



City of Nedlands

Minutes Council Meeting

25 November 2014

Attention

These Minutes are subject to confirmation

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

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City of Nedlands

**Notice of an Ordinary Meeting of Council held in the Council Chambers,
71 Stirling Highway, Nedlands on 25 November 2014 at 7.00pm.**

Council Agenda

Declaration of Opening

The Presiding Member declared the meeting open at 7.00pm and drew attention to the disclaimer below.

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

Present and Apologies and Leave Of Absence (Previously Approved)

Councillors	His Worship the Mayor, R M Hipkins	(Presiding Member)
	Councillor G Hay	Melvista Ward
	Councillor T James	Melvista Ward
	Councillor N Shaw	Melvista Ward
	Councillor N B J Horley	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K Smyth	Coastal Districts Ward
	Councillor I S Argyle	Dalkeith Ward
	Councillor W R Hassell	Dalkeith Ward
	Councillor S J Porter (from 7.07pm)	Dalkeith Ward
	Councillor R M Binks	Hollywood Ward
	Councillor J Wetherall	Hollywood Ward

Staff	Mr G Trevaskis	Chief Executive Officer
	Mr M Cole	Director Corporate & Strategy
	Mr P Mickleson	Director Planning & Development
	Mr M Goodlet	Director Technical Services
	Mrs A Sunderland	Executive Assistant

Public There were 12 members of the public present.

Press The Post Newspaper representative.

Leave of Absence

(Previously Approved) Councillor B G Hodsdon Hollywood Ward

Apologies None at distribution of this agenda.

Absent Nil

Disclaimer

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

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1. Public Question Time

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

Mr Arthur Giambazi, 32 Hobbs Avenue, Dalkeith PD45.14
(Spoke in support for the recommendation)

Mr Colin Barns, 36 Stirling Highway, Nedlands PD45.14
(Spoke against the recommendation)

Mr Bill James, 4 Archdeacon Street, Nedlands PD45.14
(Spoke against the recommendation)

Mr Kerry Harmanis, 11a Walba Way, Swanbourne PD46.14
(Spoke against the application being approved)

Mr Russell Morris, 19 Rinaldi Court, Karrinyup PD46.14
(Spoke for the application to be approved)

The Presiding Member allowed a further 3 minutes for Mr Morris to conclude his address.

Dr Digby Cullen, 2 Korel Gardens, Swanbourne PD46.14
(Spoke against the application being approved)

Mrs Charlotte Fernandes, 25 Martin Avenue, Nedlands PD43.14
(Spoke

3. Requests for Leave of Absence

Nil.

Councillor Porter departed the Chamber at 7.30pm.

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.

Moved – Councillor Wetherall

Seconded – Councillor Hassell

That the petition received on 5 November 2014 in relation to the extension of trading hours for Deli Chicchi be received and referred for consideration with the report on this topic.

CARRIED UNANIMOUSLY 11/-

Councillor Porter returned to the Chambers at 7.31pm.

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.

Moved – Councillor Hassell

Seconded - Councillor Wetherall

That Councillor James be permitted to take part in the discussion but to depart the Chambers after and not vote on item PD 45.14.

**CARRIED 10/2
(Against: Crs. Shaw & Binks)**

5.1 Councillor James – PD45.14 – No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor James disclosed a financial interest in Item Pd45.14, No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). Her interest being that Councilor James lives

next door (owner/occupier) to the applicant and as a requirement under the Act, intends to take leave to make a statement prior to Council's discussions on the matter and then will vacate the Chamber.

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*.

6.1 Councillor Hassell – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Hassell disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Hassell declared he would consider this matter on its merits and vote accordingly.

6.2 Councillor Wetherall – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Wetherall disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Wetherall declared he would consider this matter on its merits and vote accordingly.

6.3 Councillor Porter – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Porter disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Porter declared he would consider this matter on its merits and vote accordingly.

6.4 Councillor Hay – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Hay disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant (occupier), and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Hay declared he would consider this matter on its merits and vote accordingly.

6.5 Councillor Binks – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Binks disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Binks declared he would consider this matter on its merits and vote accordingly.

6.6 Councillor Argyle – PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation)

Councillor Argyle disclosed an impartiality interest in Item PD45.14 - No. 2a (Lot 2) Archdeacon Street, Nedlands – Retrospective Change of Use (Use Not Listed – Short Stay Accommodation). He disclosed an impartiality interest in this matter as he has an association of a Councillor who is a neighbour of the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Argyle declared he would consider this matter on its merits and vote accordingly.

6.7 Councillor Shaw – TS18.14 – Tender No. 2014/15.01 – Provision of Plumbing Services

Councillor Shaw disclosed an impartiality interest in Item TS18.14 – Tender No. 2014/15.01 – Provision of Plumbing Services. Cr Shaw disclosed that he knows the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Shaw declared he would consider this matter on its merits and vote accordingly.

6.8 Councillor Binks – TS18.14 – Tender No. 2014/15.01 – Provision of Plumbing Services

Councillor Binks disclosed an impartiality interest in Item TS18.14 – Tender No. 2014/15.01 – Provision of Plumbing Services. Cr Shaw disclosed that he knows

the applicant, and as a consequence, there may be a perception that his impartiality on the matter may be affected. Cr Binks declared he would consider this matter on its merits and vote accordingly.

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

Nil.

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.

Moved – Councillor Hay
Seconded – Councillor Argyle

The Minutes of the Ordinary Council Meeting held 28 October 2014 be confirmed.

CARRIED UNANIMOUSLY 12/-

9. Announcements of the Presiding Member without discussion

9.1 Functions where the Mayor has represented the City of Nedlands since the last Meeting of Council held on 28 October 2014:

Date	Organisation	Details
29 October 2014	Min for Local Government	Local Government reform announcement
30 October 2014	CoN	Freeman of the City Bestowal Ceremony
31 October 2014	CEDA	Constitutional Reform
31 October 2014	Councils for Democracy	Meeting
31 October 2014	Realmark	First Birthday Celebration
2 November 2014	Perth Flying Squadron	Season Opening
5 November 2014	Town of Claremont	Meeting of Riversea Mayors
5 November 2014	CoN	Meeting with Julie Bishop, MHR
5 November 2014	Friends of RPH	AGM
5 November 2014	CRC Spatial Information	Conference

6 November 2014	Republic of Viet Nam	Meeting with Consulate General
7 November 2014	CRC Spatial Information	Conference
7 November 2014	Planning Inst of Australia	Discussion Forum
9 November 2014	Friends of Hollywood Reserve	Working Bee
9 November 2014	Friends of Mayo Garden	Working Bee
10 November 2014	CoN	Meeting with Mayor and CEO of Cambridge
10 November 2014	CoN	Meeting with McLeods
10 November 2014	National Trust WA	Council Meeting
11 November 2014	Nedlands RSL	Remembrance Day Event
11 November 2014	SAT	Mediation 47 Meriwa
12 November 2014	National Trust WA	AGM
13 November 2014	CoN	St Catherine's College inspection
13 November 2014	Alliance Francais	Meeting re art work
14 November 2014	Hollywood PS	Presentation of Waterwise Garden Award
14 November 2014	Premier's Dept	Opening of Wansleigh
14 November 2014	CoN	Tresillian Art Show
15 November 2014	Town of Claremont	Opening of new offices
17 November 2014	RAC	Taxi Industry Launch
18 November 2014	National Party	Breakfast
18 November 2014	Architects' Institute	Urban design Committee Meeting
20 November 2014	Local Government Planners Assocn	Multi-unit Development
20 November 2014	Landcorp	RPH Redevelopment Steering Committee meeting
20 November 2014	CityVision	Meeting
21 November 2014	CoN	Meeting with Bill Marmion, MLA
21 November 2014	Councils for Democracy	Meeting
24 November 2014	National Trust WA	Executive Meeting
25 November 2014	Supreme Court	Local Government Reform Challenge

10. Members announcements without discussion

10.1 Councillor Hassell

Councillor Hassell advised that he represented the Mayor at the Shenton Collage Remembrance Day Ceremony on 11 November 2014. The ceremony was also attended by Hon. Julie Bishop and was a wonderful service that was well attended.

Councillor Hassell also advised that he represented the Mayor at the Australian of the Year Awards held on 15 November 2014 at Government House. It was an extremely well organised event attended by many.

Councillor Hassell also attended the memorial service at the Dalkeith Road Church of Christ for the passing of Mr Wal Bennett. Mr Bennett was an ex-Councillor of the City of Nedlands, and his wife has contributed greatly to the City. The service was well attended.

10.2 Councillor Smyth

Councillor Smyth advised that she attended the Baptist Church in Dalkeith for the introduction of their new Pastor.

Councillor Smyth also attended the Remembrance Day Ceremony at the Perth War Graves on 11 November 2014.

Councillor Smyth advised that she also attended the recent CRC Conference.

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 was circulated to Councillors and Executive 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 was circulated to Councillors only 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:

Council Committee

11 November 2014

Circulated to Councillors on 19 November 2014

Moved – Councillor Shaw

Seconded – Councillor McManus

That the Minutes of the Council Committee Meeting held on 11 November 2014 be received.

CARRIED UNANIMOUSLY 12/-

CEO Performance Review Committee

13 November 2014

Circulated to Councillors on 11 November 2014

CEO Performance Review Committee

6 November 2014

Circulated to Councillors on 11 November 2014

Moved – Councillor Porter

Seconded – Councillor McManus

That the Minutes of the CEO Performance Review Committee Meeting held on 6 and 13 November 2014 be received.

CARRIED UNANIMOUSLY 12/-

Sustainable Nedlands Committee

3 November 2014

Circulated to Councillors on 7 November 2014

Moved – Councillor Shaw

Seconded – Councillor Binks

That the Minutes of the Sustainable Nedlands Committee Meeting held on 3 November 2014 be received.

**CARRIED 11/1
(Against: Cr. Porter)**

Audit and Risk Committee

7 October 2014

Circulated to Councillors on 16 October 2014

Moved – Councillor James

Seconded – Councillor McManus

That the Minutes of the Audit and Risk Committee Meeting held on 7 October 2014 be received.

CARRIED UNANIMOUSLY 12/-

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

En Bloc

Moved - Councillor Shaw

Seconded – Councillor Binks

That all Committee Recommendations relating to Reports under items 12.2, 12.3, 12.4 and 12.5 with the exception of Report Nos. PD43.14, PD44.14, PD45.14, PD46.14 are adopted En Bloc.

CARRIED UNANIMOUSLY 12/-

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.

PD43.14	NO. 25 (LOT 421) MARTIN AVENUE NEDLANDS – PROPOSED ADDITIONS (GARAGE & CARPORT) TO SINGLE HOUSE
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Committee	11 November 2014
Council	25 November 2014
Applicant	F F Fernandes
Landowner	F F Fernandes
Officer	Thomas Geddes – Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2014/212
Previous Item	Nil

Regulation 11(da) – Not applicable – Recommendation Adopted

Moved – Councillor Argyle

Seconded – Councillor McManus

That the Recommendation to Council be adopted with the following alteration to clause 2:

- 2. The proposed carport is to be set back 0.2m from the southern property boundary (side);**

**CARRIED 11/1
(Against: Cr. Horley)**

Council Resolution

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:

The development shall at all times comply with the approved plans;

1. The proposed carport is to be set back 0.2m from the southern property boundary (side);
2. 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;
3. All stormwater from the development, which includes permeable and non-permeable areas, shall be contained onsite by draining to soak-wells of adequate capacity to contain runoff from a 20 year recurrent storm event. Soak-wells shall be a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development; and
4. 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 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.

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

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

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 1.0m³ for every 80m² 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 2nd Edition*, *Code of Practice for the Management and Control of Asbestos in a Workplace*, and any Department of Commerce Worksafe requirements.

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

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

PD44.14	NO. 20 (LOT 84) BURWOOD STREET NEDLANDS – PROPOSED PRIMARY & SECONDARY STREET FENCE TO SINGLE HOUSE
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Committee	11 November 2014
Council	25 November 2014
Applicant	D Chen
Landowner	D Chen
Officer	Thomas Geddes – Planning Officer
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2013/460 – BU2/20
Previous Item	Nil

The Presiding Member allowed a 3 minute recess to enable Councillors to read the below alternative recommendation which become the Council Resolution.

Councillor Hassell departed the Chambers at 7.48pm and returned at 7.49pm.

Regulation 11(da) – Councillors agreed to approve application for the primary street fence from the southern edge of the driveway to the southern boundary but refused the application for a primary street fence from the Northern property boundary to the Northern edge of the driveway as submitted by Councillor Wetherall.

Moved – Councillor Wetherall
Seconded – Councillor Binks

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

Foreshadowed Motion

Councillor Shaw indicated that he will move the original recommendation to Council if the Substantive Motion is defeated.

Council Resolution / Alternative Recommendation

- Approves the proposed primary street fence from the southern edge of the driveway to the southern boundary of the property and 9 metres east along Verdun street and the 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 primary street fence from the southern edge of the driveway to the southern boundary of the property and 9 metres east along Verdun street and the secondary street fencing
 - 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.
2. Refuses the application for a primary street fence from the Northern property boundary to the Northern edge of the driveway 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 from the Northern property boundary to the Northern edge of the driveway.

General 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.

CARRIED 7/5
(Against: Mayor Hipkins, Crs. Hay, Shaw, Horley & Smyth)

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.

