



City of Nedlands

# ***Agenda***

## ***Council Meeting***

***25 November 2014***

Dear Council member

The next ordinary meeting of the City of Nedlands will be held on 25 November 2014 in the Council chambers at 71 Stirling Highway Nedlands commencing at 7.00pm.

**Greg Trevaskis**  
**CHIEF EXECUTIVE OFFICER**  
19 November 2014

## Table of Contents

Declaration of Opening .....	4
Present and Apologies and Leave Of Absence (Previously Approved) .....	4
1. Public Question Time .....	5
2. Addresses by Members of the Public.....	5
3. Requests for Leave of Absence .....	5
4. Petitions .....	5
4.1 Deli Chicchi – Application for Extension of Trading Hours .....	5
5. Disclosures of Financial Interest .....	5
6. Disclosures of Interests Affecting Impartiality.....	6
7. Declarations by Members That They Have Not Given Due Consideration to Papers .....	6
8. Confirmation of Minutes .....	6
8.1 Ordinary Council meeting 28 October 2014 .....	6
9. Announcements of the Presiding Member without discussion .....	6
10. Members announcements without discussion.....	6
11. Matters for Which the Meeting May Be Closed .....	7
11.1 Mayor Hipkins – Notice of Motion – Nomination for the Freeman of the City of Nedlands.....	7
11.2 Chief Executive Officer Annual Performance Review .....	7
12. Divisional reports and minutes of Council committees and administrative liaison working groups .....	7
12.1 Minutes of Council Committees .....	7
12.2 Planning & Development Report No's PD43.14 to PD46314 (copy attached).....	8
PD43.14 No. 25 (Lot 421) Martin Avenue Nedlands – Proposed Additions (Garage & Carport) to Single House .....	8
PD44.14 No. 20 (Lot 84) Burwood Street Nedlands – Proposed Primary & Secondary Street Fence to Single House .....	10
PD45.14 No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed - Short Stay Accommodation).....	12
PD46.14 Naked Fig Café – 278 Marine Parade Swanbourne – Landlord Approval To Apply For Extended Trading Permit Liquor Without A Meal .....	14
12.3 Technical Services Report No's TS17.14 to TS18.14 (copy attached).....	15
TS17.14 Tender No. 2013/14.29 – Provision of Electrical Services .....	15
TS18.14 Tender No. 2014/15.01 – Provision of Plumbing Services .....	16
12.4 Community & Organisational Development .....	17
12.5 Corporate & Strategy Report No CPS35.14 (copy attached) .....	18
CPS35.14 List of Accounts Paid – September 2014 .....	18
13. Reports by the Chief Executive Officer .....	19
13.1 Common Seal Register Report – October 2014.....	19
13.2 List of Delegated Authorities – October 2014.....	20
13.3 Monthly Financial Report – October 2014.....	21
13.4 Investment Report – October 2014 .....	25

13.5	Metro West JDAP Application – No. 118 (Lot 888) Monash Avenue, Nedlands – Proposed Amendments to Nursing Home Redevelopment (146 beds) and Incidental Uses (Including Office – General, Consulting Rooms and Shop in a 5 Story Building – Plus Basement) .....	27
14.	Elected Members Notices of Motions of Which Previous Notice Has Been Given .....	36
15.	Mayor Hipkins – Nomination for the Freeman of the City of Nedlands.....	36
16.	Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 16 December 2014.....	36
17.	Urgent Business Approved By the Presiding Member or By Decision .....	36
18.	Confidential Items .....	36
18.1	Mayor Hipkins Notice of Motion – Nomination for the Freeman of the City of Nedlands.....	36
18.2	Chief Executive Officer Performance Review .....	37
	Declaration of Closure .....	37

**City of Nedlands**

**Notice of an ordinary meeting of Council to be held in the Council chambers, Nedlands on 25 November 2014 at 7.00pm.**

---

**Council Agenda**

**Declaration of Opening**

The Presiding Member will declare the meeting open at 7.00pm and will draw attention to the disclaimer below.

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

**Present and Apologies and Leave Of Absence (Previously Approved)**

**Leave of Absence**

**(Previously Approved)**

Councillor B G Hodsdon

Hollywood Ward

**Apologies**

None at distribution of this agenda.

**Disclaimer**

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

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



**1. Public Question Time**

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

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

**2. Addresses by Members of the Public**

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

**3. Requests for Leave of Absence**

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

**4. Petitions**

**4.1 Deli Chicchi – Application for Extension of Trading Hours**

A petition was received on the 5 November 2014 in relation to the extension of trading hours for Deli Chicchi, Mount Claremont. The petition was presented by Mr Glenn Chapman of Deli Chicchi with 475 signatures in support of their application to extend opening hours by 60 minutes to 8.00pm.

This matter is expected to be considered by Council in December 2014.

**5. Disclosures of Financial Interest**

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

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

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

interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

**6. Disclosures of Interests Affecting Impartiality**

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

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

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

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

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

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

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

**8. Confirmation of Minutes**

**8.1 Ordinary Council meeting 28 October 2014**

The minutes of the ordinary Council meeting held 28 October 2014 are to be confirmed.

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

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

**10. Members announcements without discussion**

Written announcements by Councillors to be tabled at this point.

Councillors may wish to make verbal announcements at their discretion.

**11. Matters for Which the Meeting May Be Closed**

**11.1 Mayor Hipkins – Notice of Motion – Nomination for the Freeman of the City of Nedlands**

A confidential report to be circulated under separate cover and will be discussed in item 18.1 of this agenda.

**11.2 Chief Executive Officer Annual Performance Review**

A confidential report from the CEO Performance Review Committee to be circulated under separate cover and will be discussed in item 18.2 of this agenda.

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

**12.1 Minutes of Council Committees**

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

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

<b>Council Committee</b> Circulated to Councillors on 19 November 2014	<b>11 November 2014</b>
<b>CEO Performance Review Committee</b> Circulated to Councillors on 11 November 2014	<b>13 November 2014</b>
<b>CEO Performance Review Committee</b> Circulated to Councillors on 11 November 2014	<b>6 November 2014</b>
<b>Sustainable Nedlands Committee</b> Circulated to Councillors on 7 November 2014	<b>3 November 2014</b>
<b>Audit and Risk Committee</b> Circulated to Councillors on 16 October 2014	<b>7 October 2014</b>

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

**12.2 Planning & Development Report No's PD43.14 to PD46314 (copy attached)**

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

<b>PD43.14</b>	<b>NO. 25 (LOT 421) MARTIN AVENUE NEDLANDS – PROPOSED ADDITIONS (GARAGE &amp; CARPORT) TO SINGLE HOUSE</b>
----------------	--

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	F F Fernandes
<b>Landowner</b>	F F Fernandes
<b>Officer</b>	Thomas Geddes – Planning Officer
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>File Reference</b>	DA2014/212
<b>Previous Item</b>	Nil

**Committee Recommendation / Recommendation to Committee**

Council approves the application for a garage and carport to a single house at (Lot 421) No. 25 Martin Avenue Nedlands, in accordance with the application received on 28 May 2014 and amended plans received on 25 August 2014, subject to the following conditions:

1. The development shall at all times comply with the approved plans;
2. The proposed carport is to be set back 1m from the southern property boundary (side);
3. All crossovers to the street 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;
4. 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; and

5. A further planning application and approval from the City is required for any fill or retaining walls on the lot, other than that shown on the approved plans.

**Advice Notes specific to this approval:**

1. 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.
2. Prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.

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

Where there is over 10m<sup>2</sup> of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.

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

<b>PD44.14</b>	<b>NO. 20 (LOT 84) BURWOOD STREET NEDLANDS – PROPOSED PRIMARY &amp; SECONDARY STREET FENCE TO SINGLE HOUSE</b>
----------------	--

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	D Chen
<b>Landowner</b>	D Chen
<b>Officer</b>	Thomas Geddes – Planning Officer
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>File Reference</b>	DA2013/460 – BU2/20
<b>Previous Item</b>	Nil

#### **Committee Recommendation / Recommendation to Committee**

#### **Council:**

1. Refuses the application for a primary street fence to single house at (Lot 84) No. 20 Burwood Street Nedlands, in accordance with the application received on 18 October 2013 and amended plans received on 31 August 2014, for the following reasons:
  - a. The proposed primary street fencing does not meet the requirements of the City's Fill & Fencing policy, as it is solid to a height greater than 1.2m within the front setback area. This fencing is not considered to meet the design criteria of the City of Nedlands Fill and Fencing Policy.
  - b. The proposal does not comply with the amenity considerations of cl. 5.5.1 of Town Planning Scheme No. 2 as it is considered to adversely impact upon the appearance of the Burwood Street Streetscape.
  - c. The proposal does not represent orderly and proper planning, in accordance with of cl. 6.5.1 of Town Planning Scheme No. 2.

#### **Advice Notes specific to this refusal:**

- a. This refusal applies only to the proposed primary street fencing shown on the plans along the Burwood Street boundary of the property and for a distance of 9m along the Verdun Street Boundary from Burwood Street (as shown hatched in red on the proposal plans).
2. Approves the proposed secondary street fence at No. 20 (Lot 84) Burwood Street, Nedlands in accordance with the application received on 18 October 2013 and the plans received on 31 August 2014, subject to the following conditions:

- a. This approval applies only to the proposed secondary street fencing (as clouded in red on the approved plans).
- b. The development shall at all times comply with the approved plans.
- c. All footings and structures of the fencing shall be constructed wholly inside the site boundaries of the Certificate of Title.

**Advice Notes specific to this approval:**

- a. The landowner is advised to limit construction noise and hours as per the *Environmental Protection (Noise) Regulations 1997*.
- b. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

<b>PD45.14</b>	<b>NO. 2A (LOT 2) ARCHDEACON STREET, NEDLANDS – RETROSPECTIVE CHANGE OF USE (USE NOT LISTED - SHORT STAY ACCOMMODATION)</b>
----------------	---

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	A Giambazi
<b>Landowner</b>	B E & A Giambazi
<b>Officer</b>	Andrew Gizariotis – Planning Consultant
<b>Director</b>	Peter Mickleson – Director Planning & Development Services
<b>File Reference</b>	DA2014/396 – AR1/2A
<b>Previous Item</b>	Nil

**Note:** A separate memo has been circulated to Councillors providing an alternative recommendation with additional conditions to compliment the intent of the Committee recommendation.

### **Committee Recommendation**

**That the application for a retrospective change of use (use not listed – short-stay accommodation) at (Lot 2) No. 2a Archdeacon Street, Nedlands be approved for one year (12 months).**

### **Recommendation to Committee**

Council refuses the application for a retrospective change of use (use not listed-short stay accommodation) at (Lot 2) No. 2a Archdeacon Street Nedlands, in accordance with the application and plans received on 18 July 2014, for the following reasons:

1. The short stay accommodation does not satisfy the amenity considerations of cl. 5.5.1 and cl. 6.4.1 of Town Planning Scheme No. 2, as the land use is inappropriate within the suburban site context.
2. The short stay accommodation does not satisfy the amenity considerations of cl. 5.5.1 and sub-cl. 6.4.2 (a), as the unpredictable hours of vehicular trips and entertaining is considered to impact on the amenity of the surrounding properties.
3. The short stay accommodation does not satisfy the amenity considerations of sub-cl. 6.4.2 (h), as the use is not necessary to service



the needs of the district's residential population and is not in keeping with the City's intentions for the locality.

4. The short stay accommodation does not represent the orderly and proper planning of the City and conflicts with cl. 6.5.1 of Town Planning Scheme No. 2.
5. The approval of the short stay accommodation could establish an adverse planning precedence which could lead to the erosion of the local suburban character and detract from the amenity of the locality.

<b>PD46.14</b>	<b>NAKED FIG CAFÉ – 278 MARINE PARADE SWANBOURNE – LANDLORD APPROVAL TO APPLY FOR EXTENDED TRADING PERMIT LIQUOR WITHOUT A MEAL</b>
----------------	---

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	Naked Fig Pty Ltd
<b>Owner</b>	City of Nedlands
<b>Officer</b>	Rebecca Boley – Property Management Officer
<b>Director</b>	Peter Mickleson – Planning & Development
<b>File Reference</b>	CAP-LB-00034
<b>Previous Item</b>	Item 13.5 – 22 July 2014

#### Recommendation to Committee

Council, as Sublessor of the premises at 278 Marine Parade, Swanbourne approves Naked Fig Pty Ltd as sublessee applying to the Department of Racing Gaming and Liquor for an extended trading permit to serve liquor without a meal.

**Note:** *The Committee did not endorse or resolve to make a recommendation to Council.*

**12.3 Technical Services Report No's TS17.14 to TS18.14 (copy attached)**

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

<b>TS17.14</b>	<b>TENDER NO. 2013/14.29 – PROVISION OF ELECTRICAL SERVICES</b>
----------------	---

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Nathan Brewer – Purchasing and Tenders Coordinator
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-PRO-00018
<b>Previous Item</b>	Not Applicable

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

- 1. Agrees to award tender no. 2013/14.29 to FM Holdings WA Pty Ltd Trading as Boyan Electrical for the provision of electrical services as per the schedule of rates (Attachment 1) submitted; and**
- 2. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

<b>TS18.14</b>	<b>TENDER NO. 2014/15.01 – PROVISION OF PLUMBING SERVICES</b>
----------------	---

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Nathan Brewer – Purchasing and Tenders Coordinator
<b>Director</b>	Mark Goodlet – Director Technical Services
<b>File Reference</b>	TS-PRO-00030
<b>Previous Item</b>	Not Applicable

**Committee Recommendation / Recommendation to Committee**

**Council:**

- 1. Agrees to award tender no. 2014/15.01 to Brealey Plumbing Service for the provision of plumbing services as per the schedule of rates (Attachment 1) submitted; and**
- 2. Authorises the Chief Executive Officer to sign an acceptance of offer for this tender.**

**12.4 Community & Organisational Development**

Nil Reports.

**12.5 Corporate & Strategy Report No CPS35.14 (copy attached)**

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

<b>CPS35.14      LIST      OF      ACCOUNTS      PAID      – SEPTEMBER 2014</b>
---

<b>Committee</b>	11 November 2014
<b>Council</b>	25 November 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>Director</b>	Michael Cole – Director Corporate & Strategy
<b>File Reference</b>	Fin/072-17
<b>Previous Item</b>	Nil

**Committee Recommendation / Recommendation to Committee**

**Council receives the List of Accounts Paid for the month of September 2014 (Refer to Attachment).**

**13. Reports by the Chief Executive Officer**

**13.1 Common Seal Register Report – October 2014**

The attached Common Seal Register Report for the month of October 2014 is to be received.

**October 2014**

<b>SEAL NUMBER</b>	<b>DATE SEALED</b>	<b>DEPARTMENT</b>	<b>MEETING DATE / ITEM NO.</b>	<b>REASON FOR USE</b>
723	10 October 2014	Technical Services	Council Resolution Item TS05.14 25 March 2014	Contract between the City of Nedlands and Cardno Geotech for supply of consulting services RFT 2013/14.15
724	10 October 2014	Technical Services	Council Resolution Item TS05.14 25 March 2014	Contract between the City of Nedlands and Lindsay Dynam Consulting Engineers PTY LTD for the supply of consulting services
725	22 October 2014	Technical Services	Council Resolution Item TS15.14 26 August 2014	Contract between the City of Nedlands and Skyline Landscape Services for the provision of lawn maintenance estate areas.



