



City of Nedlands


# Planning and Development Reports

**Committee Consideration – 11 March 2014**  
**Council Resolution – 25 March 2014**

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<b>PD7.14</b>	<b>No. 19 (Lot 402) Clifton Street Nedlands – Additions (Verandah) to Single House</b>
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<b>Committee</b>	11 March 2014
<b>Council</b>	25 March 2014
<b>Applicant</b>	William Kenyon Dyer
<b>Owner</b>	W K, C J & E J Dyer
<b>Officer</b>	Thomas Geddes – Planning Officer
<b>Director</b>	Peter Mickleson – Director Planning & Development
<b>Director Signature</b>	
<b>File Reference</b>	M14/2795

## 1.0 Executive Summary

This application is for a proposed verandah extension to be located 0.9m from both the southern and northern site boundaries of No. 19 Clifton Street Nedlands.

It has been referred to Council for determination as officers do not have delegation to determine an application under instrument of delegation 6A, where objections have been received.

It is considered that the development satisfies the design principles of clauses 5.1.3 P3.1 (Lot boundary setback) of the Residential Design Codes of Western Australia (RCodes). The lot boundary setback design principles relate to the impact of the bulk of the building, the impact of the proposal upon adjoining owners privacy and access to direct sun and ventilation for both the site and adjoining properties.

The proposed verandah is considered to have been designed in accordance with these design principles as the verandah is located adjacent a garage boundary wall, limiting the impact of its bulk. The verandah is not considered to unduly impact upon the access to direct sunlight and ventilation for adjoining properties. The verandah is to be screened along both the northern and southern boundaries where it has been raised more than 0.5m from ground level to limit overlooking into areas behind the primary street setback area.

As a result the application is recommended for approval.

## **1.1 Recommendation to Committee**

**Approves an application for verandah additions at No. 19 (Lot 402) Clifton Street, Nedlands in accordance with the application and the plans received 10 February 2014, subject to the following conditions:**

- 1. The development shall at all times comply with the approved plans;**
- 2. All visual privacy screens to the verandah (as marked in red on the approved plans) shall prevent overlooking in accordance with the visual privacy requirements of the *Residential Design Codes 2013* (R-Codes). The structures shall be installed and remain in place permanently, unless otherwise approved by the City;**
- 3. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development;**
- 4. The use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the development the Council forms the opinion that glare which is produced from the building / roof has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the building / roof to reduce the reflectivity to a level acceptable to Council; and**
- 5. Any additional development, which is not in accordance with the original application or conditions of approval as outlined above, will require further approval by Council.**

**Advice Notes specific to this approval:**

- a. All downpipes from guttering shall be connected so as to discharge into drains which shall empty into a soak-well and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block.**

## **1.2 Strategic Community Plan**

**KFA: Natural and Built Environment**

This report addresses the Key Focus Area of Natural and Built Environment through adherence to the design principles of the Residential Design Codes of Western Australia, contributing to a well planned and managed development in the City of Nedlands.

## 2.0 Background

<b>Property address</b>		No. 19 (Lot 402) Clifton Street, Nedlands
<b>Lot area</b>		455m <sup>2</sup>
<b>Zoning:</b>	<b>Metropolitan Region Scheme</b>	Urban
	<b>Town Planning Scheme No. 2</b>	Residential (R25)

Refer to attachments 1 and 2 for the site context and proposal plans respectively.

### 2.1 Key Relevant Previous Council Decisions

N/A

### 2.2 Legislation / Policy

- Planning & Development Act 2005
- City of Nedlands Town Planning Scheme No. 2 (TPS2)
- Residential Design Codes of WA 2013 (RCodes)
- Council Policy 6.4 – Neighbour Consultation (Neighbour Consultation policy)

## 3.0 Consultation Process

### 3.1 What consultation process was undertaken?

Required by legislation: Yes ☒ No ☐  
 Required by City of Nedlands policy: Yes ☒ No ☐

Due to the proposed variation from deemed to comply R-Code setback requirements advertising was undertaken by the City from 13 January 2014 to 27 January 2014.

The City received one (1) objection which raised the following issues:

- The proposed verandah is too close to the property boundary;
- The verandah will result in visual privacy concerns; and
- No. 19 will tower over the adjoining property.

## 4.0 Budget / Financial Implications

N/A

## 5.0 Risk management

N/A

## 6.0 Discussion

### 6.1 Introduction

The proposal involves a 2m wide verandah to be built along the front façade and northern side of the dwelling. The verandah is to match the height of the existing porch to the front of the dwelling and side entryway. The verandah is proposed to be set back 0.9m from both the north and south side boundaries in lieu of 1.5m from each side, as required under the deemed-to-comply provisions of the RCodes.

The verandah is proposed to have a maximum height of 2.8m and the portion of the verandah to the front of the dwelling is raised more than 0.5m from natural ground level. In order to limit overlooking behind the front setback line, screening is proposed to the sides of the verandah. The proposal complies with the deemed-to-comply provisions of the RCodes other than the lot boundary setback requirements.

In response to the objection received relating to visual privacy, the applicant proposed additional screening to protect the privacy of the concerned neighbour.

### 6.2 Applicant Justification Summary

The applicant provided the following justification relating to the proposed side setback variation (for full justification & related images refer to attachment 3):

- *“Where the height of the proposed verandah along the southern boundary adjacent to the neighbouring property at 21 Clifton Street varies from that required in the R-Codes (i.e. above 500mm from existing ground level) I propose to take appropriate measures to screen the section to provide privacy.”*
- The height of the new verandah is the same as the existing verandah (shown in attachment 3).
- *“The photos show a view of the adjoining property adjacent to the proposed verandah extension. The neighbouring property at this location consists of a double carport and parapet wall. It is difficult to understand how any overlooking issue can arise at this location.”*

### 6.3 Design Principle Assessment

The proposal complies in all aspects with the deemed-to-comply provisions of the RCodes, other than the proposed lot boundary setbacks (clause 5.1.3). The proposed verandah is to be set back 0.9m from the north and south property boundaries in lieu of 1.5m. The variation is required to be assessed against the

relevant design principles. The following design principles are relevant to the proposal:

Clause 5.1.3 - P3.1 Buildings set back from lot boundaries so as to:

- *Reduce the impact of building bulk on adjoining properties*

**Administration Comment:**

The proposed verandah has been set back 0.9m from the side boundaries and is of a single storey nature. It is considered that the impact of the proposed verandah is ameliorated due to the location of a garage boundary wall on the southern property. In comparison to an outdoor living area or habitable room on the adjoining property, a garage wall is considered to be impacted less. In addition, the open nature of the proposed verandah limits the visual impact of the structure.

Regarding the impact upon the property to the north, the verandah is an open framed structure which permits sunlight penetration. This ameliorates the impact of this variation in comparison to a fully enclosed structure.

- *Provide adequate direct sun and ventilation to the building and open spaces on the site and adjoining properties.*

**Administration Comment:**

The structure will result in an additional 6m<sup>2</sup> of overshadowing to the adjoining site to the south (No. 21 Clifton Street). This additional overshadowing will be contained to either the garage on the boundary or the paved area directly in front of this structure. The degree of overshadowing onto the adjoining site is within the RCodes requirements for a site of this nature (23% overall overshadowing proposed).

On both sides, the structure is of an open framed nature, allowing for adequate ventilation for both the subject and adjoining sites.

- *Minimise the extent of overlooking and resultant loss of privacy on adjoining properties.*

**Administration Comment:**

The raised areas of the proposed verandah are proposed to be screened to 1.6m in order to directly limit overlooking into adjoining properties. The existing garage boundary wall at No. 21 Clifton Street also contributes to the limitation of overlooking on this side.

The visual privacy of the property at No. 17 Clifton Street is protected through the addition of screening to the areas of the verandah raised more than 0.5m from natural ground level. Overlooking into this property is otherwise limited by the existing solid boundary wall on the southern site.

## **6.4 Conclusion**

It is considered that the proposed verandah addition satisfies all of the listed design principles. Namely, the location of the verandah adjoining the garage boundary wall on the adjoining lot ameliorates the impact of the building bulk on the adjoining property. The addition of the proposed verandah is not considered to unduly impact upon the access to direct sun and ventilation for the adjoining properties and appurtenant open spaces.

The verandah is screened in accordance with the Residential Design Codes to areas raised more than 0.5m from natural ground level. These measures are considered to reduce any potential impact upon privacy from the additions.

As a result, the application is recommended for approval.

## **7.0 Attachments**

1. Locality Plan
2. Proposal Plans
3. Applicant Justification



City of Nedlands

The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image

Planning No. 19 Clifton Street  
Nedlands - Site Context

Monday, February 10, 2014

1:300









Mr Thomas Geddes  
Planning Officer – City of Nedlands

Hello Thomas,

Further to my email dated 6<sup>th</sup> February 2014 I offer some additional information to my Development Application.

Further justifications to request Council to grant my application are as follows;

- Where the height of the proposed verandah along the southern boundary adjacent to the neighboring property at 21 Clifton Street varies from that required in the R-Codes (i.e. above 500mm from existing ground level) I propose to take appropriate measures to screen the section to provide privacy.
- The existing verandah on the front of my property is shown in the photo below. The photo was taken looking towards the neighboring property at Number 21 Clifton Street. The height of the existing verandah is identical to the proposed new verandah.



- The photos below show include a view from the front of my property at 19 Clifton Street and a reverse view showing the boundary fence between number 17 and number 21. The photos show a view of the adjoining property adjacent to the proposed verandah extension. The neighboring property at this location consists of a double carport and parapet wall. It is difficult to understand how any overlooking issue can arise at this location.






Please let me know if you require any further information.

Regards,

Ken Dyer  
19 Clifton Street  
NEDLANDS

<b>PD8.14</b>	<b>No.2 (Lot 379) Alexander Road, Dalkeith – Proposed Two Storey Dwelling, Front Fence &amp; Swimming Pool</b>
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<b>Committee</b>	11 March 2014
<b>Council</b>	25 March 2014
<b>Applicant</b>	Sandra Oates
<b>Owner</b>	Philip & Sandra Oates
<b>Officer</b>	Elle O'Connor
<b>Director</b>	Peter Mickleson – Planning & Development
<b>Director Signature</b>	
<b>File Reference</b>	AL2/2 : M14/3705
<b>Previous Item</b>	Nil

## 1.0 Executive Summary

This application is for a two storey dwelling, front fence and swimming pool located at No.2 (Lot 379) Alexander Road, Dalkeith. It has been referred to Council for determination as officers do not have delegation to determine an application under instrument of delegation 6A, where objections have been received.

The former landowner of the property obtained planning approval for a three storey dwelling in September 2012. This planning approval is still valid.

The property has recently been sold and the new landowners have submitted a planning application for a two storey dwelling. Although the new design is smaller in scale than the previously approved dwelling, the provisions of the RCodes have recently been amended and the new design does not comply with overshadowing requirements.

However, it is considered that the proposed overshadowing variation satisfies the design principles of clause 6.4.2 P3.1 (Solar Access) of the Residential Design Codes of Western Australia (RCodes).

As a result, the application is recommended for approval subject to the recommended conditions.

## 1.1 Recommendation to Committee

**Council approves an application for a Two Storey Dwelling, Front Fence and Pool located at No.2 (Lot 379) Alexander Rd, Dalkeith in accordance with the application dated 7 October 2013 and the amended plans dated 10 February 2014 subject to the following conditions:**

- 1. The development shall at all times comply with the approved plans;**
- 2. All crossovers to the street(s) shall be constructed to the Council's Crossover Specifications and the applicant / landowner to obtain levels for crossovers from the Council's Infrastructure Services under supervision onsite, prior to commencement of works;**
- 3. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m<sup>3</sup> for every 80m<sup>2</sup> of calculated surface area of the development;**
- 4. All footings and structures to retaining walls, fences and parapet walls shall be constructed wholly inside the site boundaries of the Certificate of Title;**
- 5. The parapet wall(s) shall be finished to a professional standard, to the satisfaction of the City;**
- 6. The use of bare or painted metal building materials is permitted on the basis that, if during or following the erection of the development the Council forms the opinion that glare which is produced from the building / roof has or will have a significant detrimental effect upon the amenity of neighbouring properties, the Council may require the owner to treat the building / roof to reduce the reflectivity to a level acceptable to Council; and**
- 7. Any additional development, which is not in accordance with the original application or conditions of approval as outlined above, will require further approval by Council.**

**Advice Notes specific to this approval:**

- 1. All internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, hobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second;**
- 2. All swimming pool waste water shall be disposed of into an adequately sized, dedicated soak-well located on the same lot. Soak-wells shall not be situated closer than 1.8m to any boundary of a lot, building, septic tank or other soak-well;**



3. All downpipes from guttering shall be connected so as to discharge into drains, which shall empty into a soak-well; and each soak-well shall be located at least 1.8m from any building, and at least 1.8m from the boundary of the block;
4. The applicant is advised to consult the City's *Visual and Acoustic Privacy Advisory Information* in relation to selecting and locating any air-conditioner or swimming pool or spa mechanical equipment such that noise, vibration and visual impact on neighbours is mitigated. The City does not recommend installing any equipment near a property boundary where it is likely noise in these locations will intrude on neighbouring properties;
5. Prior to selecting a location to install an air-conditioner, applicant is advised to consult the online fairair noise calculator at [www.fairair.com.au](http://www.fairair.com.au) and use this as a guide on air-conditioner placement so as to prevent noise affecting neighbouring properties;
6. Prior to installing an air-conditioner or swimming pool or spa mechanical equipment, the applicant is advised to consult residents of neighbouring properties and if necessary take measures to suppress noise;
7. The landowner is advised to limit construction noise and hours as per the *Environmental Protection (Noise) Regulations 1997*; and
8. All swimming pools, whether retained, partially constructed or finished, shall be kept dry during the construction period. Alternatively, the water shall be maintained to a quality which prevents mosquitoes from breeding.