PD45.14	NO. 2A (LOT 2) ARCHDEACON STREET, NEDLANDS – RETROSPECTIVE CHANGE OF USE (USE NOT LISTED - SHORT STAY ACCOMMODATION)
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Committee	11 November 2014
Council	25 November 2014
Applicant	A Giambazi
Landowner	B E & A Giambazi
Officer	Andrew Gizariotis – Planning Consultant
Director	Peter Mickleson – Director Planning & Development Services
File Reference	DA2014/396 – AR1/2A
Previous Item	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.

Councillor James declared a Financial Interest in this item as previously resolved, was allowed to speak to this item prior to the matter being debated.

Councillor James departed the Chamber at 8.08pm.

It was noted that the following Councillors previously declared an Impartial Interest in this item and will consider the matter on its merits:

Councillors Hassell, Wetherall, Hay, Binks and Argyle.

Mr Cole departed the Chambers at 8.10pm and returned at 8.12pm.

Moved – Councillor Wetherall

Seconded – Councillor McManus

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).

Amendment

Moved – Councillor Smyth

Seconded – Councillor Hassell

An amendment was moved to incorporate the recommended wording from Administration to include relevant conditions for the 12 month approval (memo dated 18 November 2014). The mover and seconder subsequently agreed to accept the amendment subject to part 1 being 'reviewed' in lieu of 'cease operation'.

The substantive motion become:

Substantive Motion

Council approves 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, subject to the following conditions:

- 1. Unless otherwise approved by the City, the short stay accommodation is to be reviewed in 12 months from the date of this approval.*
- 2. Within 21 days of the date of approval, the applicant is to prepare a Management Plan and submit it to the City for approval. The Management Plan is to detail the process of managing:*
 - a) Noise;*
 - b) Complaints;*
 - c) Maintenance;*
 - d) Security;*
 - e) Behaviour; and*
 - f) Car parking.*

The Management Plan is to be prepared to the City's satisfaction, is to be implemented immediately after approval, and is to remain in place at all times.

- 3. A fire and emergency response plan is required to be clearly displayed in a conspicuous location within the dwelling, plus:*
 - a) Each bedroom is to be fitted with a hard wired smoke detector;*
 - b) A fire extinguisher, in a clearly visible location, is to be maintained in proper working order; and*
 - c) Outside barbeques are to be gas or electric.*
- 4. A guest register is to be maintained by the operator, which records the name, contact details and period and duration of stay for all persons occupying the premises.*

Advice Notes

1. *Room sizes shall allow for a minimum 14m³ of air space per person in accordance with the Health Act 1911.*
2. *It is recommended that house rules are established for guests in relation to noise and disturbance to mitigate impact to surrounding neighbours.*
3. *There shall be no more than 6 persons accommodated, otherwise Lodging-house requirements will apply per the Health Act 1911.*

Foreshadowed Motion

Councillor Argyle indicated he would move the original recommended to Committee should the substantive motion be lost.

A procedural motion was put, in accordance with the City of Nedlands Standing Orders Local Law 2014, section 12.2(1).

Procedural Motion

Moved – Councillor Argyle
Seconded – Councillor Horley

That the motion be adjourned to the next appropriate meeting of Council.

CARRIED 7/4
(Against: Crs. McManus, Hassell, Binks & Wetherall)

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.

Councillor James returned to the Chambers at 9.10pm.

PD46.14	NAKED FIG CAFÉ – 278 MARINE PARADE SWANBOURNE – LANDLORD APPROVAL TO APPLY FOR EXTENDED TRADING PERMIT LIQUOR WITHOUT A MEAL
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Committee	11 November 2014
Council	25 November 2014
Applicant	Naked Fig Pty Ltd
Owner	City of Nedlands
Officer	Rebecca Boley – Property Management Officer
Director	Peter Mickleson – Planning & Development
File Reference	CAP-LB-00034
Previous Item	Item 13.5 – 22 July 2014

The Presiding Member declared a 3 minute recess at 9.11pm.

After a 3 minute recess, the Presiding Member reconvened the meeting at 9.14pm.

Councillors Hay, Horley returned to the Chambers at 9.15pm.

Councillor James returned to the Chambers at 9.16pm.

Regulation 11(da) – Council formed the view that the application differs from what Council originally intended for the site.

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

Moved – Councillor Shaw
Seconded – Councillor Hay

Council, as Sublessor of the premises at 278 Marine Parade, Swanbourne does not approve 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.

**CARRIED 10/2
(Against: Crs. McManus & Binks)**

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.

Cr Horley departed the Chambers at 9.44pm and did not return.

2.1 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.

TS17.14	TENDER NO. 2013/14.29 – PROVISION OF ELECTRICAL SERVICES
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Committee	11 November 2014
Council	25 November 2014
Applicant	City of Nedlands
Officer	Nathan Brewer – Purchasing and Tenders Coordinator
Director	Mark Goodlet – Director Technical Services
File Reference	TS-PRO-00018
Previous Item	Not Applicable

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Shaw

Seconded – Councillor Binks

Council Resolution / 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.**

CARRIED EN BLOC 12/-

TS18.14	TENDER NO. 2014/15.01 – PROVISION OF PLUMBING SERVICES
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Committee	11 November 2014
Council	25 November 2014
Applicant	City of Nedlands
Officer	Nathan Brewer – Purchasing and Tenders Coordinator
Director	Mark Goodlet – Director Technical Services
File Reference	TS-PRO-00030
Previous Item	Not Applicable

It was noted that the following Councillors previously declared an Impartial Interest in this item and will consider the matter on its merits:

Councillors Shaw and Binks..

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Shaw
Seconded – Councillor Binks

Council Resolution / 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.**

CARRIED EN BLOC 12/-

2.2 Community & Organisational Development

Nil Reports.

2.3 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.

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

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

Regulation 11(da) – Not Applicable – Recommendation Adopted

Moved – Councillor Shaw
Seconded – Councillor Binks

Council Resolution / Committee Recommendation / Recommendation to Committee

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

CARRIED EN BLOC 12/-

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.

Moved – Councillor James

Seconded – Councillor Hassell

That the Common Seal Register Report for the month of October 2014 be received.

CARRIED UNANIMOUSLY 11/-

October 2014

SEAL NUMBER	DATE SEALED	DEPARTMENT	MEETING DATE / ITEM NO.	REASON FOR USE
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.

Moved – Councillor James
Seconded – Councillor Hassell

That the List of Delegated Authorities for the month of October 2014 be received.

CARRIED UNANIMOUSLY 11/-

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 th to 10 th 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

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

16/10/2014	8 Barrow Court, Mount Claremont	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Danmar Homes Pty Ltd
20/10/2014	15 North St, Swanbourne	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	RCI Building Consultants
20/10/2014	91 Clifton St, Nedlands	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	S Kloppe
21/10/2014	78 Viking Rd, Dalkeith	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Karl Spargo Building Design
21/10/2014	30 Minora Rd, Dalkeith	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	T Alcock
21/10/2014	131 Dalkeith Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	RBD Building & Maintenance
21/10/2014	64 Strickland St, Mt Claremont	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Barrier Reef Pools Perth
22/10/2014	36 Kinninmont Ave, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Mr A Bills
22/10/2014	25 Birrigon Loop, Swanbourne	Matt Stuart	City of Nedlands TPS2	Section 6.7.1	Averna Pty Ltd
24/10/2014	80 Dalkeith Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	M J Best
24/10/2014	9b Knutsford St, Swanbourne	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Sapphire Pools
24/10/2014	57 Doonan Rd, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Aqua Technics - Welshpool
24/10/2014	14a Knutsford St, Swanbourne	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Roberto Santella Design
27/10/2014	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

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

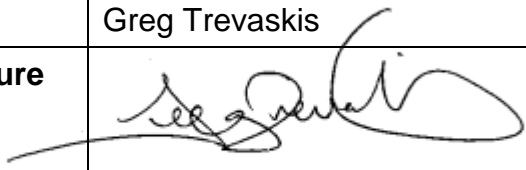
Record of Delegations of Authority and Authorisations

Delegations of Authority Register

Attachment 13.2

30/10/2014	31 Stanley St, Nedlands	Thomas Geddes	City of Nedlands TPS2	Section 6.7.1	Acanthus Green
30/10/2014	120 Stirling Hwy, Nedlands	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	City of Nedlands
31/10/2014	138 Victoria Ave, Dalkeith	Jennifer Heyes	City of Nedlands TPS2	Section 6.7.1	Lyons Architects
31/10/2014	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

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

Regulation 11(da) – Not applicable – Recommendation Adopted

Moved – Councillor Shaw
 Seconded – Councillor James

Council Resolution / Recommendation to Council

Council receives the Monthly Financial Report for October 2014.

CARRIED UNANIMOUSLY 11/-

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 ☐ No ☒

Required by City of Nedlands policy:

Yes ☐ No ☒

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 %
Operating Income					
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%
	30,013,100	25,692,510	26,291,889	599,379	
Operating Expense					
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%
	(29,306,100)	(10,596,506)	(9,497,344)	1,099,162	
Capital Income					
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		
	3,263,800		264,093		
Capital Expenditure					
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)		
	(12,269,990)		(1,564,725)		
Total Operating and Non-Operating	(8,299,190)		15,493,912		
Adjustment - Non Cash Items					
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		
	8,299,190		(15,493,912)		

CITY OF NEDLANDS
NET CURRENT ASSETS
AS AT 31 OCTOBER 2014

	2014/15 YTD 31 OCTOBER 2014	2013/14 YTD 30 June 2014
Current Assets		
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
	28,681,472	10,269,689
Current Liabilities		
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
	4,919,296	4,151,325
Net Current Assets	23,762,176	6,118,364
Less: Restricted Reserves	(4,021,152)	(3,966,675)
Add: Loan Repayment	390,661	542,957
	20,131,685	2,694,646

CITY OF NEDLANDS
FINANCIAL SUMMARY - OPERATING - BY BUSINESS UNIT
AS AT 31 OCTOBER 2014

Master Account	October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
Governance						
Governance						

Expense							
20420	Salaries - Governance	232,335	246,732	14,397	0	740,200	507,865
20421	Other Employee Costs - Governance	33,988	31,268	(2,720)	425	69,600	35,187
20423	Office - Governance	8,301	5,600	(2,701)	1,818	16,800	6,681
20424	Motor Vehicles - Governance	4,595	5,800	1,205	0	17,400	12,805
20425	Depreciation - Governance	35,032	41,332	6,300	0	124,000	88,968
20427	Finance - Governance	111,540	111,433	(107)	0	334,300	222,760
20428	Insurance - Governance	209,955	94,000	(115,955)	0	94,000	(115,955)
20430	Other - Governance	959	12,232	11,273	0	36,700	35,741
20434	Professional Fees - Governance	13,478	16,664	3,186	0	50,000	36,522
20450	Special Projects - Governance / PC93	36,810	33,332	(3,478)	3,480	40,000	(290)
Expense Total		686,993	598,393	(88,600)	5,724	1,523,000	830,283
Income							
50410	Sundry Income - Governance	(94,173)	(31,618)	62,555	0	(64,900)	29,273
Income Total		(94,173)	(31,618)	62,555	0	(64,900)	29,273
Total		592,820	566,775	(26,045)	5,724	1,458,100	859,556
Governance Total		592,820	566,775	(26,045)	5,724	1,458,100	859,556
Human Resources							

Expense							
20520	Salaries - HR	76,187	96,868	20,681	0	290,600	214,413
20521	Other Employee Costs - HR	80,476	99,464	18,988	7,766	186,900	98,658
20522	Staff Recruitment - HR	14,463	32,336	17,873	6,342	97,000	76,195
20523	Office - HR	188	6,000	5,812	0	18,000	17,812
20524	Motor Vehicles - HR	4,698	3,100	(1,598)	0	9,300	4,602
20525	Depreciation - HR	156	168	12	0	500	344
20527	Finance - HR	(205,300)	(205,300)	0	0	(615,900)	(410,600)
20530	Other - HR	4,500	868	(3,632)	0	2,600	(1,900)
20534	Professional Fees - HR	15,142	17,000	1,858	0	51,000	35,858
Expense Total		(9,490)	50,504	59,994	14,107	40,000	35,382
Income							
50510	Ctrb'n Rmbrs & Donation OPER - HR	(916)	(13,332)	(12,416)	0	(40,000)	(39,084)
Income Total		(916)	(13,332)	(12,416)	0	(40,000)	(39,084)
Total		(10,406)	37,172	47,578	14,107	0	(3,702)
Human Resources Total		(10,406)	37,172	47,578	14,107	0	(3,702)
Members Of Council							

Expense							
20323	Office - MOC	538	1,700	1,162	0	5,100	4,562
20325	Depreciation - MOC	290	300	10	0	900	610
20329	Members of Council - MOC	149,707	144,833	(4,874)	60	434,500	284,733
20330	Other - MOC	0	2,332	2,332	0	7,000	7,000
Expense Total		150,535	149,165	(1,370)	60	447,500	296,905
Total		150,535	149,165	(1,370)	60	447,500	296,905
Members Of Council Total		150,535	149,165	(1,370)	60	447,500	296,905
Communications							