**13.2 List of Delegated Authorities – October 2014**

The attached List of Delegated Authorities for the month of October 2014 is to be received.

# Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

OCTOBER 2014					
Date of use of Delegation of Authority	Title	Position Exercising Delegated Authority	Act (Choose)	Section of Act	Applicant City of Nedlands, Property Owner or other (please specify)
01/10/2014	41 Tyrell St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	John Kestel Architect Pty Ltd
01/10/2014	1 & 2 Birrigon Loop, Swanbourne	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Whelans
01/10/2014	26 Clement St, Swanbourne	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Estate of A H Dowland
01/10/2014	31 Mayfair St, Mt Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	A J Banfield
01/10/2014	16 Langham St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Highbury Homes
01/10/2014	20 Meriwa St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Picasso Pools
03/10/2014	Delegation of Authority for Jacqueline Scott to perform as Acting Director Technical Services – 6 <sup>th</sup> to 10 <sup>th</sup> October 2014 inclusive	Pollyanne Fisher	Local Government Act 1995	Section 5.44	City of Nedlands
06/10/2014	14 Loneragan Street, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Integrity Developments
06/10/2014	24 Browne Ave, Dalkeith	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Prime Metal Roofing Pty Ltd

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

<b>06/10/2014</b>	28 Browne Ave, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	N Lauw
<b>07/10/2014</b>	61 Louise St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Dr G Trench
<b>09/10/2014</b>	27 Waroonga Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	K Farley
<b>09/10/2014</b>	7 Kingsway, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Nash & Gherinich Architects
<b>09/10/2014</b>	3 Lobelia St, Mt Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Design & Construct Residential
<b>10/10/2014</b>	83 Alderbury St, Floreat	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Oswald Homes Pty Ltd
<b>10/10/2014</b>	13 Haldane St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Abel Roofing
<b>10/10/2014</b>	9 Bentley Close, Mt Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Summit Homes Group
<b>13/10/2014</b>	16 James Rd, Swanbourne	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	
<b>14/10/2014</b>	8 Mead Grove, Floreat	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Perth Better Homes
<b>14/10/2014</b>	83 Stirling Hwy, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Rainbow Signs
<b>14/10/2014</b>	27 Mayfair St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Reflections Pool and spa care
<b>14/10/2014</b>	39 Thomas St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Nash & Gherinich Architects
<b>14/10/2014</b>	73 Waratah Ave, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Abel Ling Architect
<b>15/10/2014</b>	3 Lobelia St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Aqua Technics - Welshpool
<b>16/10/2014</b>	21 Alexander Rd, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Peter Van Rhyn

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

<b>16/10/2014</b>	8 Barrow Court, Mount Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Danmar Homes Pty Ltd
<b>20/10/2014</b>	15 North St, Swanbourne	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	RCI Building Consultants
<b>20/10/2014</b>	91 Clifton St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	S Kloppe
<b>21/10/2014</b>	78 Viking Rd, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Karl Spargo Building Design
<b>21/10/2014</b>	30 Minora Rd, Dalkeith	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	T Alcock
<b>21/10/2014</b>	131 Dalkeith Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	RBD Building & Maintenance
<b>21/10/2014</b>	64 Strickland St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Barrier Reef Pools Perth
<b>22/10/2014</b>	36 Kinninmont Ave, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Mr A Bills
<b>22/10/2014</b>	25 Birrigon Loop, Swanbourne	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Averna Pty Ltd
<b>24/10/2014</b>	80 Dalkeith Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	M J Best
<b>24/10/2014</b>	9b Knutsford St, Swanbourne	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Sapphire Pools
<b>24/10/2014</b>	57 Doonan Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Aqua Technics - Welshpool
<b>24/10/2014</b>	14a Knutsford St, Swanbourne	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Roberto Santella Design
<b>27/10/2014</b>	3009423-3007634 - Jade Olivia Facchin-Gilloux Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Jade Olivia Facchin-Gilloux

## Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

<b>27/10/2014</b>	3012650 – Dom Monteleone Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Dom Monteleone
<b>27/10/2014</b>	3013282 – Mark Simpson Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Mark Simpson
<b>27/10/2014</b>	3013860 – Shae Holden Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Shae Holden
<b>27/10/2014</b>	3013373 – Myra Cake Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Myra Cake
<b>27/10/2014</b>	3009019 – Mick Hannam Parking Infringement Withdrawal signed copy	Manager Health and Compliance	Local Government Act 1995	Section 9.20/6.12(1)	Mick Hannam
<b>28/10/2014</b>	94 Melvista Ave, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	McCombie Construction
<b>29/10/2014</b>	5b Marita Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	C J Webster
<b>29/10/2014</b>	4 Bedbrook Place, Shenton Park	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	WAPC
<b>29/10/2014</b>	110 Stirling Hwy, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Mrs K Chong
<b>29/10/2014</b>	68 Loftus St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	R C Lenanton
<b>30/10/2014</b>	2 Viewway, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Ms S Platell
<b>30/10/2014</b>	74 Kirwan St, Floreat	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	R M Taylor

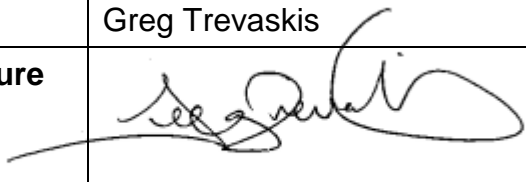
## Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

<b>30/10/2014</b>	31 Stanley St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Acanthus Green
<b>30/10/2014</b>	120 Stirling Hwy, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	City of Nedlands
<b>31/10/2014</b>	138 Victoria Ave, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Lyons Architects
<b>31/10/2014</b>	56 Goldsmith Rd, Dalkeith	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Healy Constructions Pty Ltd

**13.3 Monthly Financial Report – October 2014**

<b>Council</b>	25 November 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	FIN-FS-00005
<b>Previous Item</b>	Nil

**Executive Summary**

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

**Recommendation to Council**

**Council receives the Monthly Financial Report for October 2014.**

**Strategic Plan**

KFA: Governance and Civic Leadership

This report will ensure the City meets its statutory requirements.

**Background**

*Regulation 34(1) of the Local Government (Financial Management) Regulations 1996* requires a local government to prepare a monthly statement of financial activity reporting on the revenue and expenditure, as set out in the annual budget.

A statement of financial activity and any accompanying documents are to be presented to the Council at the next ordinary meeting of the Council following the end of the month to which the statement relates, or to the next ordinary meeting of the council after that meeting.

In addition to the above and in accordance with *Regulation 34(5) of the Local Government (Financial Management) Regulations 1996*, each year Council is

required to adopt a percentage or value to be used in the reporting of material variances. For this financial year the amount is \$10,000 or 10% whichever is the greater.

## Consultation

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

## Legislation / Policy

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

## Budget/Financial Implications

As outlined in the Monthly Financial Report.

## Risk Management

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

## Discussion

This report gives an overview of the revenue and expenses of the City for the first four months of the financial year. Following the completion of the audit of the 2013-14 Financial Statements, Council accepted the recommendation to include the carried forward capital works program amounting to \$1.3 million in the 2014-15 capital budget.

The operating revenue at the end of October 2014 was \$ 26.29 million, which is marginally better than the adopted year-to-date Budget. This also reflects that the annual Rates on property and sanitation charges for the whole year have been levied in July as planned.

The total operating expense at the end of October 2014 was \$ 9.50 million. This is 90% of the adopted year-to-date Budget.

The attached operating statement compares “Actual” with “Budget” by Business Units.

Variations from the adopted Budget of revenue and expenses by Directorates are highlighted in the following paragraphs.



## **Governance**

Expenditure: Favourable variance of \$ 30,200  
Revenue: Favourable variance of \$ 50,100

The favourable expenditure variance is mainly due to unfilled staff vacancies in Communications and Human Resources in the first four months of this financial year.

The revenue variance is due to the contributions received from the other WESROC Councils for the two Project Officers based at Nedlands, as well as the unbudgeted revenue from Hollywood Private Hospital for the use of parking facilities.

## **Corporate and Strategy**

Expenditure: Favourable variance of \$ 102,200  
Revenue: Favourable variance of \$ 19,600

The favourable expenditure variance is mainly due to timing differences in the commencement of projects and the use of professional services, as well as with loan interest payments.

The small favourable revenue variance is due to the increased recovery of merchant fees when rates are paid using credit cards, and a small increase in the general purpose grants.

## **Community Development**

Expenditure: Favourable variance of \$ 177,900  
Revenue: Favourable variance of \$ 303,100

The apparent favourable expenditure variance is partly due to the timing difference in the disbursement of grants for school pools and the Swanbourne Surf Life Saving Club, the provision for upgrade of Point Resolution Child Care not having been expensed in the period, timing difference in the purchase of library stock, and savings in Nedlands Community Care.

The favourable revenue variance is due to the receipt by September of 50% the total HACC Grant for the year for Nedlands Community Care, and timing difference between the Budget and the receipt of Tresillian course fees.

## **Planning and Development**

Expenditure: Favourable variance of \$ 393,600  
Revenue: Favourable variance of \$ 224,160

The favourable expenditure variance is due to the difference in profiling of Strategic Town Planning, Environmental Conservation, Sustainability and Environmental Health projects between the budget and actual implementation.

The commencement and progress of these projects are not always within the control of the City, and to facilitate early commencement the Budget shows the full annual allocations in the first month of the financial year. The favourable variance is thus a timing difference.

The favourable revenue variance is due to the increase in fees related to applications for building permits, the provision of an unbudgeted service by Property Services, and increased swimming pool inspection fees, as well as the early receipt of a Riverbank Grant from Swan River Trust.

### **Technical Services**

Expenditure: Favourable variance of \$ 395,253  
Revenue: Favourable variance of \$ 2,400

The favourable expenditure variance is largely due to delay in receiving of invoices for parks and road, footpath and drainage maintenance works and utilities. Sanitation charges have also contributed to the favourable expenditure variance, partly because bulk waste removal is only carried during certain months of the year.

The small favourable revenue variance is not material.

### **Capital Works Program**

At the end of October the expenses on capital works were \$1,372,900 with further commitments of \$1,437,900, out of a total budget of \$11.53 million. As pointed out earlier, \$1.3 million of the total capital budget is made up of capital works carried forward and included in the budget in October 2014. Capital works expenses in the first few months of the financial year are traditionally low, as the first couple of months after the adoption of the Budget are generally for detailed planning and mobilisation.

### **Conclusion**

The preliminary financial statements to the end of October 2014 indicate that the operating expenses are under the year-to-date Budget, while revenue is marginally better than the adopted Budget. However, not all invoices for work carried out in October have been processed, and expenses incurred for procured products and services are generally more than the values shown in the statements.

### **Attachments**

1. Statement of Financial Activity by Directorates as at 31 October 2014
2. Net Current Assets as at 31 October 2014
3. Financial Summary (Operating) by Business Units as at 31 October 2014
4. Capital Works & Acquisitions as at 31 October 2014

**CITY OF NEDLANDS**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**BY DIRECTORATES**  
**FOR THE PERIOD ENDED 31 OCTOBER 2014**

Note	Revised _1 Budget \$	October YTD Budget \$	October YTD Actual \$	October YTD Variance \$	Variance %
<b>Operating Income</b>					
Governance	104,900	44,950	95,088	50,138	112%
Corporate & Strategy	22,008,300	20,781,887	20,801,492	19,605	0%
Community & Organisational Development	2,261,100	736,303	1,039,420	303,117	41%
Planning & Development	1,739,200	669,810	893,970	224,160	33%
Technical Services	3,899,600	3,459,560	3,461,919	2,359	0%
	<b>30,013,100</b>	<b>25,692,510</b>	<b>26,291,889</b>	<b>599,379</b>	
<b>Operating Expense</b>					
Governance	(2,475,800)	(964,094)	(933,924)	30,170	3%
Corporate & Strategy	(658,200)	(300,651)	(198,437)	102,214	34%
Community & Organisational Development	(5,228,400)	(1,739,203)	(1,561,298)	177,905	10%
Planning & Development	(5,230,100)	(1,972,361)	(1,578,741)	393,620	20%
Technical Services	(15,713,600)	(5,620,197)	(5,224,944)	395,253	7%
	<b>(29,306,100)</b>	<b>(10,596,506)</b>	<b>(9,497,344)</b>	<b>1,099,162</b>	
<b>Capital Income</b>					
Grants Capital	1,110,600		33,038		
Proceeds from Disposal of Assets	357,500		231,055		
New Borrowings	1,630,000		0		
Transfer from Reserve	165,700		0		
	<b>3,263,800</b>		<b>264,093</b>		
<b>Capital Expenditure</b>					
Land & Buildings	(2,463,100)		(122,171)		
Infrastructure	(8,228,490)		(734,607)		
Plant & Equipment	(513,200)		(439,264)		
Furniture & Equipment	(323,600)		(76,911)		
Repayment of Debentures	(575,900)		(152,295)		
Transfer to Reserves	(165,700)		(39,477)		
	<b>(12,269,990)</b>		<b>(1,564,725)</b>		
<b>Total Operating and Non-Operating</b>	<b>(8,299,190)</b>		<b>15,493,912</b>		
<b>Adjustment - Non Cash Items</b>					
Depreciation	5,623,300		1,938,064		
Provisions / Other Accruals	(20,600)		5,069		
(Profit) on Sale of Assets	(67,500)		0		
Loss on Sale of Assets	7,900		0		
ADD - Surplus/(Deficit) 1 July b/f	2,694,640		2,694,640		
LESS - Surplus/(Deficit) 30 June c/f	(61,450)		20,131,685		
	<b>8,299,190</b>		<b>(15,493,912)</b>		

**CITY OF NEDLANDS**  
**NET CURRENT ASSETS**  
AS AT 31 OCTOBER 2014

	2014/15 YTD 31 OCTOBER 2014	2013/14 YTD 30 June 2014
<b>Current Assets</b>		
Cash at Bank	2,091,375	2,418,796
Cash Investments	19,743,131	7,094,857
Other Financial Assets	0	0
Debtors - Rates Receivable	6,209,823	273,938
Debtors - Other	386,860	451,542
Prepayments	238,658	0
Stock	11,625	30,556
	<b>28,681,472</b>	<b>10,269,689</b>
<b>Current Liabilities</b>		
Creditors	22,528	1,323,515
Payroll Deductions	354,515	375,550
Staff Provisions	1,884,943	1,897,847
Accruals and Provisions - General	0	5,000
Income in Advance	0	0
Borrowings	390,661	542,957
Other	2,266,649	6,456
	<b>4,919,296</b>	<b>4,151,325</b>
<b>Net Current Assets</b>	<b>23,762,176</b>	<b>6,118,364</b>
Less: Restricted Reserves	(4,021,152)	(3,966,675)
Add: Loan Repayment	390,661	542,957
	<b>20,131,685</b>	<b>2,694,646</b>

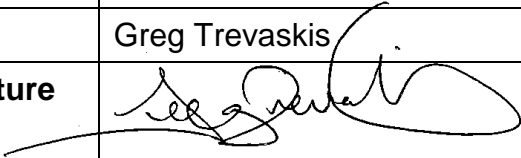
**CITY OF NEDLANDS**  
**CAPITAL WORKS & ACQUISITIONS**  
**AS AT 31 OCTOBER 2014**