## 1.2 Strategic Community Plan

KFA: Natural and Built Environment

This report addresses the Key Focus Area of Natural and Built Environment through adherence to the design principles of the Residential Design Codes of Western Australia, contributing to well planned and managed development in the City of Nedlands.

## 2.0 Background

<b>Property address</b>	No.2 (Lot 379) Alexander Road, Dalkeith
<b>Lot area</b>	489m <sup>2</sup>
<b>Zoning:</b>	

<b>Metropolitan Region Scheme</b>	Urban
<b>Town Planning Scheme No. 2</b>	Residential (R20)

The subject property is located in the Alexander Road Design Guideline and Detailed Area Plan (DAP) locality. The guidelines were gazetted in 2005 via Town Planning Scheme 2 Amendment 148.

In September 2008, the subject property was approved to be subdivided into two lots; No.2 (Lot 379) Alexander Road and No.26 (Lot 29) Philip Road (refer to Locality Plan below).



Under the Residential Design Codes 2010, it was permissible for both lots to build a dwelling that over shadows 25% each of No.4A Alexander Road (south), resulting in a 50% shadow to the south.

In September 2012, a planning application for a three storey dwelling that overshadowed 25% of No.4A Alexander Road was approved. This planning approval has not yet expired and can still be developed.

The Western Australian Planning Commission (WAPC) released amended Residential Design Codes in August 2013. Under this amended version of the RCodes, the deemed-to-comply requirement for overshadowing on lots that share a southern boundary was reduced proportionate to the percentage of the effected property's northern boundary (refer to Attachment 1). In this case, under the



amended RCodes, the 'deemed to comply' shadow for No.2 Alexander Road is 12.5% compared to the 25% permitted prior to August 2013.

## 2.1 Legislation / Policy

- *Planning & Development Act 2005*
- City of Nedlands Town Planning Scheme No. 2 (TPS2)
- Residential Design Codes of WA 2013 (RCodes)
- Council Policy 6.4 – Neighbour Consultation (Neighbour Consultation policy)

## 3.0 Consultation Process

### 3.1 What consultation process was undertaken?

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

The proposed variation of 21.5% overshadow in lieu of the deemed to comply 12.5% was advertised by the City from 21 January 2014 to 4 February 2014.

The City received one (1) objection stating that the proposal is not acceptable as the shadow has only been reduced from 25% (approved in 2012) to 21.5%.

## 4.0 Budget / Financial Implications

N/A

## 5.0 Risk management

N/A

## 6.0 Discussion

### 6.1 Introduction

The proposed application is for a two storey dwelling and swimming pool located on an east-west orientated lot. The development complies with all requirements of the Alexander Road Design Guidelines and RCodes 2013 with the exception of overshadowing.

The proposed dwelling casts a 21.5% shadow over No.4A Alexander Road (at midday on 21 June) in lieu of the deemed to comply 12.5% required under the RCodes 2013.

### 6.2 Applicant Justification Summary

The applicant has provided justification for their proposal which is summarised below:

- An existing planning approval is in place for the construction of a substantial dwelling on the land. The approved dwelling comprises of three (3) storeys, including a significant basement that stands above ground level on the southern boundary and two (2) additional floor levels. This (approved) design is considered to be out of character with the existing character and streetscape of this area. We are therefore seeking the City's approval for a revised dwelling design on the land, which is considered to be far more in keeping with the residential character of the area.
- The approved design only addresses a single street frontage and also has a considerable impact in terms of scale and bulk. It is our aim to significantly improve the design of our residence over what has previously been approved, with particular focus being given to traditional design which the visual appeal of the current streetscape.
- The roof height has been reduced by an amount in excess of 1.0m. This final point was achieved with a considerable amount of design effort and we believe the revised height has significantly reduced the perceived bulk and scale of our proposed dwelling over the dwelling which is currently approved
- The current approved design overshadows the adjoining residence by 125m<sup>2</sup> whereas the proposed design has reduced overshadowing to 110m<sup>2</sup>. This represents a significant reduction in overshadowing in the amount of 15m<sup>2</sup>.

### 6.3 Administration Comment

The proposed dwelling complies with both wall and roof height limits required under TPS2 and the setbacks to the southern boundary meet the deemed-to-comply provisions of the RCodes 2013.

The overshadowing from this proposed dwelling does not meet the deemed to comply provision of 12.5%, however, it is considered to comply with the Design Principles of the RCodes 2013.

Clause 6.4.2 of the RCodes states:

*“Notwithstanding the lot boundary setbacks in clause 6.1.4, development in climatic zones 4, 5 and 6 of the State shall be so designed that its shadow cast at midday 21 June onto any other property does not exceed the following limits:*

- *On adjoining properties coded R25 and lower – 25 per cent of the site area.*
- *Where the development site shares its southern boundary with a lot, and that lot is bound to the north by another lot(s), the limit of shading for the development site set out in clause 6.4.2 C2.1 shall be reduced proportionate to the percentage of the affected property's northern boundary that the development site abuts.”*

The adjoining lot to the south shares its northern boundary with both No.2 Alexander Road and No.26 Philip Road. Due to this, the proportionate deemed-to-comply shadow for both sites is 12.5%.

As per the Alexander Road DAP requirements the dwelling has a mandatory front setback to Alexander Road of 6m and a secondary street setback to Philip Road of 3m. As a result of these mandatory setbacks, the bulk of the building must be

located to the southern side of the lot, increasing the overshadowing on to the adjoining neighbour to 21.5%.

As the proposed dwelling does not meet the deemed-to-comply 12.5%, the application is assessed under the design principles of clause 6.4.2 (Solar Access) listed below:

*“Development designed to protect solar access for neighbouring properties taking account the potential to overshadow existing:*

- *Outdoor living areas;*
- *North facing major openings to habitable rooms, within 15 degrees of north in each direction; or*
- *Roof mounted solar collectors.”*

The proposed dwelling overshadows minor openings or blank walls on both the ground and upper floor of the adjoining dwelling. This includes garage parapet wall, ensuite, walk in robe, and highlight window of Bedroom 1 on the ground floor and a bathroom window on the upper floor.

A review of the plans and elevations of the adjoining dwelling on southern site confirms that the majority of openings affected by shadowing cast by the proposed dwelling are limited to non-habitable rooms, including highlight windows to Bedroom 1, and the Walk in Robe associated with Bedroom 1. The shadow cast by the proposed dwelling is limited to approximately 50% of the major opening to Bedroom 1 of the abutting dwelling. This is the only shadowing to a major opening cast by the proposed dwelling. In addition, the proposed dwelling does not overshadow the balcony located at the front of the dwelling on the abutting site, providing adequate solar access to this portion of the abutting dwelling.

The DAP incorporates lots that are orientated in a primarily east/west configuration. This has the consequence of making overshadowing to northern facing aspects of dwellings within the DAP area inevitable (and unavoidable).

The proposed dwelling does not cast a shadow over any outdoor living spaces, the upper storey balcony or upper floor openings. In addition to this, the shadow is not cast onto the roof and will therefore not overshadow solar collectors on the neighbour's upper floor.

## **6.4 Conclusion**

Based on the above, it is considered that the proposed variation to the deemed-to-comply overshadowing requirement under the RCodes 2013 is considered to be justified as it satisfies all design principles under clause 6.4.2.

Furthermore, taking into consideration the constraints of the site due to the Alexander Road Design Guidelines and lot orientation, it is considered that the proposed dwelling is of sympathetic design and less detrimental than the three-storey dwelling approved in 2012 under the previous RCodes.

## **7.0 Attachments**

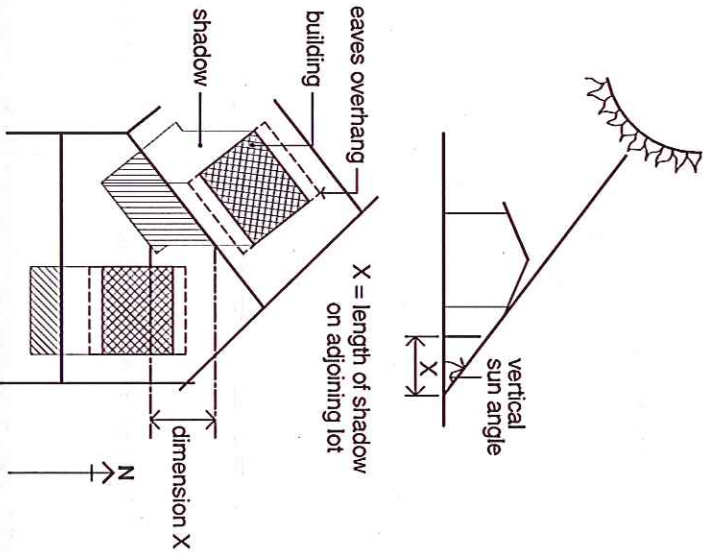
1. Overshadowing Diagram (RCodes)
2. Floor Plans, Elevations and Overshadowing

## Figure Series 11 – Overshadowing

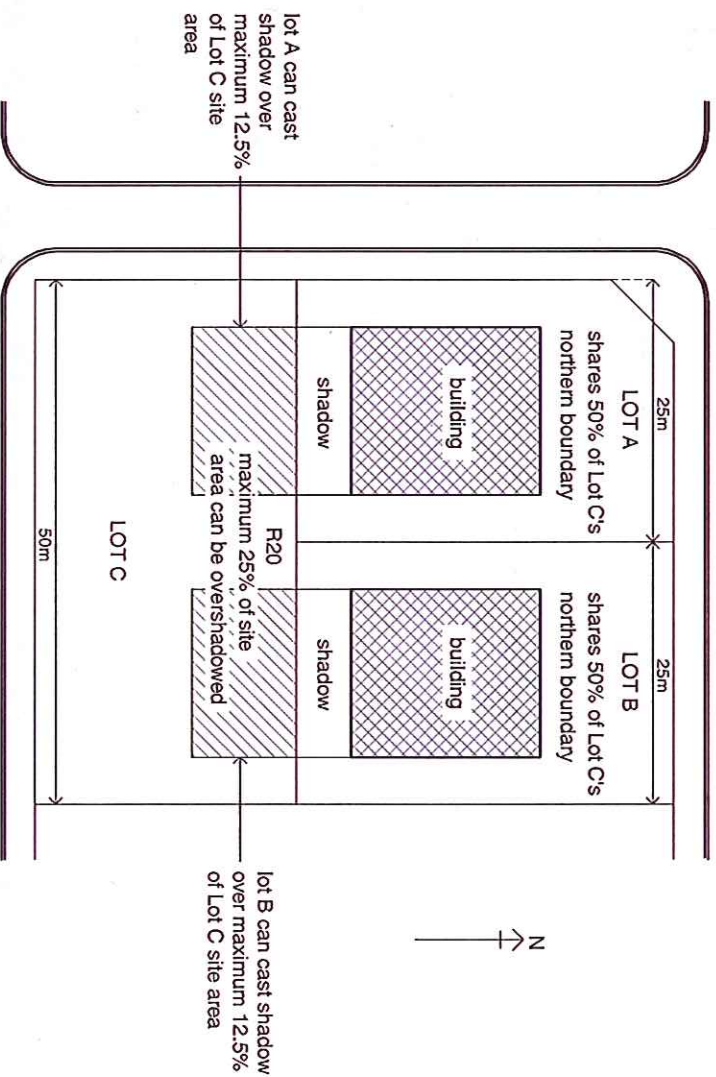
### Intent

The purpose of Figure Series 11 is to illustrate the correct way of measuring overshadowing for the purposes of clauses 5.4.2 and 6.4.2.