Expense							
28320	Salaries - Communications	66,970	85,468	18,498	0	256,400	189,430
28321	Other Employee Costs - Communications	5,118	7,732	2,614	909	14,400	8,373
28323	Office - Communications	11,869	26,036	14,167	9,395	78,100	56,836
28327	Finance - Communications	19,000	19,000	0	0	57,000	38,000
28330	Other - Communications	2,929	5,464	2,535	1,000	16,400	12,471
28334	Professional Fees - Communications	0	1,600	1,600	0	4,800	4,800
28335	ICT Expenses - Communications	0	400	400	0	1,200	1,200
28350	Special Projects - Communications / PC 90	0	20,332	20,332	0	37,000	37,000

Master Account	October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
Expense Total	105,886	166,032	60,146	11,304	465,300	348,110
Total	105,886	166,032	60,146	11,304	465,300	348,110
Communications Total	105,886	166,032	60,146	11,304	465,300	348,110
Governance Total	838,836	919,144	80,308	31,195	2,370,900	1,500,869

Corporate & Strategy

Corporate Strategy & Systems

Corporate Services

Expense

21220	Salaries - Corporate Services	34,200	36,404	2,204	0	109,200	75,000
21221	Other Employee Costs - Corporate Services	4,816	5,068	252	0	10,000	5,184
21224	Motor Vehicles - Corporate Services	3,744	5,400	1,656	0	16,200	12,456
21225	Depreciation - Corporate Services	111	132	21	0	400	289
21250	Special Projects - Corporate Services / PC68	6,000	0	(6,000)	0	0	(6,000)
Expense Total		48,871	47,004	(1,867)	0	135,800	86,929
Corporate Services Total		48,871	47,004	(1,867)	0	135,800	86,929

Customer Services

Expense

21320	Salaries - Customer Service	70,098	72,536	2,438	0	217,600	147,502
21321	Other Employee Costs - Customer Service	4,220	5,000	780	0	7,800	3,580
21323	Office - Customer Service	627	1,636	1,009	5,990	4,900	(1,717)
21325	Depreciation - Customer Service	0	68	68	0	200	200
21327	Finance - Customer Service	(77,168)	(77,168)	0	0	(231,500)	(154,332)
21330	Other - Customer Service	0	332	332	0	1,000	1,000
Expense Total		(2,224)	2,404	4,628	5,990	0	(3,767)
Customer Services Total		(2,224)	2,404	4,628	5,990	0	(3,767)

ICT

Expense

21720	Salaries - ICT	125,247	124,036	(1,211)	0	372,100	246,853
21721	Other Employee Costs - ICT	8,604	14,932	6,328	4,954	32,000	18,442
21723	Office - ICT	11,946	20,668	8,722	185	62,000	49,869
21724	Motor Vehicles - ICT	0	3,700	3,700	0	11,100	11,100
21725	Depreciation - ICT	68,305	67,000	(1,305)	0	201,000	132,695
21727	Finance - ICT	(555,232)	(555,233)	(1)	0	(1,665,700)	(1,110,468)
21728	Insurance - ICT	5,865	0	(5,865)	0	0	(5,865)
21730	Other - ICT	1,196	332	(864)	1,275	1,000	(1,471)
21734	Professional Fees - ICT	0	18,332	18,332	0	55,000	55,000
21735	ICT Expenses - ICT	253,347	210,000	(43,347)	59,200	630,000	317,454
21750	Special Projects - ICT	0	55,232	55,232	0	165,700	165,700
Expense Total		(80,722)	(41,001)	39,721	65,614	(135,800)	(120,692)
ICT Total		(80,722)	(41,001)	39,721	65,614	(135,800)	(120,692)

Records

Expense

22020	Salaries - Records	92,904	85,868	(7,036)	0	257,600	164,696
22021	Other Employee Costs - Records	9,993	8,732	(1,261)	3,600	17,400	3,807
22023	Office - Records	104	332	228	0	1,000	896
22025	Depreciation - Records	0	100	100	0	300	300
22027	Finance - Records	(102,300)	(102,300)	0	0	(306,900)	(204,600)
22030	Other - Records	4,041	5,832	1,791	4,204	17,500	9,254
22034	Professional Fees - Records	1,500	1,332	(168)	0	4,000	2,500
22035	ICT Expenses - Records	9,748	3,232	(6,516)	6,600	9,700	(6,648)
Expense Total		15,990	3,128	(12,862)	14,404	600	(29,795)

Income

52001	Fees & Charges - Records	(150)	(200)	(50)	0	(600)	(450)
Income Total		(150)	(200)	(50)	0	(600)	(450)
Records Total		15,840	2,928	(12,912)	14,404	0	(30,245)
Corporate Strategy & Systems Total		(18,235)	11,335	29,570	86,009	0	(67,774)

Finance

Rates

Expense

21920	Salaries - Rates	39,484	27,868	(11,616)	0	83,600	44,116
21921	Other Employee Costs - Rates	1,512	1,300	(212)	0	1,300	(212)
21923	Office - Rates	5,192	0	(5,192)	0	0	(5,192)

Master Account		October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
21927	Finance - Rates	50,487	40,672	(9,815)	0	115,400	64,913
21930	Other - Rates	18,476	17,875	(601)	3,740	31,000	8,784
21934	Professional Fees - Rates	44,549	44,000	(549)	2,076	52,000	5,375
Expense Total		159,699	131,715	(27,984)	5,816	283,300	117,785
Income							
51908	Rates - Rates	(20,346,209)	(20,362,068)	(15,859)	0	(20,612,600)	(266,391)
Income Total		(20,346,209)	(20,362,068)	(15,859)	0	(20,612,600)	(266,391)
Rates Total		(20,186,510)	(20,230,353)	(43,843)	5,816	(20,329,300)	(148,606)
General Finance							
Expense							
21420	Salaries - Finance	228,829	244,596	15,767	0	733,800	504,971
21421	Other Employee Costs - Finance	22,236	20,602	(1,634)	3,004	36,600	11,360
21423	Office - Finance	31,058	32,768	1,710	12,294	98,600	55,248
21424	Motor Vehicles - Finance	3,625	5,468	1,843	0	16,400	12,775
21425	Depreciation - Finance	912	1,000	88	0	3,000	2,088
21426	Utility - Finance	642	0	(642)	0	0	(642)
21427	Finance - Finance	(331,566)	(323,533)	8,033	12,967	(970,600)	(652,002)
21428	Insurance - Finance	931	168	(763)	0	500	(431)
21430	Other - Finance	1,857	632	(1,225)	0	1,900	43
21434	Professional Fees - Finance	34,525	54,000	19,475	13,623	84,000	35,852
21450	Special Projects - Finance	0	5,000	5,000	7,000	20,000	13,000
Expense Total		(6,951)	40,701	47,652	48,888	24,200	(17,737)
Income							
51401	Fees & Charges - Finance	(33,950)	(23,068)	10,882	0	(61,000)	(27,050)
51410	Sundry Income - Finance	(27,418)	(28,618)	(1,200)	0	(45,700)	(18,282)
Income Total		(61,368)	(51,686)	9,682	0	(106,700)	(45,332)
General Finance Total		(68,319)	(10,985)	57,334	48,888	(82,500)	(63,068)
General Purpose							
Expense							
21631	Interest - General Purpose	42,961	91,200	48,239	0	273,600	230,639
Expense Total		42,961	91,200	48,239	0	273,600	230,639
Income							
51602	Service Charges - General Purpose	(18)	0	18	0	0	18
51604	Grants Operating - General Purpose	(192,307)	(184,600)	7,707	0	(738,400)	(546,093)
51607	Interest - General Purpose	(201,439)	(183,333)	18,106	0	(550,000)	(348,561)
Income Total		(393,765)	(367,933)	25,832	0	(1,288,400)	(894,635)
General Purpose Total		(350,803)	(276,733)	74,070	0	(1,014,800)	(663,997)
Shared Services							
Expense							
21523	Office - Shared Services	8,397	16,168	7,771	948	48,500	39,156
21534	Professional Fees - Shared Services	12,415	9,332	(3,083)	120	28,000	15,465
Expense Total		20,811	25,500	4,689	1,068	76,500	54,621
Shared Services Total		20,811	25,500	4,689	1,068	76,500	54,621
Finance Total		(20,584,821)	(20,492,571)	92,250	55,771	(21,350,100)	(821,050)
Corporate & Strategy Total		(20,603,055)	(20,481,236)	121,819	141,780	(21,350,100)	(888,824)
Community Development							
Community Development							
Community Development							
Expense							
28120	Salaries - Community Development	121,836	135,000	13,164	0	405,000	283,164
28121	Other Employee Costs - Community Development	10,236	12,200	1,964	0	23,000	12,764
28123	Office - Community Development	2,214	1,404	(810)	0	4,200	1,986
28124	Motor Vehicles - Community Development	4,585	3,268	(1,317)	0	9,800	5,215
28125	Depreciation - Community Development	1,166	1,400	234	0	4,200	3,034
28127	Finance - Community Development	62,332	62,332	0	0	187,000	124,668
28130	Other - Community Development	0	1,168	1,168	1,071	3,500	2,429
28134	Professional Fees - Community Development	0	0	0	0	2,000	2,000
28137	Donations - Community Development	17,733	58,000	40,267	0	178,000	160,267
28151	OPRL Activities - Community Development / PC82-87	26,348	23,504	(2,844)	37,656	140,100	76,096
Expense Total		246,449	298,276	51,827	38,727	956,800	671,623
Income							
58101	Fees & Charges - Community Development	(11,119)	(5,468)	5,651	0	(11,700)	(581)

Master Account		October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
58104	Grants Operating - Community Development	0	0	0	0	(17,500)	(17,500)
Income Total		(11,119)	(5,468)	5,651	0	(29,200)	(18,081)
Community Development Total		235,331	292,808	57,477	38,727	927,600	653,542
Community Facilities							
Income							
58201	Fees & Charges - Community Facilities	(3,667)	(3,500)	167	0	(10,500)	(6,833)
58206	Contrib'n Reim & Donation Op -Community Facilities	(3,263)	0	3,263	0	0	3,263
58209	Council Property - Community Facilities	(71,863)	(59,960)	11,903	0	(179,900)	(108,037)
Income Total		(78,793)	(63,460)	15,333	0	(190,400)	(111,607)
Community Facilities Total		(78,793)	(63,460)	15,333	0	(190,400)	(111,607)
Volunteer Services VRC							
Expense							
29320	Salaries - Volunteer Services VRC	20,452	25,132	4,680	0	75,400	54,948
29321	Other Employee Cost - Volunteer Services VRC	1,512	1,732	220	0	2,600	1,088
29323	Office - Volunteer Services VRC	1,937	3,400	1,463	145	6,800	4,718
29327	Finance - Volunteer Services VRC	13,800	13,800	0	0	41,400	27,600
29330	Other - Volunteer Services VRC	1,469	4,166	2,697	136	12,500	10,894
Expense Total		39,170	48,230	9,060	282	138,700	99,248
Income							
59304	Grants Operating - Volunteer Services VRC	(14,518)	(14,300)	218	0	(28,600)	(14,082)
Income Total		(14,518)	(14,300)	218	0	(28,600)	(14,082)
Volunteer Services VRC Total		24,652	33,930	9,278	282	110,100	85,166
Volunteer Services NVS							
Expense							
29220	Salaries - Volunteer Services NVS	8,179	8,504	325	0	25,500	17,321
29221	Other Employee Costs - Volunteer Services NVS	465	400	(65)	0	900	435
29223	Office - Volunteer Services NVS	645	250	(395)	0	3,400	2,755
29227	Finance - Volunteer Services NVS	12,032	12,028	(4)	0	36,100	24,068
29230	Other - Volunteer Services NVS	1,130	2,450	1,320	467	3,900	2,304
29250	Special Projects - Volunteer Services NVS	0	0	0	0	3,900	3,900
Expense Total		22,452	23,632	1,180	467	73,700	50,782
Volunteer Services NVS Total		22,452	23,632	1,180	467	73,700	50,782
Tresillian Community Centre							
Expense							
29120	Salaries - Tresillian CC	70,243	66,604	(3,639)	0	199,800	129,557
29121	Other Employee Costs - Tresillian CC	4,527	4,268	(259)	0	6,200	1,673
29123	Office - Tresillian CC	6,568	4,850	(1,718)	956	18,300	10,775
29125	Depreciation - Tresillian CC	851	1,032	181	0	3,100	2,249
29126	Utility - Tresillian CC	0	0	0	0	0	0
29127	Finance - Tresillian CC	40,307	38,868	(1,439)	0	111,600	71,293
29130	Other - Tresillian CC	1,902	3,668	1,766	615	11,000	8,483
29135	ICT Expenses - Tresillian CC	0	1,832	1,832	0	5,500	5,500
29136	Courses - Tresillian CC	45,784	31,668	(14,116)	6,921	126,100	73,396
29150	Exhibition	2,919	3,668	749	2,913	11,000	5,169
Expense Total		173,101	156,458	(16,643)	11,405	492,600	308,094
Income							
59101	Fees & Charges - Tresillian CC	(105,681)	(66,282)	39,399	0	(252,100)	(146,419)
59109	Council Property - Tresillian CC	(9,516)	(9,000)	516	0	(27,000)	(17,484)
59110	Sundry Income - Tresillian CC	(253)	(332)	(79)	0	(1,000)	(747)
Income Total		(115,450)	(75,614)	39,836	0	(280,100)	(164,650)
Tresillian Community Centre Total		57,651	80,844	23,193	11,405	212,500	143,444
Community Development Total		261,292	367,754	106,462	50,881	1,133,500	821,327
Community Service Centres							
Library Services							
Expense							
28523	Office - Mt Claremont Library	2,008	6,496	4,488	604	16,100	13,488
28525	Depreciation - Mt Claremont Library	381	768	387	0	2,300	1,919
28526	Utility - Mt Claremont Library	0	0	0	0	0	0
28530	Other - Mt Claremont Library	5,053	9,336	4,283	9,556	28,000	13,391
28535	ICT Expenses - Mt Claremont Library	3,820	4,872	1,052	0	14,600	10,780
28720	Salaries - Library Services	290,872	305,965	15,093	0	917,900	627,028
28721	Other Employee Costs - Library Services	20,131	25,886	5,755	364	45,400	24,905
28723	Office - Nedlands Library	13,372	19,064	5,692	4,655	53,400	35,372

