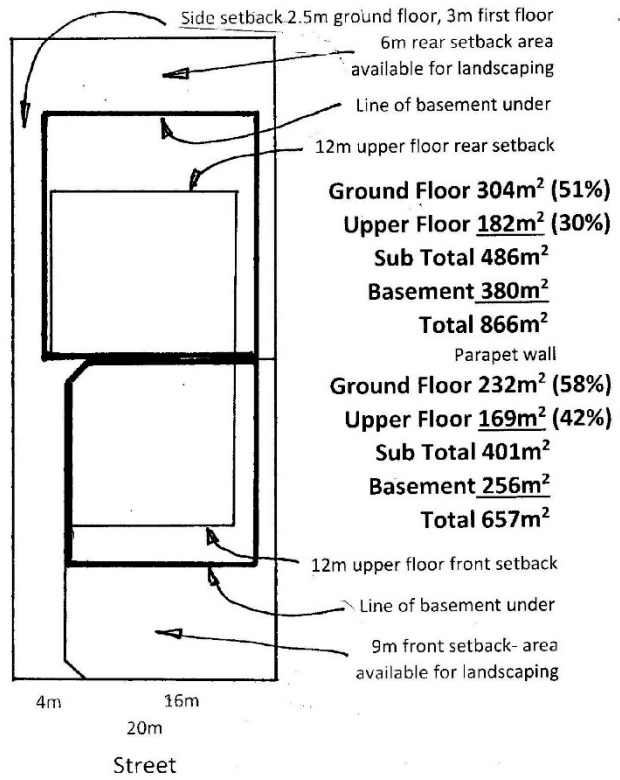
The second part of the proposed policy relates to a landscaping component, which is a new requirement. Landscaping is defined in the Residential Design Codes to include lawns, plants, trees, rockeries, water features and swimming pools.

The proposal requires landscaping for all new development in residential zones coded R10, R12.5 and R15 at a rate equivalent to 30 per cent of the lot area. Because the amount of landscaping is proportionate to the size of the lot, smaller lots coded R15 would provide less landscaping than larger lots coded R10. Building owners and designers would be free to decide where on the lot this landscaping is located. However, it is anticipated that the bulk of the landscaping would be provided in front and rear setback areas. To facilitate this, footpaths and driveways in front building setback areas may be counted as landscaping, provided the amenity of the streetscape is maintained.

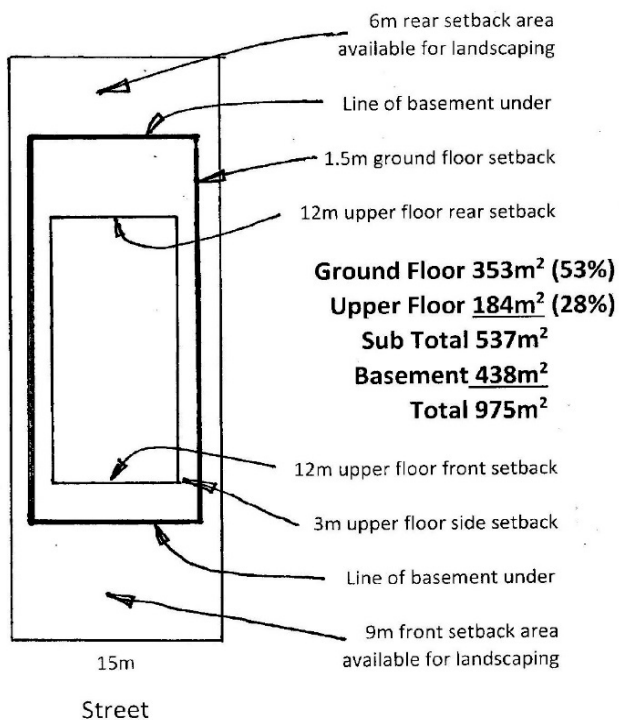
There is oversight of the extent of hard surfaces facing the street with a requirement that a portion of the lot between the street boundary and the setback line is to be designed and developed to the satisfaction of the Council as landscaping or natural planting. See the explanatory sketches below, where the front and rear setback areas of a standard R10 lot of 1,000m² comprise 300m² (30 percent) of the lot area. Front and rear setbacks of an R15 lot of 666m² is 255m² (34 percent) with a 15m frontage and 270m² (40 percent) with an 18m frontage but only 30 percent of the lot is required to be landscaped.