**Figure 11a – Calculation of overshadowing**  
(clauses 5.4.2 C2.1 and 6.4.2 C2.1)



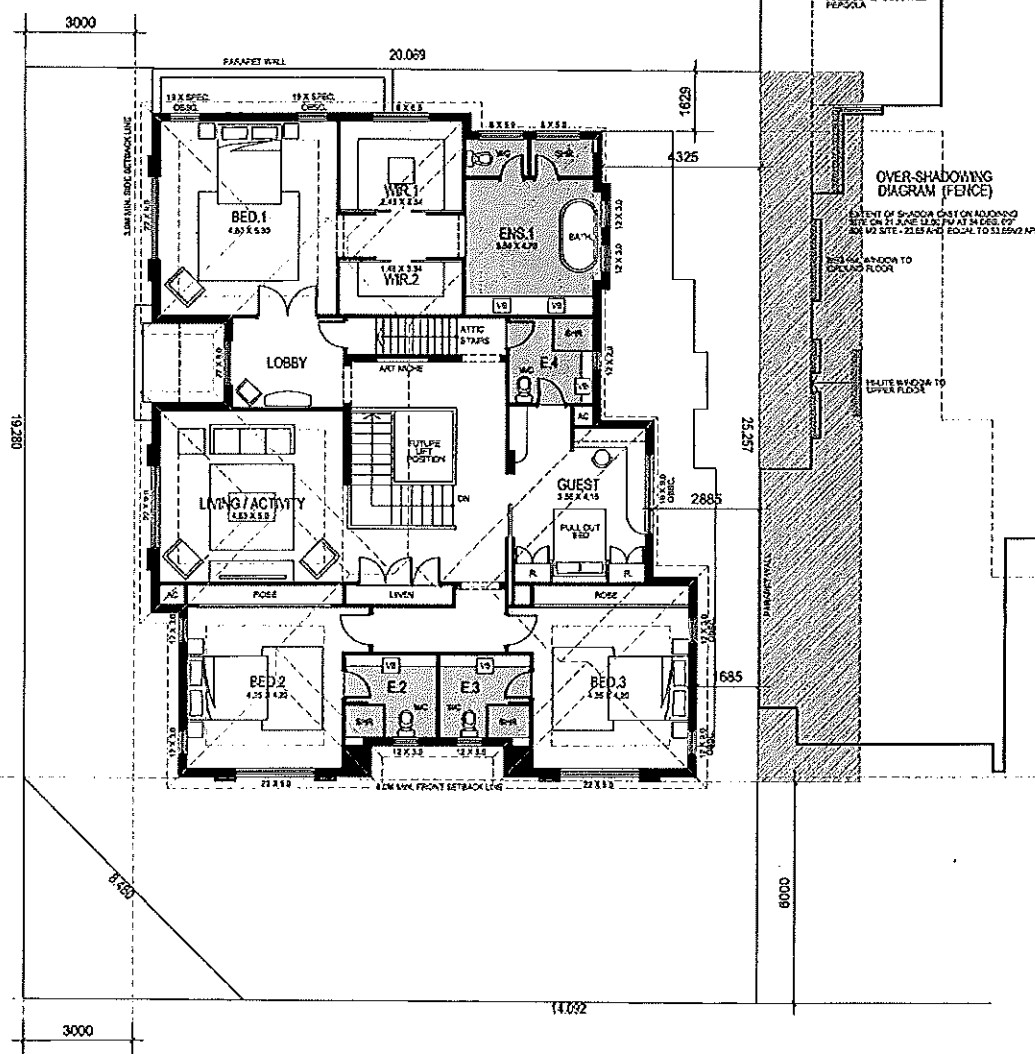
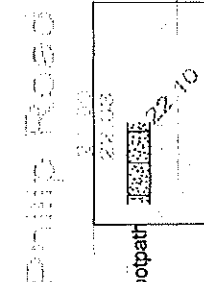
**Figure 11b – Proportionate limits from shared northern boundaries (clauses 5.4.2 C2.2 and 6.4.2 C2.2)**



### Notes

For methodology on the calculation of overshadowing in Figure 11a, see the explanatory guidelines.





HOUSE AREA : 228.0 M2

HOUSE AREA: 245.70 M2  
YDAH AREA: 27.97 M2

PD8.14 - REPORT ATTACHMENT 2

## CITY OF SAN JOSE, CALIF.

DESCRIPTION	REVISION	REVISION
initial design sketch		18-6-12
alternative ground floor		18-6-13
alternative ground floor		26-7-13
ground floor amendments		24-7-13
ground floor amendments		2-8-13
ground floor amendments		7-8-13
traced for planning / testing		28-8-13
reduced over-shading		22-1-14
plant amendments - street/road		3-2-14

WHERE DROPPED CEILINGS FOR  
AIR CONDITIONING AND EXHAUST  
RELIEFS ARE INDICATED, LAY  
CEILING JOISTS ON SIDE TO  
ALLOW MAXIMUM CEILING SPACE

**ROOF PLUMBER NOTE:**  
PROVIDE OVERFLOW PROVISION  
FOR ALL BOX GUTTERS.

**BUILDER NOTE:**  
DOWNPIPES ARE INDICATIVE  
ONLY. BUILDER AND ROOF PLUMBER  
TO DETERMINE EXACT LOCATION  
AND QUANTITY.



















**CONCRETOR NOTE:**  
ALL FOOTING LEVELS TO BE  
3 COURSES BELOW ADJACENT  
FLOOR LEVEL (MINIMUM)

CONCRETOR NOTE:  
CONCRETE FLOOR TO GARAGE  
AND LAUNDRY

**BRICKLAYER NOTE:**  
TIMBER JAMBS TO HAVE  
MINIMUM 80mm BRICK FEES  
TO ALLOW FOR ARCHITRAVE.

**BRICKWORK DETAILS:**  
INTERNAL BRICKWORK - 90mm  
EXTERNAL BRICKWORK - 90mm  
230mm CAVITY BRICKWORK

### SYMBOL LEGEND

	LOCATION OF DOORWAY MAN-HOLE
	LOCATION OF GROUND WATER SERVICE
	STRUCTURAL COOL TO ENGINEER DETAILS
	LOCATION OF GAS INJECTION
	IS IT A PIG DOORWAY IN-HYD CAUTION
	IS IT A PIG DOORWAY IN-HYD CAUTION, EXIST BEFORE ABOVE BOX GLITTER AND TOP OF COVER WITH BRIDGES
	IS EXISTER CALLED DOWN TO SPEAK INTO BOX OFFER FOR FOR OF SUPERVISOR
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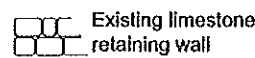


**CLIENT: P. & S. OATES**  
**SITE: LOT 91**  
**CNR. ALEXANDER RD &**  
**PHILIP RD, DALKEITH**

FLOOR PLANS	SHEET No.
	1
	OF
	2

DRAWN BY SP	SCALE 1:100	
CHECKED	DATE APR, 2013	CAD FILE 0405

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Brick & Galv  
on slab (#4)

 Existing limestone retaining wall

Brick Paved  
Driveway



PEG  
GONE

Ref Nail at base of kerb A.H.   
level 20.55m (Established from  
S.S.M. Melville 36 using data supplied  
by the Geodetic Section of D.O. (L.A.))

Bitumen  
Crossover

Q

Gully  
Alexander Road



HOUSE AREA: 228.0 M2



HOUSE AREA : 245.70 M2  
YDAH AREA : 27.97 M2

PD8.14 - REPORT ATTACHMENT 2

Note:  
No drawings are to be issued or used for  
construction on site unless labelled  
"FOR CONSTRUCTION".

**ROOF CARPENTER NOTE:**  
WHERE DROPPED CEILINGS FOR  
AIR CONDITIONING AND EXHAUST  
RELIEFS ARE INDICATED, LAY  
CEILING JOISTS ON SIDE TO  
ALLOW MAXIMUM CEILING SPACE.

**ROOF PLUMBER NOTE:**  
PROVIDE OVERFLOW PROVISION  
FOR ALL BOX GUTTERS.

**BUILDER NOTE:**  
DOWNPIPES ARE INDICATIVE  
ONLY. BUILDER AND ROOF PLUMBER  
TO DETERMINE EXACT LOCATION  
AND QUANTITY.


**CONCRETOR NOTE:**  
ALL FOOTING LEVELS TO BE  
3 COURSES BELOW ADJACENT  
FLOOR LEVEL (15" MIN).

CONCRETOR NOTE:  
CONCRETE FLOOR TO GARAGE  
AND LAUNDRY

**BRICKLAYER NOTE:**  
TIMBER JAMBS TO HAVE  
MINIMUM 60mm BRICK RISERS  
TO ALLOW FOR ARCHITRAVE

**BRICKWORK DETAILS:**  
INTERNAL BRICKWORK - 9"  $\times$  8"  $\times$  8"  
EXTERNAL BRICKWORK - 9"  $\times$  8"  $\times$  8"  
203mm CAVITY BRICKWORK

### SYMBOL LEGEND



**STEVE  
PATERSON &  
ASSOCIATES**

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LATHAM, N.Y. 12110  
TEL. (518) 847-6382  
FAX (518) 847-6383  
MOB. 9412246397

CURR: P. & S. OATES  
SITE: LOT 91  
CNR. ALEXANDER RD &  
PHILIP RD. DALKEITH

FLOOR PLANS 1  
or  
2

DRAWN BY SP	SCALE 1:100	
CHECKED	DATE APR. 2013	CAD FILE OATES


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<b>PD9.14</b>	<b>Natural Area Management Plans 2013 - 2018</b>
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<b>Committee</b>	11 March 2014
<b>Council</b>	25 March 2014
<b>Applicant</b>	City of Nedlands
<b>Owner</b>	N/A
<b>Officer</b>	Vicki Shannon, Environmental Conservation Coordinator
<b>Director</b>	Peter Mickleson, Director Planning and Development Services
<b>Director Signature</b>	
<b>File Reference</b>	PRS/140
<b>Previous Item</b>	D29.09

## 1.0 Executive Summary

The purpose of this report is to seek Council's endorsement and adoption of the City of Nedlands Natural Area Management Plans 2013 – 2018, which includes the following seven documents:

- Draft Natural Areas Management Plan 2013 – 2018
- Draft Shenton Bushland Management Plan 2013 – 2018
- Draft Allen Park Natural Area Management Plan 2013 – 2018
- Draft Hollywood Reserve Management Plan 2013 -2018
- Draft Point Resolution Management Plan 2013 -2018
- Draft Birdwood Parade Management Plan
- Draft Mount Claremont Oval Reserve Management Plan 2013 – 2018

All seven Management Plans were advertised from 29 November 2013 to the 3 February 2014. Sixteen submissions were received which are detailed in Attachment 2 – Schedule of Submissions. The majority of responses received did not require significant modifications to the draft Management Plans and it is recommended that all Management Plans are adopted. Five submissions were received that require Council endorsement. These have been listed as recommendations for approval within this report.

### 1.1 Recommendation to Committee

#### Council:

1. **provide an extra \$50,000 annually in the Natural Areas operational budget to assist with fuel loading reduction;**

2. instruct Administration to initiate action required under relevant legislation to re-classify all lots managed for conservation within Allen Park to:
  - a. Class “A” reserves;
  - b. “Parks and Recreation” under the MRS; and
  - c. “Recreation” under the LPS.
3. retain Action 41 in the Mount Claremont Oval Reserve Management Plan 2013 – 2018 relating to the installation of fencing;
4. identify the areas of bushland managed by the City as “Special Protection Zones” regardless of the “Power to Lease” on their management orders as detailed in Action 1 of the Natural Areas Management Plan 2013 -2018;
5. identify “Special Protection” Zones in the relevant Leasing Policy and Procedure; and
6. adopt the following seven Natural Area Management Plans 2013 – 2018 following inclusion of Recommendation four (4) above:
  - a. Draft Natural Areas Management Plan 2013 – 2018
  - b. Draft Shenton Bushland Management Plan 2013 – 2018
  - c. Draft Allen Park Natural Area Management Plan 2013 – 2018
  - d. Draft Hollywood Reserve Management Plan 2013 -2018
  - e. Draft Point Resolution Management Plan 2013 -2018
  - f. Draft Birdwood Parade natural Area Management Plan
  - g. Draft Mount Claremont Oval Reserve Management Plan 2013 – 2018

## **1.2 Strategic Plan**

KFA: Natural and Built Environment  
KFA: Governance and Civic Leadership  
KFA: Community Development

## **2.0 Background**

As owners and land managers, Local Governments are responsible for conserving and enhancing the values of natural areas. In 2009 the City resolved to develop a management plan for the City’s six (6) natural areas using the Perth Biodiversity Projects “Local Government Guidelines for Bushland Management”.