		October Actual YTD	Committed Balance	June Budget YTD	Budget Available
2	Footpath Rehabilitation				
	2500 Stirling HWY	0	0	145,000	145,000
	<b>Footpath Rehabilitation Total</b>	<b>0</b>	<b>0</b>	<b>145,000</b>	<b>145,000</b>
3	Road Rehabilitation				
	2003 Alfred Road	0	100	0	(100)
	2033 Gordon Street	0	0	48,000	48,000
	2043 Carroll Street	0	0	164,900	164,900
	2056 Tyrell Street	13,565	43,879	62,640	5,195
	2060 Williams Road	0	0	55,500	55,500
	2095 Hardy Road	0	1,864	529,200	527,336
	2300 Acacia Lane	0	3,803	0	(3,803)
	2170 James Rd	(4,526)	0	0	4,526
	2005 Selby Street	0	2,727	365,300	362,573
	2064 Doonan Road	208,849	43,075	233,300	(18,624)
	2032 Karella Street	0	0	276,900	276,900
	2078 Neville Road	21,454	91,123	88,000	(24,576)
	2090 Cygnet Crecent	1,731	97,466	114,100	14,903
	2100 Hynes Road	62,347	171,390	401,100	167,363
	2101 Joyce Street	1,604	0	129,700	128,096
	2102 Rene Road	1,604	0	127,000	125,396
	2104 Langham Street	0	0	850,400	850,400
	2118 Burwood Street	0	0	415,000	415,000
	2174 Sayer Street	0	0	79,700	79,700
	2241 Seaward Avenue	0	0	10,000	10,000
	<b>Road Rehabilitation Total</b>	<b>306,627</b>	<b>455,427</b>	<b>3,950,740</b>	<b>3,188,686</b>
4	Drainage Rehabilitation				
	2024 Carrington Street	1,589	0	210,000	208,412
	9000 City Wide	20,210	59,817	144,000	63,973
	2190 Riverview Ct	0	0	16,000	16,000
	2450 Sump Infrastructure	8,253	1,800	0	(10,053)
	<b>Drainage Rehabilitation Total</b>	<b>30,051</b>	<b>61,617</b>	<b>370,000</b>	<b>278,332</b>
5	Street Furniture / Bus Shelter				
	9000 City Wide	1,731	6,646	120,000	111,624
	<b>Street Furniture / Bus Shelter Total</b>	<b>1,731</b>	<b>6,646</b>	<b>120,000</b>	<b>111,624</b>
6	Grant Funded Projects				
	2019 Princess Road	0	0	227,000	227,000
	2037 Elizabeth Street	5,202	1,687	6,890	0
	2401 INTXN - Brockway/Brookdale /Underwood	0	0	45,300	45,300
	2403 INTXN - Gugerl St/Railway Rd/Loch St	0	0	10,000	10,000
	2405 INTXN - Stirling Hwy / Broadway	0	540,000	550,000	10,000
	2406 INTXN - West Coast Hwy / North Street	228,459	33,481	232,710	(29,231)
	2500 Stirling HWY	0	0	72,000	72,000
	<b>Grant Funded Projects Total</b>	<b>233,662</b>	<b>575,169</b>	<b>1,143,900</b>	<b>335,070</b>
11	Building Construction				
	4000 100 Princess Rd - John Leckie Pavilion	4,326	0	23,700	19,374
	4001 Kirkwood Rd - Allen Park Lower Pavilion	0	0	30,000	30,000
	4003 Broome St - Council Depot	9,024	960	79,500	69,516
	4006 2 Draper St - Hackett Playcentre	0	0	21,300	21,300
	4009 53 Jutland Pde - PRCC	0	0	18,600	18,600
	4015 118 Wood St - Friends of Allen Park	0	0	18,000	18,000
	4016 67 Stirling Highway - Maisonettes	1,295	0	35,000	33,705
	4018 21 Tyrell St - Tresillian	0	0	9,000	9,000
	4019 84 Beatrice Rd - DCR Pavilion (Collegians AFC)	105,186	75,165	2,105,000	1,924,649
	4020 71 Stirling Hwy - Administration Bldg	2,340	0	60,000	57,660
	4164 100A Princess Rd - College Park Family Centre	0	0	48,000	48,000
	4027 Mt Claremont Changerooms	0	0	15,000	15,000
	<b>Building Construction Total</b>	<b>122,171</b>	<b>76,125</b>	<b>2,463,100</b>	<b>2,264,804</b>
12	Off Street Parking				
	2007 Smyth Road	0	0	150,000	150,000
	2175 Odern Crescent (Bridge Club)	0	0	232,500	232,500
	<b>Off Street Parking Total</b>	<b>0</b>	<b>0</b>	<b>382,500</b>	<b>382,500</b>

		October Actual YTD	Committed Balance	June Budget YTD	Budget Available
14	Parks & Reserves Construction				
	4052	Allen Park	0	0	22,500
	4057	Beaton Park	0	0	22,100
	4059	Beatrice Road Reserve	0	0	10,800
	4060	Birdwood Parade Reserve	0	1,467	7,700
	4061	Bishop Road Reserve	3,333	450	5,400
	4062	Blain Park	5,415	22,500	46,300
	4064	Brockman Reserve	0	0	22,100
	4069	Carrington Park	0	78	0
	4072	College Park	3,798	0	40,800
	4078	Daran Park	91,451	0	91,450
	4089	Hamilton Park	0	13,513	22,100
	4090	Harris Park	0	10,377	13,900
	4095	Karella Park	0	0	22,100
	4096	Lawler Park	0	0	77,200
	4100	Masons Gardens	0	0	30,900
	4101	Melvista Reserve	0	0	77,200
	4105	Mossvale Gardens	785	2,850	9,800
	4107	Mount Claremont Reserve	0	7,368	22,100
	4108	Alfred Rd/Montgomery Ave - MTC Oval	0	818	0
	4115	New Court Gardens	0	8,168	45,300
	4116	Paiera Park	0	8,168	22,100
	4117	Paul Hasluck Reserve	0	0	61,800
	4118	Peace Memorial Rose Garden	3,798	5,455	36,300
	4119	Pine Tree Park	0	8,168	22,100
	4122	Point Resolution Reserve	48,669	800	74,300
	4123	Poplar Gardens	0	3,685	8,100
	4127	Rogerson Gardens	0	0	22,100
	4130	St Peters Square Gardens	3,798	0	5,400
	4131	Street Gardens and Verges	60	15,536	105,700
	4133	Street Tree Replacement	0	0	35,000
	4135	Stubbs Terrace Reserves	3,415	0	0
	4137	Swanbourne Beach Reserve	0	0	160,600
	4138	The Marlows	0	7,368	0
	4168	Tawarri Jetty	1,363	0	738,300
	4169	River Wall Maintenance	(3,858)	15,896	0
	4300	Bore Installation MTC G/Water Monitoring	0	0	60,000
	<b>Parks &amp; Reserves Construction Total</b>		<b>162,027</b>	<b>132,667</b>	<b>1,941,550</b>
15	Plant & Equipment				
	7500	Technical Svs - Engineering	88,085	0	243,300
	7501	Development Svs - Town Planning	34,689	0	18,800
	7502	Development Svs - Building Svs	64,901	0	35,700
	7503	Corporate & Strategy - Corporate Svs	34,685	0	18,800
	7504	Community Svs - NCC (HACC Funded)	2,419	0	0
	7505	Development Svs - Ranger Svs	0	14,182	12,400
	7506	Governance - Governance	48,203	0	22,700
	7509	Technical Svs - Parks Svs	69,709	28,834	73,200
	7510	Governance - Human Resources	33,246	0	23,800
	7511	Community Svs - Service Centres	63,326	0	32,600
	7512	Community Svs - Community Development	0	0	23,800
	7516	Technical Svs - Plant Operating	0	0	8,000
	<b>Plant &amp; Equipment Total</b>		<b>439,264</b>	<b>43,016</b>	<b>513,100</b>
16	ICT Capital Projects				
	6031	MS Enterprise Agreement	0	13,548	0
	6033	VoIP Phone System	0	5,426	0
	6034	Share Point Project	0	4,800	0
	6041	SKM Tel Tender and NBN Co	1,960	0	0
	6053	Hardware	49,165	53,520	160,700
	6054	Software	20,106	9,735	145,700
	6055	Mobility	0	0	17,300
	<b>ICT Capital Projects Total</b>		<b>71,231</b>	<b>87,029</b>	<b>323,700</b>
17	Greenway Development				
	4052	Allen Park	(125)	0	24,900
	4122	Point Resolution Reserve	0	0	90,000
	4137	Swanbourne Beach Reserve	0	0	9,900

			October Actual YTD	Committed Balance	June Budget YTD	Budget Available
18	4161	Railway Reserve	636	193	50,000	49,171
	Greenway Development Total		510	193	174,800	174,096
	Furniture & Fixture					
	7504	Community Svs - NCC (HACC Funded)	5,679	0	0	(5,679)
	Furniture & Fixture Total		5,679	0	0	(5,679)
City of Nedlands Total			1,372,953	1,437,888	11,528,390	8,717,549

**13.4 Investment Report – October 2014**

<b>Council</b>	28 October 2014
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Rajah Senathirajah – Manager Finance
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	FIN-FS-00005
<b>Previous Item</b>	Nil

**Executive Summary**

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

**Recommendation to Council**

**Council receives the Investment Report for the period ended 31 October 2014.**

**Strategic Plan**

KFA: Governance and Civic Leadership

This report is in accordance with the Council's Investment Policy and demonstrates the investment of City's surplus cash in a sustainable and responsible manner.

**Background**

Council's Investment Policy requires a summary of investments to be presented to Council on a monthly basis.

**Consultation**

Required by legislation:

Yes ☐

No ☒

Required by City of Nedlands policy:

Yes ☐

No ☒

**Legislation / Policy**

Investment of Council Funds Policy

Section 6.14 of the *Local Government Act 1995*



## Budget/Financial Implications

Investment income is in line with the year-to-date budget.

## Risk Management

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

## Discussion

The Investment Summary shows that as at the end of October 2014 the City held the following funds in investments:

Municipal Funds	\$ 15,216,474.59
Reserve Funds	\$ <u>4,021,151.34</u>
Total	\$ <u>19,237,918.94</u>

The total interest earned from investments for the year-to-date was \$173,580.

Following Council's decision in May 2012, all investments are placed with the 'big four' banks.

The Investment Portfolio comprises holdings in the following institutions:

Financial Institution	Funds Invested	Interest Rate	Proportion of Portfolio
NAB	\$ 5,635,962.80	3.60% - 3.50%	29.30%
Westpac	\$ 4,541,625.68	3.48% - 3.45%	23.60%
ANZ	\$ 3,863,196.48	3.70% - 3.25%	20.08%
CBA	\$ 5,197,133.97	3.48% - 3.17%	27.02%
<b>Total</b>	<b>\$ 19,237,918.94</b>		<b>100.00%</b>

## Conclusion

The Investment Report is presented to Council.

## Attachments

1. Investment Report for the period ended 31 October 2014

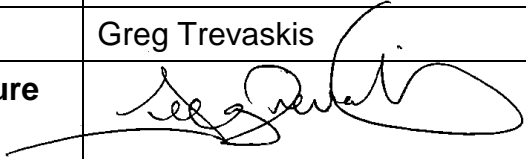
**INVESTMENTS REPORT**  
**FOR THE PERIOD ENDED 31 OCTOBER 2014**

No.	Particulars	Interest Rate	Invest. Date	Maturity Date	Period Days	NAB *AA-/Stable/A-1+	Westpac *AA-/Stable/A-1+	ANZ *AA-/Stable/A-1+	CBA *AA-/Stable/A-1+	Total	Interest YTD Accumulated
	<b>RESTRICTED FUNDS</b>										
Adelma	Adelma	3.45%	30-Sep-14	30-Mar-15	181		\$100,293.01			\$100,293.01	\$1,190.33
	<b>TOTAL RESTRICTED FUNDS</b>						<b>\$100,293.01</b>			<b>\$100,293.01</b>	<b>\$1,190.33</b>
	<b>RESERVE INVESTMENTS</b>										
CD-WZ	City Development - Western Zone	3.48%	29-Sep-14	30-Mar-15	182				\$362,930.87	\$362,930.87	\$1,206.22
CD-SW	City Development - Swanbourne	3.48%	29-Sep-14	30-Mar-15	182				\$117,109.04	\$117,109.04	\$1,357.60
WF-Gen	Welfare - General	3.48%	29-Sep-14	30-Mar-15	182				\$277,692.05	\$277,692.05	\$3,219.21
WF-NCC	Welfare - NCC	3.48%	29-Sep-14	30-Mar-15	182				\$153,908.30	\$153,908.30	\$1,784.22
Waste	Waste Management	3.48%	29-Sep-14	30-Mar-15	182				\$153,888.85	\$153,888.85	\$1,784.00
BLG_Gen	City Building Reserve - General	3.48%	29-Sep-14	30-Mar-15	182				\$591,472.05	\$591,472.05	\$1,965.79
BLG-PRCC	City Building Reserve - PRCC	3.48%	29-Sep-14	30-Mar-15	182				\$15,045.76	\$15,045.76	\$45.76
PA	Public Art	3.48%	29-Sep-14	30-Mar-15	182				\$3,842.40	\$3,842.40	\$11.69
North	North Street	3.56%	31-Oct-14	30-Apr-15	181	1,124,044				\$1,124,044.08	\$13,394.59
SVS-TW	Services - Tawarri	3.56%	31-Oct-14	30-Apr-15	181	59,250				\$59,250.47	\$706.05
SVS-Gen	Services General	3.50%	7-Oct-14	7-Apr-15	182	863,528				\$863,527.89	\$10,359.57
52	Plant Replacement	3.70%	11-Apr-14	11-Nov-14	214			\$139,573.00		\$139,573.00	\$1,701.46
52-1	Services - Tawarri	3.70%	11-Apr-14	11-Nov-14	214			\$102,057.81		\$102,057.81	\$1,246.85
55	Insurance	3.70%	11-Apr-14	11-Nov-14	214			\$56,808.78		\$56,808.78	\$694.04
	<b>TOTAL RESERVE INVESTMENTS</b>					<b>\$2,046,822.44</b>	<b>\$0.00</b>	<b>\$298,439.59</b>	<b>\$1,675,889.32</b>	<b>\$4,021,151.34</b>	<b>\$39,477.06</b>
	<b>MUNICIPAL INVESTMENTS</b>										
94	Muni Investment #94 - NAB	3.60%	6-Aug-14	2-Feb-15	180	\$564,899.26				\$564,899.26	\$6,522.57
111	Muni Investment #111 - ANZ	3.55%	26-Jul-14	26-Nov-14	123			\$1,046,785.81		\$1,046,785.81	\$12,455.23
122	Muni Investment #122 - WBC - CLOSED						\$0.00			\$0.00	\$8,717.11
125	Muni Investment #125 - WBC	3.47%	25-Sep-14	5-Jan-15	102		\$510,793.77			\$510,793.77	\$6,011.42
126	Muni Investment #126 - WBC	3.47%	25-Jul-14	25-Nov-14	123		\$1,009,316.71			\$1,009,316.71	\$9,316.71
127	Muni Investment #127 - NAB	3.60%	25-Jul-14	21-Jan-15	180	\$1,009,665.75				\$1,009,665.75	\$9,665.75
128	Muni Investment #128 - NAB	3.50%	12-Aug-14	10-Dec-14	120	\$1,007,671.23				\$1,007,671.23	\$7,671.23
129	Muni Investment #129 - CBA	3.46%	12-Aug-14	9-Feb-15	181				\$1,007,583.56	\$1,007,583.56	\$7,583.56
130	Muni Investment #130 - WBC	3.48%	12-Aug-14	12-Nov-14	92		\$1,007,627.40			\$1,007,627.40	\$7,627.40
131	Muni Investment #131 - ANZ	3.45%	18-Aug-14	18-Nov-14	92			\$1,007,561.64		\$1,007,561.64	\$7,561.64
132	Muni Investment #132 - ANZ	3.64%	18-Aug-14	18-Feb-15	184			\$503,989.04		\$503,989.04	\$3,989.04
133	Muni Investment #133 - WBC	3.47%	20-Aug-14	20-Jan-15	153		\$1,006,844.93			\$1,006,844.93	\$6,844.93
134	Muni Investment #134 - NAB	3.50%	20-Aug-14	23-Dec-14	125	\$1,006,904.11				\$1,006,904.11	\$6,904.11
135	Muni Investment #135 - CBA	3.32%	20-Aug-14	19-Jan-15	152				\$1,006,549.04	\$1,006,549.04	\$6,549.04
136	Muni Investment #136 - CBA	3.37%	20-Aug-14	16-Feb-15	180				\$1,006,647.67	\$1,006,647.67	\$6,647.67
137	Muni Investment #137 - ANZ	3.25%	21-Aug-14	21-Oct-14	61			\$1,006,420.40		\$1,006,420.40	\$6,420.40
138	Muni Investment #138 - CBA	3.17%	21-Aug-14	21-Oct-14	61				\$500,464.38	\$500,464.38	\$5,675.34
139	Muni Investment #139 - WBC	3.47%	21-Aug-14	21-Jan-15	153		\$1,006,749.86			\$1,006,749.86	\$6,749.86
	<b>TOTAL MUNICIPAL INVESTMENTS</b>					<b>\$3,589,140.36</b>	<b>\$4,541,332.67</b>	<b>\$3,564,756.90</b>	<b>\$3,521,244.66</b>	<b>\$15,216,474.59</b>	<b>\$132,913.03</b>
<b>RESERVE &amp; MUNICIPAL TOTAL</b>						<b>\$5,635,962.80</b>	<b>\$4,541,625.68</b>	<b>\$3,863,196.48</b>	<b>\$5,197,133.97</b>	<b>\$19,237,918.94</b>	<b>\$173,580.42</b>