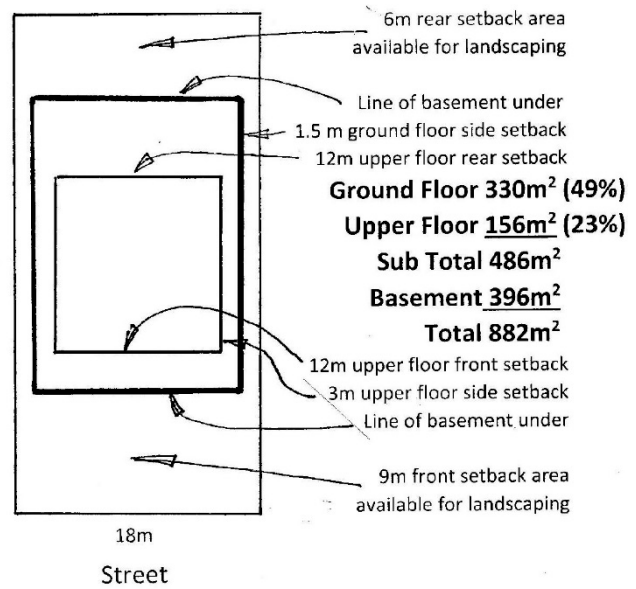
R10 Lot 1000m² (20m frontage)



R10 Lot Duplex (400m² and 500m²)



R15 Lot 666m² (15m frontage)



R15 Lot 666m² (18m frontage)

The draft specifications for building setbacks and landscaping, as outlined, provide a comprehensive framework for considering exemptions and exercising discretion. They satisfy all the stated objectives, including easily allowing the average Dalkeith house of 698m², inclusive of a basement, on all R10, R12.5 and R15 regular shaped lots. An R10 lot of 1,000m² could accommodate a house more than twice average size. Depending on design, an average size Dalkeith house could be built on lots that have been subdivided into two, while still satisfying the requirement for 30 percent landscaping.

Appendix A

Council Committee Meeting - 11 May 2010

11. Notices of Motion Given at this Meeting for Consideration at the Following Meeting

11.1 Policy Review

That policies be prepared for the following:

- 1. Rights of Way – land dedication, construction and maintenance*
- 2. Demolition of buildings, including heritage listed buildings*
- 3. Footpath construction*
- 4. Construction materials for building additions*
- 5. Building within specified setback areas*

The above policy gaps have been identified.

11.2 Conservation plans for heritage listed buildings

That conservation plans be prepared for all heritage buildings under City control listed on the Municipal inventory and State Heritage Register, with priority given to buildings on the State Heritage register.

Conservation plans are necessary to protect the City's heritage.

Appendix B

Ordinary Council Meeting - 22 March 2011

15. Notices of Motion Given at this Meeting for Consideration at the Following Meeting

15.1 *Setbacks from Side and Rear Boundaries in Low Density Residential Zones*

That administration is to prepare a draft policy for consideration by Council no later than the June 2011 round of meetings containing the following elements:

Objectives

- 1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;*
- 2. To preserve the open and spacious character of the City of Nedlands; and*
- 3. To assist in the maintenance of privacy and prevention of overlooking of back yards.*

Policy

The side and rear setbacks specified in R10, R12.5 and R15 zones of the Residential Design Codes shall be enforced without variation, interchange or boundary parapet walls, provided that:

- 1. a single storey building comprising a garage or carport may be constructed with a minimum setback of 1.0m from an adjoining laneway;*
- 2. a garage or carport may be constructed with a minimum setback of 4.0m from a secondary street;*
- 3. this policy does not apply to outbuildings as defined by the Residential Design Codes;*
- 4. any variation to this policy, arising from a small or irregular shaped lot or any other reason, is to be submitted with justification to Council for determination.*

Appendix C

Ordinary Council Meeting – 27 April 2011

- 14. Notices of Motion Given at this Meeting for Consideration at the Following Meeting*
- 14.4 Setbacks from Side and Rear Boundaries in Low Density Residential Zones*

At the Council meeting on 22 March 2011 Councillor Hipkins gave notice of his intention to move the following at this meeting.