The City of Nedlands has management responsibility for six natural areas that cover an area of approximately 55Ha. Key threats to the City’s natural areas include environmental weeds, plant diseases, feral animals, fire management, illegal dumping and access; and climate change. Natural area management plans are required to provide strategic direction and management of the City’s natural areas

over the next five years. Seven Management Plans have been developed which include an overarching Natural Areas Management Plan and a further six management plans for each natural area within the City.

The seven Management Plans outline guiding information, strategies and management actions necessary to protect, enhance and restore natural areas and biodiversity within the City of Nedlands. They also provide guidance to those involved in the management of the City's natural areas including City of Nedlands staff, Department of Defence (for Allen Park), Department of Health (for Shenton Bushland), volunteers and natural area friends groups.

The Management Plans have drawn heavily from information compiled in previous management plans developed along with information collected through Natural Area Initial Assessments undertaken using the Local Biodiversity Project templates. These existing management plans and assessments have been reviewed and updated with actions provided for natural area management in the following areas:

- Shenton Bushland;
- Allen Park;
- Hollywood Reserve;
- Birdwood Parade;
- Point Resolution Reserve; and
- Mount Claremont Oval Reserve.

Prior to being released for public submissions the seven Natural Area Management Plans 2013 – 2018 were developed with input from the following groups, individuals, agencies and companies:

- City of Nedlands staff;
- Dr Paul Barber, Arbor Carbon;
- Ian Fordyce, City of Nedlands Volunteer Botanist;
- Jarrad Scott, Department of Defence;
- Kara Price, Department of Defence;
- Kate Brown, Department of Environment and Conservation;
- Kate Sputore, Perth Region NRM;
- Local Biodiversity Project, WALGA;
- Rebekah Esszig, Swan River Trust;
- Richard Harris, Curtin University;
- Syrinx Environmental PI;
- The Friends of Shenton Bushland;
- The Friends of Allen Park;
- The Friends of Hollywood Reserve;
- The Friends of Point Resolution; and
- The Swanbourne Coastal Alliance.

The implementation of the City's Natural Area Management Plans will assist the City to:

- Improve public amenity through improvement of bushland condition and access;

- Conserve biodiversity through the protection and enhancement of natural areas;
- Maintain and enhance genetic diversity through the improvement of ecological corridors and habitat;
- Provide management guidelines for the community and Council to manage natural areas within the City;
- Improve the resilience of natural areas in the face of a changing climate,
- Reduce bushfire risk through environmental weed control;
- Receive grant funding assistance through development and implementation of management actions; and
- Comply with State and Federal legislation.

## 2.1 Key Relevant Previous Council Decisions

N/A

## 2.2 Legislation / Policy

- *Agriculture and Related Resources Protection Act 1976*
- *Bushfires Act 1954*
- Bushland Path Network Policy
- Community Friends Group Policy
- Greenways Corridors Policy
- Western Australian Planning Commission Bush Forever Policy 2000

## 3.0 Consultation Process

### 3.1 What consultation process was undertaken?

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

### 3.2 How and when was the community consulted?

All management Plans were advertised for sixty-six days. A notice was included in the December Nedlands News advertisement in the POST newspaper and on the City's website from the 29 November 2013 to the 3 February 2014.

Consultation involved the following:

1. Mailing letters to adjacent residents, landowners and stakeholders;
2. Publishing content on the City's website;
3. Publishing content in the December edition of 'Nedlands News' in the POST newspaper; and
4. Making copies of all Management Plans available to the public at the City of Nedlands Administration Office and the City of Nedlands Libraries.

## 4.0 Budget / Financial Implications

Within current approved budget: Yes ☒ No ☐

The preparation and consultation of these draft strategies has occurred within the approved budget.

Requires further budget consideration: Yes ☒ No ☐

Over recent years many extensive bush fires in the south west and outer metropolitan have caused significant damage to infrastructure. As a result bush fire management is increasingly becoming a focus for land managers within the Perth metropolitan area. These fires have highlighted the need for ongoing fuel load management within natural areas.

In 2013 the City undertook bushfire risk assessments across all of the City's natural areas using Australian Standard AS 3959 (*Buildings in Bush Fire Prone Areas*) and ISO AS/NZ 31000-2009 (Risk Management - Principles and Guidelines). As a result of these assessments fuel load reduction actions were implemented across all natural areas. It is proposed to undertake these assessments biennially (Action 33 in the Natural Areas Management Plan).

Further ongoing annual fuel loading reduction work is required otherwise fuel loads will continue to increase. Reducing fuel loads annually can be achieved through ongoing and increased management of weeds such as grass and broad leaf weeds that die off at the end of spring and increase fuel loads at ground level. Along with the removal of foliage and smaller branches from many old established trees that are increasingly dying across several natural areas. In addition some areas that were identified through the fuel load assessments will now require ongoing annual maintenance these areas include:

- Boundary of Gallop House;
- Northern boundary of Birdwood Parade;
- Fire Access Way adjacent to 68 Jutland Parade, War Graves and the Metropolitan Cemeteries Board;
- Fire Access Way adjacent to Lisle Villages; and
- Thinning acacia trees within 25m of Lisle Villages.

In order to undertake ongoing annual fuel load reduction a further \$50,000 (including on costs) in the Natural Areas budget will be required across six (6) natural areas.

Additional capital budget items that will require Council consideration in the 2014/15 budget process include Action 38 (Undertake a geotechnical survey at Point Resolution and Birdwood Parade every five (5) years) and Action 41 (Undertake maintenance to beach fencing every 18 months).

## **5.0 Risk management**

The Natural Area Management Plans include a number of actions required to protect biodiversity within the City. If the Management Plans are not endorsed there are risks associated with the protection of native vegetation and ecosystems and risks associated negative community reaction.

## **6.0 Discussion**

### **6.1 Introduction**

The 2013 – 2018 Natural Area Management Plans were developed in conjunction with key stakeholders. They aim to address key issues in regards to management of natural areas over the next five years. The plans focus on improving bushland condition and providing management actions on:

- Management Boundaries;
- Rehabilitation;
- Revegetation;
- Weed Control;
- Plant Pathogen Management;
- Fire Management;
- Access;
- Community Involvement;
- Cultural Heritage, Interpretation and Education;
- Native animals; and
- Feral animals.

Due to the size of the Management Plans they have not been included as attachments to this report. However, the seven action tables that require Council endorsement are detailed in Attachment 1.

### **6.2 Schedule of Modifications**

The following provides a summary of modifications made to the draft Management Plans:

1. Minor modifications made to all Management Plans to fix errors in spelling, grammar, punctuation and formatting;
2. Minor modifications to maps including addition of disability access;
3. Addition of text to “Access” sections in all plans regarding disability access;
4. Minor Edits to text on page 10 and Table 3 on page 11 of the Natural Areas Management Plan regarding vesting;
5. Insertion of “Geology” section and modification to “Soils and Geomorphology” section within all Plans;
6. Minor edits to flora and fungi lists;

7. Edit of text concerning methodology to be followed for rabbit control in regards to baiting stations;
8. Action inserted in the Hollywood Reserve Management Plan to upgrade/maintain the picnic table and benches;
9. Addition of Action to Shenton Bushland Management Plan regarding Community Involvement and missing Fire Management Action;
10. Addition of text “pressure cleaning” to Action 15 of the Natural Areas Management Plan and page 16 of the Shenton Bushland Management Plan;
11. Removal of the suggestion to clear around habitat trees from page 36 of the Shenton Bushland Management Plan;
12. Addition of text to “Potential Future Natural Areas” on page 24 of the Allen Park Management Plan – regarding budget implications of including additional areas to the management boundary; and
13. Addition of Action and text to the Shenton Bushland Management Plan regarding improving the frontage along Lemnos Street.

Two (2) submissions were received (Attachment 2) that objected to Action 41 in the Natural Areas Management Plan “*Investigate the installation of fencing along Cleland Street at Mount Claremont Oval Reserve to reduce illegal access*” and one submission received was in favour of Action 41.

Fencing bushland areas helps to decipher management boundaries and to define bushland areas as conservation zones. This results in reduced illegal access and rubbish dumping. The City regularly removes illegally dumped materials along the edge of the bushland on Cleland Street and there are informal tracks through the bushland from Cleland Street down to Montgomery Avenue. The fencing proposed is unobtrusive and would be situated along the edge of the bushland (not the footpath along Cleland Street). If this Action is undertaken the cost of fencing would be sought through grant funding. Therefore Administrations recommendation to Council is to retain Action 41.

Two submissions were received requesting the City streamline lots within Allen Park that are part of the conservation area and take necessary steps to re-classify them as Class “A” reserves. These submissions highlighted that in providing the bushland areas that are managed for conservation within Allen Park a higher reserve classification the City will comply with the 2023 Strategic Community Plan. Namely Key Focus Areas (KFA) that contribute directly to enhancing environmental and heritage protection in the City. One of these submissions also stated that as the City is developing an Asset Management Plan in order to maintain assets to meet Community needs re-classifying all areas in Allen Park as Class “A” reserves will ensure their long term sustainability.

The City of Nedlands owned bushland areas at Allen Park consist of a number of Class “A” and “C” reserves. The majority of these are zoned as “Parks and Recreation” under the Metropolitan Region Scheme (MRS) and “Parks and Recreation” and “Recreation” under the Local Planning Scheme No.2 (LPS). However there are reserves and lots within Allen Park that are zoned as “Urban” under the MRS. These include Lot 1 which comprises of Bush Forever Site 315, Lot 149 (9 Sayer Street) and several lots between Wood, Sayer and Jameson Streets

(Heritage Precinct, Sayer Street and Boobook Sectors). Lot 149 (9 Sayer Street) is also zoned as “Residential” under the LPS.

Considering the City of Nedlands owned bushland at Allen Park has been managed for conservation since the early 1990’s with funding provided through various grant bodies and the City’s annual budget. It is concerning that the zoning and reserve classifications do not reflect the conservation value of these areas. The bushland areas managed for conservation within Allen Park would be most protected in the long term by having a “Parks and Recreation” zoning under MRS and a “Parks and Recreation” or “Recreation” zoning under the LPS as well as being classified as Class “A” reserves.

A submission was also received requesting the City remove the “Power to Lease” on Class “A” reserve 17391 Point Resolution and other natural areas. The “Power to Lease” exists on the following natural areas within the City:

- Point Resolution;
- Birdwood Parade; and
- Some reserves within Allen Park.

The management order for these reserves is vested with the City and contains the “Power to Lease” either the whole or part of the reserve. The City will not necessarily exercise this power. However if it does, before any lease is granted, consent must be received from the Minister for Lands. If the City was to lease a portion of these reserves then the “Power to Lease” would be constrained by the City’s relevant policies and procedures. Any lease must be considered by Council and the relevant Natural Area Management Plan would also need to be considered.

Class “A” reserves are created pursuant to Section 42 of the Land Administration Act 1997. Section 42 (4) requires any amendment of an area within a Class “A” reserve or change the purpose must be tabled by the Minister of Lands before each House of Parliament. The instrument that vests management, care and control for a reserve is issued pursuant to Section 46 of the Land Administration Act 1997. Section 46(2) enables the Minister to, with the consent of the City as management body, vary any condition where the care, control and management of the reserve is subject. Therefore the City could request the management order to exclude a portion of reserve to be leased. However to achieve this, the portion of land intended to be excluded from a power to lease would need to be identifiable (such as a lot with a separate legal description). As some of these reserves include areas of parkland and leased premises. In order to identify the bushland areas as separate lots subdivision of these reserves would therefore be required.

Provided it is the responsibility of the City to administer the leasing provision as it deems appropriate. Rather than pursuing an alteration to the management order which requires subdividing reserves. The City can provide the areas of bushland within these reserves where the “Power to Lease” exists as “Special Protection Zones” and identify this in the relevant Management Plan. The Management Plans can then be included in the appropriate Leasing Policy and Procedure.



## 6.3 Conclusion

The City of Nedlands Natural Area Management Plans 2013 – 2018 provide guiding information, strategies and management actions necessary to protect, enhance and restore natural areas and biodiversity within the City. They align with Council's overall strategic direction in regards to the Natural and Built Environment, Governance and Civic Leadership and Community Development.

It is recommended that Council undertake the following actions in order to accurately reflect the conservation status of the bushland at Allen Park:

- a) Obtain an order (under the Land Administration Act 1997) to classify the bushland areas as Class "A" reserves;
- b) Initiate an amendment to the MRS to change the zoning to "Parks and Recreation"; and
- c) Initiate an amendment to the LPS to change the zoning to "Recreation".