\* Credit Rating - Source: Standard & Poor's

Proportion Portfolio	29.30%	23.61%	20.08%	27.02%
----------------------	--------	--------	--------	--------

**13.5 Metro West JDAP Application – No. 118 (Lot 888) Monash Avenue, Nedlands – Proposed Amendments to Nursing Home Redevelopment (146 beds) and Incidental Uses (Including Office – General, Consulting Rooms and Shop in a 5 Story Building – Plus Basement)**

<b>Council</b>	25 November 2014
<b>Applicant</b>	TPG Town Planning & Urban Design
<b>Owner</b>	Retirement Care Australia Pty Ltd
<b>Officer</b>	Peter Mickleson- Director Planning & Development Services
<b>CEO</b>	Greg Trevaskis
<b>CEO Signature</b>	
<b>File Reference</b>	DA2014/506
<b>Previous Item</b>	25 September 2012 Council Item 13.3

## **1.0 Executive Summary**

An amended application has been lodged outlining a number of minor changes to the previously approved aged care facility (2012). The modifications relate to an increase in the number of rooms, internal reconfigurations, car parking reconfigurations, façade materials, roof reconfigurations and landscaping. The overall height and land use has not been altered and the primary setback requirement to the northern lot boundary has increased from 6m to 7m, further reducing the impact of building bulk onto Monash Avenue.

Regulation 17 of the *Planning and Development Regulations* 2011, requires that an application be made to the DAP (Development Assessment Panel) to amend an aspect of an approved development which, if amended would not substantially change the approved development. Whilst also extending the term for which the approval remains valid.

The Responsible Authority Report lists the proposed changes and notes the majority of amendments are resulting from more detailed requirements stipulated under the Building Codes of Australia and other structural requirements. The report requests the Council endorse the officer's recommendation and listed conditions.

### **1.1 Recommendation to Council**

**Council endorses the officer recommendation made to the Metropolitan West Joint Development Assessment Panel application reference DP/12/00903.**

## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Application Details:</b>	Proposed Amendments to Nursing Home Redevelopment (135 beds) and incidental uses including Office – General, Consulting Rooms and Shop in a 5-Storey Building (plus Basement)
<b>Property Location:</b>	Lot 1 No. 111/118-120 Monash Avenue Nedlands
<b>DAP Name:</b>	Metro-West JDAP
<b>Applicant:</b>	TPG Town Planning & Urban Design
<b>Owner:</b>	Retirement Care Australia Pty Ltd
<b>LG Reference:</b>	DA2014/506
<b>Responsible Authority:</b>	City of Nedlands
<b>Authorising Officer:</b>	Peter Mickleson – Director Planning & Development Services
<b>Application No and File No:</b>	DP/2012/00903
<b>Report Date:</b>	26 November 2014
<b>Application Receipt Date:</b>	26 September 2014
<b>Application Process Days:</b>	60 calendar days
<b>Attachments:</b>	1 – Site plan Development plans and Elevations 2– Applicant's Report 3 – Scheme Excerpt - Schedule V - No. 118-120 Monash Avenue, Nedlands

### Amended Recommendation:

That the Metropolitan West Joint Development Assessment Panel resolves to:

A. Accept that the DAP Application reference DP/12/00903 as detailed on the DAP Form 2 dated 26 September 2014 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

B. **Approve** the DAP Application reference DP/12/00903 as detailed on the DAP Form 2 date 26 September 2014 and accompanying plans comprising of Attachment 1 received on 26 September 2014, in accordance with the provisions of the *City of Nedlands Town Planning Scheme No. 2* and the Metropolitan Region Scheme, for the proposed minor amendment to the approved Home Redevelopment (135 beds) and incidental uses including Office – General, Consulting Rooms and Shop in a 5-Storey Building (plus Basement) at Lot 1 No. 111/118-120 Monash Avenue Nedlands,

Subject to the following conditions and advice notes:

## Conditions

1. The development shall at all times comply with the approved plans dated 26 September 2014.
2. All waste receptacles shall be service from inside of the property. No waste receptacles are to be placed on the City's verge for service.
3. All other conditions and requirements detailed on Approval DP/12/00903 shall remain unless altered by this application.

## Advice notes

4. Planning approval will also be subject to compliance with all Engineering, Environmental Health and Sustainable Environment requirements.

## Background:

Property Address (the Site):	No. 111/118-120 Monash Avenue Nedlands
Zoning / Reserve	MRS: Urban
	TPS: Special Use – Various
Use Class:	<p>'P' Permitted: Nursing home 'IP' Not permitted unless such use is incidental to the predominant use as decided and approved by Council: Consulting Rooms Office – General Shop</p> <p>All other uses are not permitted unless identified in approved Master Plan, and then the proposed use shall be subject to the provisions of Clause 6.3.3 and 6.3.4 of the Scheme</p>
Strategy Policy:	N/A
Development Scheme:	Town Planning Scheme No. 2 ( <b>TPS2</b> )
Lot Size:	60306m <sup>2</sup>
Existing Land Use(s):	Nursing Home, Aged Persons Dwellings and other 'IP' (incidental) uses
Value of Development:	\$27 million

The lot has frontages to Monash Avenue to the north, Williams Road to the east, Karella Street to the south and Smyth Road to the west, as seen in the aerial photograph below (refer to Figure 1). The development site is located in

the central -north portion of the lot, with frontage to Monash Avenue (refer to Figure 1).

The surrounding land uses are existing Nursing Home and Aged Persons Dwellings on the subject lot and Hollywood Primary School & Hollywood Private Hospital opposite the development site on Monash Avenue. The relationship between the proposed development and the surrounding built environment is shown in Attachment 1.



**Figure 1: Aerial Photograph**

A Master Plan for the site was approved by Council in 2002, which provides an indicative outline of the proposed future use of the site at that time. It is noted that in 2007, a new Master Plan was supported by Council for public consultation, however this Master Plan did not proceed.

In 2008, subdivision approval was granted by the Western Australian Planning Commission (**WAPC**) for a two lot subdivision, Lot 888 (subject lot for this application) and Lot 889.

Development approval was issued by the City of Nedlands in 2008 for an Aged Care Facility on Lot 889 (south western corner of the site). The previous units on this site have been demolished, however the new Aged Care Facility has not been built, and the planning approval has now expired.

Subdivision approval was granted by the WAPC in 2012 to subdivide Lot 888 into three lots. At present, this subdivision has not been cleared.

In July 2012, the City received an application for a 5-storey (plus Basement) Nursing Home Redevelopment on the subject site.

In October 2012, the DAP resolved to approve the application received July 2012 on the subject site.

In September 2014 the City received an amended application for a 5-storey (plus Basement) Nursing Home Redevelopment on the subject site.

### **Details: Outline of Development Application**

The application is largely required as a result of the applicant adhering to more detailed requirements of the City as prescribed under the BCA, Environmental Health requirements and Structural requirements. The proposed amendments consists of the following (refer to Attachments 1 and 2):

**Table 1: Summary of Proposed Modifications**

<b>Level</b>	<b>Proposed Modification</b>
All	<ul style="list-style-type: none"> <li>• Number of rooms increased from 135 to 146 (addition of 11).</li> <li>• Setback to northern lot boundary increased from 6m to 7m.</li> <li>• Setback to western lot boundary reduced (200mm).</li> <li>• Roof plant compound reconfigured.</li> <li>• North Elevation - no change.</li> <li>• West Elevation: reduced from 46.00RL to 44.90RL.</li> <li>• East Elevation - Plant enclosure added (concealed from view).</li> <li>• South Elevation - no change.</li> </ul>
Basement	<ul style="list-style-type: none"> <li>• Included louver air intake for car park ventilation on west wall.</li> <li>• Bike store relocated (adjacent to stair 4) and converted to pumps and tanks room.</li> <li>• Services room added to meet Building Codes of Australia (<b>BCA</b>) requirements.</li> <li>• Vehicular ramp gradients increased at entrance.</li> <li>• Added ambulance bay resulting in a loss of 3 car bays (62 to 59).</li> </ul>
Ground Floor	<ul style="list-style-type: none"> <li>• Entrance reconfigured.</li> <li>• 7 additional beds (total 29) - located along southern wall replacing activity room, day centre.</li> <li>• Residential amenities/supermarket, offices, day centre reconfigured and reduced and activity room added.</li> <li>• Office reconfigured.</li> <li>• Living and dining area now includes office and nurses room.</li> <li>• Additional courtyard to northern lot boundary.</li> </ul>
Level 1 & Level 2	<ul style="list-style-type: none"> <li>• Nurse/office/servery/physio reconfigured.</li> <li>• Balcony shape altered and area reduced.</li> <li>• Bedrooms layout reconfigured.</li> <li>• Electrical rooms included.</li> <li>• Sitting areas reconfigured.</li> </ul>
Level 3	<ul style="list-style-type: none"> <li>• Change from 23 apartments to 10 standard bedrooms + 17 apartments due to Regis operational requirements (4 additional rooms).</li> <li>• Revised room layout due to structural, BCA and operational requirements.</li> <li>• Nurse/office/physio reconfigured.</li> </ul>

	<ul style="list-style-type: none"> <li>Added sitting area in south-east corner.</li> </ul>
Level 4	<ul style="list-style-type: none"> <li>New overall layout including additional private dining room (restaurant reduced function space), additional café with lobby &amp; additional massage parlour adjoining day spa.</li> </ul>
Roof Plan	<ul style="list-style-type: none"> <li>Revised mechanical roof plant room &amp; access due to service requirements.</li> <li>Roof on west wing changed from built-up roof to metal roof sheeting due to structural requirements.</li> </ul>
North & South elevations	<ul style="list-style-type: none"> <li>Revised stair and louvers added due to BCA and Fire safety requirements.</li> <li>Revised brick cladding to Alucubond due to structural requirements.</li> </ul>
East & West elevations	<ul style="list-style-type: none"> <li>Revised stair and louvers added due to BCA and Fire safety requirements.</li> <li>Revised brick cladding to Alucubond due to structural requirements.</li> </ul>

## Legislation & Policy

### Legislation

- City of Nedlands Town Planning Scheme No. 2 (**TPS2**)  
The site is zoned Special Use under the City of Nedlands Town Planning Scheme No. 2 and is subject to Schedule V (refer to Attachment 3).

Schedule V refers to the approved Master Plan. The current master plan was approved by Council in 2002 and provides an indicative outline of the proposed future use of the site at that time. The main focus of the Master Plan was to improve the urban design aspects of the current aged person development, with some changes to the location of facilities within the site.

The application has the following differences to the Master Plan for the site:

- (i) The nursing home facility is being redeveloped in the centre - north portion of the site (the existing location of the nursing home). The Master Plan adopted in 2002 shows the Nursing Home facility being relocated to the centre - east portion of the site and the Administration Centre being located in the existing centre - north portion of the site.
- (ii) The height of the building is 4 storeys above ground level facing the street and up to 5 storeys at the centre of the building. The Master Plan adopted in 2002 recommends 3 storeys adjoining all boundaries of the site and up to 6 storeys located towards the centre of the site.

### State Government Policies

Nil

### Local Policies

- Policy 6.4 'Neighbour Consultation – Planning Applications'.



## **Consultation:**

### Public Consultation

The proposed amendments have been deemed minor and as such it is considered that it does not warrant further public consultation to the original advertising period.

## **Planning Assessment:**

The application has been assessed pursuant to the original plans approved in October 2012. The proposed modifications primarily relate to the increase number of rooms, internal reconfigurations, car parking, façade materials and roof configurations (as referred to in Table 1). The overall appearance, scale, plot ratio, general setbacks and height have not change as a part of the amendments.

- **Increase number of rooms:**  
The amendments propose an additional 11 rooms (146 total) this has resulted from a reduction in the number of 'suites' (23 to 17) and an increase in 'single bed units' (112-129). This has also resulted in allowing more space to increase communal residential amenities such as living and dining rooms, sitting areas and courtyards whilst maintaining the plot ratio of the site.
- **Internal reconfigurations:**  
This is largely resultant from the abovementioned.
- **Car parking:**  
A loss of three car bay has resulted from the applicant providing space for an ambulance bay noting that this bay is a dedicated emergency vehicle bay that will not to be in frequent use. In accordance with parking required by TPS2 the development maintains a surplus of 22 bays.
- **Façade materials:**  
The proposed new materials are considered to be consistent with the intent of the Master Plan as adopted by the City in 2002.
- **Roof configurations:**  
The overall roof/wall heights have not been altered, with individual sections being lowered or raised to the approved plans. However, these modifications will not increase the overall building bulk on the surrounding site.