*Moved – Councillor Hipkins
Seconded – Councillor Negus*

A new policy be discussed with Councillors at a Policy Intent Workshop by the end of June 2011 with the draft objectives below as a starting point and subsequently Administration prepare a draft policy for Council consideration.

Draft Objectives

- 1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;***
- 2. To preserve the open and spacious character of the City of Nedlands; and***
- 3. To assist in the maintenance of privacy and prevention of overlooking of back yards.***

CARRIED 9/3

(Against: Crs. Somerville-Brown Tan & Smyth)

Council Resolution

A new policy be discussed with Councillors at a Policy Intent Workshop by the end of June 2011 with the draft objectives below as a starting point and subsequently Administration prepare a draft policy for Council consideration.

Draft Objectives

- 1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;***
- 2. To preserve the open and spacious character of the City of Nedlands; and***
- 3. To assist in the maintenance of privacy and prevention of overlooking of back yards.***

Original Notice of Motion from Councillor Hipkins

That the Administration is to prepare a draft policy for consideration by Council no later than the June 2011 round of meetings containing the following elements:

Objectives

- 1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;*
- 2. To preserve the open and spacious character of the City of Nedlands; and*
- 3. To assist in the maintenance of privacy and prevention of overlooking of back yards.*

Policy

The side and rear setbacks specified in R10, R12.5 and R15 zones of the Residential Design Codes shall be enforced without variation, interchange or boundary parapet walls, provided that:

- 1. a single storey building comprising a garage or carport may be constructed with a minimum setback of 1.0m from an adjoining laneway;*
- 2. a garage or carport may be constructed with a minimum setback of 4.0m from a secondary street;*
- 3. this policy does not apply to outbuildings as defined by the Residential Design Codes;*
- 4. any variation to this policy, arising from a small or irregular shaped lot or any other reason, is to be submitted with justification to Council for determination.*

Administration Comment

A new policy can be drafted for consideration by Council that relates to Planning and Built Form. Firstly, as with all new policies it will be workshopped at a Council policy intent, the first workshop being 3 May 2011 and then a policy draft after and presented to Council for consideration. The proposed notice of motion states the draft policy will be presented to June council at the latest, given the timeframes the policy would be presented to the June meeting at the earliest. At this stage Administration have not had a workshop with all councillors and the already programmed planning work could not promise the draft policy

would be presented to June Council. Also given the policy has not been workshopped with all Councillors it is premature to determine the policy contents and requirements at this stage.

The proposed alternate wording is as follows:

Administration Recommendation:

A new policy be discussed with Councillors at a Policy Intent Workshop by the end of June 2011 with the draft objectives below as a starting point and subsequently Administration prepare a draft policy for Council consideration.

Draft Objectives

1. To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;
2. To preserve the open and spacious character of the City of Nedlands; and
3. To assist in the maintenance of privacy and prevention of overlooking of back yards.

Appendix D

Council Committee Meeting – 29 November 2011

D69.11	<i>Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5)</i>
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Committee	29 November 2011
Council	13 December 2011
Applicant	City of Nedlands
Owner	City of Nedlands
Officer	Laura Sabitzer – Planning Officer
Director	Carlie Eldridge – Director Development Services
Director Signature	
File ref.	CRS/065
Previous Item No's	D49.11 Policy Review – Built Environment Policies
Disclosure of Interest	No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).

Regulation 11(da) – Not applicable – Recommendation adopted.

Refer Back

Moved – Councillor James

Seconded – Councillor Hassell

That this matter be referred back to Administration for further consideration.

Lost 1/13

*(Against: Mayor Hipkins Crs. Collins Horley McManus
Argyle Hassell Porter Binks Hodsdon Walker
James Shaw & Somerville-Brown)*

Moved – Councillor Hassell

Seconded – Councillor Hodsdon

That the Recommendation to Committee is adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY 13/-

Committee Recommendation / Recommendation to Committee

Council endorses the proposed Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5).

Purpose

At the Council meeting on the 22 March 2011 Council instructed administration to prepare a draft policy for Council Consideration relating to side and rear setbacks on low density lots.