It is also recommended that Council adopt all seven Natural Area Management Plans following the inclusion of "Special Protection Zones" to all bushland areas managed by the City and identify these zones in the appropriate Leasing Policy and Procedure.

## 7.0 Attachments

- 1. Action tables requiring endorsement
- 2. Schedule of Submissions

## Attachment 1: Management Plan Action Tables

Table 1: Natural Areas Management Plan Actions 2013 - 2018

ACTIONS	
<b>PLANNING CONTEXT</b>	
1.	All six natural areas identified in this Management Plan that are managed by the City for conservation are considered “Special Protection Zones” regardless of the “Power to Lease” on Management Orders.
<b>MONITORING AND SURVEYS</b>	
2.	Undertake weed mapping using the Department of Parks and Wildlife (DPAW) Standard Operating Procedure SOP No: 22.1 every five years in spring.
3.	Undertake bushland condition mapping using the Keighery Bushland condition scale every five years in spring.
4.	Continue to compile a comprehensive list of species present, including fungi.
<b>CLIMATE CHANGE</b>	
5.	Implement actions identified in the Climate Change Local Adaptation Action Plan: 2012-2017 for natural areas.
6.	Increase the resilience of natural areas by focussing on threats posed by environmental weeds, feral animals, illegal access and dumping, increased fire frequency, plant diseases and climate change.
7.	Accommodate adjustments to management practices to adapt to a changing climate.
8.	Enhance the resilience of natural areas through the creation and enhancement of ecological corridors by implementing the City’s Greenways Policy.
9.	Keep informed about the latest climate change research developments and best practice for natural area adaptation techniques.
<b>PLANT PATHOGENS</b>	
10.	Maintain hygiene protocols for Council operations and contractors within bushland reserves.
11.	Establish hygiene protocols for Friends Group activities.
12.	Ensure that any soil or plant material used for bushland restoration is pathogen free.
13.	Minimise operations involving movement of soil, such as track construction and maintenance and carry out these operations under strict hygiene practices such as pressure cleaning machinery and vehicles.
14.	Ensure that nurseries contracted for revegetation programs are accredited by the Nursery and Garden Industry of Western Australia (NAISA) and are free of <i>Phytophthora</i> .
15.	When restoration work is undertaken begin in the reserves where <i>Phytophthora</i> has not been found and then proceed in the other reserves.
16.	Ensure no soil or plant material is transferred between reserves or restoration sites by brushing excess soil off clothing, machinery and equipment, and sterilising with 70% solutions of methylated spirits.
17.	Ensure pruning equipment is sprayed with a 70% solution of methylated spirits (or similar) before, after and between pruning trees and shrubs; and before and after hedging large sections of vegetation.
18.	Ensure that any soil, mulch or plant material used for bushland restoration is certified pathogen-free according to Australian Standard AS4454 for Composts, Soil Conditioners and Mulches.
19.	Apply systemic treatments (when funding is available) to vegetation that has tested positive to <i>Phytophthora</i> and surrounding vegetation, to prevent premature decline from pathogens and abiotic factors.
20.	Implement the Western Australian Dieback Signage System within bushland areas known to have <i>Phytophthora</i> .

<b>ACTIONS</b>	
21.	Review the Nedlands Dieback Management Plan in accordance with Council Policy to include plant pathogens and guide the management for City staff, community groups and contractors for areas that are known to have plant pathogens.
<b>FIRE MANAGEMENT</b>	
22.	Fires bans should be instigated and maintained at all times.
23.	Reduce fuel loads through control of weeds such as Perennial Veldt Grass.
24.	Suppress and contain any wildfires within the study area as quickly as possible.
25.	Document fire history with the extent of fires mapped, and dates and causes recorded.
26.	Control access into burnt areas as soon as possible after the fire. Access to any burnt areas should be limited to management vehicles only for the first six to twelve months.
27.	Monitor seed germination and regeneration of vegetation for two years following fire.
28.	Carry out an intensive weed control program after each fire and monitor weed and native species recolonisation to maximise native species establishment.
29.	Do not establish new tracks during fire fighting operations.
30.	Install interpretive signage regarding the dangers of wildfires and the destructive effects of frequent fires on flora and fauna.
31.	Provide a fire contingency fund in the natural area budget for reactive weed management and tree pruning/removal following fires.
32.	Annually update Fire Response Plans with FESA.
33.	Undertake maintenance of fire breaks and access points annually prior to 30 <sup>th</sup> November.
34.	Seek consultancy services to undertake bushfire risk assessments of the City's natural areas using ISO AS/NZ 31000-2009 biennially.
<b>ACCESS</b>	
35.	Regularly prune along all paths to be retained.
36.	Maintain existing path networks and fencing.
37.	Implement the City of Nedlands Natural Area Path Network Policy and Procedures.
38.	Undertake a geotechnical survey at Point Resolution and Birdwood Parade every five years.
39.	Continue to work with the Department of Defence to repair eroded pathways on Melon Hill.
40.	Investigate the installation of fencing along the Rugby Club and dog exercise ovals at Allen Park to reduce informal access.
41.	Undertake maintenance to beach fencing every 18 months.
42.	Investigate the installation of fencing along Cleland Street at Mount Claremont Oval Reserve to reduce illegal access.
<b>CULTURAL HERITAGE, INTERPRETATION AND EDUCATION</b>	
43.	Provide interpretive signage that details environmental, Aboriginal and European heritage for Nedlands natural areas through the WESROC Whadjuk Trails Project.
<b>COMMUNITY INVOLVEMENT</b>	
44.	Continue to support the activities of bushland community groups by implementing the Bushland Friends Group Policy.
45.	Hold an annual event that brings all bushland community groups together rotating annually through different bushland areas.
46.	Provide assistance to help friends groups remain sustainable through advertising and the volunteer referral centre.
<b>REHABILITATION</b>	
47.	Restoration should follow the three basic principles of the Bradley Method.
<b>REVEGETATION</b>	
48.	Develop Rehabilitation Plans for all sites to be intensively managed. These should include as a minimum the boundary of works, a planting list and native plants present that require protection.

ACTIONS	
49.	Only use plant species and forms of plants for rehabilitation if they would have naturally occurred at the sites.
50.	Prepare seed banks for all reserves for use in revegetation programs.
51.	For internal management purposes establish a monitoring program for indigenous species, with the location and abundance of species in very low abundance recorded.
52.	Document any locally occurring native species that are re-introduced to natural areas.
WEED CONTROL	
53.	Use an integrated approach to weed control including herbicides, manual removal, modifying microclimates (in terms of shade, moisture etc) and biological controls (such as Bridal Creeper Leafhopper and the Rust, <i>Puccinia myrsiphylli</i> ).
54.	Refer to the Department of Parks and Wildlife's (DPAW) Management Notes detailed on Florabase for target weeds species.
FERAL ANIMALS	
55.	Continue to monitor and control feral animals using an integrated feral animal control program.
56.	Continue to use baiting stations for feral rabbit control.
57.	Only undertake fumigation of fox warrens not rabbit warrens.
58.	Avoid using pavers or concrete slabs in natural areas which encourage Coastal Brown Ant infestations.
59.	Continue to control Coastal Brown Ants with maintenance of the Seaward Corridor undertaken biannually.
60.	Continue to work with other local governments and agencies to implement a regional feral animal control program.
61.	Sterilise bamboo stakes that harbor Coastal Brown Ants so they are not inadvertently spread between restoration sites.
62.	Minimise watering of bushland areas (where possible) to discourage Coastal Brown Ant Infestations.
63.	Contribute to the regional program being undertaken for feral bird control by DPAW.

Table 2: Shenton Bushland Management Plan Actions 2013 - 2018

ACTIONS	
<b>MANAGEMENT BOUNDARIES</b>	
1.	Manage Shenton Bushland on the basis of 8 Zones.
<b>REHABILITATION</b>	
2.	Focus rehabilitation on good condition bushland areas as a priority.
3.	Develop rehabilitation plans for degraded sites (including soil mounds) that are to be the focus of reconstruction. These should include as a minimum the boundary of works, a planting list and native plants present that require protection.
4.	Coordinate the removal of soil mounds with path upgrade works.
5.	Asbestos if found in the bushland should be left alone and reported to the City.
6.	Improve the appearance of the Lemnos Street frontage by installation of a rubbish bin and bollards and activities such as litter removal, planting and mulching.
<b>REVEGETATION</b>	
7.	If revegetation work is proposed work with local nurseries to grow species found in low abundance.
8.	Use species such as <i>Allocasuarina humilis</i> ; <i>Conostylis aculeata</i> , <i>Conostylis setigera</i> , <i>Rhagodia baccata</i> , <i>Jacksonia sericea</i> , <i>Scaevola canescens</i> and <i>Scaevola repens</i> at low fuel sites.
<b>WEED CONTROL</b>	
9.	Undertake annual monitoring and control of <i>Chasmanthe floribunda</i> , <i>Centranthus macrosiphon</i> , <i>Gladiolus undulatus</i> , <i>Lachenalia bulbifera</i> , <i>Asparagus asparagoides</i> , <i>Acacia longifolia</i> and Coast Teatree to ensure they do not spread or reestablish.
10.	Continue to control the following weeds as a high priority: <i>Ehrharta calycina</i> , <i>Euphorbia terracina</i> , <i>Ferraria crispa</i> , <i>Freesia alba x leichtlinii</i> , <i>Ixia maculata</i> , <i>Lachenalia reflexa</i> , <i>Moraea flaccida</i> , <i>Pelargonium capitatum</i> and <i>Watsonia meriana</i> .
11.	Control Weeds in Zones A & B as a priority.
12.	Continue to liaise with the Department of Defence regarding weeds adjacent to Shenton Bushland, within Irwin Barracks.
13.	Continue to collaborate with the Health Department for weed management on Health Department owned land.
14.	Control weeds in The Barrens and along the front fence periodically so they do not invade adjacent bushland areas.
<b>MONITORING</b>	
15.	Undertake biannual monitoring of transects and photo monitoring points every five years.
16.	Consider installing additional photo monitoring points.
17.	Continue to map priority weeds through Management Plan reviews.
18.	Monitor, control and document the distribution of new invasive weeds as they arise.
19.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
20.	Collate historical mapping and monitoring data along with management activities undertaken in the bushland since the late 1990's by DPAW, the City and the Friends of Shenton Bushland.
<b>FIRE MANAGEMENT</b>	
21.	Undertake annual management of grass weeds to reduce fuel loads.
<b>NATIVE ANIMALS</b>	
22.	Carefully relocate reptiles if they are encountered when removing soil mounds.
23.	Retain hollows for refuges in large old and dead trees.
24.	Control feral European Bees as they can displace native animals.
25.	Protect nests of Rainbow Bee-eaters if they are encountered.

ACTIONS	
26.	Continue the feral fox control program.
27.	Undertake surveying to determine if there are any marsupials in the bushland.
COMMUNITY INVOLVEMENT	
28.	Collaborate with adjacent organisations on projects to improve the Lemnos frontage and increase awareness of the bushland.