### Preservation of Amenity

Scheme clause 5.5.1 (Preservation of Amenity) states:

*'Without limiting the generality of Clause 6.5 the Council may refuse to approve any development if in its opinion the development would adversely affect the amenity of the surrounding area having regard to the likely effect*

*on the locality in terms of the external appearance of the development, traffic congestion and hazard, noise or any other factor inconsistent with the use for which the lot is zoned'.*

The development complies with the Scheme provisions, in particular the development controls specific to the site, outlined in Schedule V. The external appearance of the development is contemporary in nature, featuring balconies and architectural facades. The external appearance of the development is in keeping with the locality. Traffic generated from the proposal, has been found to have minimal impacts to the existing traffic situation in the area. Noise can be mitigated to an acceptable level, and it is recommended that JDAP impose the suggested condition in regard to noise.

It is considered that the proposed development will not adversely affect the amenity of the surrounding area. Accordingly, the proposed development is satisfactory, subject to the recommended conditions.

#### Consideration of Applications

Scheme clause 6.4.1 (Consideration of Applications) states:

*'In considering any application for planning approval the Council may have regard to the appropriateness of the proposed use and its effect on the Scheme area, and in particular the provisions of this Scheme or any By-laws in force in the district and the relationship of these to the proposed development or use'.*

The development has been designed in accordance with Scheme provisions, including the specific provisions for the site in Schedule V.

It is considered that the proposed development and its effect on the area are appropriate. Accordingly, the proposed development is satisfactory, subject to the recommended conditions.

#### Orderly & Proper Planning

Scheme clause 6.5.1 under section 6.5 (Determination by Council) states:

*'The Council may determine an application by granting approval, refusing approval or granting approval subject to such conditions as it thinks fit, having regard to the orderly and proper planning of the area'.*

In response, the development is consistent with the relevant Scheme provisions. It is deemed that the proposed amendments represents orderly and proper planning, subject to the recommended conditions.

#### **Conclusion:**

Overall, the amendments have been made as a result of more detailed requirements stipulated under the BCA and structural requirements. The overall height and land use have not been altered and the primary setback requirement to the northern lot boundary has increased from 6m to 7m, further reducing the impact of building bulk onto Monash Avenue.

Advertising was not required due to the minimal nature of the amendments, with internal referrals completed (Engineering/Environmental Health/ Technical Services/ Building/ Waste Management) completed through internal processes.

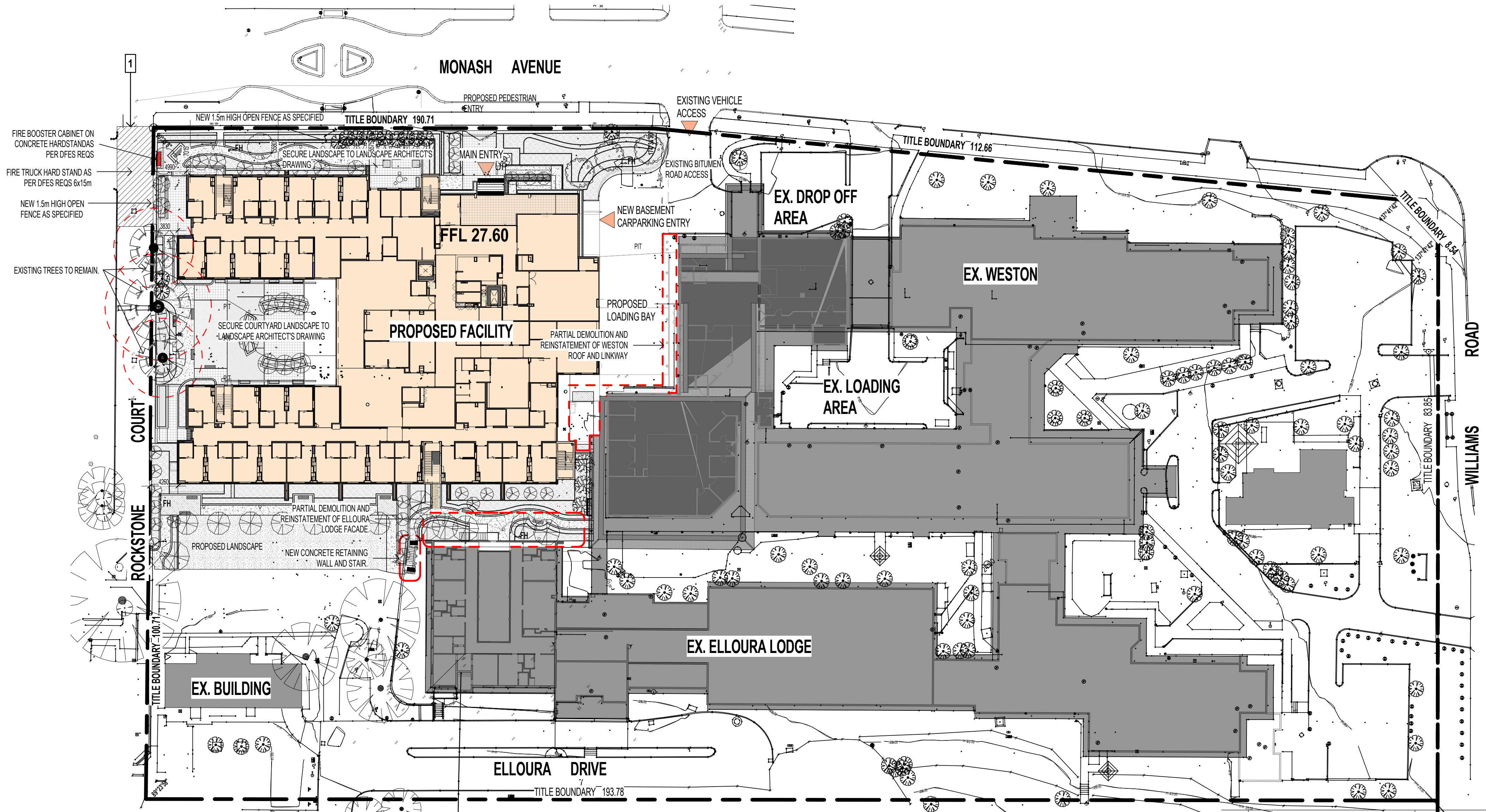
Accordingly, the City of Nedlands recommends to the Metro-West Joint Development Assessment Panel to approve this planning application, subject to conditions.

**Attachments**

1. Site Plan, Development Plans and Elevations;
2. Applicant's Report
3. Scheme Excerpt – Schedule V



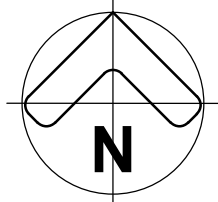




LIST OF CHANGES:

1. UPDATED LOCATION FOR FIRE TRUCK LAY OFF & FIRE BOOSTER DUE TO FIRE AUTHORITY REQUIREMENT

REV	DESCRIPTION	DRN	DATE



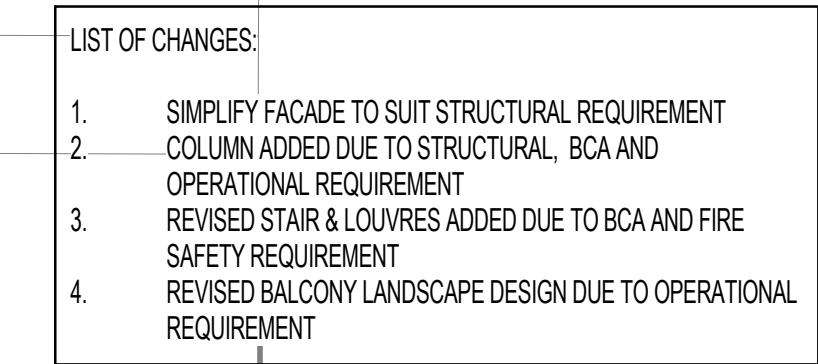










DRAWING No. TP.103

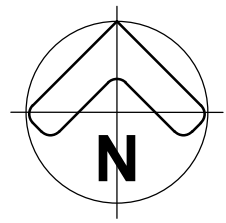




LEVEL 02  
45 BED ROOMS

- LIST OF CHANGES:
1. SIMPLIFY FACADE TO SUIT STRUCTURAL REQUIREMENT
  2. COLUMN ADDED DUE TO STRUCTURAL, BCA AND OPERATIONAL REQUIREMENT
  3. REVISED STAIR & LOUVRES ADDED DUE TO BCA AND FIRE SAFETY REQUIREMENT

REV	DESCRIPTION	DRN	DATE

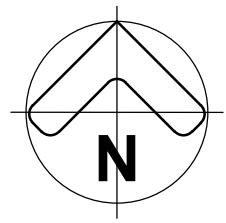




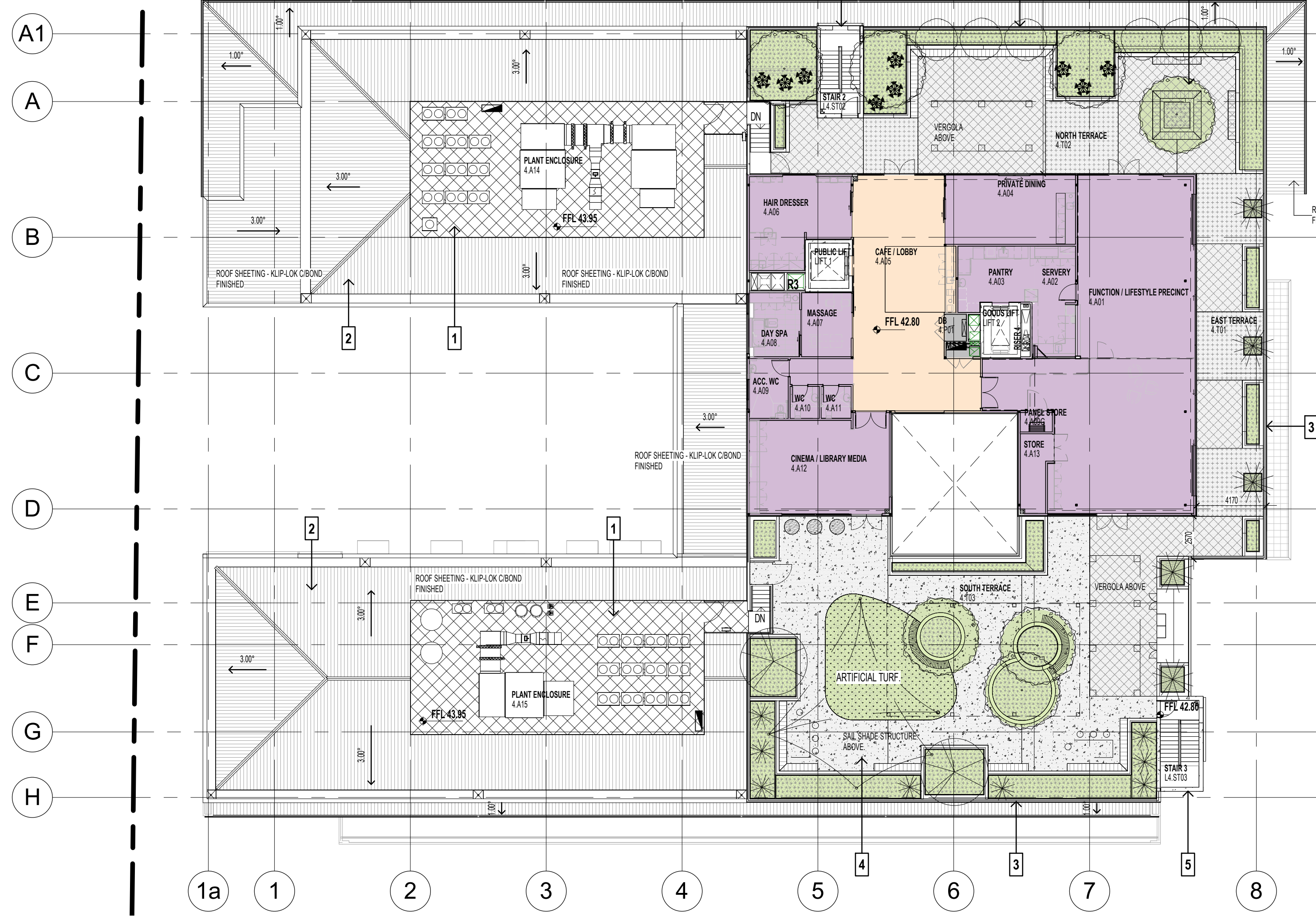
LEVEL 03  
17 APARTMENTS  
10 BED ROOMS

- LIST OF CHANGES:
1. CHANGE FROM 23 APARTMENTS TO 10 STANDARD BEDROOM + 17 APARTMENTS DUE TO REGIS OPERATIONAL REQUIREMENTS
  2. REVISED ROOM LAYOUT DUE TO STRUCTURAL, BCA AND OPERATIONAL REQUIREMENT
  3. REVISED STAIR & LOUVRES DUE TO BCA AND FIRE SAFETY REQUIREMENT

REV	DESCRIPTION	DRN	DATE





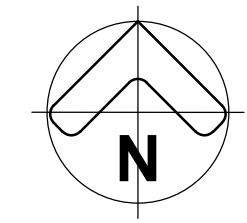


- LIST OF CHANGES:
1. REVISED MECHANICAL ROOF PLANT ROOM & ACCESS DUE TO SERVICES REQUIREMENTS
  2. ROOF ON WEST WING CHANGED FROM BUILT-UP ROOF TO METAL ROOF SHEETING DUE TO STRUCTURAL REQUIREMENTS
  3. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE DUE TO SAFETY & BCA REQUIREMENTS
  4. REVISED LANDSCAPE DESIGN ON ROOFTOP TERRACE DUE TO REGIS OPERATIONAL REQUIREMENTS
  5. REVISED STAIR & LOUVRES DUE TO BCA AND FIRE SAFETY REQUIREMENT