Master Account	October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
28724 Motor Vehicles - Nedlands Library	7,731	7,668	(63)	0	23,000	15,269
28725 Depreciation - Nedlands Library	2,216	2,368	152	0	7,100	4,884
28726 Utility - Nedlands Library	0	0	0	0	0	0
28727 Finance - Nedlands Library	127,000	127,000	0	0	381,000	254,000
28730 Other - Nedlands Library	14,816	28,966	14,150	20,167	86,900	51,917
28731 Grants Expenditure - Nedlands Library	600	668	68	0	2,000	1,400
28734 Professional Fees - Nedlands Library	0	700	700	0	1,200	1,200
28735 ICT Expenses - Nedlands Library	4,024	10,032	6,008	288	30,100	25,788
28750 Special Projects - Nedlands Library	0	1,000	1,000	0	3,000	3,000
Expense Total	492,024	550,789	58,765	35,634	1,612,000	1,084,342
Income						
58501 Fees & Charges - Mt Claremont Library	(180)	(168)	12	0	(500)	(320)
58510 Sundry Income - Mt Claremont Library	(2)	(68)	(66)	0	(200)	(198)
58511 Fines & Penalties - Mt Claremont Library	(175)	(200)	(25)	0	(600)	(425)
58701 Fees & Charges - Nedland Library	(1,855)	(1,600)	255	0	(4,800)	(2,945)
58704 Grants Operating - Nedlands Library	(350)	(664)	(314)	0	(2,000)	(1,650)
58710 Sundry Income - Nedlands Library	(2,466)	(1,832)	634	0	(5,500)	(3,034)
58711 Fines & Penalties - Nedlands Library	(1,287)	(1,336)	(49)	0	(4,000)	(2,713)
58706 Contrib'n & Donations Op - Nedlands Library	(600)	0	600	0	0	600
Income Total	(6,915)	(5,868)	1,047	0	(17,600)	(10,685)
Library Services Total	485,109	544,921	59,812	35,634	1,594,400	1,073,657
Nedlands Community Care						
Expense						
28620 Salaries - NCC	7,571	0	(7,571)	0	0	(7,571)
28621 Other Employee Costs - NCC	0	0	0	0	0	0
28623 Office - NCC	(520)	0	520	0	0	520
28625 Depreciation - NCC	5,386	0	(5,386)	0	0	(5,386)
28626 Utility - NCC	979	0	(979)	0	0	(979)
28664 Hacc Unit Cost - NCC / PC66	371,910	420,812	48,902	17,903	1,262,200	872,387
Expense Total	385,326	420,812	35,486	17,903	1,262,200	858,971
Income						
58601 Fees & Charges - NCC	(26,614)	(28,844)	(2,230)	0	(86,500)	(59,886)
58604 Grants Operating - NCC	(565,583)	(334,748)	230,835	0	(1,004,200)	(438,617)
58610 Sundry Income - NCC	0	(668)	(668)	0	(2,000)	(2,000)
Income Total	(592,197)	(364,260)	227,937	0	(1,092,700)	(500,503)
Nedlands Community Care Total	(206,871)	56,552	263,423	17,903	169,500	358,468
Positive Ageing						
Expense						
27420 Salaries - Positive Ageing	13,563	15,504	1,941	0	46,500	32,937
27421 Other Employee Costs - Positive Ageing	930	1,550	620	0	3,800	2,870
27427 Finance - Positive Ageing	3,268	3,268	0	0	9,800	6,532
28437 Donations - Positive Ageing	1,370	7,200	5,830	5,339	21,600	14,891
28450 Other - Positive Ageing	1,025	4,666	3,641	242	14,000	12,733
Expense Total	20,157	32,188	12,031	5,582	95,700	69,962
Income						
58420 Fees & Charges - Positive Ageing	(4,923)	(2,468)	2,455	0	(7,400)	(2,478)
58423 Grants Operating - Positive Ageing	(400)	0	400	0	(500)	(100)
Income Total	(5,323)	(2,468)	2,855	0	(7,900)	(2,578)
Positive Ageing Total	14,834	29,720	14,886	5,582	87,800	67,384
Point Resolution Child Care						
Expense						
28820 Salaries - PRCC	133,892	140,936	7,044	0	422,800	288,908
28821 Other Employee Costs - PRCC	8,446	8,700	254	0	13,400	4,954
28823 Office - PRCC	728	5,732	5,005	175	17,700	16,798
28825 Depreciation - PRCC	153	300	147	0	900	747
28826 Utility - PRCC	3,301	2,532	(769)	0	7,600	4,299
28827 Finance - PRCC	33,200	33,200	0	0	99,600	66,400
28830 Other - PRCC	2,901	7,418	4,517	1,084	23,500	19,515
28835 ICT Expenses - PRCC	0	0	0	0	1,200	1,200
28833 Building - PRCC	0	10,000	10,000	0	10,000	10,000
Expense Total	182,620	208,818	26,198	1,259	596,700	412,821
Income						
58801 Fees & Charges - PRCC	(215,106)	(204,865)	10,241	0	(614,600)	(399,494)

Master Account	October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
Income Total	(215,106)	(204,865)	10,241	0	(614,600)	(399,494)
Point Resolution Child Care Total	(32,486)	3,953	36,439	1,259	(17,900)	13,326
Community Service Centres Total	260,586	635,146	374,560	60,378	1,833,800	1,512,836
Community Development Total	521,878	1,002,900	481,022	111,259	2,967,300	2,334,163

Planning & Development Services

Planning Services

Town Planning - Administration

Expense

24820	Salaries - Town Planning Admin	27,899	29,768	1,869	0	89,300	61,401
24821	Other Employee Costs-Town Planning Admin	27,028	31,814	4,786	0	54,600	27,572
24823	Office - Town Planning Admin	1,050	5,252	4,202	2,728	15,200	11,422
24824	Motor Vehicles - Town Planning Admin	17,061	20,132	3,071	0	60,400	43,339
24825	Depreciation - Town Planning Admin	186	1,000	814	0	3,000	2,814
24827	Finance - Town Planning Admin	133,274	133,866	592	0	401,600	268,326
24830	Other - Town Planning Admin	174	2,000	1,826	764	6,000	5,062
Expense Total		206,671	223,832	17,161	3,491	630,100	419,937

Income

54801	Fees & Charges - Town Planning Admin	(204,407)	(218,666)	(14,259)	0	(656,000)	(451,593)
Income Total		(204,407)	(218,666)	(14,259)	0	(656,000)	(451,593)

Town Planning - Administration Total	2,264	5,166	2,902	3,491	(25,900)	(31,655)
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Statutory Planning

Expense

24320	Salaries - Statutory Planning	145,992	159,664	13,672	0	479,000	333,008
24321	Other Employee Costs - Statutory Planning	859	2,800	1,941	641	8,400	6,900
24334	Professional Fees - Statutory Planning	55,318	30,900	(24,418)	2,749	92,700	34,633
Expense Total		202,168	193,364	(8,804)	3,390	580,100	374,542

Statutory Planning Total	202,168	193,364	(8,804)	3,390	580,100	374,542
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Strategic Planning

Expense

24857	Strategic Projects - Strategic Planning / PC61	5,392	155,000	149,608	52,902	155,000	96,707
24920	Salaries - Strategic Planning	94,024	125,001	30,977	0	375,000	280,976
24921	Other Employee Costs - Strategic Planning	1,250	2,532	1,282	0	7,600	6,350
24934	Professional Fees - Strategic Planning	6,247	17,332	11,085	0	52,000	45,753
Expense Total		106,912	299,865	192,953	52,902	589,600	429,786

Strategic Planning Total	106,912	299,865	192,953	52,902	589,600	429,786
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Planning Services Total	311,345	498,395	187,050	59,783	1,143,800	772,672
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Health & Compliance

Sustainability

Expense

24620	Salaries - Sustainability	27,384	30,632	3,248	0	91,900	64,516
24621	Other Employee Costs - Sustainability	5,028	7,964	2,936	600	22,300	16,672
24623	Office - Sustainability	288	1,396	1,108	0	4,200	3,912
24624	Motor Vehicles - Sustainability	6,402	7,868	1,466	0	23,600	17,198
24625	Depreciation - Sustainability	538	1,200	662	0	3,600	3,062
24627	Finance - Sustainability	14,568	14,568	0	0	43,700	29,132
24630	Other - Sustainability	27,400	10,332	(17,068)	0	11,000	(16,400)
24634	Professional Fees - Sustainability	3,504	0	(3,504)	3,205	0	(6,709)
24638	Operational Activities - Sustainability / PC79	12,224	11,668	(556)	4,455	35,000	18,321
24650	Special Projects - Sustainability / PC79	140	0	(140)	0	0	(140)
Expense Total		97,476	85,628	(11,848)	8,259	235,300	129,565

Income

54610	Sundry Income - Sustainability	(3)	(668)	(665)	0	(2,000)	(1,997)
Income Total		(3)	(668)	(665)	0	(2,000)	(1,997)

Sustainability Total	97,474	84,960	(12,514)	8,259	233,300	127,567
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Environmental Health

Expense

24720	Salaries - Environmental Health	121,212	122,433	1,221	5,022	367,300	241,066
24721	Other Employee Costs - Environmental Health	9,183	8,200	(983)	2,923	15,900	3,795
24723	Office - Environmental Health	924	3,550	2,626	0	4,100	3,176
24725	Depreciation - Environmental Health	1,333	1,568	235	0	4,700	3,367
24727	Finance - Environmental Health	31,668	31,656	(12)	0	95,000	63,332
24730	Other - Environmental Health	30	14,636	14,606	880	43,900	42,990

Master Account		October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
24734	Professional Fees - Environmental Health	4,791	1,000	(3,791)	0	3,000	(1,791)
24751	OPRL Activities - Environmental Health PC76,77,78	8,945	18,868	9,924	5,924	43,800	28,932
Expense Total		178,084	201,911	23,827	14,748	577,700	384,867
Income							
54701	Fees & Charges - Environmental Health	(54,699)	(59,000)	(4,301)	0	(59,000)	(4,301)
54710	Sundry Income - Environmental Health	(1,036)	(1,668)	(632)	0	(5,000)	(3,964)
54711	Fines & Penalties - Environmental Health	(4,479)	(10,000)	(5,521)	0	(30,000)	(25,521)
Income Total		(60,215)	(70,668)	(10,453)	0	(94,000)	(33,785)
Environmental Health Total		117,870	131,243	13,373	14,748	483,700	351,082
Environmental Conservation							
Expense							
24221	Other Employee Costs - Environmental Conservation	0	1,332	1,332	827	4,000	3,173
24223	Office - Environmental Conservation	276	332	56	0	1,000	724
24227	Finance - Environmental Conservation	21,868	21,868	0	0	65,600	43,732
24230	Other - Environmental Conservation	0	2,000	2,000	615	2,000	1,385
24237	Donations - Environmental Conservation	0	1,200	1,200	0	1,200	1,200
24251	Operational Activities-Environ Conservation / PC80	106,599	276,275	169,676	65,058	569,100	397,443
Expense Total		128,743	303,007	174,264	66,500	642,900	447,657
Income							
54204	Grants Operating - Environmental Conservation	(48,089)	0	48,089	0	(30,000)	18,089
54210	Sundry Income - Environmental Conservation	(7,959)	0	7,959	0	(6,100)	1,859
Income Total		(56,048)	0	56,048	0	(36,100)	19,948
Environmental Conservation Total		72,695	303,007	230,312	66,500	606,800	467,605
Ranger Services							
Expense							
21120	Salaries - Ranger Services	167,096	176,732	9,636	0	530,200	363,104
21121	Other Employee Costs - Ranger Services	13,558	13,800	242	1,387	25,000	10,055
21123	Office - Ranger Services	6,283	5,632	(651)	3,500	16,900	7,117
21124	Motor Vehicles - Ranger Services	16,882	19,325	2,443	0	77,300	60,418
21125	Depreciation - Ranger Services	39,909	19,732	(20,177)	0	59,200	19,291
21127	Finance - Ranger Services	40,757	46,136	5,379	0	138,400	97,643
21130	Other - Ranger Services	44,976	24,228	(20,748)	5,557	72,700	22,166
21134	Professional Fees - Ranger Services	1,718	1,668	(50)	3,192	5,000	90
21135	ICT Expenses - Ranger Services	0	7,668	7,668	0	23,000	23,000
21137	Donations - Ranger Services	0	332	332	0	1,000	1,000
Expense Total		331,180	315,253	(15,927)	13,636	948,700	603,884
Income							
51101	Fees & Charges - Ranger Services	(39,766)	(24,972)	14,794	0	(74,900)	(35,134)
51106	Contrib'n Reim & Donations Oper - Rangers Services	0	(8,000)	(8,000)	0	(24,000)	(24,000)
51110	Sundry Income - Ranger Services	0	(68)	(68)	0	(200)	(200)
51111	Fines & Penalties - Rangers Services	(149,591)	(118,768)	30,823	0	(360,000)	(210,409)
Income Total		(189,356)	(151,808)	37,548	0	(459,100)	(269,744)
Ranger Services Total		141,824	163,445	21,621	13,636	489,600	334,140
Health & Compliance Total		429,862	682,655	252,793	103,143	1,813,400	1,280,394
Building Services							
Building Services							
Expense							
24420	Salaries - Building Services	190,122	202,836	12,714	0	608,500	418,378
24421	Other Employee Costs - Building Services	18,093	21,500	3,407	400	41,700	23,207
24423	Office - Building Services	1,828	4,736	2,908	0	14,200	12,372
24424	Motor Vehicles - Building Services	9,918	11,332	1,414	0	34,000	24,082
24425	Depreciation - Building Services	81	200	119	0	600	519
24427	Finance - Building Services	85,832	86,665	833	0	260,000	174,168
24430	Other - Building Services	0	1,164	1,164	1,997	3,500	1,503
24434	Professional Fees - Building Services	21,631	21,068	(563)	0	63,200	41,569
Expense Total		327,505	349,501	21,996	2,397	1,025,700	695,798
Income							
54401	Fees & Charges - Building Services	(372,948)	(217,332)	155,616	0	(460,000)	(87,052)
54410	Sundry Income - Building Services	(10,993)	(4,000)	6,993	0	(12,000)	(1,007)
54411	Fines & Penalties - Building Services	0	(6,668)	(6,668)	0	(20,000)	(20,000)
Income Total		(383,941)	(228,000)	155,941	0	(492,000)	(108,059)
Building Services Total		(56,436)	121,501	177,937	2,397	533,700	587,739
Building Services Total		(56,436)	121,501	177,937	2,397	533,700	587,739