Table 3: Allen Park Management Plan Actions 2013 - 2018

ACTIONS	
<b>MANAGEMENT BOUNDARIES</b>	
1.	Manage Allen Park on the basis two sectors and twelve sub sectors in conjunction with the Friends of Allen Park and the Swanbourne Coastal Alliance.
2.	Include Jones Park, the embankment behind the Naked Fig Cafe, the Allen Park Pavilion Peppermint Grove and Lot 150 as potential future management areas within Allen Park.
<b>REHABILITATION</b>	
3.	Focus rehabilitation on <i>Good</i> condition bushland and Degraded areas directly adjacent to Good bushland condition as a priority.
4.	Develop a rehabilitation plan to prioritise sensitive environments based on their susceptibility to erosion.
5.	Any asbestos material found in the bushland should be left alone and reported to the City.
<b>REVEGETATION</b>	
6.	Work with local nurseries to grow species found in low abundance.
7.	Only plant overstorey species in areas where Black Flag is present.
8.	Due to maintenance issues no further planting of <i>Acacia rostellifera</i> or <i>Acacia cyclops</i> should occur on sectors east of the dog exercise oval.
<b>WEED CONTROL</b>	
9.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
10.	Monitor, control and document the distribution of new invasive weeds as they arise.
11.	Control priority weeds in accordance with management notes detailed in Appendix 4.
12.	Maintain vigilance on alert weeds such as Tambookie Grass, Coast Teatree and White Broom so that they do not establish populations within Allen Park.
13.	Do not use herbicides in bushland sectors to control Oxalis and Fumitory.
14.	Where native vegetation exists, mature Black Flag plants that have the potential to set seed should be hand wiped with herbicides to stop them from seeding.
15.	Seek funding to undertake an intensive control program of <i>Pelargonium capitatum</i> .
<b>WEED CONTROL – Coastal Swale and Foredunes</b>	
16.	Control the following weeds as a priority: Geraldton Carnation Weed, Sea Spurge, <i>Trachyandra divaricata</i> , <i>Tamarix</i> , <i>Pelargonium</i> , Woody Weeds and <i>Lupinus</i> sp.
17.	To reduce erosion only undertake weed control in areas with sufficient vegetation cover or as part of an intensive restoration project.
18.	Work with the Department of Defence to undertake control of priority weeds on adjacent land.
<b>WEED CONTROL – North, East, South and West Melon Hill, the Boobook Sector, the Heritage Precinct, Sayer Street, Odern Crescent, Flyash Hill and Gully and the Seaward Corridor</b>	
19.	Control the following weed as a priority: Geraldton Carnation Weed, Bridal Creeper, Marguerite Daisy, African Cornflag, Perennial Veldt Grass, Annual Veldt Grass, Wild Oats, Black Flag, <i>Freesia</i> , Fumitory, Woody Weeds and <i>Pelargonium</i> .
20.	Do not remove the <i>Tamarix</i> population on Flyash Hill unless as part of an intensive restoration project.
21.	Continue to collaborate with the Department of Defence for weed management on Melon Hill.
22.	Focus resources for Pretty Betsy control on Flyash Hill, Odern Crescent and the Boobook Sectors.
23.	Treat the Seaward Corridor and the Heritage Precinct as ongoing maintenance areas for weed control.

<b>ACTIONS</b>	
24.	Retain mature specimens of Coast Teatree (on Lot 150 Sayer Street) until sufficient habitat is established for resident Fairy – wrens.
25.	Retain mature specimens of Geraldton Wax (on Lot 150 Sayer Street) until sufficient habitat is established for resident Fairy – wrens and remove juvenile seedlings as required.
<b>FIRE MANAGEMENT</b>	
26.	Access tracks should be modified to better suit fire fighting vehicles where possible.
27.	Work with the Department of Defence to install a vehicle access firebreak behind Defence houses on Melon Hill.
<b>ACCESS</b>	
28.	Install bollards on Sayer Street (adjacent to Defence Housing) and the Seaward Corridor (adjacent to the dog exercise oval) to stop informal and illegal access.
<b>CULTURAL HERITAGE, INTERPRETATION AND EDUCATION</b>	
29.	Provide a map of Allen Park with indigenous names on the notice board and at the crossing near the Boobook Sector.
30.	Change the wording of Friends of Allen Park rehabilitation signs to state they are demonstration sites.
31.	Assess the effectiveness of the relocation of dog poo bins on Melon Hill. If they are unsuccessful consider undertaking a community education program about the disturbance dogs can cause the bushland.
32.	Undertake maintenance to the existing vandalised “Let it Grow” signs.
33.	Install entry statements at the western entrance to the Seaward Corridor and at the entrance to Melon Hill on Sayer Street.
34.	Maintain the “Access Prohibited” signs on Melon Hill for their historical value.
<b>NATIVE ANIMALS</b>	
35.	Develop a map to monitor Native Pellitory distribution and abundance and continue a program of establishing Native Pellitory as food and habitat for the Yellow Admiral Butterfly.
36.	Survey native fauna, including invertebrates of high conservation value, at regular intervals, when funding is available.
37.	Minimising fires that may destroy tree hollows.
38.	Retain hollows for refuges in large old and dead trees.
39.	Control feral European Bees as they can displace native animals.
40.	Protect the nests of Rainbow Bee-eaters if they are encountered.
41.	Continue the fox control program.
42.	Contribute to regional programs being undertaken for feral bird control by DPAW.



Table 4: Hollywood Reserve Management Plan Actions 2013 - 2018

ACTIONS	
<b>BUSHLAND BOUNDARIES</b>	
1.	Manage Hollywood Reserve on the basis three zones.
<b>REHABILITATION</b>	
2.	Focus revegetation at selected degraded sites within Zones.
3.	Focus management on better condition bushland areas within Zones.
4.	The Friends of Hollywood Reserve continue to focus management on Zones 2 and 3.
5.	Only revegetate Zone 1 with similar existing local native species.
<b>REVEGETATION</b>	
6.	Consider only planting overstorey species in areas where Black Flag is present.
7.	Seek advice from DPAW or BGPA in regards to rehabilitation of areas that have dense Black Flag infestations.
8.	Work with local nurseries to grow naturally occurring native herbaceous species.
9.	Use only plant species for rehabilitation if they would have naturally occurred on site especially in Zone 1.
<b>WEED CONTROL</b>	
10.	Continue to collaborate with the Metropolitan Cemeteries Board for weed management on adjacent land.
11.	Do not undertake removal of historically planted non-indigenous Australian native plants (such as Sugar Gums) unless they become invasive.
12.	Control priority weeds in accordance with management notes detailed in Appendix 4.
13.	Continue to control the following weeds as a high priority: Geraldton Carnation Weed, Bridal Creeper, Perennial Veldt Grass, Black Flag, One-leaf Cape Tulip, <i>Babiana angustifolia</i> , Wild Radish, <i>Lupinus</i> sp, Freesia, <i>Gladiolus angustus</i> , <i>Ixia maculata</i> , <i>Vicia sativa</i> ; and Woody Weeds.
14.	Where native vegetation exists, mature Black Flag plants that have the potential to set seed should be hand wiped with herbicides to stop them from seeding.
15.	Remove juvenile Geraldton Wax, Peppermint Trees; and Flinders Range Wattles seedlings as they emerge.
<b>MONITORING</b>	
16.	Monitor, control and document the distribution of new invasive weeds as they arise.
17.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
18.	Undertake annual monitoring and control of <i>African Cornflag</i> , <i>Rose Pelargonium</i> , <i>Lachenalia bulbifera</i> , Bridal Creeper, <i>Sparaxis bulbifera</i> ; and <i>Watsonia meriana</i> to ensure they do not spread or reestablish.
<b>FIRE MANAGEMENT</b>	
19.	Undertake annual management of grass weeds to reduce fuel loads.
<b>ACCESS</b>	
20.	Install a removable bollard at the southern entrance to Zone 2 to stop illegal access.
<b>CULTURAL HERITAGE, INTERPRETATION AND EDUCATION</b>	
21.	Undertake removal of plaques as required.
22.	Undertake maintenance of the information shelter, picnic table and benches as required.
<b>NATIVE ANIMALS</b>	
23.	Undertake ongoing surveying of native fauna if resources allow.
24.	Minimise fires that may destroy tree hollows.
25.	Retain hollows for refuges in large old and dead trees.
26.	Control feral European Bees as they can displace native animals.

ACTIONS	
27.	Protect nests of Rainbow Bee-eaters if they are encountered.
28.	Continue the fox control program.
29.	Contribute to regional programs being undertaken for feral bird control by DPAW.
30.	Apply for funding for the installation of additional bat boxes within the reserve.

Table 5 Birdwood Parade Management Plan Actions 2013 - 2018

ACTIONS	
<b>BUSHLAND BOUNDARIES</b>	
1.	Manage Birdwood Parade on the basis five zones.
<b>REHABILITATION</b>	
2.	Retain historical orchard trees for their heritage significance.
3.	Focus rehabilitation on <i>Good to Very Good</i> bushland condition areas as a priority.
4.	Use stabilisation materials and methods to terrace steep slopes such as jute matting, coir; and logs.
5.	Undertake annual maintenance of past rehabilitation sites.
6.	Undertake annual maintenance of the bushland edge adjacent to parkland areas.
7.	Maintain and monitor plants found in low abundance Zone 3 and 4 and only revegetate the edge of these areas with similar species.
8.	Maintain current views when rehabilitating the bushland edges and parkland areas.
9.	Consider delineating parkland areas with low garden curbing if parts of the parkland area are revegetated.
10.	Seek advice from DPAW or BGPA in regards to rehabilitation of areas that have dense Black Flag infestations.
<b>REVEGETATION</b>	
11.	Consider only planting over storey species in areas where Black Flag is present.
12.	Work with local nurseries to grow species found in low abundance.
13.	Use only plant species for rehabilitation if they would have naturally occurred on site such as those found on the Mt Eliza Escarpment at Kings Park.
<b>WEED CONTROL</b>	
14.	Continue to control the following weeds as a high priority: Geraldton Carnation Weed, Bridal Creeper, Perennial Veldt Grass, Black Flag, One-leaf Cape Tulip, <i>Raphanus raphanistrum</i> , <i>Lupinus</i> sp, Freesia, Woody Weeds; and Rose Pelargonium.
15.	Undertake ongoing maintenance of weeds in restoration sites.
16.	Control priority weeds in accordance with management notes detailed in Appendix 4.
17.	Only remove historically planted non indigenous trees if they are invasive.
18.	Where native vegetation exists, mature Black Flag plants that have the potential to set seed should be hand wiped with herbicides to stop them from seeding.
19.	If weed control is undertaken on the steep embankment areas in Zone 4 and 1 erosion control methods should be implemented as part of the restoration project.
<b>MONITORING</b>	
20.	Monitor, control and document the distribution of new invasive weeds as they arise.
21.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
22.	Undertake annual monitoring and control of Brazilian Pepper, Geraldton Wax, African Cornflag, Giant Reed, <i>Lantana camara</i> , Marguerite Daisy and <i>Acacia iteaphylla</i> to ensure they do not spread or reestablish.
<b>FIRE MANAGEMENT</b>	
23.	Undertake annual management of Perennial Veldt Grass to reduce fuel loads.
<b>NATIVE ANIMALS</b>	
24.	Undertake ongoing surveying of native fauna if resources allow.
25.	Minimise fires that may destroy tree hollows.
26.	Retain hollows for refuges in large old and dead trees.
27.	Control feral European Bees as they can displace native animals.
28.	Protect nests of Rainbow Bee-eaters if they are encountered.

ACTIONS	
29.	Continue the fox control program.
30.	Contribute to regional programs being undertaken for feral bird control by DPAW.
COMMUNITY INVOLVEMENT	
31.	Continue to support community events in the reserve such as Clean Up Australia Day.

Table 6: Point Resolution Management Plan Actions 2013 - 2018

ACTIONS	
<b>BUSHLAND BOUNDARIES</b>	
1.	Manage Point Resolution on the basis three zones.
2.	Focus management on Zones 2 and 3 as a priority.
<b>REHABILITATION</b>	
3.	Continue to work closely with the Swan River Trust to rehabilitate degraded sites.
4.	Use the Swan River Trusts Best Management Practises as a guide for restoration when undertaking rehabilitation of degraded foreshore and embankment areas.
5.	Focus rehabilitation on <i>Good to Very Good</i> bushland condition areas as a priority.
6.	Use Jute matting or geofabric on steep embankment and foreshore areas.
7.	Undertake annual maintenance of past Swan River Trust funded rehabilitation sites.
8.	Undertake annual maintenance of the bushland edges adjacent to parkland areas and Zones 2 and 3.
9.	Maintain and monitor plants found in low abundance in Zone 2 and only revegetate this Zone with similar species.
10.	Maintain current views when rehabilitating the bushland edges and parkland areas.
11.	Consider delineating parkland areas with low garden curbing if parts of the parkland area are revegetated.
12.	Do not revegetate the parkland area on the western side of the carpark.
13.	Retain 3 Olive Trees that have heritage value within Point Resolution.
<b>REVEGETATION</b>	
14.	Work with local nurseries to grow species found in low abundance.
15.	Only use plant species for rehabilitation if they would have naturally occurred on site such as those found on the Mount Eliza Escarpment at Kings Park.
16.	Consider specific conditions (such as the need to restrict access and slope stability) in developing plant lists for rehabilitation sites.
<b>WEED CONTROL</b>	
17.	Continue to control the following weeds as a high priority: Geraldton Carnation Weed, Bridal Creeper, Perennial Veldt Grass, One-leaf Cape Tulip, African Cornflag, Black Flag, Freesia, <i>Raphanus raphanistrum</i> , <i>Lupinus</i> sp and <i>Pelargonium capitatum</i> .
18.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
19.	Monitor, control and document the distribution of new invasive weeds as they arise.
20.	Remove juvenile Olive seedlings as they emerge.
21.	Undertake ongoing maintenance of weeds in restoration sites.
22.	Control priority weeds in accordance with management notes detailed in Appendix 4.
<b>MONITORING</b>	
23.	Monitor, control and document the distribution of new invasive weeds as they arise.
24.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
25.	Undertake annual monitoring and control of <i>Acacia longifolia</i> , Coast Teatree, African Boxthorn, Brazilian Pepper, Geraldton Wax, <i>Lantana camera</i> , Giant Reed, Sweet Pea and Olive Trees to ensure they do not spread or reestablish.
<b>FIRE MANAGEMENT</b>	
26.	Undertake annual management of Sweet Pea and Perennial Veldt Grass to reduce fuel loads.
<b>NATIVE ANIMALS</b>	
27.	Undertake ongoing surveying of native fauna if resources allow.
28.	Minimise fires that may destroy tree hollows.