REV	DESCRIPTION	DRN	DATE



**REGIS HOLLYWOOD AGED CARE FACILITY**  
**TP APPLICATION**

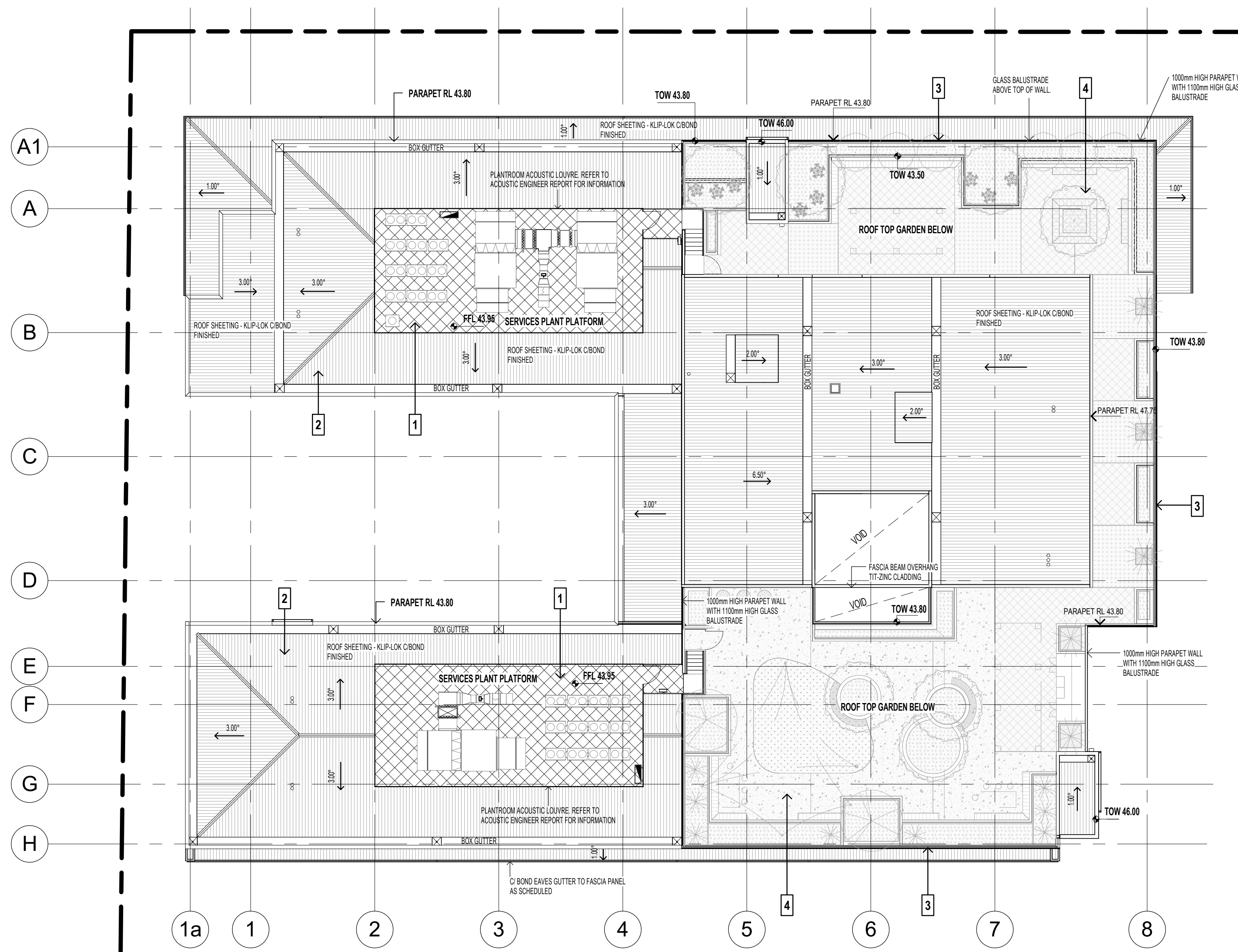


LEVEL 4 FLOOR PLAN

REV:

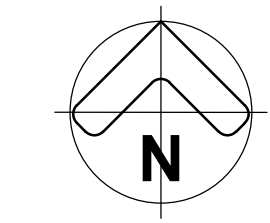
PROJECT No: **10138**  
DATE **25/9/2014**  
SCALE **1 : 200 @A2**  
DRAWING No. **TP.106**



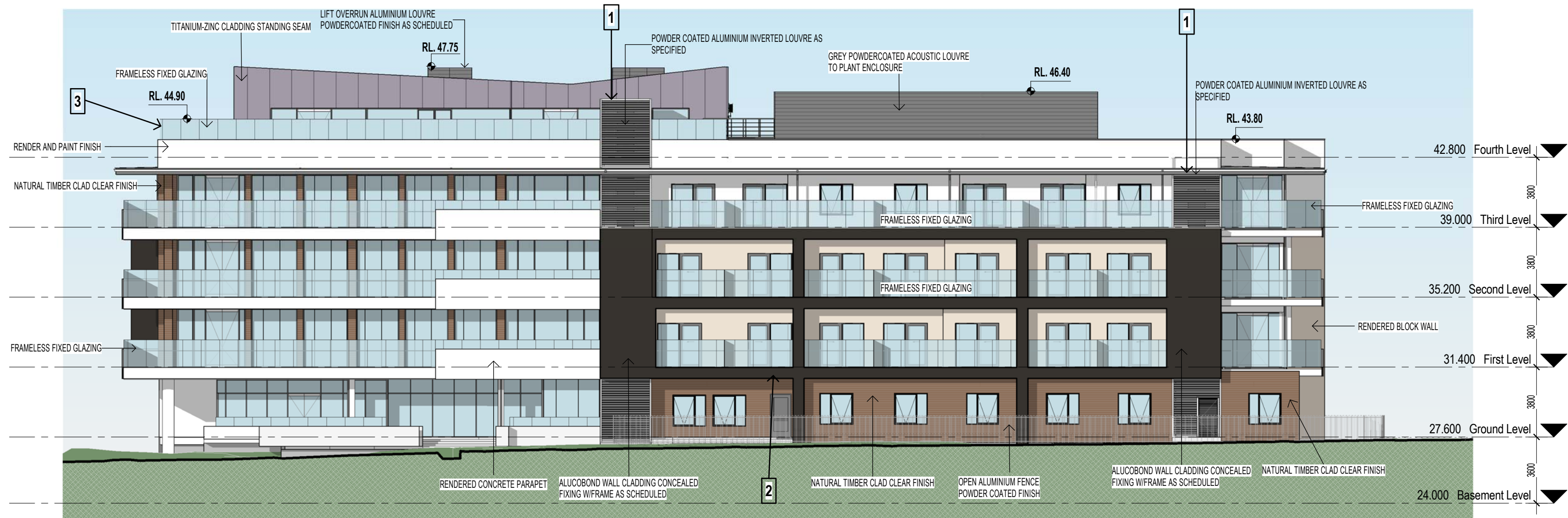


- LIST OF CHANGES:
1. REVISED MECHANICAL ROOF PLANT ROOM & ACCESS DUE TO SERVICES REQUIREMENTS
  2. ROOF ON WEST WING CHANGED FROM BUILT-UP ROOF TO METAL ROOF SHEETING DUE TO STRUCTURAL REQUIREMENTS
  3. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE DUE TO SAFETY & BCA REQUIREMENTS
  4. REVISED LANDSCAPE DESIGN ON ROOFTOP TERRACE DUE TO REGIS OPERATIONAL REQUIREMENTS

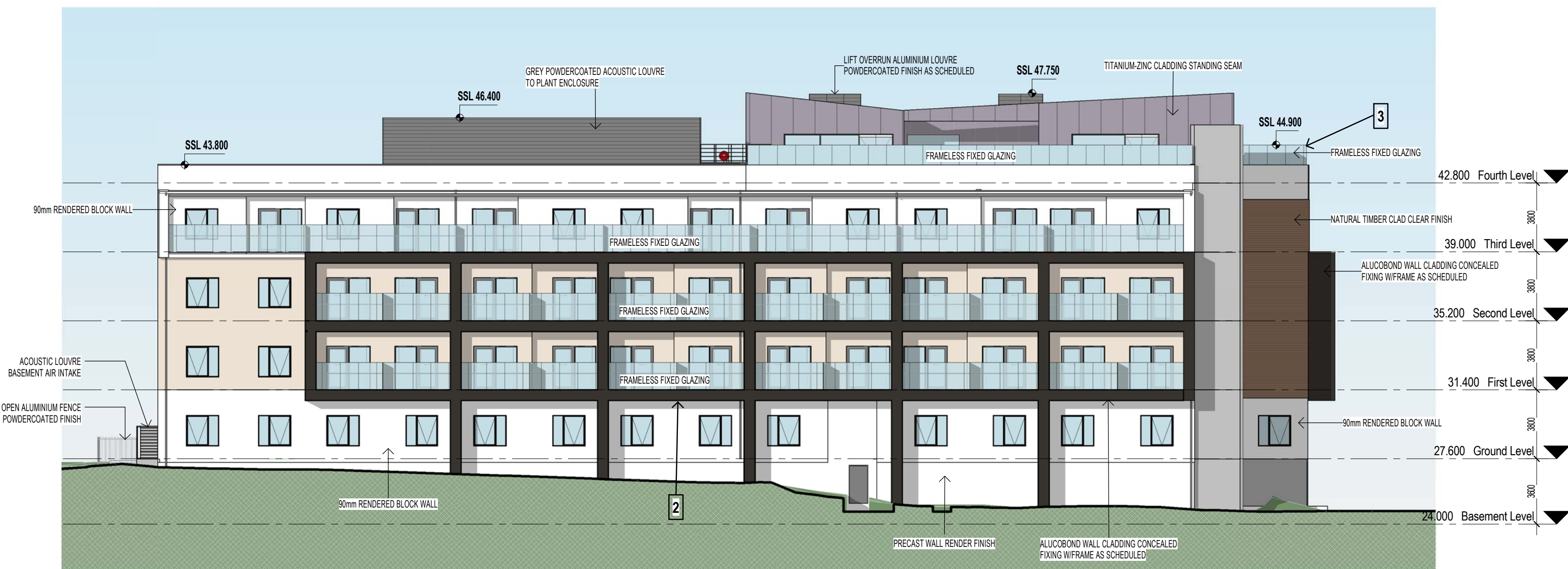
REV	DESCRIPTION	DRN	DATE







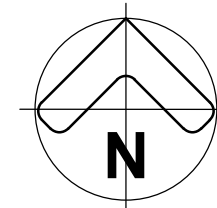
**2 NORTH ELEVATION**  
A2.201 1 : 200



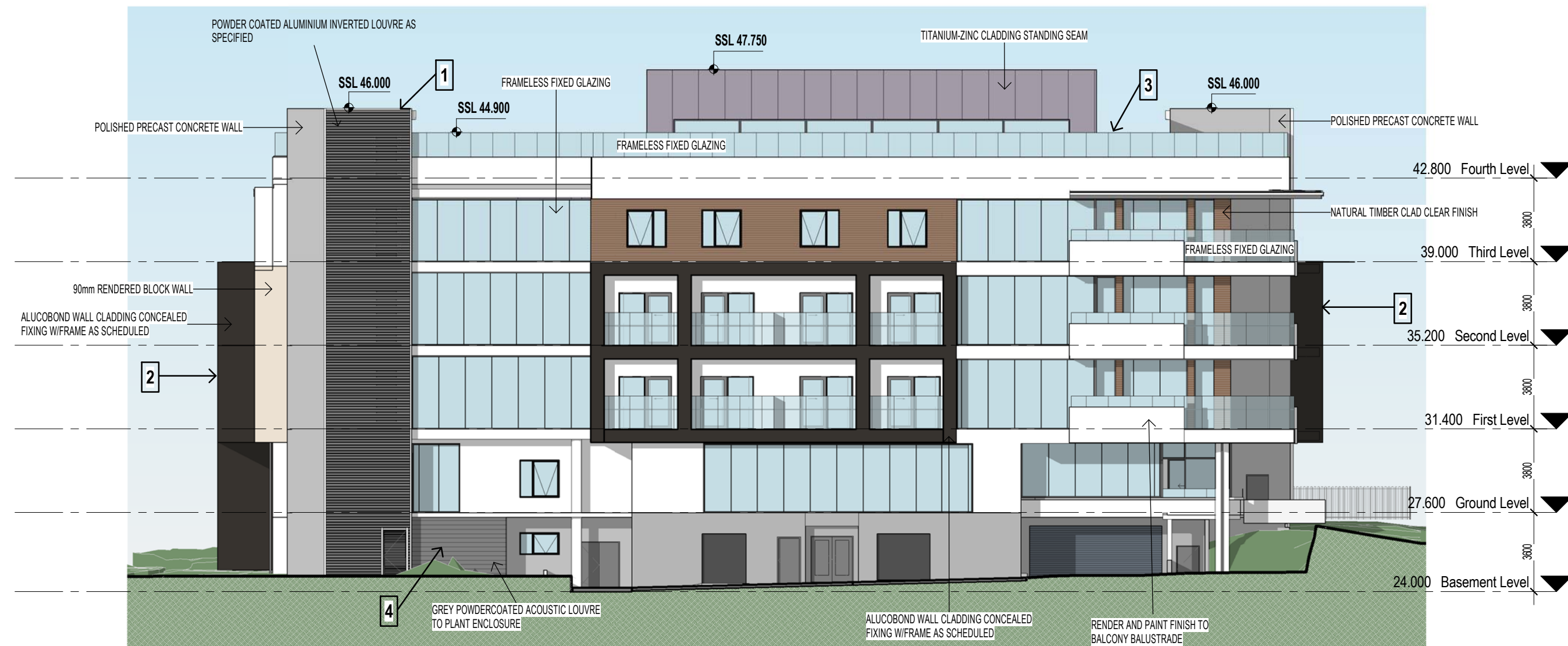
**1 SOUTH ELEVATION**  
A2.201 1 : 200

- LIST OF CHANGES:
- REVISED STAIR & LOUVRES ADDED DUE TO BCA AND FIRE SAFETY REQUIREMENT
  - REVISED BRICK CLADDING TO ALUCUBOND DUE TO STRUCTURAL REQUIREMENTS
  - REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE TO 1100mm DUE TO BCA & SAFETY REQUIREMENTS