Strategic Plan

KFA 5: Governance

5.1 *Manage the City's resources in a sustainable and responsible manner.*

5.4 *Monitor and review business processes, systems, structure and policies to ensure effective service delivery and organisational performance.*

Background

Council Resolution from 22 March 2011.

Council Resolution

A new policy be discussed with Councillors at a Policy Intent Workshop by the end of June 2011 with the draft objectives below as a starting point and subsequently Administration prepare a draft policy for Council consideration.

Draft Objectives

1. *To guide the exercise of discretion for variations within low density zones of the Residential Design Codes and the operation of the amenity clause 5.5 in Town Planning Scheme No. 2;*
2. *To preserve the open and spacious character of the City of Nedlands; and*
3. *To assist in the maintenance of privacy and prevention of overlooking of back yards.*

Administration drafted a policy which was discussed at the Policy Intent Workshop in June 2011. No amendments to the draft were suggested at the workshop.

The Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5) was presented to Council in August 2011, to receive consent to commence public consultation.

Council Resolution from 23 August 2011.

Council Resolution

Council approves for the purpose of public consultation the proposed Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5).

As a result, the proposed draft local planning policy has undergone public consultation in accordance with Clause 8.3.2 of Town Planning Scheme No.2.

Proposal Detail

The proposed Local Planning Policy (LLP) will clarify where discretion should be applied to rear and side setbacks in low density residential zone. The purpose of the policy is to preserve the open and spacious character of the City and the residential amenity of this low-density zonings.

Consultation

Council approved the proposed draft local planning policy for the purpose of public consultation at the Council meeting on 23 August 2011. The public consultation of the LLP occurred in accordance with Clause 8.3.2 of Town Planning Scheme No.2. The proposed local planning policy was advertised for public comment for a period of 21 days, from 10 October 2011 to 31 October 2011.

The City received no submissions regarding the proposed local planning policy.

Legislation

- *Town Planning Scheme No. 2 (TPS2)*
- *Planning and Development Act (2005)*
- *Residential Design Codes 2010 (RCodes)*

Local planning policies are created under Part VIII of Town Planning Scheme No 2 (TPS2) and once adopted are enforceable in accordance with the scheme.

Part 5 of the RCodes outlines the provisions and restrictions of LPP's. Only specific development provisions within the RCodes can be varied or changed.

Currently side and rear setbacks in low density zonings are determined under the provisions of Part 6 of the RCodes.

Budget/financial implications

Nil

Risk Management

The additional performance criteria contained in this new LPP reduces the risk of parapet walls which may detract from the open streetscape character of the City.

Discussion

The RCodes provides specific design elements for residential development in Part 6. Under each design element there are acceptable development provisions and performance criteria provisions. Development that complies with the acceptable development provisions are deemed to comply with the performance criteria. Any development that does not comply with the acceptable development provisions is required to be assessed against the performance criteria.

Part 5 of the RCodes provides for Council's to make LPP's and outlines which acceptable development provisions can be varied or replaced by LPP's.

Point 3 of the Council resolution related to "assisting the maintenance of privacy and preventing overlooking of backyards". In this regard, it is advised that privacy and overlooking is assessed under Clause 6.3 "Privacy Requirements" of the R Codes. Part 5 of the RCodes does not allow the acceptable development provisions of Clause 6.3 to be changed or modified.

Notwithstanding this, the performance criteria of Clause 6.3.1 do restrict overlooking into active outdoor areas and therefore addresses the concerns with overlooking into rear yards.

The provisions for side and rear setbacks for R10 and R12.5 properties are outlined in Clause 6.3.1 and Clause 6.3.2 of the RCodes.

The acceptable development provisions of Clause 6.3.1 are as follows:

- *rear setback of 6 m, excluding outbuildings;*
- *side setbacks are determined based on table 2a and 2b of the RCodes. The minimal side setback required under these tables is 1 m; and*
- *side and rear setback distance to be reduced by half the width of an adjoining right-of-way, pedestrian access way or battleaxe leg, to a maximum reduction of 2 m.*

Under the acceptable development provisions of Clause 6.3.2, walls built up to the boundary are only permitted as-of-right in these zones if the wall on the boundary abuts another wall on the boundary of similar or greater dimensions.

Under Part 5 of the RCodes, the acceptable development provisions of Clause 6.3.1 cannot be varied or modified. However, additional acceptable development provisions and performance criteria can be provided if these aspects are not provided for anywhere else in the RCodes.