Master Account	October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
Planning & Development Services Total	684,771	1,302,551	617,780	165,324	3,490,900	2,640,806
Technical Services						
Engineering						
Infrastructure Services						
Expense						
26220 Salaries - Infrastructure Svcs	530,795	546,069	15,274	14,847	1,638,200	1,092,557
26221 Other Employee Costs - Infrastructure Svcs	98,593	99,136	543	6,427	175,800	70,780
26223 Office - Infrastructure Svcs	9,709	16,300	6,591	3,470	48,900	35,721
26224 Motor Vehicles - Infrastructure Svcs	21,697	27,832	6,135	0	83,500	61,803
26225 Depreciation - Infrastructure Svcs	3,621	5,000	1,379	0	15,000	11,379
26227 Finance - Infrastructure Svcs	(346,768)	(594,866)	(248,098)	0	(1,784,600)	(1,437,832)
26228 Insurance - Infrastructure Svcs	148,762	100,000	(48,762)	0	100,000	(48,762)
26230 Other - Infrastructure Svcs	18,659	15,263	(3,396)	68	97,800	79,073
26234 Professional Fees - Infrastructure Svcs	39,036	44,080	5,044	52,301	140,100	48,763
26235 ICT Expenses - Infrastructure Svcs	1,576	3,232	1,656	510	9,700	7,614
Expense Total	525,680	262,046	(263,634)	77,624	524,400	(78,903)
Infrastructure Services Total	525,680	262,046	(263,634)	77,624	524,400	(78,903)
Plant Operating						
Expense						
26525 Depreciation - Plant Operating	203,526	233,333	32,822	0	700,000	496,474
26527 Finance - Plant Operating	(396,505)	(340,697)	55,808	0	(1,022,100)	(625,595)
26532 Plant - Plant Operating	259,631	263,896	4,265	24,222	631,700	347,847
26533 Minor Parts & Workshop Tools - Plant Operating	12,935	8,664	(4,271)	1,156	26,000	11,909
26549 Loss Sale of Assets - Plant Operating	0	2,632	2,632	0	7,900	7,900
Expense Total	79,587	167,828	91,256	25,378	343,500	238,535
Income						
56501 Fees & Charges - Plant Operating	(7,514)	(6,000)	1,514	0	(18,000)	(10,486)
56515 Profit Sale of Assets - Plant Operating	0	(22,500)	2,748	0	(67,500)	(67,500)
Income Total	(7,514)	(28,500)	4,262	0	(85,500)	(77,986)
Plant Operating Total	43,810	139,328	95,518	25,378	258,000	188,812
Streets Roads and Depots						
Expense						
26625 Depreciation - Streets Roads & Depots	1,028,876	998,099	(30,777)	0	2,994,300	1,965,424
26626 Utility - Streets Roads & Depots	155,362	179,500	24,138	1,695	538,500	381,442
26630 Other	7,291	15,200	7,909	0	45,600	38,309
26640 Reinstatement - Streets Roads & Depot	8,772	2,672	(6,100)	0	8,000	(772)
26667 Road Maintenance / PC51	172,146	195,333	23,187	48,212	586,000	365,642
26668 Drainage Maintenance / PC52	32,239	148,332	116,093	79,538	445,000	333,223
26669 Footpath Maintenance / PC53	29,570	65,200	35,630	11,528	195,600	154,502
26670 Parking Signs / PC54	46,613	23,332	(23,281)	4,388	70,000	18,999
26671 Right of Way Maintenance / PC55	24,344	26,668	2,324	6,663	80,000	48,993
26672 Bus Shelter Maintenance / PC56	1,080	6,668	5,588	0	20,000	18,920
26673 Graffiti Control / PC57	5,432	9,168	3,736	0	27,500	22,068
26674 Streets Roads & Depot / PC89	18,104	37,332	19,228	171	112,000	93,725
Expense Total	1,529,829	1,707,504	177,675	152,196	5,122,500	3,440,475
Income						
56601 Fees & Charges - Streets Roads & Depots	(17,008)	(28,000)	(10,992)	0	(84,000)	(66,992)
56606 Contrib'n Reim & Don Op - Streets Roads & Depots	(3,371)	(5,000)	(1,629)	0	(15,000)	(11,629)
56610 Sundry Income - Streets Roads & Depots	(2,327)	(2,000)	327	0	(6,000)	(3,673)
Income Total	(22,706)	(35,000)	(12,294)	0	(105,000)	(82,294)
Streets Roads and Depots Total	1,507,123	1,672,504	165,381	152,196	5,017,500	3,358,181
Waste Minimisation						
Expense						
24520 Salaries - Waste Minimisation	62,886	54,968	(7,918)	0	164,900	102,014
24521 Other Employee Costs - Waste Minimisation	5,256	6,000	744	0	9,200	3,944
24525 Depreciation - Waste Minimisation	30,213	30,232	19	0	90,700	60,487
24527 Finance - Waste Minimisation	59,588	59,568	(20)	0	178,700	119,112
24528 Insurance - Waste Minimisation	5,865	0	(5,865)	0	0	(5,865)
24538 Purchase of Product - Waste Minimisation	1,123	2,000	877	225	6,000	4,653
24552 Residential Kerbside - Waste Minimisation / PC71	499,935	639,465	139,530	773,410	1,918,400	645,055
24553 Residential Bulk - Waste Minimisation / PC72	36,744	153,636	116,892	242,089	460,900	182,067
24554 Commercial - Waste Minimisation / PC73	24,451	35,000	10,549	34,803	105,000	45,745

Master Account		October Actual YTD	October Budget YTD	Variance	Committed Balance	June Budget YTD	Budget Available
24555	Public Waste - Waste Minimisation / PC74	19,467	46,500	27,033	38,333	139,500	81,699
24556	Waste Strategy - Waste Minimisation / PC75	0	44,332	44,332	37,818	133,000	95,182
Expense Total		745,528	1,071,701	326,173	1,126,678	3,206,300	1,334,094
Income							
54501	Fees & Charges - Waste Minimisation	(3,294,959)	(3,257,626)	37,333	0	(3,281,000)	13,959
Income Total		(3,294,959)	(3,257,626)	37,333	0	(3,281,000)	13,959
Waste Minimisation Total		(2,549,431)	(2,185,925)	363,506	1,126,678	(74,700)	1,348,053
Building Maintenance							
Expense							
24120	Salaries - Building Maintenance	69,511	76,332	6,821	0	229,000	159,489
24121	Other Employee Costs - Building Maintenance	5,912	5,700	(212)	0	9,700	3,788
24123	Office - Building Maintenance	35	468	433	277	1,400	1,088
24124	Motor Vehicles - Building Maintenance	15,194	14,532	(662)	0	43,600	28,406
24125	Depreciation - Building Maintenance	319,964	254,965	(64,999)	0	764,900	444,936
24126	Utility - Building Maintenance / PC41,42,43	55,470	54,204	(1,266)	0	160,400	104,930
24127	Finance - Building Maintenance	39,832	39,832	0	0	119,500	79,668
24128	Insurance - Building Maintenance	70,384	108,700	38,316	0	108,700	38,316
24130	Other - Building Maintenance	7,678	1,100	(6,578)	0	3,300	(4,378)
24133	Building - Building Maintenance / PC58	286,998	256,128	(30,870)	40,967	759,900	431,934
Expense Total		870,978	811,961	(59,017)	41,245	2,200,400	1,288,177
Income							
54106	Contrib'n Reim & Donations Op - Building Maintenanc	(3,561)	(8,668)	(5,107)	0	(26,000)	(22,439)
54109	Council Property - Building Maintenance	(84,671)	(106,564)	(21,893)	0	(319,700)	(235,029)
Income Total		(88,232)	(115,232)	(27,000)	0	(345,700)	(257,468)
Building Maintenance Total		782,746	696,729	(86,017)	41,245	1,854,700	1,030,709
Engineering Total		309,928	584,682	274,754	1,423,120	7,579,900	5,846,852
Parks Services							
Parks Services							
Expense							
26360	Depreciation - Parks Services	200,056	200,000	(56)	0	600,000	399,944
26365	Maintenance - Parks Services / PC59	1,273,286	1,399,157	125,871	160,258	3,716,500	2,282,956
Expense Total		1,473,342	1,599,157	125,815	160,258	4,316,500	2,682,900
Income							
56301	Fees & Charges - Parks & Ovals	(285)	0	285	0	0	285
56306	Contrib'n Reim & Donations Op - Parks Services	(29,953)	0	29,953	0	(14,000)	15,953
56309	Council Property - Parks Services	(14,374)	(22,632)	(8,258)	0	(67,900)	(53,526)
56310	Sundry Income - Parks Services	(2,396)	(570)	1,826	0	(500)	1,896
56312	Fines & Penalties - Parks & Ovals	(1,500)	0	1,500	0	0	1,500
Income Total		(48,508)	(23,202)	25,306	0	(82,400)	(33,892)
Parks Services Total		1,424,834	1,575,955	151,121	160,258	4,234,100	2,649,008
Parks Services Total		1,424,834	1,575,955	151,121	160,258	4,234,100	2,649,008
Technical Services Total		1,763,025	2,160,637	425,875	1,583,379	11,814,000	8,467,597
City of Nedlands Total		(16,794,546)	(15,096,004)	1,698,542	2,032,936	(707,000)	14,054,610

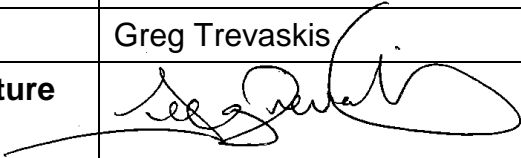
CITY OF NEDLANDS
CAPITAL WORKS & ACQUISITIONS
AS AT 31 OCTOBER 2014

		October Actual YTD	Committed Balance	June Budget YTD	Budget Available
2	Footpath Rehabilitation				
	2500 Stirling HWY	0	0	145,000	145,000
	Footpath Rehabilitation Total	0	0	145,000	145,000
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
	Road Rehabilitation Total	306,627	455,427	3,950,740	3,188,686
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)
	Drainage Rehabilitation Total	30,051	61,617	370,000	278,332
5	Street Furniture / Bus Shelter				
	9000 City Wide	1,731	6,646	120,000	111,624
	Street Furniture / Bus Shelter Total	1,731	6,646	120,000	111,624
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
	Grant Funded Projects Total	233,662	575,169	1,143,900	335,070
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
	Building Construction Total	122,171	76,125	2,463,100	2,264,804
12	Off Street Parking				
	2007 Smyth Road	0	0	150,000	150,000
	2175 Odern Crescent (Bridge Club)	0	0	232,500	232,500
	Off Street Parking Total	0	0	382,500	382,500

		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
	Parks & Reserves Construction Total		162,027	132,667	1,941,550
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
	Plant & Equipment Total		439,264	43,016	513,100
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
	ICT Capital Projects Total		71,231	87,029	323,700
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

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

Regulation 11(da) – Not applicable – Recommendation Adopted

Moved – Councillor James
 Seconded – Councillor Shaw

Council Resolution / Recommendation to Council

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

CARRIED UNANIMOUSLY 11/-

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%
Total	\$ 19,237,918.94		100.00%

Conclusion

The Investment Report is presented to Council.