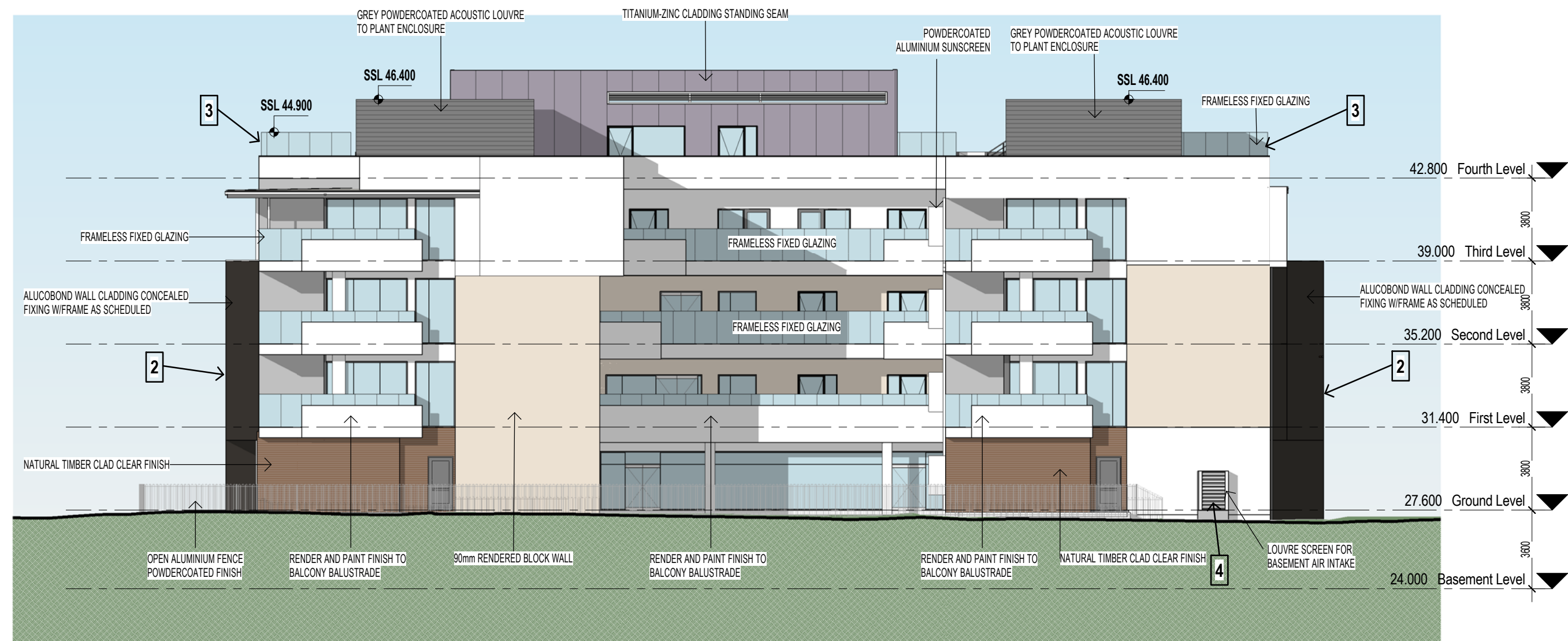
REV	DESCRIPTION	DRN	DATE







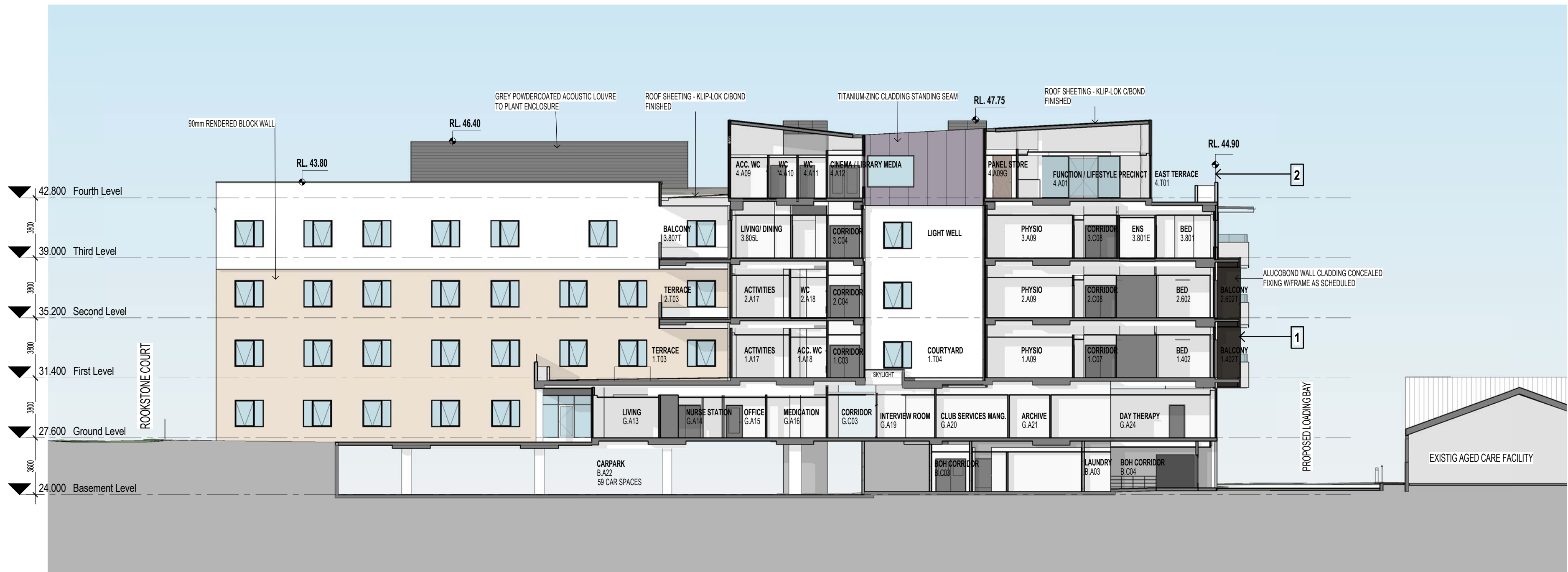
**2 EAST ELEVATION**  
A2.201  
1 : 200



**1 WEST ELEVATION**  
A2.201  
1 : 200

- LIST OF CHANGES:
1. REVISED STAIR & LOUVRES ADDED DUE TO BCA AND FIRE SAFETY REQUIREMENT
  2. REVISED BRICK CLADDING TO ALUCUBOND DUE TO STRUCTURAL REQUIREMENTS
  3. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE TO 1100mm DUE TO BCA & SAFETY REQUIREMENTS
  4. LOUVRE ADDED TO MECHANICAL EQUIPMENT AND BASEMENT MECHANICAL AIR INTAKE

REV	DESCRIPTION	DRN	DATE



**1 SECTION**  
A2.207 1 : 200

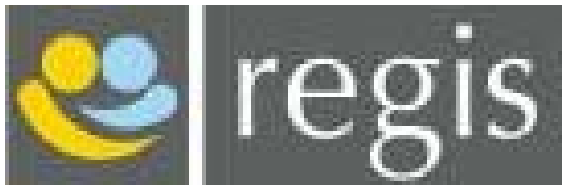
- LIST OF CHANGES:
1. REVISED BRICK CLADDING TO ALUCOBOND DUE TO STRUCTURAL REQUIREMENTS
  2. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE TO 1100mm DUE TO BCA & SAFETY REQUIREMENTS

REV	DESCRIPTION	DRN	DATE

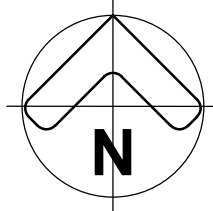




REV	DESCRIPTION	DRN	DATE



REGIS HOLLYWOOD AGED CARE FACILITY  
TP APPLICATION



PERSPECTIVE VIEW 01

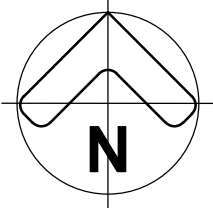
REV:

PROJECT No: 10138  
DATE 25/9/2014  
SCALE @A2  
DRAWING No. TP.301





REV	DESCRIPTION	DRN	DATE





DAP Ref: DP/12/0093 A2503919  
LG Ref: DA2012/284 – M01/118-07  
Our Ref: 711-095A



26 September 2014

Chief Executive Officer  
City of Nedlands  
PO Box 9  
Nedlands WA 6909

TOWN PLANNING  
URBAN DESIGN AND HERITAGE

Attention: Peter Mickleson – Director of Planning and Development

Dear Peter

**NO. 118-120 (Lot 888) MONASH AVENUE, NEDLANDS – DAP FORM 2 APPLICATION FOR AMENDED DAP DETERMINATION**

TPG Town Planning, Urban Design and Heritage (TPG) in association with Silver Thomas Hanley Health Architecture and on behalf of Regis, seeks approval for a Development Assessment Panel (DAP) Form 2 application seeking approval for an extension of time to the life of the DA and minor modifications to the approved plans as they relate to the proposed 'Hollywood' development located at No. 118 Monash Avenue, Nedlands.

Regulation 17 of the *Planning and Development (Development Assessment Panel) Regulations 2011*, provides that an application may be made to the DAP to amend an aspect of an approved development which, if amended, would not substantially change the approved development and also to extend the term of which the approval remains valid. In accordance with Regulation 17 please find enclosed the following for your consideration:

- A completed DAP Form 2; ✓
- A completed Application for Planning Approval Form; ✓
- A copy of the plans approved by the Metropolitan West Joint DAP; ✓
- Two copies of the proposed amended plans; ✓
- Two digital copies of the plans (one copy for the City and one copy for the DAP); and |
- A cheque in favour of the City of Nedlands for \$470, being the fee for a DAP Form 2 application with an estimated cost of \$100,000 (including the \$150 DAP fee).

**Background**

The abovementioned application was originally determined by the Metro West Joint DAP at its meeting held on 16 October 2012, and a determination was issued on the 26 October 2012 (Ref: DP/12/00903; DA2012/284) conditionally approving a proposed nursing home redevelopment (135 beds) and incidental uses including office, consulting rooms and shop in a 5 storey building (plus basement). The approval expires on 16 October 2014.

The proposed modifications to the approval primarily relate to the number of rooms, internal reconfigurations, car parking, façade materials, roof configurations and landscaping. The overall appearance, scale, plot ratio, general setbacks and height do not change. As the existing approval expires in October 2014, we also seek the JDAP's approval to extend the approval period for another two (2) years.

**PERTH OFFICE**

Level 7, 182 St Georges Tce  
Perth Western Australia 6000

PO Box 7375 Cloisters Square  
Perth Western Australia 6850

Telephone +61 8 9289 8300  
Facsimile +61 8 9321 4786  
[www.tpgwa.com.au](http://www.tpgwa.com.au)

The Planning Group WA Pty Ltd  
ABN 36 097 273 222

26 SEP 2014

RECEIVED

**Proposed Amendments to Approved Development Plans**

A detailed breakdown of the proposed minor amendments to the approved plans is provided in the following table:

Level	Proposed Modifications	
<b>Overall</b>	<ul style="list-style-type: none"> <li>Number of rooms increased from 135 to 146 (additional 11).</li> <li>Polished concrete to stairwell changed to louvres to allow light penetration and ventilation.</li> <li>Feature dark brick façade sections changed to dark lightweight cladding.</li> <li>Setback to northern lot boundary increased from 6m to 7m.</li> <li>Setbacks to western lot boundary varied slightly (less than 200mm).</li> </ul>	<ul style="list-style-type: none"> <li>Roof plant compound reconfigured.</li> <li>The maximum roof height of 47.75RL has not been altered. Some of the individual roof levels and elements have been altered slightly;               <ul style="list-style-type: none"> <li>North Elevation: no change.</li> <li>West Elevation: Southern portion reduced from 46.00RL to 44.90RL.</li> <li>East Elevation: Plant enclosure concealed from view.</li> <li>South Elevation: No change.</li> </ul> </li> <li>Landscape plan currently under review.</li> </ul>
<b>Basement</b>	<ul style="list-style-type: none"> <li>Included louvre air intake for car park ventilation on West wall.</li> <li>Kitchen slightly increased in floor area.</li> <li>Extent of excavation increased to accommodate fire tank &amp; water tank on west boundary.</li> <li>Bike store converted to pumps and tanks room and relocated adjacent to stair 4.</li> </ul>	<ul style="list-style-type: none"> <li>Added services rooms to meet BCA requirements.</li> <li>Vehicular ramp gradients increased at entrance.</li> <li>Laundry divided into sections, entrance altered</li> <li>Added in ambulance bay resulting in a loss of 3 car bays, from 62 to 59.</li> </ul>
<b>Ground Floor</b>	<ul style="list-style-type: none"> <li>7 additional beds (total 29) - located along southern wall (replaces activity room, day centre).</li> <li>Resident amenities/ supermarket, offices, day centre reconfigured and reduced and activity room added.</li> </ul>	<ul style="list-style-type: none"> <li>Entrance reconfigured.</li> <li>Office (N) reconfigured.</li> <li>Living and dining area (central) now includes office and nurses room.</li> <li>Additional courtyard to northern lot boundary.</li> </ul>
<b>Levels 1 and 2</b>	<ul style="list-style-type: none"> <li>Planters included on terrace.</li> <li>Nurse/ office/ servery/physio reconfigured.</li> <li>Balcony shape altered and area reduced</li> <li>Bedrooms layout reconfigured</li> <li>Electrical rooms included.</li> </ul>	<ul style="list-style-type: none"> <li>Stair aligned with corridor line.</li> <li>Light well reconfigured and increased in size</li> <li>Sitting areas reconfigured.</li> <li>Sun shades added to northern-facing openings.</li> </ul>
<b>Level 3</b>	<ul style="list-style-type: none"> <li>4 additional rooms (total 27) (reconfigured room layouts).</li> </ul>	<ul style="list-style-type: none"> <li>Nurse/ office/ physio reconfigured.</li> <li>Added sitting area in south-east corner</li> </ul>
<b>Level 4</b>	<ul style="list-style-type: none"> <li>New overall layout including additional private dining room (resultant reduced function space), additional café within lobby, and additional massage parlour adjoining day spa.</li> <li>Revised roof plant rooms and access.</li> </ul>	<ul style="list-style-type: none"> <li>Goods lift reconfigured</li> <li>Reconfigured planters on terrace.</li> <li>Universal access bathroom added.</li> <li>Terraces now include additional landscaping elements such as trees and artificial turf partially shaded by roof.</li> </ul>

**Planning Considerations and Assessment**Increase in the Number of Rooms

The amendments propose an additional 11 rooms to the development, bringing the total to 146 rooms. The mix of aged care accommodation will shift from 23 suites and 112 single bed units to 17 suites and 129 single bed units. This is in response to the demand for additional rooms and increased desire for communal residential amenities such as lounges, living and dining rooms, day therapy, residents supermarket, activity and function rooms, sitting areas and courtyards.



Plot Ratio

The maximum plot ratio permitted under the Scheme for zones other than the 'Residential' zone is 0.75:1. The approved development comprised a plot ratio of 0.7:1, which has not been increased as part of the proposed amendments. Therefore, the proposed plot ratio of the Hollywood development still satisfies the maximum plot ratio requirement.

Car Parking

The parking required by the Scheme for the development is based on 1 bay being provided for every 4 beds (please note that all other uses other than 'Hospital' are incidental to the predominant use and therefore do not attract additional parking requirements, as approved).

As part of this application, it is proposed to introduce a new space for an ambulance bay, resulting in the loss of 3 car bays.

The following table summarises the car parking requirements and provisions.

	Beds	Parking Required	Parking Provided	Surplus
Existing Approval	135	34	62	28
Current Proposal	146	37	59	22

In light of the above, the number of car bays provided by the development is sufficient to meet the proposed increase in the number of beds.

Further, Condition 9 of the Planning Approval requires that car parking shall be in accordance with Australian Standards, with particular reference to:

- (a) *Where car bays are adjacent to columns, the columns are to be setback a minimum of 0.75m from the front of the car bay.*

The enclosed more detailed amended plans now satisfy this requirement and development will be in accordance with these plans. We therefore respectfully request that the JDAP delete Condition 9.

Traffic

An additional 11 beds will theoretically result in the generation of an additional 2 vehicles per hour during the development's 3pm - 4pm peak hour, which is not considered to adversely affect the operation of the crossovers and have only a minimal impact on the surrounding road network as per the existing approval. However the removal future Day Centre from the ground floor where it was proposed to bring in off site residents for activities and care is no longer there thus reducing the likely traffic demand. It is therefore considered that a revised transport assessment is not warranted as the amended plans are generally consistent with the existing transport assessment submitted for the approved plans in terms of access arrangements and parking.

Facade Treatments

This application proposes to amend some building materials relating to the external appearance of the main stairwell and the contrasting coloured panels. It is proposed to change the polished concrete finish on the central external stairwell to paneled louvres, and the black face brick sections to dark-coloured lightweight cladding as indicated on the elevations.

The existing Hollywood Village Master Plan adopted by the City of Nedlands in 2002 provides the general design characteristics for proposed development on the site. These include allowing for materials to be used on buildings to be commensurate with those used on other residential development in the area and can include, for example, rendered masonry, face brick and tin or tiled roofs.