This means, the minimum side and rear setbacks for these zonings (1 m and 6 m respectively) under the acceptable development provisions cannot be modified. Further, the provision to reduce the setback if abutting a laneway must also be retained.

Under part 5 of the RCodes the acceptable development provisions of Clause 6.3.2 which relates to parapet walls can be varied or modified. However, as parapet walls in low density zonings are already not permitted under the acceptable development provisions there is no requirement to change the acceptable development of this clause.

As a result, of not being able to vary or modify the acceptable development provisions, instead the policy provides additional Performance Criteria to both Clause 6.3.1 and 6.3.2. This will provide additional criteria to guide the exercise of discretion for variations relating to setbacks and parapet walls to preserve the amenity of these low density areas.

The additional Performance Criteria recommended are as follows:

6.3.1 Buildings setback from the Boundary

P1 Buildings setback from the boundaries other than street boundaries so as to:

- *contribute to the desired streetscape.*
- *assist in contributing to the open and spacious character of the locality.*
- *Assist in providing a landscaped setting for the building.*
- *Assist in the protection of mature trees.*

When assessing the Developments Applications under Clause 6.3.2 of the RCodes, the following additional Performance Criteria are to be used in the recommendation and determination.

6.3.2 Buildings setback from the Boundary

P2 Buildings up to the boundaries other than the street boundary where it is desirable to do so in order to:

- *contributed to the desired streetscape.*
- *maintain a sense of open space between buildings.*
- *assist in contributing to the open and spacious character of the locality.*
- *assist in providing a landscaped setting for the building.*
- *assist in the protection of mature trees.*

Conclusion

The proposed local planning policy provides further criteria to assess side and rear setback and parapet wall variations in low density zonings. The intent of the policy is to preserve the amenity and, the open and spacious nature of these residential areas. Accordingly, it is recommended that Council endorses the Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5).

Attachments

1. *Draft Setback and Buildings on the Boundary in Low Density Zones (R10 & R12.5)*

Appendix E

Ordinary Council Meeting – 13 December 2011

D69.11	<i>Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5)</i>
Committee	<i>29 November 2011</i>
Council	<i>13 December 2011</i>
Applicant	<i>City of Nedlands</i>
Owner	<i>City of Nedlands</i>
Officer	<i>Laura Sabitzer – Planning Officer</i>
Director	<i>Carlie Eldridge – Director Development Services</i>
File ref.	<i>CRS/065</i>
Previous Item No's	<i>D49.11 Policy Review – Built Environment Policies</i>
Disclosure of Interest	<i>No officer involved in the preparation of this report had any interest which required it to be declared in accordance with the provisions of the Local Government Act (1995).</i>

Regulation 11(da) - Not applicable – Recommendation adopted.

Moved – Councillor James

Seconded – Councillor Collins

That the Committee Recommendation is adopted.

(Printed below for ease of reference)

CARRIED UNANIMOUSLY EN BLOC 12/-

Council Resolution / Committee Recommendation / Recommendation to Committee

Council endorses the proposed Draft Local Planning Policy – Setback and Buildings on the Boundary in Low Density Zoning (R10 and R12.5).

Administration Comment

There are two options for amending building setback and landscaping requirements of the R-Codes:

1. Adding provisions to LPS3 text

Currently draft LPS has a 9m front setback in the text, whereas side and rear setbacks and landscaping are as per the R-Codes. Following consultation, Council could resolve to request WAPC that additional building requirements be added to LPS3 text.

2. A new Local Planning Policy(s)

The R-Codes allow amendments via Local Planning Policy but only for specific clauses. Each clause of the R-Codes that can be amended is specifically listed. If amendments are proposed to clauses that are not listed, the WAPC approval is required and will only be permitted if Council can prove they are “warranted due to a specific need related to the particular locality or region”.

In relation to setbacks, front setbacks are listed and therefore can be amended by Council at any time without further permission from the WAPC. However, any amendments to the side or rear setbacks or to landscaping can only be considered if they are approved by WAPC.

Administration has completed a draft front setback (streetscape) policy which was discussed at a briefing in July. A front setback policy does not need further approval from WAPC.