Attachments

1. Investment Report for the period ended 31 October 2014

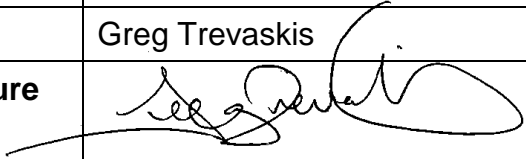
INVESTMENTS REPORT
FOR THE PERIOD ENDED 31 OCTOBER 2014

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
	RESTRICTED FUNDS										
Adelma	Adelma	3.45%	30-Sep-14	30-Mar-15	181		\$100,293.01			\$100,293.01	\$1,190.33
	TOTAL RESTRICTED FUNDS						\$100,293.01			\$100,293.01	\$1,190.33
	RESERVE INVESTMENTS										
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
	TOTAL RESERVE INVESTMENTS					\$2,046,822.44	\$0.00	\$298,439.59	\$1,675,889.32	\$4,021,151.34	\$39,477.06
	MUNICIPAL INVESTMENTS										
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
	TOTAL MUNICIPAL INVESTMENTS					\$3,589,140.36	\$4,541,332.67	\$3,564,756.90	\$3,521,244.66	\$15,216,474.59	\$132,913.03
RESERVE & MUNICIPAL TOTAL						\$5,635,962.80	\$4,541,625.68	\$3,863,196.48	\$5,197,133.97	\$19,237,918.94	\$173,580.42

* Credit Rating - Source: Standard & Poor's

Proportion Portfolio	29.30%	23.61%	20.08%	27.02%
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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)

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

Regulation 11(da) – Not applicable – Recommendation Adopted

Moved – Councillor Shaw
Seconded – Councillor Mayor Hipkins

Council Resolution / Council Recommendation

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

CARRIED UNANIMOUSLY 11/-

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)

Application Details:	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)
Property Location:	Lot 1 No. 111/118-120 Monash Avenue Nedlands
DAP Name:	Metro-West JDAP
Applicant:	TPG Town Planning & Urban Design
Owner:	Retirement Care Australia Pty Ltd
LG Reference:	DA2014/506
Responsible Authority:	City of Nedlands
Authorising Officer:	Peter Mickleson – Director Planning & Development Services
Application No and File No:	DP/2012/00903
Report Date:	26 November 2014
Application Receipt Date:	26 September 2014
Application Process Days:	60 calendar days
Attachments:	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</p> <p>'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 (TPS2)

Lot Size:	60306m ²
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

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

Level 1 & Level 2	<ul style="list-style-type: none"> • Nurse/office/server/physio reconfigured. • Balcony shape altered and area reduced. • Bedrooms layout reconfigured. • Electrical rooms included. • Sitting areas reconfigured.
Level 3	<ul style="list-style-type: none"> • Change from 23 apartments to 10 standard bedrooms + 17 apartments due to Regis operational requirements (4 additional rooms). • Revised room layout due to structural, BCA and operational requirements. • Nurse/office/physio reconfigured. • Added sitting area in south-east corner.
Level 4	<ul style="list-style-type: none"> • New overall layout including additional private dining room (restaurant reduced function space), additional café with lobby & additional massage parlour adjoining day spa.
Roof Plan	<ul style="list-style-type: none"> • Revised mechanical roof plant room & access due to service requirements. • Roof on west wing changed from built-up roof to metal roof sheeting due to structural requirements.
North & South elevations	<ul style="list-style-type: none"> • Revised stair and louvers added due to BCA and Fire safety requirements. • Revised brick cladding to Alucubond due to structural requirements.
East & West elevations	<ul style="list-style-type: none"> • Revised stair and louvers added due to BCA and Fire safety requirements. • Revised brick cladding to Alucubond due to structural requirements.

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:

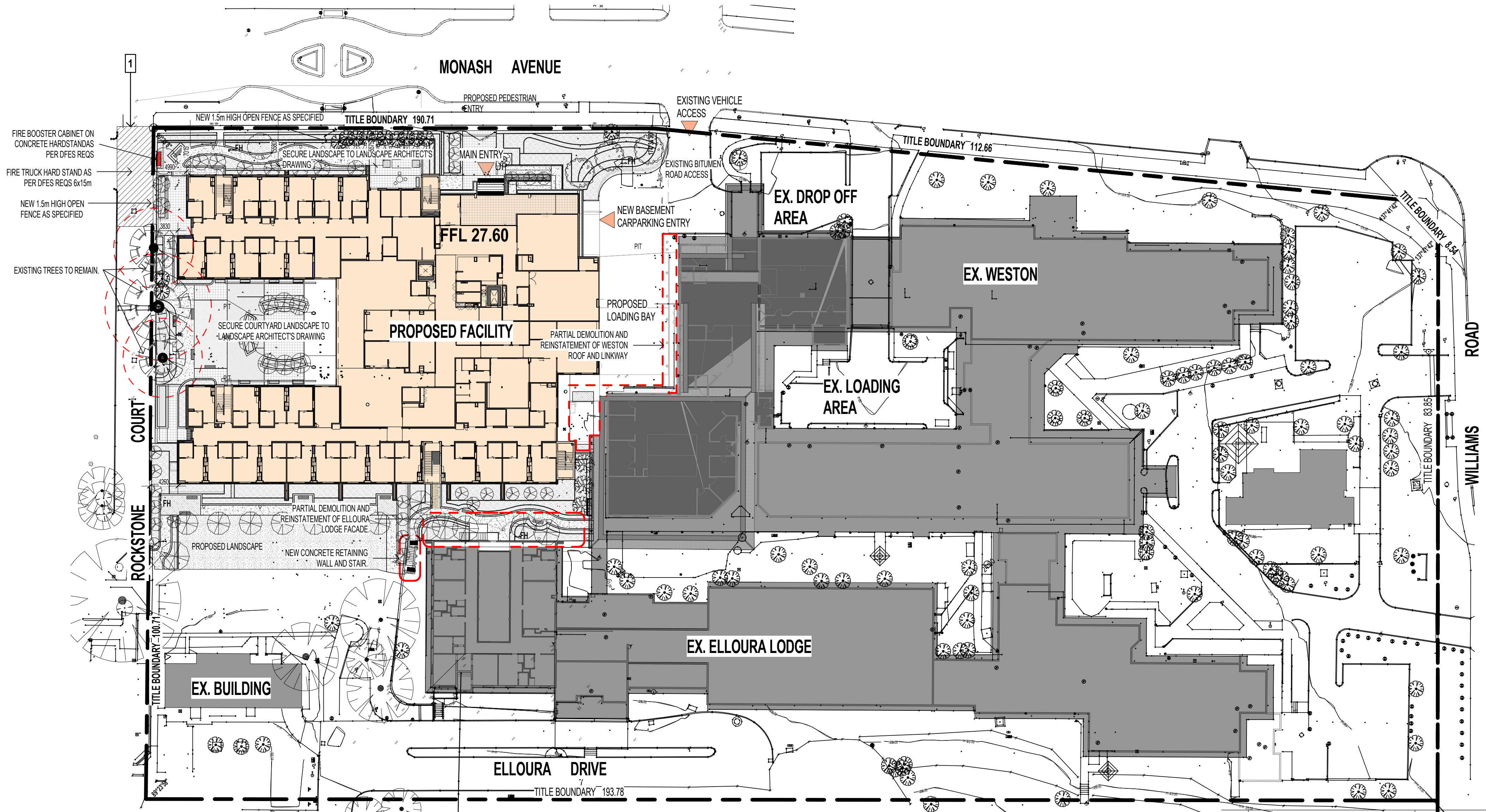
Overall, the amendments have been made as a result of more detailed requirements stipulated under the BCA and structural requirements. The overall height and land use have not been altered and the primary setback requirement to the northern lot boundary has increased from 6m to 7m, further reducing the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

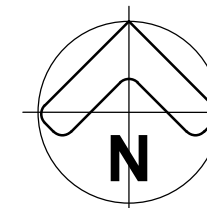
1. Site Plan, Development Plans and Elevations;
2. Applicant's Report
3. Scheme Excerpt – Schedule V

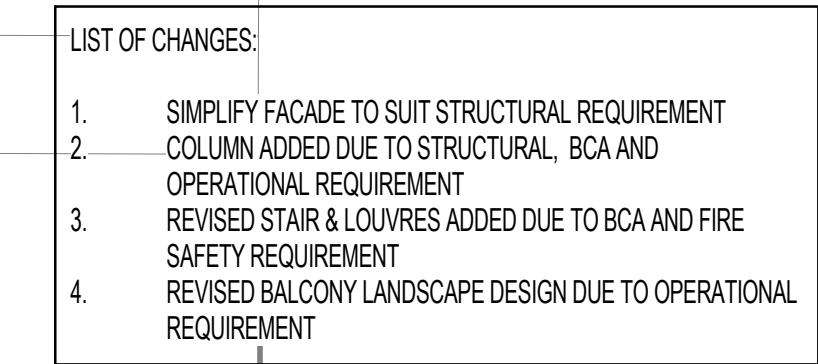
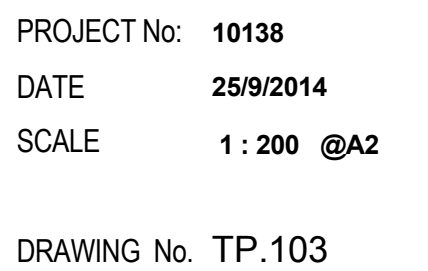


LIST OF CHANGES:

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

REV	DESCRIPTION	DRN	DATE



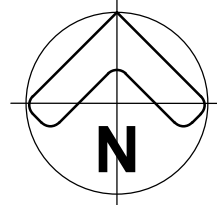
The logo for Silver Thomas Hanley Health Architecture features a stylized, flowing blue line that forms a continuous, abstract shape resembling a ribbon or a path. Below this graphic, the text "silver thomas hanley" is written in a lowercase, sans-serif font, with "silver" and "thomas" in a lighter blue and "hanley" in a darker blue. Underneath this, the words "HEALTH ARCHITECTURE" are written in a smaller, all-caps, sans-serif font, with "HEALTH" in a lighter blue and "ARCHITECTURE" in a darker blue.