The proposed new materials, being louvres and dark-coloured lightweight cladding are of a similar colour and texture to those approved, and are considered to be consistent with the intent of the Master Plan as the materials help break up the facades and is in keeping with the residential dwelling characteristics.

The introduction of louvres to the main stairwell will assist in the penetration of sunlight and ventilation into the stairwell and the lightweight cladding of contrasting colour is considered to improve both the sustainability and aesthetic values of the building and should be supported on this basis.

### Roof Reconfiguration

The overall maximum roof / top of wall height has not been altered. However, individual sections have been lowered or raised, and the appearance of certain elements has been altered slightly. However, these modifications will not increase the building bulk of the proposed development on the streetscape and should be supported on this basis.

### Minor Modifications to the Existing Elloura Building

Minor modifications have been made to the existing Elloura Building, situated to the south of the main building as a result of the redevelopment. These modifications involve the partial demolition of a small northern portion and making good the façade, with an additional new fire escape stair to the external wall as required by the BCA. The zone between the buildings will create a new area of open space with pathways and landscaping.

### Other Planning Considerations

All other planning and development standards such as height, land use and access have not been altered as part of the proposed amendments. It is anticipated that the new approval will include an advice note stating that all other conditions and requirements detailed on Approval DP/12/0093 shall remain unless altered by this application.

### Concluding Comments

The proposed changes to the 'Hollywood' aged care redevelopment are relatively minor and have predominantly occurred as a result of more detailed project design, compliance with BCA and structural requirements, and to improve amenity and convenience for the residents. The revised plans are considered appropriate and satisfy all relevant planning and development requirements. In light of the above, we respectfully request the approval of the Metro West JDAP and support of the City of Nedlands for the proposed amendments to approval DP/12/00903; DA2012/284 and an extension to the approval period by an additional two (2) years.

We look forward to the favourable consideration of this application and would be pleased to discuss any aspects of the proposal with you during your consideration. Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 9289 8300.

Yours sincerely

TPG TOWN PLANNING, URBAN DESIGN AND HERITAGE



David Read  
Director

Enc.



## SCHEDULE V - SPECIAL USE ZONE

AMD 97 GG 22/11/86

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>Pt. Loc. 1715 and Pt. Loc. 8697 Monash Avenue, Nedlands (Hollywood Repatriation Hospital)</p> <p>AMD 97 GG 22/11/96</p>	<p>(i) Hospital and ancillary facilities; and</p> <p>(ii) Aged persons housing and frail aged persons hotel, subject to being advertised in accordance with the provisions of Clause 6.3.3 and 6.3.4.</p>
<p>No. 20 (Reserve 43183) St Johns Wood Boulevard, Mt Claremont</p> <p>AMD 99 GG 5/9/97</p>	<p>Historic Precinct, Public Purposes, Community Use and Ancillary and Beneficial Commercial Purposes.</p>
<p>No. 169 (Lot 100) Broadway, Nedlands</p> <p>AMD 117 GG 7/10/97 AMD 124 GG 9/11/99</p>	<p>i) The following uses are 'P' permitted:</p> <p>Consulting Rooms Office - General Office - Professional Office - Service</p> <p>ii) The following uses are 'AA':</p> <p>Child Day Care Centre Grouped Dwelling Funeral Parlour Medical Centre Recreation - Private Recreation - Public Showroom Veterinary Consulting Rooms</p> <p>iii) All other uses are not permitted.</p> <p>iv) No building on the land shall exceed two storeys or 8.5 metres in height as measured from natural aground level to the highest point of wall above natural ground level and 10 metres to pitch of roof.</p> <p>v) No balconies shall be permitted on the western or northern elevation of any proposed building within a 10 metre setback.</p> <p>vi) No windows shall be permitted on the western or northern elevation of any proposed building within a 10 metre setback, unless with windows have a minimum sill height of 1.8 metres.</p> <p>vii) A minimum setback of 5 metres shall be provided along the western boundary. All other setbacks shall be determined by Council.</p> <p>viii) No more than one crossover shall be permitted to each of the fronting roads.</p>



## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>No. 169 (Lot 100) Broadway, Nedlands(Cont'd)</p> <p><i>AMD 117 GG 7/10/97</i> <i>AMD 124 GG 9/11/99</i></p>	<p>ix) All buildings shall be designed to compliment existing buildings within the locality and constructed of materials and textures to the satisfaction of Council.</p> <p>x) All residential development to be restricted to the upper floor of building unless otherwise approved by the Council;</p> <p>xi) Development of the site for Grouped Dwellings shall be limited to R35 density in accordance with the R-Codes except that the density bonus under the R-Codes shall not apply. Development of Grouped Dwellings as a mixed use on the upper floor (as paragraph (x) shall be limited to 7 units maximum.</p> <p>xii) All Residential development shall be subject to the building incorporating appropriate noise attenuation measures to the satisfaction of Council.</p>
<p>Swan Location 2237 (Nos. 118-120) Monash Avenue, Nedlands</p> <p><i>AMD 139 GG 11/11/03</i></p>	<p>(i) the following are 'P' permitted uses:</p> <p>Aged Persons Dwellings Aged Persons Hostel Residential Building Nursing Home Public Utility</p> <p>(ii) the following are IP (incidental) uses:</p> <p>Consulting Rooms Office-General Office-Professional Office-Service Medical Centre Shop Car Park Place of Public Worship</p> <p>(iii) All other uses are not permitted unless identified in the approved Master Plan, and then the proposed use shall be subject to the provisions of Clause 6.3.3 and 6.3.4 of the Scheme.</p> <p>(iv) the height of building(s) and the number of storeys shall be in accordance with the approved Master Plan for the subject site.</p> <p>(v) The vehicular access points are to be restricted to those locations stipulated on the approved Master Plan.</p>

## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>Swan Location 2237 (Nos. 118-120) Monash Avenue, Nedlands (Cont'd)</p> <p><i>AMD 139 GG 11/11/03</i></p>	<p>(vi) All development shall be subject to development standards outlined in Clause 5.4.1, Table II and Schedule 3 (T.P.S No. 2) unless otherwise stipulated on the approved Master Plan.</p>
<p>No. 171 (Lot 24) Broadway and No. 36 (Lot 10) The Avenue, Nedlands</p> <p><i>AMD 152 GG 12/8/05</i></p>	<p>(i) The following Use are 'AA' permitted:</p> <ul style="list-style-type: none"> <li>Betting Agency</li> <li>Caretaker's Dwelling</li> <li>Carpark</li> <li>Consulting Rooms</li> <li>Exhibition Centre</li> <li>Grouped Dwelling</li> <li>Home Business</li> <li>Home Occupation</li> <li>Home Office</li> <li>Hotel</li> <li>Lunch Bar</li> <li>Motel</li> <li>Multiple Dwelling</li> <li>Office</li> <li>Public Utilities</li> <li>Residential Building</li> <li>Restaurant</li> <li>Shop</li> <li>Single House</li> <li>Tavern</li> </ul> <p>(ii) The hotel building shall be retained and restored in accordance with a Conservation Plan approved by the Heritage Council of Western Australia.</p> <p>(iii) The site should accommodate a variety of dwelling sizes to accommodate different lifestyle needs and budgets in accordance with Statement of Planning Policy (SPP) 3.</p> <p>(iv) Maximum Building Height:</p> <p>(a) The Avenue – The maximum height of a building fronting The Avenue shall be three storeys or 11.0 metres, whichever is the lesser (excluding non-habitable basements or non-habitable roof spaces).</p> <p>The apex of a roof shall not be higher than 4.0 metres above the upper floor ceiling height.</p>



## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>No. 171 (Lot 24) Broadway and No. 36 (Lot 10) The Avenue, Nedlands</p> <p><i>AMD 152 GG 12/8/05</i></p>	<p>The height along the south-western boundary be restricted to a maximum of 4 storeys if the building form on the subject property complements (to the satisfaction of Council) the development outcomes on the adjoining property at No 38 The Avenue (Part Lot 787) and No 37 (Part Lot 787) The Esplanade, Nedlands.</p> <p>(b) Broadway – The average height of all buildings fronting Broadway, between the southern (riverside) façade of the original Hotel and the corner of Broadway/The Esplanade shall not exceed five storeys, with a maximum height of six storeys (excluding non-habitable basements), car parks or non-habitable roof spaces). The apex of a roof shall not be higher than 4.0 metres above the upper floor ceiling height.</p> <p>(c) The Esplanade – The maximum height of a building fronting the Esplanade shall be four storeys or 14.0 metres, whichever is the lesser (excluding non-habitable basements, carparks or non-habitable roof spaces). The apex of a roof shall not be higher than 4.0 metres above the upper floor ceiling height.</p> <p>(v) Site cover shall not exceed 60%, and plot ratio shall not exceed 1.5.</p> <p>(vi) New development surrounding the original hotel shall be set back a minimum of 10.0 metres from the building (including the verandah) or as otherwise determined by the Conservation Plan referred to in (ii) above.</p> <p>(vii) The Design for Privacy provisions of the Residential Design Codes (2002) should be complied with.</p> <p>(viii) The Design for Climate Requirements of the Residential Design Codes (2002) should be complied with.</p> <p>(ix) <b>Setbacks: Front – The Avenue</b></p> <p>Building fronts used for 'mixed use' purposes shall have a setback of nil metres to the street, except in the case of ground floor residential, which shall be setback no less than 3.0 metres from the street boundary, and no greater than 6.0 metres from the street boundary.</p>

## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>No. 171 (Lot 24) Broadway and No. 36 (Lot 10) The Avenue, Nedlands (Cont'd)</p> <p><i>AMD 152 GG 12/8/05</i></p>	<p>In the case of a setback of between 3.0 and 6.0 metres for residential ground floor uses, no subsequent floors may project closer to the street than the prevailing setback established by the ground floor.</p> <p>The setback along the south-western boundary may be reduced to nil if the building form on the subject property complements (to the satisfaction of the Council) the development outcomes on the adjoining property at No. 38 The Avenue (Part Lot 787) and No. 37 Esplanade (Part Lot 787), Nedlands.</p> <p><b>Setbacks: Front – Broadway</b></p> <p>Building fronts uses for 'mixed use' purposes shall have a setback of nil metres to the street, except in the case of ground floor residential, which shall be setback no less than 3.0 metres from the street boundary, and no greater than 6.0 metres from the street boundary.</p> <p>In the case of a setback of between 3.0 and 6.0 metres for residential ground floor uses, no subsequent floors may project closer to the street than the prevailing setback established by the ground floor.</p> <p>Development on the building site fronting Broadway, on the corner of the Esplanade, shall have a setback of nil metres to the street.</p> <p><b>Setbacks: Front – Esplanade</b></p> <p>Building fronts used for residential purposes, shall be setback no less than 3.0 metres from the street boundary and no greater than 6.0 m from the street boundary.</p> <p>Development on the building site, excluding underground parking, fronting The Esplanade, on the corner of Broadway, shall have a setback of 3.0 metres to the street.</p> <p><b>Setbacks: Side</b></p> <p>Side setbacks (to common boundaries with the abutting residential lots) shall be in accordance with the Residential Design Codes.</p>

## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>No. 171 (Lot 24) Broadway and No. 36 (Lot 10) The Avenue, Nedlands (Cont'd)</p> <p>AMD 152 GG 12/8/05</p>	<p>Council may consider a reduction to the side setback provisions, along the south-western boundary, provided the relaxation of the setback results in a corresponding increase in the width of the view corridor to the hotel.</p> <p><b>Setbacks: To Hotel</b></p> <p>A building redeveloped upon portions of the site currently occupied by additions to the original Steve's Hotel or on other parts of the site shall have a minimum setback of 10.0 metres to the original Hotel building, or otherwise in accordance with an approved Conservation Plan referred to in (ii) above.</p> <p>(x) <b>View Corridor to The River</b></p> <p>No development application shall be approved by Council unless it includes an open, uninterrupted corridor for the purpose of providing visual connection at pedestrian level, between and perpendicular to, the original Hotel façade facing the river, and The Esplanade.</p> <p>The width of the view corridor shall be no less than three-quarters of the length of the river façade of the original Steve's Hotel (including verandahs), and its axis shall generally be aligned with the centre of the river elevation of the Hotel.</p> <p>The view corridor may accommodate underground parking beneath it, or amenities (such as pools, courts and landscaping) within it, but may not contain any habitable or visually intrusive building structures.</p> <p>(xi) <b>View Corridor/Civic Space at Broadway and The Avenue</b></p> <p>No development application shall be approved by Council unless it includes an open uninterrupted square for the purpose of providing visual connection at pedestrian level, between and perpendicular to, the original Hotel façade facing the intersection of Broadway and The Avenue, and that intersection itself.</p>

## SCHEDULE V - SPECIAL USE ZONE – (CONTINUED)

(A) DESCRIPTION OF SITE	(B) PERMITTED USES AND PROVISIONS APPLYING TO SPECIAL USE SITES
<p>No. 171 (Lot 24) Broadway and No. 36 (Lot 10) The Avenue, Nedlands (Cont'd)</p> <p><i>AMD 152 GG 12/8/05</i></p>	<p>The square may accommodate alfresco dining, landscaping and public art within it, but may not contain habitable or visually intrusive structures over 1.2 metres in height, although lightweight structures may be considered by Council where it does not unduly interfere with the view corridor (including such structures as shade umbrellas, pergolas, patios etc).</p> <p>(xii) No less than 50% of the building façade at ground level and facing a street (or formal public space such as the view corridors, civic space etc) shall comprise windows or glazed doors.</p> <p>(xiii) Where buildings abut a street sidewalk, such buildings shall provide a continuous awning over the 'free walk zone' of the sidewalk.</p> <p>(xiv) Parking is to be provided on site at the rate prescribed in the Scheme.</p> <p>(ix) All fencing between the public and private or semi-private areas shall be visually permeable, utilising such materials as wrought iron, 'hit and miss' pickets, 'pool' type fencing, glass or acrylic, other than for loading areas. Solid fencing shall be a maximum height of 0.6 metres from ground level.</p>

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

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

**15. Mayor Hipkins – Nomination for the Freeman of the City of Nedlands**

At the Council meeting on 28 October 2014 Mayor Hipkins gave notice of his intention to move the following at this meeting.

**Nomination for the Freeman of the City of Nedlands**

This item is listed as confidential and will appear in section 18 of this agenda.

**16. Elected members notices of motion given at the meeting for consideration at the following ordinary meeting on 16 December 2014**

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

Notices of motion for consideration at the Council Meeting to be held on 16 December 2014 to be tabled at this point in accordance with Clause 3.9(2) of Council's Local Law Relating to Standing Orders.

**17. Urgent Business Approved By the Presiding Member or By Decision**

Any urgent business to be considered at this point.

**18. Confidential Items**

**18.1 Mayor Hipkins Notice of Motion – Nomination for the Freeman of the City of Nedlands**

Confidential report attached.

**18.2 Chief Executive Officer Performance Review**

Confidential report of the CEO Performance Review Committee is attached.

**Declaration of Closure**

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

A handwritten signature in black ink, appearing to read 'Greg Trevaskis', with a long horizontal stroke extending to the left.

**Greg Trevaskis**  
**CHIEF EXECUTIVE OFFICER**