In addition, however the R-Codes do allow Council to add ‘local housing objectives’. The local housing objectives can “guide judgements about the merits of proposals or any aspect of residential development that does not meet the requirements or is not provided for, under the R-Codes”. Local Planning

Policies to guide discretion or judgement of existing R-Code provisions would therefore be possible.

The consistent message from the WAPC staff is that there is a push to get all provisions which differ from the R-Codes into Local Planning Policy, not the LPS text itself.

Despite this, the draft LPS3 does propose to put the 9m setback provision in the LPS text. But this because discussions with WAPC staff have indicated this will likely be acceptable in this instance because of the significance of this existing provision to the character of the City of Nedlands. The draft Local Planning Policy discussed at the July briefing, will provide additional provisions for carports etc and guide discretion for any variations. As indicated above, this Policy will not need further WAPC approval because it is listed in the R-Codes as being a provision that can be amended.

Given the advice from WAPC staff which is supported by the way the provisions of the R-Codes are set up, it is recommended that any additional provisions are addressed through Local Planning Policy and not the LPS itself. Amendments to side and rear setbacks will likely require significant justification if they are to be approved by WAPC and the variations and exceptions listed in the draft Policy would need to be thoroughly addressed to reduce uncertainty and to ensure consistency in decision making.

14.2 Councillor Wetherall – Short Term Accommodation

On 18 July 2017 Councillor Wetherall gave notice of his intention to move the following at this meeting.

Moved – Councillor Wetherall

Seconded – Councillor James

Council Resolution

Council requests the CEO to prepare a draft report relating to “short term accommodation” (STA) in single residential zonings including duplexes that reflects the main residential precincts across the City of Nedlands. The outcomes from this report will form the basis of a policy for inclusion in the draft LPS3 when it is available for public consultation.

The response from Administration should:

- 1. include a working definition of STA.**
- 2. include a procedure for Community Consultation from well-informed electors for support or non-support of STA within precincts.**
- 3. include relationship between short term accommodation (no services provided other than accommodation - with proprietor present and proprietor absent) and the currently approved “bed and breakfast” style of short term accommodation in residential precinct (proprietor present).**
- 4. suggest rules pertaining to any approved short-term accommodation including a management plan and conditions under which an STA approval may be terminated and how compliance will be achieved.**
- 5. include whether the WA Government has any plans to regulate STA within the metropolitan area within the coming year or as part of the recently announced review of the *Local Government Act 1995*; and**
- 6. Investigate current advertisements for short-stay accommodation in the City of Nedlands and report on their status of approval.**

Councillor McManus left the room at 8.27 pm and returned at 8.29 pm.

CARRIED UNANIMOUSLY 10/-

Justification

Proprietors of residentially zoned land have enjoyed an unhindered authority to rent or lease their properties under the terms of their fee simple title. The duration of these contracts has not been questioned previously, if only because most such contracts were for lengthy periods (months to years). A definition of STA is needed because there are many variations – eg families swapping houses for 1-3 weeks for short holidays.

One of the consequences of the electronic age is that the universally available internet now provides a fast and efficient mechanism for matching 'rentees' seeking STA (≤ 1 week) with potential 'rentors'.

There are many companies now offering agency services for STA of which the best known is AirBnB. The commercial success of these companies is evidence of a wide acceptance of this type of accommodation within and adjacent to population centres. Indeed, if one travels for a short stay to a major City worldwide, an AirBnB type of accommodation is often one of the first options explored. Further, in the City where many ageing ratepayers are asset rich but cash poor and live in dwellings larger than their needs, the prospect of income from STA is very appealing.

STA via internet is one of a group of "disruptive technologies". It has been widely adopted and some residents/ratepayers have reported and complained about bad experiences from STA neighbours. Consequently, the authority of residential proprietors to engage in STA contracts has been questioned, especially within Local Government.

STA is clearly a matter that must be addressed by Local Governments. Administration is requested to provide a report as the basis of a policy for inclusion in the forthcoming LPS3 as summarised in this NOM.

Administration Comment

Administration has no issues with this proposed notice of motion.

15. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 22 August 2017

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

Notices of motion for consideration at the Council Meeting to be held on 22 August 2017 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

Nil.

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

Nil.

17. Confidential Items

Nil

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 8.48 pm.