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

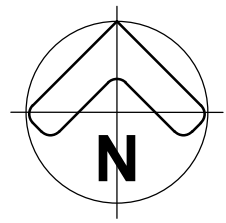


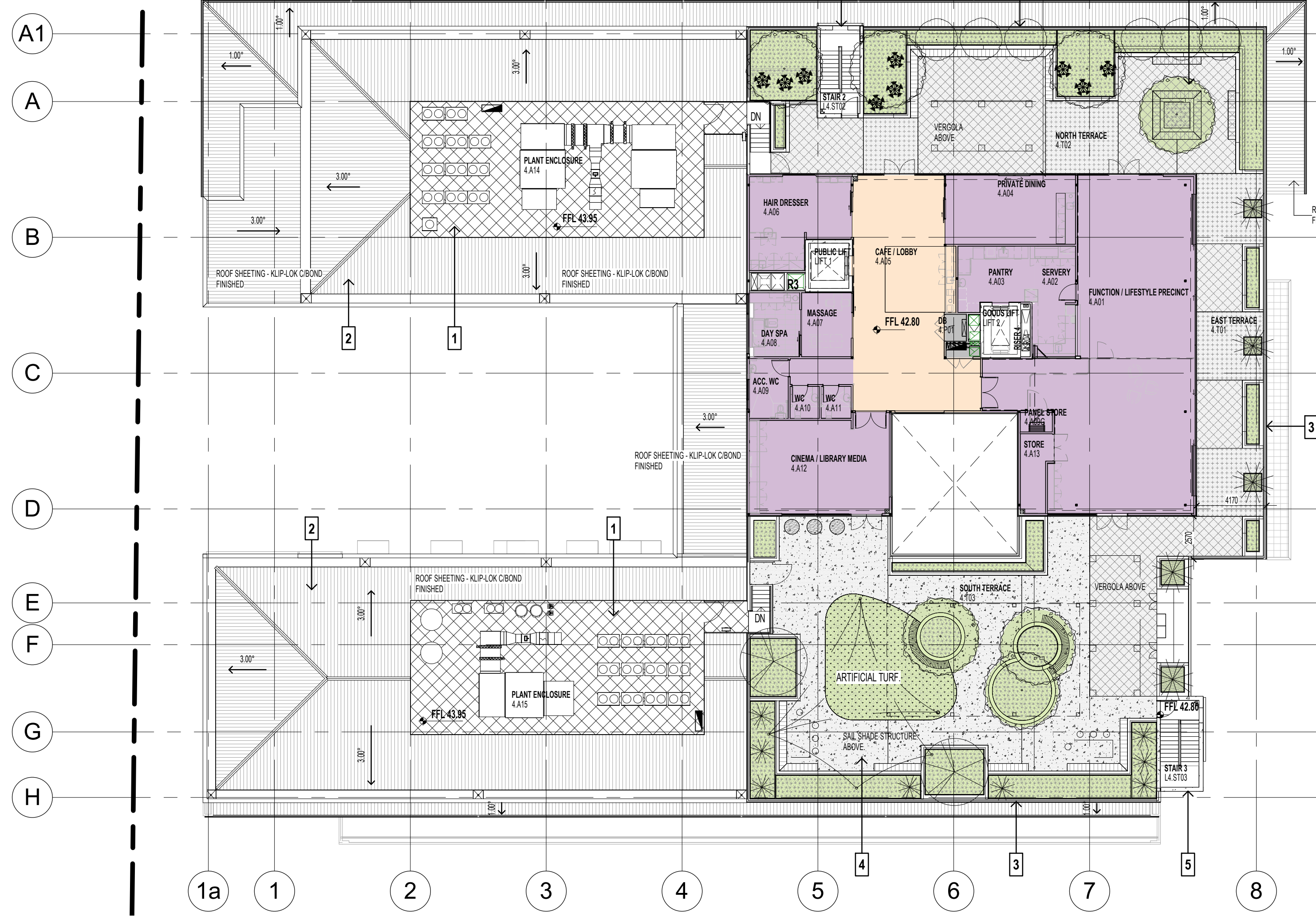


LEVEL 03
17 APARTMENTS
10 BED ROOMS

- 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

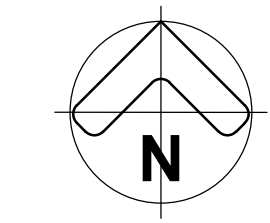
REV	DESCRIPTION	DRN	DATE

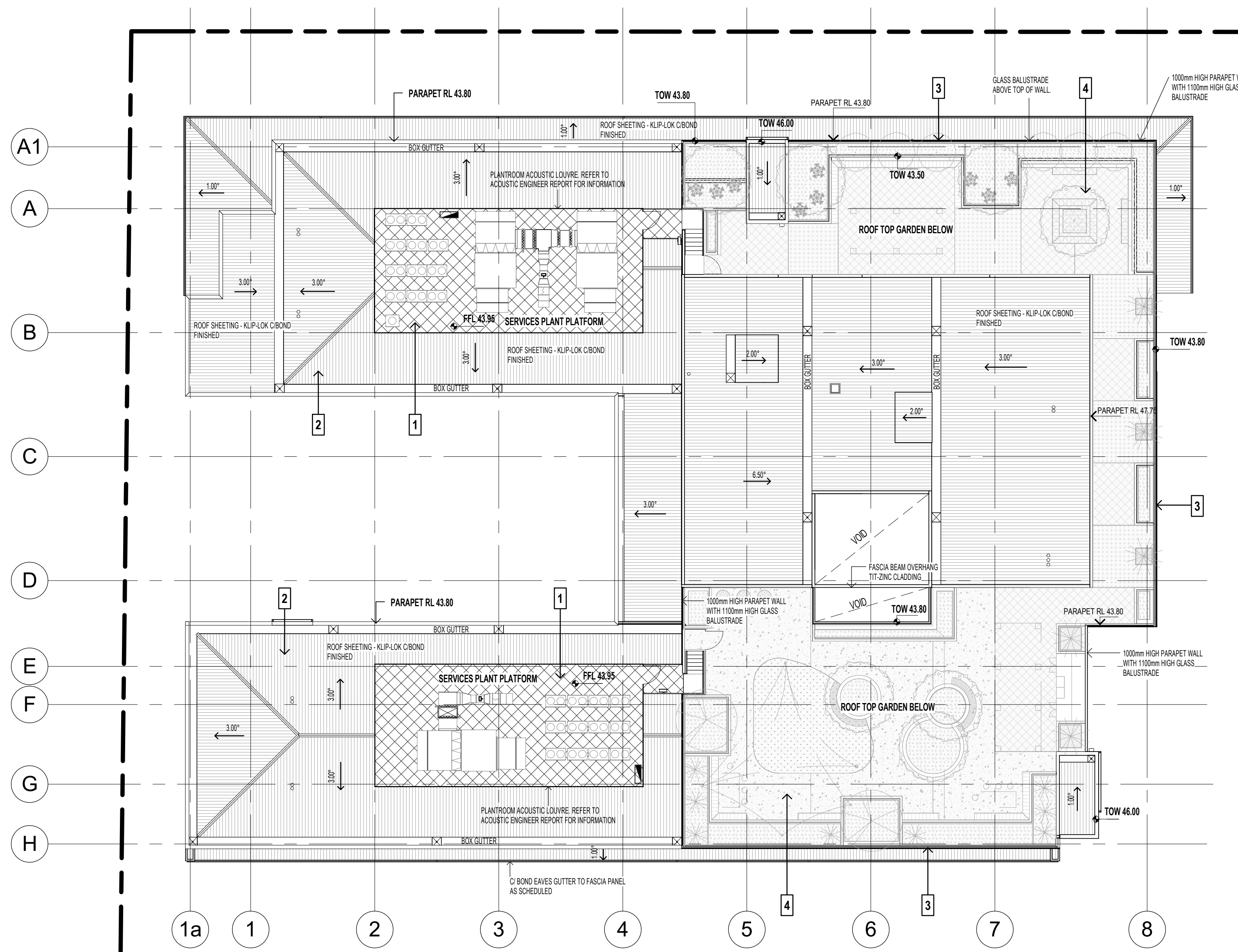




- LIST OF CHANGES:
1. REVISED MECHANICAL ROOF PLANT ROOM & ACCESS DUE TO SERVICES REQUIREMENTS
 2. ROOF ON WEST WING CHANGED FROM BUILT-UP ROOF TO METAL ROOF SHEETING DUE TO STRUCTURAL REQUIREMENTS
 3. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE DUE TO SAFETY & BCA REQUIREMENTS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

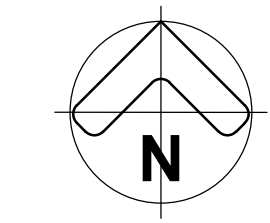
REV	DESCRIPTION	DRN	DATE

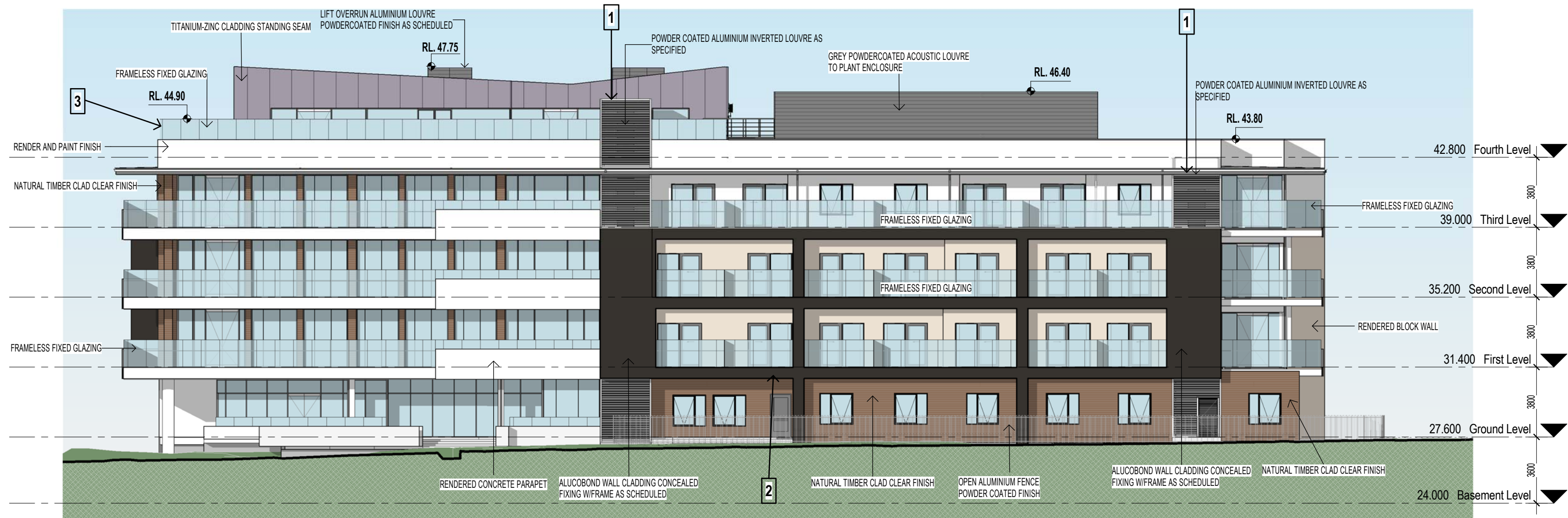




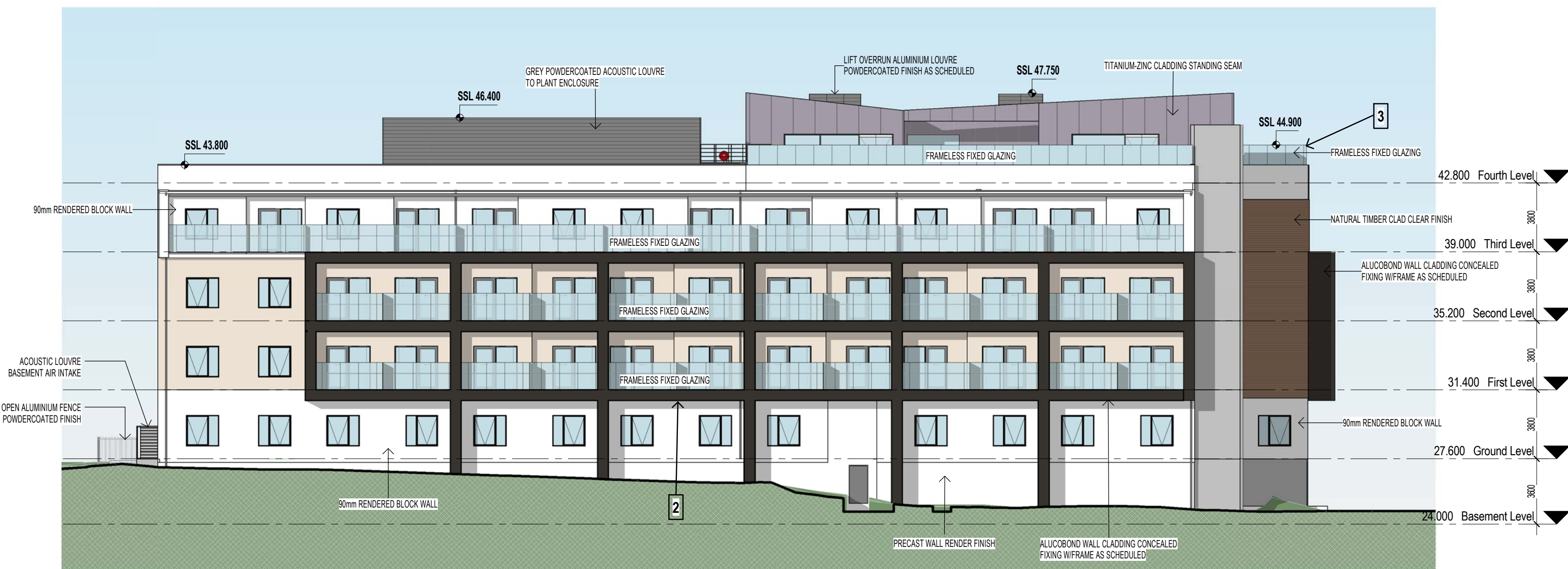
- LIST OF CHANGES:
1. REVISED MECHANICAL ROOF PLANT ROOM & ACCESS DUE TO SERVICES REQUIREMENTS
 2. ROOF ON WEST WING CHANGED FROM BUILT-UP ROOF TO METAL ROOF SHEETING DUE TO STRUCTURAL REQUIREMENTS
 3. REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE DUE TO SAFETY & BCA REQUIREMENTS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