<b>ACTIONS</b>	
29.	Retain hollows for refuges in large old and dead trees.
30.	Control feral European Bees as they can displace native animals.
31.	Protect nests of Rainbow Bee-eaters if they are encountered.
32.	Continue the fox control program.
33.	Contribute to regional programs being undertaken for feral bird control by DPAW.
<b>COMMUNITY INVOLVEMENT</b>	
34.	Continue to support community events in the reserve such as Clean Up Australia Day.

Table 7: Mount Claremont Oval Reserve Management Plan Actions 2013 - 2018

ACTIONS	
<b>BUSHLAND BOUNDARIES</b>	
1.	Manage Mount Claremont Oval Reserve on the basis of three zones.
<b>REHABILITATION</b>	
2.	Focus revegetation at selected degraded sites within Zones.
3.	Focus management on better condition bushland areas within Zones.
4.	Seek advice from DPAW or BGPA in regards to rehabilitation of areas that have dense Black Flag infestations.
5.	Only revegetate Zones 1 and 3 with similar existing local native species.
<b>REVEGETATION</b>	
6.	Consider only planting overstorey species in areas where Black Flag is present.
7.	Only use plant species for rehabilitation if they would have naturally occurred on site.
<b>WEED CONTROL</b>	
8.	Control the following weeds as a high priority: Geraldton Carnation Weed, Bridal Creeper, <i>Lachenalia aloides</i> , Perennial Veldt Grass, Annual Veldt Grass, Wild Oats, Black Flag, Wild Radish, <i>Lupinus</i> sp, Freesia; and Woody Weeds.
9.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
10.	Monitor, control and document the distribution of new invasive weeds as they arise.
11.	Remove juvenile seedlings of Geraldton Wax and Coast Teatree if required.
12.	Do not undertake removal of historically planted non-indigenous Australian native plants (such as River Red Gums) unless they become invasive.
13.	Control priority weeds in accordance with management notes detailed in Appendix 4.
14.	Where native vegetation exists, mature Black Flag plants that have the potential to set seed should be hand wiped with herbicides to stop them from seeding.
<b>MONITORING</b>	
17.	Monitor, control and document the distribution of new invasive weeds as they arise.
18.	Annually monitor weeds with the potential to expand rapidly and map changes in their distribution if required.
19.	Undertake annual monitoring and control of African Cornflag, <i>Watsonia bulbillifera</i> , <i>Arctotis stoechadifolia</i> ; and <i>Acacia iteaphylla</i> to ensure they do not spread or reestablish.
<b>FIRE MANAGEMENT</b>	
20.	Undertake annual management of grass weeds to reduce fuel loads.
<b>NATIVE ANIMALS</b>	
21.	Undertake ongoing surveying of native fauna if resources allow.
22.	Minimise fires that may destroy tree hollows.
23.	Retain hollows for refuges in large old and dead trees.
24.	Control feral European Bees as they can displace native animals.
25.	Continue the fox control program.
26.	Contribute to regional programs being undertaken for feral bird control by DPAW.

## Attachment 2: Draft Natural Area Management Plans 2013 - 2018

### Schedule of Submissions

Notes:

1. This attachment includes submissions on the Draft Natural Area Management Plans 2013 - 2018.
2. The submissions in this attachment have not been summarised and reviewed for errors in spelling, grammar and punctuation.

ID	TRIM ref	Submission	Comment
1.	D14/2035	I agree with the actions proposed in the draft Natural Area Management Plans 2013 - 2018	Submission received in relation to the Draft Hollywood Reserve Management Plan 2013 - 2018.
2.	D14/2043	<p>These documents are to a high standard and most relevant to on-ground management and I commend you for the detail and clarity. We support the actions proposed across all areas for natural resource management during the 2013-2018 periods.</p> <p>I acknowledge the key threats to the City's natural areas you have identified in the NAMP document, which are well known and common to most reserves across the Swan Coastal Plain. A growing threat to many bushland reserves within the metro area, is the target of smaller reserves and parcels of bushland that are deemed valueless by some, and it is now apparent that the streamlined Development Approvals Process now facilitates clearing of small parcels for other purposes, such as housing. Increased urban density places many such areas at risk, as they are considered of little value in an 'economic' sense, while ignoring the true natural, cultural and health benefits these areas offer.</p> <p>Where land ownership may be in the hands of other jurisdictions such as the Health Department, Department of Defence etc, there are areas vested in the City of Nedlands where the City is given other powers, as is the case in Allen Park. We believe it is timely to request that the City streamlines lots that are functionally part of the conservation area within Allen Park for the purposes of</p>	<p>Respondent's comments are acknowledged.</p> <p>Refer to recommendation in Council report.</p>



		<p>conservation, and the lots to be given an “A” Class classification (as identified in the Management Plan 1996, Figure 7). It is understood that this would require an act of Parliament to effect such a change. We support a move to initiate this process.</p> <p>The City’s 2023 Strategic Community Plan identifies four Key Focus Areas (KFA) that contribute directly to enhancing environmental and heritage protection, which includes land use planning, as is listed in the NAMP document. I also acknowledge the City is in the process of developing an Asset Management Plan, “in order to provide and maintain assets to meet the needs of the Community and ensure their long term sustainability”. (NAMP 2013-2018, p14). We therefore believe that for the long-term sustainability of the conservation values of Allen Park, reserve vesting and purposes should reflect the actual conservation value.</p> <p>In respect of the Allen Park Natural Areas Management Plan 2013-2018, I would like to suggest some changes to the nomination of Nyoongar names for paths through the bushland. I suggest that the walkway path name should be <i>Kongal Bidi</i> (meaning south walk) instead of <i>Wadjimup Bidi</i>, as it is not possible to see across to Rottnest (<i>Wadjimup</i>) on that path. I would prefer a continuation of the name of the <i>Booh Djinong</i> path down to the entry point at the rugby club car park instead.</p> <p>I wish to acknowledge the excellent work that has been undertaken over the past to improve these natural amenities within the City of Nedlands, and look forward to the Management Plans being endorsed by the City and Councillors in the future.</p>	<p>Suggested changes to map incorporated into Final Plan.</p>
3.	D14/935	<p>DRAFT City of Nedlands Hollywood Reserve Management Plan 2013 - 2018 I partially agree with the actions proposed in the draft Natural Area Management Plans 2013 - 2018</p> <p>The previous Management Plan 2007 included PARKING. There is no mention of the 6 parking bays that were to be developed on Karella Street near the junction of Karella Street near the T junction with Boronia Avenue. The area marked on the previous Plan is mostly shrubbery now and it is likely that no more than 3 bays could be marked at this junction. It would be helpful for this</p>	<p>Respondent’s comments are acknowledged.</p> <p>The City is currently researching vehicle counts and parking patterns on Karella Street. In order to address parking issues and determine the most appropriate course of action for parking</p>

	<p>amenity to be properly developed with appropriate signage as previously planned to remove the parking irregularity that currently exists.</p> <p>The picnic table and benches within the reserve near the Karella fence are used occasionally by workers in nearby employment and are in a degraded state. There is no mention of these being upgraded.</p> <p>Page 8. Of current Draft HRMP 2013 -18 Participation of Hollywood Primary School children. Have the teachers at Hollywood Primary School been asked specifically to supply possible input ideas from the students who help with planting in the Reserve? The students may have ideas of ownership for science projects in “their” Reserve as these children are the Young Friends of the Hollywood Reserve. It is possible that upon request from Nedlands Council educational material is available for the school library from The Herbarium or from the Department of Parks and Wildlife. Cards with information about plants planted by each class might be displayed at the school or a bookmark for each participating child may be distributed.</p> <p>Page 24 Funding for bat boxes Has sponsorship from sources other than Lottery west been considered? Suppliers of garden materials and landscaping ornaments in the City may like to sponsor a bat box to raise the awareness of environment support. There is no mention of the optimum number of boxes planned or needed. Who checks and maintains these? There is no mention of nesting boxes for birds.</p> <p>Page 25 The previous proposal, 1976, by the WA Orchid Society was rejected. Perhaps it is time to ask the Society if they would like to make another proposal as the Hollywood Reserve need Friends to assist in rehabilitating the area. The Department of Parks and Wildlife has Volunteers who are active in a project Adopt and Orchid. Perhaps some advice on a similar project for Parks and Reserves such as Hollywood might be considered now that a model has been</p>	<p>in the area.</p> <p>Recommendation to upgrade/maintain the picnic table and benches will be included in the Final Plan.</p> <p>Hollywood Primary School has an environmental teacher. Previously students developed a walk pamphlet for the Reserve some of which are still available. This suggestion would need to be implemented by teachers at Hollywood Primary School.</p> <p>The contractor who installed the bat boxes has determined they are being used by bats. They require little maintenance. Bird boxes are no longer installed as they become overtaken by feral bees.</p> <p>The original proposal by the Orchid Society was to transplant and propagate native orchids within the reserve. This practise would not currently be supported in a conservation reserve</p>
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		<p>established. It is believed by the Friends of Hollywood Reserve that the only Orchid left from their work is perhaps the Slipper Orchid?</p> <p>General comment When does the Council expect the walking trail App to be available?</p> <p>There are competing areas for people to volunteer throughout the City; however, all Parks and Reserves in the City of Nedlands need more volunteers to make it possible for the Action Plans to be successful. I suggest that the City of Nedlands place a seasonal advertisement in the community papers and Council website stating simply that Projects in the Parks and Reserves need help and list the contact names and numbers for each place. Perhaps a promotion entitled "Know your local Park or Reserve" sponsored by an associated local business or organisation might bring out more Volunteers. The City might consider a Park animal mascot such as a skink or turtle to appeal to a new generation. I have noticed that kind of thing in Asia.</p> <p>I am concerned that an appreciable improvement in the degraded areas is not expected (page 12). A more positive and proactive approach should be expressed.</p>	<p>such as Hollywood. The Society does however transplant and propagate orchids in some areas that are being cleared for development.</p> <p>The Hollywood reserve App will be developed by June 2015 after the trail is installed.</p> <p>Friend's group's activities are advertised monthly in the Nedlands News section of the POST. The City of Nedlands Volunteer Referral Centre sends volunteers to friends groups as they register with the City and show an interest in conservation work.</p> <p>The City follows the three basic principles of the Bradley Method of bushland restoration which focuses management on the better condition areas of bushland with available budget.</p>
4.	D13/28805	<p>I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018</p> <p>Think the Hollywood reserve is just great – new paths have made such a difference.</p>	<p>Respondent's comments are acknowledged.</p> <p>Comments received are in relation to the Hollywood Reserve Management Plan 2013 - 2018.</p>
5.	D13/28709	<p>I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018</p>	<p>Respondent's comments are acknowledged.</p>

		Please ensure there is a suitable fire break between the reserve and Leaweena Lodge.	Comments received are in relation to the Mount Claremont Oval Reserve Management Plan.  The fire break was upgraded in November 2013.
6.	D14/17	I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018.	Respondent's comments are acknowledged.
7.	D14/65	I disagree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018.  There are far too many native plant species planted throughout the City, most of which can hardly be described as beautiful.  There should be more Plane Trees, Oaks, Pines and Beech Trees planted in all public gardens and parks.	Respondent's comments are acknowledged.  The Natural Area Management Plans 2013 - 2018 detail the conservation of bushland areas (not parks and gardens). Locally occurring native plants are preferred for conservation and restoration work in natural areas within the City.
8.	D14/1133	Re the City of Nedlands Birdwood Parade Management Plan no 5. As we are not on the internet and not able to get a copy of the draft except have a brief look at one at the Council offices, I feel I am not in the position to comment on the vast and complex plan shown to me, not being knowledgeable in horticulture and tree management.  Having lived in Dalkeith practically all my adult life including over 35 years in Birdwood Parade, I would only like to comment how vastly overgrown the area involved has become in the last 30 -40 years, river views almost non-existent on this beautiful river drive, thinning out the growth would be my first priority. 2 photocopies enclosed.	Respondent's comments are acknowledged.  The photographs show that there is a large amount of open water visible. Removing native vegetation goes against the purpose of the Natural Area Management Plans. The City is aware of the need to maintain current views and this is detailed in Action 8 of the Birdwood Parade Management Plan 2013 -2018 " <i>Maintain current views when rehabilitating the bushland edges and parkland areas</i> ".