REV	DESCRIPTION	DRN	DATE





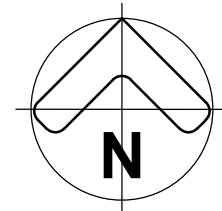
2 NORTH ELEVATION
A2.201 1 : 200

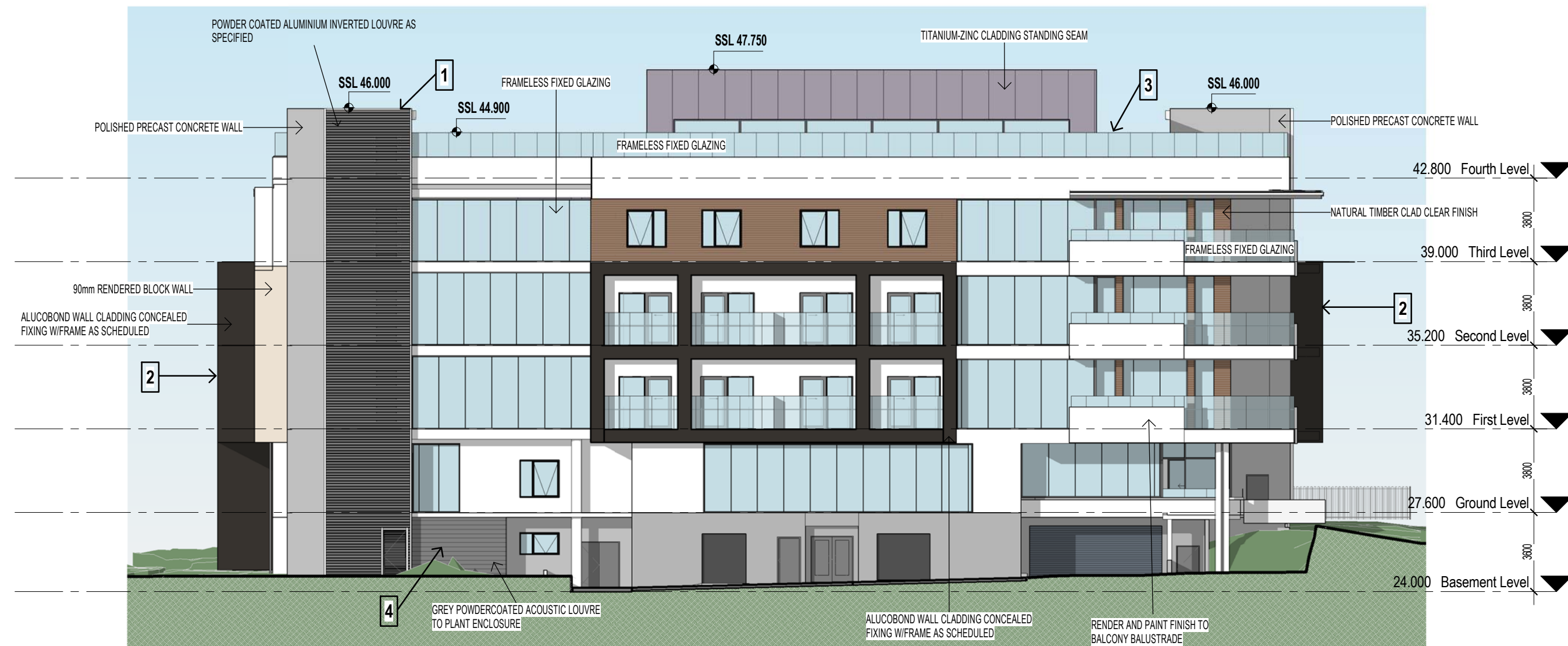


1 SOUTH ELEVATION
A2.201 1 : 200

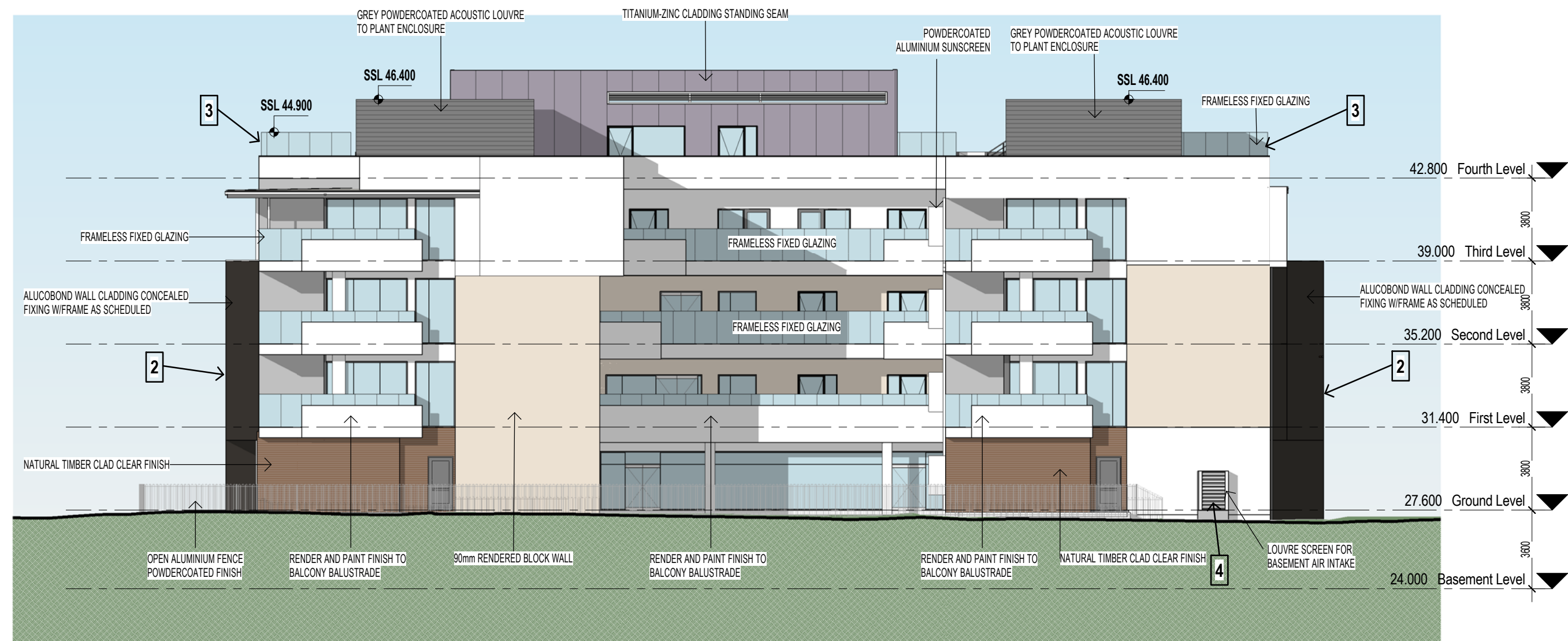
- LIST OF CHANGES:
- REVISED STAIR & LOUVRES ADDED DUE TO BCA AND FIRE SAFETY REQUIREMENT
 - REVISED BRICK CLADDING TO ALUCOBOND DUE TO STRUCTURAL REQUIREMENTS
 - REVISED HEIGHT OF FRAMELESS GLAZING OVER PARAPET ON LEVEL 04 TERRACE TO 1100mm DUE TO BCA & SAFETY REQUIREMENTS

REV	DESCRIPTION	DRN	DATE





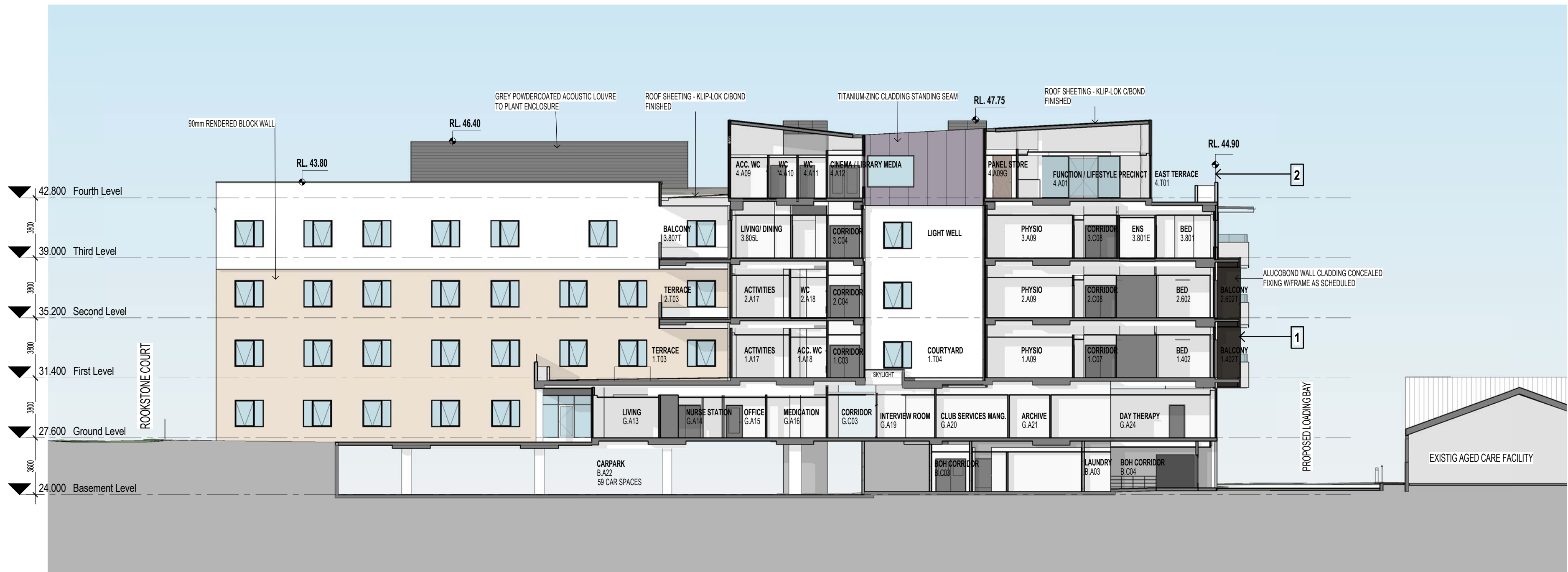
2 EAST ELEVATION
A2.201
1 : 200



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

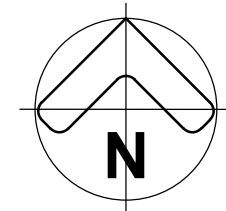
REV	DESCRIPTION	DRN	DATE



1 SECTION
A2.207 1 : 200

- LIST OF CHANGES:
1. REVISED BRICK CLADDING TO ALUCUBOND 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



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

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Perth Western Australia 6850

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Facsimile +61 8 9321 4786
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	
Overall	<ul style="list-style-type: none"> Number of rooms increased from 135 to 146 (additional 11). Polished concrete to stairwell changed to louvres to allow light penetration and ventilation. Feature dark brick façade sections changed to dark lightweight cladding. Setback to northern lot boundary increased from 6m to 7m. Setbacks to western lot boundary varied slightly (less than 200mm). 	<ul style="list-style-type: none"> Roof plant compound reconfigured. 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"> North Elevation: no change. West Elevation: Southern portion reduced from 46.00RL to 44.90RL. East Elevation: Plant enclosure concealed from view. South Elevation: No change. Landscape plan currently under review.
Basement	<ul style="list-style-type: none"> Included louvre air intake for car park ventilation on West wall. Kitchen slightly increased in floor area. Extent of excavation increased to accommodate fire tank & water tank on west boundary. Bike store converted to pumps and tanks room and relocated adjacent to stair 4. 	<ul style="list-style-type: none"> Added services rooms to meet BCA requirements. Vehicular ramp gradients increased at entrance. Laundry divided into sections, entrance altered Added in ambulance bay resulting in a loss of 3 car bays, from 62 to 59.
Ground Floor	<ul style="list-style-type: none"> 7 additional beds (total 29) - located along southern wall (replaces activity room, day centre). Resident amenities/ supermarket, offices, day centre reconfigured and reduced and activity room added. 	<ul style="list-style-type: none"> Entrance reconfigured. Office (N) reconfigured. Living and dining area (central) now includes office and nurses room. Additional courtyard to northern lot boundary.
Levels 1 and 2	<ul style="list-style-type: none"> Planters included on terrace. Nurse/ office/ servery/physio reconfigured. Balcony shape altered and area reduced Bedrooms layout reconfigured Electrical rooms included. 	<ul style="list-style-type: none"> Stair aligned with corridor line. Light well reconfigured and increased in size Sitting areas reconfigured. Sun shades added to northern-facing openings.
Level 3	<ul style="list-style-type: none"> 4 additional rooms (total 27) (reconfigured room layouts). 	<ul style="list-style-type: none"> Nurse/ office/ physio reconfigured. Added sitting area in south-east corner
Level 4	<ul style="list-style-type: none"> New overall layout including additional private dining room (resultant reduced function space), additional café within lobby, and additional massage parlour adjoining day spa. Revised roof plant rooms and access. 	<ul style="list-style-type: none"> Goods lift reconfigured Reconfigured planters on terrace. Universal access bathroom added. Terraces now include additional landscaping elements such as trees and artificial turf partially shaded by roof.

Planning Considerations and AssessmentIncrease 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"> Betting Agency Caretaker's Dwelling Carpark Consulting Rooms Exhibition Centre Grouped Dwelling Home Business Home Occupation Home Office Hotel Lunch Bar Motel Multiple Dwelling Office Public Utilities Residential Building Restaurant Shop Single House Tavern <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) Setbacks: Front – The Avenue</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>Setbacks: Front – Broadway</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>Setbacks: Front – Esplanade</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>Setbacks: Side</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>Setbacks: To Hotel</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) View Corridor to The River</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) View Corridor/Civic Space at Broadway and The Avenue</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.

Nil.

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.

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.

Nil.

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

Nil

18. Confidential Items

Closure of Meeting to the Public
Moved – Councillor James
Seconded - Councillor McManus

That the meeting be closed to the public in accordance with Section 5.23 (a) & (b) of the Local Government Act 1995 to allow confidential discussion on the following Items.

**CARRIED 8/3
(Against: Crs. Shaw, Smyth & Argyle)**

The meeting was closed to the public at 9.47pm to discuss Confidential Items 18.1 and 18.2.

Cr Hay departed the Chambers at 9.48pm and did not return.

Moved - Councillor James
Seconded - Councillor Shaw

That the meeting be reopened to members of the public and the press.

**CARRIED 9/1
(Against: Cr. Smyth)**

The meeting was reopened to members of the public and the press at 10.29pm.

In accordance with Standing Orders 12.7(3) the Presiding Member read out the motions passed by the Committee whilst it was proceeding behind closed doors and the vote of the members to be recorded in the minutes under section 5.21 of the Local Government Act 1995.

Confidential Items

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

That Emeritus Professor Martyn Webb be elected by Council for appointment as a Freeman of the City of Nedlands.

**CARRIED 9/1
(Against: Crs. Binks)**

18.2 Chief Executive Officer Performance Review

Council:

1. **Accepts that City of Nedlands Chief Executive Officer, Mr Greg Trevaskis has been assessed as having met or exceeded all his key performance indicators during the past 12 months and is found to have demonstrated overall performance in the role to a satisfactory level; and**
2. **Endorses the Chief Executive Officers Performance Review Committee recommendation to apply the annual remuneration review and increases to his total remuneration package as detailed in the confidential minutes of its meeting of 13 November 2014.**

CARRIED UNANIMOUSLY

Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 10.29pm.



**Greg Trevaskis
CHIEF EXECUTIVE OFFICER**