9.	D13/28611	<p>I disagree with the actions proposed in the draft Natural Area Management Plans 2013 - 2018</p> <p>I strongly oppose to the proposed action to:</p> <p>8. "Investigate the installation of fencing along Cleland Street at Mt Claremont Oval Reserve to reduce illegal access."</p> <p>This is totally unnecessary as there are very few people that frequent this area and all of these people use pathways. Illegal access and dumping is very uncommon and as a rate payer and an adjacent resident, I believe this expense is totally unwarranted or required.</p> <p>I believe the City of Nedlands should remove this action from the draft plan.</p>	<p>Respondent's comments are acknowledged.</p> <p>The City regularly removes illegally dumped materials along Cleland Street and there are informal tracks encountered through the bushland from Cleland Street down to Montgomery Avenue. Administrations recommendation to Council will be to retain this action.</p>
10.	D14/2652	<p>I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018.</p> <p>We live opposite Jones Park, Swanbourne and have been residents for about 17 years. Mosquitoes have always been a problem in our Street, and even a couple of streets away things are much better. In the last couple of years we have noticed a considerable increase in mosquitoes to the point that no-one can leave doors or windows open for even a few minutes without an invasion. We request that some action be taken over the Jones Park Sump/Storm Drain as that seems to be where they breed. We speak for many residents on this issue, Thanks.</p>	<p>Respondent's comments are acknowledged.</p> <p>This submission response falls outside the scope of the Draft Management Plans. Submission forwarded to the Environmental Health Officers for action.</p>
11.	D14/2106	<p>I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018.</p> <p>I reside at Cleland Street facing natural bush. I note that two large trees have died down by the embankment of the above mentioned bushland. Also some grass tress (Black Boys) have thick dead undergrowth if not trimmed back they tend to collapse due to the weight of the undergrowth. Apparently if there are long stalks on top, they are supposed to be removed according to native plant</p>	<p>The respondent's comments are acknowledged.</p> <p>Extra funding is being requested for the removal of dead trees in the reserve. If fuel loading assessments require the removal of the grass tree skirts then this will be undertaken. The flower stalks</p>

		nurseries. I have been very happy the way this bushland has been managed in the past.	are retained in bushland areas as they provide habitat for insects.
12.	D14/1543/ D14/1480 D14/2561	<p>I agree with the actions proposed in the Draft Natural Area Management Plans 2013 – 2018.</p> <p>Birdwood Pde – main concern I have is with development of Sunset and the All Abilities Play Space. Larger and better paths will be required for people and cyclists who visit. Tourists arriving by ferry will also walk up embankment to Sunset. The City must protect the rehabilitation work done along Birdwood Pde from hundreds of people who will visit the Play Space area.</p> <p>When I attended a session about "The All Abilities Play Space" it was hinted that the Tawarri building may be replaced with something more like the new rugby clubrooms (near Steves) as an all day casual cafe. The main problem I foresee with the new play space is that it will be too popular and that patrons will be parking on much of the grassed area nearby.</p>	<p>Respondent's comments are acknowledged.</p> <p>The Concept Design for the All Abilities Play Space is being undertaken by a landscape designer. It is being designed with consideration for its environmentally sensitive setting. As part of this a parking plan will be developed that will provide sufficient parking to cater for users of the play space. The concept plan does not include the area where the Tawarri building is located. Tawarri may wish to provide services (such as coffee) to users of the play space, there is no plan for the play space to use the area where Tawarri is currently sited. Nor is there any plan to replace Tawarri with any other type of facility, whether associated with the play space or not.</p> <p>Prior to any work being undertaken in the Tawarri/All Abilities Play Space Area the City and the Swan River Trust has to adopt a revised Foreshore Management Plan which will address concerns regarding whether the capacity of the developments is appropriate for the area and that adequate parking and infrastructure is</p>

		<p>Can the City of Nedlands “power to lease” on a Class Reserve 17391 Pt resolution (and others) be negated? I think it is vital that all Bush Forever sites are awarded the utmost protection from any development. In the case of Tawarri, any new structure should be no larger than the existing building’s footprint.</p> <p>The plans for overall bush management are very comprehensive and should provide an excellent blueprint for the future.</p> <p>Creepers (native or non-native) to be cut away from trees, to stop them ultimately being strangled. The trees, whether young or established, are too precious to lose.</p> <p>P 52 - Pt Res Can you please advise what is involved with the path upgrades for 2015/16</p> <p>P 53 - Action 1 When bushes are pruned along the paths, can the contractors be asked to be more careful where they throw the clippings. Sometimes they land on new shrubs trying to survive, especially in quarry section of bush.</p>	<p>provided. The objective of the Foreshore Management Plan is to provide comprehensive planning for the area, and a draft proposal will be advertised for public comment before the City makes a final determination to adopt the Foreshore Management Plan.</p> <p>Refer to Report Recommendation.</p> <p>Non-native creepers will be removed as part of ongoing weed control. Native creepers are part of the ecosystem and provide habitat for many insects and birds. If they appear to be adversely strangling trees then the City can investigate removing them.</p> <p>Existing eroded stabilised limestone pathways will be upgraded to red asphalt as per the City’s Natural Area Path Network Policy and Procedure.</p> <p>Will request contractors to be more careful when pruning pathways.</p>
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13.	D14/2458	<p>I am in favour of your Mount Claremont Oval Reserve Management Plan 2013 - 2018, specifically your recommendations regarding fencing along Cleland St at present, without restraint it allows for easy illegal access. Fortunately now that the shade house structure has been removed it has largely stopped an undesirable element from being in the Reserve. However, I still regularly see suspicious occurrences and fencing could help towards preventing this. Perhaps the dirt track - (Map 10 blue line on left side) could be closed altogether as it no longer serves its original purpose. The fence line needs to extend to the fire break at Lisle Village but could also run down beside the main bitumen path from Cleland Street (Map 10 blue line right side) to prevent further access to this bushland.</p>	<p>Respondent's comments are acknowledged.</p> <p>The fencing action will be requested to remain. In regards to the closure of the western pathway. This pathway is currently used by pedestrians and forms part of the natural area path network policy and forwards works program.</p>
14.	D14/2535/ D14/2537	<p>Recommended changes to management plan: Minor Edits</p> <ul style="list-style-type: none"> <li>• P 8 – Disturbance factors – remove 'too' before 'frequent fires'</li> <li>• P 12 – Vegetation complex – missing word 'soils' at end of paragraph 'occurring on localised moister.'</li> <li>• P 13. replace 'community's' with 'communities' in 'the distribution of the two community's onsite'</li> <li>• P 14. 'The City of Nedlands owned portion' – owned or administered?</li> <li>• P 16. 'In summary strict hygiene protocols are required' – insert comma after 'summary'</li> <li>• P 16 ' At Shenton Bushland, the main hygiene protocol identified was for contractors to commence restoration work in Shenton Bushland before moving to other natural areas that do contain plant pathogens' – should this include pressure cleaning of equipment?</li> </ul>	<p>Respondent's comments are acknowledged. Comments received are in relation to the Shenton Bushland Management Plan.</p> <p>Minor Edits" will be updated in the Final Plan. In regards to P16 Pressure Cleaning of equipment Action 12 of the Natural Areas Management Plan and P16 of the Shenton Bushland Management Plan will be edited to include "pressure cleaning".</p>



		<ul style="list-style-type: none"> <li>• P 20. External Boundaries – replace ‘decipher’ by ‘distinguish’ and ‘properties is well defined’ by ‘properties are well defined’</li> </ul> <p>Comments</p> <ul style="list-style-type: none"> <li>• P24 – Rubbish and other disturbances – there is a significant litter problem along the Lemnos street frontage, especially adjacent to the bus shelter. This littering problem may reflect lack of awareness of the bushland, and may partly result from the untidy frontage (long grass, dead branches) and appearance of neglect along Lemnos street). The management strategy may need to include mechanisms to improve the frontage – for example, installing a rubbish bin at the bush shelter, regular litter removal and more regular cutting of grass along the frontage. Also, may include plantings adjacent to the main entrance and beneath overhanging trees to foster the appearance of a site that is being actively cared-for. This may require some additional management actions (installation of rubbish bin, bollards to fence off planting areas), and group actions (regular litter removal, planting on frontage, woodchipping fallen branches near fence to use as mulch around plantings)</li> <li>• P36 – Management Actions 2013-2018. Is there an issue with clearing around habitat trees potentially causing spread of pathogens from infected trees to healthy ones? Currently we have stopped clearing around habitat trees for this reason.</li> <li>• P37 – Community involvement –The Lemnos Street frontage of the bushland adjacent to the Arthritis Centre, Cat Haven, Dog’s Home and a number of businesses along Lemnos Street provides an opportunity to develop mutually beneficial partnerships with those organisations. Such partnerships could be utilised to foster a sense of community ownership of the bushland and thereby attract volunteers and reduce littering and dumping of rubbish. Some ideas to be explored for developing such partnerships include: <ul style="list-style-type: none"> <li>• raising the profile of the bushland and the activities of the Friends group by liaising more closely with the neighbours and exploring options for</li> </ul> </li> </ul>	<p>Other comments are acknowledged and accepted and the Shenton Bushland Management Plan 2013 - 2018 will be updated to include these comments and actions.</p> <p>Plan will be updated to include Actions to install rubbish bin, bollards and to mulch and plant along the Lemnos Street frontage.</p> <p>P36 - The suggestion of clearing around habitat trees will be removed from the Plan.</p> <p>Will Update “Community Involvement” section with text and action to improve awareness of the bushland and improve the Lemnos Street frontage.</p>
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		<p>collaboration</p> <ul style="list-style-type: none"> <li>• improving the appearance of the bushland frontage along Lemnos Street by more regular litter removal, more thorough cutting of grass in front of the wall, removing dead branches from trees adjacent to the wall, mulching and planting local species along the front of the wall</li> <li>• creating an inviting shady spot with seating and picnic tables adjacent to the entrance</li> <li>• providing information about bushland activities and opportunities for community involvement.</li> </ul>	
15.	D14/2651	<p>Firstly my comments on the Draft Allen Park Management Plan Listed below are a few points:</p> <p>P13 Figure 2: Structural Plant Communities at Allen Park The legend type 1, Type 2 colours don't match the map.</p> <p>P31 Weed Control – Point 16. Insert after Geraldton Wax 'on Lot 150 Sayer Street' P34 – typo Background – 1st paragraph Cairn (there is only one cairn)</p> <p>P35 Figure 5:Naming paths –Wadjimup Bidi name given for the walkway – (meaning the place on the other side of the river – view to Rottnest (Wajimup) but can't see Rottnest from here, so consider walkway walk changing to Kongal Bidi (meaning South Walk) instead. Rather continue Booh Djinong all the way down to the entrance at the car park.</p> <p>Maps; Map 1: Colours in Type 1 and Type 2 of legend should match map.</p> <p>Appendix 2: Black Morel <i>Morchella elata</i> Ghost fungus <i>Omophalatus nidiformis</i></p> <p>Secondly, my general comment on the Natural Areas Management Plan Draft: I support actions identified across all Management Plans for the City of Nedlands. I, as well as many people I have spoken with, identify a key threat to a number of natural areas in the City of Nedlands where the zoning placed on parcels of land leaves them vulnerable to clearing even though they are Class A or C. Areas vested for "Public Purposes" (of which there are a few in Allen Park) exposes the areas for change in land use. Lot 1 (part of Bush Forever site 315) is City freehold land. Reserves 7804, 19283, 19349 are several small parcels in Allen</p>	<p>Respondent's comments are acknowledged.</p> <p>Suggested changes to maps, text and formatting will be incorporated into Final Plan.</p> <p>As per response to D14/2043 above.</p>

		Park integral to the bushland and of particular concern to members of Friends of Allen Park that one day they may be cleared. It is therefore our wish to pursue change of vesting areas 7804, 19283, 19349 and Lot 1 to ensure that they remain bushland in perpetuity.	
16.	D14/2651	Fencing off bushland on Cleland Street is not required. This will have limited impact on conservation/Regeneration of bushland as no one accesses it from Cleland Street. It will be unsightly for the residents of Cleland Street, and devalue the properties. Mulching and planting would be sufficient to improve bushland. The cost of fencing off the bushland would not be reflected in the improvement of the bushland, fencing would not be good value for ratepayers' money.	<p>Respondent's comments are acknowledged.</p> <p>The City regularly removes illegally dumped materials along Cleland Street and there are informal tracks encountered through the bushland from Cleland Street down to Montgomery Avenue. Administration's recommendation to Council will be to retain this action.</p>